

July 20, 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 2 Land Use Designation Amendment to Metro 2050 – Township of Langley, 23699 and 23737 Fraser Highway

Dear Mr. Cote,

Thank you for the letter dated June 27, 2023 inviting the City of Langley to provide comment on the Township of Langley's request for a Type 2 Amendment to Metro 2050. This amendment involves two properties on Fraser Highway, and proposes to redesignate the regional land use of these properties from 'Rural' to 'Industrial' to permanently permit industrial uses, including those previously allowed to locate through a temporary use permit that expires in May 2024.

If approved, this proposed amendment 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 industrial and employment generating uses adjacent to the Regional Truck Route Network.

Within this context 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.

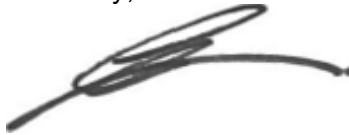
If approved this proposed redesignation will support fragmented or 'piecemeal' urbanization outside of the Urban Containment Boundary. This in turn could lead to the need for future sewer and water service extensions, as well as transit service expansion, in areas that do not currently have these services. 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 urban expansion outside of the Urban Containment Boundary could also impact and 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.

It is also suggested that further study be undertaken, to identify water and sewer servicing requirements and costs associated with future urbanization along the Fraser Highway corridor and outside of the Urban Containment Boundary, prior to future regional land use amendments being considered by Metro Vancouver.

Thank you for the opportunity to comment on the proposed Type 2 Amendment to Metro 2050 (Township of Langley, 23699 and 23737 Fraser Highway).

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.

