



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 – 228 175A Street, City of Surrey

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 for the site located at 228 175A Street.

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. 1326, 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 – 228 175A Street, City of Surrey.

Background

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

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021 "; and
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future.

The notification letter from Metro Vancouver and associated report to MVRD Board of Directors is included as **Attachment 1**.

Discussion

The City of Surrey is requesting a Type 3 minor amendment to *Metro 2040*, the regional growth strategy, for a ~2.5 hectare site located at 228 175A Street in the Douglas area of south Surrey. Located within the Urban Containment Boundary, the amendment would redesignate the site from the current regional land use designation of Mixed Employment to General Urban. This amendment would allow for the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility composed of 86 senior assisted living units and 96 care rooms, with a commercial (office/retail) building. The proposed amendment supports *Metro 2040* in several ways and notably provides new jobs and housing. 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

<i>Metro 2040 Goal</i>	<i>Metro Staff Comments</i>
<u>Goal 1: Create a Compact Urban Area</u> Focus growth within the Urban Containment Boundary (UCB) and Urban Centres.	<ul style="list-style-type: none"> - Located within the Urban Containment Boundary - Not expected to result in additional applications due to General Urban designation of surrounding lands.
<u>Goal 2: Support a Sustainable Regional Economy</u> Promote land development patterns that support a diverse regional economy and protect the region's supply of Industrial land.	<ul style="list-style-type: none"> - Supports job creation through the seniors' care facility and commercial building (22 jobs per acre). - A loss of Mixed Employment lands will be mitigated by: the small size of the site; the creation of significant job space; the addition of Mixed Employment lands (approx. 147 hectares) through other concurrent proposed amendments in proximity to this site.
<u>Goal 3: Protect the Environment and Respond to Climate Change Impacts</u> Encourage land use and transportation infrastructure that reduces energy consumption and greenhouse gas emissions, improves air quality and the ability to withstand climate change impacts and natural hazard risks.	<ul style="list-style-type: none"> - Metro Staff did not provide comment/insight into Goal #3.
<u>Goal 4: Develop Complete Communities</u> Provide diverse and affordable housing choices in communities that are complete with a range of services and amenities.	<ul style="list-style-type: none"> - The proposal expands the housing supply through compact development forms (i.e. townhouse and apartment). - Minor contributions to regional housing affordability objectives will be met as all the housing units will be strata tenure.

<p><u>Goal 5: Support Sustainable Transportation Choices</u> 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"> - The site is not served by public transit nor well-connected to regional walking and cycling networks requiring that the majority of trips to and from this location are by motor vehicle. - The site is located on a truck route and provincial highway, so residents and workers may experience excessive noise, vibration, and air quality impacts - Mitigation measures would be required for transportation impacts such as noise reduction, continued active transportation investment, and Transportation Demand Management programs.
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Staff Recommendation

The proposed RGS amendment supports *Metro 2040* in several ways by providing new employment and housing benefits. Where transportation and noise impacts are identified, the City of Surrey would be required to implement several mitigation measures identified above. In regard 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 the City of Surrey has Energy Step Code requirements 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 27, 2021.

Report Author

Jess Daniels
Policy Planner

Report Approval Details

Document Title:	Notification of <i>Metro 2040</i> Land Use Designation Amendment Request - 228 175A Street, City of Surrey.docx
Attachments:	- Attachment 1 - Letter from Metro Vancouver - 228 175A Street 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 - 5:58 PM

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

Lindsay Todd for Rosemary Lodge, Manager of Communications and Engagement -
Dec 21, 2021 - 12:47 PM

Paul Rockwood, General Manager of Finance and Technology - Dec 21, 2021 - 2:57 PM

Tim Savoie, City Manager - Dec 23, 2021 - 7:42 AM