

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



**DATE:** January 10, 2022

**TO:** Mayor and Council

**FROM:** Joseph A. Calenda, Acting Director, Planning and Development Services

**SUBJECT:** Metro Vancouver 2040: Shaping Our Future Land Use Designation  
Amendment Request from the City of Surrey – South Campbell Heights

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**RECOMMENDATION**

THAT Council receive for information the corporate report dated January 10, 2022, from the Acting Director of Planning Development Services, titled “Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey - South Campbell Heights. Report” and direct staff to forward a letter on behalf of the City of White Rock to Metro Vancouver opposing the amendment request by the City of Surrey.”

**EXECUTIVE SUMMARY**

At the regular Council meeting on November 22, 2021, Council directed staff to bring forward a letter expressing the city’s opposition to the South Campbell Heights amendment to the Regional Growth Strategy.

Staff reviewed the background reports and concluded that redesignation of lands within a Special Study Area from Rural to Mixed Employment is without sufficient technical merit, premature and constitutes “leap frogging” of the development pattern. There are sites within the Urban Containment Boundary (“UCB”) which may be better suited for industrial and mixed employment than South Campbell Heights. For example, the site adjacent the westerly municipal boundary of the Township of Langley. This 200 hectare +/- property is south of Industrial lands, north of Mixed Employment lands and within the UCB.

This area may be more natural extension of the ‘Mixed Employment’ designation than South Campbell Heights. It could be considered for redesignation from Conservation and Recreation to Mixed Employment subject to further study. (See Appendix B: Figures 1, 2 and 3.)

**PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2021 – 478 November 22, 2021	THAT Council direct staff, in regard to item 9.1.a, to bring forward a letter noting the city’s opposition to the proposal in regard to the South Campbell Heights portion. (Council will receive a copy of the letter prior to it being forwarded for their information.)

## **INTRODUCTION/BACKGROUND**

On November 22, 2021 Council expressed its opposition to the amendment noting concern for the potential contamination of or adverse impacts to groundwater and aquifers nearby White Rock.

At its October 29, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver / MVRD) gave three readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021.” It also directed staff to notify and seek comment from affected local governments and local First Nations. They request comments by January 7, 2022. This is consistent with the minimum 30-day notification period required by the *Local Government Act* and the Metro 2040 RGS amendment process.

On November 22, 2021, Council expressed its opposition to the amendment noting concern for the potential contamination of or adverse impacts to groundwater and aquifers nearby White Rock.

The amendment seeks to redesignate lands within the ‘South Campbell Heights Special Study Area.’ The lands include 72 properties near the southeasterly limits of Surrey, adjacent the westerly municipal limits of the Township of Langley and to the east of White Rock municipal limits. It is bisected by 16th Avenue. It is currently designated ‘Rural’ in the Metro 2040 RGS and all lands are outside the UCB.

The amendment proposes to redesignate a total of 228.4 hectares, outside the UCB, from Rural to Mixed Employment (160.8 ha.), and to Conservation and Recreation (55.5 ha) and to Agricultural (12.1 ha.). The UCB would need to be extended to permit regional and municipal services to the properties. (See Figures 1, 2 and 3 in Appendix B).

The Regional Planning Committee members expressed support for increasing employment lands in the region and noted the site’s location relative to the movement of goods; easy access to Highway 99 etc. The Committee also acknowledged additional protection afforded to the Little Campbell River by redesignating 55+ hectares of land to Conservation/Recreation in Metro 2040 RGS.

However, the Committee also expressed the following concerns:

- The lack of environmental studies undertaken to date, to ensure environmental values will be protected, especially impacts on infiltration and groundwater, is troublesome;
- The Mixed Employment designation would enable commercial job sprawl and unintended climate impacts, contrary to the objectives of Metro 2040 RGS;
- If the intention is to create industrial jobs, the regional designation should be Industrial and not Mixed Employment;
- The extension of the UCB south of 16 Avenue is contrary to the 2018 MVRB response seeking to limit such extension.

Staff note that these concerns are significant at the regional level and suggest that there may be better suited sites available in Surrey to satisfy the need for more industrial jobs in Metro Vancouver. One consideration may be the 200 hectares of lands immediately south of industrial lands and immediately north of mixed employment lands and adjacent the westerly municipal limits of the Township of Langley. (See Figure 1 – Appendix B.) These lands are within the UCB and well situated relative to the movement of goods. This area may be a more natural extension of the existing development pattern. It avoids “leap frogging” and the premature

extension of regional and municipal services into south east Surrey. In addition, it may mitigate the environmental concerns attached to the South Campbell Heights properties. While these lands merit further study to identify environmental impacts, they appear, on the surface, to be a more appropriate location.

Further to Council's direction the City of White Rock comments to the MVRD will express its non-support for the South Campbell Heights Amendment. In addition, it will recommend no further reading of "Amendment Bylaw No. 1328, 2021" and recommend consideration of alternate sites for industrial jobs.

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

None identified at this time. White Rock is being invited to comment on a Regional Growth Strategy Amending Bylaw as required by the *Local Government Act* and Metro 2040 RGS and as a member municipality of the MVRD.

### **CLIMATE CHANGE IMPLICATIONS**

As with any development in White Rock, the City is interested in ensuring that amendments to the Metro 2040 RGS, will result in compact and sustainable development that addresses climate change mitigation and sustains environmental values. The proposed amendment, if approved, will result in the premature development of southeast Surrey at the expense of protecting environmental values, particularly impacts on infiltration and groundwater.

### **OPTIONS / RISKS / ALTERNATIVES**

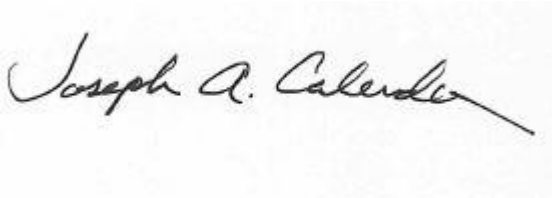
The following options are available for Council's consideration:

1. Council support Staff forwarding a letter on its behalf to Metro Vancouver expressing the City's opposition to the South Campbell Heights amendment to the Regional Growth Strategy along with the comments noted in this report.
2. Council declines to participate in providing comments to Metro Vancouver on the South Campbell Heights Amendment.

## **CONCLUSION**

Staff do not recommend supporting the South Campbell Heights Amendment to the Metro Vancouver 2040 RGS for the reasons described in this report. Staff supports a letter being delivered on behalf of the City of White Rock to Metro Vancouver expressing opposition and recommending that the amending bylaw be defeated and suggesting consideration be given for other better suited site locations.

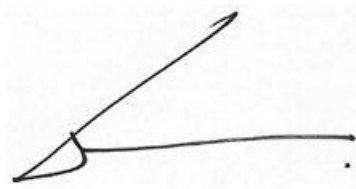
Respectfully submitted,

A handwritten signature in black ink, reading "Joseph A. Calenda". The signature is written in a cursive style with a long, sweeping underline.

Joseph A. Calenda  
Acting 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 stylized, angular shape that resembles a large 'G' or 'F'.

Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Letter to MVRD Board

Appendix B: Subject Properties and Urban Containment Boundary (UCB)

**APPENDIX A**  
**Letter to Metro Vancouver Regional District Board**

Metro Vancouver Regional District  
4515 Central Boulevard,  
Burnaby, BC, Canada  
V5H 0C6

Dear Chair Dhaliwal and Board Members:

**Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment  
Request from the City of Surrey – South Campbell Heights**

Council, at its meeting of November 22, 2021, reviewed the South Campbell Heights Amendment. We offer the following comments for your consideration.

1. The Amendment, as proposed, will result in the premature development of south east Surrey. At best this is leap frogging the current development pattern. At worst, it constitutes urban sprawl which is contrary to the objectives in Metro 2040 RGS.
2. The Amendment, as proposed, will require the extension of regional services into south east Surrey. Regional planning projections and analysis demonstrates there is sufficient land within the UCB to accommodate future growth, including industrial growth, for the coming decades.
3. The Amendment will require significant upgrading of roads, particularly south of 16 Avenue. And there will be pressure to increase and expand transit service beyond what is contemplated in the TransLink Investment Plan. This creates challenges from a transit service design and fare recovery perspective, especially as South Campbell Heights is in a relatively isolated outlying location with limited street connectivity.
4. There is no need to extend the UCB as there may be sites closer to central Surrey within the UCB better able to accommodate industrial jobs.
5. The environmental impacts resulting from the development of South Campbell Heights are unknown. These need to be identified before the lands are designated industrial, mixed employment or otherwise. The proposed designation of 55.52 hectares to Conservation and Recreation provides no comfort against the potentially devastating impact to groundwater resulting from the industrial development of South Campbell Heights.

White Rock recommends that Bylaw 1328, 2021 be defeated. Surrey is encouraged to identify sites within the UCB which may be better suited to industrial development than South Campbell Heights.

Yours sincerely,

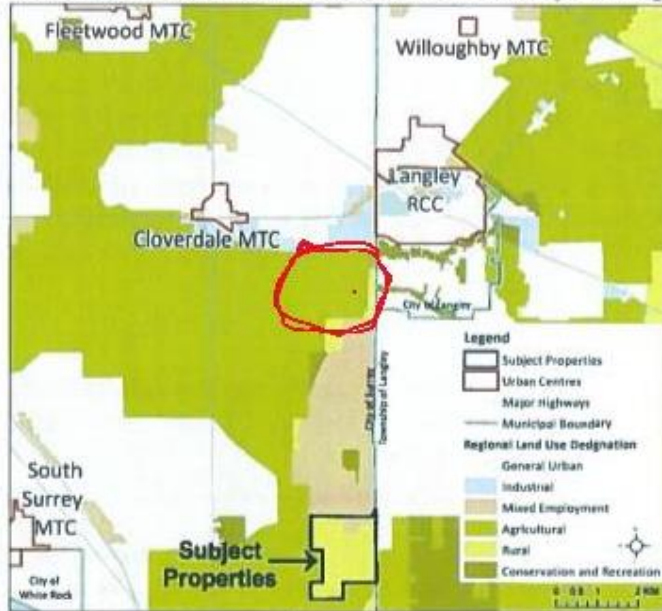
Darryl Walker

Mayor, City of White Rock

## **Appendix B**

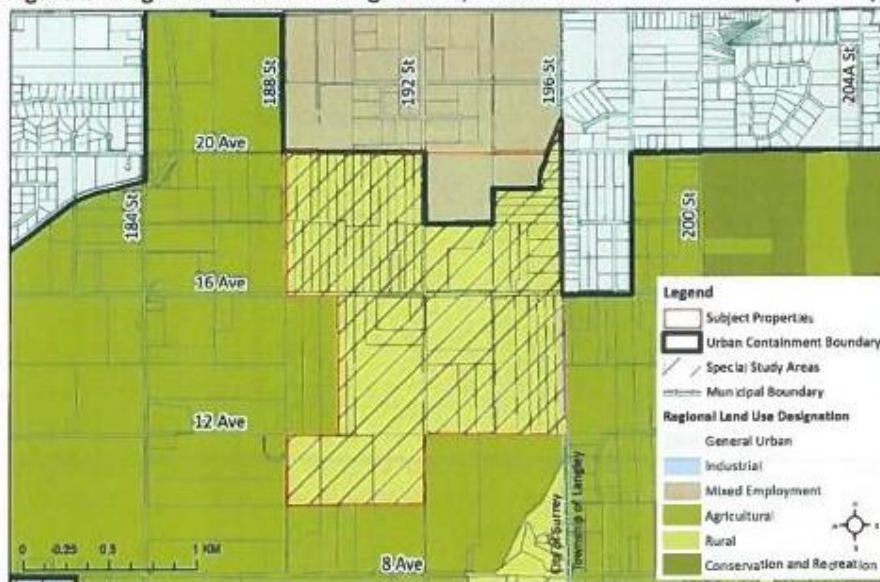
### **Subject Properties and the Urban Containment Boundary (UCB)**

**Figure 1 - Sub-Regional Context for the South Campbell Heights Area**



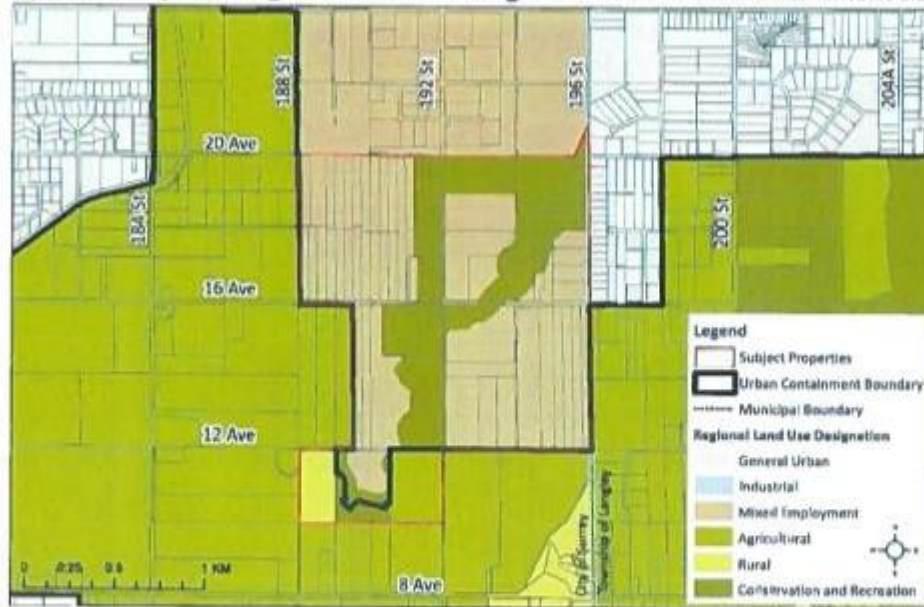
Subject Properties are in the south easterly part of Surrey. An alternate site for consideration is outlined in red.

**Figure 2 - Regional Land Use Designations, Urban Containment Boundary and Special Study Area**



Most of the Subject Properties are beyond the current UCB.

**Figure 3 - Proposed Regional Land Use Designations and Urban Containment Boundary Alignment**



The UCB would need to be extended southerly to 12<sup>th</sup> Avenue and beyond to permit the redevelopment of the Subject Properties.