

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



**DATE:** September 11, 2023

**TO:** Mayor and Council

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

**SUBJECT:** Response to Metro Vancouver’s Referral: Land Use Designation Amendment to Metro 2050 Proposed by the City of Surrey – Fraser Heights

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**RECOMMENDATIONS**

THAT Council:

1. Receive for information the corporate report dated September 11, 2023, from the Director of Planning and Development Services, titled “Response to Metro Vancouver’s Referral: Land Use Designation Amendment to Metro 2050 proposed by the City of Surrey – Fraser Heights” for consideration; 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 City of Surrey to the 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 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 City of Surrey has initiated an amendment to the RGS and is requesting a ‘Type 3’ Amendment to *Metro 2050* for a 10.2-hectare (25.2 acres) site located at 11420 – 157A Street in the City’s Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from “Industrial” to “General Urban” to accommodate a residential development of 38 single-detached lots on the subject property which will become an extension of the existing residential area immediately to the south.

Prior to the City of Surrey 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. Additionally, the City of Surrey will need to submit an updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change for consideration of acceptance to the MVRD. The proposal would amend the City’s OCP and Zoning Bylaw for the subject site to accommodate residential uses on the site.

The proposed amendment to *Metro 2050* requires the amendment bylaw to be passed by the MVRD Board by a 50% +1 weighted vote. First, second and third readings of the MVRD amendment bylaw were given on June 30, 2023, and MVRD staff were directed to notify local governments to obtain input. As required by both the *Local Government Act* and *Metro 2050*, the regional growth strategy amendment process requires a minimum 45-day notification period to allow all affected local governments, First Nations and members of the public to provide comments on the proposed amendment. Following consideration of written comments from local governments and other agencies, the MVRD Board will consider the final adoption of the bylaw.

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

## **ANALYSIS**

The subject property is 10.2 hectares in size, and is bounded by the South Fraser Perimeter Road (Highway 17) and Canadian National Railway yard to the north, Surrey Bend Regional Park to the east, suburban single-detached dwellings and City-owned parkland to the south, and Highway 17 and City of Surrey-owned parkland to the west. While the subject property is undeveloped, significant site disturbances and tree removal have occurred on this property as part of the Trans Mountain Pipeline Expansion Project since late 2021. Additional site information can be found in the City of Surrey staff report included within Appendix B.

The subject property is currently designated Industrial in the City of Surrey’s Official Community Plan (OCP) and zoned One-Acre Residential Zone and Light Impact Industrial Zone in the City’s Zoning Bylaw. The current regional land use designation for this property in *Metro 2050* is "Industrial" (see Figure 1 below).

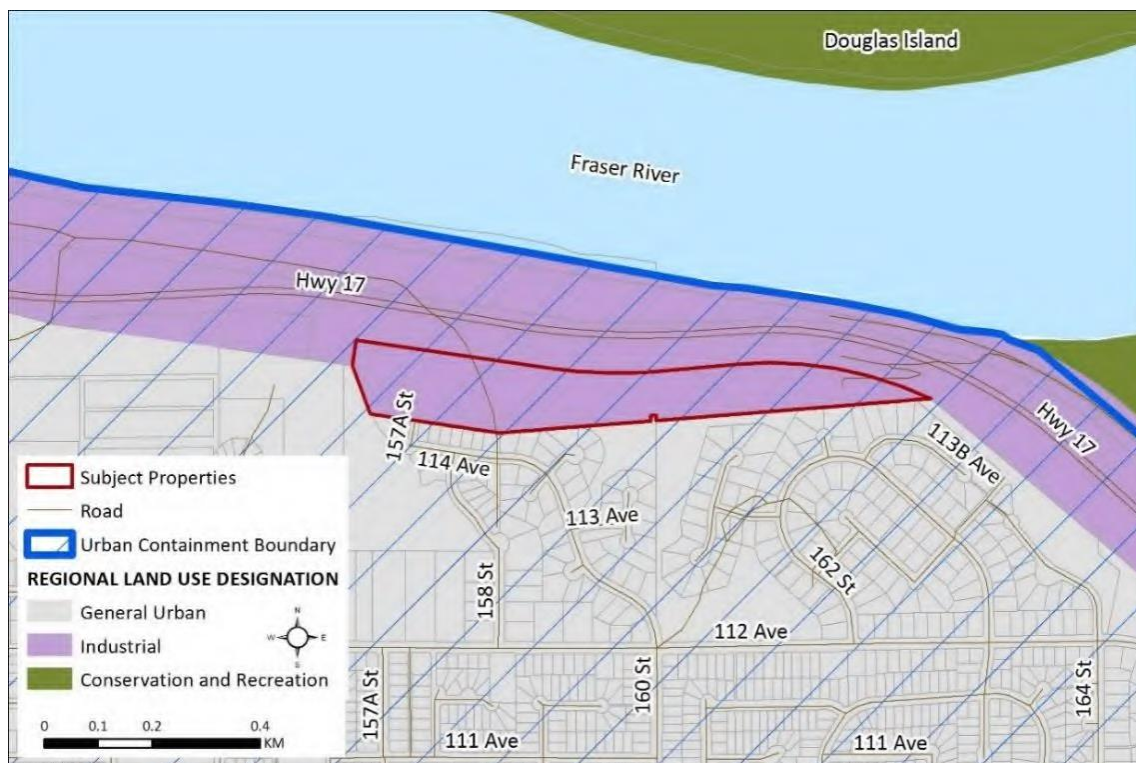


Figure 1: Current Regional Land Use Designation of Subject Property

### **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 (20) kilometres from the City's boundaries.

### **Regional Planning Implications**

Metro Vancouver staff assessed the proposed amendment for its alignment with the RGS. A summary of the regional land use rationale included in the Metro Vancouver staff report on the proposed Metro Vancouver RGS amendment is noted below:

- The subject property is located within the Urban Containment Boundary (UCB). The proposal would be consistent with the region's target of focusing 98% of residential growth within the UCB, although the proposed low-density residential development does not contribute to creating a compact urban area.
- The subject property is of limited size, oriented to residential areas immediately south, and does not have good access to transit service that would support higher development density or transit-oriented growth. Given how disconnected this property is from the highway and adjacent industrial lands, Metro Vancouver staff do not anticipate this amendment will set a precedent for converting other industrial lands to residential uses.
- Over half of this highly-disturbed site will be dedicated to the City of Surrey as a natural area, and trees will be replaced at a higher ratio than typically required by the City, thereby adding to the region's overall tree canopy over the long term.
- Relatively limited transportation impact is anticipated with an expected traffic generation of 38 vehicle trips per weekday peak hour. As the site is not transit-oriented, future residents would likely be reliant on personal vehicles to access the site. Given the limited transportation options for this location, the size of the site, and the adjacent existing neighbourhood with only one road access connection, low-density development forms are the most appropriate housing form for this location.
- Due to a lack of a roadway connection to Highway 17, the development would not fundamentally alter movement patterns in the area or attract through-traffic. As the Fraser Heights area develops, Metro Vancouver staff notes that the City of Surrey may wish to work with the Province and TransLink to explore the feasibility of expanding transit service on nearby Highway 17 and Highway 1, along with associated active transportation connections to provide greater transportation choices in this area.

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 City of Surrey is encouraged to consider the use of green infrastructure, where practical, and minimize wet weather inflow and infiltration to reduce impacts on the regional sewerage infrastructure. Additionally, the City of Surrey will also be requested to provide their drinking water demand forecast beyond the demand of the 38 single-detached lots, in advance, to Metro Vancouver.

Staff have reviewed the commentary provided by Metro Vancouver staff to the MVRD Board report dated June 9<sup>th</sup>, 2023, and concur with the regional staff's interpretation of the Regional Growth Strategy in relation to the proposed amendment. Staff concede with Metro Vancouver staff's conclusion that while the proposed application does not support all of the goals outlined in *Metro 2050*, the unique and limiting characteristics of this site were considered when evaluating

this application; and that, on balance, given all of the factors involved, the proposed amendment is supportable. The MVRD staff report is included in Appendix B for reference.

### **Staff Commentary**

This section summarizes White Rock staff's comments on the proposed *Metro 2050* amendment requested by the City of Surrey for the subject property at 11420 – 157A Street in the City's Fraser Heights area:

- 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.
- The amendment to change the regional land use designation from 'Industrial' to 'General Urban' would allow for the development of 38 single-detached homes and enables the property to become an extension of an existing residential area immediately to the south.
- Over half of this site will be dedicated to the City of Surrey as a natural area, and trees will be replaced at a higher ratio than typically required by the City of Surrey, thereby adding to the region's overall tree canopy over the long term.
- This amendment does not require an expansion of the Urban Containment Boundary.

Staff recommend this corporate report, along with Council comments and any applicable resolution be sent to 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 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 alternate 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 City of Surrey's Fraser Heights 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 City of Surrey's Fraser Heights 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. City 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's request for comment.

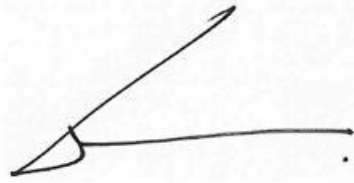
Respectfully submitted,



Anne Berry  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

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 July 11, 2023

Appendix B: Metro 2050 Type 3 Proposed Amendment (staff report) – City of Surrey (Fraser Heights)