

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



**DATE:** April 15, 2024

**TO:** Mayor and Council

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

**SUBJECT:** Response to Land Use Designation Amendment to Metro 2050 City of Maple Ridge – Yennadon Lands

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**RECOMMENDATIONS**

THAT Council:

1. Receive for information the corporate report dated April 15, 2024 from the Director of Planning and Development Services, titled “Response to Land Use Designation Amendment to Metro 2050 City of Maple Ridge – Yennadon Lands;” 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 Maple Ridge 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 Council of a proposed amendment to *Metro 2050* Regional Growth Strategy (RGS) and to provide an opportunity to comment on the proposed amendment.

**BACKGROUND**

The City of Maple Ridge has initiated an amendment to the RGS to change the regional land use designation for thirteen properties, called “Yennadon Lands”, totalling 25.4 hectares (62.76 acres) located southwest of the intersection of 232 Street and 128 Avenue for future employment uses. The proposed amendment would:

- 1) Modify the Urban Containment Boundary to include 23154 128 Avenue and 12791 232 Street (approximately 2 hectares in total);
- 2) Redesignate the regional land uses from *General Urban* and *Agricultural* to *Industrial* (18ha) and *Conservation and Recreation* (7.4ha) to accommodate future industrial uses and protect a portion of the site for nature.

Prior to the City of Maple Ridge approving an Official Community Plan amendment bylaw, the Agricultural Land Commission (ALC) will need to approve the exclusion of the remaining one (1) property (of the 13 properties in the Yennadon Lands areas) from the Agricultural Land Reserve (ALR), following which the RGS would need to be amended by the Metro Vancouver Regional District (MVRD) Board to change the regional land use designation from “General

Urban” and “Agricultural” to “Industrial” and “Conservation and Recreation”, and to revise the region’s Urban Containment Boundary.

The proposed changes to the land use designation and Urban Containment Boundary are a ‘Type 2’ amendment to *Metro 2050*, requiring a two-thirds weighted vote of the Metro Vancouver Board in favour of the amendment. Although some of the proposed land use changes would be considered Type 3 amendments the City of Maple Ridge has packaged all proposals together as a Type 2 amendment.

On June 28, 2023, the remnant one property (23154 128 Avenue) within the Yennadon Lands area received approval to be excluded from the ALR by the ALC as it was deemed to be “unsuitable for agriculture”.

First, second and third readings of the MVRD amendment bylaw were given on January 26, 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 April 18, 2024), 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 approximately twenty-six (26) 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:

- Supporting the creation of compact, mixed-use, walkable communities as this proposed development will create an employment area close to an established residential neighbourhood, where residents and workers can take advantage of a short commute to work or trip for services;
- Increasing and expanding the supply of industrial lands in the region, particularly, supporting those that would support employment opportunities within an existing residential context;
- 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, out of the 25.4 hectares subject site, 7.4 hectares are suggested to be converted from General Urban to a Conservation and Recreation regional land use designation. This portion of land includes ecosystems that are sensitive and modified. If legal mechanisms such as conservation covenants or parkland dedication are applied, these lands will contribute toward region-wide efforts to protect 50% of the region’s land base 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). While the subject lands are not within the Fraser Sewerage Area, the City of Maple Ridge is required to submit a separate application to the GVS&DD should the intent be to service and connect these lands to the regional sewerage area. Furthermore, the City has been requested to provide utility servicing, water demand forecast, and population details to Metro Vancouver's Liquid Water Services as soon as it is available. This information will be used to conduct an impact analysis on sewer servicing, municipal water systems, and regional water systems for the affected area. The MVRD staff report notes that the City's water distribution system must be capable of providing fire flows to the subject site as Metro Vancouver's water transmission system cannot be relied on to provide fire flows.

Staff have reviewed the commentary provided in the MVRD Board report dated January 12, 2024, 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 "Agricultural" regional land use designation is, for the most part, aligned with the provincial Agricultural Land Reserve (ALR). None of the thirteen properties in the Yennadon Lands area are in the ALR; the properties at 23154 128 Avenue and 12791 232 Street have been deemed to be "unsuited for agriculture" and were removed from the Agricultural Land Reserve by the Agricultural Land Commission on June 28, 2023. A copy of the ALC's decision letter, dated July 28, 2023, can be found within the MVRD report in Appendix B.

The City's staff report emphasizes the importance of the Agriculture Edge Planning Guidelines and buffer/edge considerations as part of the Yennadon Lands Employment Park Design Guidelines to alleviate any impacts of the industrial development proposed for the subject site on the surrounding agricultural lands.

### **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 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 City of Maple Ridge's Yennadon Lands 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 City of Maple Ridge's Yennadon Lands Land Use Designation amendment.

### **CONCLUSION**

Metro Vancouver is seeking comment on a proposed amendment to the Regional Growth Strategy. The requested Type 2 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's request for comment.

Respectfully submitted,



Anne Berry  
Director, Planning and Development Services  
Acting Chief Administrative Officer

Appendix A: Letter from Metro Vancouver received March 1, 2024

Appendix B: Land Use Designation Amendment to Metro 2050 City of Maple Ridge –  
Yennadon Lands