

**From:** [Paula Kusack](#)  
**To:** [Paula Kusack](#)  
**Subject:** FW: OCP Amendment Bylaw No. 3168  
**Date:** June 16, 2021 2:45:59 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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**From:** Mark Seinen <[Mark.Seinen@metrovanancouver.org](mailto:Mark.Seinen@metrovanancouver.org)>  
**Sent:** June 16, 2021 2:09 PM  
**To:** Anton Metalnikov <[ametalnikov@langleycity.ca](mailto:ametalnikov@langleycity.ca)>  
**Cc:** James Stiver <[James.Stiver@metrovanancouver.org](mailto:James.Stiver@metrovanancouver.org)>; Heather McNell  
<[Heather.McNell@metrovanancouver.org](mailto:Heather.McNell@metrovanancouver.org)>  
**Subject:** RE: OCP Amendment Bylaw No. 3168

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Hi Anton,

Thank you for the referral regarding the proposed OCP Amendment in support of a five-storey apartment development at 20179-20199 53A Avenue.

Upon review, we can confirm that the subject property is located in the General Urban regional land use designation in *Metro 2040*, the regional growth strategy. Since residential development is permitted, no amendment to *Metro 2040* is required.

We note that the proposed OCP amendment would add a new Mid Rise Residential designation for residential development up to a maximum density of 3.5 FAR. We are also pleased to see that the development is located in Langley Regional City Centre. This supports several Strategies in *Metro 2040*, including:

- Strategy 1.2 – that encourages growth into designated Urban Centres and Frequent Transit Development Areas
- Strategy 5.1 – that supports the coordination of land use and transportation and encourages transit, multiple-occupancy vehicles, cycling and walking

Thank you for the opportunity to review this proposed OCP amendment. Please let us know if we can support your work in advancing this application.

Mark Seinen

**Senior Planner**

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