



City of Port Moody

Report/Recommendation to Council

Date: March 15, 2023
Submitted by: Community Development Department – Policy Planning Division
Subject: Request for Comments – Village of Belcarra Draft Official Community Plan

Purpose

To bring forward a request from the Village of Belcarra for comments regarding the Village of Belcarra Draft Official Community Plan dated June 24, 2022.

Recommended Resolution(s)

THAT the report dated March 15, 2023 from the Community Development Department – Policy Planning Division regarding Request for Comments – Village of Belcarra Draft Official Community Plan be received for information.

Background

On July 20, 2022 Port Moody staff received a request from the Village of Belcarra to provide comments on the Draft Belcarra Official Community Plan (OCP). At that time, staff requested an extension as the August 25, 2022 deadline did not allow sufficient time to bring this request to Council for consideration.

On September 9, 2022 Belcarra Council received a report with a summary of OCP consultation with other agencies. This included feedback from Metro Vancouver Regional Planning, Metro Vancouver Regional Parks, TransLink, and the Vancouver Fraser Port Authority. The report noted that a review of feedback from the City of Port Moody Council will be reported once received.

On February 22, 2023 staff received further correspondence from the Village of Belcarra noting their intent to move forward with their OCP review with an intention for adoption in late Spring and requesting comments by March 31, 2023. The most recent version of the Draft Belcarra OCP can be found at <https://belcarra.ca/assets/media/2022/09/6.4-Attachment-2022-08-30-Draft-Belcarra-OCP-30-August-2022.pdf>.

Discussion

The following vision is included in the Draft Belcarra OCP:

Belcarra is a beautiful, quiet sanctuary 'between forest and sea'. We have a duty to remember and honour its history, to protect and conserve its natural beauty, retain a

village community feel, and to care for and safeguard this special place for future generations.

Ten strategic goals provide a framework for the Draft Belcarra OCP including:

- To advance indigenous reconciliation within the Belcarra community.
- To ensure long-term financial sustainability.
- To be a steward of the natural environment.
- To be prepared for emergencies.
- To be a municipality that evolves sustainably, pursuing better connections between all areas of the community.
- To be a Village that offers a range of housing options.
- To meet the regional greenhouse gas reduction target.
- To be a safe place for residents and visitors to explore.
- To be a community where residents feel engaged, informed, and heard.
- To be a connected neighbour with strong inter-governmental relationships.

The OCP is intended to guide land use planning, growth and development in Belcarra for the next 5 to 10 years.

There are several policies within the Draft Belcarra OCP that have direct relevance to the City of Port Moody including:

Emergency Response Planning

- Collaboration with Anmore, Port Moody, Metro Vancouver, the Province of British Columbia, BC Hydro, and the Sasamat Volunteer Fire Department to develop a coordinated Emergency Response Plan to prepare for sub-regional emergencies.
- Encouraging Metro Vancouver and Port Moody to pursue preventative fire protection measures within Belcarra Regional Park, including the installation of hydrants along Tum-Tumay-Whueton Drive.

Road Network, Parking and Transit

- Acknowledgement that the proposed Farrer Cove South Connection through Belcarra Regional Park and the City of Port Moody will not be constructed until agreements are entered into amongst the Village, Metro Vancouver, Port Moody and the Crown that address such issues as: road alignment, road design, ownership, and operation and maintenance; this road will require approval from Port Moody.
- Collaborate with Metro Vancouver, City of Port Moody, BC Parks and TransLink to find solutions to traffic, congestion, and parking problems caused by visitors to təmtə́míxʷtən (Belcarra Regional Park) and Say Nunth Khaw Yum (Indian Arm) Provincial Park.
- Collaboration with Port Moody and TransLink to optimize transit service to Belcarra and Belcarra Regional Park by making transit faster and more direct than by private vehicle.
- Support efforts by Port Moody and Metro Vancouver to reduce peak summer time use of private vehicles travelling to Belcarra Regional Park recreation areas and restrictions on parking along Bedwell Bay Road.

Relationships with Neighbouring Jurisdictions and Government Agencies

- Collaboration with neighbouring communities of Port Moody and Anmore to develop protocols for inter-municipal communication and referral processes for land use planning applications.

Land Use Designations

- Expanding the range of housing forms in residential areas (including single detached homes, duplex homes; triplexes; fourplexes; accessory suites within single detached homes and carriage houses) to make the most efficient use of municipal infrastructure, provide more affordable housing options for young families and allow residents to age in place.
- Identification of two “Future Residential” areas on Provincial Crown Land along Bedwell Bay Road South that were part of a 1983 Village-GVRD Agreement Package.
- Creation of a new “Commercial” land use designation which reflects the Belcarra community’s support for small-scale community-oriented retail and low-impact tourism uses that serve the needs of the community such as cafes, small neighbourhood corner stores and/or specialty grocery stores; locations for this designation have not been identified within this Draft OCP but will be explored through future studies.

Projected Growth

- According to the 2021 Census, the Village of Belcarra is home to 687 residents who reside in 289 private dwellings, an increase of 44 residents (or 6.8%) since 2016. The Draft Belcarra OCP notes OCP population projections that reflect a 9-10% increase per decade (from a base year of 2021) resulting in a 2051 population projection of 900 residents. These projections are noted as being lower than previous projections but still considered “optimistic”. This growth is dependent on the likelihood of development in the areas identified as “Future Residential” and future potential subdivision of Farrer Cove properties.

Following review of the Draft Village of Belcarra OCP, related Belcarra Council reports and input previously received from other stakeholders, staff have no additional comments to recommend in response to the Village of Belcarra’s request for comments.

Other Option(s)

That additional comments be provided to the Village of Belcarra regarding the Draft Village of Belcarra Official Community Plan as directed by Council.

Financial Implications

There is no budgetary impact associated with the City of Port Moody reviewing the Draft Village of Belcarra Official Community Plan.

Communications and Civic Engagement Initiatives

Referral of the Draft Village of Belcarra Official Community Plan to the City of Port Moody for review is in keeping with the consultation requirements of section 475(b)(iii) of the *Local Government Act*.

Council Strategic Plan Objectives

Referral and review of the Draft Village of Belcarra Official Community Plan is consistent with the 2019-2022 Council Strategic Plan objective of strengthening relationships with neighbouring local governments.

Attachment

1. Letter from the Village of Belcarra dated July 20, 2022 regarding Request for Comments on the Draft Village of Belcarra Official Community Plan.

Report Author

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Manager of Policy Planning

Report Approval Details

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| Document Title: | Request for Comments - Village of Belcarra Draft Official Community Plan.docx |
| Attachments: | - Attachment 1 - 2022 07 20 Village of Belcarra Consultation Letter.pdf |
| Final Approval Date: | Mar 20, 2023 |

This report and all of its attachments were approved and signed as outlined below:

Mary De Paoli for Kate Zanon, General Manager of Community Development - Mar 16, 2023 - 3:07 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Mar 17, 2023 - 2:11 PM

Lindsay Todd, Manager of Communications and Engagement - Mar 17, 2023 - 2:18 PM

Paul Rockwood, General Manager of Finance and Technology - Mar 19, 2023 - 1:45 PM

Tim Savoie, City Manager - Mar 20, 2023 - 11:54 AM