

November 25, 2025

File: CR-12-01  
Ref: RD 2025 10 31

Mayor Nathan Pachal and Council  
City of Langley  
20399 Douglas Crescent  
Langley, BC V3A 4B3

VIA EMAIL: [npachal@langleycity.ca](mailto:npachal@langleycity.ca); [dmack@langleycity.ca](mailto:dmack@langleycity.ca); [lwhite@langleycity.ca](mailto:lwhite@langleycity.ca);  
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Dear Mayor Nathan Pachal and Council:

**Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025  
City of Surrey (6480 - 152 Street)**

You are invited to provide comments via Council resolution on a proposed amendment to *Metro 2050*, the regional growth strategy. The City of Surrey is requesting a Type 2 amendment to *Metro 2050* for 6480 - 152 Street. The proposed regional land use designation amendment would redesignate portions of the site from Agricultural to Employment and expand the Urban Containment Boundary to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre. The site is not in the Agricultural Land Reserve.

At its October 31, 2025, 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 Agricultural to Employment for portions of the lands located at 6480 - 152 Street;*
- b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025";*
- c) *notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*
- d) *direct staff to notify in region First Nations via referral offices to provide an opportunity for comment on the proposed amendment*

*Metro 2050* is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains

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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 part of the process, they have agreed to have the Metro Vancouver Regional District Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds 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 September 16, 2024, titled “Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 – City of Surrey (6480 - 152 Street)” providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050* and the City of Surrey application.

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@metrovancouver.org](mailto:jonathan.cote@metrovancouver.org) by **January 16, 2026**.

Yours sincerely,



Mike Hurley  
Chair, Metro Vancouver Boards

MH/JC/lc

cc: Francis Cheung, Chief Administrative Officer, City of Langley  
Kelly Kenney, Corporate 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 September 26, 2025, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 – City of Surrey" \(pg 213\)](#)

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