



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 – South Campbell Heights, City of Surrey

Purpose

To present an invitation for comments from Metro Vancouver regarding of a proposed amendment to *Metro 2040: Shaping Our Future*, the regional growth strategy, from the City of Surrey to change the land use designation of lands within the South Campbell Heights neighbourhood.

Recommended Resolution

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. 1328, 2021 as outlined 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 – South Campbell Heights, City of Surrey.

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 amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021";
- c) direct staff to notify and seek comment from affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*; and
- d) direct staff to notify and seek comment from local First Nations on the proposed *Metro 2040* amendment.

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 lands within the South Campbell Heights area located in the southeast area of the City of Surrey adjacent to the municipal boundary with the Township of Langley. The area is characterized by rural development and forested natural areas. The Little Campbell River and its tributaries run diagonally through the area, and large-lot rural residences exist alongside pastures and other small-scale uses. One property is currently being used for agricultural production. The proposed amendment is an update to the City of Surrey's 2018 application that was previously considered by the MVRD Board.

The amendment seeks to:

- a) redesignate 13.4ha of Mixed Employment designated lands within the Urban Containment Boundary to Conservation and Recreation;
- b) redesignate a total of 228.4ha outside the Urban Containment Boundary (UCB) and within the Special Study Area from:
 - i. Rural to Mixed Employment (160.8ha);
 - ii. Rural to Conservation and Recreation (55.5ha); and
 - iii. Rural to Agricultural (12.1ha);
- c) extend the Urban Containment Boundary to include an additional 223.7ha; and
- d) remove the Special Study Area designation from the entire South Campbell Heights area.

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</i> Goal | Metro Staff Comments |
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| <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">- Includes lands located within the Urban Containment Boundary and seeks to extend the UCB to include an additional 223.7ha.- Identified as a "Special Study Area" in <i>Metro 2040</i> reflecting a municipality's intent to seek future land use change following more detailed local planning work.- Would require amendment to Fraser Sewerage Area (FSA) from the GVS&DD Board and further analysis to determine technical and financial feasibility and capacity of services. |

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| <p><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.</p> | <ul style="list-style-type: none"> - Proposes four times as much Mixed Employment designated lands than the previous 2018 application - Concerns that the extension of the UCB and use of these lands for Mixed Employment uses has the potential to attract employment uses away for Surrey's existing Urban Centres and transit-rich locations. - Need to ensure that the land uses in this area support industry and do not compete with major trip-generating uses that are more appropriately located in Urban Centres, in an effort to reduce auto-oriented "job sprawl." |
| <p><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.</p> | <ul style="list-style-type: none"> - Conversion of 160ha of rural land to urban development will have ecological impacts. - Ecologically sensitive locations will be addressed including a continuous biodiversity hub along the Little Campbell River riparian corridor. - 55.52ha will be redesignated from Rural to Conservation and Recreation to support the protection of the ecological corridor. - Stream setbacks will exceed the requirements of the City of Surrey's Zoning Bylaw and riparian area regulations. - The proposed Conservation and Recreation designation component totals 86ha, or 35% of the subject area. - Additional study and monitoring of groundwater impacts will be completed through the South Campbell Heights Land Use Plan to address questions regarding broader aquifer protection and potential infiltration into neighbouring communities. - Expansion of the UCB will have impacts on the area's resilience to climate change and will contribute to increased greenhouse gas emissions. |
| <p><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.</p> | <ul style="list-style-type: none"> - The proposal does not contain a residential housing component. |

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| <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"> - Future road upgrades will likely be necessary to accommodate the increases in commercial truck traffic. - Pressure to expand transit service beyond the current TransLink Investment Plan creates challenges. - The area is strategically located from a goods movement and jobs perspective (i.e., close to the United States border and existing Mixed Employment area; connects with the regional truck route network and Major Road Network; would serve job markets in both South Surrey and Langley). |
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Staff Recommendation

As noted in the Metro staff report, the proposed amendment aligns with the *Metro 2040* policy framework in the following ways:

- the extension of the Urban Containment Boundary can be supported by a demonstrated land need as there are few alternative employment lands available within the UCB;
- the subject area will provide jobs and expand the supply of much-needed employment generating lands in the region;
- environmental impacts have been largely addressed through the designation of new Conservation and Recreation lands including buffer areas around the Little Campbell River and its tributaries; and
- the area is strategically located from a goods movement and trade perspective.

Metro Vancouver staff have further outlined several considerations associated with the proposal that will need to be taken into account, including:

- the challenge of passenger transportation given the current lack of transit service, bikeways and pedestrian facilities;
- servicing impacts and uncertainty of the capacity of the current sewerage infrastructure to accommodate the planned use given the significant addition to the UCB; and
- significant environmental impacts with the scale of land use change, despite mitigating efforts.

The proposal includes significant extension of the Urban Containment Boundary with the addition of 228.4ha. The UCB is a foundational component of the regional growth strategy and establishes a hard boundary for the protection of agricultural, conservation, and rural areas. This proposal will provide much-needed job lands. The proposed UCB extension comes with impacts to the natural environment and climate action, as well as regional servicing and transit costs.

Other Option

THAT the City of Port Moody respond to Metro Vancouver with a recommendation to further consider impacts on the natural environment and climate action goals in the proposed amendments in Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 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 – South Campbell Heights, City of Surrey.

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 20, 2021.

Report Author

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Policy Planner

Report Approval Details

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| Document Title: | Notification of <i>Metro 2040</i> Land Use Designation Amendment Request - South Campbell Heights, City of Surrey.docx |
| Attachments: | - Attachment 1 - Letter from Metro Vancouver - South Campbell Heights dated Nov 10, 2021.pdf |
| Final Approval Date: | Jan 4, 2022 |

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

Kate Zanon, General Manager of Community Development - Dec 16, 2021 - 5:57 PM

Dorothy Shermer, Corporate Officer - Dec 20, 2021 - 12:15 PM

Lindsay Todd for Rosemary Lodge, Manager of Communications and Engagement -
Dec 21, 2021 - 12:41 PM

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

Tim Savoie, City Manager - Jan 4, 2022 - 10:58 AM