



# Corporate Report

NO: R071

COUNCIL DATE: March 22, 2004

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## REGULAR COUNCIL

TO: **Mayor & Council**                      DATE: **March 11, 2004**

FROM: **General Manager,  
Planning and  
Development**                      FILE: **6520-20  
(South  
Westminster)**

SUBJECT: **Official Community Plan Amendment - Development  
Permit Area -  
South Westminster**

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## 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 that will act to:
  - Add the South Westminster Neighbourhood Concept Plan ("NCP") area to Figure 27 entitled "Map Showing Recently Approved Secondary Plans";
  - Delete from Schedule C, Division A, the reference to "Form and Character Guidelines for the area southeast of Scott Road from 104 Avenue to Scott Road SkyTrain Station in South Westminster (March 1992)" and delete Division C containing these guidelines; and
  - Establish the entire South Westminster NCP area, with the exception of the Fraser Port lands, 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:

- Establish the entire South Westminster NCP area, with the exception of the Fraser Port lands, as a Development Permit Area, pursuant to the provisions of the OCP;
- Delete from the OCP, design guidelines for the Scott Road area which have been superseded by the Urban Design Guidelines contained within the recently adopted South Westminster NCP; and

- Provide the necessary resolution of Council confirming that there have been appropriate opportunities for public consultation prior to Council's consideration of an OCP amendment, regarding the above points.

## BACKGROUND

On December 15, 2003, Council approved the final and complete South Westminster NCP. As part of that approval, Council also resolved to:

***"Instruct staff to bring forward an amendment to the Official Community Plan to establish the entire South Westminster Plan area, with the exception of the Fraser Port lands, as a Development Permit Area pursuant to the provisions of the OCP".***

As a component of the NCP, Council adopted a complete set of Urban Design Guidelines, specifically tailored to the five distinct districts within this NCP area. The Urban Design Concept, which forms the basis for these guidelines, is intended to re capture the "sense of place" for South Westminster, to reinforce the historic connection to the Fraser River along Old Yale Road and to provide special development guidelines for the various character areas in South Westminster.

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 this proposed OCP amendment, in accordance with Section 879 of the **Local Government Act**.

## DISCUSSION

### Urban Design Guidelines

In keeping with Council's objective to improve the image of the South Westminster area and due to the overview of the area from the Royal Heights residential area to the southeast, it is appropriate that the entire NCP area be designated as a Development Permit area. The Fraser Port lands were excluded, as the City has no jurisdiction over Federal port lands.

Division C of the OCP currently contains guidelines for the area southeast of Scott Road, from 104 Avenue to the Scott Road SkyTrain Station. This area was envisioned as a highway commercial area under a 1988 South Westminster Strategies and Opportunities Plan. The guidelines related to this previous plan were incorporated into the OCP in March of 1992. The 1988 Plan and the 1992 guidelines have now been superseded with the recent approval of the South Westminster NCP, which contains design guidelines for the entire South Westminster area. The guidelines contained in Division C of the OCP should, therefore, be deleted. The design guidelines contained in the South Westminster NCP will now be used to guide development and redevelopment in this area, along with the general Development Permit Area Guidelines for All Commercial, Multiple Residential and Applicable Industrial and Comprehensive Developments contained in Schedule C of Division A of the OCP.

It is, therefore, recommended that the OCP be amended, as documented in Appendix I, and generally described in the

following:

- By adding the South Westminster NCP area to Figure 27 entitled "Map Showing Recently Approved Secondary Plans";
- By deleting from the list of applicable supplemental guidelines in Division A, Schedule C, "Development Permit Area Guidelines", the following:
  2. Form and Character Guidelines for the area Southeast of Scott Road from 104 Avenue to Scott Road SkyTrain Station in South Westminster (March 1992) [see Division C];
- By deleting Division C, "Form and Character Guidelines for the Area Southeast of Scott Road from 104 Avenue to Scott Road SkyTrain Station in South Westminster (March 1992)"; and
- By amending Division A, Schedule C, "Development Permit Guidelines - Designated Development Permit Areas", point #3, to delete reference to Grace Road and to add a statement confirming that a development permit is required on all parcels of land in the entire South Westminster NCP area, with the exception of the Fraser Port lands.

## Consultation Process

A comprehensive public consultation process was undertaken in the development of the South Westminster NCP and the related Urban Design Guidelines. Consultation has been ongoing since the outset of the planning process for the area in 1999. Public consultation has included the following:

1. Regular meetings with the Business Advisory Committee, a committee of local land owners and business owners who volunteered to meet with City Planning staff from time to time to review and comment on the development of the draft plan, including plan options and other policies contained within the plan;
2. Meetings with the South Westminster Ratepayers Association and individual property owners to discuss the plan and related concerns and opportunities;
3. Three Public Open Houses at various times during the planning process to review options in relation to the plan, to review the final draft land use plan and to review the final plan and proposed policies, including the Development Permit requirements prior to Council adoption; and
4. Meetings with officials from a variety of agencies including Department of Fisheries and Oceans, the Ministry of Water, Land and Air Protection and the Fraser Port Authority.

## CONCLUSION

The South Westminster NCP was adopted by City Council at its Regular meeting on December 15, 2003. At that same meeting, Council directed staff to bring forward an OCP amendment to establish the entire South Westminster NCP area, with the exception of the Fraser Port lands, as a Development Permit Area. Based on the above, it is recommended that Council:

- Approve amendments to the OCP, as documented in Appendix I, that will act to:
  - Add the South Westminster NCP area to Figure 27 entitled "Map Showing Recently Approved Secondary Plans";
  - Delete from Schedule C, Division A, the reference to "Form and Character Guidelines for the area southeast of Scott Road from 104 Avenue to Scott Road SkyTrain Station in South Westminster (March 1992)" and delete Division C containing these guidelines; and
  - Establish the entire South Westminster NCP area, with the exception of the Fraser Port lands, as a Development Permit Area pursuant to the provisions of the OCP;
- 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
- 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.

Murray Dinwoodie  
General Manager  
Planning and Development

BP/kms/saw

Attachments:

**Appendix I – Proposed OCP Amendments**

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**Appendix I**

**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 Amendment to Division A, Schedule C  
Development Permit Area Guidelines of the Official Community Plan

1. The following text should be deleted from the Introduction section:

"2. Form and Character Guidelines for the area Southeast of Scott Road from 104

Avenue to Scott Road SkyTrain Station in South Westminster (March 1992)  
[see Division C]."

The following text should be inserted, in place of the above, in the Introduction section:

"2. Deleted."

## **Proposed Amendment to Division C of the Official Community Plan**

1. The following text should be deleted from the Division C Title Page (page 193):

"Form and Character Guidelines for the Area Southeast of Scott Road from 104 Avenue to Scott Road SkyTrain Station in South Westminster

March 1992"

2. The following text should be inserted in the Division C Title Page (page 193):

"pages 294 through 310 inclusive are deleted"

3. Delete pages 294 through 310 inclusive in their entirety.

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

Delete clause 3 under the heading "Designated Development Permit Areas" in its entirety and replace it with the following clause:

- "3. A Development Permit is not required where development is other than Multiple Residential, Commercial or Industrial use, or where industrial development is on a parcel of land located more than 100 metres (328 feet) from Provincial Highways or any road shown in Figure 12. Despite the foregoing, a Development Permit is required where the industrial development occurs on a parcel:
- (a) which abuts lands within any non-Industrial OCP Land Use Designation (Suburban, Urban, Multiple Residential, City Centre, Town Centre, Commercial, Rural, Agricultural, Conservation, Indian Reserve); or
  - (b) which is to be used for a business/industrial park; or
  - (c) which is located within the boundary of the South Westminster Secondary Plan as illustrated on Figure 27, except for land in this Plan under the jurisdiction of the Fraser Port."