



Corporate Report

NO: R147

COUNCIL DATE: June 13, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: June 8, 2005
FROM: General Manager, Planning FILE: 0480-01
and Development
SUBJECT: Revisions to 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 revisions made to the proposed Official Community Plan By-law amendment.

INTENT

The purpose of this report is to inform Council about revisions made to the proposed amendment to the City of Port Coquitlam's Official Community Plan ("OCP") following Surrey's last review of the proposal in January 2005, and to seek authority to advise the City of Port Coquitlam that the City of Surrey has no objections to the revisions.

BACKGROUND

Section 879 of the *Local Government Act* requires that the development of, or amendments to, an OCP include consultation with the Council of any municipality that is adjacent to the area covered by the plan. While the Fraser River is a significant buffer separating Port Coquitlam and Surrey and there are no direct transportation or land use linkages, the two cities are considered adjacent. Hence, the officials of the City of Port Coquitlam have consulted with the City of Surrey throughout the process of amending their OCP. Appendix I includes a map of the region showing the relative location of the cities of Port Coquitlam and Surrey.

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 comments on the draft, prior to the required Public Hearing. Surrey Council considered Corporate Report No. R013, regarding the proposed Port Coquitlam OCP amendments on January 24, 2005 and "authorized the City Clerk to forward a letter to the City of Port Coquitlam advising that the City of Surrey has no objections to their proposed Official Community Plan By-law amendment".

On June 3, 2005, the City of Surrey received another letter from the City of Port Coquitlam providing notice that the draft City of Port Coquitlam OCP By-law amendment had been revised, pursuant to other comments received. The second reading of this Bylaw had been rescinded and re-granted to accommodate these changes and a Public Hearing date has been set for June 15, 2005.

DISCUSSION

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, under their proposed OCP, anticipates 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 revised map of Port Coquitlam's proposed OCP Land Use Designations.

As currently proposed, the general types of revisions to the OCP include typographical and mapping error corrections (including missed green zone areas and park designations mistakenly identified as other uses) that do not change the intent of the previous version of the proposed OCP that was reviewed by Surrey City Council. Other revisions relate to clarifications regarding Development Permit areas.

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

CONCLUSION

Based on the above discussion, it is recommended that Council 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 revisions made to the 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 Revised OCP Land Use Designations Proposed

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Appendix II



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