

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** April 29, 2024

**TO:** Mayor and Council

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** Response to Metro 2050 Proposed Amendments to Reflect Electoral Area A Official Community Plan

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**RECOMMENDATION**

THAT Council receive for information the corporate report dated April 29, 2024, from the Director of Planning and Development Services, titled “Response to Metro 2050 Proposed Amendments to Reflect Electoral Area A Official Community Plan;” and

1. Authorize the Director of Corporate Administration to respond to the Metro Vancouver Board stating that the City does not object to the proposed amendments request to Metro 2050 Regional Growth Strategy, and by sending Council commentary and any applicable resolution along with this corporate report as a response to the Metro Vancouver Board request for comment.
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**EXECUTIVE SUMMARY**

The purpose of this report is to notify Council of proposed amendments to *Metro 2050*, the Regional Growth Strategy (RGS), and to provide an opportunity to comment on the proposed amendment.

**BACKGROUND**

In 2018, the Board of Directors of the Metro Vancouver Regional District (MVRD) (“Metro Vancouver”) approved the first Official Community Plan (OCP) that applies to around 500 rural and remote properties in Electoral Area A, excluding UBC, UEL, Bowyer Island, Passage Island, and First Nation Reserve Lands. During the development of the OCP, it was discovered that there was a need for consistency between *Metro 2040* (previous RGS) and the OCP. However, since changes to the mapping were not contemplated during the *Metro 2050* update, several inconsistencies in Electoral Area Land Use Designations from *Metro 2040* were carried over to *Metro 2050*.

Metro Vancouver is now proposing a set of amendments to *Metro 2050* to correct these inconsistencies and has identified Metro 2050 regional land use designation changes to ninety-two Electoral Area A parcels. The proposed amendments are consistent with Metro 2050’s goals and strategies, and bring the Metro 2050 and OCP land use designations into closer alignment. They do not alter the intent of Metro 2050.

Given the nature of the changes, both Type 2 and Type 3 amendments to *Metro 2050* are required. As a result, two separate amendment bylaws are provided to the Committee and Board for consideration. Type 2 amendments require adoption with a weighted 2/3 majority of the MBRD Board, and the Type 3 amendments to Metro 2050 require a 50%+1 vote of the MVRD Board. First, second and third readings of the two MVRD amendment bylaws were given on February 23, 2024, and MVRD staff were directed to notify local governments to obtain input. Following consideration of written comments from local governments and other agencies (up to May 5, 2024), the MVRD Board will consider final adoption of the bylaws.

To provide further detail on the proposed amendment the letter from Metro Vancouver inviting comment from local governments, and the MVRD Board report are attached as Appendices A and B, for Council’s information.

**ANALYSIS**

To correct historical imprecise mapping data, Metro Vancouver undertook a major upgrade of its digital parcel mapping during the development of the Electoral Area A OCP which included consultation with a wide range of stakeholders. However, these corrections resulted in some inconsistencies between the regional growth strategy and Electoral Area A OCP land use designations and the current need to amend Metro 2050 mapping. Table 1 below summarises the proposed Metro 2050 amendments to resolve the identified inconsistencies.

*Table 1: Proposed Metro 2050 Regional Land Use Designation Change*

Electoral Area A sub-area	Metro 2050 Amendment Type			
	Type 2 Amendment		Type 3 Amendment	
	# Parcels Conservation and Recreation to Rural	# Parcels Agricultural to Con/Rec	# Parcels Rural to Conservation and Recreation	# Parcels No designation to Rural
Howe Sound	30		2	
Indian Arm	23		7	
Pitt Lake (west side)	20		6	
Barnston Island		3		
Boulder Island				1
<b>Total Parcels (area)</b>	73 (742.2 ha)	3 (6.1 ha)	15 (10.1 ha)	1 (1.5 ha)
<b>Total Parcels by Amendment Type</b>	76 parcels with a Type 2 amendment <sup>1</sup>		16 parcels with a Type 3 amendment <sup>2</sup>	

Parcels that are proposed to be changed from Metro 2050 Conservation and Recreation to Rural regional land use designation, or from Agricultural to Conservation and Recreation regional land use designation, are considered a Type 2 amendment. Seventy-six parcels are identified as a Type 2 amendment (see Table 1 above).

Parcels that are proposed to be changed from Rural to Conservation and Recreation regional land use designation, or from no designation to Rural regional land use designation, are considered a Type 3 amendment. Sixteen parcels are identified as a Type 3 amendment (See Table 1 above).

The proposed amendments are in accordance with the goals and strategies of Metro 2050 with the intent to align the existing low-density residential uses (often accessible only by water) in Electoral Area A with the Metro 2050 plan. Additionally, a few undeveloped private parcels that were classified as Rural during the OCP process have been identified as best suited for the Rural

land use designation in Metro 2050 as explained in the MVRD report attached as Appendix B to this staff report.

### **Staff Commentary**

Staff have reviewed the proposed amendments to Metro 2050 and have no concerns. Staff recommend this corporate report, along with Council comments and any applicable resolution be sent to the MVRD Board as a response to their request for comments.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with the proposed amendment.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

None are identified at this time. White Rock is being invited to comment on Regional Growth Strategy Amending Bylaws as required by the *Local Government Act* and *Metro 2050 RGS* and as a member municipality of the MVRD.

### **OPTIONS / ALTERNATIVES**

The following alternative options are available for Council's consideration:

1. Council support staff forwarding a letter on its behalf to Metro Vancouver expressing the City's opposition to the proposed Type 2 and 3 amendments request to reflect the Electoral Area A Official Community Plan in Metro 2050 Regional Growth Strategy along with the comments noted in this report.
2. Council declines to participate in providing comments to Metro Vancouver on the proposed Type 2 and 3 amendments.

### **CONCLUSION**

Metro Vancouver is seeking comments on proposed Type 2 and 3 amendments to Metro 2050 Regional Growth Strategy to reflect the Electoral Area A Official Community Plan. The requested RGS amendments are not expected to affect the City's interests and as such, staff have no objection to the same. Staff recommend that Council authorize the Director of Corporate Administration to respond to the Metro Vancouver Board by sending Council commentary and any applicable resolution along with this corporate report as a response to the Metro Vancouver Board's request for comment.

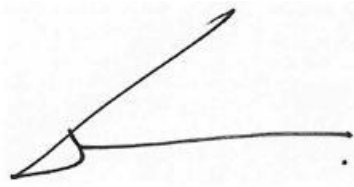
Respectfully submitted,



Anne Berry  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.

A handwritten signature in black ink, consisting of a large, sweeping 'G' followed by a horizontal line that ends in a small dot.

Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Letter from Metro Vancouver received March 21, 2024

Appendix B: Metro 2050 Proposed Amendments to Reflect the Electoral Area A Official  
Community Plan