

REPORT

Development Services

To: Mayor Coté and Members of Council **Date:** 7/13/2015
in Committee of the Whole

From: Beverly Grieve **File:** OCP00007
Director of Development Services

Report #: 70/2015

Subject: **97 Braid Street - Formal Section 879 and 881 Consultation for Sapperton Green**

RECOMMENDATION

***THAT** Council, in regards to the Official Community Plan amendment application for 97 Braid Street:*

- 1) *give consideration to the requirements of Sections 879 and 881 as well as other relevant sections of the Local Government Act;*
- 2) *direct staff to advise and consult with:*
 - a) *City of Coquitlam;*
 - b) *City of Burnaby;*
 - c) *Qayqayt First Nation;*
 - d) *The Board of Education of School District No. 40;*
 - e) *Ministry of Transportation and Infrastructure;*
 - f) *Ministry of Environment;*
 - g) *Federal Department of Fisheries and Oceans;*
 - h) *TransLink;*
 - i) *Fraser Health;*
 - j) *Greater Vancouver Regional District (Metro Vancouver);*
 - k) *Greater Vancouver Sewerage and Drainage District Board; and*
 - l) *Port Metro Vancouver;*
- 3) *not require consultation with:*
 - a) *Councils of Neighbouring Municipalities other than as noted herein;*
 - b) *Any greater boards or improvement districts other than as noted herein;*

- c) Any provincial or federal agency other than as noted herein;
 d) Other agencies or groups not noted herein;

as none are considered to be affected by this application.

PURPOSE

The purpose of this report is for Council to consider, as required by sections 879 and 881 of the *Local Government Act*, the referral of the Official Community Plan (OCP) amendment application for Sapperton Green (97 Braid Street) to external agencies.

BACKGROUND

Application Summary

Applicant	Bentall Kennedy
Planning Consultant to the Applicant	Brook Pooni Associates Inc.
Owner	BC Investment Management Corporation
Current OCP Land Use Designation	BP – Business Park
Proposed OCP Land Use Designation	SGTMC – Sapperton Green Transit-Oriented Mixed-Use Community
OCP Development Permit Area	#3 Brunette Industrial / Business Park
Current Zoning	CM-1
Site Size	38.35 Acres (155,216 sq m / 1,670,729 sq ft)

Previous Reports to Council

On March 14, 2011 a staff report outlined the proposed principle for proceeding with a master planned community at 97 Braid Street. Council passed the following motion:

THAT the planning principles for the Braid Station Master Plan process, as outlined in the March 14, 2011 report from the Director of Development Services, be endorsed.

November 4, 2013, the preliminary application report was received by Council and the following motion was passed:

THAT Council direct staff to process the application as outlined in the report dated November 4, 2013.

On June 23, 2014, the staff report was considered by Council and the following resolution was passed:

1. THAT Council endorse the draft Neighbourhood Plan for the proposed Sapperton Green neighbourhood as the basis for receiving community input on potential

amendments to the Official Community Plan to allow for future development at 97 Braid Street, as outlined in this report; and

2. THAT Council direct staff to proceed to the next stage of public consultation on the draft Neighbourhood Plan for the proposed Sapperton Green neighbourhood as the basis for a potential amendments to the Official Community Plan to allow for future development at 97 Braid Street

PROPOSAL

An application has been received for the property at 97 Braid Street to amend the Official Community Plan in order to change the proposed land use designation from BP – Business Park to SGTMC – Sapperton Green Transit-Oriented Mixed-Use Community to allow for a complete, mixed use, sustainable and transit-oriented master planned community. This Official Community Plan amendment would lead into development of a detailed Master Plan for the proposed community. This Official Community Plan amendment is required to designate the site SGTMC – Sapperton Green Transit-Oriented Mixed-Use Community. This designation would be described as:

This area will include a mix of medium to high density residential, office, retail, open space, and public and other community serving facilities in a transit supportive, complete community. The area will support office uses (750,000 sq. ft. floor space minimum to 1,500,000 sq. ft. floor space maximum), residential uses (3,400,000 sq. ft. floor space maximum equating to approximately 3,700 dwelling units and 7,500 residents) and retail commercial uses (approximately 150,000 sq. ft. floor space). Public and/or private community serving facilities will be provided as appropriate. Floor space for non-profit community serving facilities will be excluded from the maximum floor space allowable. A minimum 15 % of the site will be publicly accessible open space, including plazas, squares, parks, playgrounds and other open areas that are accessible to the public. Building heights will range from three storeys to a maximum of 35 storeys. Development of the site will require a comprehensive Master Plan including Design Guidelines to be created for the entire site prior to any rezoning of the site. The Master Plan is subject to a public review process. The area is a Development Plan Area; Design Guidelines developed through the Master Plan process will be adopted through rezoning.

An accompanying report which details the proposed development, how the proposed Official Community Plan Amendment fits into the overall development review process and the required next steps in the preparation of a Master Plan for the proposed community, is included elsewhere on this Council agenda.

A website on this project, containing all materials, has been established at:
www.newwestcity.ca/sappertongreen/

SITE CONTEXT

Sapperton Green is a 38.35 acre site strategically located at south eastern gateway to the city on the northwest corner of the Braid Street and Brunette Avenue intersection. The primary access to the site is from Rousseau Street which connects to Braid Street. The site is adjacent to a mix of different uses, include Hume Park, single detached dwellings, commercial service uses, and the Burnette River.

Many of the site adjacencies are within the jurisdiction of external agencies including, Brunette Avenue which is part of the Major Road Network (MRN), the Highway #1 / Brunette interchange and overpass, Brunette River and the City of Coquitlam. Also located on the eastern edge of the site is the Braid Street SkyTrain station and bus loop. Within close proximity is the City of Burnaby. A Site Context Map is attached as Appendix #1.

DISCUSSION

Consideration of Agencies for Local Government Act Legislated Consultation

Council is required to consider who could be affected by the proposed Official Community Plan (OCP) amendment. The *Local Government Act* requires that Council specifically consider whether consultation is required with the groups listed below. Staff has provided a recommendation for Council's consideration for each of the identified groups:

City of Coquitlam

Consultation with the Council of the City of Coquitlam is recommended as the subject site is on the New Westminster / Coquitlam border.

City of Burnaby

Consultation with the City of Burnaby is recommended as the subject is less than 500 metres from the New Westminster / Burnaby border.

Qayqayt First Nations;

Staff recommends continuing the City's current practice regarding consulting First Nations. As such, consultation with Qayqayt First Nation is recommended at this time.

The Board of Education of School District No. 40 (New Westminster)

Consultation is recommended as the OCP amendment will have an impact on school enrolment.

Ministry of Transportation and Infrastructure

Consultation is recommended since this ministry has jurisdiction over the Highway #1 and Brunette Interchange which is directly adjacent to the site.

Ministry of Environment

Consultation is recommended as the subject site is directly adjacent to the Brunette River which is an important, regionally significant habitat for salmon, nooksack dace and other aquatic and non-aquatic species.

Federal Department of Fisheries and Oceans

Consultation is recommended as the subject site is directly adjacent to the Brunette River which is an important, regionally significant habitat for salmon, nooksack dace and other aquatic and non-aquatic species.

TransLink

Consultation is recommended as significant TransLink infrastructure is located on the subject site including Braid SkyTrain Station and bus loop. As such consultation is recommended.

Fraser Health

Consultation is recommended as Fraser Health is a valuable partner in creating active and healthy communities which is an important objective for the proposed community.

Greater Vancouver Regional District (Metro Vancouver)

Consultation is recommended as, in addition to Metro Vancouver's role in guiding growth in the region through the Regional Growth Strategy, they have been involved in the creation of policy related to and remediation efforts of the Brunette Basin Watershed, including the Brunette River.

Greater Vancouver Sewerage and Drainage District Board

The Greater Vancouver Sewerage and Drainage District Board oversee the operation of regional utilities in New Westminster. Given the size of the proposed development, consultation is recommended.

Port Metro Vancouver

The proposed development is not located adjacent to the Fraser River and is outside the jurisdiction of Port Metro Vancouver. However consultation is recommended given the Port's interest in goods movement through the region and that the proposed development is adjacent to Highway #1 and Brunette Avenue is part of the Major Road Network.

No Consultation

Staff recommends that no consultation with other agencies other than those identified above.

Early Informal Consultation

Since March 2011, the applicant has been engaging with various stakeholders including many of the agencies listed above. This was done through a Community Advisory Group formed by the applicant, and consisting of the following stakeholders:

- Bentall Kennedy (the applicant);
- City of New Westminster;
- Royal Columbian Hospital Foundation;
- Fraser Health;
- TransLink;
- New Westminster School District;
- Hume Park School Parent Advisory Committee;
- McBride-Sapperton Residents' Association;
- Sapperton Fish and Game Club;
- Members at Large – community members and people who participated in the open house or workshop.

Following Council direction on June 23, 2014, information on the application was also forwarded to the following groups:

- TransLink;
- Ministry of Transportation and Infrastructure;
- Ministry of Forest, Lands and Natural Resource Operations;
- City of Burnaby;
- City of Coquitlam;
- School District No.40;
- Greater Vancouver Regional District (Metro Vancouver);
- Federal Department of Fisheries and Oceans;
- Fraser Health;
- Community and Social Issues Committee;
- Environmental Advisory Committee;
- Parks and Recreation Committee;
- New Westminster Design Panel;
- Advisory Planning Commission;
- ActiBiPed Committee;
- Urban Development Institute.

Consultation with these groups will continue as the application advances.

NEXT STEPS

Following Council direction regarding Section 879 and 881 consultation, staff anticipates the following next steps:

1. Formal Section 879 consultation regarding the Official Community Plan amendment (this report);
2. Send Letters to agencies identified through Council direction; (July 14, 2015)
3. Applicant lead public open house (September, 2015)
4. Submission to Advisory Planning Commission; (September 15, 2015)
5. Council consideration of First and Second Readings of Official Community Plan Amendment Bylaw; (October 5, 2015)
6. Public Hearing; (November 2, 2015)
7. Council consideration of adoption of Official Community Plan Amendment Bylaw;
8. Master Plan development, rezoning and subdivision to follow.

OPTIONS

There are two options for Council's consideration; they are:

Option 1:

That Council, in regard to the Official Community Plan amendment application for 97 Braid Street:

- 1) give consideration to the requirements of Sections 879 and 881 as well as other relevant sections of the Local Government Act;
- 2) direct staff to advise and consult with:
 - a) City of Coquitlam;
 - b) City of Burnaby;
 - c) Qayqayt First Nation;
 - d) The Board of Education of School District No. 40;
 - e) Ministry of Transportation and Infrastructure;
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- c) Any provincial or federal agency other than as noted herein; and
- d) Other agencies or groups not noted herein;

as none are considered to be affected by this application.

Option 2:

That Council provide staff with an alternative direction.

Staff recommends Option 1.

ATTACHMENTS:

Appendix 1: Site Context Map



Michael Watson
Planning Technician



Jackie Teed
Manager of Planning

Approved for Presentation to Council

Original Signed by:



Beverly Grieve
Director of Development Services

Lisa Spitale
Chief Administrative Officer

Appendix #1

Sapperton Green Site Context Map



Brunette River

Subject Site

Hume Park

Trans-Canada Highway