



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Request for Feedback on Proposed Metro 2050
Amendment Options

File #: [Required]

Doc #:

From: Carl Johannsen, RPP, MCIP
Director of Development Services

Date: March 18, 2026

RECOMMENDATION:

THAT Council direct staff to send the attached response letter titled "Comments Regarding Proposed Metro 2050 Amendment Options (in Response to South of Fraser Mayors' Request)", dated March 23, 2026, to Metro Vancouver.

PURPOSE:

This report provides a summary and response to a request for feedback from the Metro Vancouver Regional District (MVRD), regarding their proposed options that respond to a request from the Mayors of Delta, Surrey, and the Township of Langley to amend the 'Metro 2050' Regional Growth Strategy (RGS) to better accommodate residential and employment growth in these municipalities.

POLICY:

Metro 2050 (adopted February 2023) sets out regional land uses, an Urban Containment Boundary (UCB) and other policies that shape regional growth, and the Official Community Plans (OCPs) of Metro Vancouver member municipalities are to be consistent with Metro 2050, by way of including OCP land uses and urban containment boundaries that align with those in Metro 2050.

Member municipalities can request the MVRD Board to amend Metro 2050 to accommodate amendments within their OCPs, through these amendment processes (listed highest to lowest in RGS-change magnitude and Board voting threshold):

- Type 1: Requires an amendment bylaw passed by a 50% +1 weighted vote of the MVRD Board and unanimous acceptance by all affected local

governments. These typically apply to changes to RGS amendment processes or major changes such as deletion or amendment of RGS goals or strategies.

- Type 2: Requires an amendment bylaw passed by a two-thirds weighted vote of the MVRD Board. Generally applies to regional land use designation changes outside the UCB and changes to the UCB.
- Type 3: Requires an amendment bylaw passed by a 50% +1 weighted vote of the MVRD Board. Applies to specific designation changes as outlined in Metro 2050, such as identifying new Frequent Transit Development Areas (FTDAs) or redesignating Agricultural or Rural uses to Industrial, if they are contiguous or within the UCB and outside the Agricultural Land Reserve (ALR), and housekeeping updates to figures, tables, and maps, among others.

COMMENTS/ANALYSIS:

South of Fraser Mayor's Request and MVRD Response to Date

In a June 19, 2025 letter to the MVRD Board, the Mayors of Delta, Surrey, and Township of Langley requested three RGS policy changes they believe are important to better support growth and development in their municipalities:

1. Redefine the UCB to allow for targeted expansion for sites that are contiguous extensions outside of the Agricultural Land Reserve and ecologically sensitive areas, can be serviced with existing or committed infrastructure, and that support compact, transit-oriented complete communities;
2. Reclassify qualifying UCB amendment requests from Type 2 (two-thirds weighted vote of MVRD Board) to Type 3 (50% +1 weighted vote of MVRD Board); and
3. Introduce a minor realignment mechanism to permit site specific UCB adjustments that are consistent with local plans without requiring a full amendment.

In response to the Mayor's request, MVRD staff developed proposed RGS amendment options and have received the support of the MVRD Board to consult with member municipalities on these amendment options. Once the consultation with member municipalities is complete, MVRD staff will bring forward feedback received as well as potential RGS amendment bylaws for MVRD Board consideration.

The four potential amendment options developed by MVRD staff include:

1. Add new Special Study Areas (SSAs) in the requesting municipalities;
 - a. SSAs were identified in the previous Metro 2040 (SSAs are areas where future regional land use changes are identified but require further study prior to an amendment to the RGS can proceed), but Metro 2050 does not permit a process to include new SSAs. This proposed option would permit Surrey, Delta and the Township of Langley to identify new SSAs for inclusion in Metro 2050, through a lower voting threshold (Type 3);

2. Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 Amendments;
 - a. This option lowers the voting threshold, from Type 2 to 3, for regional land use designation changes and UCB adjustments from Rural to Industrial, Employment or General Urban;
3. Expand Amendment Opportunities for properties adjacent to the Urban Containment Boundary (and lower voting threshold to Type 3);
 - a. This option would permit the changing of Agricultural or Rural regional land uses to General Urban or Employment, if sites are UCB-contiguous, outside of Agricultural Land Reserve (ALR) and ecologically sensitive areas, and can be serviced with existing/committed infrastructure and support compact, transit-oriented development; and
4. Expand Use of the Flexibility Clause (RGS 6.2.7) for properties adjacent to the Urban Containment Boundary;
 - a. This option would permit regional land use changes, on UCB-contiguous sites and without a Metro 2050 amendment, if flexibility criteria are met.

Staff Analysis and Recommended Response

Following review of the South of Fraser Mayor's Request and the proposed options that MVRD has put forward in response it is clear that the proposed process options, to adjust regional land uses and the UCB and potentially making it easier for the MVRD Board to make these adjustments, are major proposed changes to the RGS and its primary and foundational growth management mechanisms.

While staff note there are existing SSAs that have been carried forward from Metro 2040 into Metro 2050, the request by the South of Fraser Mayors and proposed options put forward by MRVD staff go beyond the current policy and amendment framework of the RGS, which was established through a significant, comprehensive consultation and technical review process prior to the adoption of the current Metro 2050 RGS. Notably some of these options contemplate the reduction of MVRD Board voting thresholds to make major policy changes to the RGS. Based on this, and as described in the attached staff response letter (Attachment 2) staff recommend that the decisions on these proposed changes to Metro 2050 be postponed and instead advanced forward and considered as a part of the process to develop the next RGS.

BUDGET IMPLICATIONS:

None.

ALTERNATIVES:

1. Direct staff to amend the attached response letter according to Council direction and send to MVRD.
2. Direct staff to provide no comments to MVRD.

Respectfully Submitted,



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment(s):

1. Letter from Metro Vancouver Regional District titled "Consultation on Proposed Metro 2050 Amendment Options in Response to South of Fraser Mayor's Request."
2. Response letter from City of Langley titled "Comments Regarding Proposed Metro 2050 Amendment Options (in Response to South of Fraser Mayor's Request)."

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer