

Paula Kusack

Subject: FW: Draft Official Community Plan & Nicomekl River Neighbourhood Plan - City of Langley

From: Mark Seinen <Mark.Seinen@metrovancover.org>

Sent: June 3, 2021 1:55 PM

To: Roy Beddow <rbeddow@langleycity.ca>

Cc: Carl Johannsen <cjohannsen@langleycity.ca>; Anton Metalnikov <ametalnikov@langleycity.ca>; Hirod Gill <hgill@langleycity.ca>

Subject: RE: Draft Official Community Plan & Nicomekl River Neighbourhood Plan - City of Langley

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Roy – FYI, our water services group has now also confirmed that they have no issues with the draft OCP water map.

Mark
604.456.8824

From: Mark Seinen <Mark.Seinen@metrovancover.org>

Sent: Thursday, May 27, 2021 12:26 PM

To: Roy Beddow <rbeddow@langleycity.ca>

Cc: Carl Johannsen <cjohannsen@langleycity.ca>; Anton Metalnikov <ametalnikov@langleycity.ca>; Hirod Gill <hgill@langleycity.ca>; Mark Wellman <Mark.Wellman@metrovancover.org>

Subject: RE: Draft Official Community Plan & Nicomekl River Neighbourhood Plan - City of Langley

Hi Roy,

Our Liquid Waste Services reviewed the draft OCP and had no comments/concerns. They expect to take a closer look at the sewer plans once the OCP is submitted to us. If you'd like to follow up on that specifically, I have CC'd Mark Wellman here.

I will also forward the water map to Water Services now for comment, but it sounds like you are primarily concerned with waste.

Mark
604.456.8824

From: Mark Seinen <Mark.Seinen@metrovancover.org>

Sent: Friday, May 14, 2021 2:07 PM

To: Roy Beddow <rbeddow@langleycity.ca>; Carl Johannsen <cjohannsen@langleycity.ca>

Cc: James Stiver <James.Stiver@metrovancover.org>; Anton Metalnikov <ametalnikov@langleycity.ca>; 'Patrick Oysttryk' <patrick@thinkmodus.ca>; Sinisa Vukicevic <Sinisa.Vukicevic@metrovancover.org>

Subject: RE: Draft Official Community Plan & Nicomekl River Neighbourhood Plan - City of Langley

Hi Carl and Roy,

Thanks for sharing the draft RCS with us. It is looking good.

The most important thing is that your Council resolution at 3rd reading directs City staff to refer the updated RCS to Metro Vancouver for acceptance.

Here is some feedback on the draft:

- Map 2 (Regional Land Use Designations) does not appear to include the proposed changes to Mixed Employment lands (net increase of 12.741 HA) along Fraser Highway and Glover Road that were shared with us earlier this year. Since we are effectively amending the regional growth strategy by way of this RCS update, the proposed designation changes should be included in this map.
- The latest draft projections (to year 2050) are being used rather than the current *Metro 2040* projections. We think this approach makes sense, and we can explain this in our staff report to the MVRD Board if necessary.
- The actual projection numbers are close to the *Metro 2050* projections that we agreed upon in January but not exactly the same. I don't believe the difference is statistically significant (especially since we are reporting projections at the sub-regional level for *Metro 2050*), but it would be preferable if you could align with the attached numbers. I am CC'ing Sinisa if you need any follow up on this.
- It seems that 1.2.6(d) (General Urban) has been omitted.
- For 1.2.6(c), perhaps you could use the same approach as 1.3 with something like: "N/A – no Frequent Transit Development Areas designated in City of Langley."

Thanks again for the opportunity to review and let me know if you have any questions.

Mark Seinen

Senior Planner

Regional Planning and Housing Services

t. 604.456.8824



From: Mark Seinen

Sent: Monday, April 19, 2021 10:33 AM

To: Roy Beddow

Cc: James Stiver ; Carl Johannsen

Subject: RE: Draft Official Community Plan & Nicomekl River Neighbourhood Plan - City of Langley

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Good luck with your Council working session, Roy.

Mark

604.456.8824

From: Mark Seinen <Mark.Seinen@metrovanancouver.org>
Sent: Friday, April 16, 2021 4:51:32 PM
To: 'Roy Beddow' <rbeddow@langleycity.ca>
Cc: James Stiver <James.Stiver@metrovanancouver.org>
Subject: RE: Draft Official Community Plan & Nicomekl River Neighbourhood Plan - City of Langley

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Hi Roy,

Apologies for the delay in getting back to you on this.

Given the urgency of your timeline, and the general consistency of the draft OCP with *Metro 2040* (i.e. a net increase in Mixed Employment lands), Metro Vancouver will consider your revised Regional Context Statement upon completion. As discussed below, please ensure that the Regional Context Statement is included as part of your OCP bylaw. If you are able to refer the Regional Context Statement to us as soon as possible following your Council approval, that will ensure that the changes can be reflected in the updated regional growth strategy, *Metro 2050*.

Have a great weekend and let's touch base on Monday if you have any additional questions prior to your Council working session.

Mark Seinen
Senior Planner
Regional Planning and Housing Services
t. 604.456.8824



From: Mark Seinen <Mark.Seinen@metrovanancouver.org>
Sent: Wednesday, March 24, 2021 2:58 PM
To: Roy Beddow <rbeddow@langleycity.ca>
Cc: James Stiver <James.Stiver@metrovanancouver.org>; Carl Johannsen <cjohannsen@langleycity.ca>; Anton Metalnikov <ametalnikov@langleycity.ca>; Francis Cheung <fccheung@langleycity.ca>; 'patrick@thinkmodus.ca' <patrick@thinkmodus.ca>
Subject: RE: Draft Official Community Plan & Nicomekl River Neighbourhood Plan - City of Langley

Good afternoon Roy,

I just wanted to confirm that we've received your question about the regional approval process for the new Regional Context Statement. We are just talking it through internally, and we'll get in touch shortly with a more substantive response and potentially a short meeting to discuss.

Mark Seinen
Senior Planner



From: Mark Seinen <Mark.Seinen@metrovancover.org>
Sent: Monday, March 15, 2021 2:17 PM
To: Roy Beddow <rbeddow@langleycity.ca>
Cc: James Stiver <James.Stiver@metrovancover.org>
Subject: RE: Draft Official Community Plan & Nicomekl River Neighbourhood Plan - City of Langley

Hi Roy,

Thank you for the opportunity to review the City of Langley's early draft Official Community Plan.

We are pleased to see that the draft OCP supports each of the five Goals in *Metro 2040*, the regional growth strategy, with strong and effective policies around urban form, economic development, environmental protection, affordable housing and sustainable transportation. In particular, the draft OCP includes innovative policy approaches to designated capacity, transit-oriented affordable housing, district parking, protecting industrial lands, and using Development Permit Areas to address hazards and sensitive areas.

We note that policy 2.21 calls for reducing parking minimums, while policy 2.26 requires that minimums not be exceeded. If the intent of these policies is to introduce parking maximums – with flexibility to provide less parking, but not more – the City may want to revise or combine these policies for the sake of clarity.

The draft OCP confirms that the Regional Context Statement (RCS) will be developed following the Phase 3 engagement activities. We would encourage you to prepare the updated RCS in advance of the public hearing, so that it is clear to the public and City Council that it is part of the OCP bylaw, and include the recommendation to submit the revised RCS to Metro Vancouver for acceptance as part of the Council resolution at the time of the OCP bylaw adoption. [Implementation Guideline #2](#) provides some additional guidance on this process.

If it would be helpful, Regional Planning staff would appreciate the opportunity to work with you and your staff on the draft RCS to ensure the greatest possible alignment with the regional growth strategy and Metro Vancouver's population and employment projections.

As you are aware, we are in the midst of the process to update *Metro 2040*. A full draft of *Metro 2050*, the update to the regional growth strategy, is on schedule to be presented to the Metro Vancouver Board for consideration in June of this year, with a formal notification being circulated to all member jurisdictions for review and comment in the Fall of 2021. As such, we request that the City not submit any proposed amendments to the regional growth strategy until after plan adoption, which is scheduled for mid-2022.

Should you have any questions or require any additional information please let me know.

Mark Seinen

Senior Planner

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t. 604.456.8824

