



POLICY REPORT
URBAN STRUCTURE

Report Date: April 20, 2012
Contact: Jane Pickering
Contact No.: 604.873.7456
RTS No.: 9572
VanRIMS No.: 08-2000-25
Meeting Date: May 16, 2012

TO: Standing Committee on Planning, Transportation and Environment
FROM: Deputy Director of Planning
SUBJECT: Request from the City of Coquitlam for a Regional Growth Strategy Amendment

RECOMMENDATION

- A. THAT Council accept the Regional Growth Strategy amendment, as submitted to the Metro Vancouver Board, and included in Appendix A.
- B. THAT if approved, this report be forwarded to Metro Vancouver by May 23, 2012.

REPORT SUMMARY

The City of Coquitlam has requested that the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities" be deleted from section 6.3.4 (b) in the Implementation section of the Regional Growth Strategy. Removing this phrase means that there would be no differentiation in Conservation and Recreation lands whether they are used for commercial recreation purposes or not. All Conservation and Recreation lands would be protected from urban development at the higher level as set out in the Regional Growth Strategy.

City of Vancouver lands currently designated in the Regional Growth Strategy as Conservation and Recreation include major parks and golf courses. The requested amendment would continue to protect Conservation and Recreation areas as initially supported by Council. It is recommended that Council accept the requested Regional Growth Strategy amendment.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

The Regional Growth Strategy Bylaw No. 1136, 2010, entitled *Metro Vancouver 2040: Shaping our Future*, was accepted by Vancouver City Council on March 3, 2011, and adopted by the Metro Vancouver Board on July 29, 2011.

The Livable Region Strategic Plan (LRSP), the previous regional plan, was endorsed by Vancouver City Council in 1995 and adopted by the Regional District Board in 1996.

The Vancouver Regional Context Statement (RCS) Official Development Plan, which demonstrates how the City's plans and policies support the LRSP, was adopted by Council in 1999. As required by Provincial legislation, Vancouver's RCS must be updated and submitted to the Metro Vancouver Board for acceptance within two years of adoption of the Regional Growth Strategy, which was July 29, 2011.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager and the General Manager of Community Services recommend approval of recommendations A and B.

REPORT

Background/Context

1. Regional Growth Strategy - Goals, Land Use, and Amendment Process

The Metro Vancouver Regional Growth Strategy (RGS) provides a long range plan that coordinates with other local and regional plans to accommodate population and employment growth within a regional sustainability framework. The Regional Growth Strategy document is available on the Metro Vancouver web site.

The Regional Growth Strategy includes five goals with accompanying strategies and actions. The five goals are:

- Create a Compact Urban Area
- Support a Sustainable Economy
- Protect the Environment and Respond to Climate Change Impacts
- Develop Complete Communities
- Support Sustainable Transportation Choices

Regional land use designations and overlays are key tools in achieving these goals. The Regional Growth Strategy states that: "They establish a long-term regional land use framework and provide the basis for defining matters of regional significance."

All lands in the region are assigned a land use designation.

- Urban land use designations include: General Urban; Industrial; and Mixed Employment.
- Non-urban land use designations include: Rural; Agricultural; and Conservation and Recreation.

The Regional Growth Strategy implementation section specifies the process for amending the plan. Three categories of Regional Growth Strategy amendments are identified and ranked according to their level of regional significance with corresponding thresholds for approval.

- Type 1 major amendments (sec.6.3.1) apply to changes to Regional Growth Strategy goals or strategies, or changes to the minor amendment process. Approval requires an affirmative 50% + 1 vote of the Metro Vancouver Board and acceptance by all affected local governments.
- Type 2 minor amendments (sec.6.3.3) include changes to non-urban land use designations or adjustments to the Urban Containment Boundary. Approval requires an affirmative 2/3 vote of the Metro Board and a regional public hearing.
- Type 3 minor amendments (sec.6.3.4) include changes to urban land use designations, e.g. change from industrial to general urban, and housekeeping amendments. Approval requires an affirmative 50% +1 vote of the Metro Board.

2. City of Coquitlam Request for an Amendment to the Regional Growth Strategy

On March 22, 2011, the City of Coquitlam requested that the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities" be deleted from section 6.3.4 of the Regional Growth Strategy (RGS), which currently reads as follows:

"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."

This request is a Type 1 major amendment because it would change the minor amendment process. During the process of preparing the Regional Growth Strategy, the City of Coquitlam had requested the inclusion of this phrase. Subsequently, during the final Regional Growth Strategy approval process, Coquitlam Council requested that the phrase be removed after the adoption of the Regional Growth Strategy.

Section 6.3.4 describes Type 3 minor amendments that generally apply to urban land uses. If the amendment is approved, all Conservation and Recreation lands would have the higher level of protection. A request to change the land use designation of such lands would be a Type 2 minor amendment, as described in section 6.3.3:

"b) amendment of Agricultural or Conservation and Recreation land use designations, except as set out in section 6.3.4 (e), (f) and (g)."

Metro Vancouver staff, in a report to the Metro Vancouver Board (Appendix A), support the requested amendment. The Regional Planning Advisory Committee (RPAC), composed of Directors of Planning from all affected local governments, also supports the amendment.

The amendment received first and second readings by the Metro Board on March 30, 2012, and is now in the 60 day acceptance period. If it is accepted by all affected local governments, the Metro Board will consider third and final readings.

City of Vancouver acceptance of this amendment must be done by Council resolution. A non-response is equivalent to acceptance. If Council chose non-acceptance of the amendment, the specific reasons for refusal must also be indicated.

Strategic Analysis

City of Vancouver lands currently designated in the Regional Growth Strategy as Conservation and Recreation include major parks and golf courses. In 1999, Vancouver City Council approved these lands for protection under the "Green Zone" designation in the previous regional plan, the Livable Region Strategic Plan (LRSP). Early drafts of the Regional Growth Strategy did not include the phrase that is now being proposed for removal. All Conservation and Recreation areas were to be equally protected across the Region. At those stages of the Regional Growth Strategy process, Council supported the Conservation and Recreation land use designation and the amendment process that was proposed at that time.

The requested amendment would increase the protection of Conservation and Recreation areas "utilized for commercial extensive recreation facilities," and would continue to protect regionally-significant Conservation and Recreation areas as supported by Council in the LRSP and early drafts of the Regional Growth Strategy. It is recommended that Council accept the Regional Growth Strategy amendment requested by the City of Coquitlam.

Implications/Related Issues/Risk (if applicable)

Financial

There are no financial implications.

Environmental

The Regional Growth Strategy defines Conservation and Recreation areas as:

"Conservation and Recreation areas are intended to protect significant ecological and recreation assets, including: drinking watersheds, conservation areas, wildlife management areas and ecological reserves, forests, wetlands, riparian corridors, major parks and recreation areas, ski hills and other tourist recreation areas."

The Conservation and Recreation land use designation supports the Greenest City 2020 goal to improve access to nature. This designation also supports the expansion of local food production, e.g. planting fruit and nut trees, and installing community gardens.

CONCLUSION

The Regional Growth Strategy amendment requested by the City of Coquitlam would continue to protect all Conservation and Recreation areas equally across the Region. This is consistent with Council priorities to protect green areas from urban development and improve access to nature. It is also in alignment with the Board of Parks and Recreation in its mission to: "Provide, preserve and advocate for parks and recreation services to benefit people, communities and the environment." It is recommended that Council support this amendment.

* * * * *

Appendix A: Table of Contents

- Metro Vancouver Letter to Mayor and Council: Notification of Requested Amendment to the Regional Growth Strategy
- Metro Vancouver Staff Report on Requested Regional Growth Strategy Amendment



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

April 4, 2012

Mayor Gregor Robertson
and Members of Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Members of Council:

**Re: Acceptance of Greater Vancouver Regional District Regional Growth Strategy
Amendment Bylaw 1160, 2012**

Metro Vancouver has received a request from the City of Coquitlam to amend Metro Vancouver's 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 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."

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.

The Metro Vancouver Board gave first and second readings to Regional Growth Strategy Amendment Bylaw 1160, 2012 on March 30, 2012. Under the provisions of the *Local Government Act*, Metro Vancouver's affected local governments have 60 days from receipt of this letter in which to consider acceptance of this Regional Growth Strategy Amendment Bylaw. At the conclusion of the 60 day period, staff will be reporting to the Board on the status of acceptance, and if appropriate, whether the Bylaw may be given final adoption.

You are requested to consider acceptance of this amendment to the Regional Growth Strategy. Please provide any response to this request in the form of a Council/Board resolution and submit to me at paulette.vetleson@metrovancover.org within 60 days of receipt of this letter. 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. More information about the Regional Growth Strategy can be found on our website at www.metrovancover.org.

Sincerely,



 Paulette Vetleson
Manager/Corporate Secretary

PV/GR/cd

Attachment

Report to the Metro Vancouver Board on March 30, 2012, titled 'Request by the City of Coquitlam for Type 1 Amendment to the Regional Growth Strategy', dated February 20, 2012

9/17/2012 10:20:11 AM



Regional Planning and Agriculture Committee Meeting Date: March 9, 2012.

To: Regional Planning and Agriculture Committee

From: Jason Smith, Regional Planner
Metropolitan Planning, Environment and Parks Department

Date: February 20, 2012

Subject: **Request from the City of Coquitlam for a Regional Growth Strategy Amendment**

Recommendation:

That the Board:

- a) Introduce and give first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012; and
 - b) Direct Metro Vancouver staff to send the Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012 to all affected local governments for consideration of acceptance.
-

1. PURPOSE

To introduce a Regional Growth Strategy Amendment Bylaw that would remove reference to “Conservation and Recreation lands utilized for commercial extensive recreation facilities” from the minor amendment process. The removal of this clause would mean that this land use would follow a similar amendment process to other areas designated in the Regional Growth Strategy as Conservation and Recreation. This request was made by the City of Coquitlam during the Regional Growth Strategy acceptance process.

2. CONTEXT

The City of Coquitlam requested that the phrase “Conservation and Recreation lands utilized only for commercial extensive recreation facilities” included in section 6.3.4 (b) of the Regional Growth Strategy be deleted. This request was made by resolution of the City of Coquitlam Council in March, 2011(Attachment 1).

Section 6.3.4 is part of the Regional Growth Strategy minor amendment process. Any changes to minor amendment process are considered to be Type 1 amendments. Type 1 amendments require unanimous acceptance of all affected local governments.

The Metro Vancouver Board responded to the City of Coquitlam’s request by initiating a Type 1 amendment process at their September 23, 2011 Board meeting. The Board chose to delay introduction of the Bylaw because the Type 1 process requires a 60 day period for acceptance by affected local governments, which would have extended beyond the term of the previous Board. Initiating the Bylaw in 2012 avoided having the bylaw amendment considered by two different Boards.

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) includes a provision to allow Conservation and Recreation lands to be re-designated 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, with the portion that is proposed to be removed in italics:

“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 initially requested the clause to allow increased flexibility to change land use designations for those particular uses, such as golf courses. However, the City has subsequently determined that this clause is not necessary, and requested that the clause be removed. Metro Vancouver staff support the proposed amendment.

Regional Planning Advisory Committee (RPAC) Comments

RPAC (formerly known as the Technical Advisory Committee or TAC) supports the Metro Vancouver staff recommendation to amend the Regional Growth Strategy as proposed by Coquitlam.

Process and Timeline for Type 1 Amendment

The Metro Vancouver Board initiated this amendment at its September 23, 2011 meeting. Notice of this proposed amendment was sent to all affected local governments in January 2012, as required by section 6.4.2 of the Regional Growth Strategy. Notice is also required to all members of the Intergovernmental Advisory Committee (composed largely of members of RPAC and provincial ministries). No comments have been received to date. Any comments received in response to this notice will be provided to the Metro Vancouver Board at the time first and second reading is considered.

If the Board gives initial readings to the amendment Bylaw, then it must be sent to all affected local governments for acceptance. Unanimous acceptance from all affected local governments is required in order to proceed. Affected local governments will have 60 days to consider their acceptance once the request has been received. A public hearing is not required for Type 1 amendments. If unanimous acceptance is achieved, the Bylaw will be brought back to the Board for final readings and adoption.

3. ALTERNATIVES

The following options are provided for consideration:

That the Board:

- a) Introduce and give first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012; and

- b) Direct Metro Vancouver staff to send the Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012 to all affected local governments for consideration of acceptance]

Or

That the Board decline to advance a request to amend the Regional Growth Strategy.

4. CONCLUSION

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

ATTACHMENTS

- 1 - Request from the City of Coquitlam for Type 1 Regional Growth Strategy Amendment.
- 2 - Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012.



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

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:

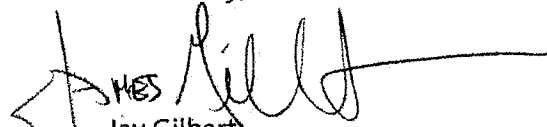
That the Metro Vancouver Board be requested to:

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

**GREATER VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY
AMENDMENT BYLAW NO. 1160, 2012**

A Bylaw to Amend Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010.

WHEREAS the Board of the Greater Vancouver Regional District adopted the Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010 on the 29th day of July, 2011;

NOW, THEREFORE, the Board of the Greater Vancouver Regional District in open meeting assembled ENACTS AS FOLLOWS:

1. The "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" is hereby amended by deleting the following from Section 6.3.4 (b):

", Conservation and Recreation lands utilized only for commercial extensive recreation facilities",

2. The official citation for this bylaw is "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012." This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1160, 2012."

Read a First time this day of , 2012.

Read a Second time this day of , 2012.

Read a Third time this day of , 2012.

Reconsidered, Passed and Finally Adopted this day of , 2012

Paulette A. Vetleson
Corporate Secretary

Greg Moore
Chair