

TO: CITY MANAGER 1998 MARCH 18

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 01.226.1

**SUBJECT: CITY OF COQUITLAM OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAWS 3166, 3167, 3168 AND 3169**

PURPOSE: To provide comment on the City of Coquitlam Official Community Plan Amendment Bylaws 3166, 3167, 3168 and 3169, adding a Regional Context Statement to each of the City of Coquitlam's four Official Community Plans.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the City Clerk, City of Coquitlam, 1111 Brunette Avenue, Coquitlam, B.C. V3K 1E9 and Mr. Hugh Kellas, Strategic Planning, GVRD, 4330 Kingsway, Burnaby, B.C. V5H 4G8.

REPORT

1.0 BACKGROUND

On 1998 February 24, the Planning Department received a letter from the Manager of Corporate Planning for the City of Coquitlam requesting comment on the City of Coquitlam's Official Community Plan Amendment Bylaws 3166, 3167, 3168 and 3169. The request for comment is being made in accordance with Section 882 of the Municipal Act which requires adjacent municipalities to review amendments to Official Community Plans (OCPs).

2.0 CONTEXT

On 1998 January 19, Coquitlam City Council gave second reading to Official Community Plan Amendment Bylaws 3166, 3167, 3168 and 3169. The purpose of these bylaws is to amend Coquitlam's four existing Official Community Plans to add a Regional Context Statement (RCS) to each one as required by Municipal Act provisions regarding regional growth strategies.



3.0 CONTENT

The Regional Context Statements for each of Coquitlam four existing Official Community Plans make reference to policies contained within the four OCPs which support the Livable Region Strategic Plan's growth management strategies of protecting the green zone, building complete communities, achieving a compact metropolitan region, and increasing transportation choice. Clause 3 of each RCS also describes how the City will work over time to bring its Official Community Plans into greater consistency with the Livable Region Strategic Plan (LRSP).

It is the City of Coquitlam's intent to consolidate existing policies in its four OCPs into a single City-wide community plan with a 20 year outlook. Through consultative planning processes, the City will develop further growth management policies. Clause 3 of each RCS states that projections for the City will provide for not less than the 169,000 estimated population capacity provided in the LRSP for information purposes only. However, it should be noted that the figures taken from Table 2 of the Livable Region Strategic Plan are not included as projections within the Plan. They only reflect figures provided without scrutiny by the GVRD for each municipality prior to the adoption of the LRSP.

Clause 3 further notes that the City will use its best efforts to meet targets suggested by the GVRD for the City's population, local employment and number of households for 2021 which are:

- ▶ population 206,000
- ▶ households 85,000
- ▶ local jobs 71,000

Clause 3 states that the revised OCP for Northeast Coquitlam (currently under review) will potentially provide an estimated 15 to 20 percent of the total development potential required if the City is to meet the 2021 target population suggested by the GVRD.

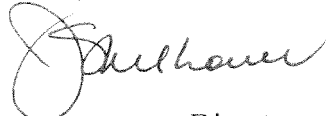
The GVRD will be reviewing the City of Coquitlam's Regional Context Statements as they relate to the growth management objectives of the Livable Region Strategic Plan.

4.0 CONCLUSION

Member municipalities of the GVRD are required under the Municipal Act to submit a Regional Context Statement to the GVRD Board to demonstrate consistency between an OCP and the LRSP. In Coquitlam's case, four Regional Context Statements are required since the City is covered by four Official Community Plans. The GVRD will be specifically reviewing each RCS as to its conformity with the Regional Plan.

Planning & Building
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Amendment Bylaws 3166, 3167, 3168 and 3169
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It is recommended that a copy of this report be forwarded to the City of Coquitlam and to Mr. Hugh Kellas, Strategic Planning, GVRD.



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D.G. Stenson, Director
PLANNING & BUILDING



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