

NO: **R036**

COUNCIL DATE: **February 20, 2012**

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## **REGULAR COUNCIL**

TO: **Mayor & Council**

DATE: **February 20, 2012**

FROM: **General Manager, Planning and Development**

FILE: **0450-01**

SUBJECT: **Comments on Amendment to the Metro Vancouver Regional Growth Strategy**

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## **RECOMMENDATION**

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Resolve to support the proposed amendment to Section 6.3.4 (b) of the Regional Growth Strategy ("RGS"), as documented in this report; and
3. Instruct the City Clerk to forward a copy of this report and the related Council resolution to Metro Vancouver as information.

## **INTENT**

The purpose of this report is to respond to a request from Metro Vancouver for a comment on an amendment that has been proposed to the RGS.

## **BACKGROUND**

The Metro Vancouver RGS was adopted by the Metro Vancouver Board on July 29, 2011, after being ratifiedied by all 22 local governments in the Region. During the ratification process, the City of Coquitlam requested that, following adoption of the RGS, an amendment be considered in relation to a change in the wording of the "Conservation and Recreation" land use designation, as contained in the RGS. According to the procedures contained in the RGS (Sections 6.4.2 and 6.4.5), such an amendment to the RGS is classified as a "Type 1" amendment. This classification of amendment needs to be approved by a majority vote of the Metro Vancouver Board and must be supported by each affected local government in the Region.

As such, all of the Region's local governments have been asked to provide a comment on the proposed amendment, prior to the Metro Vancouver Board considering first and second readings on the related amendment by-law. Appendix I contains the City of Coquitlam's request for the amendment and an assessment by Metro Vancouver staff, along with a letter from Metro Vancouver to affected local governments requesting comments on the amendment.

## DISCUSSION

The proposed amendment involves the removal from Section 6.3.4 (b) of the RGS, the words "*Conservation and Recreation lands utilized only for commercial extensive recreation facilities*". This Section sets out the types of land uses that qualify as "Type 3 Minor Amendments" to the RGS. By eliminating the reference to "*commercial extensive recreation facilities*", all amendments affecting "Conservation and Recreation", designated lands will be treated as "Type 2 Minor Amendments". The essential difference between these Type 2 and Type 3 Minor Amendments is that there is a higher standard for approval of Type 2 Minor Amendments than for Type 3 Minor Amendments. Coquitlam's proposed change is linked to a separate request by Coquitlam that the Westwood Plateau Golf Course be redesignated from "General Urban" to "Conservation and Recreation" in the RGS.

The proposed amendment to the RGS does not directly affect the City of Surrey. All of the lands designated "Conservation and Recreation" within Surrey are parks and other public properties. Making it more difficult to redesignate extensive commercial recreation areas, such as golf courses from "Conservation and Recreation" to another land use designation in the RGS, will not affect the City of Surrey.

## CONCLUSION

Based on the above discussion, it is recommended that Council:

- Resolve to support the proposed amendment to Section 6.3.4 (b) of the RGS, as documented in this report; and
- Instruct the City Clerk to forward a copy of this report and the related Council resolution to Metro Vancouver.

*Original signed by*  
Jean Lamontagne  
General Manager  
Planning and Development

DL/kms/saw

Attachment:

Appendix I Notification of Proposed Amendment to the Metro Vancouver RGS

# APPENDIX I



**metrovancover** Greater Vancouver Regional District • Greater Vancouver Water District

Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

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

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

File: CP-11-01-RGS-14

January 27, 2012

Mayor Dianne Watts  
and Members of Council  
City of Surrey  
14245 - 56th Avenue  
Surrey, BC V3X 3A2

Dear Mayor Watts and Members of Council:

**Re: Notification of Proposed Amendment to the Metro Vancouver Regional Growth Strategy**

Metro Vancouver has received a request from the City of Coquitlam to amend the Metro Vancouver 2040 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 letter provides notification of the proposed amendment to all affected local governments, in accordance with sections 6.4.2 and 6.4.5 of the Regional Growth Strategy.

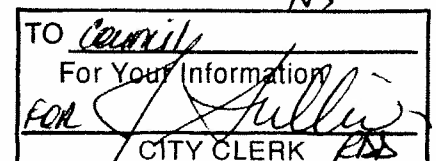
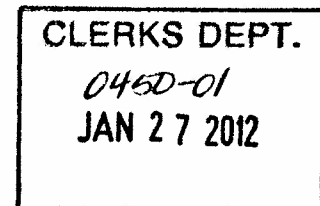
This is a Type 1 amendment because it involves a change to the minor amendment process of the Regional Growth Strategy. Type 1 amendments require unanimous acceptance from all affected local governments and a majority vote of the Metro Vancouver Board, but do not require a public hearing. The attached report provides the full details of the proposed amendment.

It is anticipated that the Metro Vancouver Board will consider first and second readings to a Regional Growth Strategy Amendment Bylaw following the notification period. If the Bylaw is given initial readings it will be sent to all affected local governments for acceptance. Affected local governments will have 60 days upon receipt of the Bylaw to accept or not accept the Bylaw.

You are invited to provide written comments on the proposed amendment to the Regional Growth Strategy. Please provide comments in the form of a Council/Board resolution and submit to me at [paulette.vetleson@metrovancover.org](mailto:paulette.vetleson@metrovancover.org) by March 1, 2012. If you have any questions with respect to the amendment, please contact Jason Smith, Regional Planner, at 778-452-2690 or [jason.smith@metrovancover.org](mailto:jason.smith@metrovancover.org). More information about the Regional Growth Strategy can be found on our website at [www.metrovancover.org](http://www.metrovancover.org).

Sincerely,

Paulette Vetleson  
Manager/Corporate Secretary  
PV/GR/cd



XC: GM Planning

**ATTACHMENT**

Report to the Metro Vancouver Board on September 23, 2011, titled 'Request by the City of Coquitlam for Type 1 Amendment to the Regional Growth Strategy', dated September 7, 2011



**metrovancouver**

Greater Vancouver Regional District • Greater Vancouver Water District

Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 [www.metrovancouver.org](http://www.metrovancouver.org)

Regional Planning Committee Meeting Date: September 16, 2011

To: Regional Planning Committee

From: Christina DeMarco, Regional Development Division Manager  
Metropolitan Planning, Environment and Parks Department

Date: September 7, 2011

Subject: **Request by the City of Coquitlam for Type 1 Amendment to the Regional Growth Strategy**

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*Recommendations:*

That the Board:

- a) Initiate the process for a Type 1 amendment to the Regional Growth Strategy in accordance with section 857 of the *Local Government Act* for the amendment requested by the City of Coquitlam to delete from section 6.3.4b) of the Regional Growth Strategy the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities"; and
  - b) Direct staff to provide written notice of the proposed Type 1 amendment to all affected local governments, with the intent to commence bylaw introduction in early 2012.
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## 1. PURPOSE

The purpose of this report is to initiate a Type 1 amendment process for the Regional Growth Strategy in response to a request by the City of Coquitlam, to outline the process for considering the amendment, and provide information and analysis on the requested amendment.

## 2. CONTEXT

The Regional Growth Strategy (Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010) was accepted by all affected local governments and adopted by the Metro Vancouver Board on July 29, 2011. Following acceptance by the City of Coquitlam, Coquitlam Council submitted a resolution to Metro Vancouver requesting amendments to the Regional Growth Strategy be considered after its adoption (Attachment). Coquitlam requests an amendment to delete from section 6.3.4(b) the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities".

### **Metro Vancouver Staff Analysis**

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) included a provision specifically requested by the City of Coquitlam to allow Conservation and Recreation lands to be redesignated 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:

“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 requested the clause to allow increased flexibility in land designations for those particular uses. However, the City has subsequently determined that this clause is not necessary, and should be removed.

**Metro Vancouver Staff Recommendation**

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

**Technical Advisory Committee (TAC) Comments**

TAC supports the Metro Vancouver staff recommendation to amend the Regional Growth Strategy as proposed by Coquitlam, and also provides the following comments:

- TAC supports removing the clause and agrees that the amendment should be brought forward as soon as reasonably possible in 2012.

**Process and Timeline for the Regional Growth Strategy Amendment**

It is recommended that the Type 1 amendment bylaw be initiated in early 2012 after the new Board has been appointed. The Type 1 process requires a 60 day period for ratification by affected local governments, which would extend beyond the term of the current Board. Initiating the bylaw in 2012 would avoid having the bylaw amendment considered by two different sets of Board directors. The proposed amendment is not considered to be time sensitive.

**Proposed Timeline for Type 1 Amendment**

August 26, 2011	Report to the Technical Advisory Committee for comments, as per RGS Procedures Bylaw No. 1148, 2011
September 6, 2011	Technical Advisory Committee comments to Metro Vancouver as per RGS Procedures Bylaw No. 1148, 2011
September 16, 2011	Report to Regional Planning Committee
September 23, 2011	Report to the Board to initiate the amendment process with the intent to introduce an amendment bylaw in early 2012
September 23, 2011	Provide written notice of proposed amendment to affected local governments
Winter 2012	Board to consider Bylaw 1 <sup>st</sup> / 2 <sup>nd</sup> Readings
Winter 2012	Submit Amendment Bylaw to affected local government for acceptance; initiate 60 day ratification process
Spring 2012	60 day ratification process ends
Spring 2012	Board to consider giving the Bylaw 3 <sup>rd</sup> Reading and Final Adoption

The Type 1 amendment requires an affirmative 50% + 1 weighted vote of the Metro Vancouver Board, and acceptance by all affected local governments in accordance with section 857 of the *Local Government Act*. An initial 30 day notification of the Type 1 amendment will be made to all affected local governments on September 23, 2011 by sending a copy of this report and by posting a notice of the proposed amendment on the Metro Vancouver website. If affected local governments wish to respond to the proposed amendment, they must do so by Council resolution.

### 3. ALTERNATIVES

That the Board: **[RECOMMENDED]**

- a) Initiate the process for a Type 1 amendment to the Regional Growth Strategy in accordance with section 857 of the *Local Government Act* for the amendment requested by the City of Coquitlam to delete from section 6.3.4b) of the Regional Growth Strategy the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities"; and
- b) Direct staff to provide written notice of the proposed Type 1 amendment to all affected local governments, with the intent to commence bylaw introduction in early 2012.

OR

- c) Provide alternative direction.

### 4. CONCLUSION

This report initiates the amendment process to the Regional Growth Strategy for a Type 1 amendment with the intent to commence bylaw introduction in early 2012. Metro Vancouver staff recommends that the Board support the proposed amendment.

### ATTACHMENTS

- 1 Request from City of Coquitlam for Type 1 RGS Amendment (Doc. #5375141).



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](mailto: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:

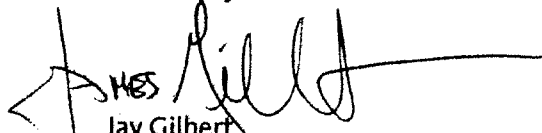
1. Redesignate the Westwood Plateau Golf Course lands, which are presently designated in the proposed Regional Growth Strategy (RGS) as "General Urban" and in the City of Coquitlam's Official Community Plan as "Extensive Recreation" to the RGS "Conservation and Recreation" land use designation;
2. Delete 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,

  
Jay Gilbert  
City Clerk

c - Jim McIntyre, General Manager Planning and Development