



Corporate *NO: R067*

Report *COUNCIL DATE: April 8, 2002*

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	April 4, 2002
FROM:	General Manager, Planning & Development	FILE:	6520-20 (Port Kells)
SUBJECT:	Port Kells Community Association - Request for Preparation of a Neighbourhood Concept Plan		

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Instruct staff, upon completion of one or more of the area planning processes currently underway, to submit a Terms of Reference to Council for the preparation of a Neighbourhood Concept Plan for the South Port Kells area; and
3. Authorize the City Clerk to forward a copy of this report and the related Council resolution to the Port Kells Community Association.

BACKGROUND

At the February 26, 2001, Council-in-Committee meeting, Council heard, as a delegation, Mr. V. (Wally) Sandvoss, the former President of the Port Kells Community Association (the "Association"), representing the Port Kells and Anniedale Neighbourhood Concept Plan Committee. Mr. Sandvoss expressed the desire of the Association, for staff to initiate the preparation of the Port Kells and Anniedale Neighbourhood Concept Plan (the "NCP") in the year 2002. Mr. Sandvoss requested the Mayor and Council to instruct the appropriate City Departments to provide assistance.

Mr. Sandvoss was advised that, in accordance with the Official Community Plan (the "OCP"), an owner, group of owners or a developer may initiate the preparation of an NCP. The initiation process requires the support and endorsement from a majority of property owners within the planning area, which is defined as 51% or

more of landowners, or the owners of 70% of the land in the area.

In September 2001, the Association conducted a survey of South Port Kells residents and property owners. Following the survey, the Association president, Darlene Bowyer, forwarded a letter, dated February 7, 2002, together with the survey results, to the Mayor and Council. At the March 11, 2002 Regular Council meeting, Council requested a status report from staff on the submission from the Association.

DISCUSSION

The major objectives of a NCP process are to ensure adequate provision of services; facilities and amenities, based on the principle of "developer pays" and to facilitate community participation and consensus in the preparation of a detailed land use plan. An NCP must be consistent with the intent and objectives of the OCP and other planning policies and guidelines of the City.

The area of South Port Kells that was surveyed is bordered by Highway No. 1 to the north, Langley border (196 Street) to the east, 80 Avenue to the south and 176 Street to the west. This area is designated Suburban in the OCP, with the exception of a small Commercial designation at the intersection of Harvie Road and 88 Avenue.

The survey consisted of one question ("What is your vision for the South Port Kells/Anniedale areas?") and a list of preferred land uses (e.g. residential, recreational, agricultural, industrial) for ranking. The summary of the survey includes a list of the comments to the question, regarding the respondents' vision for the area and a series of tables documenting the preferred ranking of land uses. The tables differentiate the ranking for four defined areas of South Port Kells, as illustrated in Appendix I.

Although the survey did not specifically ask the South Port Kells landowners whether or not they wanted to initiate an NCP process, it can be extrapolated that, by responding to the survey, the respondents were indicating their interest in have a plan prepared for their community. The survey appears to indicate a strong preference for the South Port Kells area to remain residential, with minimal support for industrial, commercial or institutional uses.

The new OCP policies require that any new NCP should achieve the City's goal of a balance between workplace and residential uses in support of the City's sustainability objective of one job for each member of the workforce living in the City. If the Port Kells community would like to initiate an NCP, with a focus primarily on residential land use, it would not be considered a high priority in consideration of the number of residential NCPs that have already been approved by Council within the City, that will satisfy the expected demand for the next five to seven years.

Currently, in addition to application processing, staff resources are focussed on planning projects that are more consistent with the goal of balancing workplace and residential uses within the City. Such planning projects that are currently underway include:

- South Westminster Industrial Area Neighbourhood Concept Plan;
- East Clayton Neighbourhood Concept Plan; and
- Highway 99/Grandview Corridor Study.

At this time, it is recommended that an NCP planning process for South Port Kells be held in abeyance until resources are available, as a result of one or more of the current, higher priority planning studies being completed. Once resources are available, a Terms of Reference for the preparation of an NCP for South Port Kells will be forwarded to Council for review. It is expected that this will occur in the Fall of 2002.

CONCLUSION

It is evident that the South Port Kells residents are anxious for a NCP process to commence for their area. However, at this time, staff resources are not available to undertake such a project without compromising other projects currently underway. Therefore, it is recommended that Council instruct staff to present a Terms of Reference to Council for the preparation of an NCP for South Port Kells, upon completion of one or more of the area planning projects that are currently underway. It is further recommended that a copy of this report be forwarded to the Port Kells Community Association.

Murray D. Dinwoodie

General Manager

Planning & Development Department

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Attachments:

Appendix I Area Map of South Port Kells

Appendix II Port Kells Community Association Survey

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