

June 21, 2023

Via Email jonathan.cote@metrovancover.org

Metro Vancouver Regional District
4515 Central Boulevard
Burnaby, BC
V5H 0C6

Attention: Jonathan Cote, Deputy General Manager, Regional Planning and Housing
Development

**Re: Staff Comments Regarding Proposed Type 3 Land Use Designation Amendment to
Metro 2050 – Township of Langley, Gloucester Industrial Park**

Dear Mr. Cote,

Thank you for the letter dated May 16, 2023 inviting the City of Langley to provide comment on the Township of Langley's request for a Type 3 Amendment to Metro 2050. This amendment involves eight properties adjacent to the Gloucester Industrial Park, and proposes to redesignate the regional land use of these properties from 'Agricultural' to 'Industrial', and also move the Urban Containment Boundary, to enable these properties to be added to the Gloucester Industrial Park.

If approved, this proposed amendment will provide additional industrial land directly adjacent to a large existing industrial park with regional significance. This will help in meeting the region's industrial land needs, given the high demand for new industrial development opportunities and a shortage of industrial-designated lands to effectively meet this demand.

The accompanying Metro Vancouver report notes that the proposed amendment is supportable and aligned with Metro 2050 goals and strategies, as it allows for new industrial uses in the Gloucester Industrial Park area and ensures new employment generating floorspace will be located very close to the Regional Truck Route Network.

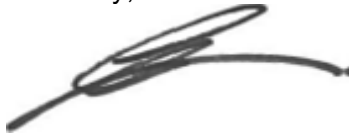
While the City of Langley generally supports initiatives to address the urgent need for industrial land within the region, it is important to note that a foundational goal of Metro 2050 is creating a compact urban area, and that future urban growth, including much-needed industrial development, should continue to be directed to areas that are already within the Metro 2050 Urban Containment Boundary.

If future urban growth continues to occur outside of the current Urban Containment Boundary, it will likely require sewer and water service extensions, as well as transit service expansion, in areas that do not currently have these services. This will likely result in additional long-term costs for providing and maintaining regional and municipal sewer and water services, and will redirect valuable and finite transit service funding away from areas located along the Major Transit Network and other transit-service priority areas within the Urban Containment Boundary.

Further expansion of the Urban Containment Boundary could also reduce the region's agricultural land base, which is also a major contributor to the regional, provincial and national economy and fundamental to the long-term food security of the region.

Thank you for the opportunity to comment on the proposed Type 3 Amendment to Metro 2050 (Township of Langley, Gloucester Industrial Park). While this application will add much-needed industrial floorspace to the region's inventory, it is also important to continue to support future urban development in a manner that maintains the integrity of Metro 2050. If you have any questions or would like to discuss further, please contact the undersigned at 604.514.2815 or cjohannsen@langleycity.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl Johannsen', with a long horizontal stroke extending to the right.

Carl Johannsen, RPP, MCIP
Director of Development Services

c.

