

August 20, 2024

File: CR-12-01
Ref: RD 2024 07 26

Mayor Nathan Pachal and Council
City of Langley
20399 Douglas Cres
Langley, BC V3A 4B3
VIA EMAIL: npachal@langleycity.ca; info@langleycity.ca

Dear Mayor Nathan Pachal and Council:

Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)

Metro 2050, the regional growth strategy, is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agriculture, ecologically important and industrial lands; contains growth within an urban containment boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site then, as a first step, they have agreed to have the Metro Vancouver Board consider regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 1.3-hectare site comprising one property located on 128 Street in the Newton area. The proposed amendment would redesignate the regional land use of the property from Industrial to Employment to accommodate commercial uses, including retail, office space, and a childcare facility. There would be no change to the Urban Containment Boundary.

69664173

At its July 26, 2024 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to Employment for the lands located at 7880-128 Street;*
- b) give first, second, and third readings to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated June 3, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

You are invited to provide written comments on the proposed amendment. If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391, or by email at jonathan.cote@metrovancover.org by **October 11, 2024**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/HM/vc

cc: Francis Cheung, Chief Administrative Officer, City of Langley
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated June 3, 2024, titled "Metro 2050 Type 3 Proposed Amendment – City of Surrey \(7880 128 St\) \(pg. 498\)](#)