



City of Richmond

Report to Committee

To: Planning Committee **Date:** May 23, 2012
From: Brian Jackson, Acting General Manager,
Planning & Development **File:**
Re: Richmond Comments: Proposed Greater Vancouver Regional District Regional
Growth Strategy Amendment Bylaw 1160, 2012

Staff Recommendation

That, as per the staff report titled: "Richmond Comments: Proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012", the Metro Vancouver (MV) Board be advised that the City of Richmond accepts the proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012.

Brian Jackson, Acting General Manager,
Planning & Development

BJJ:tlc

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF ACTING GENERAL MANAGER	
Parks	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Law	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Sustainability	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
REVIEWED BY TAG SUBCOMMITTEE		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO (Deputy)	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On April 12, 2012, the City received a request from the Metro Vancouver Board to consider accepting a proposed Greater Vancouver Regional District Regional Growth Strategy (RGS) Amendment Bylaw 1160, 2012 (**Bylaw**), to change how certain RGS “Conservation and Recreation” designated lands are managed. The City has a comment deadline of 60 days (i.e., by June 11, 2012. (**Attachment 1**).

This report addresses Metro Vancouver’s request for Richmond to comment.

Council’s 2011-2014 Term Goals

This report addresses the Council Term Goals # 6 Intergovernmental Relations and # 7 Managing Growth and Development.

Background

Context

The MV Regional Growth Strategy (RGS) was approved by Metro Vancouver on July 29, 2011. Changes to the approved RGS designations may occur by the following three processes: Type 1: Major, Type 2: Minor (A) and Type 3: Minor (B) (see **Attachment 2** for details).

The proposed Bylaw involves a RGS Type 1 Major amendment which involves the following:

- Two formal rounds for a local government comment:
 - 1st opportunity is a minimum 30 day notification period where local government response is optional. Note that if there is no response, MV assumes that the local government has no comment. (Richmond did not comment as the proposed Bylaw does not affect the City).
 - 2nd opportunity is a maximum 60 day acceptance period for the actual proposed bylaw where local government response is optional. Note that if there is no response, MV deems that the local government is OK with (accept) the proposal.
- A Public Hearing: Not required
- All local governments need to accept: Yes
- To adopt: MB Board a 50% + 1 weighted MV Board.

RGS “Conservation and Recreation” Definition

In the RGS the definition of “Conservation and Recreation” (R&C) is as follows: Conservation and Recreation areas are intended to protect significant ecological and recreation assets, including: drinking watersheds, conservation areas, wildlife management areas and ecological reserves, forests, wetlands, riparian corridors, major parks and recreation areas, ski hills and other tourist recreation areas.

Proposed RGS Amendment Bylaw Details

General

The RGS manages changes within the RGS Urban Containment Boundary, from “Conservation and Recreation” designated lands, to another RGS designation (e.g., General Urban), in two ways, namely:

1. For most RGS “Conservation and Recreation” re-designations, by a RGS Type 2 Minor (A) amendment: or
2. For those RGS “Conservation and Recreation” re-designations which involve only *Conservation and Recreation lands used for commercial extensive recreation facilities* (e.g., golf courses, country clubs), by a Type 3 Minor (B) RGS amendment (e.g., 50% + 1 MV Board vote, no MV Board public hearing and invited local government comment).

Coquitlam's Request

Coquitlam is requesting an amendment to the RGS, specifically to delete, from the RGS Section 6.3.4 (b), the policy: “*Conservation and Recreation lands utilized only for commercial extensive recreation facilities*”. The reason that Coquitlam is requesting this change is to respond to its citizens' requests for better RGS Conservation and Recreation land protection by proposing that all RGS R&C changes be a Type 2 - Minor (A) amendment which requires higher approval criteria to re-designate than a Type 3 - Minor (B) amendment.

Analysis

Protecting Richmond's Regional Growth Strategy Planning Interests

Richmond's Regional Growth Strategy planning interests are to:

1. Protect the City's autonomy in decision making,
2. Ensure effective City community planning,
3. Participate co-operatively in effective regional planning, to create a World Class livable region by flexibly balancing the City's regional and community planning interests with those of the Region.

Richmond RGS (R&C) Designation

In Richmond, RGS Conservation and Recreation designated lands include Terra Nova, The Garden City Lands, Department of National Defence Lands, the West Dyke and the north part of Sea Island. In Richmond, any RGS redesignations would acceptably involve a Type 2 Minor (A) amendment. (Richmond's golf courses are in RGS Agricultural designated area.) Richmond has no RGS “*Conservation and Recreation lands utilized only for commercial extensive recreation facilities*”.

Summary

City staff have reviewed the proposed Bylaw and find that it is acceptable, as it: (1) achieves the above City interests, (2) does not affect the City and (3) enables all C&R amendments to be made only by a Type 2 Minor (A) amendment, which is the approach which Richmond has accepted for itself.

Financial Impact

None

Conclusion

Staff have reviewed Metro Vancouver's Proposed Regional Growth Strategy Amendment Bylaw 1160, 2012 and recommend that Council advise the MV Board that it accepts it, as it does not affect the City.



Terry Crowe,
Manager, Policy Planning
(4139)

TTC:cas

Attachment 1: Metro Vancouver's Proposed Regional Growth Strategy Amendment Bylaw 1160, 2012

Attachment 2: Summary Chart - MV RGS Amendment Procedures



Greater Vancouver Sewerage

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancouver.org

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

File: CP-11-01-RGS-14

April 4, 2012

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

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APR 12 2012

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Dear Mayor Brodie and Members of Council:

**Re: Acceptance of Greater Vancouver Regional District Regional Growth Strategy
Amendment Bylaw 1160, 2012**

Metro Vancouver has received a request from the City of Coquitlam to amend Metro Vancouver's Regional Growth Strategy Bylaw. The amendment would remove the following words from section 6.3.4 (b) of the Regional Growth Strategy: "Conservation and Recreation lands utilized only for commercial extensive recreation facilities."

This section is currently written as follows:

"6.3.4 The following Type 3 minor amendments require an affirmative 50%+1 weighted vote of the Metro Vancouver Board and do not require a regional public hearing:

b) for sites within the Urban Containment Boundary, amendments from Industrial, Mixed Employment, Conservation and Recreation lands utilized only for commercial extensive recreation facilities, or General Urban land use designations to any other such regional land use designations."

This is a Type 1 amendment because it involves a change to the minor amendment process of the Regional Growth Strategy. Type 1 amendments require unanimous acceptance from all affected local governments.

The Metro Vancouver Board gave first and second readings to Regional Growth Strategy Amendment Bylaw 1160, 2012 on March 30, 2012. Under the provisions of the *Local Government Act*, Metro Vancouver's affected local governments have 60 days from receipt of this letter in which to consider acceptance of this Regional Growth Strategy Amendment Bylaw. At the conclusion of the 60 day period, staff will be reporting to the Board on the status of acceptance, and if appropriate, whether the Bylaw may be given final adoption.

You are requested to consider acceptance of this amendment to the Regional Growth Strategy. Please provide any response to this request in the form of a Council/Board resolution and submit to me at paulette.vetleson@metrovancouver.org within 60 days of receipt of this letter. If you have any questions with respect to the amendment, please contact Jason Smith, Regional Planner, at 778-452-2690 or jason.smith@metrovancouver.org. More information about the Regional Growth Strategy can be found on our website at www.metrovancouver.org.

Sincerely,



 Paulette Vetleson
Manager/Corporate Secretary

PV/GR/cd

Attachment

Report to the Metro Vancouver Board on March 30, 2012, titled 'Request by the City of Coquitlam for Type 1 Amendment to the Regional Growth Strategy', dated February 20, 2012



Regional Planning and Agriculture Committee Meeting Date: March 9, 2012.

To: Regional Planning and Agriculture Committee

From: Jason Smith, Regional Planner
Metropolitan Planning, Environment and Parks Department

Date: February 20, 2012

Subject: Request from the City of Coquitlam for a Regional Growth Strategy Amendment

Recommendation:

That the Board:

- a) Introduce and give first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012; and
 - b) Direct Metro Vancouver staff to send the Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012 to all affected local governments for consideration of acceptance.
-

1. PURPOSE

To introduce a Regional Growth Strategy Amendment Bylaw that would remove reference to "Conservation and Recreation lands utilized for commercial extensive recreation facilities" from the minor amendment process. The removal of this clause would mean that this land use would follow a similar amendment process to other areas designated in the Regional Growth Strategy as Conservation and Recreation. This request was made by the City of Coquitlam during the Regional Growth Strategy acceptance process.

2. CONTEXT

The City of Coquitlam requested that the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities" included in section 6.3.4 (b) of the Regional Growth Strategy be deleted. This request was made by resolution of the City of Coquitlam Council in March, 2011 (Attachment 1).

Section 6.3.4 is part of the Regional Growth Strategy minor amendment process. Any changes to minor amendment process are considered to be Type 1 amendments. Type 1 amendments require unanimous acceptance of all affected local governments.

The Metro Vancouver Board responded to the City of Coquitlam's request by initiating a Type 1 amendment process at their September 23, 2011 Board meeting. The Board chose to delay introduction of the Bylaw because the Type 1 process requires a 60 day period for acceptance by affected local governments, which would have extended beyond the term of the previous Board. Initiating the Bylaw in 2012 avoided having the bylaw amendment considered by two different Boards.

The Regional Growth Strategy (RGS) sets out that any changes to the Conservation and Recreation area requires a two-thirds vote of the Board and a regional public hearing. However, the RGS section 6.3.4(b) includes a provision to allow Conservation and Recreation lands to be re-designated by a simple majority vote if those lands are used for commercial extensive recreation facilities, and are situated within the Urban Containment Boundary.

This section is currently written as follows, with the portion that is proposed to be removed in italics:

"6.3.4 The following Type 3 minor amendments require an affirmative 50%+1 weighted vote of the Metro Vancouver Board and do not require a regional public hearing:

b) for sites within the Urban Containment Boundary, amendments from Industrial, Mixed Employment, *Conservation and Recreation lands utilized only for commercial extensive recreation facilities*, or General Urban land use designations to any other such regional land use designations".

The City of Coquitlam had initially requested the clause to allow increased flexibility to change land use designations for those particular uses, such as golf courses. However, the City has subsequently determined that this clause is not necessary, and requested that the clause be removed. Metro Vancouver staff support the proposed amendment.

Regional Planning Advisory Committee (RPAC) Comments

RPAC (formerly known as the Technical Advisory Committee or TAC) supports the Metro Vancouver staff recommendation to amend the Regional Growth Strategy as proposed by Coquitlam.

Process and Timeline for Type 1 Amendment

The Metro Vancouver Board initiated this amendment at its September 23, 2011 meeting. Notice of this proposed amendment was sent to all affected local governments in January 2012, as required by section 6.4.2 of the Regional Growth Strategy. Notice is also required to all members of the Intergovernmental Advisory Committee (composed largely of members of RPAC and provincial ministries). No comments have been received to date. Any comments received in response to this notice will be provided to the Metro Vancouver Board at the time first and second reading is considered.

If the Board gives initial readings to the amendment Bylaw, then it must be sent to all affected local governments for acceptance. Unanimous acceptance from all affected local governments is required in order to proceed. Affected local governments will have 60 days to consider their acceptance once the request has been received. A public hearing is not required for Type 1 amendments. If unanimous acceptance is achieved, the Bylaw will be brought back to the Board for final readings and adoption.

3. ALTERNATIVES

The following options are provided for consideration:

That the Board:

- a) Introduce and give first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012; and

- b) Direct Metro Vancouver staff to send the Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012 to all affected local governments for consideration of acceptance]

Or

That the Board decline to advance a request to amend the Regional Growth Strategy.

4. CONCLUSION

Metro Vancouver staff support the proposed amendment requested by the City of Coquitlam as it will provide a higher degree of protection for designated Conservation and Recreation lands throughout the region.

ATTACHMENTS

1 - Request from the City of Coquitlam for Type 1 Regional Growth Strategy Amendment.

2 - Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012.



March 22, 2011
Our File: 01-0480-20/RD13-01/2011-1
Doc #: 1047405.v1

EMAILED AND FAXED

Christina DeMarco
Regional Development Division Manager
Policy and Planning Department
Metro Vancouver
4330 Kingsway
Burnaby, BC V5H 4G8
Christina.DeMarco@metrovancover.org

Dear Ms. DeMarco:

RE: Redesignation of the Westwood Plateau Golf Course Lands

Please be advised that at the March 21, 2011 Regular Meeting of Council for the City of Coquitlam, the following resolution was adopted:

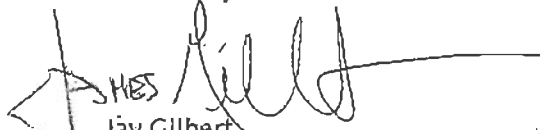
That the Metro Vancouver Board be requested to:

1. Redesignate the Westwood Plateau Golf Course lands, which are presently designated in the proposed Regional Growth Strategy (RGS) as "General Urban" and in the City of Coquitlam's Official Community Plan as "Extensive Recreation" to the RGS "Conservation and Recreation" land use designation;
2. Delete the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities" in Section 6.3.4.b) on page 60 of the proposed RGS; and,
3. Extend the "Conservation and Recreation" land use designation to existing public parks and protected riparian corridors in Coquitlam as shown on the attached map.

Please find enclosed a copy of the report of the General Manager Planning and Development dated March 17, 2011 entitled "Supplementary Information Regarding Notice of Motion - Redesignation of the Westwood Plateau Golf Course Lands".

Should you have any questions or require further information with respect to this matter please contact Jim McIntyre, General Manager Planning and Development at 604-927-3401.

Yours truly,


JHG
Jay Gilbert
City Clerk

c - Jim McIntyre, General Manager Planning and Development

**GREATER VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY
AMENDMENT BYLAW NO. 1160, 2012**

A Bylaw to Amend Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010.

WHEREAS the Board of the Greater Vancouver Regional District adopted the Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010 on the 29th day of July, 2011;

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 Number 1136, 2010" is hereby amended by deleting the following from Section 6.3.4 (b):

 ", Conservation and Recreation lands utilized only for commercial extensive recreation facilities",
2. The official citation for this bylaw is "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012." This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1160, 2012."

Read a First time this day of , 2012.

Read a Second time this day of , 2012.

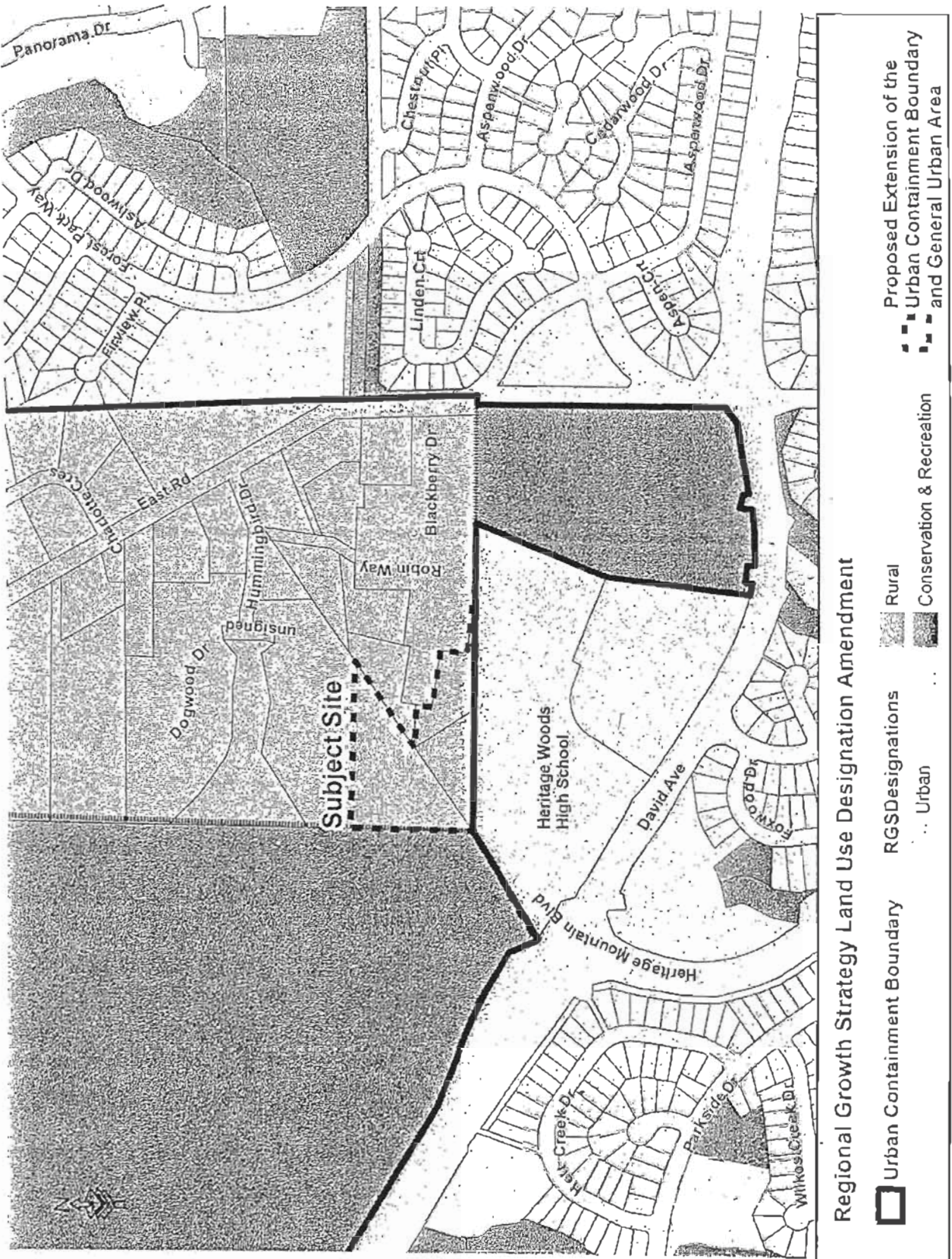
Read a Third time this day of , 2012.

Reconsidered, Passed and Finally Adopted this day of , 2012

Paulette A. Vetleson
Corporate Secretary

Greg Moore
Chair

Map of Proposed Regional Growth Strategy Amendment



Summary Chart - MV RGS Amendment Procedures

Type 1 RGS Amendment - Major

- Involves: two formal rounds for local government comment:
 - 1st opportunity is a minimum 30 day notification period where local government response is optional
 - If no local government response, MV assumes that the local government has no comment
 - 2nd opportunity is a maximum 60 day acceptance period for the actual bylaw where local government response is optional (LGA 857 (3) and (4))
 - If no local government response, MV deems that the local government is OK with (accept) the proposal (LGA 857 (6))
- Public Hearing: Not required
- All local governments need to accept: Yes
- To adopt: MB Board a 50% + 1 weighted MV Board.

Type 2 RGS Amendment – Minor A

- Involves one formal round for local government comment:
 - A minimum 30 day notification period where local government response is optional
 - If no local government response, MV assumes that the local government has no comment
 - No formal second opportunity (see below),
- Public Hearing: Yes: a local government may comment at the public hearing (a short window)
 - If no local government response, MV assumes that the local government has no comment
 - LGA 892 (3) (2 consecutive issues of a newspaper, the last publication to appear not less than 3 and not more than 10 days before the public hearing)
- All local governments need to accept: - No
- To adopt: MB Board a 2/3 weighted MV Board.

Type 3 RGS Amendment – Minor B

- Involves one formal round for local government comment:
 - A 30 day minimum notification period where local government response is optional
 - If no local government response, MV assumes that the local government has no comment
- Public Hearing: No
- All local governments need to accept: - No
- To adopt: MB Board a 50% + 1 weighted MV Board.

Prepared by Policy Planning



City of Richmond

Report to Committee

To: Planning Committee

Date: May 23, 2012

From: Brian Jackson, MCIP
Acting General Manager, Planning & Development

File: 08-4045-20-14/2012-
Vol 01

Re: Hamilton Area Plan
First Public Survey Findings and Proposed Development Options

Staff Recommendation

That staff proceed with Phase 2 of the Hamilton Area Plan Update with the three proposed development options included in this Report dated May 23, 2012 from the Acting General Manager of Planning and Development.

Brian Jackson, MCIP
Acting General Manager, Planning & Development

Att. 5

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Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Environmental Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Law and Community Safety Administration	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Social Development	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/>
			NO <input type="checkbox"/>