



City of Port Moody

Report/Recommendation to Council

Date: July 25, 2023
Submitted by: Community Development Department – Policy Planning Division
Subject: Notification of Metro 2050 Land Use Designation Amendment Request – Fraser Highway, Township of Langley

Purpose

To present an invitation for comments from Metro Vancouver regarding a proposed amendment to *Metro 2050*, the regional growth strategy, from the Township of Langley to change the regional land use designation from Rural to Industrial for two properties adjacent to Fraser Highway.

Recommended Resolution(s)

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. 1365, 2023 as recommended in the report dated July 25, 2023, from the Community Development Department – Policy Planning Division regarding Notification of Metro 2050 Land Use Designation Amendment Request – Fraser Highway, Township of Langley.

Background

At its June 2, 2023, regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the Township of Langley’s requested regional land use designation amendment from Rural to Industrial for the lands located at 23699 and 23737 Fraser Highway;
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1365, 2023”; and
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.

The notification letter from Metro Vancouver to the City of Port Moody and the associated report to the Metro Vancouver Board of Directors are included respectively as **Attachment 1** and **Attachment 2**.

Discussion

The Township of Langley is requesting a Type 2 amendment to *Metro 2050*, the regional growth strategy, for two properties totalling 4.12 hectares (ha). The subject properties, located at 23699 and 23737 Fraser Highway, currently have a regional land use designation of Rural. Notably, the subject properties are not located in the Agricultural Land Reserve and there are existing Industrial lands approximately 150m to the east, though most properties in the area have a regional designation of Rural or Agricultural.

The subject properties were granted a Temporary Use Permit (TUP) by the Township of Langley in October of 2019, which allows for limited industrial uses primarily relating to parking, vehicle storage, and the open storage of construction materials. The proposed amendment would redesignate the regional land use classification of the subject properties from Rural to Industrial, subsequently allowing for the uses authorized by the TUP to become permanent, as well as to allow for additional industrial uses subject to fulfilment of certain development prerequisites (including a prohibition on any building until full urban services are provided).

On balance, the proposed amendment is aligned with *Metro 2050's* goals and strategies, permanently allowing for industrial uses in proximity to other regionally designated Industrial land along Fraser Highway, while also providing employment generating uses near to the Regional Truck Route Network.

A summary of Metro Vancouver staff comments regarding how the proposed amendment relates to *Metro 2050* goals is provided in Table 1.

Table 1: Summary of the proposed amendment in relation to Metro 2050 goals

Metro 2050 Goal	Metro Vancouver Staff Comments
<p><u>Goal 1: Create a Compact Urban Area</u></p> <p><i>1.1 Contain urban development within the Urban Containment Boundary.</i></p> <p><i>1.4 Protect Rural lands from urban development.</i></p>	<ul style="list-style-type: none"> • Located outside of the Urban Containment Boundary (UCB). • Industrial land is generally considered to be an Urban Land Use Designation but may be identified outside of the UCB. • Lands with Rural regional land use designations can include small scale industrial uses that do not require the provision of urban services such as sewerage or transit. • Should the proposed amendment be successful, the Township may apply for the subject properties' inclusion in the regional sewerage area. • Given the proximity of the subject properties to existing Industrial designated land, there is a likelihood that successful re-designation could incentivize adjacent Rural designated properties to also seek re-designation.

<p><u>Goal 2: Support a Sustainable Economy</u></p> <p><i>2.2 Protect the supply and enhance the efficient use of industrial land.</i></p> <p><i>2.3 Protect the supply of agricultural land and strengthen agricultural viability.</i></p>	<ul style="list-style-type: none"> • The Metro Vancouver region is facing a critical shortage of industrial lands. • Re-designation would formally add 4.12 ha of Industrial lands to the region; furthermore, the re-designation would be consistent with existing industrial operations in the immediate vicinity. • The subject properties are strategically located from a goods movement perspective, as Fraser Highway is a part of the Truck Route Network. • Extending urban uses into areas that support agricultural production may result in exposing adjacent agricultural land to the negative effects of urban development. • The application does not indicate that analysis has been undertaken (as supported by <i>Metro 2050</i>) to assess how a permanent change from Rural to Industrial for the subject properties will impact the adjacent rural lands. • Edge planning and appropriate interface management between urban and agricultural uses are encouraged as per <i>Metro 2050</i> policy.
<p><u>Goal 3: Protect the Environment and Respond to Climate Change and Natural Hazards</u></p>	<p>Metro Vancouver staff did not provide comment or insight into Goal #3</p>
<p><u>Goal 4: Provide Diverse and Affordable Housing Choices</u></p>	<p>Metro Vancouver staff did not provide comment or insight into Goal #4</p>
<p><u>Goal 5: Support Sustainable Transportation Choices</u></p> <p><i>5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking.</i></p> <p><i>5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services.</i></p>	<ul style="list-style-type: none"> • The subject properties are not well supported by walking and cycling infrastructure, or by public transportation. • If approved, the Township is encouraged to integrate active transportation facilities into the site design and adjacent neighbourhood, while working with the applicant and TransLink to develop Transportation Demand Management programs (e.g., vanpools, secure bicycle parking). • The subject properties are strategically located from a goods movement perspective, as Fraser

	Highway is a designated truck route that connects to several nearby industrial sites and the broader Truck Route Network.
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Staff Recommendation

The proposed RGS amendment supports *Metro 2050* in several ways by formalizing industrial use in a location that is in close proximity to other designated Industrial lands, and by providing strategically located employment generation. Metro Vancouver staff indicate where the Township of Langley is encouraged to address areas of impact, specifically transportation and agricultural land interfacing considerations.

In relation to *Goal 4: Provide Diverse and Affordable Housing Choices*, Port Moody staff note that at present the subject properties are being used for industrial purposes as permitted by the TUP, and the proposed regional land use designation is not intended to provide housing. In relation to *Goal 3: Protect the Environment, Address Climate Change and Respond to Natural Hazards*, Port Moody staff note that the subject properties have not been identified in the Township of Langley or the Metro Vancouver staff reports as being environmentally sensitive or susceptible to natural hazards.

City of Port Moody staff have not identified any concerns or objections to provide to the Metro Vancouver Board on the proposed Land Use Designation Amendment Request from the Township of Langley.

Other Option(s)

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 and Civic Engagement Initiatives

Notification by Metro Vancouver of the *Metro 2050* 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 2050*.

Council Strategic Plan Objectives

This is an initiative that affects the Township of Langley and as such is not relevant to the Port Moody Council Strategic Plan (2023-2026).

Attachment(s)

- 1. Notification letter from Metro Vancouver dated June 27, 2023
- 2. Report to MVRD Board of Directors dated April 14, 2023

Report Author

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Report Approval Details

Document Title:	Notification of Metro 2050 Land Use Designation Amendment Request – Fraser Highway, Township of Langley.docx
Attachments:	- Attachment 1 - Notification letter from Metro Vancouver dated June 27 2023.pdf - Attachment 2 - Report to MVRD Board of Directors dated April 14 2023.pdf
Final Approval Date:	Jul 13, 2023

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

Mary De Paoli, Manager of Policy Planning - Jul 12, 2023 - 8:48 AM

Kate Zanon, General Manager of Community Development - Jul 12, 2023 - 12:48 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 13, 2023 - 10:20 AM

Lindsay Todd, Manager of Communications and Engagement - Jul 13, 2023 - 11:16 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 13, 2023 - 2:20 PM

Kate Zanon, General Manager of Community Development, for Tim Savoie, City Manager - Jul 13, 2023 - 3:09 PM