

March 23, 2026

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: Comments Regarding Proposed Metro 2050 Amendment Options (in Response to
South of Fraser Mayor's Request)**

Dear Mr. Cote,

Thank you for the letter dated January 20, 2026 inviting the City of Langley to provide comment on the proposed Regional Growth Strategy (RGS) amendment options that Metro Vancouver Regional District (MVRD) staff have developed. These options respond to a request from the Mayors of Delta, Surrey and the Township of Langley to make policy changes to the Metro 2050 RGS in order to better support growth and development in their municipalities.

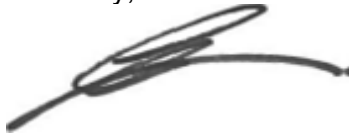
Following review of the South of Fraser Mayor's Request and the proposed options from MVRD it is clear that the proposed process options, to adjust regional land uses and the Urban Containment Boundary (UCB) and potentially making it easier for the MVRD Board to make these adjustments, are major proposed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

While staff note there are existing Special Study Areas 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 (adopted February 2023). Notably some of these options contemplate the reduction of MVRD Board voting thresholds to make major policy changes to the RGS.

Based on this, the City of Langley recommends 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.

Thank you for the opportunity to comment on the proposed RGS amendment options, and if you have any questions or would like to discuss further please contact the undersigned at 604.514.2815 or cjohannsen@langleycity.ca.

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. Mayor and Council
 - Francis Cheung, P.Eng., Chief Administrative Officer
 - Kelly Kenney, Corporate Officer
 - Roy Beddow, RPP, MCIP, Deputy Director of Development Services

