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TO:

Corporate Report

NO: R013

COUNCIL DATE: January 24,

2005

REGULAR COUNCIL

Mayor & Council DATE: January 21,

2005

FROM: General Manager, Planning FILE: 0480-01

and Development

SUBJECT: Proposed Port Coquitlam Official Community Plan

By-law Amendment

RECOMMENDATION

It is recommended that Council:

- 1. Receive this report as information; and
- 2. Authorize the City Clerk to forward a letter to the City of Port Coquitlam advising that the City of Surrey has no objections to the proposed Official Community Plan By-law amendment.

INTENT

The purpose of this report is to inform Council of the City of Port Coquitlam's proposed Official Community Plan ("OCP") and to obtain Council authorization to advise the City of Port Coquitlam that the City of Surrey has no objections to proposed amendments to the Port Coquitlam OCP.

BACKGROUND

It is common practice among GVRD municipalities in undertaking a major OCP review and amendments, that the draft plan is referred to neighbouring municipalities for review and comment.

On June 22, 2004, the City of Surrey received a letter from the City of Port Coquitlam requesting "staff level" comment on the City of Port Coquitlam draft OCP. Following a review of the draft plan, on August 3, 2004, the Surrey Planning and Development Department forwarded a letter to the City of Port Coquitlam stating that Surrey staff "has not identified any issues or policies that are of concern to the City of Surrey".

On January 4, 2005, the City of Surrey received a letter from the City of Port Coquitlam providing notice that the draft City of Port Coquitlam OCP By-law amendment has received first and second readings by Port Coquitlam City Council and requesting that the City of Surrey submit any comments or concerns regarding the draft OCP, prior to the required public hearing. A copy of the draft OCP was provided.

DISCUSSION

The City of Port Coquitlam is located on the north side of the Fraser River, directly north from the City of Surrey. Appendix I includes a map of the region showing the location of Port Coquitlam and Surrey.

Port Coquitlam is a relatively small city, with a land area of 28 square kilometres (11 square miles). The city had a 2001 Census population of 51,000, and with their OCP, projects that the city will reach a build out population of 80,000 residents by the year 2031. The OCP establishes an estimated employment capacity of 42,000 jobs, based on land area designated for commercial and industrial land uses. Appendix II is a map of Port Coquitlam's proposed OCP Land Use Designations.

The Fraser River is a significant buffer separating Port Coquitlam and Surrey. There are no direct transportation or land use linkages between the two cities.

Planning and Development staff has reviewed the proposed Port Coquitlam OCP and has not identified any issues or policies that are of concern to the City of Surrey.

CONCLUSION

The City of Port Coquitlam has undertaken a major review of its OCP and has offered the City of Surrey an opportunity to provide comments on the draft OCP, prior to the related public hearing.

The City of Port Coquitlam has no direct transportation nor land use linkages to Surrey, the scale of future development will have minimal regional impact and there does not appear to be any precedent setting policies contained within the proposed OCP By-law. It is, therefore, recommended that Council authorize the City Clerk to forward a letter to the City of Port Coquitlam indicating that the City of Surrey has no objections to their proposed OCP By-law amendment.

Murray Dinwoodie General Manager Planning and Development

LG/kms/saw Attachments

Appendix I - Map of the Region Showing the Location of Port Coquitlam and Surrey

Appendix II - Map of Port Coquitlam's Proposed OCP Land Use Designations

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