

MARCH 10, 2022 | 6:00 – 8:00 PM

VILLAGE OF BELCARRA OCP REVIEW

OCP PUBLIC OPEN HOUSE MEETING



LAND ACKNOWLEDGEMENT

We wish to acknowledge that this meeting is taking place on the unceded territory of the Coast Salish Peoples. Tum-tumay-wheton, or Belcarra, is home to an ancestral village of the Tsleil-Waututh Nation. We are thankful to conduct our work within their territory.





**WELCOME FROM COUNCILLOR
CAROLINA CLARK**



**WELCOME FROM OCP REVIEW
COMMITTEE CHAIR
IAN DEVLIN**

AGENDA

MARCH 10, 2022 | 6:00 PM – 8:00 PM

1. Welcome
2. Engagement Objectives & Ground Rules
3. Urban Systems: An Introduction
4. OCP Planning Process
5. OCP Review Committee
6. Official Community Plans 101
7. Existing Village of Belcarra OCP
8. Community Visioning Exercise
9. Next Steps & Concluding Comments



ENGAGEMENT OBJECTIVES

- To inform participants about Official Community Plans (OCPs).
- To inform participants about the OCP planning process.
- To gather feedback that will help us define Belcarra's character.
- To gather feedback that will help us draft a vision for Belcarra.
- To gather feedback that will help us identify emerging priorities.

GROUND RULES

- Work together to ensure everyone has an opportunity to share their ideas.
- Help create a safe place where people feel comfortable adding to the conversation.
- Recognize that different perspectives make for more interesting discussions.
- Use respectful language and a kind tone of voice when contributing to the conversation.
- Refer to each other by the names people have chosen to share with the group.
- Focus your comments on the topic being discussed.
- Have fun and enjoy the planning process.



URBAN SYSTEMS: AN INTRODUCTION

OUR TEAM



MELISSA CLEMENTS (RPP, MCIP)

SENIOR PLANNER, PROJECT LEAD

- Vancouver Plan – Communication and Public Engagement
- Vancouver Neighbourhood Plan Implementation Strategy
- Review OCPs and OCP Amendments on behalf of TransLink across Metro Vancouver
- 12+ years of OCP experience in BC, Alberta and Ontario



ANDREW CUTHBERT (RPP, MCIP)

COMMUNITY PLANNER

- Tsleil-Waututh Land Use Plan
- District of Wells OCP
- Prince Rupert Port Authority Land Use Plan
- North Coast OCP for Areas A and D
- Lax Kw'alaams Land Use Plan and Marine Plan

OUR FIRM

- Founded in 1975
- 500+ employees working in 15 offices across Western Canada
- Municipal, regional, provincial, and federal governments
- Indigenous communities
- Public agencies, land developers, and private industry



The background of the slide is a light gray map of a city street grid. The grid consists of numerous thin, light gray lines representing streets, with some thicker lines indicating major thoroughfares. The pattern is dense and irregular, typical of an urban layout. A large, solid red rectangle is centered on the slide, serving as a backdrop for the title text.

OCP PLANNING PROCESS: AN OVERVIEW

OCP PLANNING PROCESS

- December 2021 – July 2022 (approximately 8 months)
- Four Phases:
 - Phase 1: Project Launch and Background Work
 - Phase 2: Community Engagement, Information Gathering and Visioning
 - Phase 3: Plan Development
 - Phase 4: Finalize and Adopt

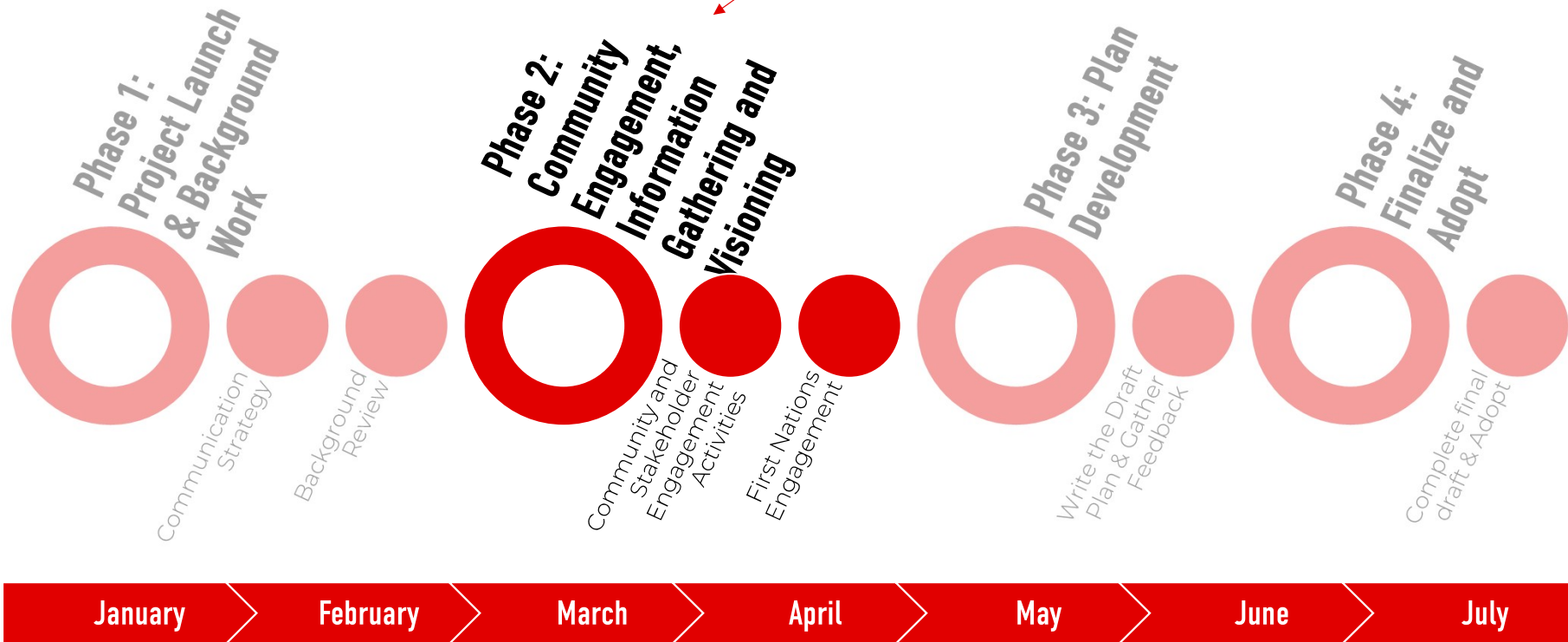
WE ARE HERE



Urban Systems will be working with staff, the Committee and the Village's consultants throughout the planning process. Village Staff will be involved throughout the process.

TIMELINE

WE ARE HERE



A light gray background featuring a detailed map of a city street grid. The grid consists of numerous intersecting lines representing streets, with some lines thicker than others to indicate major thoroughfares. The pattern is dense and covers the entire background.

OCP REVIEW COMMITTEE: AN OVERVIEW

PURPOSE OF THE COMMITTEE

- To provide recommendations to Council regarding revisions and updates to the Village of Belcarra Official Community Plan (OCP) which was adopted in 2011.
- To help gather and disseminate information, assess priorities, determine objectives, and provide feedback throughout the planning process.
- To help educate the public about the planning process and spread the word about public engagement opportunities in the community.
- To share experience and expertise from a diverse range of backgrounds.
- The Committee will continue to serve until the OCP is adopted (Summer 2022).

COMMITTEE MEETING DATES

- All Committee Meetings will be held via Zoom.
- Wednesday evenings from 7:00 pm - 9:00 pm
 - January 26
 - March 2
 - April 6
 - May 4
 - June 1
 - July 6
- Minutes will be taken at all meetings.
- Public may observe, but not participate.





LIVE POLLING #1

The background of the slide is a light gray map of a city street grid. The grid consists of numerous thin lines representing streets, with some thicker lines indicating major thoroughfares. The pattern is dense and covers the entire background.

OFFICIAL COMMUNITY PLANS 101

WHAT IS AN OFFICIAL COMMUNITY PLAN?

- An OCP describes the long-term vision of a community
 - Includes goals, objectives, and policies that guide planning and land use management
 - Presents the long-term development plans for a community
 - Addresses matters like transportation, housing, sustainability, and climate change
 - Outlines how a local government plans to exercise its powers
 - Municipalities have the authority to develop OCPs under the *Local Government Act*
- *Once adopted, all bylaws enacted (or works undertaken) must be consistent with the OCP*

WHAT DOES AN OCP INCLUDE?

- Residential development to meet anticipated housing needs for the next 5+ years
- Existing and proposed land uses (i.e., residential, recreational, institutional etc.)
- Existing and proposed public facilities (i.e., parks, schools, waste treatment sites etc.)
- Sand and gravel deposits suitable for future extraction
- Phasing of major road, sewer and water systems
- Restrictions on the use of land with hazardous conditions or environmental sensitivity
- Housing policies for affordable housing, rental housing, and special needs housing
- Targets and policies for reducing greenhouse gas emissions

OPTIONAL POLICY STATEMENTS

- Policies related to social needs, social well-being, and social development
- Policies related to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity
- A regional context statement (if the plan is within a regional growth strategy area)

Development Permit Areas

- OCPs may designate areas that require special treatment for certain purposes i.e., hazard protection areas, revitalization areas, and objectives related to form and character

WHAT IS THE PROCESS FOR DEVELOPING AN OCP?

- Research
- Technical Analysis
- Key audience and stakeholder identification
- Preparation of a Draft Bylaw
- One or more opportunities for consultation and engagement
- Possible revisions to the Bylaw
- Series of formal Bylaw Readings
- A public hearing
- Bylaw Adoption

} WE ARE HERE

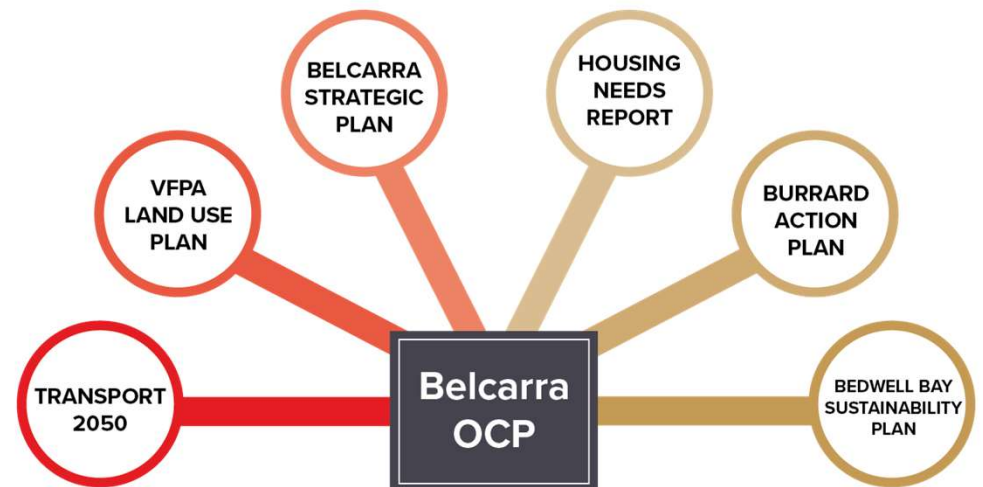
HOW DOES THE OCP RELATE TO OTHER PLANS?



Regional Growth Strategy

Belcarra Official Community Plan

Belcarra Zoning Bylaw



HOW IS AN EFFECTIVE OCP STRUCTURED?



Specific
Measurable
Actionable
Relevant
Time-bound

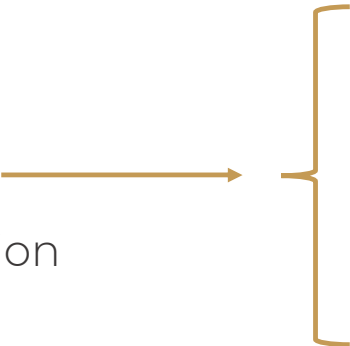
➤ Always ask how the policies will be implemented in a tangible way.

A light gray background featuring a detailed street map of a city. The map shows a complex network of streets, including a prominent circular interchange or roundabout on the left side and another on the right side. The lines representing the streets are thin and gray, creating a dense, geometric pattern across the entire frame.

EXISTING OCP DISCUSSION

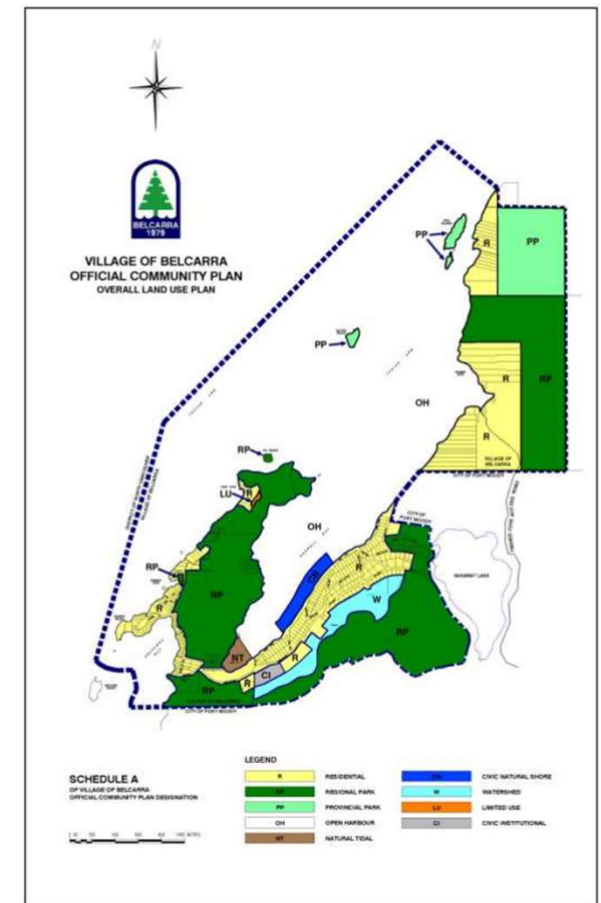
BELCARRA OFFICIAL COMMUNITY PLAN 2011

Table of Contents

1. Introduction
 2. Context and Vision
 3. Policies and Actions
 4. Greenhouse Gas Emission Reduction Strategy
 5. Regional Context Statement
 6. Implementation
 7. Schedules
- 
- Policies and Actions
- Land Use
 - Water Sustainability
 - Transportation
 - Municipal Services
 - Environmental
 - Hazard Land Management

LAND USE PLAN

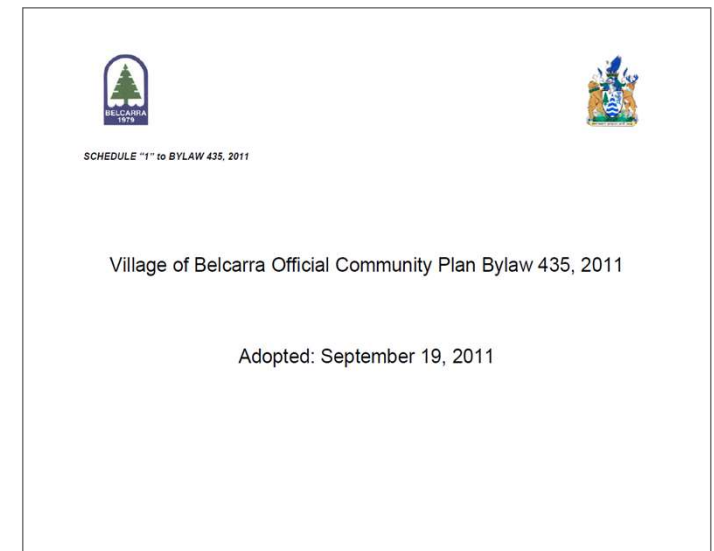
- Policy framework supports the land use designations
- Ensures a five (5) year supply of land for growth
- Land Use Plan provides residents, Village staff, and Council with direction for growth and change
- Council uses the Land Use Plan to ensure a rezoning application aligns with the OCP
- An OCP amendment may be applied for if a rezoning application is not consistent with the OCP



BELCARRA OFFICIAL COMMUNITY PLAN 2011

There is a lot to build from!

- Opportunity to:
 - Create a concise vision statement that resonates with the community
 - Include SMART policies
 - Develop a robust implementation framework
 - Support reconciliation with Coast Salish peoples
 - Make the plan more visual and accessible





LIVE POLLING #2

The background of the slide is a light gray map of a city street grid. The grid consists of numerous thin lines representing streets, with some thicker lines indicating major thoroughfares. The pattern is dense and covers the entire background.

COMMUNITY VISION AND PRIORITIES BREAKOUT DISCUSSIONS

COMMUNITY PRIORITIES BREAKOUT DISCUSSIONS

- Participants will be broken out into smaller discussion groups of 10-12 people
- A facilitator will guide a discussion and record feedback on Mural whiteboards
- Break out room discussions will last approx. 60 minutes
- Each group will discuss the following questions:
 1. When you think about Belcarra 20 years from now, what does your ideal community look like?
 2. What needs to change about Belcarra today for your ideal to become a reality? Why?
 3. What emerging priorities should the OCP address? Why?



NEXT STEPS


NEXT STEPS

- Complete Phase 1 Communication and Engagement
- Analyze the Community Survey Results and Feedback from Open House
- Define Belcarra's Community Character
- Draft a Community Vision and OCP Goals
- Prepare a 'What We Heard Memo' for Staff - Week of March 21
- Complete Background Research and Due Diligence Work
- Next OCP Review Committee Meeting: April 6 @ 7pm
- Drafting the new OCP policies April - June

WE WOULD LIKE TO HEAR FROM YOU

- Complete the Community Survey online - Closes March 15
- Check the project website regularly for updates
- Look for posters at community bus shelters - May
- Community Feedback Form - End of May
- Community Open House #2 - Early June
- To learn more about the OCP Review process visit:

<https://belcarra.ca/municipal-hall/2022-ocp-review-committee>



Belcarra Official Community Plan Review

In December, the Village of Belcarra launched a seven-month planning process to draft a new Official Community Plan (OCP) for the community. The Village's existing OCP was adopted in 2011 and much has changed within the community and the surrounding areas since that time.

An OCP...

- Communicates a community's vision, goals, and objectives.
- Outlines long-term development plans for a community.
- Guides planning and land use management.

Where are we in the planning process?

PHASE 1 Project Launch and Background Review
January 2022

PHASE 2 Information Gathering and Visioning
February to March 2022

PHASE 3 Plan Development
April to June 2022

PHASE 4 Plan Adoption
July 2022

Who will be engaged throughout the planning process?

Stakeholders
• All property owners, businesses, and residents
• BC residents, non-residents

OCP Review Committee
• Citizens, members appointed by Council

Tsleil-Waututh Nation
salilwata1

Belcarra Residents

We invite you to learn more and join the conversation!

- Community Survey: Check the Village website February 21
- Passive Open House: Look for posters around the Village March 5-6
- Community Open House: March 10 @ 6:00 pm via Zoom
(a meeting link will be posted on the Village website early in March)

This first round of engagement will focus on the "BIG PICTURE". We want to hear what your VISION for Belcarra is and to learn what GOALS the OCP should strive to achieve over the next 20 years.

To learn more about the OCP Review process visit:
<https://belcarra.ca/municipal-hall/2022-ocp-review-committee/>



THANK YOU!