



## Planning Committee

Date: Tuesday, March 18, 2014  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves  
Absent: Councillor Evelina Halsey-Brandt  
Also Present: Councillor Linda McPhail  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, March 4, 2014, be adopted as circulated.*

CARRIED

### COMMUNITY SERVICES DEPARTMENT

1. FINAL ENDORSEMENT OF THE BRITISH COLUMBIA PROVINCIAL RENTAL HOUSING CORPORATION'S ALTERNATIVE LEGAL MECHANISM TO SECURE ADDITIONAL AFFORDABLE HOUSING IN THE REMY DEVELOPMENT, THROUGH TERMINATION OF HOUSING AGREEMENT (9340 - 9400 CAMBIE ROAD) BYLAW NO. 9059  
(File Ref. No. 08-4057-01) (REDMS No. 4014244)

**Planning Committee**  
**Tuesday, March 18, 2014**

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In reply to queries from Committee, Dena Kae Beno, Affordable Housing Coordinator noted that rental agreement templates are regularly reviewed to incorporate any Council approved changes to said agreements.

It was moved and seconded

*That the Termination of Housing Agreement (9340-9400 Cambie Road) Bylaw No. 9059, to authorize the termination, release and discharge of Housing Agreement (9340-9400 Cambie Road) Bylaw No. 8406, be introduced and given first reading.*

**CARRIED**

## **PLANNING & DEVELOPMENT DEPARTMENT**

**2. RICHMOND RESPONSE: PROPOSED 2013 PORT METRO VANCOUVER LAND USE PLAN**

(File Ref. No. 01-0140-20) (REDMS No. 4166504)

Discussion ensued with regard to the proposed Port Metro Vancouver Land Use Plan (PMV Land Use Plan), and Committee commented on the importance of preserving agricultural lands in the City. Also, Committee referenced an article from the February 21, 2014 edition of the *Surrey Leader* titled, "Forge industrial reserve using core review, port urges" (attached to and forming part of these minutes as **Schedule 1**) which reported that Port Metro Vancouver proposes to create an industrial land reserve.

In reply to queries regarding the approval process for the PMV Land Use Plan, Terry Crowe, Manager, Policy Planning, noted that the Port Metro Vancouver Board approves the PMV Land Use Plan and does not require federal government consent. Also, Mr. Crowe noted that the City is proactive in taking steps to collaborate with Metro Vancouver and Port Metro Vancouver on several industrial studies.

Staff were directed to advise Port Metro Vancouver, along with Richmond Members of Parliament and Richmond Members of the Legislative Assembly, that the City opposes the use of agricultural lands for any proposed industrial land reserve.

Discussion ensued with regard to Port Metro Vancouver's jurisdiction over land use in relation to local zoning bylaws. As a result of the discussion, staff were directed to advise the provincial government that the City is opposed to any provincial intervention to overrule local zoning bylaws.

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It was moved and seconded

- (1) *That Council advise Port Metro Vancouver that it is providing only conditional support for the proposed 2013 Port Metro Vancouver Land Use Plan and requests that the Plan be revised to state that the Port will not use or expand on agricultural land, and the “Special Study Area” designations in Richmond be deleted and replaced with an “Agricultural” designation, before it is presented to the Port Metro Vancouver Board of Directors for approval; and*
- (2) *That the Minister of Transport Canada, the BC Minister of Agriculture, BC Ministry of Transportation and Infrastructure, the Chair of the BC Agricultural Land Commission, the Metro Vancouver Board and all Metro Vancouver municipalities be advised of the above recommendation.*

**CARRIED**

3. **APPLICATION BY KULWINDER SANGHERA FOR REZONING AT 11111 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-008932; RZ 12-611497) (REDMS No. 4166096)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 8932, for the rezoning of 11111 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY RAMAN KOONER FOR REZONING AT 9140 DOLPHIN AVE FROM SINGLE DETACHED (RS1/B) TO SINGLE DETACHED (RS2/K)**

(File Ref. No. 12-8060-20-009129; RZ 13-650300) (REDMS No. 4166693)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9129, for the rezoning of 9140 Dolphin Ave from “Single Detached (RS1/B)” to “Single Detached (RS2/K)”, be introduced and given first reading.*

**CARRIED**

5. **APPLICATION BY 0800705 B.C. LTD. FOR A ZONING TEXT AMENDMENT TO THE HIGH RISE APARTMENT (ZHR7) - LANSLOWNE VILLAGE (CITY CENTRE) ZONING DISTRICT AT 7117 ELMBRIDGE WAY**

(File Ref. No. 12-8060-20-009113 ;ZT 13-650975) (REDMS No. 4151206)

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Wayne Craig, Director, Development commented on the proposed zoning text amendment, noting that it would include the current definition of “live/work dwelling.”

In reply to queries from Committee, Mr. Craig gave examples of possible commercial uses permitted under the current definition of “live/work dwelling” such as a doctor’s office or a hair salon.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9113, to amend the “High Rise Apartment (ZHR7) – Lansdowne Village (City Centre)” zoning district for the property at 7117 Elmbridge Way to delete Section 19.7.11.1 (Other Regulations) which defines a “live/work dwelling” within this zone, and rely on the definition of “live/work dwelling” under Section 3.4 (Use and Term Definitions), be introduced and given first reading.*

**CARRIED**

**6. APPLICATION BY CITIMARK-WESTERN ALBERTA ROAD TOWNHOUSE LTD. FOR REZONING AT 9671 ALBERTA ROAD FROM SINGLE DETACHED (RS1/F) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-009117; RZ 13-638852) (REDMS No. 4157817)

Mr. Craig provided introductory comments with regard to the proposed project’s urban design and noted that upgrades will be made to the pedestrian walkway along the western edge of the site.

Discussion ensued with regard to potential sustainable energy features that may be incorporated in the proposed project. Staff were then directed to work with the applicant to explore potential sustainability measures that may be incorporated into the proposed project prior to Public Hearing.

In reply to queries from Committee, Mr. Craig noted that staff are working on initiatives for Council’s consideration that would address City policies on sustainable energy options for new developments.

Wayne Fougere, Architect, Fougere Architecture Inc., highlighted possible sustainable energy features that may be incorporated into the proposed project such as provisions for solar panels and electric car outlets. Also, he noted that the project meets EnerGuide 80 standards.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9117, for the rezoning of 9671 Alberta Road from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.*

**CARRIED**

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7. **APPLICATION BY 664525 B.C. LTD. FOR REZONING AT 7400, 7420 AND 7440 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-009015; RZ 12-619835) (REDMS No. 4164864)

Mr. Craig provided background information and noted that the proposed development meets the location criteria for townhouse designation on an arterial road. Mr. Craig added that the area adjacent to the proposed project was assessed for future development, however due to variations in lot sizes and depth, a continuous back lane between Linfield Gate and Lancing Road would be difficult. As a result, designating future development in the area for townhouses would be appropriate since a back lane would not be required. Mr. Craig then commented on the proposed development's urban design and parking scheme, noting that units located at the back of the site have been converted from duplex units to single detached units. Also, Mr. Craig commented that the applicant also proposed a rowhome design for the site; however due to a lack of support from the neighbourhood following a public consultation, the design was not pursued.

Discussion ensued with regard to the 2041 OCP Bylaw 9000 Arterial Road Redevelopment Policy (Arterial Road Policy) in relation to the proposed development.

In reply to queries from Committee, Mr. Craig noted that the proposed project includes provisions for convertible units as well as wheelchair accessible parking.

Edwin Lee, Planning Technician-Design, noted that the neighbourhood's objection to the applicant's rowhouse proposal was due in part to concerns related to density and the availability of visitor parking.

Discussion ensued with regard to proposed development's tree retention plan and sustainability aspects.

Discussion further ensued with regard to future development of public transit along the Railway Avenue corridor and the potential densification of the surrounding area.

In reply to queries from Committee, Taizo Yamamoto, Architect, Yamamoto Architecture Inc. (Architect) stated that the applicant will work with staff to explore sustainable energy options available for the proposed project.

In an effort to address neighbourhood concerns, Mr. Yamamoto commented that the proposed development's architectural form and character was designed to complement the neighbourhood's existing single-family streetscape. Also, he commented that properties adjacent to the proposed development will back onto green space as oppose to a back lane if single-family dwellings were considered.

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In reply to queries from Committee, Mr. Yamamoto advised the neighbourhood identified parking availability and density as key concerns for preferring townhomes over rowhomes.

Also, Mr. Yamamoto was of the opinion that the site's proximity to schools and other amenities will be an attractive feature of the proposed development for young families.

Discussion ensued with regard to road and transit improvements adjacent to the proposed development along Railway Avenue and Mr. Craig advised that the developer will be responsible for frontage improvements along the site.

In reply to queries from Committee, Sonali Hingorani, Transportation Engineer commented on the proposed transit upgrades and highlighted that sidewalk upgrades to bus stops along Railway Avenue are scheduled for 2014, and that such improvements will facilitate some accessibility to bus stops.

A Richmond resident, 7360 Railway Avenue, expressed concerns with regard to the proposed development's public consultation process and was of the opinion that residents were not given adequate notification to provide input. Also, he expressed concern regarding the proposed increase in density and traffic in the area.

In reply to queries from Committee, Mr. Craig noted that the February 25, 2014 public information meeting was organized by the applicant; however he added that the concept of the proposed development was completed in consultation with staff, based on feedback from the neighbourhood.

Helen Sheardown, 7360 Railway Avenue, expressed concern regarding the distribution of the notification for the public information meeting and was of the opinion that the proposed development would negatively affect the single-family character of the neighbourhood.

In reply to queries from Committee, Mr. Craig noted that the proposed development's setbacks would be five meters from the rear property line and that the minimum setback for a single-family development is six meters from the rear property line.

In reply to queries from Committee, Mr. Craig advised that staff verified the public information meeting invitation for accuracy and specified the notification area.

Amar Sandhu, Sandhill Homes Ltd., was of the opinion that adequate notification was given to nearby residents regarding the public information meeting for the proposed development. Also, Mr. Sandhu stated that he believes that the proposed development would enhance the neighbourhood by attracting young families.

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In reply to queries from Committee, Mr. Sandhu advised that the developer will work with staff with regard to the potential energy sustainability options available for the proposed development. Also, he added that the costs of each unit have not been finalized.

It was moved and seconded

- (1) *That Bylaw 9015, for the rezoning of 7400, 7420 and 7440 Railway Avenue from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, be introduced and given first reading; and*
- (2) *That the Public Hearing notification area be expanded from the standard 50 m radius to include the area shown in Attachment 5.*

The question on the motion was not called as discussion ensued regarding densification along arterial roads.

The question on the motion was then called and it was **CARRIED**.

8. **APPLICATION BY TOWNLINE GARDENS INC. FOR A ZONING TEXT AMENDMENT TO THE COMMERCIAL MIXED USE (ZMU18) – THE GARDENS (SHELLMONT) ZONE TO PERMIT WAIVING THE AFFORDABLE HOUSING REQUIREMENTS FOR MARKET RENTAL UNITS IN PHASE 2**  
(File Ref. No. 12-8060-20-009112; ZT 14-656053) (REDMS No. 4147794)

Mr. Craig provided background information on the proposed application and noted that the affordable housing requirement will remain for the first phase of development but would be removed from the proposed 144 market rental housing units.

Discussion ensued with regard to the size of the affordable housing units and Mr. Craig noted that the developer has agreed to set aside larger units for affordable housing in future phases of the development.

In reply to queries from Committee, Mr. Craig noted that the Affordable Housing Strategy does not have a specific policy regarding to market rental units; however it is anticipated that the review of the Affordable Housing Strategy would explore adding such policies.

It was moved and seconded

*That Bylaw No. 9112, for a zoning text amendment to the “Commercial Mixed Use (ZMU18) – the Gardens (Shellmont)” zone to waive the affordable housing requirements for the 144 market rental housing units within Phase 2 in Building D located on PID: 028-631-561 Lot C Section 31 Block 4 North Range 5 West NWD Plan EPP12978 (10820 No. 5 Road), be introduced and given first reading.*

**CARRIED**

9. **MANAGER'S REPORT**

*(i) Richmond Response: Industry Canada's Proposed Amendments to Antenna Tower Siting Procedures*

Mr. Crowe provided background information, noting that Industry Canada is seeking feedback from the City regarding the proposed amendments. Mr. Crowe added that once the proposed amendments have been approved, City bylaws will need to be amended to be consistent with the proposed changes.

*(ii) Proposed Metro Vancouver Regional Growth Strategy Amendments*

Mr. Crowe referenced a memorandum dated March 14, 2014, (attached to and forming part of these minutes as **Schedule 2**) on proposed amendments to Metro Vancouver's Regional Growth Strategy and noted that the amendments, (minor text and map changes), do not affect the City and as such staff will advise Metro Vancouver that the City has no objections to the proposed amendments.

Discussion ensued with regard to regional planning and municipal autonomy. Mr. Crowe commented on to a recent court case regarding jurisdictional matters between Metro Vancouver and the Township of Langley and advised that staff will provide a memorandum updating Council on such matters.

*(iii) Bill 17 – First Reading*

Mr. Craig gave an update on Bill 17, noting that it was given first reading. He advised that Bill 17 includes provisions for the termination of land use contracts and that a memorandum updating Council on Bill 17 will be brought forward.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:15 p.m.).*

**CARRIED**



**Planning Committee**  
**Tuesday, March 18, 2014**

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Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 18, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk

# The Surrey Leader

SERVING SURREY AND NORTH DELTA

## Forge industrial reserve using core review, port urges



By Surrey Leader

Published: **February 21, 2014 05:00 PM**

Updated: **February 21, 2014 05:375 PM**

Port Metro Vancouver is urging the province to use its ongoing core review to create a new Industrial Land Reserve to preserve strategic land in the Lower Mainland for port and industry expansion.

Port officials have warned for more than a year that a new protected land bank for industry – mirroring the Agricultural Land Reserve (ALR) – is increasingly urgent, as suitable land is converted by cities into more lucrative condos and stores.

Robin Silvester told a meeting of the Delta Chamber of Commerce Thursday he wants the province to act expeditiously, under the framework of its core review, which is already examining potential reforms to the ALR.

"The problem is getting worse, not better," he said, noting Port Metro Vancouver is set to grow further as Canada's main trade route to Asia, while the region's population climbs by another million residents in the next couple of decades.

"There's no time to waste."

An area of industrial land twice the size of the city of New Westminster – 3,000 hectares – has been converted to other uses over the past 30 years, he said.

As a result, the port and related businesses are increasingly pitted against other land uses – including farming – for access to waterfront or riverfront property.

Pressure on the ALR and the shortage of industrial land are interrelated –speculators have targeted farmland that might be industrialized, driving up its price and making agriculture shakier.

Civic leaders are worried about the port's own purchase of farmland and that new proposals to raid the ALR are brewing,

Despite that discord, Silvester said the ALR offers a good model for a land preserve on the industrial side.

"Something like the core review, where the province does a root and branch analysis of everything it does, is a great opportunity to look at whether there are some new things they can add on in a very efficient way to meet such an economically important requirement as preservation of industrial land," Silvester said in an interview.

Metro Vancouver's regional growth strategy, adopted in 2012, also seeks to protect industrial land.

Silvester called it a start that doesn't go far enough, adding consistent, provincially imposed rules are required.

"The strategy does nothing to undo the damage already done," he said of the regional district's plan. "It doesn't create new industrial land."

Silvester said he believes incentives could reward the redesignation of other lands to protected industrial use in a way that respects the needs of both the economy and the environment.

The province has indicated the core review may contemplate splitting the ALR into two zones, allowing more potential uses in much of the north and Interior.

Silvester urged other business leaders to campaign for an industrial reserve.

He also recognized the recent completion of the South Fraser Perimeter Road and the province's pledge to replace the Massey Tunnel, which could let ships haul larger loads upriver, provided there's increased dredging.

Silvester used epic terms to characterize the nearly complete \$9-billion investment in road, bridge and infrastructure upgrades in the Lower Mainland related to the Pacific Gateway.

"We are in the middle of what nation building looks like," Silvester said, adding the spending by the provincial and federal governments is 50 per cent more than the huge Panama Canal expansion project now underway.

**Find this article at:**

<http://www.surreyleader.com/news/246625921.html>

Schedule 2 to the Minutes of the  
Planning Committee meeting held  
on Wednesday, March 18 12,  
2014.

**TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE**



**City of  
Richmond**

**Memorandum**  
Planning and Development Department  
Policy Planning

**To:** Mayor and Councillors  
**From:** Terry Crowe  
Manager, Policy Planning  
**Date:** March 14, 2014  
**File:**  
**Re: Proposed City Response To A Proposed Metro Vancouver Regional Growth  
Strategy (RGS) Amendment Bylaw 1201, 2014 (A Housekeeping Amendment)**

Purpose

The purpose of this memorandum is to propose a response to a proposed Metro Vancouver (MV) Regional Growth Strategy (RGS) Bylaw 1201, 2014, a housekeeping amendment.

Background

On March 10, 2014, Richmond received an invitation from Metro Vancouver to comment on a proposed Metro Vancouver (MV) Regional Growth Strategy (RGS) Bylaw 1201, 2014, a Minor Type 3 housekeeping amendment), with a 30 day response deadline for comment by April 11, 2014.


Policy Planning staff have reviewed the proposal. The proposed RGS amendment arises from recent MV Board approved Regional Context Statements (RCS) for Vancouver, Coquitlam, City of Langley, Port Coquitlam, Maple Ridge and White Rock, which were deemed to be "generally consistent" with the 2040 RGS. As a result, minor text and map changes are need to harmonize the RGS with the Regional Context Statements.

The proposed Bylaw does not affect Richmond. Law advises that there is no legal requirement for the City to provide comments to Metro Vancouver on proposed RGS amendments.

Proposed Response

As the proposal does not affect Richmond and as Metro Vancouver response time is too short for the City's internal committee and Council report deadlines, City staff will advise Metro Vancouver that the City has no objection to the proposed amendment before the April 11, 2014 comment deadline. This approach worked well previously, in 2010, regarding a proposed RGS amendment for Amore. The benefit of this approach is that Richmond's interests are protected and Metro Vancouver is advised by its April 2014 deadline.

This matter can be discussed at the March 18, 2014, Planning Committee meeting, under Managers Updates. For clarification, please contact me at 604-276-4139.

  
Terry Crowe, Manager,  
Policy Planning



Richmond

March 14, 2014

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TTC:kt

Att. 1

pc:

- Joe Erceg General Manager, Planning and Development
- Wayne Craig, Director, Development Applications

**TO: MAYOR & EACH COUNCILLOR**  
**FROM: CITY CLERK'S OFFICE**

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✓	DW	
	MJ	
	DB	

*TO: TOMA MADUE*  
*102-1111*

Board and Information Services, Corporate Services  
Tel. 604.432.6250 Fax 604.451.6686

0157-01  
File: CR-12-01

MAR - 7 2014

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

City of Richmond  
**RECEIVED**  
MAR 10 2014  
MAYOR'S OFFICE

Dear Mayor Brodie and Members of Council:

**Re: Notification of a Proposed Amendment to Metro Vancouver 2040: Shaping Our Future (Metro 2040), the regional growth strategy - Type 3 Amendment**

In accordance with section 857.1(2) of the *Local Government Act*, and sections 6.4.2 and 6.4.5 of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, this letter provides notification to affected local governments and other agencies of a proposed amendment to *Metro 2040*. As per these sections, the Greater Vancouver Regional District (GVRD) Board is to provide a minimum of 30 days to all affected local governments and relevant agencies to comment on proposed amendments.

The proposed amendment initiated by the GVRD Board on February 28, 2014 is a Type 3 amendment to *Metro 2040* to incorporate land use designation changes, Urban Containment Boundary adjustments, and the addition of Frequent Transit Development Areas and Local Centres stemming from Board accepted Regional Context Statements. This is a minor housekeeping amendment to bring *Metro 2040* into alignment with Board decisions on Regional Context Statements. Please refer to the attached report for details on the proposed amendment.

You are invited to provide written comments on this proposed amendment to *Metro 2040*. **Please provide your comments in the form of a Council or Board resolution, as applicable, and submit to me by email at [paulette.vetleson@metrovancover.org](mailto:paulette.vetleson@metrovancover.org) by Friday, April 11, 2014.**

Following the 30 day comment period, the GVRD Board will consider the comments received on the proposed amendment, and third reading and final adoption of an amendment bylaw. A Type 3 minor amendment to *Metro 2040* requires an affirmative simple majority (50 percent plus 1) weighted vote of the GVRD Board at each reading of the bylaw; no regional public hearing is required. For more information on regional growth strategy amendment procedures see: *Metro 2040* Sections 6.3 and 6.4.

PHOTOCOPIED

MAR 10 2014

MAR 17 2014

RECEIVED

AW

If you have any questions with respect to the proposed amendment, please contact Terry Hoff, Senior Regional Planner by telephone at 604-436-6703 or email at [terry.hoff@metrovancover.org](mailto:terry.hoff@metrovancover.org).

More information and a copy of *Metro 2040* can be found on the Metro Vancouver website at: <http://www.metrovancover.org/planning/development/strategy/Pages/default.aspx>

Sincerely,



Paulette A. Vetleson  
Director, Board and Information Services/Corporate Officer

PV/EC/HM/ms

Encl: Report dated January 7, 2014 titled "Regional Growth Strategy Amendment to Reflect Accepted Regional Context Statements"

8667019

**GREATER VANCOUVER REGIONAL DISTRICT  
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1201, 2014**

A Bylaw to Amend  
Greater Vancouver Regional District Regional Growth Strategy Bylaw No.1136, 2010.

WHEREAS the Board of the Greater Vancouver Regional District adopted the Greater Vancouver Regional District Regional Growth Strategy Bylaw No.1136, 2010 on July 29, 2011;

AND WHEREAS the Board has accepted member municipalities' regional context statements that contain maps that differ from the official regional land use designation maps maintained by the Greater Vancouver Regional District, as summarized in the following tables:

Changes to Land Use Designations					
Municipality	REF#	From Designation	To Designation	Affected Land Area (ha)	RCS Acceptance Date
City of Langley	1	Agricultural	General Urban / Extend Urban Containment Boundary	1.0	7/26/2013
Vancouver	2	Conservation and Recreation	General Urban	1.8	7/26/2013
	3	Mixed Employment	Conservation and Recreation	1.0	7/26/2013
	4	Industrial	General Urban	3.5	7/26/2013
Port Coquitlam	5	Industrial	Urban	10.2	7/26/2013
	6	General Urban	Conservation and Recreation	17.1	7/26/2013
Maple Ridge	7	Conservation and Recreation	Agricultural	30.0	9/27/2013
	8	Conservation and Recreation	Rural	23.6	9/27/2013
	9	Conservation and Recreation	Rural	3.5	9/27/2013
	10	Conservation and Recreation	Rural	13.5	9/27/2013
White Rock	11	Industrial	Rural	46.4	9/27/2013
		12	Amend Urban Containment Boundary to align with the shoreline such that all RGS Land Use Designations are located within the Urban Containment Boundary		9/27/2013

Identification of Frequent Transit Development Areas		
Municipality	Map Additions	Regional Context Statement Acceptance
City of Vancouver	Add 3 Frequent Transit Development Areas along the Cambie Street Corridor	7/26/2013
City of Coquitlam	Add Frequent Transit Development Area at Burquitlam	10/11/2013

Identification of additional Local Centres, Hospitals and Post Secondary Institutions		
Municipality	Map Additions	Regional Context Statement Acceptance
City of Vancouver	32 Local Centres 1 Hospital	7/26/2013



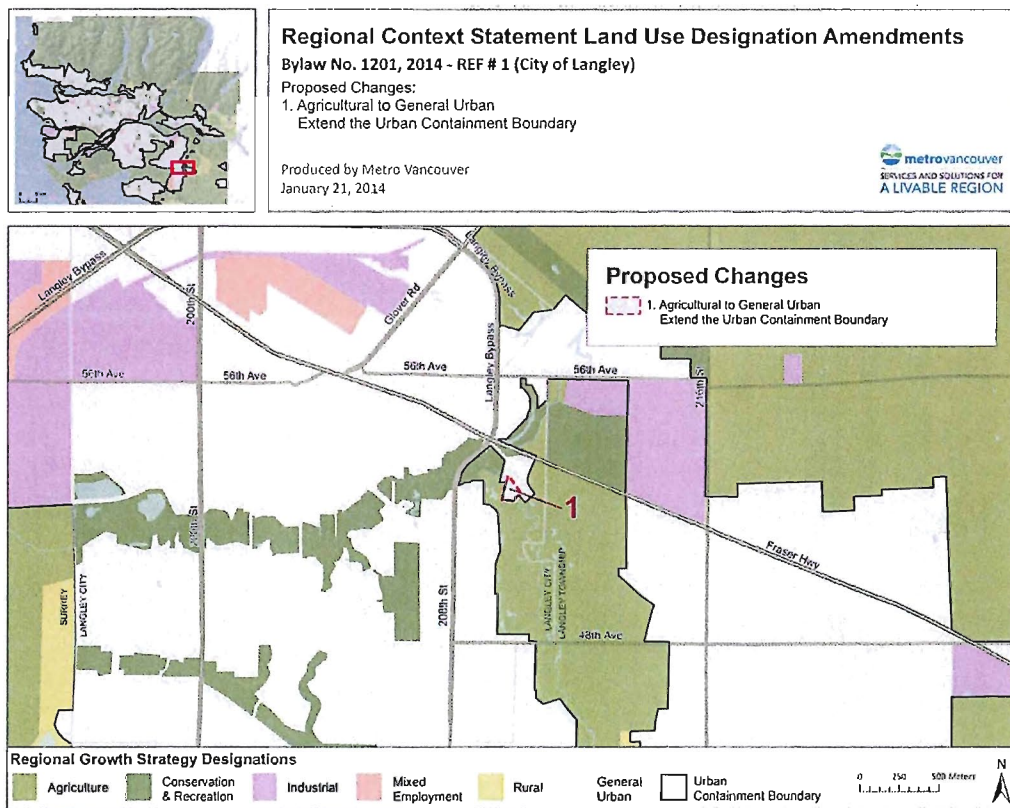
	1 Post Secondary Institution	
City of Coquitlam	1 Local Centre	10/11/2013

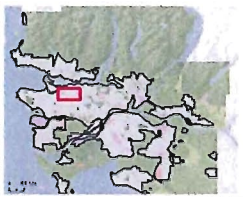
AND WHEREAS the Board wishes to amend the Regional Growth Strategy official regional land use designation maps so that such maps are consistent with the maps included in accepted regional context statements;

AND WHEREAS in accordance with Regional Growth Strategy section 6.3.4(i), any amendment to the Regional Growth Strategy mapping that incorporates maps included in an accepted regional context statement is considered a Type 3 amendment;

NOW THEREFORE, the Board of the Greater Vancouver Regional District in open meeting assembled enacts as follows:

1. The Greater Vancouver Regional District Regional Growth Strategy Bylaw No.1136, 2010 is hereby amended as follows:
  - a) the official regional land use designation maps numbered 2, 3, 5, 6, 7, 8, 11, and 12 be revised to record the changes in regional land use designations as illustrated below:


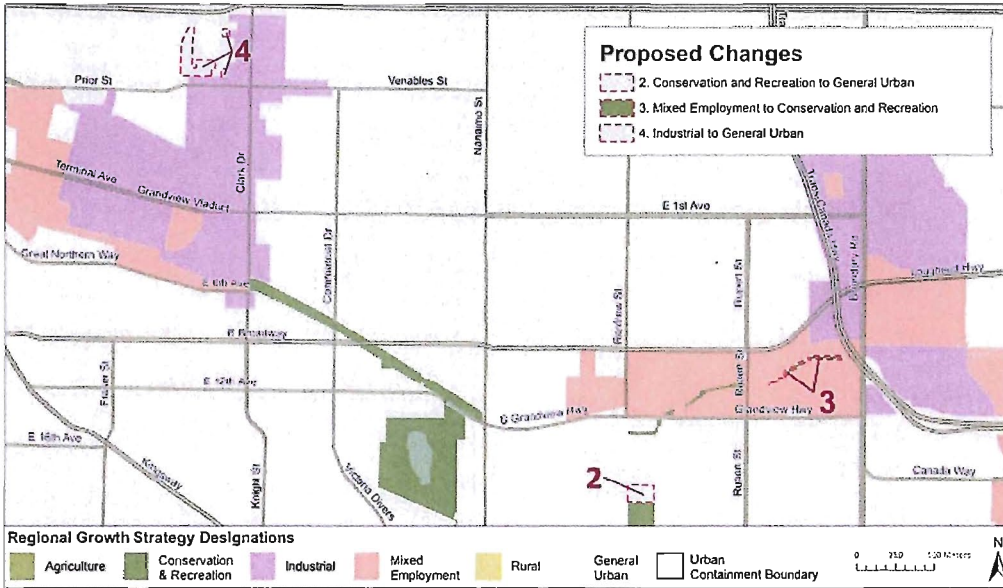
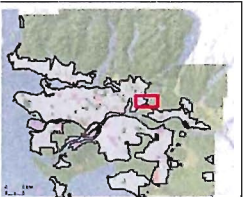




**Regional Context Statement Land Use Designation Amendments**  
 Bylaw No. 1201, 2014 - REF # 2-4 (Vancouver)

Proposed Changes:  
 2. Conservation and Recreation to General Urban  
 3. Mixed Employment to Conservation and Recreation  
 4. Industrial to General Urban


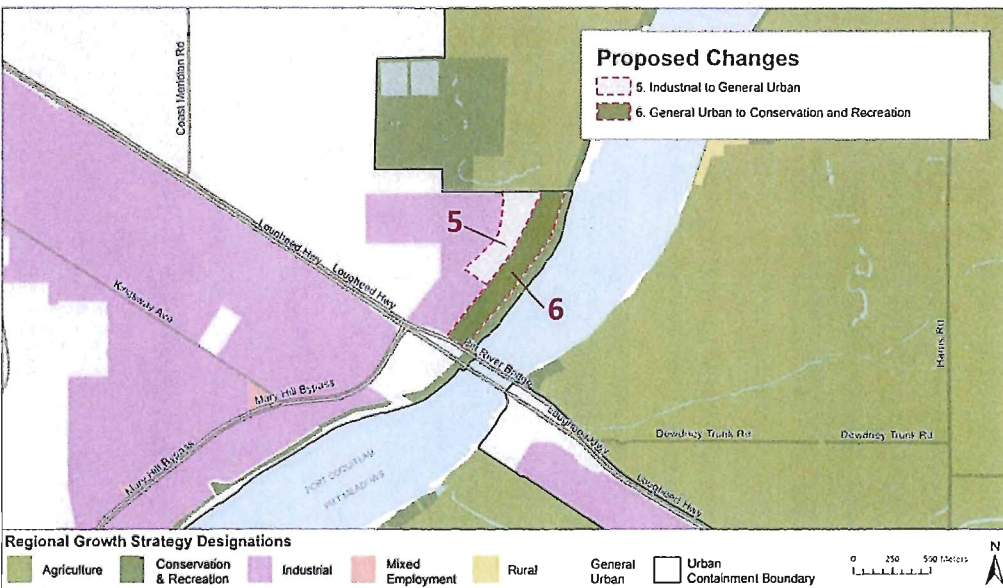
Produced by Metro Vancouver  
 January 21, 2014


**Regional Context Statement Land Use Designation Amendments**  
 Bylaw No.1201, 2014 - REF # 5-6 (Port Coquitlam)

Proposed Changes:  
 5. Industrial to General Urban  
 6. General Urban to Conservation and Recreation

Produced by Metro Vancouver  
 January 21, 2014


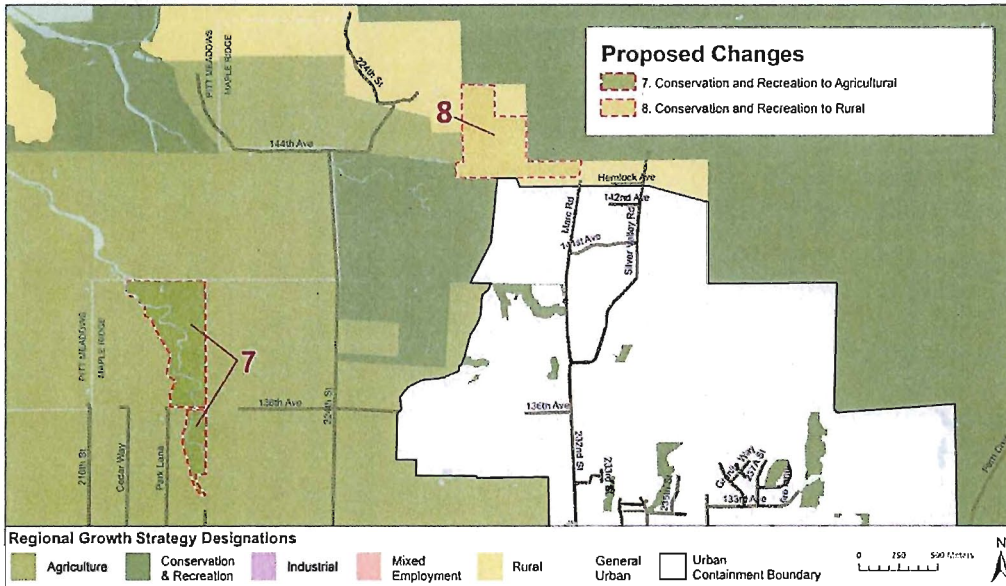
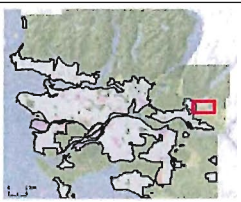








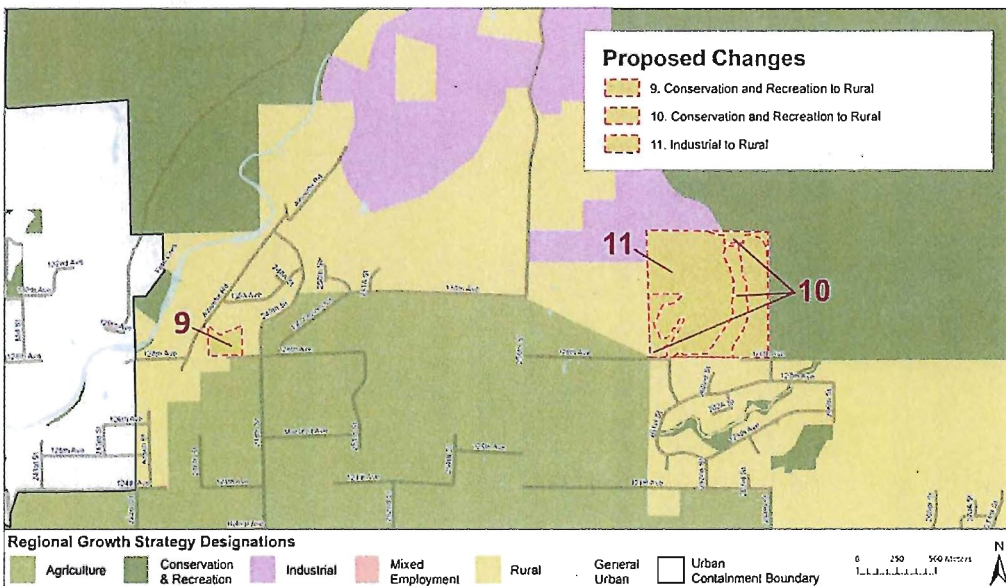
**Regional Context Statement Land Use Designation Amendments**  
 Bylaw No. 1201, 2014 - REF # 7-8 (Maple Ridge)  
 Proposed Changes:  
 7. Conservation and Recreation to Agricultural  
 8. Conservation and Recreation to Rural

Produced by Metro Vancouver  
 January 21, 2014

**Regional Context Statement Land Use Designation Amendments**  
 Bylaw No. 1201, 2014 - REF # 9-11 (Maple Ridge )  
 Proposed Changes:  
 9. Conservation and Recreation to Rural  
 10. Conservation and Recreation to Rural  
 11. Industrial to Rural

Produced by Metro Vancouver  
 January 21, 2014

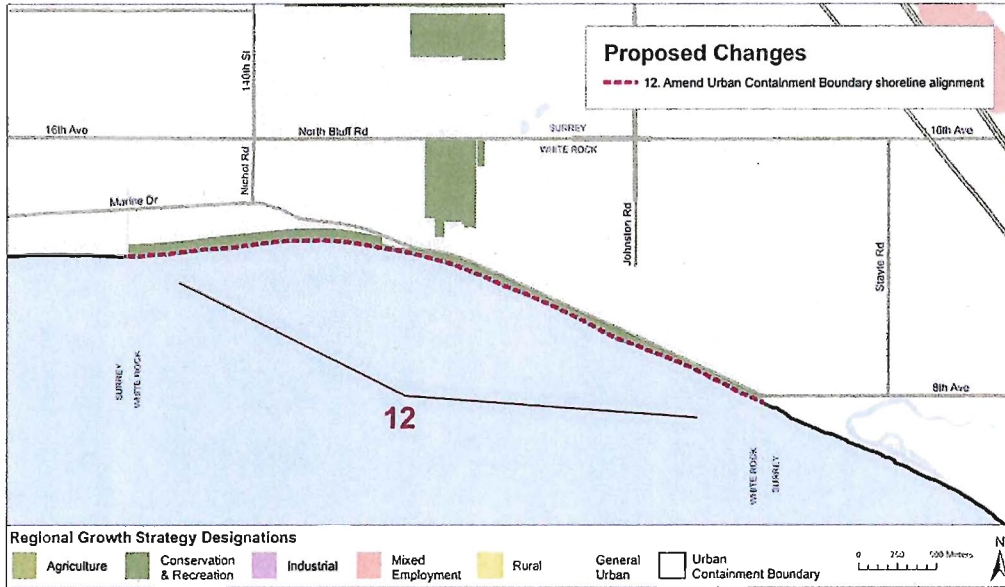


### Regional Context Statement Land Use Designation Amendments

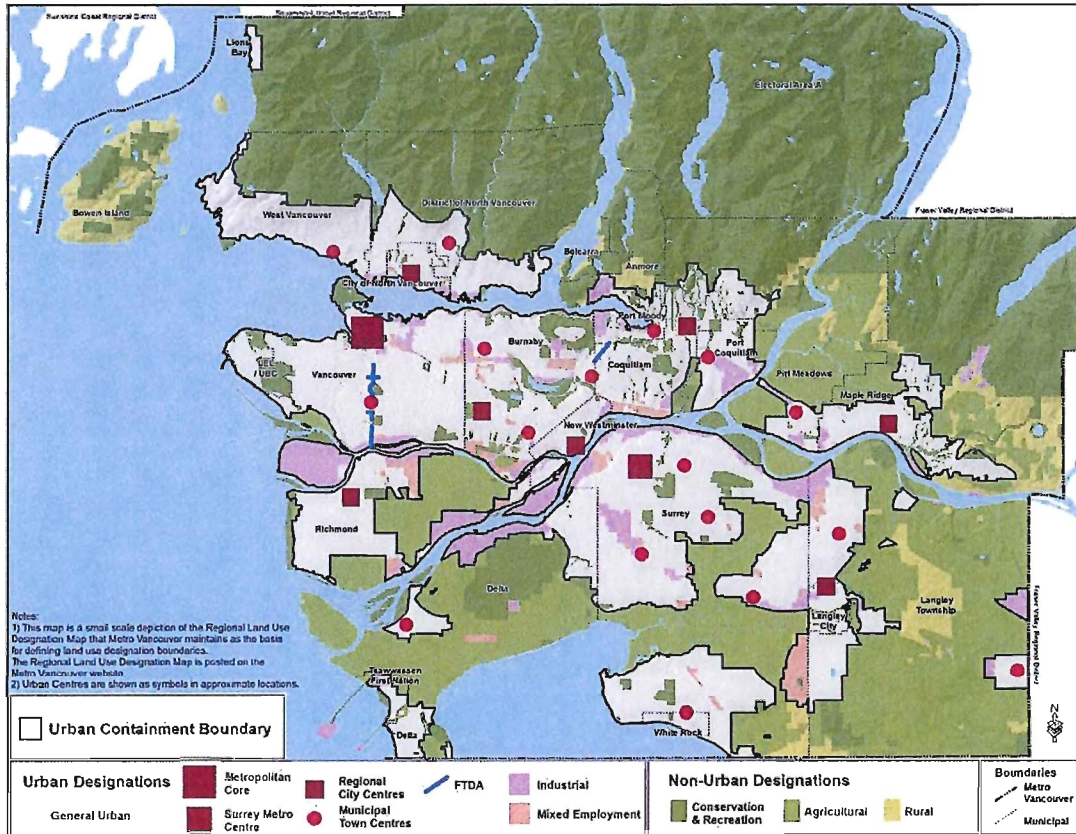
Bylaw No. 1201, 2014 - REF # 12 (White Rock)

Proposed Changes:  
12. Amend Urban Containment Boundary shoreline alignment

Produced by Metro Vancouver  
January 21, 2014



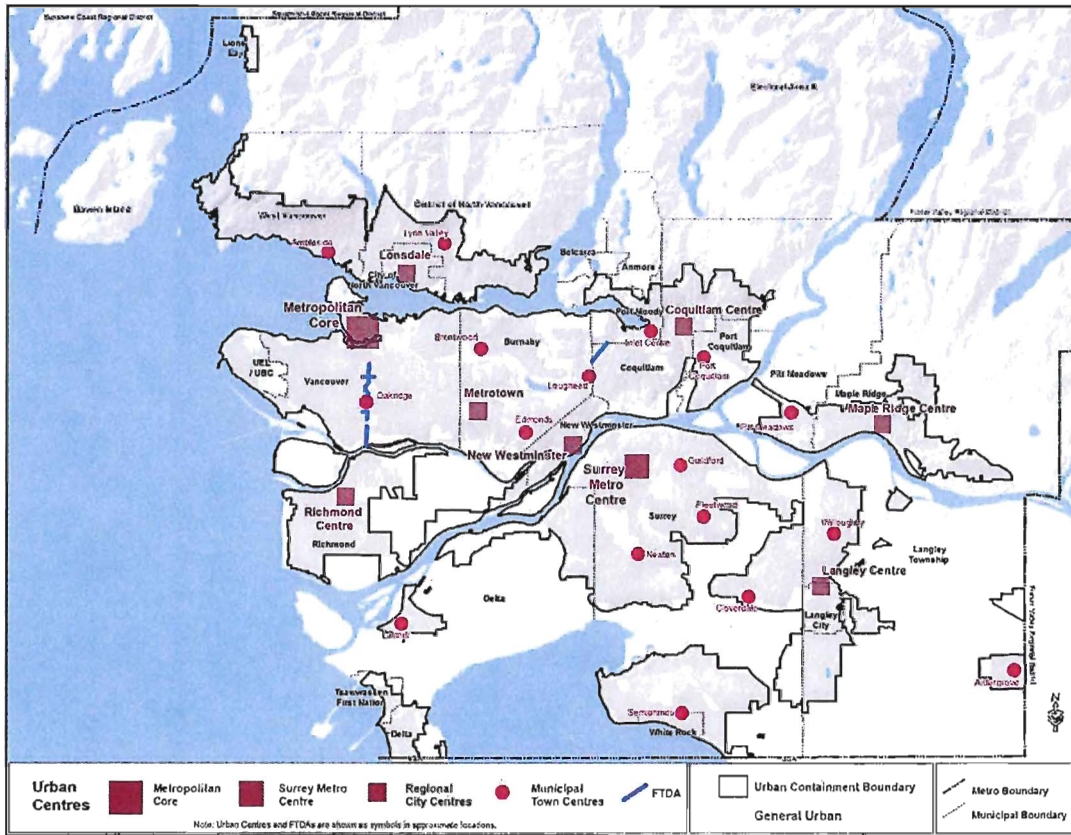
- b) The official regional land use designation map number 2 be revised to record additional symbols depicting the location of additional Frequent Transit Development Areas as illustrated below:



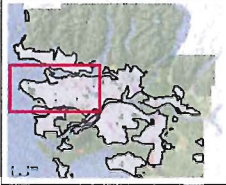
- c) The official regional land use designation map number 4 be renamed 'Urban Centres and Frequent Transit Development Areas'.

- d) The official regional land use designation map number 4 be revised to record additional symbols depicting the location of additional Frequent Transit Development Areas as illustrated below:






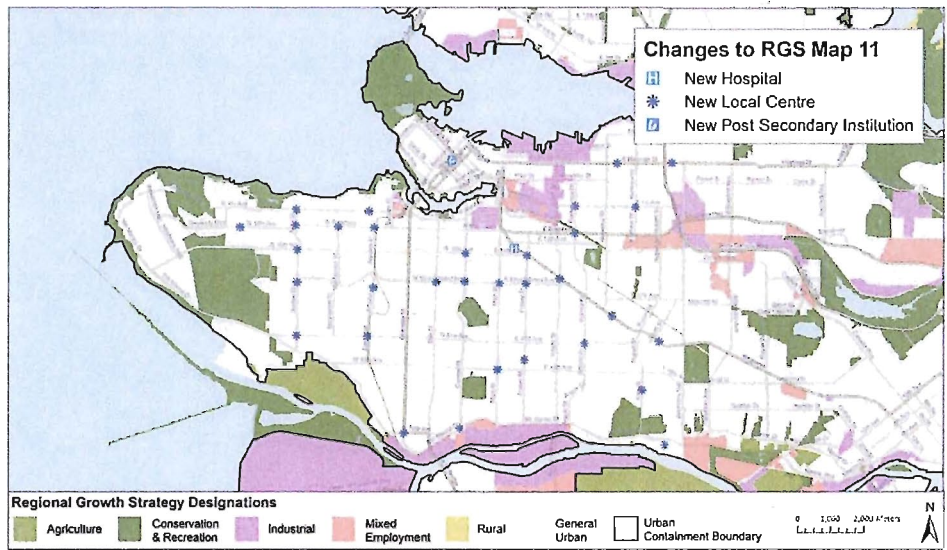

e) The official regional land use designation map number 11 be revised to record additional symbols depicting the location of additional Local Centres, Hospitals and Post Secondary Institutions, as illustrated below:



**Regional Context Statement Land Use Designation Amendments**  
 Bylaw No.1201, 2014 - Amendment to RGS Map 11 (Vancouver)

Add to RGS Map 11:  
 - 32 Local Centres  
 - 1 Hospital  
 - 1 Post Secondary Institution


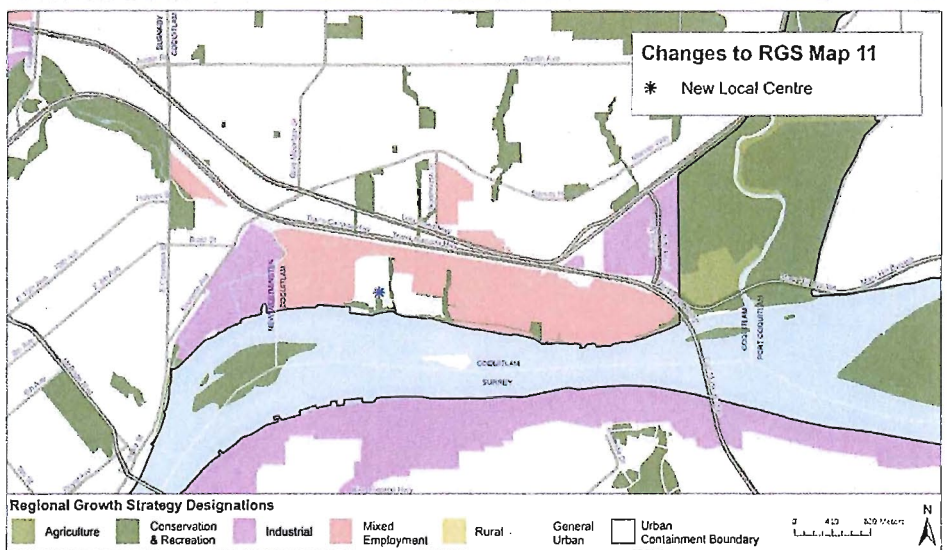
Produced by Metro Vancouver  
 January 21, 2014

**Regional Context Statement Land Use Designation Amendments**  
 Bylaw No. 1201, 2014 - Amendment to RGS Map 11 (Coquitlam)

Add to RGS Map 11:  
 - 1 Local Centre

Produced by Metro Vancouver  
 January 21, 2014

2. The official citation for this bylaw is "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1201, 2014." This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1201, 2014."

Read a First time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Read a Second time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Read a Third time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Passed and Finally Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Paulette A. Vetleson  
Corporate Officer

\_\_\_\_\_  
Greg Moore  
Chair