Date: June 19, 2015

To: Council

From: Brian Green, Manager of Planning and Sustainability

Subject: University Village Local Area Plan Bylaw 3582 / Official Community Plan Amendment Bylaw 3581

Purpose

The purpose of this report is to report back to Council on the public open house held on June 18, 2015 and to recommend Council give 2nd and 3rd reading to the University Village Local Area Plan (UVLAP) Bylaw 3582 contained in Attachment 1 of this report.

In addition, this report is also recommending that Council give 2nd, 3rd and adopt OCP Amendment No. 3 2015 Bylaw 3581. This bylaw will amend Maps 9, 12 and 17 and enlarge the current urban containment boundary and mixed use commercial core area in the University Village/South End Growth Centre (Attachment 2 of this report) to ensure consistency between the OCP and the UVLAP.

Background

On June 9, 2014 the Community Planning Advisory Committee (CPAC) reviewed the draft University Village Local Area Plan and recommended that Council direct staff to draft a bylaw to adopt the plan.

On July 2, 2014 Council reviewed the draft plan at their Regular Council Meeting and passed the following motions:

1. That Council amend the proposed University Village local area plan to reflect recent consultation with School District 79 and designate the Trans-Canada Highway site (adjacent to Vancouver Island University) as the only potential location for a new high school.

2. That Council amend the proposed University Village local area plan to illustrate a revised urban containment boundary that follows the alignment of the dike between the TransCanada Highway and Lakes Road.

3. That Council direct staff to develop a revised land use concept for lands between Beverly Street and the dike which is reflective of the revised urban containment boundary for further discussion with Council at an upcoming Committee of the Whole meeting.

On July 10, 2014, at a Special Meeting, Council discussed a follow-up report from the Director of Development Services, which addressed Items #2 and #3 above, and which also included the presentation of two alternative UCB and land-use options. Council defeated two separate motions which would have seen neither Option #1 or Option #2 proceed, and passed a motion to schedule another meeting to further discuss the Plan.
On July 16, 2014 at their Regular Meeting, Council passed a motion to reconsider the July 10, 2014 motion for Option #2, and then passed the following motion:

That Council direct staff to advise the consultant working on the University Village local area plan to revise the plan to reflect the land use concept illustrated in Land Use Option #2 of the Director of Development Services' July 10, 2014 report.

On March 4, 2015 following a Committee of the Whole meeting on February 24, 2015 where the Proposed Plan was reviewed in detail, Council passed the following motions:

That Council direct staff to:
1. Revise the draft University Village Local Area Plan in accordance with the February 2015 Land Use Option sketch plan, presented at the February 24, Committee of the Whole meeting;
2. Change the designation of the parking lot at the corner of Lakes Road to Beverly Street, in the draft plan from residential to institutional/community facilities;
3. Prepare the necessary bylaws to adopt the local area plan and change the urban containment boundary in the Official Community Plan accordingly.

On June 3, 2015 at Council’s regular meeting Council passed the following motions:
1. Gave 1st reading to University Village Local Area Plan Bylaw 3582;
2. Gave 1st reading to Official Community Plan Amendment (No. 3), 2015 Bylaw 3581 to amend OCP Maps 9, 12 and 17, (Attachment 2 of this report);
3. Directed staff to hold a further public information session on the Revised University Village Local Area Plan and OCP amendment on June 18, 2015; and

Discussion

Following a complete review of the Proposed University Village Local Area Plan by Council at the February 24, 2015 Committee of the Whole meeting, Council at its meeting on March 4, 2015 directed staff to make several amendments to the plan, the main one being the change to the urban containment boundary to include only a portion of the Fun Pacific Property into the South End Growth Centre Mixed Use Commercial Core Area. This is the only proposed change to the UCB.

This change to the UCB requires an OCP amendment to Maps 9, 12 and 17 of the OCP to adjust the South End Growth Centre and current urban containment boundary and mixed use commercial core area.
Implications

The Local Government Act (LGA) section 879 (1) and (3), states that as part of an amendment to an OCP, Council must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. This consultation is in addition to the required Public Hearing and should be held prior to second reading of the Bylaw amending the OCP.

Per LGA section 879, Council needs to determine whether consultation with any of the following is appropriate:

(i) the Board of the Regional District in which the area covered by the plan is located, in the case of a municipal official community plan,
(ii) the Board of any Regional District that is adjacent to the area covered by the plan,
(iii) the Council of any municipality that is adjacent to the area covered by the plan,
(iv) First Nations,
(v) School District boards, greater boards and improvement district boards, and
(vi) the Provincial and federal governments and their agencies.

In order to comply with these requirements staff undertook the following consultation process prior to second reading of the University Village Local Area Plan bylaw and OCP amendment bylaw:

1. Public open house on June 18, 2015 on the OCP amendments as part of the University Village Local Area Plan open house;
2. Presentation to Cowichan Tribes;
3. Formal notification of the Map amendments to the CVRD and City of Duncan;
4. Formal notification of the Map amendments to the Ministry of Transportation and Infrastructure and Agricultural Land Commission

A summary of the feedback from the public open house held on June 18, 2015 can be found in Attachment 4 of this report. In addition, a letter was also received from the City of Duncan as part of the broader statutory consultation required as part of the OCP Amendment.

Recommendation

That Council:
1. Give 2nd, 3rd and adopt Official Community Plan Amendment No.2, 2015 Bylaw 3581, to amend OCP Maps 9, 12 and 17, (Attachment 2 of this report);
2. Give 2nd and 3rd reading to the University Village Local Area Plan Bylaw 3582 (Attachment 1 of this report).

Attachment(s):

Attachment 1: Bylaw 3582 - Revised Proposed University Village Local Area Plan
Attachment 2: Bylaw 3581 - OCP Maps 9, 12 and 17
Attachment 3: Representation Letter from the City of Duncan
Attachment 4: Summary of Responses Received at the Public Open House held on June 18, 2015