

Paula Kusack

Subject: FW: OCP Bylaw Amendment No. 3177

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

Sent: July 22, 2021 9:52 AM

To: Anton Metalnikov <ametalnikov@langleycity.ca>

Cc: James Stiver <James.Stiver@metrovancover.org>; Heather McNell <Heather.McNell@metrovancover.org>; Carl Johannsen <cjohannsen@langleycity.ca>; Roy Beddow <rbeddow@langleycity.ca>

Subject: RE: OCP Bylaw Amendment No. 3177

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Hi Anton,

Thank you for the referral regarding the proposed OCP Amendment in support of a six-storey mixed-use development at 20137 – 20139 Fraser Highway.

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. As mixed-use development is permitted in General Urban areas, no amendment to *Metro 2040* is required.

We note that, like other recent OCP amendments in the City of Langley, this proposal would replace the existing schedule of OCP land use designations and introduce a Transit-Oriented Core designation permitting densities at or above 3.0 FAR. We are pleased to see this new designation being applied to development in Langley Regional City Centre.

The proposed development supports at least three Strategies in *Metro 2040*, including:

- Strategy 1.2 – which encourages growth into designated Urban Centres and Frequent Transit Development Areas;
- Strategy 4.2 – which guides the formation of complete communities with access to a range of services and amenities; and
- Strategy 5.1 – which 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

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