
TO: CITY MANAGER **DATE:** 2013 May 24

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 71000 20

SUBJECT: CITY OF PORT MOODY - PROPOSED RGS/OCP AMENDMENT FOR THE ADDITION OF SPECIAL STUDY AREAS

PURPOSE: To outline a proposed submission by the City of Port Moody to Metro Vancouver regarding an RGS/OCP Amendment to establish Special Study Areas within the City of Port Moody.

RECOMMENDATIONS:

1. **THAT** Metro Vancouver be advised that the City of Burnaby is not in support of the *Proposed Amendment of the Metro Vancouver Regional Growth Strategy – Type RGS 3 Amendment to Add Three Special Study Areas within the City of Port Moody*, as outlined in this report.
2. **THAT** a copy of this report be forwarded to Metro Vancouver and the City Clerk of the City of Port Moody.

REPORT**1.0 BACKGROUND**

At its meeting of 2013 May 13, Council received correspondence from Metro Vancouver regarding “*Notification of a Proposed Amendment to the Metro Vancouver Regional Growth Strategy – Type 3 Amendment to Add Three Special Study Areas in the City of Port Moody*”. Metro Vancouver has circulated the proposal for comment by member municipalities. The City of Port Moody has also advanced its proposal as part of an amendment of its Official Community Plan.

This report has been prepared for the consideration of Council to provide a formal response to Metro Vancouver (MV) and the City of Port Moody on the proposed amendment of the Regional Growth Strategy.

2.0 PROPOSED REGIONAL GROWTH STRATEGY AMENDMENT

The City of Port Moody is advancing an Official Community Plan amendment with a concurrent application to Metro Vancouver (MV) to amend the Regional Growth Strategy (RGS) to add three Special Study Areas (SSA). These areas include the Suncor – Burrard Products Terminal, Imperial Oil Company Lands, and the Mill & Timber Products site in Port Moody (see *Attachment 1*).

The RGS, as adopted by all member municipalities and the Metro Vancouver Board on 2011 July 29, included a provision for a Special Study Area designation map. The RGS states (Section 6.12.4) that “*the Special Study Areas depicted on Map 12 are not to be expanded nor are new areas to be created.*” It is noted that a SSA designation in the current RGS does not impact underlying land use

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designations of the RGS, but would signal support or intention for a future process for amending the RGS. Metro Vancouver staff have advised that the proposal from the City of Port Moody is being reviewed by MV to prepare a response to the requested amendment, and that comment from member municipalities is requested as part of the process.

3.0 REGIONAL GROWTH STRATEGY – PROTECTION OF INDUSTRIAL LANDS

The proposed amendment by the City of Port Moody to designate significant industrial lands as Special Study Areas is contrary to the adopted RGS. The proposal is also contrary to the provisions related to RGS Goal 2 – ‘Support a Sustainable Economy’, through the protection of the region’s industrial land base, which has been adopted by Metro Vancouver and its members.

The proposal for the three Special Study Areas cover an area of approximately 496 hectares (1,225 acres) of which 396 hectares (980 acres) is designated in the RGS for Industrial use. These combined areas represent 3.9% of the total RGS Industrial lands in the region. Contrary to the commitment by Metro Vancouver municipalities to preserve and protect industrial lands, as designated in the adopted RGS, the proposed amendment would signal acceptance to a future land use change for these lands to other urban uses that would represent significant erosion to the protection of the region’s industrial land base.

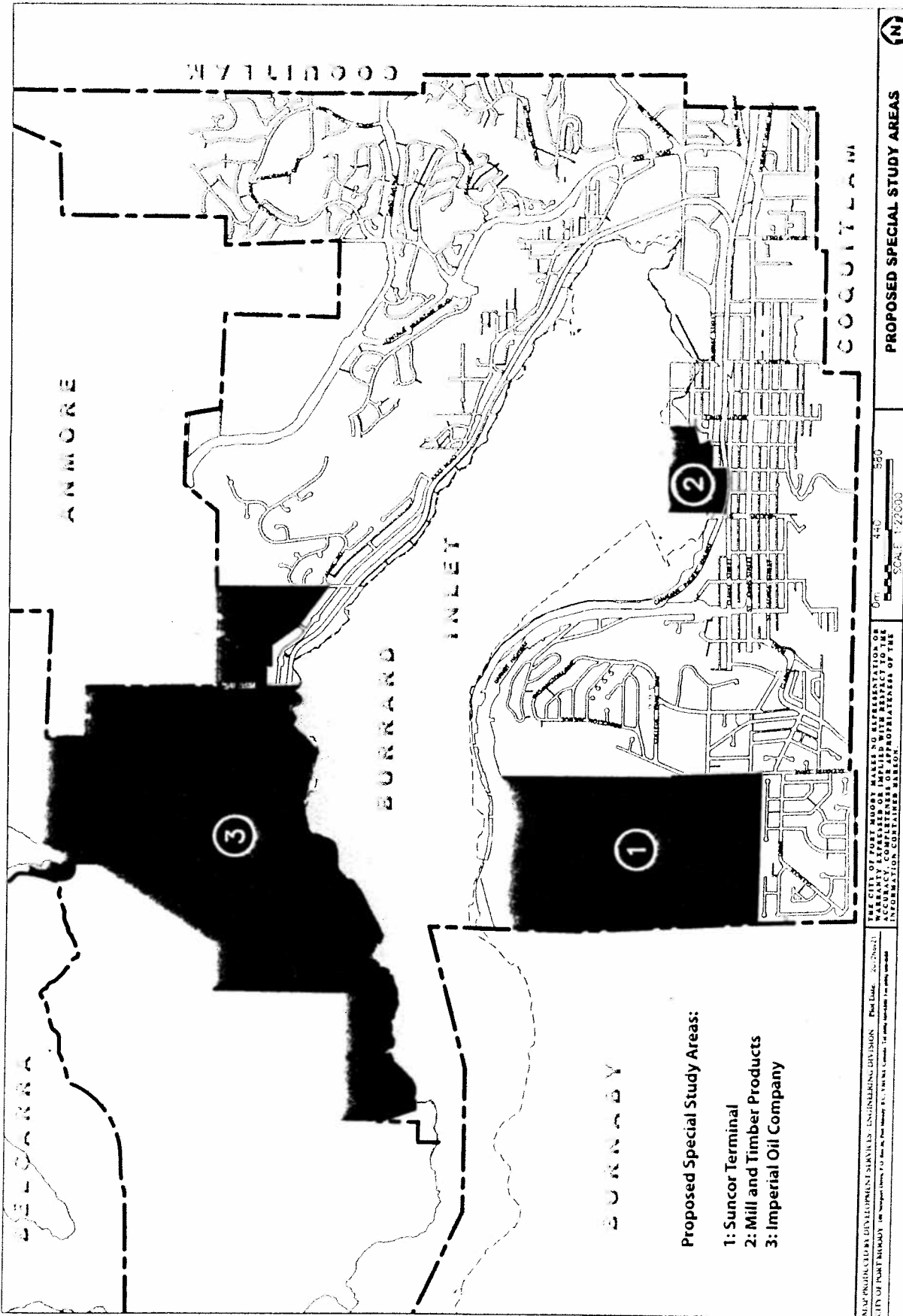
4.0 SUNCOR – ‘BURNARD PRODUCTS’ TERMINAL

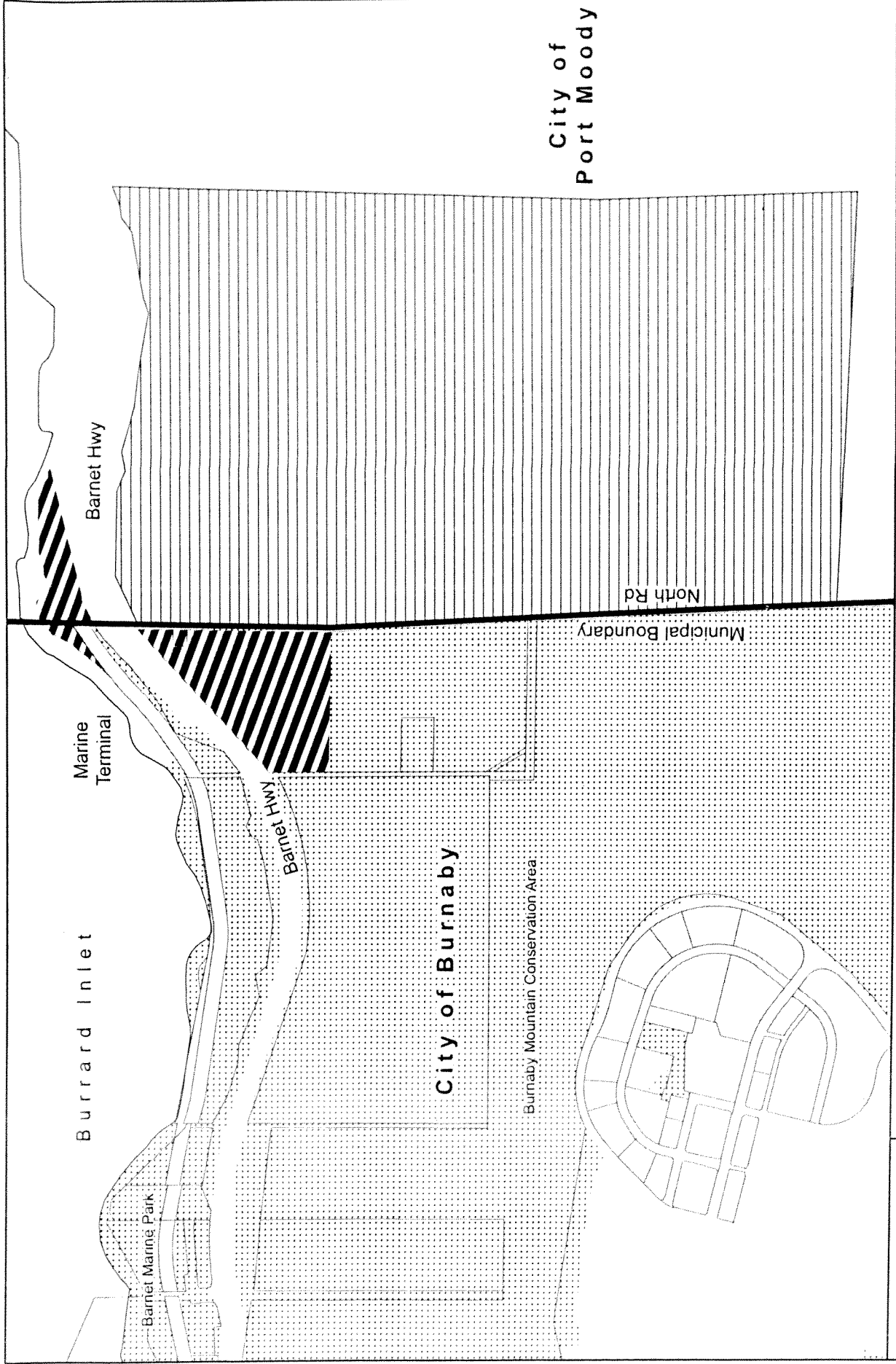
The proposed change could also affect industrial lands within Burnaby. The City of Burnaby shares its eastern boundary with the City of Port Moody divided by the unconstructed North Road right-of-way. The Suncor Terminal has been developed with a tank farm and port terminal that spans the municipal boundary between the two cities. While the larger portion of the terminal facility is sited in Port Moody, Suncor’s operations are integrated with the adjacent tank farm and truck loading facility located in Burnaby at 9950 Barnet Highway and the port shipping terminal located at 631 North Road (see *Attachment 2*).

The northern industrial portion of this site in Burnaby is approximately 8.60 hectares (21.25 acres) in size, is designated under the City’s OCP and RGS land use designations for continued industrial use, and is currently zoned under the Marine District 2 (M7a) which provides for storage of petroleum products and water related industrial uses. The undeveloped southern portion of the site, located in the Burnaby Mountain Conservation Area, is 33.7 acres in size, and has been designated as Park and Recreation land in the OCP and RGS, and is zoned under the Small Holdings District (A2). The City of Port Moody’s proposal is for the large portion of this site located in Port Moody, south of Barnet Highway. The waterfront terminal lands are currently proposed to retain their industrial designation under Port Moody’s OCP and are not included in the current application.




The proposal to add the SSA by the City of Port Moody to their portion of the Suncor Terminal lands could have future implications for the City of Burnaby, as the terminal’s operations on both sides of the municipal boundary are fully integrated. The City of Port Moody has requested the amendment for the Suncor Terminal site to provide for land uses “that may include residential, commercial, institutional and recreational uses, as well as clean industrial/business activities, provided that such development is compatible with adjacent uses.” Any future change of use related to the Port Moody

City of Port Moody: Proposed Special Study Areas





SUNCOR TERMINAL LANDS: REGIONAL GROWTH STRATEGY LAND USE DESIGNATIONS

-  Industrial Designation
-  Industrial Designation (Proposed Special Study Area)
-  Park/Recreation Designation

