

Staff Report to Council

Planning and Development

FILE: 6480-20-2022-01

REPORT DATE: March 03, 2023 **MEETING DATE:** March 28, 2023
TO: Mayor and Council
FROM: Colin O'Byrne, Manager of Planning
SUBJECT: Official Community Plan and Zoning Bylaw Amendments for the New RCMP Site

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Waive the requirement for a Development Information Meeting related to the new RCMP detachment site; AND
 - B. Grant first and second readings to Official Community Plan Amendment Bylaw No. 2942, 2023; AND
 - C. Grant first and second readings to Zoning Amendment Bylaw No. 2943, 2023; AND
 - D. Schedule a public hearing for an upcoming public Council meeting; OR
 - E. Other.
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PURPOSE

As a result of incorporating a portion of Harris Road Park into the new RCMP detachment site, bylaw amendments are required for a portion of land to align with land use designation and zoning of the remainder of the site (PID: 013-896-952).

Information Report Decision Report Direction Report

DISCUSSION

Background:

In March of 2021, a preferred site for a new autonomous RCMP detachment in Pitt Meadows was chosen, at the site of the current Art Gallery and athletic building, covering two legal lots. An additional 10 m wide section of Harris Road Park was added to the proposal to accommodate necessary outdoor space for RCMP use. A portion of the selected site was covered by a park designation bylaw, which required approval of the electors through an alternate approval process in order to partition off the required area by removing the park designation bylaw from the proposed area.



Proposed RCMP site March 2021



Proposed RCMP site May 2021

The alternate approval process to incorporate parts of Harris Road Park into the selected site, and the required Provincial approval for an autonomous RCMP detachment, were granted. Informed by public feedback, Council then selected a preferred design concept for the project, and the detailed design phase is underway.

To consolidate the two existing lots (12492 and 12484 Harris Rd), and incorporate the applicable sections of Harris Road Park, a subdivision plan was completed to create a single lot for the new RCMP detachment.

Relevant Policy, Bylaw or Legislation:

Official Community Plan Bylaw No. 2864, 2020

Zoning Bylaw No. 2505, 2011

Analysis:

The portions of the new lot that were previously part of Harris Road Park (see Figure 1) are designated as 'Park' in the Official Community Plan (OCP); are not included in a development permit area; and, are zoned as P-1 (Community Assembly).

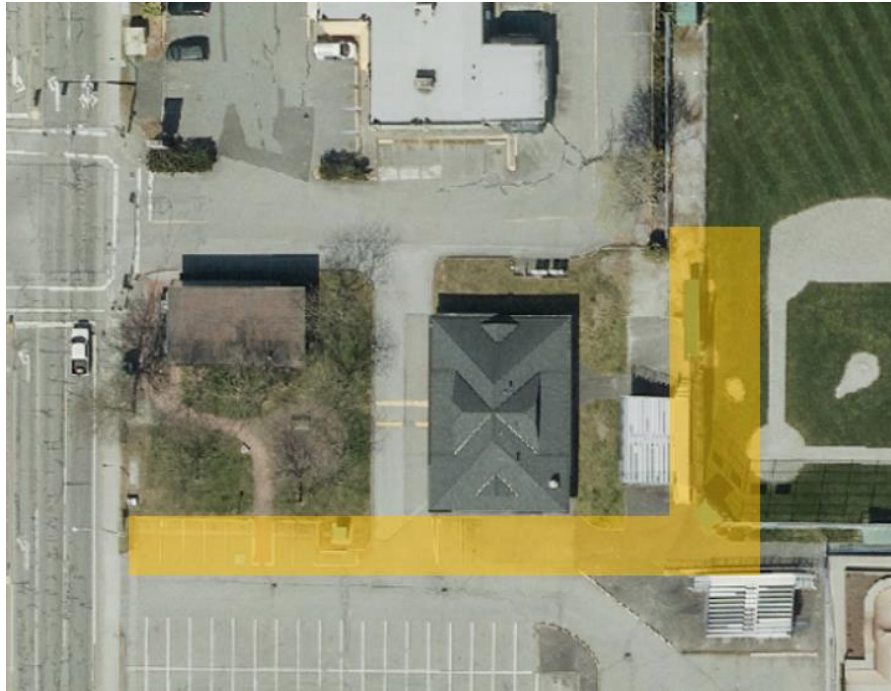


Figure 1: Former portions of Harris Road Park that are subject of this application

These portions are proposed to be designated for land use as ‘Institutional’ in the OCP; included into the Town Centre development permit area; and, to be zoned as C-3 (Community Commercial), to match the remainder of the site (Table 1, Figures 2 to 4).

Table 1: Current and Proposed OCP Land Use and Development Permit Area and Zoning

		Current	Proposed
OCP Land Use Designation	Portions of Harris Rd Park	Park	Institutional
	12484 & 12492 Harris Rd	Institutional	
OCP Development Permit Area	Portions of Harris Rd Park	None	No. 8 Town Centre
	12484 & 12492 Harris Rd	No. 8 Town Centre	
Zoning	Portions of Harris Rd Park	P-1	C-3
	12484 & 12492 Harris Rd	C-3	

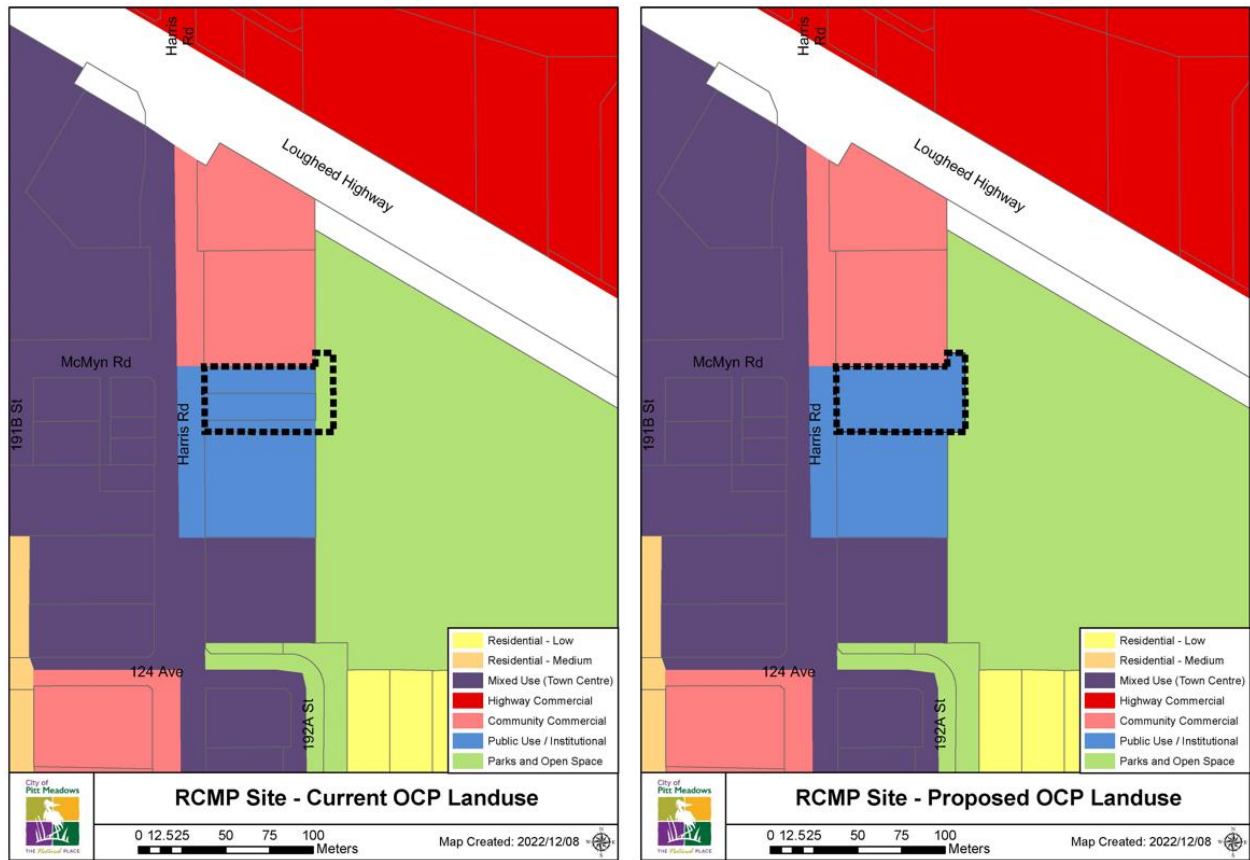


Figure 2: Current and Proposed OCP Land Use Designations

The purpose of the institutional land use designation is to permit public and private institutional uses; a police detachment fits within this designation.

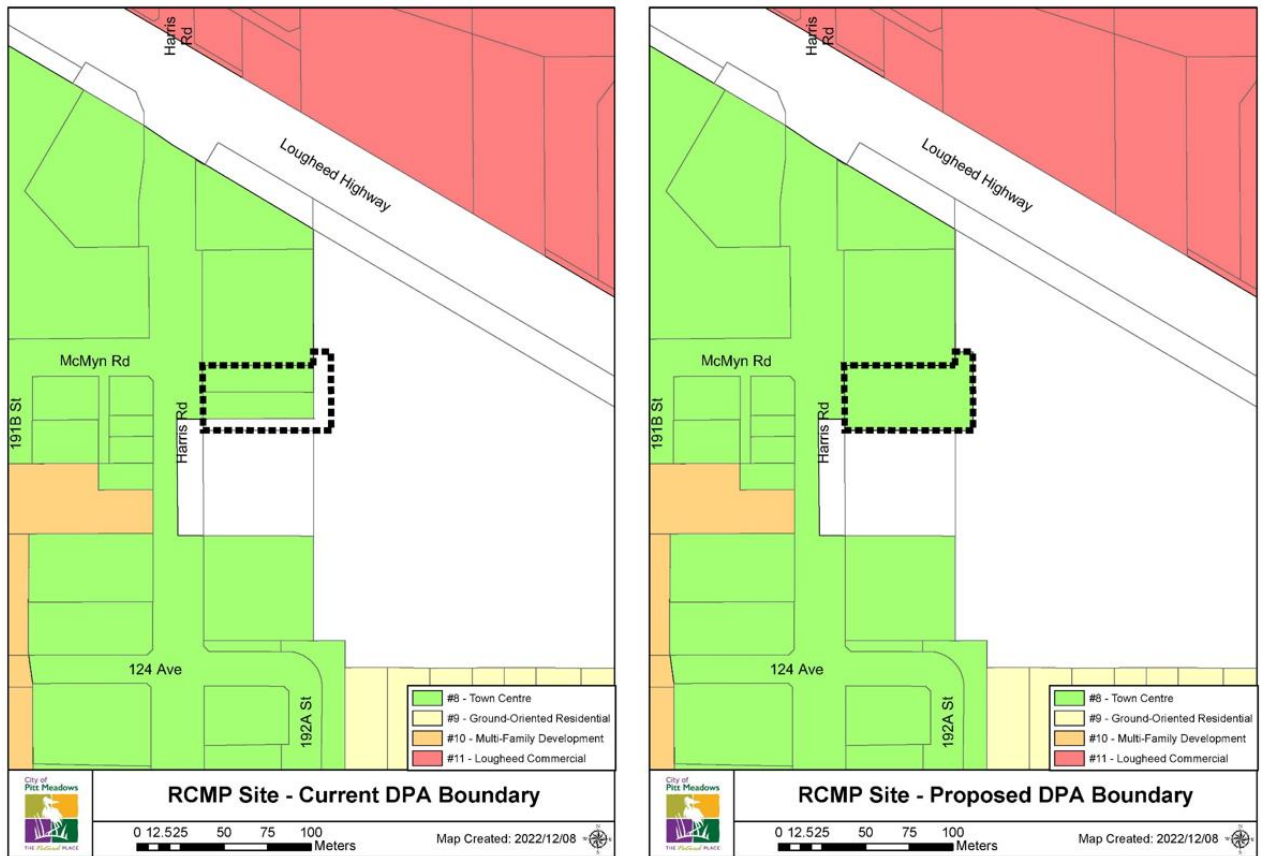


Figure 3: Current and Proposed Development Permit Area Boundary

A development permit is not required where the intended use is limited solely to institutional uses. Even though a development permit is not required, the entire site is proposed to be included with Development Permit Area No. 8, for consistency and in case of future redevelopment (even though that is not anticipated to occur).

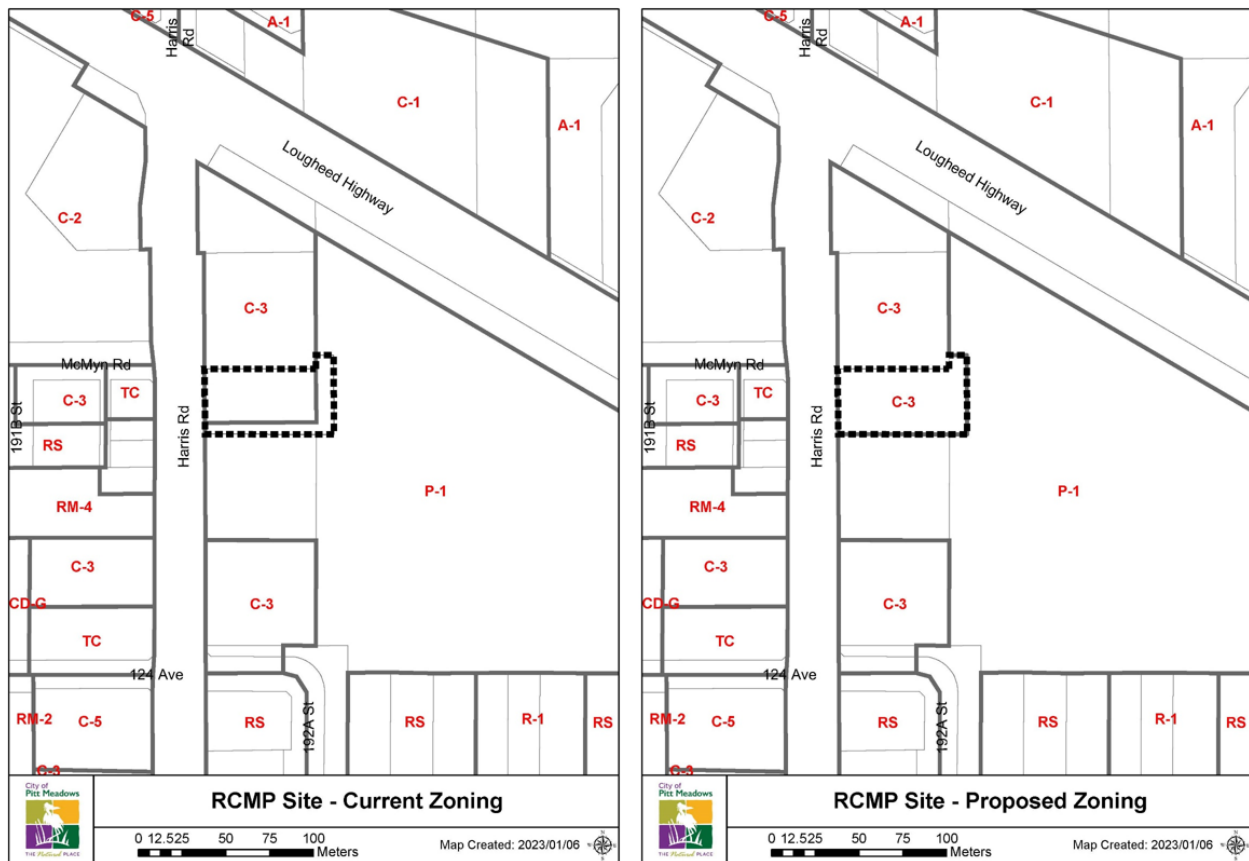


Figure 4: Current and Proposed Zoning

The intent of the C-3 (Community Commercial) zoning is to provide convenience retail service to the surrounding community. Government service, including a police station, is a permitted use in this zone. The building plans comply with the regulations contained within the C-3 zone, including for height, lot coverage, setbacks, and parking.

Public Consultation

In accordance with section 475 of the *Local Government Act*, to amend an Official Community Plan, a local government must:

- (a) consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- (b) specifically consider whether consultation is required with the following:
 - (i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
 - (ii) the board of any regional district that is adjacent to the area covered by the plan;
 - (iii) the council of any municipality that is adjacent to the area covered by the plan;
 - iv) first nations;
 - (v) boards of education, greater boards and improvement district boards;
 - (vi) the Provincial and federal governments and their agencies.

In this case, staff do not feel that wide-ranging consultation is required for this this stage of the project, given that Maple Ridge and ǫíćǎý (Katzie) First Nation were consulted during the earlier police services review and Provincial approval for an autonomous RCMP detachment was required to get to this stage. Public engagement has already occurred along the way, including an online survey, the alternate approval process, and several in-person opportunities at Council and Committee meetings.

For OCP amendments, Council Policy C015 requires the developer to host a public information meeting prior to first reading of any amendment bylaws. Given the level of public consultation that has already occurred, it is recommended that this requirement be waived.

In addition, a development information sign is required to be posted on site and has been since February 14, 2023, and a public hearing is required prior to consideration of third reading. These public consultation tools will provide additional feedback opportunities at a level appropriate for this application.

Next Steps

These changes will eliminate the site from having multiple land use and development permit area designations, and from being split-zoned. If approved, the proposed OCP and zoning designations will be aligned with the intended use, which simplifies future administration of the property.

It is recommended that a public hearing be scheduled for an upcoming Public Council Meeting.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Excellence
 Community Spirit & Wellbeing Transportation & Infrastructure Initiatives
 Not Applicable

Health and Safety. Provide high-quality public health and safety programs and emergency preparedness.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 Emergent issue / will require deferral of other priority(ies)
 Other

The autonomous RCMP detachment project has been underway for several years. Development applications are processed as part of the regular department workplan.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other
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PUBLIC PARTICIPATION

Inform Consult Involve Collaborate Empower

Comment(s):

Various public engagement opportunities have occurred throughout the project. A public hearing is required to be held prior to 3rd reading.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

Consultation with the q̄ic̄əȳ (Katzie) First Nation occurred during the earlier part of the project.

SIGN-OFFS

Written by:

Allison Dominelli,
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Reviewed by:

Colin O’Byrne,
Manager of Planning

ATTACHMENT(S):

- A. OCP Amendment Bylaw No. 2942, 2023
- B. Zoning Amendment Bylaw No. 2943, 2023