



To: General Purposes Committee

Date: May 24, 2013

From: Joe Erceg
General Manager, Planning and Development

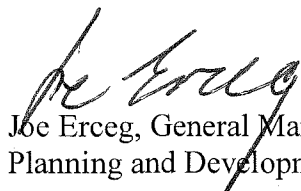
File:

Re: Richmond Response: Proposed Metro Vancouver Regional Growth Strategy Type 3 Amendment – Minor B for Port Moody

Staff Recommendation

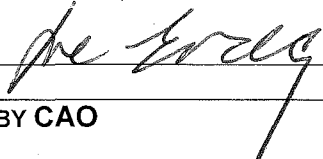

That as per the report from the General Manager, Planning and Development, dated May 24, 2013, entitled: Richmond Response: Proposed Metro Vancouver Regional Growth Strategy Type 3 Amendment - Minor B for Port Moody, Council:

- (1) Advise Metro Vancouver the City of Richmond does not support the proposed RGS Amendment Special Study Area designation for all the affected sites, as it would lower the RGS amendment requirement from Type 2 (i.e. a 2/3 MV Board vote and a Public Hearing, to a Type 3 (i.e., a MV Board 50% + 1 weighted vote) for the RGS Rural, and Conservation and Recreation areas, and
- (2) Advise Metro Vancouver that the City of Richmond is prepared to support an RGS Amendment Special Study Area designation to the RGS Industrial and General Urban designations, as the RGS amendment requirements do not change.


 Joe Erceg, General Manager,
 Planning and Development

JE:kt

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

On May 22, 2013, Planning Committee discussed a City staff memorandum to Council regarding a proposed Metro Vancouver Regional Growth Strategy Type 3 Amendment – Minor B, requested by Port Moody, to designate certain Port Moody lands which are currently designated Regional Growth Strategy (RGS) Industrial, General Urban, Rural, and Conservation & Recreation, also as RGS “Special Study Areas” (as an overlay) and passed the following motion:

That staff prepare a resolution to be submitted to Metro Vancouver expressing Richmond’s opposition to the conversion of industrial lands to other uses.

The purpose of this Report is to address the above motion.

Findings of Fact

Description of the Affected Lands

Port Moody’s request involves three (3) waterfront parcels on the Burrard Inlet known as:

1. The Suncor (formerly Petro Canada) Refinery lands;
2. The Mill and Timber Sawmill lands; and
3. The Imperial Oil Company (IOCO) lands.

Together they involve approximately 1,228 acres and have the following current RGS designations: RGS Industrial (980 acres), RGS Urban (168 acres), RGS Rural (76 acres) and RGS Conservation & Recreation (4 acres). The proposal is to also designate (add as overlay to these existing designations), these areas as “Special Study Areas”. The reason for this proposal is to address Port Moody’s long term intention to undertake more planning for these areas, for the purpose of considering their possible redevelopment for light industrial, residential, commercial and recreational uses.

Chronology

On July 29, 2011, Metro Vancouver adopted the 2041 Regional Growth Strategy (RGS). Two (2) important RGS Strategy’s aims are to protect both RGS designated Industrial and Agricultural lands, for long term regional prosperity.

On March 23, 2013, Port Moody Council passed a motion to request Metro Vancouver to designate (as an overlay), the affected lands as RGS “Special Study Areas”.

On April 26, 2013, Metro Vancouver formally initiated the RGS amendment to designate certain Port Moody lands which are currently designated Regional Growth Strategy (RGS) Industrial, General Urban, Rural, and Conservation & Recreation, also as RGS “Special Study Areas” (as an overlay). As well, Metro Vancouver invited affected local governments to comment on the proposal within the statutory 30 day deadline of May 30, 2013 (**Attachment 1**). If Metro Vancouver does not receive comments by the deadline, they will assume that the City has no objections.

On May 22, 2013, Richmond staff informed Council by memorandum regarding the proposed RGS Amendment and that, as the statutory response deadline was short and Richmond lands were not being affected (designated), advised Council that staff would inform Metro Vancouver, that Richmond has no objections. Planning Committee considered the matter and passed the motion on page 2.

Status Of Proposed RGS Amendment

After the May 30, 2013, MV deadline for comments, Metro Vancouver staff advise that the Metro Vancouver Board would consider whether or not to approve the proposed RGS Amendment for Port Moody at either, its June, or July 2013 meeting. To approve the proposed RGS Amendment, the Metro Vancouver Board would need a 50% +1 weighted vote (no MV Public Hearing).

It is to be noted that, if Metro Vancouver approves the proposed RGS Amendment, it would only signal, at this time, that Port Moody intends to study the affected areas for possible land use changes. If later, Port Moody wishes to make land use changes, they would need to request Metro Vancouver to consider and initiate any needed RGS amendments. If Metro Vancouver agreed, Metro Vancouver would then initiate the appropriate RGS Amendment(s) to change the existing RGS designations for the affected lands, which would provide an opportunity for all local governments to comment on the proposed RGS Amendments.

ANALYSIS

General

Port Moody's request involves waterfront lands on the Burrard Inlet know as the Suncor (formerly Petro Canada) Refinery lands, the Mill and Timber Sawmill lands and the Imperial Oil Company (IOCO) lands which together involve approximately 1,228 acres.

Port Moody's request centres on its wish to designate the above lands which are currently RGS designated as Industrial, Urban Rural and, Conservation and Recreation areas, also as RGS "Special Study Areas" (as an added overlay). The proposed RGS amendments will potentially enable Port Moody to achieve its existing OCP policies and replan the affected areas for a range of light industrial, residential, commercial and recreational uses.

Potential Concerns

– Protect RGS Industrial Lands

If Port Moody's proposal were to be approved, approximately 1,200 acres of currently designated RGS Industrial waterfront land may not remain available for waterfront industrial purposes which might be needed in the future.

– Changing RGS Amendment Process Requirements

If the proposed RGS "Special Study Areas" Amendment were to be approved, later Port Moody may request Metro Vancouver, to redesignate the areas, to a range of other RGS designations (e.g., General Urban, Mixed Employment, Industrial, Rural, Conservation and Recreation, Agriculture).

If this occurs, for those lands which are designated RGS “Special Study Area” (1) Industrial (980 acres) and (2) General Urban (168 acres), there will be no change in the RGS amendment procedures to later redesignate them to other RGS designations. The same RGS Type 3 Amendment - Minor B procedure would be required (i.e., a MV Board 50% +1 vote and no MV Public Hearing). This is the same procedure requirement, as if the lands were not designated “Special Study Area”.

However, for those lands which are designated RGS “Special Study Area” (1) Rural (76 acres) and (2) Conservation and Recreation (4 acres), there would be a change in the RGS amendment procedures to later redesignate them to other RGS designations. The new RGS amendment procedure would change, from the higher RGS Type 2 Amendment Minor A process requirement (a 2/3 MV Board vote and a MV Public Hearing) to a lower RGS Type 3 Amendment - Minor B process requirement (a MV Board simple majority weighted vote; no MV Public Hearing). 80 acres would be subject to this new lower RGS amendment procedure

If the proposed RGS Amendment is approved, a lower Type 3 RGS Amendment - Minor B requirement (i.e., a MV Board 50% +1 vote and no MV Public Hearing) will have been allowed to replace a higher Type 2 RGS Amendment - Minor A (a 2/3 MV Board vote and a MV Public Hearing). This appears inappropriate and logical, as a lower Type 3 RGS amendment process should not be used to replace a higher Type 2 RGS amendment process. This matter may deserve more discussion later with Metro Vancouver and municipalities.

The Proposed RGS Amendment Is Optional At This Time

The current RGS Amendment proposal is an optional approach which Port Moody has chosen. This means that:

- On one hand, the RGS Amendment could be approved now to signal Port Moody’s intention to study and later, possibly request the actual RGS land use designation(s) changes (e.g., possibly several years from now). The request to apply a RGS Special Study Area designation now means that Port Moody wishes to formally signal its intentions at this time.
- On the other hand, it can be argued that the proposed RGS Amendment is not necessary, as Port Moody can simply undertake the necessary studies, clearly identify which RGS designation changes, if any are needed and later request Metro Vancouver to consider and initiate them. This would enable a better evaluation of the implications.

Thus, it appears that the choice for local governments and Metro Vancouver among the two approaches can be viewed as a matter of perspective and preference. Denial of proposed RGS Amendment still enables Port Moody to undertake studies and initiate any desired RGS designation changes later, when matters become clearer. Approval of the proposed RGS Amendment supports Port Moody’s wishes.

Proposed Options

To assist Council in making a decision regarding the proposed RGS Amendment, the following three Options and a recommendation are provided.

Option 1 – Do Not Support The Proposed RGS Amendment

Summary Description:

Council would not support the proposed RGS Amendment to place a RGS Amendment “Special Study Area designation (an overlay) on the affected Port Moody lands

Pros:

- Would regard Port Moody’s request, as unnecessary, as Port Moody could still undertake its necessary planning studies, prepare clear information, specifically identify any needed RGS designation changes and better present the implications of any future proposed RGS designation changes: this would enable better evaluations,
- Would not change the existing Port Moody RGS designations: Industrial (980 acres), RGS General Urban (168 acres), RGS Rural (76 acres) and RGS Conservation & Recreation (4 acres),
- Would not at this time, lower the RGS amendment requirements for any possible future RGS re-designations of lands which are designated RGS “Special Study Area” (1) Rural (76 acres) and (2) Conservation and Recreation (4 acres). This change would involve changing the RGS amendment procedure, from the current higher RGS Type 2 Amendment Minor A process requirement (a 2/3 MV Board vote and a MV Public Hearing), to the lower RGS Type 3 Amendment - Minor B process requirement (a MV Board simple majority weighted vote; no MV Public Hearing). The idea of a lower Type 3 RGS amendment process replacing a higher Type 2 process appears quite inappropriate.
- With this Option, 80 acres would continue to be subject to the current higher RGS Amendment requirements,
- Would avoid possibly causing the Port and other industrial stakeholders to lose interest in acquiring the lands for long term industrial purposes,
- Would still allow the affected lands to be used (purchased or leased) for industrial purposes by the Port and other industrial stakeholders.

Cons:

- Would not support Port Moody’s request,
- May be viewed as being unco-operative.

Based on Planning Committee’s motion outlined on page 3, the wording for a resolution to not support the proposed RGS Amendment is as follows:

That Metro Vancouver be advised that the City of Richmond does not support the proposed RGS Amendment Special Study Area designation for all the affected sites, as it would lower the RGS amendment requirement from Type 2 (i.e. a 2/3 MV Board vote and a Public Hearing, to a Type 3 (i.e., a MV Board 50% + 1 weighted vote) for the RGS Rural, and Conservation and Recreation areas.

Option 2 – Support The Proposed RGS Amendment

Summary Description:

Council would support the proposed RGS Amendment to place a RGS Amendment “Special Study Area designation (an overlay) on the affected Port Moody lands

Pros:

- Would support Port Moody’s request,
- Would not change the existing Port Moody RGS designation: Industrial (980 acres), RGS General Urban (168 acres), RGS Rural (76 acres) and RGS Conservation & Recreation (4 acres),
- Would still allow the affected lands to be used (purchased or leases) for industrial purposes by the Port and other industrial stakeholders,
- Would enable Port Moody to undertake its necessary studies and clearly identify any RGS designations and their implications, which would enable better evaluations of any later proposed RGS designation changes.

Cons:

- Could be regarded as not necessary at this time, as any future RGS designation changes could be made later based on clearer information and specifically identified RGS designations which would better assist evaluating the merits of any proposed RGS re-designations,
- Would, at this time, lower the RGS amendment requirements for any future RGS re-designations of those lands which are designated RGS “Special Study Area” (1) Rural (76 acres) and (2) Conservation and Recreation (4 acres), from the higher RGS Type 2 Amendment Minor A process requirement (a 2/3 MV Board vote and a MV Public Hearing), to the lower RGS Type 3 Amendment - Minor B process requirement (a MV Board simple majority weighted vote; no MV Public Hearing). 80 acres would be subject to this new lower RGS amendment procedure,
- May cause the Port and other industrial stakeholders to lose interest in acquiring the lands for long term industrial purposes,
- May jeopardize the protection of ALR lands from non agriculture uses (e.g., Port and other industrial uses), as many of the affected lands may then be sought, not for industrial uses, but for non industrial purposes.

Option 3 – Do Not Support The Proposed RGS Amendment for all Affected Lands, but consider Supporting it for the RGS Industrial and General Urban Designations

Summary Description:

Council would:

- (1) Advise Metro Vancouver the City of Richmond does not support the proposed RGS Amendment Special Study Area designation for all the affected sites, as it would lower the RGS amendment requirement from Type 2 (i.e. a 2/3 MV Board vote and a Public Hearing, to a Type 3 (i.e., a MV Board 50% + 1 weighted vote) for the RGS Rural, and Conservation and Recreation areas, and

- (2) Advise Metro Vancouver that the City of Richmond would be prepared to consider applying the proposed RGS Amendment Special Study Area designation to the RGS Industrial and General Urban designations, as the RGS amendment requirements do not change.

Pros:

- Best balances regional interests with local autonomy,
- Would support Port Moody's request for the RGS Industrial and General Urban designations, as there would be no change to the MV Board voting requirements (i.e., a MV Board 50% + 1 weighted vote),
- Maintains the higher Type 2 RGS Amendment requirement (i.e., a 2/3 MV Board vote and MV Public Hearing) for the RGS Rural and RGS Conservation & Recreation designations,
- Would enable Port Moody to undertake its necessary studies and clearly identify any RGS designations and their implications, which would enable better evaluations of any later proposed RGS designation changes,
- Would still allow the affected lands to be used (purchased or leased) for industrial purposes by the Port and other industrial stakeholders.

Cons:

- Does not support the proposed RGS Amendment for all RGS designations.

Staff recommend Option 3 as it protects RGS Industrial and Agricultural lands by maintaining the existing RGS amendment requirements and not lowering the requirements for RGS Rural and, Conservation and Recreation areas. As well, it best balances regional interests with local autonomy.

Next Steps

After Metro Vancouver receives any comments by the statutory response deadline, it is anticipated that the Metro Vancouver Board will consider the proposed RGS Amendment at either a June or July 2013 Board meeting. To adopt the proposed RGS Amendment, all local government do not need to accept it, there is no MV Public Hearing and a 50% + 1 weighted MV Board vote is required.

Financial Impact

None

Conclusion

Planning Committee requested staff to prepare a resolution to be submitted to Metro Vancouver expressing Richmond's opposition to the conversion of industrial lands to other uses. As the matter is complex, staff have provided more information, presented three Options and recommend Option 3 to address this concern and balance regional interests with local autonomy.



Terry Crowe,
Manager Policy Planning (4139)

May 24, 2013

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ATTACHMENT 1

**April 26, 2013 Metro Vancouver's Letter and Package
Regarding the Proposed RGS Amendment**



Board Secretariat and Corporate Information Department
Tel. 604-432-6250 Fax 604-451-6686

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE
PC - Wayne Craig-Fill

April 26, 2013

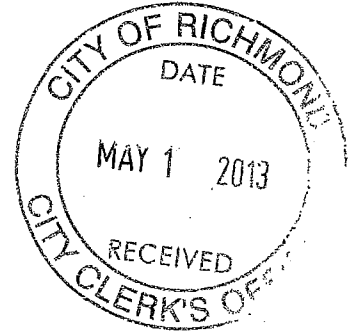
File: CR-04-01-RD

Mayor Malcolm Brodie
and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

PHOTOCOPIED

MAY 1 2013

& DISTRIBUTED



Dear Mayor Brodie and Members of Council:

Re: Notification of a Proposed Amendment to the Metro Vancouver Regional Growth Strategy - Type RGS 3 Amendment to Add Three Special Study Areas in the City of Port Moody

This letter provides notification to affected local governments and other agencies, in accordance with section 857.1(2) of the *Local Government Act*, and sections 6.4.2 and 6.4.5 of the Regional Growth Strategy. As per these sections, the Metro Vancouver Board is to provide a minimum of 30 days for all affected local governments and appropriate agencies to comment on proposed amendments.

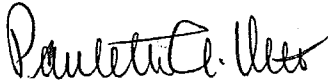
Metro Vancouver received a Council resolution from the City of Port Moody requesting a Type 3 amendment to the Regional Growth Strategy. The City of Port Moody made this request in order to add three new RGS Special Study Areas in their municipality. For more details on the proposed amendment, please see the attached report. A Type 3 minor amendment requires an affirmative majority weighted vote of the Metro Vancouver Board to proceed; no regional public hearing is required. For more information about Special Study Areas and amending the Regional Growth Strategy, see RGS Sections 6.3, 6.4, 6.10, and 6.12.

On April 26, 2013, the Metro Vancouver Board initiated the RGS amendment process. Following the comment period, the Metro Vancouver Board will consider an amendment bylaw along with comments from the Regional Planning Advisory Committee and affected local governments.

You are invited to provide written comments on the requested amendment to the Regional Growth Strategy. Please provide comments in the form of a Council/Board resolution, as applicable, and submit to paulette.vetleson@metrovancoUVER.org by May 30, 2013. If you have any questions with respect to the proposed amendment, please contact Eric Aderneck, Senior Regional Planner, at 778-452-2626 or eric.aderneck@metrovancoUVER.org. More information and a copy of the Regional Growth Strategy can be found on our website at www.metrovancoUVER.org.

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(Special)

Sincerely,



Paulette Vetleson
Director, Board and Information Services

PV/HM/ea

Attachment:

Report to the Metro Vancouver Board meeting on April 26, 2013, titled 'Request by the City of Port Moody for Three Additional Regional Growth Strategy Special Study Areas', dated March 27, 2013.

7155997

**GP - 12
(Special)**



To: Regional Planning and Agriculture Committee

From: Heather McNell, Regional Planning Division Manager
Planning, Policy and Environment Department

Date: March 27, 2013 Meeting Date: April 5, 2013

Subject: **Request by the City of Port Moody for Three Additional Regional Growth Strategy Special Study Areas**

RECOMMENDATION

That the Board:

- a) Initiate the process for a Type 3 amendment to the Regional Growth Strategy in accordance with section 857 of the *Local Government Act* for the amendment requested by the City of Port Moody to create three additional RGS Special Study Areas; and
 - b) Direct staff to provide written notice of the proposed Type 3 amendment to all affected local governments and appropriate agencies.
-

PURPOSE

The purpose of this report is to respond to a request from the City of Port Moody to create three additional Regional Growth Strategy (RGS) Special Study Areas. This report initiates the proposed RGS amendment and notification process.

BACKGROUND

Below is a concise summary of the timeline as well as key issues leading to the current situation and request by City of Port Moody for the addition of three RGS Special Study Areas. See Attachments 1, 2 and 3 for full details of the City of Port Moody's RGS amendment application.

Timeline

- In early 2010, the City of Port Moody Council resolved that: "Metro Vancouver include the Petro Canada Refinery lands, the Mill and Timber site, and the Imperial Oil lands as Special Study Areas in the RGS". However, at the time, the subject lands were not designated in the OCP as special study areas, and as such, these Special Study Areas were not added to the RGS.
- In March 2011, the City of Port Moody accepted the RGS, however, with the condition that Map 12: Special Study Areas and Sewerage Extension Areas would not apply to the City of Port Moody.
- In November 2012, the City of Port Moody initiated a process to amend its OCP to add municipal special study area land use designations. On January 22, 2013 the Port Moody OCP bylaw received final reading by council.
- In January 2013, the City of Port Moody Council also resolved that "Metro Vancouver include the Petro Canada refinery lands, the Mill and Timber site, and the Imperial Oil land as Special Study Areas in the RGS". The rationale for this change to the RGS, according to the city staff report, is that "the identification of these areas as Special Study Areas in the RGS would provide a clear indication to the Metro Vancouver Board that these areas have for some time been

contemplated for redevelopment by the community at the time of any required future amendments”.

Context – City of Port Moody Proposal

- The City of Port Moody Council has requested three Special Study Areas be added in the RGS, covering an area of approximately 1,225 acres (496 hectares), most of which is designated as RGS Industrial (980 acres) and RGS Urban (168 acres) (Attachment 3).
- There are two smaller areas currently designated as either RGS Rural (76 acres) and RGS Conservation and Recreation (4 acres).
- The three sites in Port Moody represent large historic industrial areas (3.9% of the RGS Industrial designated lands in the region) with some ongoing industrial uses.
- The OCP bylaw amendment includes the addition of the new OCP special study areas, and additional text in the OCP Industrial Policies Section provides direction and states that further planning for potential development for these sites, with a variety of land uses contemplated, including residential, commercial, light industrial, institutional, and recreational.

Analysis

Further analysis of the proposed RGS amendment, along with comments from the Regional Planning Advisory Committee, affected local governments, and agencies, will be included in a separate future report to the Board. This will include Metro Vancouver staff recommendations and an associated draft RGS Amendment Bylaw.

RGS Amendment Process

A RGS Special Study Area is an overlay in the RGS and does not impact the underlying RGS land use designation, only the process for amending a RGS land use designation. The intent of the RGS Special Study Area was to acknowledge lands for which municipalities had contemplated a possible future need for urban types of development, and consequently, to change the RGS amendment thresholds for these lands. All initial Special Study Areas in the RGS were for Rural, Conservation and Recreation and Agricultural lands.

Section 6.12.4 of the RGS states that “the Special Study Areas depicted on Map 12 are not to be expanded nor are new areas to be created”. Notwithstanding this, a District of West Vancouver proposed RGS amendment to expand their Special Study Area was successful after the adoption of the RGS and included the addition of RGS 6.12.5. This amendment was made only to include lands designated RGS General Urban within the Urban Containment Boundary and therefore had no material effect on the implementation of the RGS.

Adding a RGS Special Study Area overlay for the Industrial and Urban lands identified by Port Moody would be a Type 3 amendment to the RGS, requiring a 50% + 1 vote at the Board and adoption of an amending bylaw. No public hearing would be necessary. There is some concern that adding a Special Study Area to Rural or Conservation and Recreation lands would trigger a Type 1 amendment to the RGS under sections 857.1 (2) and (4) of the *Local Government Act*. This is currently being considered by Metro Vancouver’s legal counsel. Responding to the request would also necessitate the addition of a second RGS notwithstanding clause, 6.12.6 to explain the addition of these Special Study Areas. In addition, the 2011 Port Moody resolution adopting the RGS stated that RGS Map 12 did not apply to the municipality. If the requested Special Study Areas are added

to RGS Map 12, the City of Port Moody would most likely need to rescind part of their original resolution to accept the RGS.

Creating a RGS Special Study Area overlay for RGS Industrial, Mixed Employment or General Urban designations would have no material impact on the RGS land use re-designation process in the future. For example, a RGS Type 3 amendment, requiring a 50%+1 weighted vote of the Board and no regional public hearing, would be required to re-designate from Industrial to General Urban with or without the Special Study Area overlay. However, a Special Study Area overlay would have an impact on the process and voting threshold to amend RGS Rural and Conservation & Recreation lands to Urban. Without a Special Study overlay, this would require an RGS Type 2 amendment, requiring a 2/3 weighted vote of the Board and a regional public hearing. With a Special Study overlay, amending the land use designation to Urban would be a Type 3 amendment, requiring a 50%+1 weighted vote at the Board and no public hearing.

Along with the Board adoption of the Regional Growth Strategy in July 2011, the Regional Growth Strategy Procedures Bylaw No 1148, 2011, established procedures for the consideration of Regional Growth Strategy amendment requests. The Procedures Bylaw requires that Metro Vancouver refer the requested amendment to the Regional Planning Advisory Committee (previously called the Technical Advisory Committee) for comment. The Regional Planning Advisory Committee comments will be considered by Metro Vancouver staff in preparing recommendations to the Regional Planning and Agriculture Committee and Board on the proposed amendment.

A Type 3 RGS amendment also includes the following notification by Metro Vancouver:

- Provide written notice of the proposed amendment to all affected local governments and appropriate agencies, such as Port Metro Vancouver, with an opportunity to comment within 30 days.
- Post the notification of the proposed amendment on the Metro Vancouver website.

Timeline

Staff intend to follow the following process and timeline in processing the proposed RGS amendment (alternative possible schedule shown in brackets):

- March 22, 2013 – Report to Regional Planning Advisory Committee for consideration
- March 22 – Receive comments from the Regional Planning Advisory Committee
- April 5 – Regional Planning and Agriculture Committee
- April 12 – Metro Vancouver Board initiates the proposed RGS amendment process and refers it to affected local governments and agencies for comment within 30 days.
- May 16 – Deadline for comments from affected local governments and agencies.
- June 7 – Regional Planning and Agriculture Committee
- June 14 – Board considers Metro Vancouver staff report on amendment request, with comments from Regional Planning Advisory Committee, affected local governments, agencies and the public, and RGS Amendment Bylaw (a Type 3 amendment allows for all bylaw readings at once).

ALTERNATIVES

That the Board:

1. a) Initiate the process for a Type 3 amendment to the Regional Growth Strategy in accordance with section 857 of the *Local Government Act* for the amendment requested by the City of Port Moody to create three additional RGS Special Study Areas; and
b) Direct staff to provide written notice of the proposed Type 3 amendment to all affected local governments and appropriate agencies; or
- 2) Provide alternative direction.

SUMMARY / CONCLUSION

The City of Port Moody has requested that the RGS be amended to add three new RGS Special Study Area overlays. Staff recommend Alternative 1 to initiate the RGS amendment process, proceed with notification, and return to the Board as soon as feasible with staff analysis informed by input from the Regional Planning Advisory Committee, affected local governments and appropriate agencies and a draft Bylaw.

Attachments:

1. Letter dated January 30, 2013, titled "Special Study Areas in Official Community Plan" from the City of Port Moody addressed to Paulette Vetleson, Corporate Secretary, Metro Vancouver (Doc. # 7031052).
2. City of Port Moody Official Community Plan – Overall Land Use Plan - Map 1 (Doc. # 7031343).
3. Metro Vancouver Regional Growth Strategy Land Use Designation Map - Proposed Port Moody Special Study Areas (Doc. # 7034114).

7196811



100 Newport Drive, P.O. Box 36, Port Moody, B.C., V3H 3E1, Canada
Tel 604.469.4500 Fax 604.469.4550
www.portmoody.ca

January 30, 2013

File: 2660-08 / 6970-07

Paulette Vetleson
Corporate Secretary
Metro Vancouver
4330 Kingsway, Burnaby, BC V5H 4G8

Dear Ms. Vetleson:

Re: Special Study Areas in Official Community Plan

On January 22, 2013, at a Regular meeting of Council, the Council of the City of Port Moody approved the adoption of the City of Port Moody Official Community Plan, 2010, No. 2849, Amendment Bylaw No. 9, 2012, 2950 (see attached bylaw and associated Council report). This bylaw designates Special Study Areas in the Port Moody Official Community Plan.

On March 23, 2010 Port Moody Council had passed the following motion with respect to the Special Study Areas identified in Bylaw No. 2950:

THAT Metro Vancouver include the Petro Canada refinery lands, the Mill and Timber site, and the Imperial Oil land as Special Study Areas in the RGS.

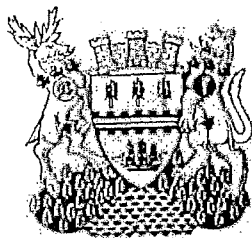
As this request was not reflected in the final RGS and with the recent adoption of Bylaw No. 2950, the City of Port Moody now requests that Metro Vancouver amend the Regional Growth Strategy to include the 3 Special Study Areas identified in Bylaw No. 2950 as Special Study Areas in the RGS Regional Land Use Designation map.

Yours truly,

for 
Colleen Rohde
City Clerk

Encl.

cc: Kevin Ramsay, City Manager, City of Port Moody
Heather McNell, Regional Planning Division Manager, Metro Vancouver
Mary De Paoli, Manager of Planning, City of Port Moody



City of Port Moody

Report/Recommendation to Council

Date: December 19, 2012 File No. 6970-07 / BL2950
Submitted by: Development Services – Planning Division
Subject: OCP Amendment to Include Special Study Area Designations

Purpose

To bring forward an amendment to the Official Community Plan (OCP) to designate the Mill and Timber site, the former Petro Canada (now Suncor) refinery lands, and the Imperial Oil lands as special study areas.

Background

At the February 6, 2010 Committee of the Whole meeting, Council passed the following motion in relation to the draft OCP under review at that time:

THAT Draft Chapter 8 – Housing and Draft Chapter 15 – Neighbourhood Plan Areas be held in abeyance and that these chapters be replaced with the existing 2000 OCP chapters and housing and neighbourhood plan areas;

AND THAT the residential growth policies in the existing OCP remain unchanged;

AND THAT the special study area designations be removed in the draft OCP;

AND THAT staff prepare these changes and report back to Council.

The current OCP (2011) reflects this direction and does not include any special study area land use designations. Special study area OCP designations had previously existed for the Mill and Timber site, the former Petro Canada (now Suncor) refinery lands, the Imperial Oil lands, and the remaining undeveloped Section 286 lands on Heritage Mountain. The purpose of the OCP special study area designation is to identify those areas where more detailed land use plans will be required by way of an area plan or a site specific development plan.

In 2010, Metro Vancouver was in the process of developing a new Regional Growth Strategy (RGS) and consulting municipalities on their draft Strategy. In their review of the draft RGS at the March 23, 2010 Regular Council meeting, Council passed the following motion regarding the designation of special study areas in Port Moody:

THAT Metro Vancouver include the Petro Canada refinery lands, the Mill and Timber site, and the imperial Oil lands as Special Study Areas in the RGS.

The final version of the RGS which followed did not include any special study areas in Port Moody. At the March 15, 2011 Special Council meeting, Council provided clarification on the

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(Special)

RPA - 15 -

Report/Recommendation to Council

OCP Amendment to Include Special Study Area Designations

December 19, 2012

motions related to Council's consideration of acceptance of the Metro Vancouver RGS and passed the following motion:

THAT Council refuses to accept the Metro Vancouver Regional growth Strategy entitled Metro Vancouver 2040 – Shaping Our Future (Regional Growth Strategy Bylaw No. 1136), specifically with regard to the following provisions:

(5) The City of Port Moody objects to Map 12 on the basis that the Petro Canada Refinery lands, Mill and Timber site and Imperial Oil lands should have been included as Special Study Areas as requested by resolution of Council on March 23, 2010.

The Regional Growth Strategy that was adopted by the Metro Vancouver Board on July 29, 2011 does not include any special study area designations in Port Moody. The RGS refers to Special Study Areas as "locations where, prior to the adoption of the Regional Growth Strategy, a municipality has expressed an intention to alter the existing land use, and is anticipating a future regional land use designation amendment." Although policy 6.12.4 of the RGS currently prevents any expansion of or addition of new Special Study Areas, this policy is not considered applicable to the Port Moody Special Study Area designations which were clearly identified to Metro Vancouver prior to the adoption of the RGS.

City Staff have been in discussion with Metro Vancouver staff recently regarding Council's previous motions related to the RGS and the identification of special study areas in Port Moody within the regional plan. It was suggested that these changes would most appropriately be addressed through an amendment to the current OCP. Metro Vancouver would consider these changes to be a Type 3 – Minor amendment to the RGS requiring 50% +1 Board vote and no regional public hearing.

At the November 13, 2012 Regular Council meeting, Council passed the following motion regarding the re-designation of these areas as special study areas in the OCP:

THAT staff be directed to prepare an amendment to the OCP to designate the Mill and Timber site, the Petro Canada refinery lands, and the Imperial Oil lands as special study areas.

Attachment 1 includes a map showing the three areas proposed to be designated as special study areas.

Process for Amendments to the Regional Growth Strategy

Given that the Mill and Timber site, the former Petro Canada (now Suncor) refinery lands and the Imperial Oil lands are all located within the RGS's Urban Containment Boundary, amendments from their current regional Industrial designation to any other regional land use designation would involve a Type 3 – Minor amendment to the RGS requiring 50% +1 Board vote and no regional public hearing. Should these lands be designated as Special Study Areas in the RGS, any future regional designation changes would also be considered Type 3 minor amendments subject to the same approval requirements. The identification of these areas as

GP-19
(Special)

Report/Recommendation to Council

OCP Amendment to Include Special Study Area Designations

December 19, 2012

Special Study Areas in the RGS would provide a clear indication to the Metro Vancouver Board that these areas have for some time been contemplated for redevelopment by the community at the time of any required future amendments.

Analysis

Given the potential changes to the Mill and Timber site and the long term redevelopment potential of other larger sites, staff were considering including special study area designations for the Mill and Timber site, the former Petro Canada (now Suncorp) refinery lands, and the Imperial Oil lands as part of the broader OCP update underway. In response to Council's direction on November 13, 2012, an immediate change separate from the broader OCP update underway is being brought forward at this time for consideration.

At the November 27, 2012 Committee of the Whole meeting, Council passed the following motion with respect to the proposed draft changes to the OCP:

THAT the old Barnet Hotel, Craftsman Collision, Fred Soofi property, the property between Clarke and Vintner border by Douglas on the east, and the Andres Wine property be identified as a Special Study Area.

The areas identified for designation as special study areas in this report, however, are limited to those specified in previous Council motions passed on March 23, 2010, March 15, 2011 and November 13, 2012. These motions were intended to re-establish these specific areas as special study areas and to have this designation reflected in the RGS according to Council's previous direction in 2011. New special study areas identified as part of the current OCP update process would be brought forward as part of more comprehensive revision to the OCP which would be considered for acceptance by Metro Vancouver at a later time.

The proposed OCP amendment was reviewed on December 4, 2012 by Land Use Committee and the following motion was passed:

THAT the proposed OCP amendment to designation the Mill and Timber site, the former Petro Canada (now Suncor) refinery lands, and the Imperial Oil lands as Special Study Areas be supported.

Attachments

1. Location Map
2. Proposed Bylaw No. 2950

Communications

Should the proposed OCP amendment to designate the Mill and Timber site, the former Petro Canada (now Suncorp) refinery lands, and the Imperial Oil lands as special study areas proceed to Public Hearing, notification and advertisements will occur in accordance with notification requirements set out in the City's Development Approval Procedures Bylaw and Section 892 of the *Local Government Act*.

Report/Recommendation to Council

OCP Amendment to Include Special Study Area Designations

December 19, 2012

Budgetary Impact

There are no budgetary impacts anticipated as part of the proposed OCP amendment.

Council Strategic Plan Objectives

The proposed OCP amendment is consistent with the *Planning for the Future* goal of the 2012 Council Strategic Plan which includes medium and long term planning that anticipates changes in the community over time.

Sustainability Implications

The purpose of the OCP special study area designation is to identify those areas where more detailed land use plans will be required by way of an area plan or a site specific development plan. It is anticipated that these plans will address a number of sustainability concerns including environmental protection, efficient land use practices, infrastructure and transportation planning as well as opportunities to enhance cultural sustainability.

Policy Implications

Designating the Mill and Timber site, the former Petro Canada (now Suncor) refinery lands and the Imperial Oil lands as special study areas is consistent with previous Council motions passed March 23, 2010, March 15, 2011 and November 13, 2012. The proposed amendment includes policy changes to the OCP to correspond to the proposed new special study area land use designations.

Alternatives

THAT Bylaw No. 2950 not be given first and second reading and not proceed to public hearing.

Recommendations

THAT Bylaw No. 2950 be now read a first time.

THAT Bylaw No. 2950 be now read a second time.

AND THAT Bylaw No. 2950 be referred to a Public Hearing to be held on January 22, 2013 at City Hall, 100 Newport Drive, Port Moody.

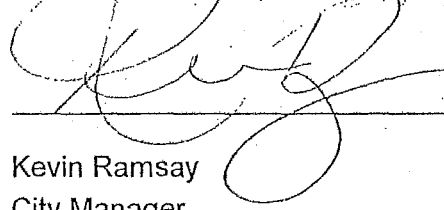
Report/Recommendation to Council
 OCP Amendment to Include Special Study Area Designations
 December 19, 2012

Prepared by:



Mary De Paoli, MCIP
 Manager of Planning

Approved for Submission to Council:



Kevin Ramsay
 City Manager

Approvals

Supervisor (*initials*):

Department Head (*initials*):

Tim Savoie, MCIP

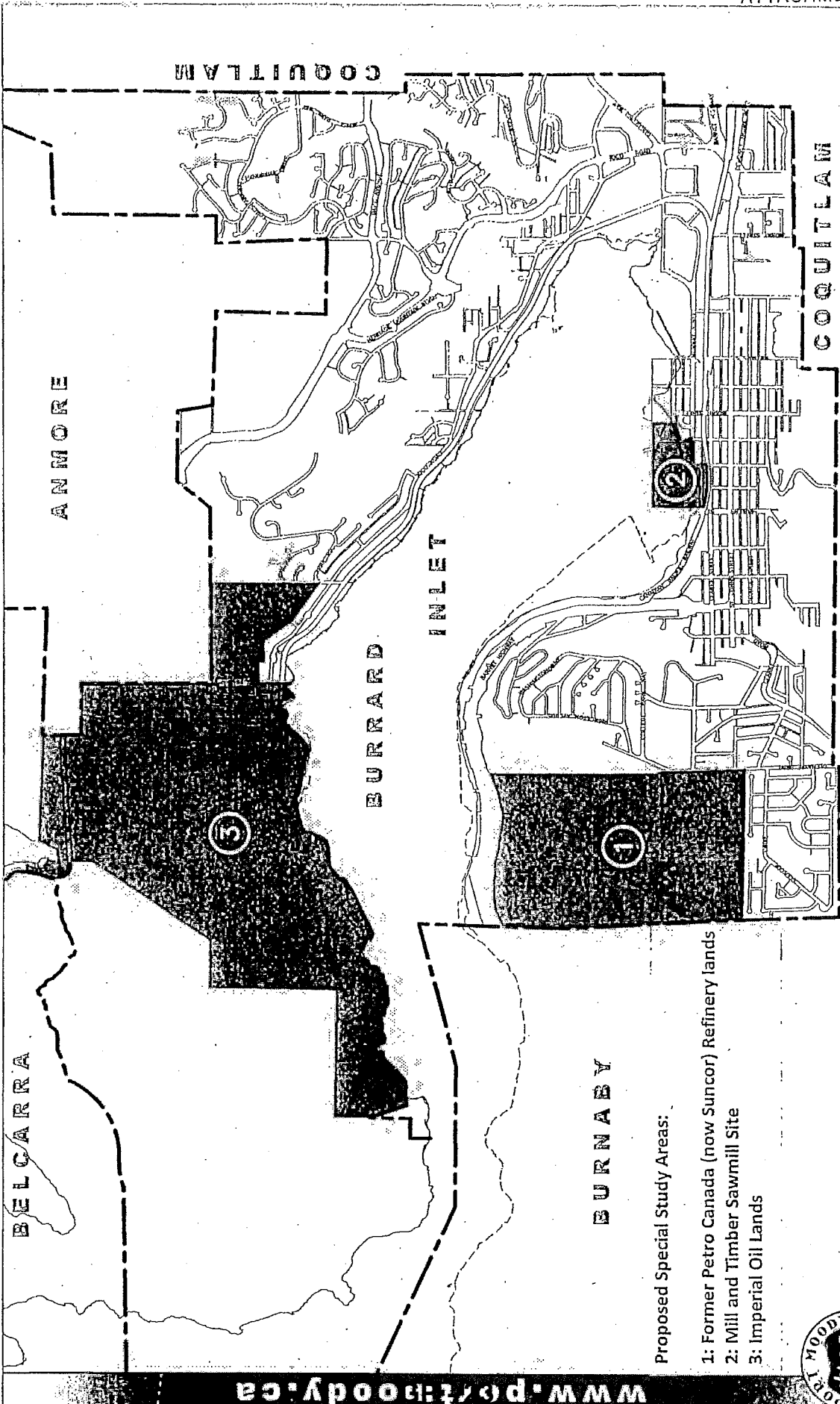


Corporate Review	Initials	Committee Review <i>List relevant committees</i>
Administration/Legislative Services/Human Resources/Mayor's Office		
Communications/Finance /IT		
Culture/Environment/Facilities/Parks/Recreation		
Engineering/Operations		
Fire & Rescue		
Library		
Development/Building, Bylaw & Licensing		
Police		

Council Agenda Information

Regular Council Meeting

Date: January 8, 2012



Proposed Special Study Areas:

- 1: Former Petro Canada (now Suncor) Refinery lands
- 2: Mill and Timber Sawmill Site
- 3: Imperial Oil Lands

www.portmoody.ca



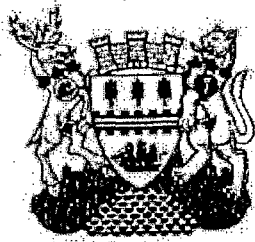
PROPOSED SPECIAL STUDY AREAS

Scale: 1:220000
DTC: 440 560

THE CITY OF FORT MOODY MAKES NO REPRESENTATION OR WARRANTY OF ACCURACY, COMPLETENESS OR APPROPRIATENESS OF THE INFORMATION CONTAINED HEREON.

MAP PRODUCED BY DEVELOPMENT SERVICES - ENGINEERING DIVISION File Date: 2012/06/21
CITY OF FORT MOODY 440 Highway 100, Box 24, Fort Moody, B.C. V8L 1C6 Canada. Tel: (250) 493-4100 Fax: (250) 493-4100





City of Port Moody

City of Port Moody Official Community Plan, 2010, No. 2849, Amendment Bylaw No. 9, 2012, 2950

A bylaw to designate Special Study Areas in the Official Community Plan,

The Council of the City of Port Moody enacts as follows:

1. Citation

1.1 This Bylaw may be cited as City of Port Moody Official Community Plan, 2010, No. 2849, Amendment Bylaw No. 9, 2012, 2950.

2. Amendment

The City of Port Moody Official Community Plan 2010, Bylaw No. 2849, is hereby amended as follows:

2.1 By designating as Special Study Areas the lands identified on the attached map marked "Certified True Copy of Map Referred to in Section 2 of Bylaw No. 2950";

2.2 By adding the following Section 4.2.12 to Chapter 4: Overall Land Use Strategy:

4.2.12 Special Study Area

The Special Study Area designation applies to lands where more detailed planning is required by way of an area plan or a site specific development plan.

2.3 By adding the following policy to the Industrial Policies section of Chapter 9:
Economic Development:

13. A local area or development plan should be prepared for each of the following lands in order to determine the most appropriate uses for these areas should they become available for redevelopment provided that adequate capacity for traffic and utility services can be provided and all environmental issues and other community impacts have been satisfactorily addressed:

(a) Former Petro Canada Lands (now Suncor) in the Glenayre Neighbourhood

Land uses may include residential, commercial, institutional and recreational uses, as well as clean industrial/business activities, provided that such development is compatible with adjacent uses. Green building technologies will be encouraged.

(b) IOCO Lands

It is envisioned that a significant portion of this site will eventually be used for an innovative combination of uses including single family residential, multi-family

residential of varying densities, and mixed use commercial/residential. It is intended that this plan include strategies for heritage conservation of the IOCO Townsite as well as consideration of potential employment generating activities such as businesses that reflect the area's heritage values.

Potential traffic impacts to Ioco Road would be addressed as part of this plan as well as the possible western extension of David Avenue. Green building technologies will be encouraged. Additional policies related to the potential redevelopment of the IOCO Lands can be found in Chapter 15 – Neighbourhood Plan Areas.

(c) Mill and Timber Lands

The Mill and Timber Products Ltd. wood processing site shall be considered for redevelopment uses other than general industry if it ceases to be used for its current purpose. It is envisioned that a plan would be prepared for the site that provides for:

- the integration of multiple uses such as commercial, light industrial, recreational, and residential in keeping with the concept of an urban village
- a strong emphasis being placed on public accessibility to the waterfront in the form of public open spaces and a continuation of the current walkway/bikeway from Rocky Point Park provided that environmental features are adequately enhanced and protected
- land uses that are compatible with adjacent land uses
- preservation of N-S view corridors
- varying building heights up to 12 storeys stepped back from the waterfront
- residential land uses should be sited and organized to minimize conflict with adjacent industrial uses
- live/work and work/live opportunities
- an emphasis on creating intensive employment generating activities
- the consideration and mitigation of any heritage or environmental concerns for this site
- an emphasis on the creation of a complete community serving the needs of local residents as well as drawing visitors from elsewhere in the region
- consideration of eco-industrial networking to capitalize on synergies between compatible businesses
- integration of green building technologies e.g. district energy heating, waste and water recycling) and transit oriented development principles
- an enhanced pedestrian and cycling oriented environment reducing reliance on vehicle use
- vehicle, pedestrian, and cyclist linkages over the CPR right of way connecting this site with the historic commercial area on Clarke Street, the Moody Centre commercial area and any future rapid transit station
- consideration of incorporating an artificial nesting area on the water to substitute for the log booms which currently provide roosting and nesting areas for wildlife

2.4 By adding the following text to the beginning of Policy 28 in Section 15.5.3 Ioco Area of Chapter 15: Neighbourhood Plan Areas:

“The IOCO area is designated as a Special Study Area subject to further analysis.”

3. Attachments and Schedules

3.1 Certified True Copy of Map referred to in Section 2 of Bylaw No. 2950 attached.

4. Severability

4.1 If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

Read a first time the 8th day of January, 2013.

Read a second time the 8th day of January, 2013.

Public Hearing held the 22nd day of January, 2013.

Read a third time the 22nd day of January, 2013.

Adopted the 22nd day of January, 2013.




Mayor



City Clerk

I hereby certify that the above is a true copy of Bylaw No. 2950 of the City of Port Moody.



Colleen Rohde
City Clerk

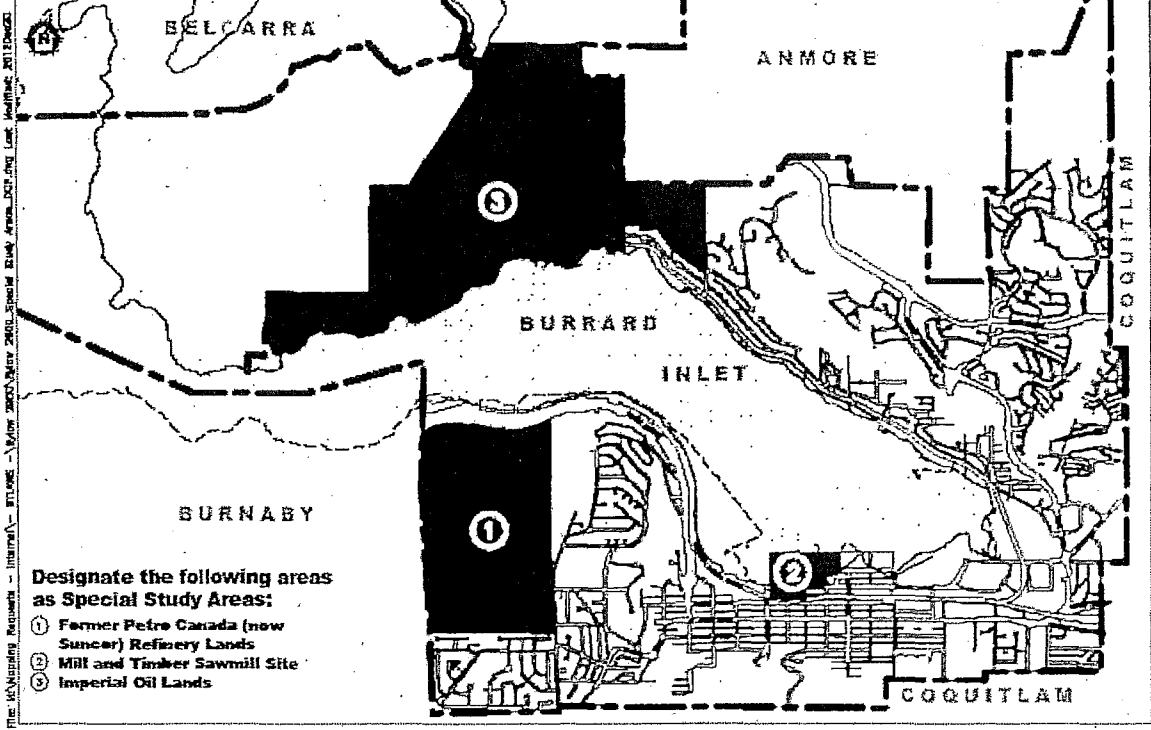
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CERTIFIED TRUE COPY OF MAP
REFERRED TO IN SECTION 2 OF
BYLAW NO. 2950

Bylaw No. 2950

[Signature]
CITY CLERK

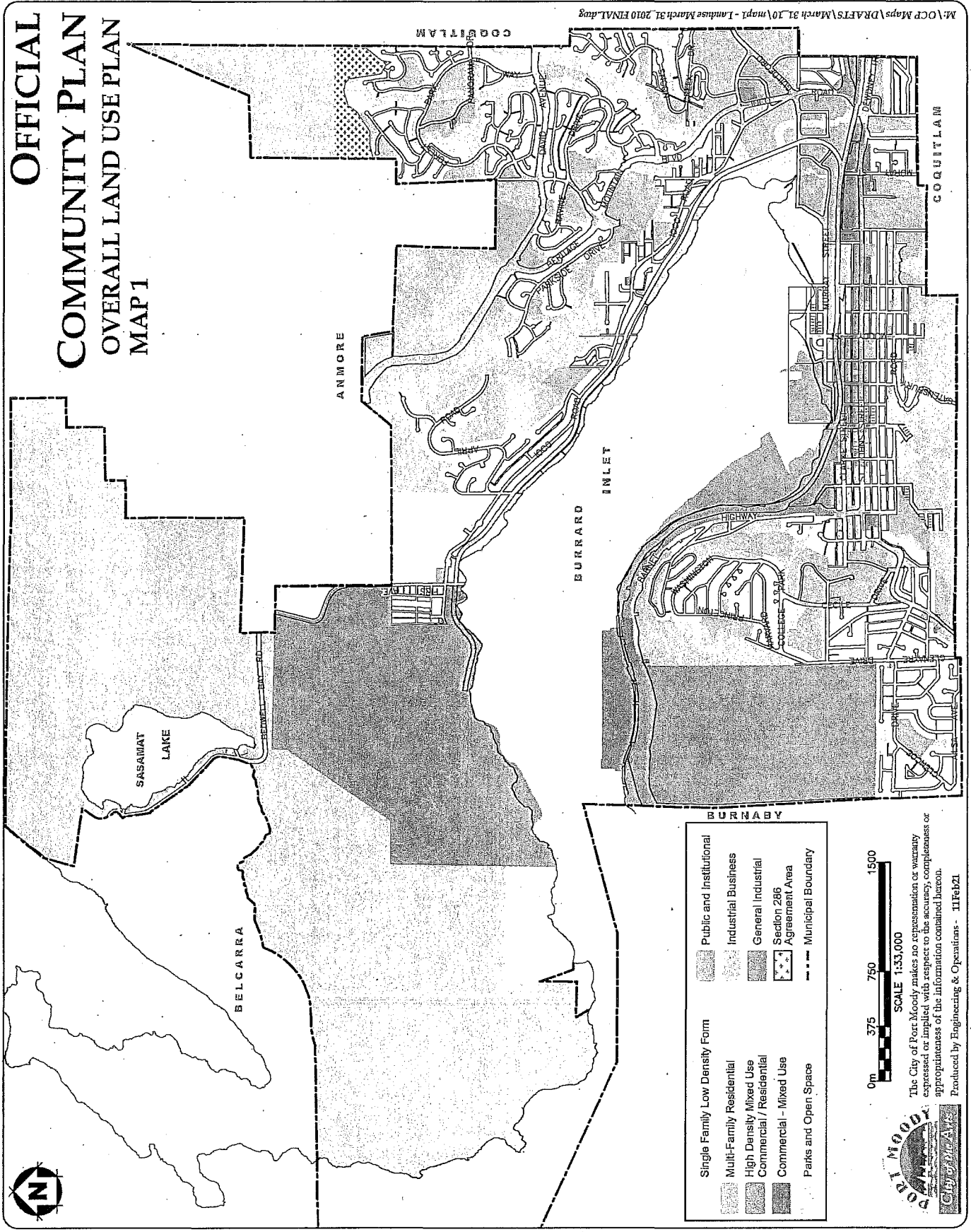
LOCATION MAP

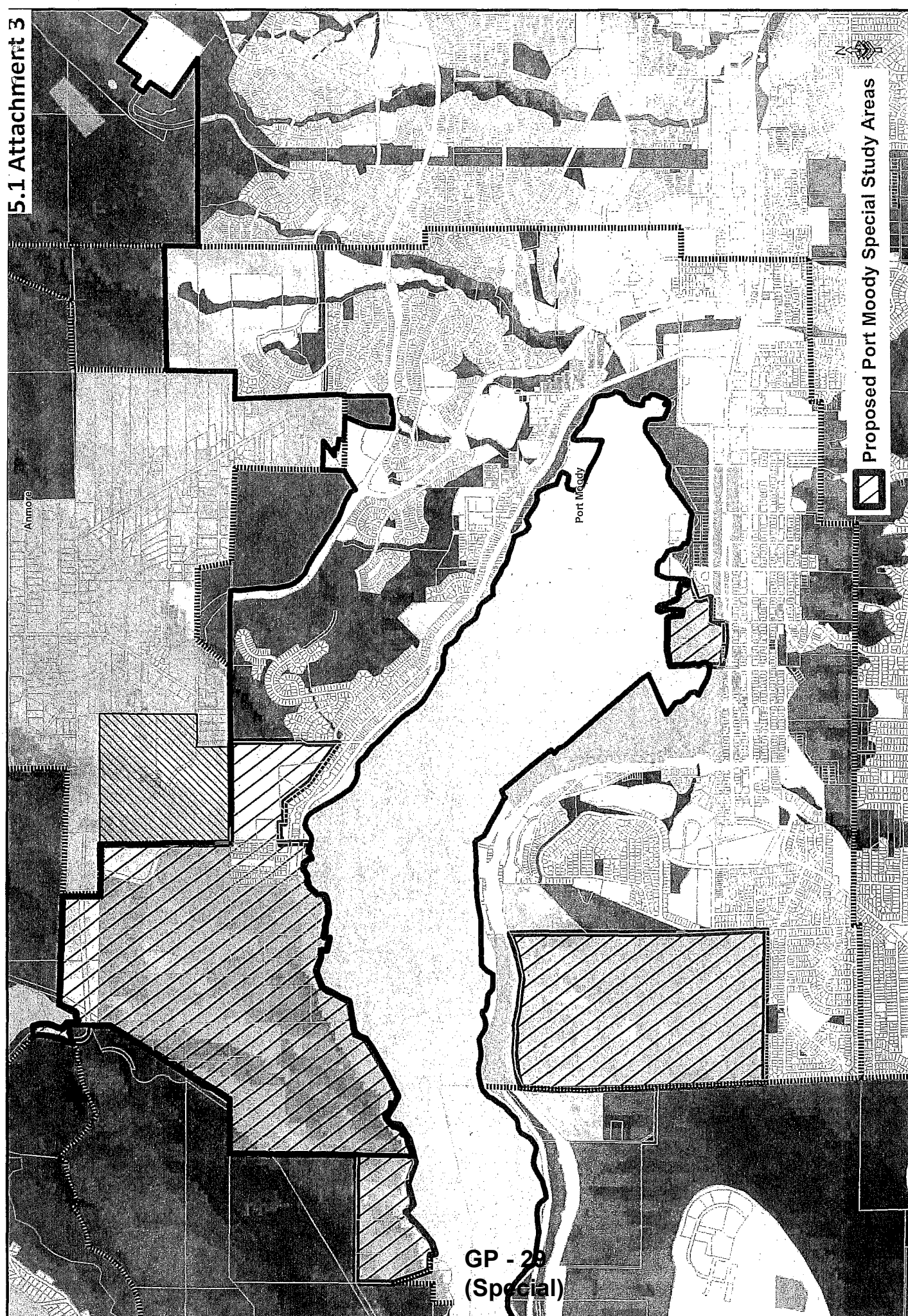


Designate the following areas
as Special Study Areas:

- ① Former Petro Canada (now Suncor) Refinery Lands
- ② Mill and Timber Sawmill Site
- ③ Imperial Oil Lands

The City of Port Moody, British Columbia, is a member of the Metro Vancouver Regional District. The City of Port Moody is a member of the Metro Vancouver Regional District. The City of Port Moody is a member of the Metro Vancouver Regional District.





Proposed Port Moody Special Study Areas

	Urban Containment Boundary		Conservation and Recreation		Rural		RGS Special Study Area		Metro Boundary
	General Urban		Agricultural		Mixed Employment		Municipal Boundaries		

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