

November 7, 2024

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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 Amendment – Regional Affordable Rental Housing Target
Implementation Guideline**

Metro 2050, the regional growth strategy, is the regional federation's plan for managing growth coming to Metro Vancouver that outlines the protection of 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. To support these objectives, *Metro 2050* includes several regional targets for all member jurisdictions to collectively work towards. *Metro 2050* outlines the process for proposed amendments to these targets.

Since *Metro 2050* was adopted on February 24, 2023, Metro Vancouver staff have worked on developing the methodology to measure each of the regional targets contained within the regional growth strategy. At its July 26, 2024 meeting, the Metro Vancouver Regional District (MVRD) Board endorsed the *Regional Affordable Rental Housing Target Implementation Guideline*, which defines the methodology for the *Regional Affordable Rental Housing Target*. In developing the methodology, staff recommended that Major Transit Growth Corridors (MTGCs) be included in the transit-oriented geographies being monitored in addition to Urban Centres and Frequent Transit Development Areas (FTDAs). The addition of MTGCs addresses challenges with data suppression and allows for newly completed affordable rental housing units added within a contiguous geography that is well-served by public transit to be monitored.

To ensure consistency between the endorsed *Regional Affordable Rental Housing Target Implementation Guideline* and *Metro 2050*, a Type 3 amendment to *Metro 2050* is required in three areas pertaining to the regional affordable rental housing target, to add MTGCs to the description of the target geography. The proposed revisions are administrative, and do not alter the policy intent of *Metro 2050*, which is to increase affordable rental housing in regionally significant, transit-oriented geographies.

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At its September 27, 2024 regular meeting, the Board of Directors of the MVRD passed the following resolution:

That the MVRD Board:

- a) *initiate the Metro 2050 amendment process for the Metro 2050 Type 3 amendment to align Metro 2050 and the Regional Affordable Rental Housing Target Implementation Guideline;*
- b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1398, 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 of *Metro 2050*. Enclosed is a Metro Vancouver staff report dated August 19, 2024, titled "*Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline*" 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 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 **December 23, 2024**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/JC/dj

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

Encl: [Metro Vancouver Board report dated August 19, 2024, titled "Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline"\(page. 282\)](#)