

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 12, 2023

TO: Mayor and Council

FROM: Anne Berry, Director of Planning and Development Services

SUBJECT: Response to Land Use Designation Amendment to Metro 2050 Township of Langley – Gloucester Industrial Park

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated June 12, 2023 from the Director of Planning and Development Services, titled “Response to Land Use Designation Amendment to *Metro 2050* Township of Langley – Gloucester Industrial Park;” and
 2. Authorize the Director of Corporate Administration to respond to the Metro Vancouver Board stating that the City does not object to the proposed amendment request by the Township of Langley to the Regional Growth Strategy, and by sending 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 Mayor and Council of a proposed amendment to *Metro 2050* Regional Growth Strategy (RGS) and to provide Council with an opportunity to comment on the proposed amendment.

BACKGROUND

The Township of Langley has initiated an amendment to the RGS to change the regional land use designation for eight properties totalling 14.59 hectares (36 acres) located immediately northwest of the Gloucester Industrial Park. The proposed amendment would redesignate the site from “Agricultural” to “Industrial” and move the Urban Containment Boundary to allow for the lands to be added to the Gloucester Estates Industrial Park. The proposal also involves a voluntary community amenity contribution by the landowner for the transfer of a 2.6-hectare lot, approximately 10 kilometres from the site, to the Township upon securing all required environmental and Agricultural Land Commission approvals and associated works.

Prior to the Township of Langley approving an Official Community Plan amendment bylaw, the RGS would need to be amended by the Metro Vancouver Regional District (MVRD) Board to change the regional land use designation from “Agricultural” to “Industrial”, and to revise the region’s Urban Containment Boundary. Additionally, the subject properties received approval to be excluded from the Agricultural Land Reserve (ALR) by the Agricultural Land Commission (ALC) on March 10, 2022.

The proposed changes to the land use designation and Urban Containment Boundary are a ‘Type 3’ minor amendment to *Metro 2050*, requiring a 50%+1 weighted vote of the Metro Vancouver Board in favour of the amendment, and no regional public hearing is required. First, second and third readings of the MVRD amendment bylaw were given on April 28, 2023, 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 July 4, 2023), the MVRD Board will consider final adoption of the bylaw.

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

White Rock Implications

The proposed RGS amendment to *Metro 2050* is not anticipated to have a direct impact on services provided by the City of White Rock, as the location of the subject property is twenty-three (23) kilometres from the City’s boundaries.

Regional Planning Implications

Metro Vancouver staff assessed the proposed amendment for its alignment with the RGS and recommended that the MVRD Board approve the requested amendment, noting alignment with regional goals, including:

- consolidating industrial areas and uses;
- increasing and expanding the supply of industrial lands in the region, particularly, large, flat sites proximate to the goods movement network;
- Supporting coordination of land use and transportation across the region which includes encouraging the integration of active transportation options for future communities to and from the industrial park;

Additionally, the landowner has provided a voluntary amenity contribution which includes the transfer of 22710 – 96 Avenue, a 2.6-hectare lot approximately 10 kilometres from the site, located within the Agricultural Land Reserve. This lot is situated adjacent to the Salmon River and could be enhanced to improve the fish habitat if the Township chooses to permanently protect, restore, and maintain these community benefit lands. This community amenity contribution could contribute toward region-wide efforts to protect 50% of the land base for nature by 2050.

The two anticipated impacts of the requested amendment are around Metro Vancouver utilities, specifically their Liquid Water Services (GVS&DD) and Water Services (GVWD). If the MVRB board resolves and amends Metro 2050, the Township of Langley will need to submit a Fraser Sewerage Area amendment request to the GVS&DD for a complete technical review and GVS&DD Board consideration. Additionally, the Township will also be requested to provide their demand forecast, and assessment of the impacts on the municipal and regional water systems, as well as their servicing plan for this development.

Staff have reviewed the commentary provided in the MVRD Board report dated April 14, 2023, and concur with the regional staff’s interpretation of the Regional Growth Strategy and the consistency between this proposed amendment and the goals of the RGS. The MVRD report is included in Appendix B for reference.

ALR Implications

The ALC received an ALR exclusion application for the subject properties. While the regional goals include increasing land in the ALR and protecting farmland from conversion to higher-GHG land uses, as part of the ALC's review, various factors such as agricultural capability, traffic, drainage, how the ALR exclusion would impact adjacent ALR properties etc. were assessed. The ALC granted conditional approval subject to specific conditions being met. The applicant met these conditions and the ALC approved the exclusion of these lands from the ALR. A copy of the ALC's decision can be found within the MCRD report in Appendix B.

Staff Commentary

Staff do not anticipate direct impacts to the City of White Rock from the proposed amendment and support the MVRD staff assessment for this application; therefore staff have no objection to this proposed amendment. Staff recommend this corporate report, along with Council comments and any applicable resolution be sent to Metro Vancouver 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 a Regional Growth Strategy Amending Bylaw as required by the *Local Government Act* and *Metro 2050 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 2050 RGS, will result in compact and sustainable development that addresses climate change mitigation and sustains environmental values.

OPTIONS / 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 Township of Langley's Gloucester Industrial Park Land Use Designation 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 Township of Langley's Gloucester Industrial Park Land Use Designation amendment.

CONCLUSION

Metro Vancouver is seeking comment on a proposed amendment to the Regional Growth Strategy. The requested Type 3 amendment to the RGS is not expected to directly affect the City's interests and staff have reviewed the assessment by MVRD staff regarding the regional planning implications of this proposed amendment and concur with the support expressed by MVRD staff. As such, staff have no objection to the proposed RGS amendment. 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 request for comment.

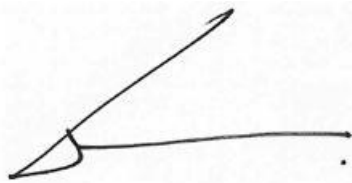
Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Letter from Metro Vancouver received May 16, 2023

Appendix B: Land Use Designation Amendment to Metro 2050 Township of Langley –
Gloucester Industrial Park