



Corporate Report

NO: L008

COUNCIL DATE: April 5, 2004

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: March 29, 2004

FROM: General Manager,
Planning and Development FILE: 6520-20
(Hwy 99
Corridor)

SUBJECT: Official Community Plan Amendment
Development Permit Area – Highway 99 Corridor
Local Area Plan

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve amendments to the Official Community Plan (the "OCP"), as documented in Appendix I, to:
 - Add the Highway 99 Corridor Local Area Plan area to Figure 27 entitled "Map Showing Recently Approved Secondary Plans"; and
 - Establish the entire Highway 99 Corridor Local Area Plan area as a Development Permit Area pursuant to the provisions of the OCP;
3. Determine that the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in this report, have been appropriate to meet the requirements of Section 879 of the *Local Government Act*, R.S.B.C. 1996, c. 323; and
4. Authorize the City Clerk to bring forward the necessary by-law for the required readings and to set a date for the related Public Hearing.

INTENT

The purpose of this report is to implement Council's direction of February 23, 2004 to establish the entire Highway 99 Corridor Local Plan area as a Development Permit Area, pursuant to the provisions of the OCP.

BACKGROUND

On February 23, 2004 Council adopted a resolution giving final approval to the Highway 99 Corridor Local Area Plan. The Plan included a complete set of Urban Design Guidelines. As part of that resolution, Council resolved as follows:

"Instruct staff to bring forward an amendment to the Official Community Plan to establish the entire Highway 99 Corridor Plan as a Development Permit Area pursuant to the provisions of the OCP".

Section 879 of the **Local Government Act** requires that a local government provide one or more opportunities it considers appropriate for consultation with any persons, organizations and authorities during the development, repeal or amendment of an official community plan. This report describes the consultation that was undertaken with respect to the recommended OCP amendment in accordance with Section 879 of the **Local Government Act**.

DISCUSSION

Urban Design Guidelines

With the adoption of the Highway 99 Corridor Local area Plan, Council adopted detailed urban design guidelines, focussed on promoting a high quality of design, architecture and landscaping within the Plan area. The guidelines will facilitate coordinated development and environmental protection and will provide for a green buffer/interface along Highway 99. The guidelines also encourage development that incorporates principles of sustainability and LEED (Leadership in Energy and Environmental Design) standards in the site planning and building design and the use of CPTED (Crime Prevention through Environmental Design) principles. The guidelines provide general direction for the character and form of the public streets and developments on private properties, including the siting and design of buildings, parking areas, lighting, signage, landscaping, interface conditions and loading and service areas.

To facilitate the use of these guidelines, the OCP needs to be amended as documented in Appendix I. The proposed amendments to OCP are summarized as follows:

- By adding the Highway 99 Corridor Local Area Plan area to Figure 27, entitled "Map showing Recently Approved Secondary Plans"; and
- By amending point 3 of the section entitled "Designated Development Permit Areas" in Schedule C. Development Permit Guidelines in Division A by adding a statement confirming that a development permit is required on all parcels of land in the Highway 99 Corridor plan area.

Consultation Process

A comprehensive public consultation process was undertaken in the preparation of the Highway 99 Corridor Local Area Plan and the related Urban Design Guidelines. The public consultation process included the following:

1. Establishment of an inter-agency working group in February of 2002, consisting of City Departments, BC Hydro, the Land Reserve Commission, RCMP, the School District and Ministry of Transportation, to provide input and advice throughout the planning process. The Ministry of Water, Land and Air Protection and Fisheries and Oceans Canada were also consulted;
2. Public open houses in March and May of 2002 and April of 2003;

3. Community Association/stakeholder meetings in September of 2003 and a community workshop in October of 2003; and
4. Public open houses to present the final draft Land Use Plan in November 2003.

The open houses and workshop provided opportunities for interested parties to provide input into the content of the Local Area Plan, including the Urban Design Guidelines, and to provide comments regarding the inclusion of the entire Plan area as a Development Permit Area in the OCP. The public open houses were advertised in the local newspapers and notices of the public open houses were sent to the owners of properties within the plan area and within 100 metres of the plan area.

CONCLUSION

Council adopted the Highway 99 Corridor Local Area Plan, including Design Guidelines, on February 23, 2004. At that same time, Council instructed staff to bring forward an OCP amendment to establish the entire Highway 99 Corridor plan area as a Development Permit Area. On this basis, it is recommended that Council approve amendments to the Official Community Plan, as documented in Appendix I, to:

- Add the Highway 99 Corridor Local Area Plan area to Figure 27 entitled "Map Showing Recently Approved Secondary Plans"; and
- Establish the entire Highway 99 Corridor Local Area Plan area as a Development Permit Area pursuant to the provisions of the OCP.

It is further recommended that Council determine that the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP have been appropriate to meet the requirements of Section 879 of the *Local Government Act*, R.S.B.C. 1996, c.323 and authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related Public Hearing.

Murray Dinwoodie
General Manager
Planning and Development

BP/kms/saw

Attachment:

Appendix I – Proposed OCP Amendments

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Proposed Amendment to Figure 27 of the Official Community Plan

Replace Figure 27 entitled "Map Showing Recently Approved Secondary Plans", in Division A, Part 5 of the Official Community Plan with the following figure:



Proposed Amendments to Division A, Schedule C
Development Permit Area Guidelines
of the Official Community Plan

Amend clause 3 under the heading "Designated Development Permit Areas" as follows:

1. Delete the period at the end of sub-section 3(c) and add the following:

; or

Add a new sub-section 3(d) as follows:

- (d) which is located within the boundary of the Highway 99 Corridor Secondary Plan area as illustrated on Figure 27.

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