



# City of Port Moody

## Report/Recommendation to Council

Date: December 6, 2021  
Submitted by: Community Development Department – Policy Planning Division  
Subject: Notification of *Metro 2040* Land Use Designation Amendment Request –  
Cloverdale Hospital Site, City of Surrey

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### Purpose

To present an invitation for comments from Metro Vancouver regarding a proposed amendment to *Metro 2040: Shaping Our Future*, the regional growth strategy, from the City of Surrey to change the regional land use designation of a site to allow for the development of a new Cloverdale Hospital and Cancer Centre.

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### Recommended Resolutions

**THAT Metro Vancouver be notified that the City of Port Moody has no objections to the proposed amendments in Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021 as recommended in the report dated December 6, 2021 from the Community Development Department – Policy Planning Division regarding Notification of *Metro 2040* Land Use Designation Amendment Request – Cloverdale Hospital Site, City of Surrey.**

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### Background

At its October 29, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street amending approximately 9 hectares of land designated 'Industrial' to 'Mixed Employment'.
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021"; and
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future.

## Discussion

The City of Surrey is requesting a Type 3 minor amendment to *Metro 2040*, the regional growth strategy, for a ~9-hectare site located at 5510 - 180 Street, Surrey immediately south of the existing Kwantlen Polytechnic University (KPU) Cloverdale Campus. Located within the Urban Containment Boundary, the proposed amendment is to change the regional land use designation from “Industrial” to “Mixed Employment” to allow for industrial, commercial, and other employment-related uses as part of the development of the new Cloverdale Hospital and Cancer Centre. The new Cloverdale Hospital and Cancer Centre facility will comprise approximately 71,000 square metres of floor space; provide 168 beds, an emergency centre, a cancer centre, and a childcare centre; and employ over 1,900 people. The proposed amendment supports *Metro 2040* in several ways and notably provides new jobs while supporting a sustainable regional economy (Goal 2). A summary of Metro staff comments regarding how the proposed amendment relates to *Metro 2040* goals is provided in *Table 1*.

*Table 1: Summary of the proposed amendment in relation to Metro 2040 goals*

<b><u>Metro 2040 Goal</u></b>	<b><u>Metro Staff Comments</u></b>
<p><b><u>Goal 1: Create a Compact Urban Area</u></b></p> <p>Focus growth within the Urban Containment Boundary (UCB) and Urban Centres.</p>	<ul style="list-style-type: none"> <li>- Located within the Urban Containment Boundary</li> <li>- Not expected to result in additional urban development south of Clearbrook Road and the railway lines beyond the UCB.</li> <li>- Supports a compact urban area with a mix of uses and employment opportunities and co-locating with the existing KPU Cloverdale Campus.</li> </ul>
<p><b><u>Goal 2: Support a Sustainable Regional Economy</u></b></p> <p>Promote land development patterns that support a diverse regional economy and protect the region's supply of Industrial land.</p>	<ul style="list-style-type: none"> <li>- A hospital is not an Industrial land use but is a major employer by providing a significant number of jobs and medical services for the City of Surrey and wider region.</li> <li>- This is a unique major institutional use; the land use designation change does not support nor imply other possible amendments to adjacent Industrial lands.</li> </ul>
<p><b><u>Goal 3: Protect the Environment and Respond to Climate Change Impacts</u></b></p> <p>Encourage land use and transportation infrastructure that reduces energy consumption and greenhouse gas emissions, and improves air quality and the ability to withstand climate change impacts and natural hazard risks.</p>	<ul style="list-style-type: none"> <li>- Metro staff did not provide comment or insight into Goal #3.</li> </ul>

<p><u>Goal 4: Develop Complete Communities</u></p> <p>Provide diverse and affordable housing choices in communities that are complete with a range of services and amenities.</p>	<ul style="list-style-type: none"> <li>- The proposal does not include housing.</li> </ul>
<p><u>Goal 5: Support Sustainable Transportation Choices</u></p> <p>Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services</p>	<ul style="list-style-type: none"> <li>- Changes to the road network should avoid restricting truck access or goods movement potential to the surrounding industrial land and existing KPU Campus.</li> <li>- The City of Surrey will be expected to address transportation impacts through transportation-demand management strategies (i.e., investing/enhancing the surrounding transportation network encouraging transit usage; facilitating goods movement access to the site and surrounding area; adding bicycle infrastructure and facilities on site; enhancing pedestrian infrastructure/connections; right-sizing on-site parking and pricing.</li> </ul>

## Staff Recommendation

The proposed RGS amendment supports *Metro 2040* in several ways by providing new job benefits as well as larger regional objectives pertaining to *Goal 2: Support a Sustainable Regional Economy*. Where transportation-related impacts are identified, the City of Surrey would be required to implement several mitigation measures identified above. In relation to *Goal 3: Protect the Environment and Respond to Climate Change Impacts*, Port Moody staff note that the proposal is located within an existing urban area and has not been identified as being environmentally sensitive nor susceptible to natural hazards. Further, Port Moody staff note that all new Lower Mainland health authority buildings are designed to meet the Leadership in Energy and Environmental Design (LEED) Gold standard as per the BC government's Energy Efficient Buildings Strategy. The City of Surrey also has Energy Step Code requirements for hospitals including consideration for a low carbon energy system.

For these reasons, City of Port Moody staff have no objections to the proposed Land Use Designation Amendment Request from the City of Surrey.

## Other Option

THAT the following comments be provided to the Metro Vancouver Regional Board...

## Financial Implications

There are no financial implications associated with the recommendations of this report.

## Communications/Civic Engagement

Notification by Metro Vancouver of the *Metro 2040* amendment request is consistent with the requirements of section 437(2) of the *Local Government Act* and sections 6.4.2 and 6.4.5 of *Metro 2040*.

## Council Strategic Plan Objectives

This is an initiative that affects the City of Surrey and as such is not relevant to the Port Moody Council Strategic Plan (2019-2022).

## Attachment

1. Notification letter from Metro Vancouver dated November 10, 2021, and report to MVRD Board of Directors dated September 17, 2021.

## Report Author

Jess Daniels  
Policy Planner

## Report Approval Details

Document Title:	Notification of <i>Metro 2040</i> Land Use Designation Amendment Request - Cloverdale Hospital Site, City of Surrey .docx
Attachments:	- Attachment 1 - Letter from Metro Vancouver letter - Cloverdale Hospital Site dated Nov 10, 2021.pdf
Final Approval Date:	Dec 23, 2021

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

Kate Zanon, General Manager of Community Development - Dec 16, 2021 - 5:59 PM

Dorothy Shermer, Corporate Officer - Dec 20, 2021 - 12:24 PM

Lindsay Todd for Rosemary Lodge, Manager of Communications and Engagement -  
Dec 21, 2021 - 12:49 PM

Paul Rockwood, General Manager of Finance and Technology - Dec 21, 2021 - 2:58 PM

Tim Savoie, City Manager - Dec 23, 2021 - 7:43 AM