

Staff Report to Council

Planning and Development

FILE: 6480-20-2022

REPORT DATE: May 03, 2022 **MEETING DATE:** May 10, 2022
TO: Mayor and Council
FROM: Colin O'Byrne, Acting Director of Planning and Development
SUBJECT: Resolution to Amend the Official Community Plan Bylaw No. 2864, 2020

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Amend Official Community Plan Bylaw No. 2864, 2020 Schedule 3: Official Community Plan Maps, to redesignate 11812 and 11816 Blakely Road:
 - A.1 from Residential – Low to Residential – Medium as shown on Map 2A; AND
 - A.2 from Development Permit Area No. 9, Ground-Oriented Residential to Development Permit Area No. 10, Multi-Family Residential as shown on Map 10A;
OR
- B. Other.

PURPOSE

To request Council amend Official Community Plan Bylaw No. 2864, 2020 to capture the Official Community Plan amendment adopted on April 26, 2022 changing the land use designation and development permit area for 11812 and 11816 Blakely Road.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

The City of Pitt Meadows is in the process of adopting a new Official Community Plan (OCP). This new OCP bylaw received first (July 21, 2020) and second reading (December 14, 2021) and is scheduled for public hearing on May 11, 2022.

A site-specific OCP amendment bylaw adopted by Council on April 26, 2022 changed the OCP land use designation of 11812 and 1816 Blakely Road from low-density land use to medium-density land use in order to permit the construction of four townhouse units. The same bylaw also redesignated the development permit area of the subject properties from Development Permit Area #11 – Residential Infill to Development Permit Area #9, Multi-Family. The public hearing for that OCP amendment bylaw and accompanying rezoning bylaw was held on September 21, 2021. This amendment altered the current OCP Bylaw No. 2352, 2007 and the recommended motion associated with this staff report will incorporate the same changes into the new Official Community Plan Bylaw No. 2864, 2020.

Other prior OCP amendment approvals were incorporated into the new OCP before second reading was granted by Council in December 2021.

Relevant Policy, Bylaw or Legislation:

This issue is regulated by Section 466, Public Hearings, of the *Local Government Act*. This section seeks to ensure that information made available to members of the public in advance of a public hearing is comprehensive and accurate.

Analysis:

This requested action is intended to incorporate a site-specific land use amendment, that had its own transparent consultation process and public hearing, into the in-process City-wide OCP bylaw. If this action does not take place at this time, the City must wait until after the new OCP is adopted and amend it through a bylaw process (i.e., four readings and a public hearing) to incorporate the April 26, 2022 decision. Once the public hearing for the new OCP is closed, changes (including to land use or density) cannot be introduced at third and fourth readings without holding an additional public hearing.

Staff will ensure that this report is available to the public immediately (online and in City Hall), and that the amendments are clearly explained in the staff presentation at the May 11th public hearing.

COUNCIL STRATEGIC PLAN ALIGNMENT

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Principled Governance | <input type="checkbox"/> Balanced Economic Prosperity | <input type="checkbox"/> Corporate Excellence |
| <input type="checkbox"/> Community Spirit & Wellbeing | <input type="checkbox"/> Transportation & Infrastructure Initiatives | |

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s): This amendment to the OCP Bylaw No. 2864, 2020 will be clearly stated and presented at the public hearing and the supporting report will be available in the public hearing materials.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Dana Parr,
Planner II

Reviewed by:

Colin O'Byrne,
Acting Director of Planning and Development

ATTACHMENT(S):

- A. Official Community Plan Bylaw No. 2864, 2020 Map 2A, Urban Land Use
- B. Official Community Plan Bylaw No. 2864, 2020 Map 10A, Urban Development Permit Areas