

# Metro Vancouver 2050 Amendment

**Surrey File No. 7923-0090-00**

**7880 – 128 Street (Newton)**

***For July 26, 2024 MVRD Board Meeting***



**Community  
Planning**

# Project Background

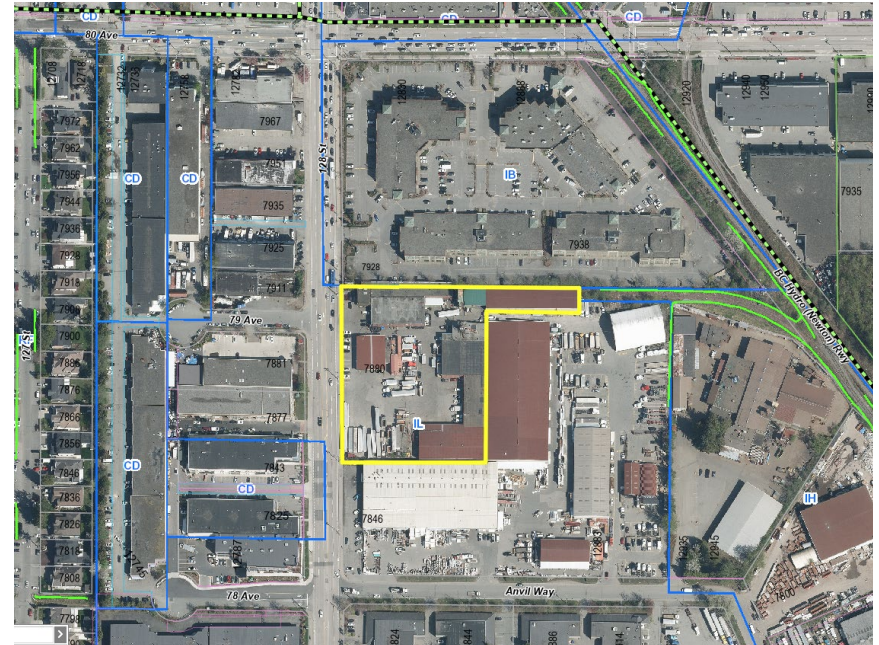
## Site and Surrounding Context

The subject site is located at 7880 – 128 Street in the Newton industrial area.

The 1.3-hectare subject site is designated “Industrial” in both the Metro Vancouver 2050 Regional Growth Strategy (RGS) and the City’s Official Community Plan (OCP) and is currently zoned “Light-Impact Industrial Zone (IL)”.

To the north, the property is directly adjacent to the the group of properties that make up the Central Newton Cultural Commercial District (CNCCD).

To the south and east the property is surrounded by industrial uses. To the west, across 128 Street, there are also industrial uses.



## **Central Newton Cultural Commercial District**

Properties within the CNCCD are designated “Mixed Employment” in the OCP and “Employment” in the RGS.

The intention of the CNCCD is to encourage commercial uses to locate on the lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street, with the intent that, elsewhere in Newton, these uses would not be permitted on Industrial lands to help retain Industrial uses.



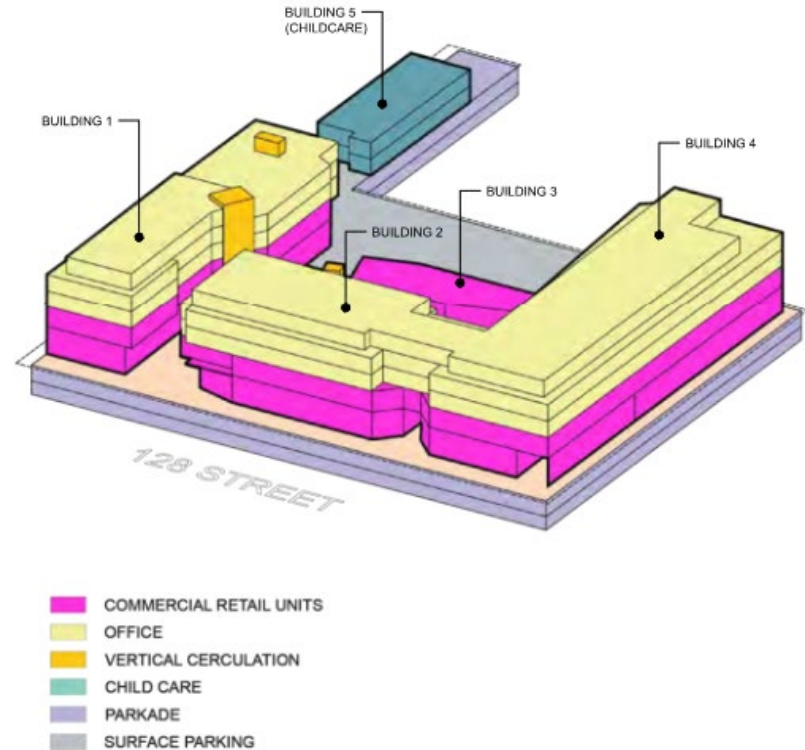
# Surrey File No. 7923-0090-00 (7880 – 128 Street)

## RGS Amendment from INDUSTRIAL to EMPLOYMENT

### Development Proposal

The Developer applied to the City of Surrey to allow:

- **Metro Vancouver 2050 Amendment** from Industrial to Employment;
- **OCP Amendment** from Industrial to Mixed Employment;
- **Local Area Plan Amendment** to include the subject site within the CNCCD;
- **Rezoning** from Light Impact Industrial Zone (IL) to Comprehensive Development Zone (CD); and
- **Development Permit** to permit development of 3 commercial buildings and a child care building. Retail is proposed on the Floors 1-2, with office uses on Floors 3-5.



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RGS Amendment from INDUSTRIAL to EMPLOYMENT



Rendering viewed from 128 Street. Two floors of retail with three floors of office.

# Surrey File No. 7923-0090-00 (7880 – 128 Street)

## RGS Amendment from INDUSTRIAL to EMPLOYMENT

### Development Proposal Timeline

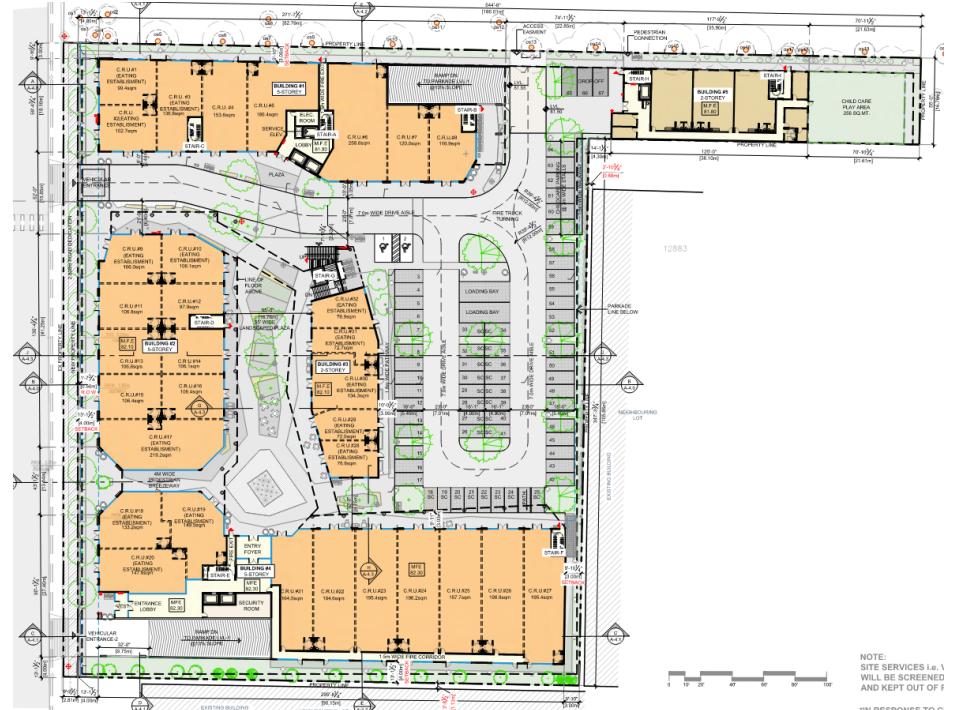
**May 1, 2023:** Surrey Council considered a staff report recommending denial of the the proposed land use changes at the Regular Council – Land Use Meeting, and directed that staff were to proceed with reviewing the proposal in more detail.

**February 12, 2024:** Surrey Council approved the recommendations in Planning & Development Report No. 7923-0090-00 at the Regular Council – Land Use Meeting and set a date for Public Hearing.

**February 26, 2024:** Following the Public Hearing, Surrey Council passed a resolution to grant Third Reading to the proposed OCP Amendment and Rezoning Bylaws and endorsed referring the application to Metro Vancouver for a Metro Vancouver 2050 Amendment.

**June 21, 2024:** The project is reviewed at the Metro Vancouver Regional Planning Advisory Committee Meeting.

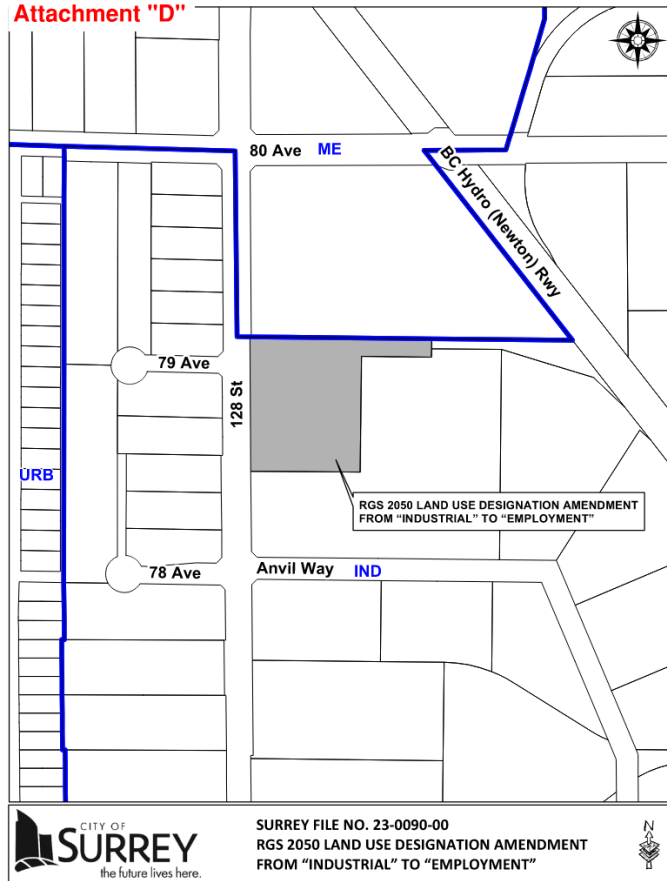
**July 4, 2024:** The project is reviewed at the Metro Vancouver RPL Meeting.



# **RGS Amendment Request Amendment**



# Surrey File No. 7923-0090-00 (7880 – 128 Street) RGS Amendment from INDUSTRIAL to EMPLOYMENT



## Proposed RGS Amendment from Industrial to Employment

Thank you!

[surrey.ca/planning](https://surrey.ca/planning)



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Planning

# Roderick V. Louis

To speak to agenda Item 2.1: “*Metro Vancouver Regional Fund- Expenditures Policy and Application Guide*” report;

## Requested Actions Summary:

- 1) Refer back to staff for amendments;
- 2) Send letter to Translink advising that applications for MV RF funding will not be accepted unless accompanied by detailed reports that indicate: Translink’s current and projected future annual **debt levels**, annual **debt service costs**, & annual **operating income**... looking ahead at least 20 years

# Transtink debt limits 2018-24

- **May 25, 2018**- MV RD board approved Transtink debt limit increase from **\$4 Billion** to **\$5.5 Billion**
- **April 29, 2022**- MV RD board approved Transtink debt limit increase from **\$5.5 Billion** to **\$6.8 Billion**
- **March 22, 2024** - MV RD board approved Transtink debt limit increase from **\$6.8 Billion** to **\$8.5 Billion**

2018 & 2022 Transtink debt limit decisions were made at open-to-the-public MV RD board meetings...

➤ **2024 decision made at in-camera meeting...**

# Metro Vancouver Regional Fund

Agenda Item 2.2 report & attachments identify types of projects that MV RF funds- sourced from the **Canada Community-Building Fund** (CCBF)- may be used to pay for:

- ***“Local roads and bridges- and active transportation Infrastructure”***

- ***“Short-line rail railway related infrastructure for carriage of passengers...”***

➤ These are types of projects that usually are paid for with funds from several separate sources- IE: paid for with MV RF funds... **and borrowed monies...**

# Metro Vancouver Regional Fund

In future, whenever the MV RD board receives applications from Translink for MV RF funds:

➤ ... Board members- and the general public- should be able to discern the current ***financial health and future viability of Translink***, and in particular whether Translink has, and is reasonably projected to have sufficient annual income to service its **current debts- and projected future debts...**

... especially debts associated with paying for projects that are proposed to be paid for with a combination of **MV RF funds** and **borrowed monies...**

# Requested Action #1:

- Refer the Item 2.1 report back to staff,
- Direct staff to amend the proposed ***MV RF Expenditures Policy*** and ***Application Guide*** so that the (proposed new) policy requires:
- ***Translink*** to provide Metro Vancouver with **public reports** that contain the categories of information referred to in (a) to (l), in the following 2 slides (slides 6 and 7)-  
  
... as part of all future applications for MV RF funding...

# Requested Action #2:

➤ **Direct that letter is sent from the MV RD board to Translink-** copied to BC's Minister of Municipal affairs... stating that whenever Translink submits applications for MV RF funding- such applications must include a detailed "public" report that identifies Translink's:

- a) **Total current debts;**
- b) **Total annual operating income** during the previous 15-years;
- c) **Projected total annual operating income** during current year & each of the following 20 years;
- d) **Total amount of debt** at end of each of the previous 15-years;
- e) **Projected total debt** at end of the current year and at the ends of the following 20-years;
- f) **Projected annual interest rates** applicable to all debts during the current year and following 20-years



# Requested Action #2 continued:

- **Direct that letter is sent from the MV RD board to Translink-** copied to BC's Minister of Municipal affairs... stating that whenever Translink submits applications for MV RF funding- such applications must include a detailed "public" report that identifies Translink's:
  
- g) Total of all interest payments on all debts** during each of the previous 15-years;
  
- h) Total of all debt principal payments** on all debts during each of the previous 15-years;
  
- i) Total of all debt service payments** during each of the previous 15-years;
  
- j) Projected interest payments** on all debts during the current year and following 20-years;
  
- k) Projected debt principal payments** on all debts during the current year and following 20-years;
  
- l) Projected total debt service payments** during the current year and following 20-years;