

**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL PLANNING COMMITTEE**

**MEETING**

**Thursday, October 9, 2025**

**9:00 AM**

**28<sup>th</sup> Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia**

**Webstream available at <https://www.metrovancover.org>**

**A G E N D A**

**A. ADOPTION OF THE AGENDA**

**1. October 9, 2025 Meeting Agenda**

That the Regional Planning Committee adopt the agenda for its meeting scheduled for October 9, 2025 as circulated.

**B. ADOPTION OF THE MINUTES**

**1. September 11, 2025 Meeting Minutes**

That the Regional Planning Committee adopt the minutes of its meeting held September 11, 2025 as circulated.

*pg. 5*

**C. DELEGATIONS**

**1. Harpreet Sondh, City of Surrey; and Matthew Ingridis, City of Surrey**

*Subject: City of Surrey Application No. 7924-0319-00 at 6480 152 Street*

*pg. 11*

**D. INVITED PRESENTATIONS**

**E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER**

**1. 2026 - 2030 Financial Plan Overview**

*Presentation*

Designated Speakers: Jerry W. Dobrovolny, Chief Administrative Officer; and Harji Varn, General Manager, Financial Services/Chief Financial Officer

*pg. 13*

**2. 2026 Budget and 2026 - 2030 Financial Plan – Regional Planning**

pg. 27

**Executive Summary**

From November 2024 to April 2025, Metro Vancouver staff supported the Board in undertaking a Cost and Services Efficiency Review. The review identified areas where operational savings and capital expenditure reductions could be made and assessed the financial and service impacts of these potential revisions. At the Board Budget Workshop held April 9, 2025, the Board received the final review results, which provided options for applying \$364 million in operating savings and a reduction in capital expenditures of \$1.1 billion to its 2026-2030 Five-Year Financial Plan resulting in household impact (HHI) targets for 2026 at 2.5%, 2027 at 3.0%, 2028 to 2030 at 5.0% increase per year. The cost savings enabled a reduction from previously projected HHI of 5% for both 2026 and 2027. The Board directed staff to complete the budget according to those findings.

The 2026 Operating Budget for Regional Planning is proposed at \$5.0 million, representing a \$0.7 million decrease from 2025 primarily due to the completion of a Sustainability Innovation Fund (SIF) project and a decrease in consulting expenditures as more work is shifted in-house. Although the overall Regional Planning budget is proposed to decrease in 2026, this reduction is mainly due to the completion of a project that had been fully funded by the Sustainability Innovation Fund, which does not affect the requisition. The requisition is proposed to remain stable with an average household impact of \$4 in 2026.

**Recommendation**

That the Regional Planning Committee endorse the 2026 Budget and 2026 – 2030 Financial Plan for Regional Planning as presented in the report dated September 29, 2025, titled “2026 Budget and 2026 – 2030 Financial Plan – Regional Planning” and forward it to the Board Budget Workshop on October 22, 2025 for consideration.

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

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**Executive Summary**

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 proposed amendment has been considered in relation to *Metro 2050's* goals, strategies, and policies. Staff have concluded that, on balance, the proposed amendment is supportable. The proposed amendment is aligned with *Metro 2050's* goals and strategies based on the following considerations:

- The proposed amendment will add 7.5 hectares of Employment designated lands to the region, supporting employment opportunities;
- The subject site consists of soils with limited agricultural capability due to excess water and inundation and has previously been excluded from the Agricultural Land Reserve (ALR);
- The subject site is proximate to other Employment and Industrial-designated sites, and residential uses, making it suitable for the proposed uses;
- Hyland Creek runs through the southern part of the property; however, it is not part of the requested amendment. This will create a split-designation and maintain Hyland Creek’s Agricultural regional land use designation and convey these lands to the City; and
- The site is well-serviced for goods movement, and is adjacent to arterial roads, transit service, and active transportation, supporting industrial and employment uses as well as visitor access.

The requested *Metro 2050* Type 2 amendment bylaw requires adoption through an affirmative two-thirds weighted vote of the MVRD Board. An updated Regional Context Statement (RCS) reflecting the proposed regional land use designation change must also be approved by the MVRD Board and is required from the City of Surrey prior to final reading and adoption of the amendment bylaw.

**Recommendation**

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.

**4. Manager's Report**

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**Recommendation**

That the Regional Planning Committee receive for information the report dated September 26, 2025, titled “Manager’s Report”.

**F. INFORMATION ITEMS**

**G. OTHER BUSINESS**

**H. RESOLUTION TO CLOSE MEETING**

*Note: The Committee must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.*

**I. ADJOURNMENT**

That the Regional Planning Committee adjourn its meeting of October 9, 2025.

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Membership:

Woodward, Eric (C) – Langley Township	Henderson, Tasha – New Westminster	Locke, Brenda - Surrey
Hodge, Craig (VC) – Coquitlam	Knight, Megan – White Rock	Loo, Alexa – Richmond
Bligh, Rebecca – Vancouver	Kruger, Dylan – Delta	McEwen, John – Anmore
Carreras, Korleen – Maple Ridge	Lahti, Meghan – Port Moody	Santiago, Maita – Burnaby
Girard, Angela – North Vancouver City	Lambur, Peter – West Vancouver	West, Brad – Port Coquitlam

**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL PLANNING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Regional Planning Committee held at 9:00 am on Thursday, September 11, 2025 in the 28<sup>th</sup> Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Chair, Director Eric Woodward, Langley Township  
Vice Chair, Director Craig Hodge, Coquitlam  
Director Rebecca Bligh, Vancouver (arrived at 9:10 am)  
Councillor Korleen Carreras, Maple Ridge  
Councillor Tasha Henderson, New Westminster  
Director Megan Knight, White Rock  
Director Dylan Kruger, Delta\*  
Director Meghan Lahti, Port Moody  
Councillor Peter Lambur, West Vancouver (arrived at 9:12 am)  
Director Brenda Locke, Surrey\*  
Councillor Alexa Loo, Richmond  
Director John McEwen, Anmore  
Director Brad West, Port Coquitlam (arrived at 9:06 am)

\*denotes electronic meeting participation as authorized by the *Procedure Bylaw*

**MEMBERS ABSENT:**

Councillor Angela Girard, North Vancouver City  
Councillor Maita Santiago, Burnaby

**STAFF PRESENT:**

Jerry W. Dobrovlny, Chief Administrative Officer  
Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development  
Hadir Ali, Legislative Services Coordinator, Board and Information Services  
Agatha Czekajlo, Senior Policy and Planning Analyst, Regional Planning and Housing Services  
Marina Jozipovic, Senior Planner, Regional Planning and Housing Services  
Mark Seinen, Senior Planner, Regional Planning and Housing Development  
Sinisa Vukicevic, Program Manager, Regional Planning Analytics, Regional Planning and Housing Services

**A. ADOPTION OF THE AGENDA****1. September 11, 2025 Meeting Agenda****It was MOVED and SECONDED**

That the Regional Planning Committee adopt the agenda for its meeting scheduled for September 11, 2025 as circulated.

**CARRIED****B. ADOPTION OF THE MINUTES****1. July 3, 2025 Meeting Minutes****It was MOVED and SECONDED**

That the Regional Planning Committee adopt the minutes of its meeting held July 3, 2025 as circulated.

**CARRIED****C. DELEGATIONS**

No items presented.

**D. INVITED PRESENTATIONS**

No items presented.

**E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER****1. Housing and Transportation Cost Burden Study Update**

Report dated August 19, 2025 from Mark Seinen, Senior Planner and Charles Pan, Senior Policy and Planning Analyst, informing the MVRD Board of the findings of the Housing and Transportation Cost Burden Study Update.

Mark Seinen provided the committee with a presentation titled "Housing and Transportation Cost Burden Study", highlighting that calculating housing and transportation costs together is a better measure of affordability than just housing. Members were informed that transportation costs can sometimes be equal or higher than housing costs and a more effective approach to understanding household affordability includes examining the combined costs of housing and transportation.

9:06 am Director West arrived at the meeting.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) receive for information the report dated August 19, 2025, titled “Housing and Transportation Cost Burden Study Update”;
- b) request that the Board Chair forward a copy of the report dated August 19, 2025 titled “Housing and Transportation Cost Burden Study Update” to Member Jurisdictions and TransLink with an offer of a presentation to Council upon request; and
- c) request that the Board Chair forward a copy of the report dated August 19, 2025, titled “Housing and Transportation Cost Burden Study Update” to the Provincial Minister of Housing and Municipal Affairs and the Federal Minister of Housing and Infrastructure.

**CARRIED**

**2. Population Projections Update**

Report dated August 19, 2025 from Sinisa Vukicevic, Program Manager, Regional Planning Analytics and Agatha Czekajlo, Senior Policy and Planning Analyst, Regional Planning and Housing Services, providing the Regional Planning Committee and MVRD Board with an update on Metro Vancouver’s population projections.

Members were provided with an on-table revised report package dated September 10, 2025 titled “Population Projections Update”.

Sinisa Vukicevic and Agatha Czekajlo, provided the committee with a presentation titled “Metro Vancouver Population Projections – 2025 Update”, providing an overview of population growth updates, growth estimates, net migration and population age distribution. Members were informed federal policy has led to decreased non-permanent resident levels which combined with intra-provincial out-migrations will result in short term population reductions.

9:11 am Director Bligh arrived at the meeting.

9:12 am Councillor Lambur arrived at the meeting.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) receive for information the report dated September 10, 2025, titled “Population Projections Update”; and
- b) request that the Board Chair send a copy of the report dated September 10, 2025 titled “Population Projections Update” to member jurisdictions with an offer of a presentation including local demographic profiles to Council upon request.

**CARRIED**

**3. Housing 2050: Affordable Housing Gap Analysis**

Report dated August 18, 2025 from Marina Jozipovic, Senior Planner, Regional Planning and Housing Services presenting the findings of the Affordable Housing Gap Analysis and key areas of focus to inform and support discussion by the Regional Planning Committee and the MVRD Board on policy directions for Housing 2050.

Marina Jozipovic provided the committee with a presentation titled "Affordable Housing Gap Analysis", reviewing the findings of the Affordable Housing Gap Analysis Report which indicates that despite recent progress, the region faces a significant gap between affordable rental housing need and supply. Members were informed that the analysis confirmed the need for significantly increased provincial and federal funding to meet the identified need for affordable housing.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) receive for information the report dated August 18, 2025, titled "Housing 2050: Affordable Housing Gap Analysis";
- b) request that the Board Chair forward a copy of the report dated August 18, 2025, titled "Housing 2050: Affordable Housing Gap Analysis" to member jurisdictions; and
- c) request that the Board Chair forward a copy of the report dated August 18, 2025, titled "Housing 2050: Affordable Housing Gap Analysis" to the Provincial Minister of Housing and Municipal Affairs and the Federal Minister of Housing, Infrastructure.

**CARRIED**

**4. Housing 2050 Engagement Update**

Report dated August 15, 2025 from Sandy Young, Senior Engagement Specialist, External Relations and Marina Jozipovic, Senior Planner, Regional Planning and Housing Services providing the Regional Planning Committee with an update on the engagement process for *Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal*.

**It was MOVED and SECONDED**

That the Regional Planning Committee receive for information the report dated August 15, 2025, titled "Housing 2050 Engagement Update".

**CARRIED**

**5. Metro 2050 – 2024 Annual Performance Monitoring Report**

Report dated August 11, 2025 from Sinisa Vukicevic, Program Manager, Planning Analytics and Heidi Lam, Senior Policy and Planning Analyst, Regional Planning and Housing Services providing the Regional Planning Committee and MVRD Board the 2024 annual performance monitoring report of the region's performance towards the goals of *Metro 2050*.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) receive for information the report dated August 11, 2025, titled "Metro 2050 – 2024 Annual Performance Monitoring Report"; and
- b) direct staff to forward a copy of the report dated August 11, 2025, titled "Metro 2050 – 2024 Annual Performance Monitoring Report" to the Ministry of Municipal Affairs and the Ministry of Citizen's Services.

**CARRIED**

**6. Manager's Report**

Report dated August 19, 2025 from Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services, informing the committee that in response to a letter from the City of Surrey, Township of Langley, and the City of Delta, the MVRD Board has directed staff to develop possible amendment language for *Metro 2050*, for Board consideration this fall and provided Provincial communication regarding the regional food system strategy.

**It was MOVED and SECONDED**

That the Regional Planning Committee receive for information the report dated August 19, 2025, titled "Manager's Report".

**CARRIED**

**F. INFORMATION ITEMS**

No items presented.

**G. OTHER BUSINESS**

No items presented.

**H. RESOLUTION TO CLOSE MEETING**

No items presented.

**I. ADJOURNMENT**

**It was MOVED and SECONDED**

That the Regional Planning Committee adjourn its meeting of September 11, 2025.

**CARRIED**  
(Time: 9:41 am)

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Hadir Ali,  
Legislative Services Coordinator

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Eric Woodward,  
Chair

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**TO: Metro Vancouver Regional Planning Committee**

**FROM: Harpreet Sondh**

**DATE: September 30, 2025**

**CITY FILE: 7924 0319 00**

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**RE: Executive Summary for Metro Vancouver 2050 Amendment for Subject Property at 6480 152 Street**

### **Project Background**

The subject site comprises of a single 10.2-hectare (25-acre) property at 6480 152 Street in Surrey . It is currently designated Agricultural in the Official Community .

- North: Single-family parcels designated for Industrial use under the East Newton Business Park NCP (not within the ALR)
- East: Agricultural parcel within the Agricultural Land Reserve (ALR)
- West: Riparian area, not in the ALR, across 152 Street.
- South: Agricultural parcels across 64 Avenue.

The property was excluded from the ALR in 2016 due to its limited agricultural capability. Nearby, Metro Vancouver approved a similar amendment in October 2024 at 15238 64 Avenue, changing the designation from Agricultural to Industrial for a multi-tenant industrial building.

### **Development Proposal**

The developer has submitted a comprehensive development application to the City of Surrey, which includes:

- Metro Vancouver 2050 Amendment: From Agricultural to Employment for only a portion of the site. Proposed Lot 4, which includes the watercourse (approx. 1.8 hectares) will remain as Agricultural.
- Urban Containment Boundary Amendment: Extend boundary to include the subject site.
- OCP Amendment: From Agricultural to Commercial (west portion) and Mixed Employment (east portion). Lot 4 (watercourse) will remain Agricultural.

- Rezoning: From General Agriculture (A-1) to Comprehensive Development (CD) Zone, based on IB-1 (Industrial Business Park) and C-5 (Neighbourhood Commercial).
- Development Permits: Sensitive Ecosystems (streamside and GIN), Farm Protection, and Hazard Lands (flood-prone areas).
- Subdivision: Creation of one commercial lot, two industrial lots, and dedication of one lot to Engineering for dyke maintenance.

### **Development Timeline**

- April 14, 2025: Project introduced to Surrey Council for First & Second Readings.
- April 28, 2025: Public Hearing held. Council granted Third Reading and referred the proposal to Metro Vancouver.
- September 19, 2025: Review scheduled with the Metro Vancouver Regional Planning Advisory Committee.
- October 9, 2025: Delegation scheduled with the Metro Vancouver Regional Planning Committee.

### **RGS Amendment Requests**

1. Land Use Change: From Agricultural to Employment.
2. Urban Containment Boundary: Amendment to incorporate the subject site

### **Key Considerations**

- Alignment with Regional Precedent: Approval of a similar nearby amendment in 2024 demonstrates consistency.
- Agricultural Limitations: ALR exclusion confirms minimal agricultural viability.
- Employment Needs: Conversion supports Surrey's economic development and industrial land supply objectives.
- Environmental Protections: Development permits address riparian, hazard, and farm interface concerns.
- Regional Growth Strategy Alignment: Proposal provides long-term employment capacity while respecting environmental and planning frameworks.

### **Conclusion**

The proposal seeks Metro Vancouver's support for an amendment to the 2050 Regional Growth Strategy by redesignating the site from Agricultural to Employment and adjusting the Urban Containment Boundary.

This change recognizes the site's limited agricultural potential, responds to Surrey's industrial and employment land demand, and maintains consistency with recent regional decisions. With appropriate environmental and hazard protections in place, the amendment represents a balanced approach to growth management, economic development, and land use planning.



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To: Regional Planning Committee

From: Jerry W. Dobrowolny, Commissioner/Chief Administrative Officer  
Harji Varn, Chief Financial Officer/General Manager, Financial Services

Date: September 29, 2025 Meeting Date: October 9, 2025

Subject: **2026 - 2030 Financial Plan Overview**

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This presentation introduces a high-level overview of the Metro Vancouver 2026-2030 budget.

**ATTACHMENTS**

1. 2026 – 2030 Financial Plan Overview Presentation.

79491741



Inside the Second Narrows Water Supply Tunnel during construction

## 2026–2030 Financial Plan Overview

Jerry W. Dobrovlny, P.Eng  
Commissioner / Chief Administrative Officer

Harji Varn, CPA  
Chief Financial Officer / GM of Financial Services

**metro**vancouver

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## AGENDA

### 1. Metro Vancouver Budget Approach

- Board Direction to Date
- 2026 Budget Cycle Timeline
- Public Engagement
- Continuous Improvement
- Major Drivers
- Macro-Economic Financial Risks

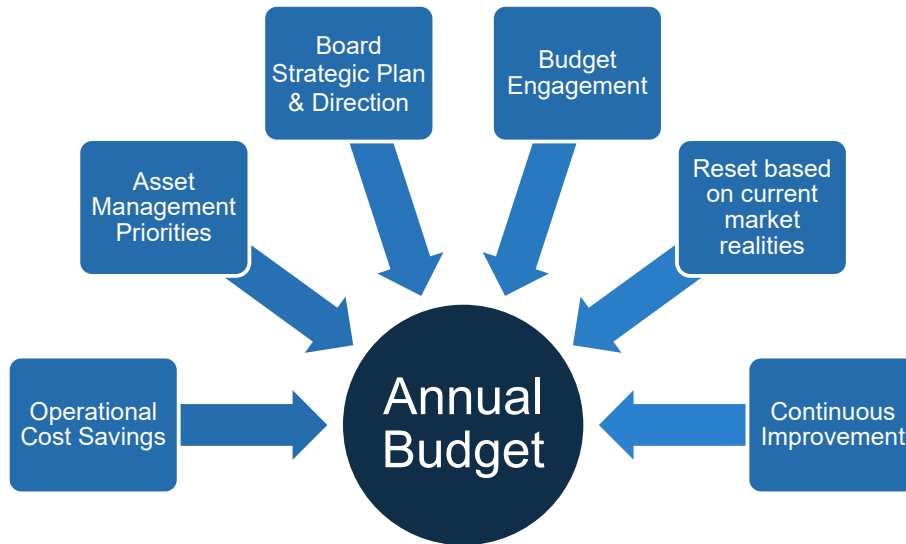
### 2. 2026–2030 Proposed Financial Plan

- 2026 Budget for Approval
- 2026 – 2030 Five Year Financial Plan for Endorsement

**metro**vancouver

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# METRO VANCOUVER BUDGET APPROACH



# BOARD DIRECTION TO DATE



**Financial Plan Task Force Decisions:**

- o \$650M Reduction in Capital Spending 2024-2028 Plan
- o DCC Direction to Staff - Growth Pay for Growth
- o 2026-2028 Average Household Target 5% Annual Increases

**NorthShore Wastewater Treatment Plant Task Force:**

- o \$2.8B Addition in Capital Budget

**Sewer Levy**

- o Adjust Regional Allocation for NSWWTP

**DCC Bylaw**

- o Approved & Economic Analysis – Water, Sewer and Parks

**Board Resolution on Cost Savings by Department**

**MVRD Scope & Service Level Review:**

- o 3 Special Board Budget Workshops
- o \$300K Reduction for Fraser Basin Council

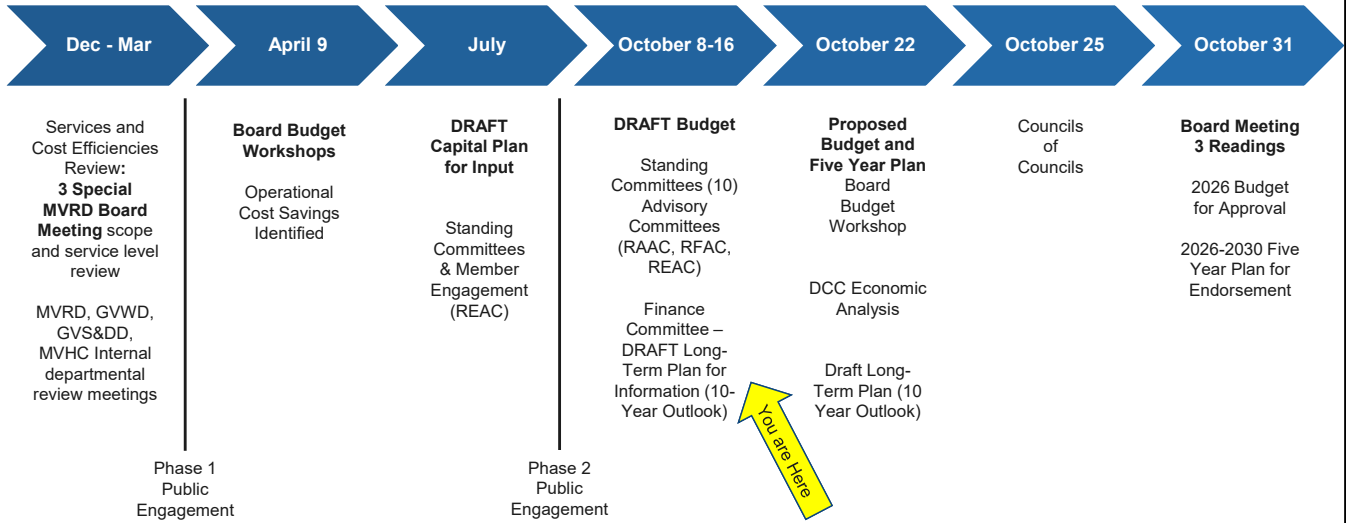
**April 9 Board Budget Workshop:**

- o \$1.1B Reduction in Capital Spending 2026-2030 Plan
- o \$364M Savings in Operating Budget and 2026-2030 Plan
- o +\$250M approved grant for the Iona Project – Federal Funding
- o Reduction in HHI from 5% for 2026 and 2027 down to 2.5% and 3.0%

**Board Approved Workplan for the Finance Committee:**

- o Enhance Financial Performance Reporting
- o Procurement Policy Updates - increase threshold
- o DCC 2025-2027 Workplan
- o Drafting Long-Term Financial Plan
  - o Policy Review
  - o Financial Sustainability

# 2026 BUDGET CYCLE TIMELINE



## PUBLIC ENGAGEMENT

February 14 – September 7, 2025

### 2 Phases

- Phase 1: February 14 – March 30, 2025
- Phase 2: July 23 – September 7, 2025

### Promotions

- Media, digital and print advertising, social, email newsletters

### Responses

- Phase 1: 1,100+ survey responses; 900 survey comments; 28 emails
- Phase 2: 140+ online survey responses; 76 survey comments; 9,552 PNE engagements; 2,631 PNE survey responses; 2 emails



### Themes

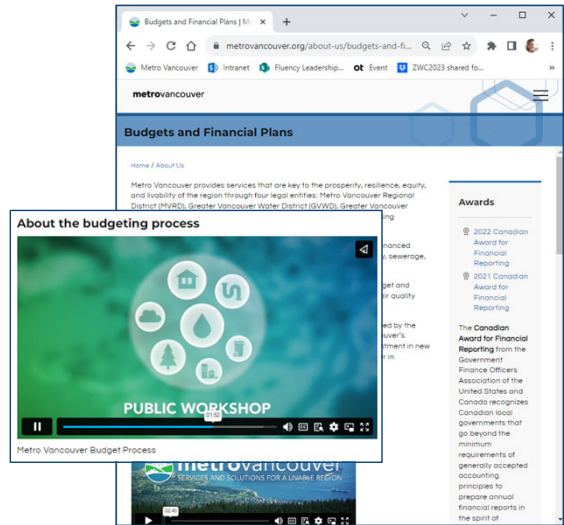
- Affordability
- Concerns on spending and governance
- Suggestions for ways to reduce costs
- North Shore Wastewater Treatment Plant costs
- Suggestions for improved services
- Support for parks, climate action, housing

Over both engagement periods, 60% of respondents preferred that Metro Vancouver offer the *same services but look for cost savings*.

# COMMUNICATIONS AND ENGAGEMENT

Overall Communications / Member Engagement

- Budget webpage with video
- Budget Overview one pager
- MetroUpdate newsletter article
- Live stream Committee and Board meetings
- Regional Advisory Committees
- Council of Council meetings
- Budget communications throughout the year



# COMMITMENT TO CONTINUOUS IMPROVEMENT

- Culture of continuous improvement
- Pursue alternative funding strategies/sources
- Monitor financial performance
- Review and update policy as required
- Seek advisory input from KPMG for the long-term plan
- Utilize data for decision making and benchmarking
- Update economic analysis – impact of rates on overall regions’ financial health



# MAJOR DRIVERS – CAPITAL PROGRAM

## WHAT WE ARE DOING

- Long-term financial planning (10-Year Outlook)
- Project management best practices
- Reviewing scope and timing of **over 300 projects**
- Partnership funding

The image shows two financial tables. The left table is titled 'GREATER VANCOUVER WATER DISTRICT CAPITAL BUDGET AND 2025-2034 CAPITAL PLAN' and the right table is 'GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT CAPITAL BUDGET AND 2025-2034 CAPITAL PLAN'. Both tables have columns for '2024 CAPITAL BUDGET' and '2025-2034 CAPITAL PLAN' with sub-columns for '2025', '2026', '2027', '2028', '2029', '2030', '2031', '2032', '2033', and '2034'. They list various capital projects and their associated costs.



Fleetwood Reservoir roof slab



Annacis WWTP Digesters



Widgeon Marsh Regional Park

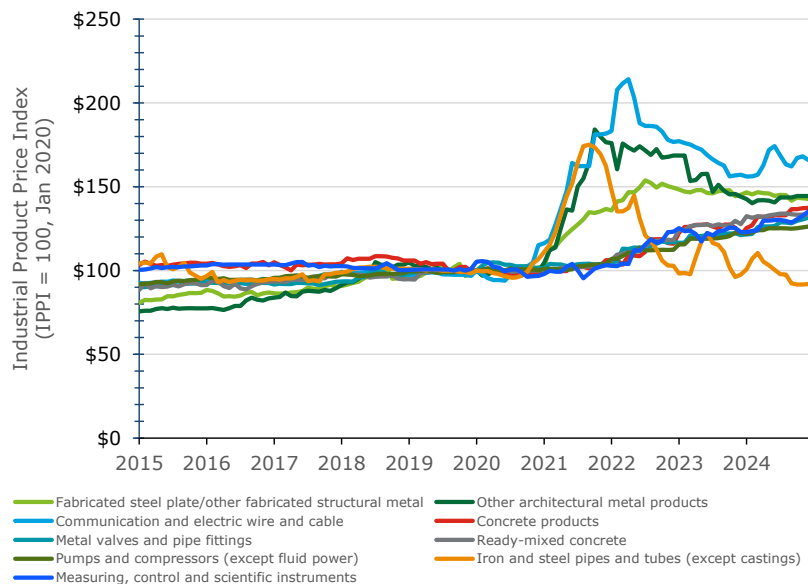


Central Surrey Recycling and Waste Centre

# MAJOR DRIVERS – INFLATION AND COST ESCALATION

## WHAT WE ARE DOING

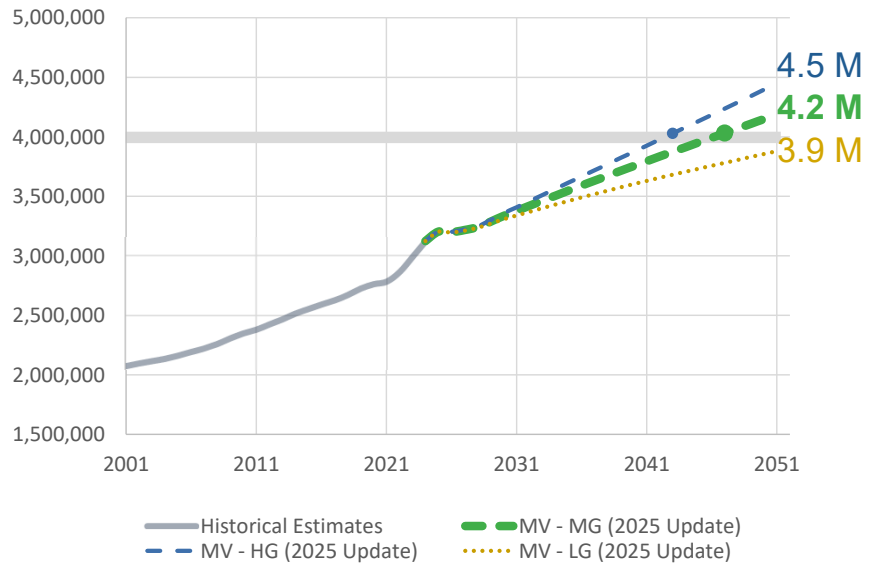
- Conducting market sounding
- Examining revenue sources and partnerships
- Timing and scope of projects and programs



# MAJOR DRIVER – TOTAL POPULATION (2025 UPDATE)

## WHAT WE ARE DOING

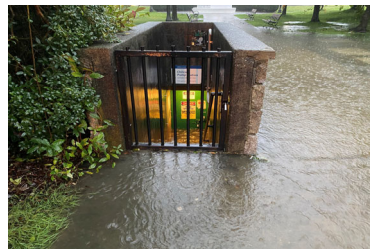
- Continue to examine impacts to infrastructure
- Regular updates and review of DCCs
- Alignment with Province and member jurisdictions



# MAJOR DRIVERS – CLIMATE CHANGE AND RESILIENCE

## WHAT WE ARE DOING

- Continue to invest in infrastructure resilience
- Climate action strategies and programs



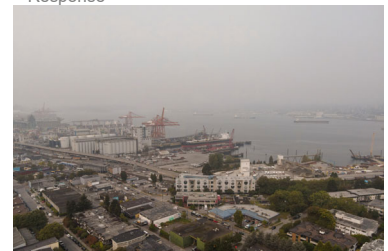
Atmospheric River (Chilco Pump Station in Stanley Park)



Lower Seymour Conservation Reserve Fire Response



Atmospheric River damage in Delta Nature Reserve at Burns Bog



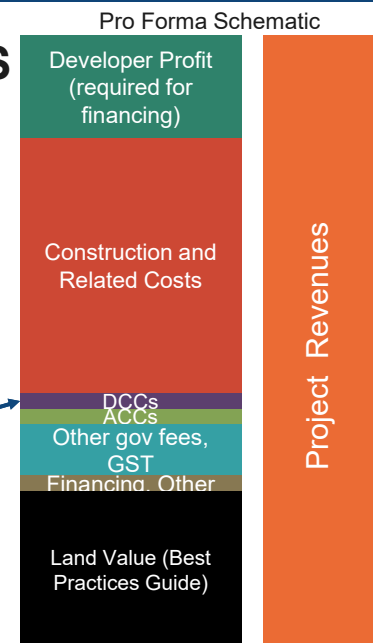
Smoky Conditions in Metro Vancouver

## MACRO-ECONOMIC FINANCIAL RISKS

Financial Risk	Mitigation Approach
US / Canada trade tariffs	<ul style="list-style-type: none"> <li>Monitoring and forecasting tariff impacts and assessing corresponding budget impacts</li> <li>Examining vendors and sources of goods and materials</li> <li>Seeking remission through Federal Dept of Finance on all tariffs paid</li> </ul>
Inflation and market capacity	<ul style="list-style-type: none"> <li>Reviewing and examining project timing</li> <li>Reviewing tariff impacts to escalation indices and observed cost of goods</li> <li>Reviewing development cost charges revenue collection forecasts</li> </ul>
Interest rates	<ul style="list-style-type: none"> <li>Using short-term borrowing pay-as-you-go</li> <li>Locking in long term rates when appropriate</li> <li>Exploring alternative investments through MFA</li> </ul>

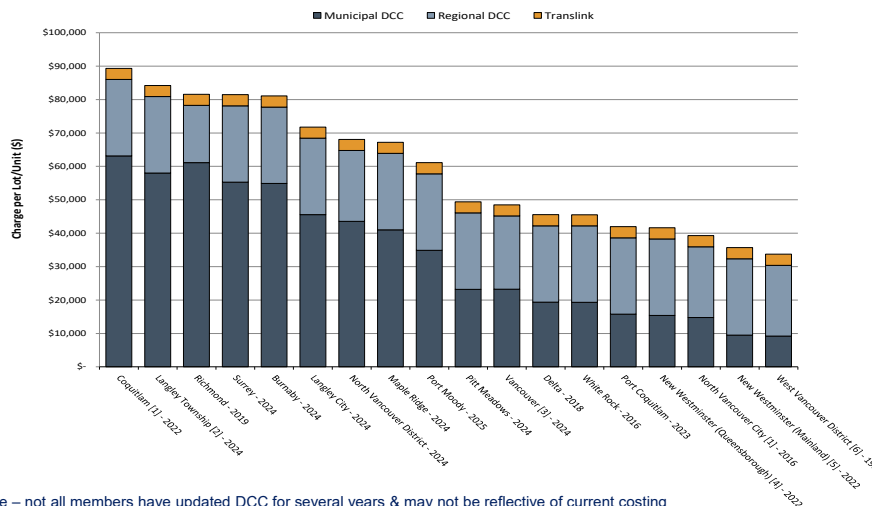
## 2025 DCC EXPERT ECONOMIC ANALYSIS

- Housing Market Slowing:** Single-detached starts declining, multi-unit facing potential slowdowns.
- Rising Construction Costs:** Construction costs make up 48%–73% of total development costs.
- Impact of DCCs:**
  - Total Region-Wide DCCs comprise 1.8%–5.7%
  - Metro Vancouver DCCs comprise 0.8%–1.5%**
- Land Value:** Follows BC Best Practices Guide to ensure there is 15% profit margin to receive financing.



# 2025 DCC EXPERT ECONOMIC ANALYSIS

## DCC Rates for Single Family Dwellings (Per Lot/Unit)



Overall Metro Vancouver's DCC rates make up between 21% and 63% of the total DCC payable

Note – not all members have updated DCC for several years & may not be reflective of current costing

# NEXT STEPS ECONOMIC ANALYSIS

## Economic Analysis on Development Charges Across the Region

### Purpose

- Continue to monitor the impact of regional development cost charges
- Collaborate with members and seek to provide a holistic assessment of development viability by capturing cumulative impacts of fees, requirements, and other market factors

### Objectives

- Represent a diverse range of development scenarios and contexts
- Engage and collaborate with development industry and member jurisdictions
- Create a flexible and practical tool that can be used by Metro Vancouver and others to assess impacts on an ongoing basis

**Next Steps:** Create working groups to further refine scope and assumptions



## APRIL 9 BOARD BUDGET WORKSHOP DIRECTION

*That the MVRD, MVHC, GVS&DD, and GVWD Boards:*

- a) direct staff to prepare the 2026 Budget and 2026-2030 Financial Plan by implementing the potential operational cost savings; and*
- b) proceed through the 2026 budget cycle with household impact targets as follows: 2026 at 2.5%, 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, and 2030 at 5.0%.*

# METRO VANCOUVER OVERALL: POTENTIAL COST SAVINGS

## Highlights of Cost Saving Review:

- Major cost driver short- and long-term is capital
- Aging infrastructure
- Increasing demand on services
- Cost inflation on materials, equipment, and labor

## Opportunities Identified for 2026–2030:

- ~\$364M in operating budget savings
- ~\$1.1B in capital expenditure reduction in spending

The image shows two overlapping spreadsheets. The top one is titled 'GREATER VANCOUVER WATER DISTRICT CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN' and the bottom one is 'GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN'. Both tables have columns for '2024', '2025', '2026', '2027', and '2028' and rows for various project categories and amounts.

# 2026–2030 FINANCIAL PLAN OVERVIEW

2026 Budget – Estimated Average Household Impact (HHI)

<b>2.5%</b>	<b>Proposed 2026 Budget</b>
\$22	Increase for the average household in 2026 (Water: \$8, Liquid Waste: \$24, Solid Waste: \$3, MVRD: -\$13)
\$897	Average annual costs for all Metro Vancouver services
<b>5.0%</b>	<b>Prior Projection for 2026 Budget</b>
\$45	Increase for the average household in 2026 (Water: \$11, Liquid Waste: \$41, Solid Waste: \$3, MVRD: -\$10)
\$920	Average annual costs for all Metro Vancouver services

## OVERALL HOUSEHOLD IMPACT 2026–2030

	2025	2026	2027	2028	2029	2030
Water District	\$200	\$208	\$212	\$215	\$217	\$221
Liquid Waste	\$510	\$534	\$552	\$590	\$632	\$676
Solid Waste	\$71	\$74	\$77	\$81	\$85	\$89
Regional District	\$94	\$81	\$82	\$83	\$84	\$84
Housing	\$0	\$0	\$0	\$0	\$0	\$0
<b>HHI Proposed for 2026-2030 Financial Plan</b>	<b>\$875</b>	<b>\$897</b>	<b>\$923</b>	<b>\$969</b>	<b>\$1,018</b>	<b>\$1,070</b>
Previous HHI Projection for 2025-2029 Financial Plan		\$920	\$965	\$1,014	\$1,066	

*\*HHI by sewerage area slides to be posted on table following October 3rd board meeting.*

## METRO VANCOUVER OPERATING BUDGET

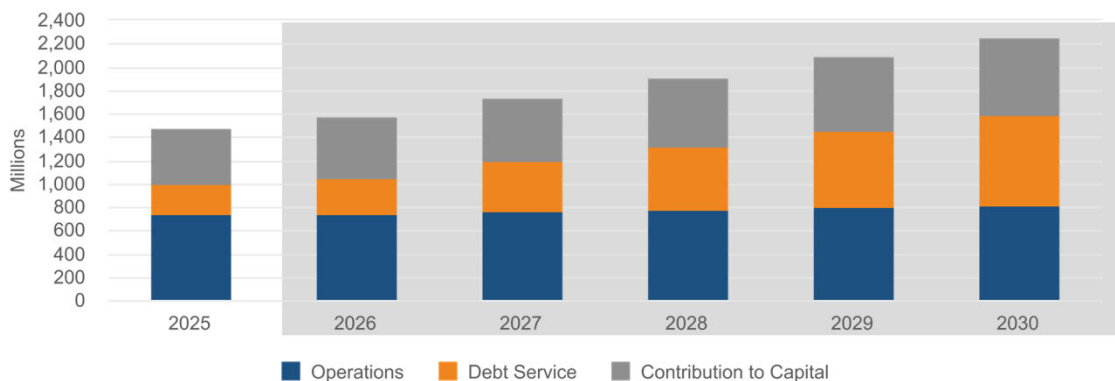
### Expenditures

#### Overview:

- 2025 Operating Expenditures Budget: \$1.48B
- 2026 Operating Expenditures Budget: \$1.57B

#### Drivers:

- Debt service and contribution to capital to fund growing capital plan in accordance with Board policy
- Operations is inflationary over the 5 years for day-to-day maintenance and program delivery



# METRO VANCOUVER OPERATING BUDGET

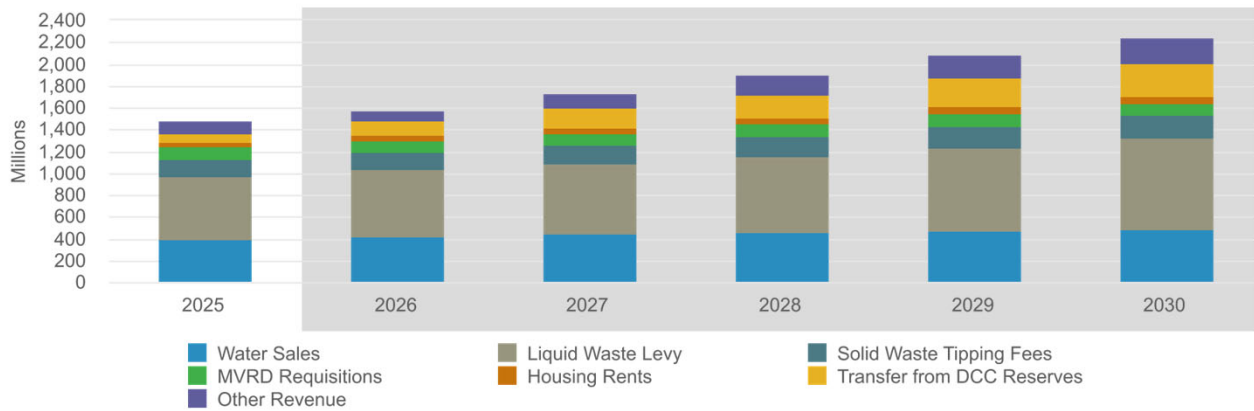
## Revenues

### Overview:

- Primary funding sources: water sales, sewer levy, tipping fees, rents, MVRD requisition
- Relative stability for primary sources

### Drivers:

- Anticipated DCC revenues received and applied having downward pressure on HHI
- Continuously seek partner funding for support



# METRO VANCOUVER CAPITAL PLAN

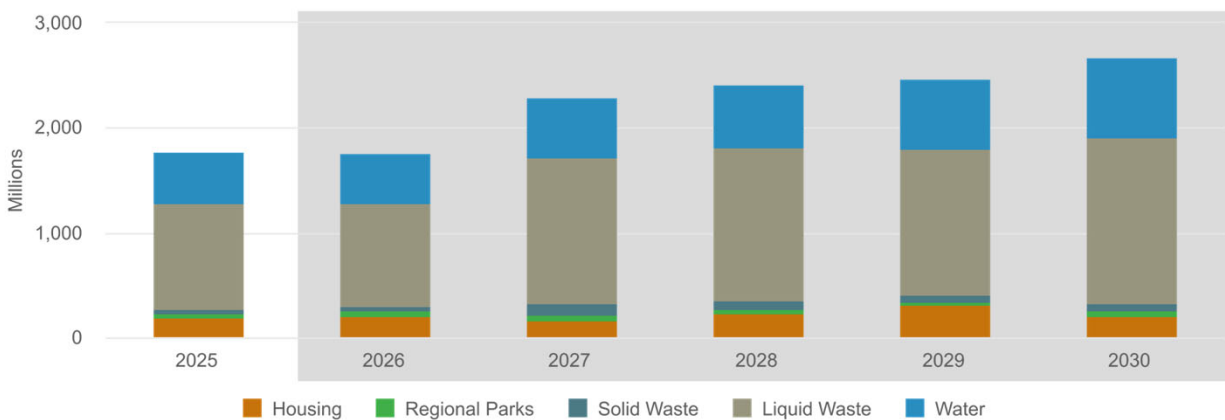
## Expenditures

### Overview:

- 2025 Capital Expenditures: \$1.77B
- 2026 Capital Expenditures: \$1.77B

### Drivers:

- Continued activity on previously approved projects
- Incremental cost for NSWWTTP





A crew works on the installation of the new trickling filter domes at Annasis Island Wastewater Treatment Plant

Questions?

**metro**vancouver

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To: Regional Planning Committee

From: Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services

Date: September 29, 2025 Meeting Date: October 9, 2025

Subject: **2026 Budget and 2026 – 2030 Financial Plan – Regional Planning**

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## RECOMMENDATION

That the Regional Planning Committee endorse the 2026 Budget and 2026 – 2030 Financial Plan for Regional Planning as presented in the report dated September 29, 2025, titled “2026 Budget and 2026 – 2030 Financial Plan – Regional Planning” and forward it to the Board Budget Workshop on October 22, 2025 for consideration.

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## EXECUTIVE SUMMARY

From November 2024 to April 2025, Metro Vancouver staff supported the Board in undertaking a Cost and Services Efficiency Review. The review identified areas where operational savings and capital expenditure reductions could be made and assessed the financial and service impacts of these potential revisions. At the Board Budget Workshop held April 9, 2025, the Board received the final review results, which provided options for applying \$364 million in operating savings and a reduction in capital expenditures of \$1.1 billion to its 2026-2030 Five-Year Financial Plan resulting in household impact (HHI) targets for 2026 at 2.5%, 2027 at 3.0%, 2028 to 2030 at 5.0% increase per year. The cost savings enabled a reduction from previously projected HHI of 5% for both 2026 and 2027. The Board directed staff to complete the budget according to those findings.

The 2026 Operating Budget for Regional Planning is proposed at \$5.0 million, representing a \$0.7 million decrease from 2025 primarily due to the completion of a Sustainability Innovation Fund (SIF) project and a decrease in consulting expenditures as more work is shifted in-house. Although the overall Regional Planning budget is proposed to decrease in 2026, this reduction is mainly due to the completion of a project that had been fully funded by the Sustainability Innovation Fund, which does not affect the requisition. The requisition is proposed to remain stable with an average household impact of \$4 in 2026.

## PURPOSE

To present the 2026 Budget and 2026 – 2030 Financial Plan for Regional Planning for consideration by the Committee.

## BACKGROUND

Metro Vancouver’s annual budget process includes the development of detailed annual budgets and the updating of five-year financial plans for each of the four Metro Vancouver legal entities (Metro Vancouver Regional District, Metro Vancouver Housing Corporation, Greater Vancouver Water District, and Greater Vancouver Sewerage and Drainage District). In November 2024, the Board passed the following resolution:

*That the MVRD Board direct staff to report back in Q1 of 2025 with potential operational cost savings by department, including details of financial and service implications for any potential service revisions, to be considered as input into the 2026 budget and 2026 – 2030 financial plan.*

In response to the Board resolution, three MVRD Board Meetings were held on January 23, 2025, February 21, 2025, and February 28, 2025 that reviewed external contributions and the scope and service levels of the MVRD functions. The Board confirmed all regional services and service levels for the MVRD except for the Fraser Basin Council Service.

On April 9, the Board Budget Workshop was held with the objective to seek direction for the preparation of the 2026 Budget and 2026 – 2030 Financial Plan. The MVRD Board concluded the operational cost savings review, confirming over \$360 million in operating cost savings and \$1.1 billion in capital expenditure reductions in the five-year financial plan. All functional area budgets have been developed in the context of these Board decisions.

This report focuses on the Regional Planning function and presents the 2026 annual budget and the updated five-year plan for the years 2026 to 2029 for Committee consideration.

## **REGIONAL PLANNING SERVICE**

The Regional Planning service at the Metro Vancouver Regional District (MVRD) plays an important role in shaping the future of the region by coordinating long-range planning across 22 member jurisdictions. Its goal is to support the development of a prosperous, resilient, and livable region through collaborative policy-making, data-driven analysis, and strategic implementation. The team's primary responsibility is to develop, administer, implement and monitor *Metro 2050*. *Metro 2050* provides a shared framework for managing growth, guiding land use decisions, and aligning regional priorities across housing, transportation, employment, and environmental sustainability.

## **2026 BUDGET AND 2026 – 2030 FINANCIAL PLAN**

The 2026 – 2030 Regional Planning Financial Plan is included as Attachment 1. The Annual Work Plan for Regional Planning presented in this report is included in Attachment 2 and the “What’s Happening” highlights for the years 2026 – 2030 are included in Attachment 3.

## **Operating Budget Highlights**

The Regional Planning 2026 Operating Budget is proposed to decrease by \$0.7 million for a total budget of \$5.0 million (Attachment 1). Over the next five years, expenditures are decreasing by a total of \$0.7 million, or an average of 2.4% per year. Based on direction from the April 2025 Board Budget Workshop, the consulting budget for Regional Planning was reduced by approximately \$0.2 million. This reflects a strategic shift toward completing more work in-house and reducing reliance on external consultants. Additionally, the Development Cost Charge (DCC) Impact Analysis project has been transitioned from the Finance Department to Regional Planning. The associated funding, previously allocated within the Financial Services budget, has been reallocated accordingly. The remainder of the budget reduction is largely attributable to the completion of a Sustainability Innovation Fund (SIF) project.

In 2026, Regional Planning will continue to advance the implementation of *Metro 2050*, adopted in 2023, alongside other strategic research and policy initiatives. Key actions proposed for the 2026 work program include:

- Hazard Risk and Vulnerability Assessment
- Infrastructure Gap Report
- Development Cost Charge Impact Analysis/Model
- Land Use Resilience Best Practices Guide – Wildfires
- Urban Tree Canopy-Housing Interface Study
- Regional Industrial Lands Inventory
- Regional Affordable Housing Strategy Update
- Agricultural Data Book
- Urban Centres and FTDA Targets Update and Transit Capacity Alignment
- Sub-Catchment and Nodal Zones Projections Model

While the 2026 Budget process provides the overarching priorities and activities of the service area for Committee and Board consideration, in the first quarter of 2026 each standing committee will consider a detailed work plan for the year. At that time, the committee will have the opportunity to provide input on the details of the proposed work plan, within the approved budget envelope.

### **WORK PLAN PERFORMANCE INDICATORS**

High level performance indicators have been developed across the organization to evaluate trends, determine key actions for the coming year, and to assist in long-term planning. The 2026 Work Plan for Regional Planning is presented in this report. Within the Regional Planning Work Plan, six performance indicators have been developed and are being tracked. These include:

- Percentage of residential growth occurring within the Urban Containment Boundary;
- Percentage of new dwelling units located within Urban Centres;
- Percentage of residential growth located along Transit Corridors;
- Number of hectares of land with the *Metro 2050* Agricultural Designation;
- Number of hectares of land with the *Metro 2050* Industrial Designation; and
- Number of hectares of land with the *Metro 2050* Mixed Employment Designation.

The trend in these performance measures suggests that the region is on target with regards to meeting the goals laid out in the regional growth strategy. *Metro 2050* sets a target to contain 98% of growth within the Urban Containment Boundary. Since 2011, this target has been met. *Metro 2050* also strives to direct 40% of dwelling unit growth to a network of 26 Urban Centres. Between 2016 and 2021, 41% of the region's dwelling unit growth occurred in Urban Centres which is up from 39% in the previous Census period.

### **CONTINUOUS IMPROVEMENT**

In 2025, Regional Planning advanced a series of continuous improvement initiatives aimed at enhancing service delivery, internal capacity, and regional collaboration. Notable efforts included the development of new channels for communicating project outcomes, which have strengthened engagement and improved information sharing. The department also provided targeted support to member jurisdictions in implementing new provincial housing legislation, including data provision, assistance with Housing Needs Reports, and facilitation of regional staff discussions. Internally, the Planning Analytics team improved operational efficiency by fully documenting recurring data and inventory projects, thereby reducing reliance on external consultants and enabling more work to be completed in-house. Additionally, Regional Planning contributed to several key components of the Development Cost Charge Program Update.

Much of this work will continue into 2026, forming a foundation for further improvements. Key initiatives planned for 2026 include:

- Division Restructuring: Integrating the implementation group into the land use and policy team to strengthen coordination and reduce operational silos.
- Shifting Project Delivery In-House: Reducing consulting costs and expanding opportunities for staff leadership and development by completing more project work internally.
- Refined Projections Model: Developing a new projections model using smaller geographic units to better support utility capital planning, particularly for water and sewer infrastructure.

### FINANCIAL IMPLICATIONS

Subject to the MVRD Board approval of the 2026 Operating Budget of \$5.0 million for Regional Planning, as presented under Alternative 1, the Tax Requisition will increase by \$0.1 million (3.3%) for a total requisition of \$4.7 million. The balance of funds, \$0.3 million is expected to come from Sustainability Innovation and other reserve funds. Although the overall Regional Planning budget is proposed to decrease in 2026, this reduction is mainly due to a completion of a project that had been fully funded by the Sustainability Innovation Fund, which does not affect the requisition.

Over the term of the five-year Financial Plan, the annual Regional Planning requisition is projected to increase by an average of \$0.1 million per year (2.2%) to provide the required revenue to offset projected expenditures. It is anticipated that the cost to the average regional household over the next five years for the Regional Planning function will stay at current amount of \$4 per household. Table 1 below summarizes the 2026 – 2030 Regional Planning Financial Plan.

**Table 1. 2026 Budget and 2026-2030 Financial Plan - Regional Planning**

	2026	2027	2028	2029	2030
Total Operating Expenditures	\$5.0M	\$4.9M	\$4.9M	\$5.0M	\$5.0M
MVRD Requisition*	\$4.7M	\$4.9M	\$4.9M	\$5.0M	\$5.0M
Household Impact	\$4	\$4	\$4	\$4	\$4

*\*Tax Requisition is the primary funding source for Regional Planning, however there is some funding from the Sustainability Innovation and other reserves (See Attachment 1).*

### Reserve Funds

The Financial Plan for Regional Planning includes the transfer of \$1.5 million from the operating reserve to the discretionary reserve. In 2026, the Financial Plan includes the utilization of discretionary reserve to annually fund one-time initiatives. This is consistent with the *Operating, Statutory and Discretionary Reserves Policy*. The 2026 – 2030 Projected Reserves for Regional Planning are included in Attachment 4.

## ALTERNATIVES

1. That the Regional Planning Committee endorse the 2026 Budget and 2026 – 2030 Financial Plan for Regional Planning as presented in the report dated September 29, 2025, titled “2026 Budget and 2026 – 2030 Financial Plan – Regional Planning”, and forward it to the Board Budget Workshop on October 22, 2025 for consideration.
2. That the Regional Planning Committee amend the 2026 Budget and 2026 – 2030 Financial Plan for Regional Planning as follows: \_\_\_\_\_; and forward the amended Financial Plan to the Board Budget Workshop on October 22, 2025 for consideration.

Under Alternative 2, the Committee may wish to consider recommending amendments to the 2026 Budget and Five-Year Financial Plan for consideration at the Board Budget Workshop. Any changes to the plan may have an impact on the MVRD Financial Plan.

## APPROVAL PROCESS

The proposed 2026 Budget and 2026 - 2030 Financial Plan and Annual Work Plan is presented for consideration and endorsement before being forwarded to the Board for consideration. The next steps are:

- The 2026 Budget and 2026 – 2030 Financial Plan and Annual Work Plan will be presented for consideration at the Board Budget Workshop on October 22, 2025; and
- The Board will consider adoption of the 2026 Budget and endorsement of the 2026 – 2030 Financial Plan on October 31, 2025.

## CONCLUSION

The Regional Planning 2026 Budget and Five-Year Financial Plan has been prepared following direction received at the April 9, 2025 Board Budget Workshop and to respond to direction provided in the *Board Strategic Plan*. It is presented to Committee and Board members to provide overview information on activities and financial impacts for the years 2026 to 2030 for Regional Planning.

The presentation of the 2026 Budget and Five-Year Financial Plan for Regional Planning provides the opportunity for Metro Vancouver to share with its member jurisdictions the proposed service-related initiatives over the next five years. It is intended to be used as a guiding document for member jurisdictions in the development of their five-year financial plans and includes projections on household impact to demonstrate how the plan will remain affordable for residents while keeping pace with our critical requirements.

Staff recommend endorsing the 2026 Budget and 2026 – 2030 Financial Plan and Annual Work Plan for Regional Planning as presented under Alternative 1.

## ATTACHMENTS

1. 2026 – 2030 Financial Plan – Regional Planning.
2. 2026 Regional Planning Work Plan.
3. 2026 – 2030 “What’s Happening.”
4. 2026 – 2030 Projected Reserves – Regional Planning.
5. Presentation: 2026 Budget and 2026 – 2030 Financial Plan – Regional Planning.

**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL PLANNING  
2026 — 2030 FINANCIAL PLAN  
2026 BUDGET**

	2025 BUDGET	2026 BUDGET	% CHANGE	2027 PLAN	% CHANGE	2028 PLAN	% CHANGE	2029 PLAN	% CHANGE	2030 PLAN	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 4,519,386	\$ 4,668,763	3.3%	\$ 4,850,350	3.9%	\$ 4,905,976	1.1%	\$ 4,970,734	1.3%	\$ 5,045,533	1.5%
Transfer from Sustainability Innovation Fund Reserves	912,305	250,000		-		-		-		-	
Transfer from Reserves	300,000	70,000		20,000		20,000		20,000		-	
<b>TOTAL REVENUES</b>	<b>\$ 5,731,691</b>	<b>\$ 4,988,763</b>	<b>(13.0%)</b>	<b>\$ 4,870,350</b>	<b>(2.4%)</b>	<b>\$ 4,925,976</b>	<b>1.1%</b>	<b>\$ 4,990,734</b>	<b>1.3%</b>	<b>\$ 5,045,533</b>	<b>1.1%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Planning and Analytics	\$ 1,621,924	\$ 1,310,971		\$ 1,351,879		\$ 1,378,887		\$ 1,406,417		\$ 1,434,562	
Regional Land Use Policy	1,878,392	2,174,412		2,232,576		2,271,001		2,310,465		2,350,500	
Regional Sustainability Initiatives	912,305	250,000		-		-		-		-	
Administration and Department Support	825,293	844,812		872,815		891,279		910,158		929,382	
	5,237,914	4,580,195	(12.6%)	4,457,270	(2.7%)	4,541,167	1.9%	4,627,040	1.9%	4,714,444	1.9%
Communications Program	45,000	27,126	(39.7%)	27,376	0.9%	27,582	0.8%	27,792	0.8%	28,006	0.8%
Allocation of Centralized Support Costs	448,777	381,442	(15.0%)	385,704	1.1%	357,227	(7.4%)	335,902	(6.0%)	303,083	(9.8%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,731,691</b>	<b>\$ 4,988,763</b>	<b>(13.0%)</b>	<b>\$ 4,870,350</b>	<b>(2.4%)</b>	<b>\$ 4,925,976</b>	<b>1.1%</b>	<b>\$ 4,990,734</b>	<b>1.3%</b>	<b>\$ 5,045,533</b>	<b>1.1%</b>

## 2026 REGIONAL PLANNING WORK PLAN

### Description of Services

The Regional Planning service at the Metro Vancouver Regional District (MVRD) plays an important role in shaping the future of the region by coordinating long-range planning across 23 member jurisdictions. Its goal is to support the development of a prosperous, resilient, and livable region through collaborative policy-making, data-driven analysis, and strategic implementation. The team's primary responsibility is to develop, administer, implement and monitor *Metro 2050*, the Regional Growth Strategy. *Metro 2050* provides a shared framework for managing growth, guiding land use decisions, and aligning regional priorities across housing, transportation, employment, and environmental sustainability.

The key functions of the Regional Planning Department include:

- Develops and updates policy for the Regional Growth Strategy (*Metro 2050*)
- Provides policy interpretation and support for local-level implementation and amendments
- Conducts applied policy research and develops best practices
- Collaborates with member jurisdictions, the Province, TransLink, and other agencies
- Produces population, dwelling unit, and employment projections
- Monitors *Metro 2050* performance indicators
- Maintain and update regional inventories
- Produces a *Housing Data Book*
- Develops a model for land use forecasting
- Supports data needs for utilities, transportation, and land use planning
- Develops and maintains Regional Growth Strategy Implementation Guidelines
- Builds and sustains relationships with member jurisdictions, First Nations, and key agencies
- Administers the Regional Growth Strategy, including:
  - Proposed amendments
  - Regional Context Statements
- Coordinates Metro Vancouver's responses to:
  - Environmental assessments
  - Large capital projects impacting regional interests and assets

### 2026 Key Actions

#### Regional Planning Department

- Review and update Urban Centres and Frequent Transit Development Area (FTDA) policies and targets in *Metro 2050* and assess alignment between regional growth patterns and existing/planned transit capacity.
- Begin work on a regional-scale Hazard, Risk, and Vulnerability Assessment to support resilience planning.
- Create a small-area projections model for sewage sub-catchments and nodal supply zones.
- Develop a Land Use Resilience Best Practice Guide focused on wildfire preparedness and emergency planning tools.

- Conduct the Urban Tree Canopy-Housing Interface Study to evaluate impacts of provincial housing legislation and update the tree regulation toolkit.
- Update the Regional Affordable Housing Strategy to address supply and affordability, with emphasis on non-market and below-market rental housing.
- Complete the Regional Industrial Lands Inventory to support employment land use planning.
- Develop a regional Development Cost Charge (DCC) Impact Model to assess financial implications of DCC's on development.
- Update the Housing Data Book to reflect current housing trends and metrics.
- Refresh *Metro 2050* performance indicators to monitor progress toward regional goals.
- Complete the Infrastructure Gap Report to assess infrastructure pressures and capacity challenges resulting from projected regional growth.
- Complete the Regional Green Infrastructure Network opportunity map and implementation guidelines to support member jurisdictions to advance opportunities to connect and protect natural areas
- Create an Agricultural Data Book to share and track agricultural land and data in the region
- Complete the update to the Regional Food Systems Strategy

### Strategic Directions and High-Level Goals Supported

#### Board Strategic Plan

- Work closely with member jurisdictions, TransLink, First Nations, the Province and other regional agencies to advance *Metro 2050's* goals, strategies, and policy actions.
- Create a regional housing policy roadmap to support the implementation of *Metro 2050's* housing objectives and help the region achieve the *Metro 2050* target of 15 per cent affordable rental housing for new housing in urban centres and along transit corridors.
- Support member jurisdictions to develop and implement effective policies that will help the region achieve its targets to protect 50% of the land base for nature and achieve 40% tree canopy cover within the Urban Containment Boundary.
- Undertake innovative research that supports the overarching goals in *Metro 2050*, including projects such as a Regional Parking Study, Housing and Transportation Cost Burden Update, Regional Food System Strategy Update, and Growth Management and Investment Model.
- Work with member jurisdictions to protect Industrial and Employment lands as per the Regional Industrial Lands Strategy.
- Work closely with member jurisdictions to update targets and prepare a strategy to intensify land uses in the urban centres and frequent transit development areas.
- Continue to refine and update the population, housing and employment and land use projections and their expected geographic distributions to support the long range planning of Utilities, TransLink and member jurisdiction.
- Develop a regional planning advocacy strategy to guide the region's efforts to shape the provincial and federal governments' priorities related to land use, transportation, and housing policy.
- Develop policy models, including best practice guidance to achieve more housing (specifically more affordable rental housing) using tools like inclusionary policies and zoning.
- Support member jurisdictions to update existing or implement new housing policies.

- Develop a regional data portal that will help the region monitor progress towards the targets of *Metro 2050* and create a central location for planners, decision makers, and the public to explore and use data from various regional data models, inventories, and project

### Performance Indicators

Indicator	Historical and/or Industry	Current Performance	2026 Performance Objective
Percentage of residential growth occurring within the Urban Containment Boundary (UCB)	2011 target 98% of growth within UCB	98%	98%
Percentage of new dwelling units located within Urban Centres	2011 target 40% of growth within Urban Centres	41% of growth to Centres	40%
Number of hectares of land with an Agricultural regional land use designation	2011 baseline: 55,313	55,150	No net loss
Number of hectares of land with an Industrial regional land use designation	2011 baseline: 10,195	10,200	No net loss
Number of hectares of land with a Mixed Employment regional land use designation	2011 baseline: 3,415	3,520	No net loss

## Regional Planning Department

### 2026 to 2030 – WHAT’S HAPPENING

Below is a summary of the significant initiatives to be undertaken by Regional Planning over the next 5 years.

Initiative	Description	Theme
<b>2026</b>		
Urban Centres and FTDA Targets Update and Transit Capacity Alignment	Review and update Urban Centres and FTDA policy and targets within the Regional Growth Strategy and assess how regional growth patterns align with existing and planned transit capacity to support Metro 2050 objectives.	Regional Growth Sustainability
Hazard Risk and Vulnerability Assessment (multi-year)	Begin to develop a regional scale Hazard, Risk and Vulnerability Assessment.	Regional Growth, Environmental Sustainability
Sub-Catchment and Nodal Zones Projections Model	Develop small scale projections model for sewage sub-catchment areas and nodal supply zones.	Regional Growth
Annual Projections Update	Update projections (e.g. population, dwelling unit, and employment) at the regional, sub-regional, municipal, sewage area and traffic zones level	Regional Growth
Land Use Resilience Best Practice Guide - Wildfires	Develop a resource to support member jurisdictions improve land use bylaws, policies and other tools regarding emergency planning	Environmental Sustainability
Infrastructure Gap Report	Complete high level analysis of the infrastructure gap facing the region, focusing on social and utility infrastructure needs relative to projected population growth.	Regional Growth
Urban Tree Canopy-Housing Interface Study	Research the impact of provincial housing legislation on regional tree canopy target and update the Tree Regulation Toolkit	Regional Growth, Environmental Sustainability
Regional Affordable Housing Strategy Update	Complete the strategy to focus on addressing the region’s housing supply and affordability challenges, particularly as they relate to non-market and below-market rental housing	Regional Growth
Development Cost Charge Impact Analysis/Model	Develop a model that assesses the economic impact of Development Cost Charges (DCCs) across the varied geographies and market conditions across the region.	Regional Growth
DCC Bylaw Update	Continue to support engagement and analysis to update Metro Vancouver’s DCC Bylaw in 2027	Regional Growth
Regional Industrial Lands Inventory	Complete the Regional Industrial Lands Inventory (started 2025)	Regional Growth
Housing Data Book 2026	Regular updates on housing data.	Regional Growth
Development of 3D Model of Growth Monitoring Indicators in Regional Urban Centres	Develop a 3D model will be able to track changes in building height, lot coverage, and floor area ratio in urban centres.	Regional Growth

<b>Initiative</b>	<b>Description</b>	<b>Theme</b>
Development of Municipal Data Profiles	The dataset will summarize the historical census data by municipalities	Regional Growth
Performance measures update	Update indicators that track performance metrics in <i>Metro 2050</i> .	Regional Growth Environmental Sustainability
Regional Green Infrastructure Network	Complete the Regional Green Infrastructure Network opportunity map and implementation guidelines to support member jurisdictions to advance opportunities to connect and protect natural areas	Environmental Sustainability
Agricultural Data Book	Compile and share data on agricultural land in the region	Sustainability
Regional Food Systems Strategy	Complete the update to the Regional Food Systems Strategy	Sustainability
<b>2027</b>		
Hazard Risk and Vulnerability Assessment (multi-year)	Continue to develop a regional scale Hazard, Risk and Vulnerability Assessment.	Regional Growth, Environmental Sustainability
Land Use Resilience Best Practice Guide – Earthquakes	Develop a resource to support member jurisdictions improve land use bylaws, policies and other tools regarding emergency planning	Regional Growth Environmental Sustainability
Bring to Market Industrial Lands Initiative	Assess a specific study site / area with vacant or under-developed industrial lands to prepare a bring-to-market strategy to recognize the full potential of industrial lands.	Regional Growth
Regional Food System Strategy Implementation	Agricultural land protection and viability strategy or related study (to be confirmed through the Regional Food System Strategy update completed in 2026)	Sustainability
Land Use and GHG Emissions Study	Explore the connection between GHG emissions and land use densities and form	Regional Growth, Environmental Sustainability
Sensitive Ecosystem Inventory Update	Update the Sensitive Ecosystem Inventory and Land Cover Classification dataset	Environmental Sustainability
Matrix of Municipal Policies – Social/Environment	Develop an online database of policies from across the region to support with jurisdictional scans	Environmental Sustainability
Housing Data Book 2027	Regular updates on housing data.	Regional Growth
Performance measures update	Update indicators that track performance metrics in <i>Metro 2050</i> .	Regional Growth Environmental Sustainability
Annual Projections Update	Update projections at the regional, sub-regional, municipal, sewage area and traffic zones level	Regional Growth
Land Use Model Update	Regular update of the regional land use model	Regional Growth

<b>Initiative</b>	<b>Description</b>	<b>Theme</b>
Update Growth Monitoring Indicators in the 3D Model	Update indicators: changes in building height, lot coverage, and floor area ratio in urban centres.	Regional Growth
DCC Bylaw update	Continue to support engagement and analysis to update Metro Vancouver's DCC Bylaw in 2027	Regional Growth
<b>2028</b>		
Hazard Risk and Vulnerability Assessment (multi-year)	Complete the regional scale Hazard, Risk and Vulnerability Assessment.	Regional Growth, Environmental Sustainability
Update Regional Multi-Hazard Maps	Update mapping to support local and regional emergency management planning	Regional Growth Sustainability
Office in Centres Inventory	5 year update of the Office in Urban Centres Inventory and Report	Regional Growth
Regional Industrial Land Strategy Implementation	Ongoing studies and collaboration to support implementation of the Regional Industrial Lands Strategy	Regional Growth
Regional Food System Strategy Implementation	Soil tracking on agricultural land pilot project or related study (to be confirmed through the Regional Food System Strategy update completed in 2026)	Sustainability
Sensitive Ecosystem Vulnerability Assessment and Climate Scenarios	Vulnerability assessment and research to explore how climate change impacts could affect regional sensitive ecosystems and Regional Green Infrastructure Network	Environmental Sustainability
Tree Canopy Cover and Impervious Surface Dataset Update	Update of regional datasets	Environmental Sustainability
Regional Affordable Rental Housing Target 5-Year Monitoring Report	Report on progress achieved to date for Metro 2050 15% Regional Affordable Rental Housing target.	Regional Growth
Housing Data Book 2028	Regular updates on housing data.	Regional Growth
Performance measures update	Update indicators that track performance metrics in <i>Metro 2050</i> .	Regional Growth Environmental Sustainability
Annual projections update	Update projections at the regional, sub-regional, municipal, sewage area and traffic zones level	Regional Growth
<b>2029</b>		
Ecosystem Protection and Connectivity	Further work that supports the Regional Green Infrastructure Network and the Sensitive Ecosystem Inventory	Environmental Sustainability
Regional Projections Update	Population, housing and employment projections update according to new Census data	Regional Growth
Carbon Storage Dataset Update	Updating regional datasets	Sustainability
Performance Measures Update	New Census data will require update in performance indicators linked to Census data	Regional Growth Environmental Sustainability

<b>Initiative</b>	<b>Description</b>	<b>Theme</b>
Housing Data Book 2029	Regular updates on housing data.	Regional Growth
Behaviour Model Update	Update behavior model with new survey on housing preference.	Regional Growth Environmental Sustainability
Policy work for future RGS update	Begin policy work and engagement to support a future update to Metro 2050, the regional growth strategy	Regional Growth
<b>2030</b>		
Performance measures update	Update indicators that track performance metrics in <i>Metro 2050</i> .	Regional Growth Environmental Sustainability
Housing Data Book 2030	Regular updates on housing data.	Regional Growth
Annual Projections Update	Update projections at the regional, sub-regional, municipal, sewage area and traffic zones level	Regional Growth
Housing and Transportation Cost Burden Study	Update of study completed in 2025 to compare results	Regional Growth
Regional Parking Study update	Update of study completed in 2025 to compare results	Sustainability
Economic Value of Employment Lands	Update of study completed in 2025 to compare results	Regional Growth
Policy work for future RGS update	Begin policy work and engagement to support a future update to Metro 2050, the regional growth strategy	Regional Growth

**METRO VANCOUVER DISTRICTS  
2026 — 2030 PROJECTED RESERVES - REGIONAL PLANNING**

**OPERATING RESERVES**

	2025 ENDING BALANCE	2026 OPENING BALANCE	TRANSFER	CONTRIBUTION	WITHDRAWALS	INTEREST	2026 ENDING BALANCE	2027 ENDING BALANCE	2028 ENDING BALANCE	2029 ENDING BALANCE	2030 ENDING BALANCE
Regional Planning	\$ 1,820,895	\$ 1,820,895	\$ (1,500,000)	\$ -	\$ -	\$ 26,772	\$ 347,667	\$ 356,359	\$ 365,268	\$ 374,400	\$ 383,760

**DISCRETIONARY RESERVES**

	2025 ENDING BALANCE	2026 OPENING BALANCE	TRANSFER	CONTRIBUTION	WITHDRAWALS	INTEREST	2026 ENDING BALANCE	2027 ENDING BALANCE	2028 ENDING BALANCE	2029 ENDING BALANCE	2030 ENDING BALANCE
Regional Planning General Reserve	\$ 1,988,966	\$ 1,988,966	\$ 1,500,000	\$ 55,000	\$ (70,000)	\$ 68,287	\$ 3,542,253	\$ 3,666,247	\$ 3,793,341	\$ 3,923,612	\$ 4,077,390



Looking north from Burnaby

# 2026 BUDGET AND 2026–2030 FINANCIAL PLAN

## REGIONAL PLANNING

Jonathan Coté

Deputy General Manager, Regional Planning and Housing Development

Regional Planning Committee October 9, 2025  
77626118

**metro**vancouver



Port Moody SkyTrain

## REGIONAL PLANNING

Develops, stewards, and monitors the federation’s collective plan to manage growth in a way that protects important lands, supports complete, resilient and connected communities, and supports the efficient provision of urban infrastructure.

## PERFORMANCE METRICS

### Regional Planning

Measure	Past Performance (Average)	Expected Performance 2026
% of residential growth occurring within the Urban Containment Boundary (UCB)	98%	98%
% of new dwelling units located within Urban Centres (target = 40%)	40% of growth to Urban Centres; 25% to transit corridors	41% of growth to Urban Centres; 28% to transit corridors
Regional Planning External Outreach Events	10-15 year	15-20

## CONTINUOUS IMPROVEMENT - 2025 COMPLETE OR ONGOING

### Regional Planning

Initiative	Outcomes
Improved communication of project outcomes	<ul style="list-style-type: none"> <li>New ways to promote and communicate work. Presentations, workshops, and webinars have improved dialogue and shared information more effectively</li> </ul>
Working with member jurisdictions to implement provincial housing legislation	<ul style="list-style-type: none"> <li>Supported member jurisdictions on new housing legislation by providing data, assisting with Housing Needs Reports, and convening discussions</li> </ul>
Improved internal capacity for data processing within the Planning Analytics team	<ul style="list-style-type: none"> <li>Fully documented recurring data and inventory projects, reducing reliance on consultants and enabling future work to be completed in house</li> </ul>
DCC Program Update	<ul style="list-style-type: none"> <li>Supported multiple projects for the DCC Program Update</li> </ul>

## CONTINUOUS IMPROVEMENT - 2026 NEW

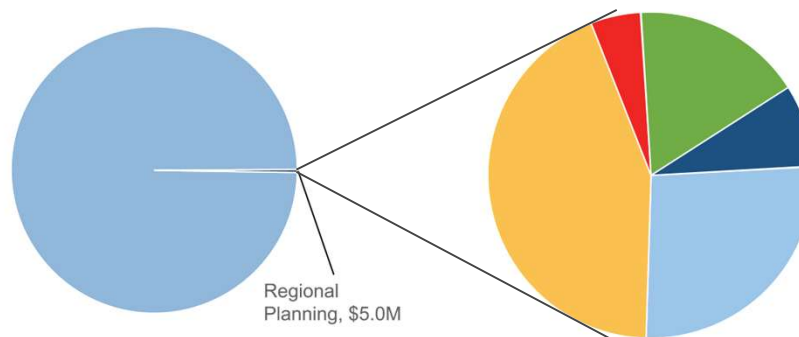
### Regional Planning

Initiative	Outcomes
Integrating implementation group into the land use and policy team	<ul style="list-style-type: none"> <li>Will strengthen the connection between policy and implementation groups to improve coordination and reduce silos</li> </ul>
Shifting more project work in-house and reducing consulting costs	<ul style="list-style-type: none"> <li>Will strengthen internal capacity and reduce reliance on external consultants</li> </ul>
Develop a refined projections model using smaller geographic units to better serve utility capital planning	<ul style="list-style-type: none"> <li>Will deliver more accurate and smaller scale projections to better support regional water and sewer capital planning</li> </ul>

## BUDGET OVERVIEW

### 2026 Total Operating Budget Breakdown - Regional Planning

Total 2026  
MV Budget:  
\$1,570.2M



- Planning and Analytics
- Regional Land Use Policy
- Regional Sustainability Initiatives
- Administration and Department Support
- Allocated and Other Programs

# OPERATING EXPENDITURES

## Regional Planning Financial Plan

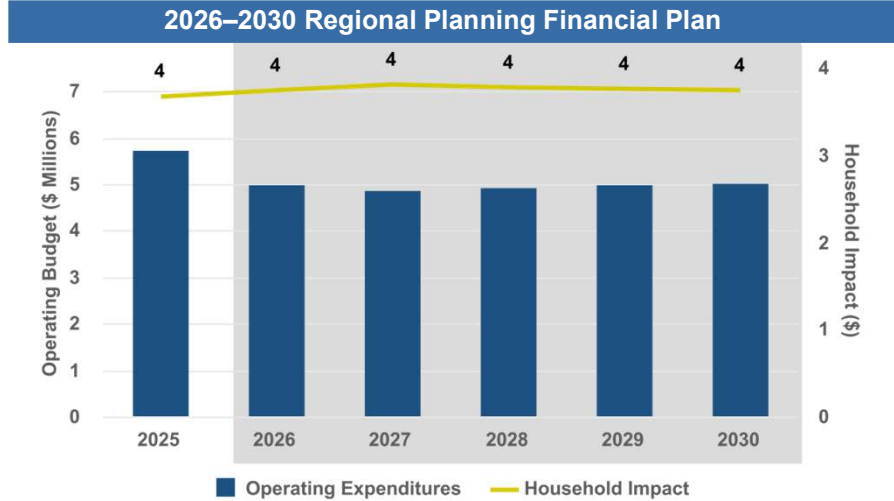
### Overview:

2025 Operating Budget: **\$5.7M**  
 2026 Operating Budget: **\$5.0M**

(13.0%) decrease

### Drivers for Change:

- Completion of Sustainability Innovation Funded project and reduction in consulting budget due to a transition to more work in-house.



# OPERATING FUNDING

## Regional Planning Financial Plan

### Overview:

2025 Operating Budget: **\$5.7M**  
 2026 Operating Budget: **\$5.0M**

(13.0%) decrease

### Drivers for Change:

- Reduction in Sustainability Innovation Funding due to the completion of project 2025.



## OPERATING HIGHLIGHTS – 2026

### Regional Planning

Budget	Initiative	Description
2026	Regional Non-Market Housing Strategy Update	Support region's direction to address the housing supply and affordability challenges, and help define Metro Vancouver's role in supporting member jurisdictions
	Regional Hazard, Risk, and Vulnerability Analysis Assessment	Begin to develop a regional scale Hazard, Risk and Vulnerability Assessment. (Multi-year SIF project)
	Sub-Catchment and Nodal Zones Projections Model	Develop small scale projections model for sewage sub catchment areas and nodal supply zone to better support regional water and sewer capital planning
	Urban Centres Target Update/Transit Capacity Alignment	Review and update Urban Centres policy and targets in Metro 2050, and assess how regional growth patterns align with existing and planned transit capacity
	Urban Tree Canopy-Housing Interface Study	Research the impact of provincial housing legislation on regional tree canopy target and update the Tree Regulation Toolkit

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## OPERATING HIGHLIGHTS – 2027 - 2030

### Regional Planning

Budget	Initiative	Description
2027 – 2030	Land Use Resilience Best Practices Guide (floods, wildfires, landslides, earthquakes)	Develop resource to support member jurisdictions in improving land use bylaws, policies and other emergency planning tools
	Bring-to-Market Industrial Lands Initiative	Assess specific study site / area with vacant or under-developed industrial lands to prepare a bring-to-market strategy to increase the region's industrial land supply
	Matrix of Municipal Policies Social / Environment	Develop an online database of policies from across the region to support with jurisdictional scans
	Regional Food System Strategy Implementation	Agricultural land protection and viability strategy or related study (to be confirmed through the Regional Food System Strategy update completed in 2026)

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# REGIONAL PLANNING FINANCIAL PLAN SUMMARY

	2025	2026	2027	2028	2029	2030
Total Operating Expenditures (\$ Millions)	\$5.7	\$5.0	\$4.9	\$4.9	\$5.0	\$5.0
% Change		(13.0%)	(2.4%)	1.1%	1.3%	1.1%
MVRD Requisition (\$ Millions)	\$4.5	\$4.7	\$4.9	\$4.9	\$5.0	\$5.0
% Change		3.3%	3.9%	1.1%	1.3%	1.5%
Household Impact (\$)	\$4	\$4	\$4	\$4	\$4	\$4
% Change		1.8%	1.8%	(0.8%)	(0.6%)	(0.3%)

\*Tax Requisition is the primary funding source for Regional Planning, however there is some funding from the Sustainability Innovation and other reserves



Looking west from Burnaby

Questions?

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To: Regional Planning Committee

From: Victor Cheung, Regional Planner, Regional Planning and Housing Services

Date: September 26, 2025 Meeting Date: October 9, 2025

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

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## RECOMMENDATION

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.
- 

## EXECUTIVE SUMMARY

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 proposed amendment has been considered in relation to *Metro 2050's* goals, strategies, and policies. Staff have concluded that, on balance, the proposed amendment is supportable. The proposed amendment is aligned with *Metro 2050's* goals and strategies based on the following considerations:

- The proposed amendment will add 7.5 hectares of Employment designated lands to the region, supporting employment opportunities;
- The subject site consists of soils with limited agricultural capability due to excess water and inundation and has previously been excluded from the Agricultural Land Reserve (ALR);
- The subject site is proximate to other Employment and Industrial-designated sites, and residential uses, making it suitable for the proposed uses;
- Hyland Creek runs through the southern part of the property; however, it is not part of the requested amendment. This will create a split-designation and maintain Hyland Creek's Agricultural regional land use designation and convey these lands to the City; and
- The site is well-serviced for goods movement, and is adjacent to arterial roads, transit service, and active transportation, supporting industrial and employment uses as well as visitor access.

The requested *Metro 2050* Type 2 amendment bylaw requires adoption through an affirmative two-thirds weighted vote of the MVRD Board. An updated Regional Context Statement (RCS) reflecting the proposed regional land use designation change must also be approved by the MVRD Board and is required from the City of Surrey prior to final reading and adoption of the amendment bylaw.

### **PURPOSE**

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050* to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre through a Type 2 Regional Growth Strategy amendment.

### **BACKGROUND**

On April 28, 2025, City of Surrey Council passed a resolution requesting that the MVRD Board consider a Type 2 Amendment to *Metro 2050* to amend the regional land use designation of portions of the site located at 6480 - 152 Street from Agricultural to Employment. On July 3, 2025, Metro Vancouver received the City of Surrey's request to consider the proposed Regional Growth Strategy amendment.

### **SITE CONTEXT**

The subject site is 7.5 hectares (18.5 acres) of vacant vegetated land (Figure 1). The site is adjacent to farmland and single-detached residential uses to the north (designated Employment); and farmland uses to the east (designated Agricultural). Across 64 Avenue, to the south, are industrial and single-detached residential uses (designated Industrial and General Urban), including a property at 15238 64 Avenue that was re-designated from Agricultural to Industrial in 2024 to accommodate a multi-tenant industrial building with a restaurant and a volleyball facility. Immediately across 152<sup>nd</sup> Street, to the west, is a forested area (designated General Urban), along with industrial uses.

The subject site is outside the Urban Containment Boundary but inside the Fraser Sewerage Area. The Agricultural Land Commission (ALC) approved the exclusion of the site from the Agricultural Land Reserve (ALR) in 2016 (Attachment 2). It carries the Agricultural regional land use designation but is no longer part of the Agricultural Land Reserve.

The subject site is currently designated Agricultural in the City of Surrey's Official Community Plan (OCP) and zoned A-1 in the City's Zoning Bylaw. The current regional land use designation in *Metro 2050* is Agricultural (Figure 2). A summary of the existing site description is provided in Table 1 and additional site information can be found in the City's staff report (Attachment 1).

### **PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT**

The proposed amendment would extend the Urban Containment Boundary and redesignate the subject property's regional land use designation from Agricultural to Employment. Per *Metro 2050* policy 6.3.3 a) and b), this is a Type 2 amendment because it amends the Urban Containment Boundary and is designated Agricultural.

The City of Surrey can only adopt the proposed OCP amendment after the MVRD Board approves the corresponding *Metro 2050* amendment. The proposal would amend the City of Surrey’s OCP to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre on the subject site.

**Figure 1. Site Context**



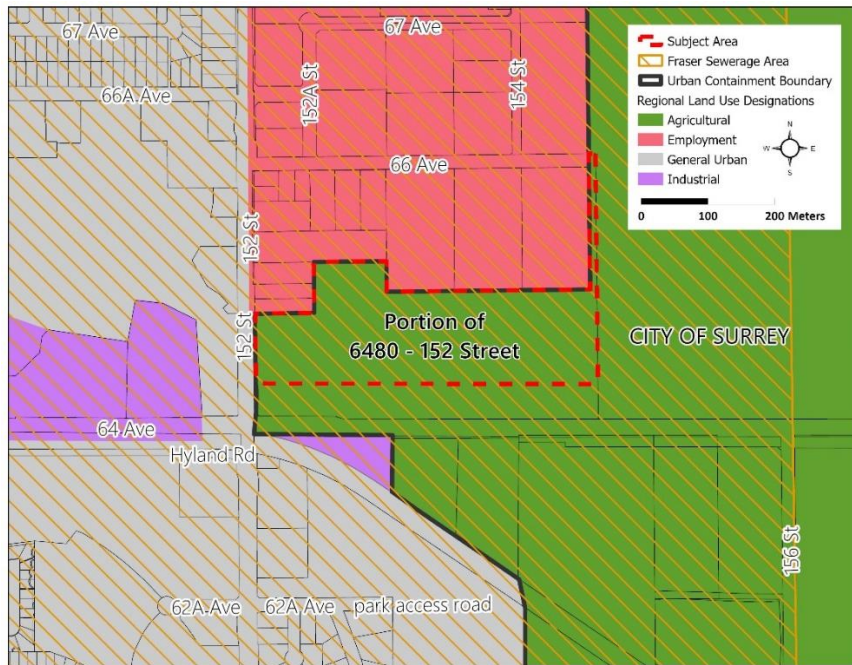
**Table 1. Existing Site Description**

<b>Site Location</b>	6480 - 152 Street, Surrey
<b>Site Size</b>	7.5 hectares (18.5 acres)
<b>Current <i>Metro 2050</i> Regional Land Use Designation</b>	Agricultural
<b>Current City OCP Designation</b>	Agricultural
<b>Current Zoning</b>	A-1
<b>Within the Urban Containment Boundary</b>	No
<b>In the Agricultural Land Reserve</b>	Excluded from ALR in 2016
<b>In the Fraser Sewerage Area</b>	Yes

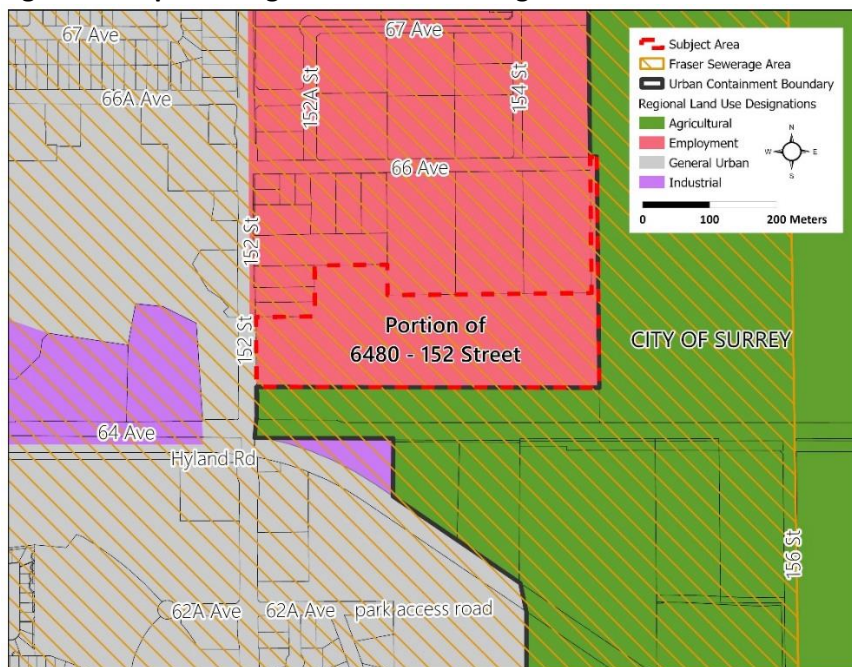
**Table 2. Proposed Site Designations**

	<b>Current</b>	<b>Proposed</b>
<b><i>Metro 2050</i></b>	Agricultural	Employment
<b>OCP</b>	Agricultural	Commercial and Mixed Employment
<b>Zoning</b>	A-1	CD

**Figure 2. Existing Regional Land Use Designation**



**Figure 3. Proposed Regional Land Use Designation**



**REGIONAL PLANNING ANALYSIS**

The City of Surrey’s proposed *Metro 2050* amendment has been assessed in relation to the applicable goals and policies of *Metro 2050*. This review is not intended to duplicate the municipal planning process. *Metro 2050* sets out a long-term regional vision to support growth and change while protecting the natural environment, fostering community well-being, and supporting economic prosperity, among other objectives. A summary of the regional analysis is provided as follows.

**Goal 1: Create a Compact Urban Area**

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary and to direct growth to a network of Centres and Corridors, with an aim to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities, to support the protection of important lands such as Conservation and Recreation, Agricultural and Rural lands from dispersed development patterns, and to support the efficient provision of urban infrastructure like water, sewer and transit.

**Consideration 1: Contain urban development within the Urban Containment Boundary**

The proposed amendment would expand the Urban Containment Boundary (UCB) to accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre. Metro 2050 limits the extension of regional sewerage services to lands with a Rural, Agricultural or Conservation and Recreation land use designation as a critical tool to support urban containment and the efficient provision of regional infrastructure. For this application, although the regional land use designation is Agricultural, the site is within the Fraser Sewerage Area. If the designation change is approved, the City of Surrey must submit a sewer extension request to the Greater Vancouver Sewerage and Drainage District (GVS&DD). The GVS&DD Board reviews each request based on technical criteria.

**Consideration 2: Develop resilient, healthy, connected, and complete communities with a range of services and amenities**

The proposed commercial uses, hotel, and other amenities are strategically located adjacent to a significant intersection of two arterial roads (152 Street and 64 Avenue), providing convenient services for local residents and those working in or visiting the business park.

**Goal 2: Support a Sustainable Regional Economy**

Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support a diverse regional economy. This includes the protection and enhancement of the region's supply of industrial and agricultural lands, while supporting providing employment opportunities close to where people live.

**Consideration 1: Protect the supply and enhance the efficient use of industrial land**

The proposed amendment will add an additional 7.5 hectares of Employment designated lands to the region. The City's staff report notes that more than 50% of the overall site will be for the purpose of industrial and employment use.

**Consideration 2: Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live**

The proposed amendment supports a diverse regional economy by adding a mix of uses, including a multi-tenant industrial building, commercial building, and a hotel and conference centre. The proposed amendment is well suited for the surrounding context which includes commercial and industrial uses to the north, and residential uses to the northwest and south.

**Consideration 3: Protect the supply of agricultural land and strengthen agricultural viability**

The region has a limited supply of agricultural lands, and they are under increasing speculative pressures for urban land uses. *Metro 2050* includes policy direction to protect agricultural lands for agricultural purposes over the long term and prevent the encroachment of urban uses into agricultural areas.

The subject property received ALC approval for exclusion from the ALR in 2016 under application 7912-0304-00 (Attachment 2). The City's staff report notes that portions of the site had limited capabilities for agriculture due to excess water and inundation.

There is some risk that, if approved, this amendment would put additional speculative pressure on adjacent Agricultural lands to convert to urban uses. However, the proposed amendment includes a 15-metre vegetated landscape buffer and a 30-metre setback from the building to the ALR boundary to support the interface with adjacent agricultural lands. When urban development expands into agricultural areas, increased impervious surfaces and redirected stormwater can impact the productivity of surrounding agricultural uses. Over time, such degradation can render the land unsuitable for agriculture and may justify further removal of land from the ALR. Because no Agricultural Impact Assessment has been carried out for this site, the potential impacts of altered drainage and runoff from the proposed amendment on adjacent agricultural uses are unknown.

### **Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards**

Goal 3 of *Metro 2050* includes strategies to protect and enhance Conservation and Recreation designated lands, to protect, enhance, restore and connect ecosystems, and to reduce greenhouse gas emissions and improve resilience to climate change impacts.

#### Consideration 1: Protect and enhance Conservation and Recreation lands

The proposed amendment does not affect any lands designated as Conservation and Recreation, either on-site or adjacent to the subject property. It also does not propose any redesignation of existing ecosystems or riparian areas to Conservation and Recreation.

The amendment excludes a 2.5-hectare area located at the southern portion of 6480 - 152 Street, which includes a riparian corridor. This area (Lot 4 / Block D) will be conveyed to the City and will retain its Agricultural designation under the regional land use designation framework. As noted in the City of Surrey's staff report (Attachment 1), this riparian area is recognized as a key habitat corridor within both the City's Green Infrastructure Network and the Regional Green Infrastructure Network, underscoring its ecological significance.

Following conveyance, the City may wish to explore permanent protection measures for this area, such as bylaw dedication as parkland, natural area, ecological conservancy, or park reserve. Implementing such protections would support the region's goal of expanding lands protected for nature and help ensure the long-term ecological integrity of this important corridor.

#### Consideration 2: Reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

The proposed amendment is strategically located along both the Major Road Network and the Regional Truck Route Network. This adjacency supports efficient goods movement by minimizing detours and reducing travel distances for freight vehicles. Shorter and more direct routes lead to lower fuel consumption and reduced idling times, which in turn decreases greenhouse gas emissions and improves air quality. From a passenger transportation perspective, the proposed amendment may result in some additional greenhouse gas emissions due to increased travel demand. However, these impacts can be mitigated if the development supports and encourages the use of alternative transportation modes such as public transit, cycling, and walking.

**Goal 4: Provide Diverse and Affordable Housing Choices**

Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs. The proposed amendment does not enable or impact residential development, therefore the Goal 4 strategies and policies of *Metro 2050* are not applicable.

**Goal 5: Support Sustainable Transportation Choices**

Goal 5 of *Metro 2050* includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

Consideration 1: Supporting sustainable transportation options

The proposed amendment will result in higher trip generation, particularly for passenger vehicles. Although the area features modest transit and active transportation infrastructure, most trips are likely to occur by private vehicle. The City's staff report notes that a site-specific traffic impact assessment was not provided; however, such a report will be required prior to Final Adoption by the City.

The site is served by several bus routes on 64 Avenue and 152 Street, although these services do not meet the criteria for the Frequent Transit Network. Pedestrian connectivity is available along 64 Avenue. Bicycle access is currently available via painted bike lanes on 64 Avenue.

Consideration 2: Supporting efficient movement of goods and services

The site is located on the Major Road Network and the Regional Truck Route Network. The Truck Route Network will benefit industrial and commercial uses associated with the proposed amendment. The site's strategic location makes the proposed land use designation change to Employment desirable from a regional goods movement perspective.

**Analysis Conclusion**

Metro Vancouver staff's analysis has concluded that, on balance, the proposed *Metro 2050* amendment is supportable. The proposed amendment:

- will add 7.5 hectares of Employment designated lands to the region, supporting employment opportunities;
- is on lands that consists of soils with limited agricultural capability due to excess water and inundation and has previously been excluded from the Agricultural Land Reserve (ALR);
- is proximate to other Employment and Industrial-designated sites, and residential uses, making it suitable for the proposed uses;
- maintains Hyland Creek's Agricultural regional land use designation along the southern portion of the property; and
- is well-serviced for goods movement, and is adjacent to arterial roads, transit service, and active transportation, supporting industrial and employment uses as well as visitor access.

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## IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Below is a summary of anticipated impacts on Metro Vancouver's utilities services.

### *Liquid Waste Services (GVS&DD)*

The proposed development is located within the Fraser Sewerage Area and would have negligible impacts on regional utilities. The discharge from the proposed development will be conveyed to Metro Vancouver's Surrey Central Valley Trunk and have a projected RAWN flow estimated to be between 10 – 26L/s, depending on the percentage of the land designated as commercial or industrial. Although the proposed amendment is located within the Fraser Sewerage Area, a sewer extension request to the GVS&DD will still be required. The GVS&DD Board will review each request based on technical criteria.

### *Water Services (GVWD)*

The proposed development would ultimately be supplied by the GVWD's Newton Reservoir via the City of Surrey's Newton Zone Pump Station and municipal distribution system. The proposed land uses are expected to have negligible hydraulic impacts on GVWD's transmission system.

## REGIONAL PLANNING ADVISORY COMMITTEE COMMENTS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on September 19, 2025. Staff from the City of Surrey presented on the amendment application and were available to answer questions from committee members. No comments were made.

## REGIONAL CONTEXT STATEMENT

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change and amended Urban Containment Boundary is required from the City of Surrey prior to final adoption of the amendment bylaw. On April 14, 2025, the City of Surrey Council approved a resolution to authorize staff to submit an updated RCS reflecting the proposed amendments. It is expected that the City will submit the updated RCS if the Board chooses to initiate the proposed amendment process for *Metro 2050* and gives 1st, 2nd and 3rd readings to the *Metro 2050* amendment bylaw. The updated RCS will then be considered alongside the final adoption of the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines. Once received, Metro Vancouver has 120 days to accept or not accept the RCS as per the *Local Government Act*.

## NEXT STEPS

If the amendment is initiated and the associated bylaw receives an affirmative two-thirds weighted vote of the MVRD Board at 1st, 2nd, and 3rd readings, it will then be referred to all affected local governments (including all member jurisdictions, TransLink and adjacent regional districts), local First Nations, and the Agricultural Land Commission. It will also be posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption.

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**ALTERNATIVES**

1. 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"; and
  - 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 local First Nations via referral offices to provide an opportunity for comment on the proposed amendment as per previous Board direction.
  
2. That the MVRD Board decline the proposed amendment for portions of the lands located at 6480 - 152 Street and notify the City of Surrey of the decision.

**FINANCIAL IMPLICATIONS**

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the initiation of the proposed amendment. If the MVRD Board chooses Alternative 3, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

**CONCLUSION**

The City of Surrey is requesting a Type 2 amendment to *Metro 2050* for portions of 6480 - 152 Street. The proposed regional land use designation amendment would redesignate 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 Agricultural Land Commission (ALC) previously approved the exclusion of the site from the Agricultural Land Reserve (ALR) in 2016. Staff recommend Alternative 1, to initiate the amendment process.

**ATTACHMENTS**

1. City of Surrey Regional Growth Strategy Amendment Application and Staff Report, dated July 3, 2025.
2. Agricultural Land Commission Order #267/2016, July 26, 2016.
3. Metro Vancouver Regional District Regional Growth Strategy Bylaw Amendment No. 1429, 2025.
4. Presentation re: *Metro 2050* Type 2 Proposed Regional Land Use Amendment.



the future lives here.

July 3, 2025

File: 7924-0319-00

Metro Vancouver Board  
c/o Dorothy Shermer, Director/Corporate Officer, Board & Information Services  
Metrotower III, 4730 Kingsway  
Burnaby, BC V5H 0C6  
[Dorothy.Shermer@metrovancover.org](mailto:Dorothy.Shermer@metrovancover.org)

Dear Ms. Shermer,

**RE: City of Surrey Regional Growth Strategy Amendment Application for property located at 6480 – 152 Street (Development Application No. 7924-0319-00)**

The City of Surrey is processing a land development application at 6480 152 Street in East Newton to permit the development of two commercial buildings. The proposal includes a Regional Growth Strategy (RGS) amendment application, to redesignate the subject site from “Agriculture” to “Commercial” and “Employment Lands”.

#### Summary of Proposal and Background

To allow for the proposed development of a multi-tenant industrial building, commercial building and a hotel and conference centre, the following is required:

- **Regional Growth Strategy Amendment** from Agriculture to Commercial and Employment Lands;
- **Official Community Plan Amendment** from Agriculture to Commercial and Mixed Employment;
- **Rezoning** from “General Agriculture (A-1) Zone” to “Comprehensive Development Zone (CD)”;
- **Development Permit** for Form and Character, Streamside Setback and Hazards Land; and
- **Development Variance Permit** for reduced setbacks.

#### Council Resolution

At the Regular Council – Land Use meeting held on April 28, 2025 Surrey City Council passed Resolution R25-907 (Attachment “A”) to refer Development Application No. 7924-0319-00 to Metro Vancouver for consideration and approval of a Type II Amendment to the Regional Growth Strategy (RGS) designation of the subject site from “Agriculture” to “Commercial” and Employment Lands”, upon the application receiving Third Reading.

This resolution was passed after reviewing Planning & Development Report No. 7924-0319-00 (Attachment “B”) detailing the extent of the proposed development as well as subsequent Metro Vancouver RGS and Surrey Official Community Plan (OCP) amendments that would be required prior to any final development approvals being granted. Application No. 7924-0319-00 received

Third Reading from Surrey City Council at its Regular Council – Public Hearing meeting on April 14, 2025 (Attachment “C”). Therefore, an application is now being made to Metro Vancouver for the above proposed amendments.

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy for the illustrated property (Attachment “D”) from “Agriculture” to “Commercial” and “Employment Lands”.

Should Metro Vancouver staff require any additional information regarding this matter, please contact Harpreet Sondh, the project Planner, at 604-591-4021 or at [harpreet.sondh@surrey.ca](mailto:harpreet.sondh@surrey.ca).

Sincerely,



Shawn Low  
Chief Development Approvals Officer  
Planning & Development Department

KB/

**Attachments:**

Attachment "A": April 14, 2025 Surrey Council Resolution Supporting Application to Metro Vancouver  
Attachment "B": City of Surrey Planning & Development Report No. 7924-0319-00 dated April 14, 2025  
Attachment "C": April 28, 2025 Surrey Council Resolution Granting Third Reading  
Attachment "D": Proposed Regional Growth Strategy Land Use Designation Adjustment

CC: Harpreet Sondh, Planner, City of Surrey, [harpreet.sondh@surrey.ca](mailto:harpreet.sondh@surrey.ca)  
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**Regular Council - Land Use Minutes****E. OTHER BUSINESS****1. Planning Report - Application No. 7924-0319-00  
Portion of 6480 - 152 Street (6456 - 152 Street)**

Owners: 0926342 B.C. Ltd.

Director Information: H. Grewal, K. GrewalOfficer Information as at November 29, 2023: K. Grewal (President, Secretary)

Agent: JM Architecture Inc. (J. Minten)

**Regional Growth Strategy Amendment****OCP Amendment from Agricultural to Commercial and Mixed Employment****Rezoning from A-1 to CD****Development Permit / Development Variance Permit***to permit the development of a multi-tenant industrial building, commercial building and a hotel and conference centre.*

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) and a date be set for Public Hearing, for the following:
  - a. Figure 3: General Land Use Designations for the subject site from Agricultural to Commercial, for the portion shown as Block A, and Mixed Employment, for the portion shown as Block B and C (Appendix V);
  - b. Figure 42: Major Employment Areas for a portion of the subject site by adding the Mixed Employment designation for a portion of the subject site (Appendix IV); and
  - c. Figure 43: Agricultural Lands for the subject site by removing the Agricultural designation the portion of the subject site shown as (Appendix IV).
2. a Bylaw be introduced to amend Figure 51: Regional Growth Strategy Land Use Designations for a portion of the subject site from Agricultural to Commercial and Employment Lands (Appendix IV), and a date be set for the Public Hearing, and authorize the City Clerk to bring forward the Bylaw for Final Adoption, subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement and approving the Regional Growth Strategy amendments.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:
  - (a) to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Commercial and Employment Lands;
  - (b) to extend the Urban Containment Boundary to include the subject site; and
  - (c) to include the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
5. Council pass a resolution to authorize staff to submit a Regional Context Statement amendment application to Metro Vancouver following the application receiving Third Reading;
6. a Bylaw be introduced to rezone a portion of the subject site as shown as Blocks A, B and C on the attached Survey Plan (Appendix V), from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
7. Council authorize staff to draft General Development Permit No. 7924-0319-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
8. Council approve Development Variance Permit No. 7924-0319-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setback distance for a Class A (red-coded) channelized stream from 25 metres to 4 metres.
9. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) review of the commercial portion of project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;

- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) voluntary conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
- (k) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer;
- (l) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;
- (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (n) registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust;
- (o) registration of a reciprocal access easement in favour of the northern properties located at 6490, 6502 and 6514 - 152 Street for shared access;
- (p) registration of a Section 219 Restrictive Covenant to restrict the Minimum Building Elevation area below the Flood Construction Level and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion; and
- (q) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed bridge crossing over the proposed stream for access to 64 Avenue and for confirmation that the proposal is compliant with the Riparian Areas Protection Regulations (RAPR).

RES.R25-907

Carried

RES.R25-908 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21650" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-909 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21650" pass its second reading.  
Carried

RES.R25-910 It was then Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21650" be  
held at City Hall on April 28, 2025, at 7:00 p.m.  
Carried

RES.R25-911 It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21651" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-912 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21651" pass its second reading.  
Carried

RES.R25-913 It was then Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21651" be  
held at City Hall on April 28, 2025, at 7:00 p.m.  
Carried

RES.R25-914	<p>It was</p> <p>Zone 299 (CD 299), Bylaw, 2025, No. 21652</p>	<p>Moved by Councillor Bains          Seconded by Councillor Kooner          That "Surrey Comprehensive Development          21652" pass its first reading.  <u>Carried</u></p>
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The said Bylaw was then read for the second time.

RES.R25-915	<p>It was</p> <p>Zone 299 (CD 299), Bylaw, 2025, No. 21652</p>	<p>Moved by Councillor Annis          Seconded by Councillor Hepner          That "Surrey Comprehensive Development          21652" pass its second reading.  <u>Carried</u></p>
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RES.R25-916	<p>It was then</p> <p>Comprehensive Development Zone 299 (CD 299), Bylaw, 2025, No. 21652</p>	<p>Moved by Councillor Bains          Seconded by Councillor Kooner          That the Public Hearing on "Surrey          Comprehensive Development Zone 299 (CD 299), Bylaw, 2025, No. 21652" be held          at City Hall on April 28, 2025, at 7:00 p.m.  <u>Carried</u></p>
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**F. ADJOURNMENT**

RES.R25-917	<p>It was</p> <p>Land Use meeting be adjourned.</p>	<p>Moved by Councillor Annis          Seconded by Councillor Hepner          That the April 14, 2025 Regular Council –  <u>Carried</u></p>
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The Regular Council - Land Use meeting adjourned at 5:56 p.m.

Certified correct:

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Stanley Lee  
 Legislative Services Manager

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Mayor Brenda Locke

**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.:** 7924-0319-00

Planning Report Date: April 14, 2025

**PROPOSAL:**

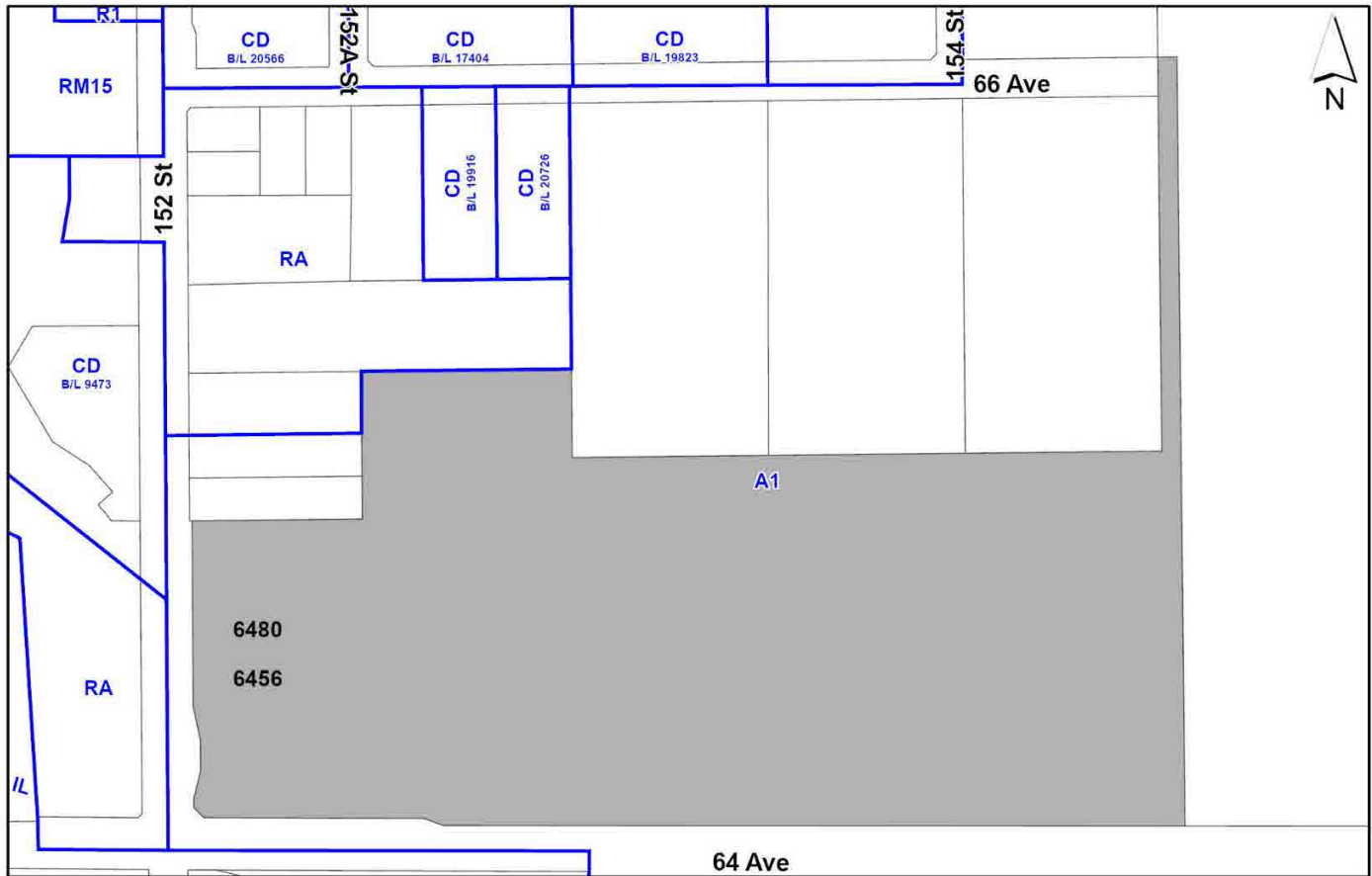
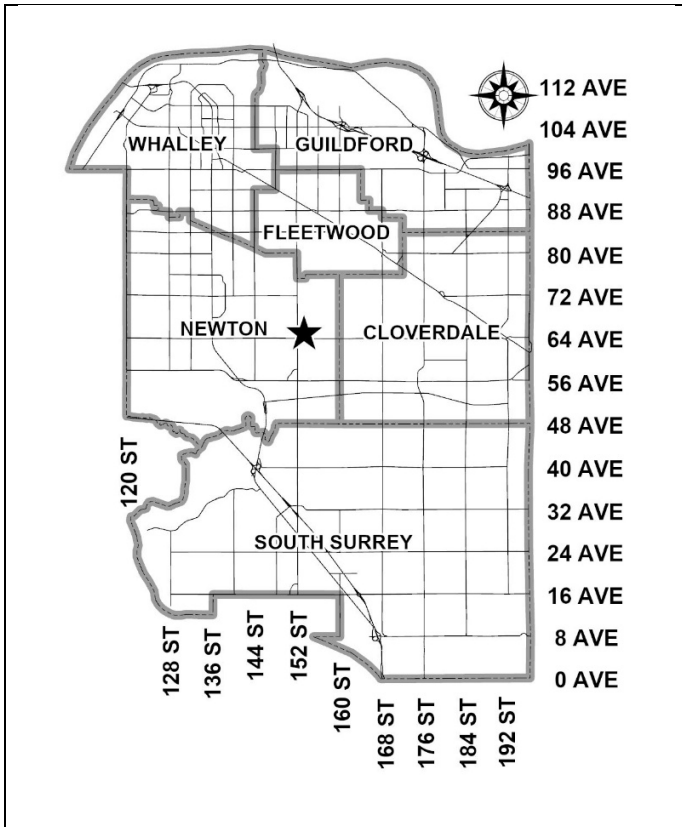
- **Regional Growth Strategy Amendment**
- **OCP Amendment** from Agricultural to Commercial and Mixed Employment
- **Rezoning** from A-1 to CD
- **Development Permit**
- **Development Variance Permit**

to permit the development of a multi-tenant industrial building, commercial building and a hotel and conference centre.

**LOCATION:** (Portion of) 6480 152 Street and 6456 152 Street

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



## **RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands (Flood Prone), Sensitive Ecosystems (Streamside Setback and GIN), and Farm Protection.
- Approval for Development Variance Permit to proceed to Public Notification.
- Refer the application to Metro Vancouver upon Council granting Third Reading for consideration of an amendment to the Metro Vancouver Regional Growth Strategy (RGS) designation from "Agriculture" to "Employment Lands".

## **DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing an amendment to the Official Community Plan (OCP) from Agricultural to Commercial and Mixed Employment.
- Proposing an amendment to the Metro Vancouver Regional Growth Strategy (RGS) from Agriculture to Employment Lands.
- Proposing to vary the environmental setback requirements of Part 7A of the Zoning Bylaw.

## **RATIONALE OF RECOMMENDATION**

- The proposal is for a mixed use development which includes a multi-tenant industrial building, multi-tenant commercial building, and a hotel and conference center.
- The proposal does not comply with the Agricultural designation in both the Official Community Plan (OCP) and in the Metro Vancouver Regional Growth Strategy (RGS). Given the location of the site and with historical technical reviews on the site deeming the site unsuitable for agriculture, staff are in support of the proposed amendments.
- An RGS amendment is required from Agricultural to Commercial and Employment Lands and to expand the Urban Containment Boundary to include the subject property, and to allow for utilities servicing. This proposal requires a "Type II Amendment" to the RGS. Type II amendments require a two-thirds weighted vote of Metro Vancouver's Board and also require a regional Public Hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development, should the proposal be supported by Council.
- The property was excluded from the Agricultural Land Reserve in 2013 through Land Development Application No. 7912-0304-00, and with support from the Agricultural Land Commission. The rationale was that the site consisted mostly of soils with agricultural capability limitations due to excess water and inundation, as majority of the site is within the

Floodplain. In areas of the site not dominated by excess water, soils consisted of Whatcom and Scat soil units, which is an undesirable soil structure for agriculture.

- The proposal generally complies with the Development Permit (DP) requirements in the OCP for Sensitive Ecosystems (Streamside Areas), for Hazard Lands (Flood Prone), Form and Character, and with the requirements in the OCP for Farming Protection.
- The proposed commercial and industrial business park uses are compatible with other uses within the East Newton Business Park Plan.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the General Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the Official Community Plan (OCP) and a date be set for Public hearing, for the following:
  - a. Figure 3: General Land Use Designations for the subject site from Agricultural to Commercial, for the portion shown as Block A, and Mixed Employment, for the portion shown as Block B and C (Appendix V);
  - b. Figure 42: Major Employment Areas for a portion of the subject site by adding the Mixed Employment designation for a portion of the subject site (Appendix IV); and
  - c. Figure 43: Agricultural Lands for the subject site by removing the Agricultural designation the portion of the subject site shown as (Appendix IV).
2. A By-law be introduced to amend Figure 51: Regional Growth Strategy Land Use Designations for a portion of the subject site from Agricultural to Commercial and Employment Lands (Appendix IV) and a date be set for the Public Hearing, and authorize the City Clerk to bring forward the By-law for Final Adoption, subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement and approving the Regional Growth Strategy amendments;
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:
  - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Commercial and Employment Lands,
  - to extend the Urban Containment Boundary to include the subject site;
  - to include the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area; and
5. Council pass a resolution to authorize staff to submit a Regional Context Statement amendment application to Metro Vancouver following the application receiving Third Reading;
6. A By-law be introduced to rezone a portion of the subject site as shown as Blocks A, B and C on the attached Survey Plan (Appendix V) from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
7. Council authorize staff to draft General Development Permit No. 7924-0319-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
8. Council approve Development Variance Permit No. 7924-0319-00 (Appendix VI) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum setback distance for a Class A (red-coded) channelized stream from 25 metres to 4 metres.

9. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) review of the commercial portion of project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) voluntary conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
- (k) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer;
- (l) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;
- (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (n) registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust;
- (o) registration of a reciprocal access easement in favour of the northern properties located at 6490, 6502 and 6514 152 Street for shared access;

- (p) registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE) area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion; and
- (q) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed bridge crossing over the proposed stream for access to 64 Avenue and for confirmation that the proposal is compliant with the Riparian Areas Protection Regulations (RAPR).

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant Land	Agriculture	A-1
North:	Single Family Residential, Farmland	Mixed Employment	RA & A-1
East:	Farmland	Agriculture	A-1
South (Across 64 Ave):	Industrial and Single Family Residential	Agriculture	IL & A1
West (Across 152 Street):	Industrial	Urban and Industrial	RA & IL

**Context & Background**

- The subject site is 10 hectares (25 acres) and designated “Agricultural” in the Official Community Plan, and the Regional Growth Strategy (RGS), is zoned Agriculture (A-1) Zone.
- The site is within the Development Permit areas for Farm Protection, Hazard Lands (flood prone), Sensitive Ecosystem (streamside protection) and Form and Character.
- The applicant is proposign a General Development Permit as part of the current application and will continue to refine the design of the subsequent phases of the development through subsequent Detailed Development Permit applications. The applicant continues to work with staff on an ongoing basis to resolve specific design-related concerns.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The applicant is proposing an amendment to the OCP and RGS from Agriculture to Commercial and Mixed Employment, and rezoning from Agricultural (A-1) Zone to

Comprehensive Development (CD) Zone, based on Neighbourhood Commercial (C-5) Zone, and Industrial Business Park (IB-1) Zone.

- The uses are divided on the subject site into proposed lots. Lot 1 (shown as Block A on the Block Plan attached as Appendix V) will be redesignated to Commercial in the Official Community Plan and Regional Growth Strategy. The uses proposed on Lot 1 include retail use, office space, hotel, conference center, assembly hall and restaurants.
- Proposed Lot 2 and 3 (shown as Block B and C on the Block Plan) will be redesignated to Mixed Employment in the Official Community Plan and Regional Growth Strategy. The uses proposed on Lot 2 and 3 are light impact industry, warehouses and self-storage.
- Proposed Lot 4 (shown as Block D on the Block Plan) is being conveyed to the City as an engineering asset, for the maintenance of the creek and dyke and will remain designated as Agricultural in the OCP and A-1 Zoned.
- The application proposes 11,692 square metres of warehouse space, 2,405 square metres of retail space, 8,121 square metre of self storage, 8,121 square metre general office uses, 763 square metre for an eating establishment, 1,608 square metre conference centre, 12,077 square metre proposed hotel, and 929 square metres daycare facility. The overall net density is 0.64 FAR.

### Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits commercial proposals that are greater than 5000 square metres, to proceed to Council for By-law introduction, prior to review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

The commercial portions of the proposed development will be required to be considered by ADP prior to the project being considered for Final Approval of the General Development Permit, should the proposed be supported by Council.

Parks, Recreation & Culture: The applicant will be required to confirm that there are no impacts to City trees as a result of the proposal.

Fire Department No concerns at this time. However, a detailed review will be completed with the Detailed General Development Permit application.

### Transportation Considerations

Road Network & Infrastructure:

- The applicant will be providing the following improvements:
  - Dedication of the east side of 152 Street to secure an ultimate 17.2 metre road allowance from the legal centreline.
  - Dedication of 154 Street, with a 20 metre dedication.
- Hyland Creek riparian area along 64 Avenue is proposed to voluntarily be dedicated to the City. A future road widening project is listed in the 2025 Capital Works projects for road widening.

Traffic Impacts:

- A site-specific traffic impact assessment was not provided, however, will be required prior to Final Adoption.

Access:

- Access to the subject site is proposed via 64 Avenue to the south with no right-out movement, and via 152 Street to the west with no left-out movement.
- The applicant will register a reciprocal access easement in favour of the properties to the north at 6490, 6502 and 6514 152 Street to facilitate shared access. The conceptual plan requested above must show reciprocal access areas, with an easement as part of the servicing agreement requirements.

Parking:

- The Zoning Bylaw requires a total of 968 stalls to be provided on-site based on the proposed uses. The applicant is showing that they exceed the parking requirements for this site, with approximately 1088 parking stalls.

**POLICY & BY-LAW CONSIDERATIONS**

**Regional Growth Strategy**

- The proposal does not comply with the "Agriculture" designation in the Metro Vancouver Regional Growth Strategy.
- An application is required to Metro Vancouver to redesignate the site from Agriculture to Commercial and Employment Lands, and to expand the Urban Containment Boundary to service the site.
- This is considered an RGS "Type II Amendment". These amendments require a two-thirds weighted vote by Metro Vancouver's Board and also require a regional Public Hearing.
- Should Council grant this proposal Third Reading of the OCP and Rezoning By-laws, a referral will be sent to Metro Vancouver for the proposed amendments.

## **Official Community Plan**

### Land Use Designation

- The proposal does not comply with the Agriculture designation in the Official Community Plan (OCP).
- The proposal includes an OCP amendment to redesignate the site from Agriculture to Commercial and Mixed Employment.
- The southern portion of the site, is intended to be voluntarily dedicated to the City for the purpose of conservation and maintenance of the riparian area and dyke, and will remain "Agriculture" in the OCP.

### Amendment Rationale

- Approximately 1/3 (3.3 hectares) of the site is within the floodplain. The City does not support development of non-farm uses within the floodplain.
- Proposed Lot 4 (Block D) is proposed to be voluntarily conveyed to the City as an Engineering asset for protection and maintenance of the existing dyke system.
- More than 50% of the overall site will be for the purpose of industrial and mixed employment use, with only proposed Lot 1 is reserved for Commercial use.
- An ALC exclusion was considered and approved for the subject site in 2017 under application 7912-0304-00, as portions of the site had limited capabilities for agriculture due to excess water and inundation.
- The proposed uses are complimentary to the surrounding business park uses, enhancing the overall functionality and appeal of the area.
- The commercial uses, hotel, and other amenities are strategically proposed adjacent to a significant intersection of two arterial roads (152 Street and 64 Avenue), providing convenient services for local residents and those working in or visiting the business park.

### **CD By-law**

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed commercial and industrial mixed use development on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Neighbourhood Commercial Zone (C-5)" and the "Business Park 1 Zone (IB-1)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone, IB-1 Zone and the proposed CD By-law is illustrated in the following table:

<b>Zoning</b>	<b>C-5 Zone (Part 35)</b>	<b>IB-1 Zone (Part 47A)</b>	<b>Proposed CD Zone</b>
<b>Floor Area Ratio:</b>	0.1	0.1	Block A: 0.73 Block B: 0.86 Block C: 0.30 Overall: 0.66
<b>Lot Coverage:</b>	50%	60%	Block A: 28.8% Lot B: 31.6% Lot C: 22.8% Overall: 28%
<b>Yards and Setbacks</b>	7.5 metres from all property lines	Front Yard: 16.0 m Rear Yard: 7.5 m Side Yard: 7.5 m Street Side Yard: 9.0 m	Block A: North: 5.0 m (Building 3) South: 7.5 m West: 6.0 m East: 18.4 m  Block B: North: 18.8 m South: 12.0m West: 5.3 m East: 22.6 m  Block C: North: 18.8 m South: 17.45 m West: 22.6 m East: 36.6 m

<b>Principal Building Height:</b>	9 metres	14 metres	<p>Lot 1: Building 1: 9.3 m Building 2: 9.2 m Building 3: 9.6 m Building 4: 17.3 m Building 5: 20.4 m Building 6: 14.3 m Building 7: 12.4 m Building 8: 7.0 m</p> <p>Lot 2: Building 9: 9.4 m Building 10: 17.9 m</p> <p>Lot 3: Building 11: 10.6 m</p>
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Retail uses</li> <li>• Personal service uses</li> <li>• General service uses</li> <li>• Eating establishments (excluding drivethrough restaurants)</li> <li>• Neighbourhood pub</li> <li>• Office uses</li> <li>• Indoor recreational facilities</li> <li>• Community services</li> <li>• Child care centres</li> <li>• One caretaker unit</li> </ul>	<ul style="list-style-type: none"> <li>• Light Impact Industrial</li> <li>• Warehouse uses</li> <li>• Office uses, excluding social escort services, methadone clinics, and offices of professionals</li> <li>• General service uses</li> <li>• Eating establishments</li> <li>• Community services</li> <li>• Child care centres</li> <li>• One caretaker unit</li> </ul>	<p>Lot 1: Tourist Accommodation Conference Centre Retail Uses Eating Establishments Neighbourhood Pub Offices</p> <p>Lot 2: Light Impact Industrial Self Storage</p> <p>Lot 3: Light impact Industrial</p>
<b>Parking (Part 5)</b>		<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>			
Total:		968	1088

- The proposed Comprehensive Development Zone combines elements of both the IB-1 and C-5 Zones. This approach has been adopted to accommodate the unique nature of the development, which features multiple buildings with diverse uses, organized according to a block plan and reflective of the proposed subdivision to create proposed lots 1, 2 and 3 for development and proposed lot 4 being conveyed to the City for preservation and maintenance of the riparian area and existing dyke.

- The uses proposed in the CD Zone largely reflect the site's split designation as the western portion of the block is being redesignated to Commercial, and the east portion of the property is being redesignated to Mixed Employment. The southern portion of the site, proposed Lot 4, is to remain designated Agricultural.
- The CD Zone proposes a higher net floor area ratio (FAR) at 0.66 overall relative to the 0.1 FAR permitted under the C-5 and IB-1 Zones. The proposed FAR is in keeping with other similar projects in East Newton Business Park.
- The combined lot coverage of 28% is significantly lower than what is permitted in the C-5 Zone (50%) and IB-1 Zone (60%).
- The proposed setbacks for the commercial and industrial components are reflective of a current urban design approach that creates a more urban environment and enhances surveillance of the public realm along streets

### Streamside Variance

- The applicant is requesting a streamside variance to Hyland Creek, which is a Class A red-coded stream, from 25 metres from top of Bank to 4 metres from top of bank at the closest point.
- The Riparian Area Protection Regulations (RAPR) require no Streamside Protection and Enhancement Area beyond the dyke. Hyland Creek meanders across the floodplain, between the north dyke and the 64 Avenue road shoulder, which ranges between 11 metres and 28 metres. As the dyke is to the north and 64 Avenue is to the south, this limits additional environmental setbacks for Hyland Creek.
- The Part 7A of the Zoning Bylaw does not relate to a watercourse that is situated / restricted by a Dyke and/or road alignment. However, the Riparia Area Protection Regulation does have a provision for such situations. As both the dyke and road shoulders are maintained by the City, there would be no added benefit to the value of the riparian area of Hyland Creek by requiring additional setbacks beyond the dyke and road shoulder.
- Final approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed bridge crossing is outstanding and is a condition of final approval.
- Staff support the requested variances to proceed for consideration.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on March 28, 2025 and the Development Proposal Signs were installed on February 7, 2025. Staff received 3 responses to date from neighbouring in support of the proposed development, and one response opposing the proposed development due to traffic congestion concerns.

## **DEVELOPMENT PERMITS**

### **Sensitive Ecosystems (Streamside Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows east-west. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law.
- The Part 7A of the Zoning Bylaw does not relate to a watercourse that is situated / restricted by a Dyke and/or road alignment. However, the Riparian Area Protection Regulation does have a provision for such situations, and the proposal meets the Riparian Area Protection Regulations (RAPR).
- The riparian area is proposed to be voluntarily conveyed to the City as lot 4.
- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated March 6, 2025, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Serpentine/Nicomekl BCS management area, with a Moderate ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.

- The development proposal conserves Hyland Creek on the subject site which is 2.64 hectares of the total gross area of subject site. This method of GIN retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- The Riparian Area Protection Regulations (RAPR) requires no Streamside Protection and Enhancement Area beyond the dyke. Hyland Creek meanders across the floodplain, between the north dyke and 64 Avenue road shoulder, there is no one number that can be used for the distance from the High Water Mark to the dyke, however, this number ranges between 11 metres and 28 metres. As the dyke to the north and 64 Avenue to the south limit any additional benefit of riparian setback beyond them, no further setback is justified.
- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated March 6, 2025 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

#### **Hazard Lands (Flood Prone) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Nicomekl River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- Civil engineering plans, prepared by Mike Kompter *P. Eng.*, of HUB Engineering Ltd., and dated April 2, 2025 was reviewed by staff and found to be generally acceptable, with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of development the site and proposing recommendations to mitigate potential hazards.
- The ultimate dyke crest elevation along Hyland Creek is 4.1 metres, considering sea level rise projections to year 2100 and a 0.3 metres overbuild allowance as the dykes will settle over time. The existing dyke crest is approximately 3.0 metres; accounting for 2H:1V side slopes, the future dyke toe will extend about 4 metres beyond the current toe of the dyke.
- The proposed bridge crossing the dyke from 64 Ave must align with these constraints, ensuring its underside meets the ultimate dyke crest elevation and the dyke locally raised to 4.1 metres beneath / adjacent to the bridge crossing.
- Transitions between the flood storage area and developed site portions will be naturally graded to facilitate accessibility and maintenance. Planting of trees, large shrubs, or similar vegetation on the dyke is not permitted. The dyke will remain grassed.

- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.
- The building within the floodplain area will be designed to allow floor storage below the building in the parking area by ensuring the top of a concrete slab is above the designated flood elevation as outlined in flood plain guidelines.

### **Farming Protection Development Permit Requirement**

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for non-residential uses are outlined below (*with staff comments in italics*):
  - The minimum building setback for the ALR boundary is 30 metres.  
*(A 30 metre setback is being provided from the ALR boundary to the building.)*
  - The minimum vegetated buffer width is 15 metres.  
*(A 15 metre vegetated buffer is being provided)*
  - For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.  
*(A covenant will be registered on the site.)*

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the East Newton Business Park Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton Business Park Plan.
- The proposed hotel, conference centre, and commercial uses are located on the western portion of the site and along 152 Street. The proposed warehouses, daycare, and restaurants are centrally situated on the site, while the light industrial buildings and self-storage facility are planned for the rear (eastern portion) of the site. The proposed uses are compatible with the existing uses in East Newton Business Park.

- The General Development Permit displays a similar design approach of the precedent images that have been provided by the applicant. Future detailed DPs will be needed for development of each proposed lot and the Generalized DP establishes the guidelines to evaluate the future DPs. The General DP site plan provides general information on Site Design, Grading, Transportation and Landscaping. A conceptual 3D rendering of the 152 Street interface has been provided which achieves a high standard built form.

Outstanding Items

- The applicant has resolved the majority of the design related items for this application, however a few items require further consideration. Further this application will be considered for review by the Advisory Design Panel (ADP) prior to consideration of a Development Permit. These items generally can be described as the following:
  - Provision of special design treatment to building 7 to provide visual interest; relocation of utilities, garbage etc. from the landscape buffers (north setback); provision of additional building setback (south setback); and further refinement of landscape treatment along the west setback.
- The applicant has been provided a detailed list summarizing these considerations and has agreed to consider these prior to the project being considered for Final Approval of a Development Permit.

**TREES**

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix III).
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

**Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:**

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	52	52	0
Alder/Cottonwood (within riparian area)	0	-	-
Deciduous Trees	10	5	5
Coniferous Trees	6	6	0
<b>Onsite Tree Totals</b>	<b>68</b>	<b>63</b>	<b>5</b>
<b>Onsite Replacement Trees Proposed</b>	<b>To be determined</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>5</b>		

- The Arborist Assessment states that there are a total of 68 bylaw protected trees on the site. Additionally, there are 14 bylaw protected offsite trees within proximity of the proposed

development. The applicant proposes to retain 5 onsite trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, 5 offsite trees are proposed for removal and 2 of City trees are proposed for removal.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees, including those Alder and Cottonwood trees that are within a streamside protection area. This will require a proposed total of 74 replacement trees on the site. The applicants are proposing to plant in excess of 74 replacement trees. The final number of replacement trees will be determined at the detailed Development Permit stage.
- The new trees on the site will consist of a variety of trees including Autumn Flame Maple, Sugar Maple, Paper Birch, Eddie's White Wonder Dogwood, Upright English Oak, European Mountain Ash, Austrian Pine, Redtwig Dogwood, Smoke Tree, Winged Burning Bush, Anabell Hydrangea, Golden Japanese Euonymus, Glossy Photinia, Evergreen Huckleberry, Mugo Pine and Hick's Yew.
- In summary, a total of 79 trees are proposed to be retained or replaced on the site.

#### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	OCP Redesignation Map
Appendix V.	Block Plan
Appendix VI.	Development Variance Permit No. 7924-0319-00

*approved by Shawn Low*

Ron Gill  
General Manager  
Planning and Development

HS/ar

**152 BUSINESS CENTER**  
6480 152nd STREET, SURREY, BC

**APPENDIX I**  
ISSUED TO CITY PLANING FOR REZONING GENERAL DP APPROVAL  
SUBMISSION DATE: APRIL 01, 2025



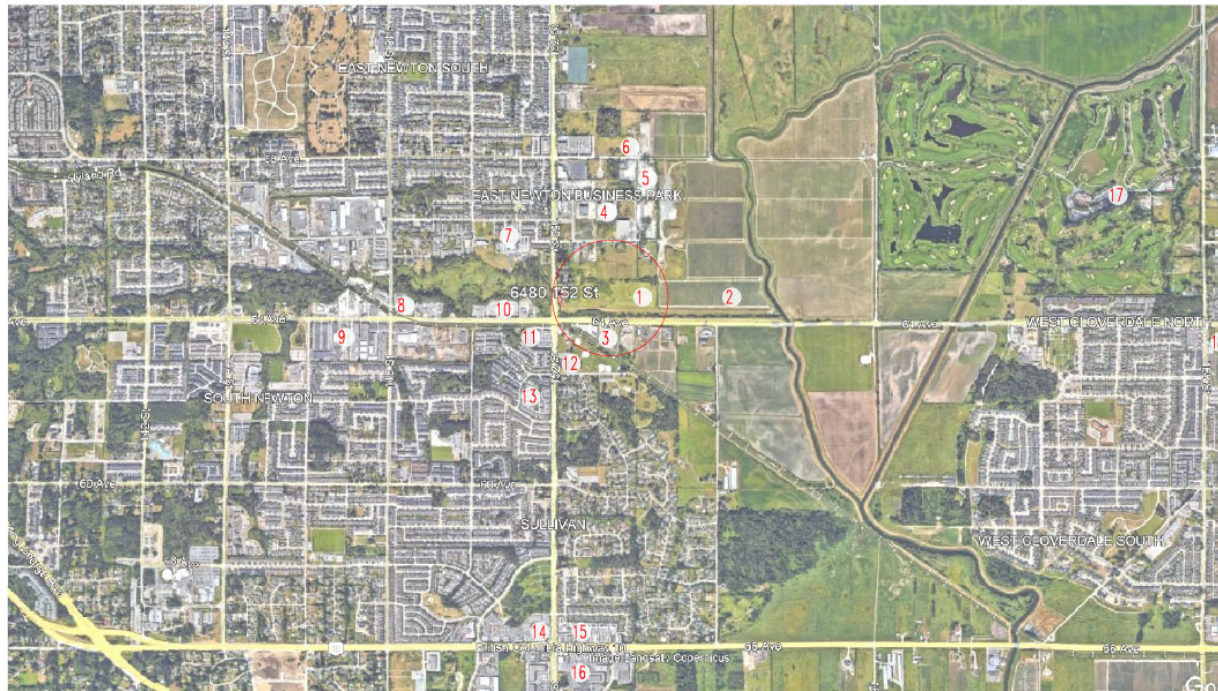
SITE LOCATION

Directory:	
<b>OWNER</b>	<b>105341 BC LTD.</b> #109-1560-65A Ave, Surrey, B.C. T: 604 5078544
<b>ARCHITECT</b>	<b>JM ARCHITECTURE INC</b> Unit 107 4505 54A Avenue Surrey, B.C. V3R8P8 T: 604 5832009 E: jma@jmanhitecture.ca CONTACT: Mr. JOE MARTEN ARCHITECT, B.C.A.A., WRAC
<b>AUTHORITY HAVING JURISDICTION</b>	<b>HARPREET SONDHI</b> 11950 44TH AVE, Surrey, B.C. V3T 6V7 T: 604 584 8001 E: harpreet.sondhi@surrey.ca CONTACT: Mr. HARPREET SONDHI
<b>CIVIL ENGINEER</b>	<b>SRC ENGINEERING CONSULTING LTD.</b> Unit 303 - 4810 Lougheed Hwy. Burnaby, B.C. V3C4A7 T: 604 368 9911 E: E.han@src-eng.com
<b>LANDSCAPE ARCHITECT</b>	<b>DONALD V.S. DUNNAN</b> 609-220 ELEVENTH STREET, NEW WESTMINSTER B.C. V3M 6M9 T: 778 781 4813 E: ddonnan@gmail.com
<b>SURVEYOR</b>	<b>CAMERON LAND SURVEYING LTD.</b> B.C. LAND SURVEYORS Unit 214 - 4515 151st Avenue Surrey, B.C. V3S 7M4 T: 604 9873777

DRAWING LIST:	
ARCHITECTURAL	ISSUED FOR
A-00 COVER SHEET (DIRECTORY A INDDX)	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-01 CONTEXT MAP 1	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-02 CONTEXT MAP 2	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-03 CONTEXT MAP 3	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-04 BRSL PLAN	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-05 DATA SHEET	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-05.1 OVERALL SITE PLAN	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-05.2 WEST SITE PLAN	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-05.3 EAST SITE PLAN	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-05.5 FIRE TRUCK WEST SITE PLAN	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-05.6 FIRE TRUCK EAST SITE PLAN	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-06 UNDERGROUND PARKING	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-06 SECTION 11	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-07 SECTION 12	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-08 SECTION 9-1707.9	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-09 3D WEVS	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-09 3D WEVS AND MATERIAL BOARD	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-09 PRECEDENT IMAGES	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL
A-09 PRECEDENT IMAGES	ISSUED ISSUED TO CITY PLANNING FOR REZONING GENERAL DP APPROVAL

**2023-21 152 BUSINESS CENTER**





- 1 DEVELOPMENT SITE
- 2 AGRICULTURAL LANDS
- 3 PENDING COMMERCIAL DEVELOPMENT
- 4 EXISTING VACANT OR RESIDENTIAL LAND
- 5 EXISTING MANUFACTURING FACILITY
- 6 SURREY WASTE & RECYCLING PLANT
- 7 SINGLE FAMILY RESIDENTIAL NEIGHBOURHOOD
- 8 LIGHT INDUSTRIAL
- 9 LIGHT INDUSTRIAL
- 10 TELUS SITE
- 11 COMMERCIAL RETAIL USES | CHILDCARE
- 12 ASSEMBLY HALL
- 13 RESIDENTIAL NEIGHBOURHOOD
- 14 MIXED USE RETAIL & OFFICES
- 15 MIXED USE RETAIL & OFFICES & CHILDCARE
- 16 MIXED USE RETAIL & OFFICES
- 17 NORTHVIEW GOLF COURSE
- 18 CLOVERDALE ATHLETIC FIELDS

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1. SITE PHOTOS



A. ALONG 152 STREET - LOOKING SOUTH



B. 152 ST SERVICE ROW NEAR MAIN ENTRY



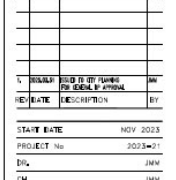
C. FROM 152 STREET - LOOKING EAST @ SROW



D. BUS STOP @ 152 STREET - LOOKING NORTH



E. FROM INSIDE SITE LOOKING WEST ALONG 64 AVE



F. VIEW EAST AT SOUTH END OF SITE



G. VIEW NORTH FROM INSIDE SIDE THE SITE



H. FROM INSIDE SITE LOOKING EAST



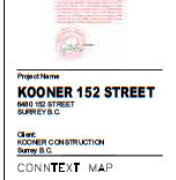
I. VIEW FROM INTERSECTION 152/64 - NORTHEAST



J. VIEW EAST AT SOUTH END OF SITE



K. FROM INSIDE SITE LOOKING EAST



L. VIEW OF HILAND CREEK AND DIKES



DATE	NOV 2023
PROJECT No	2023-01
DR	JMW
CH	JMW
SCALE	AS SHOWN
Architect Seal	

Project Name  
**KOONER 152 STREET**  
 152 STREET  
 SURREY B.C.

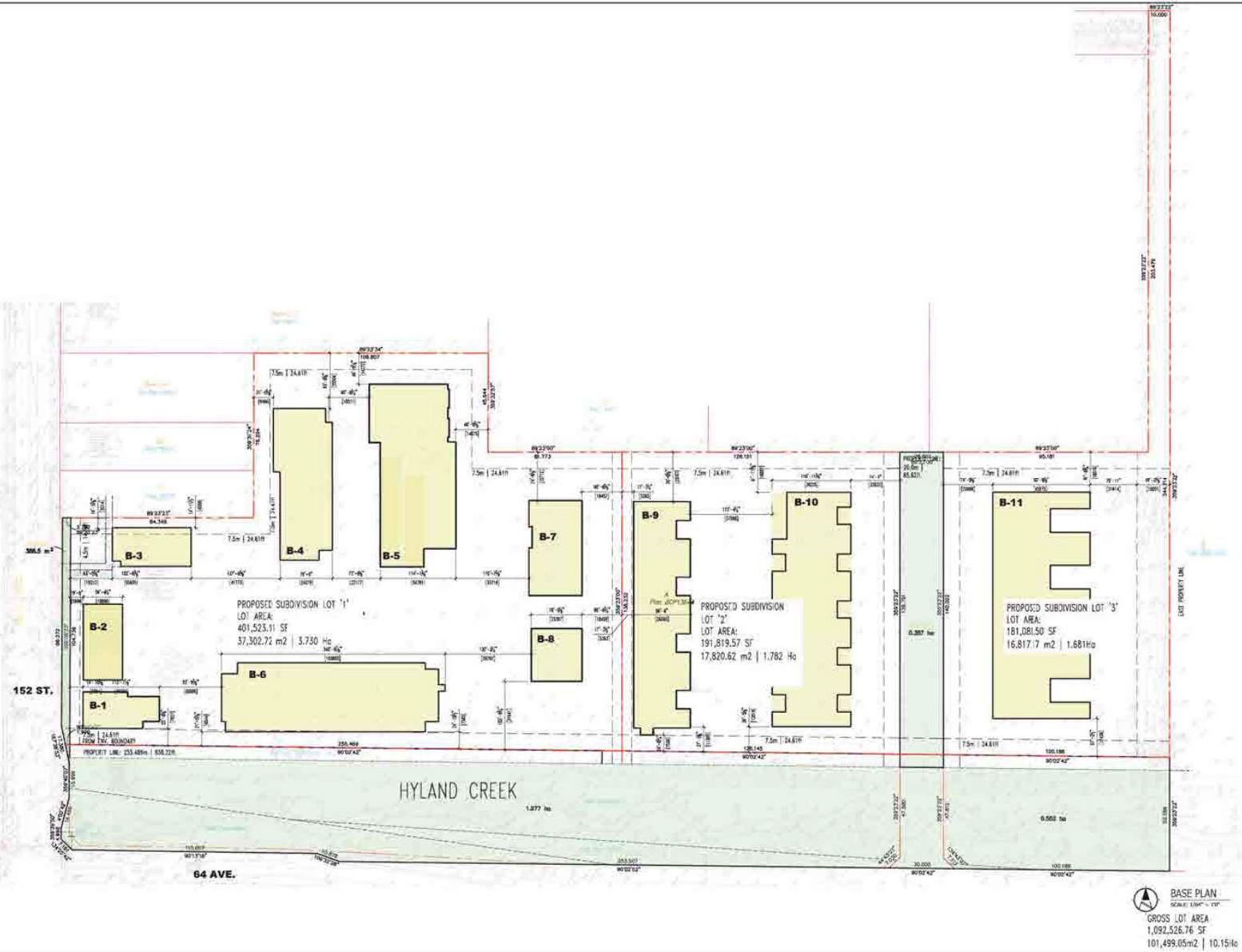
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 Surrey B.C.

CONTEXT MAP

Sheet No. 1 of 1  
 Project No. 2023-01  
 Date: A-001







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 Digital Certificate  
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100	NOV 2023	NOV 2023	NOV 2023

**Project Name**  
**KOONER 152 STREET**  
 SURVEY NO. 1000

**Client**  
 KOONER CONSTRUCTION

**Scale**  
 AS SHOWN

**Project Name**  
**KOONER 152 STREET**  
 SURVEY NO. 1000

**Client**  
 KOONER CONSTRUCTION

**Scale**  
 AS SHOWN

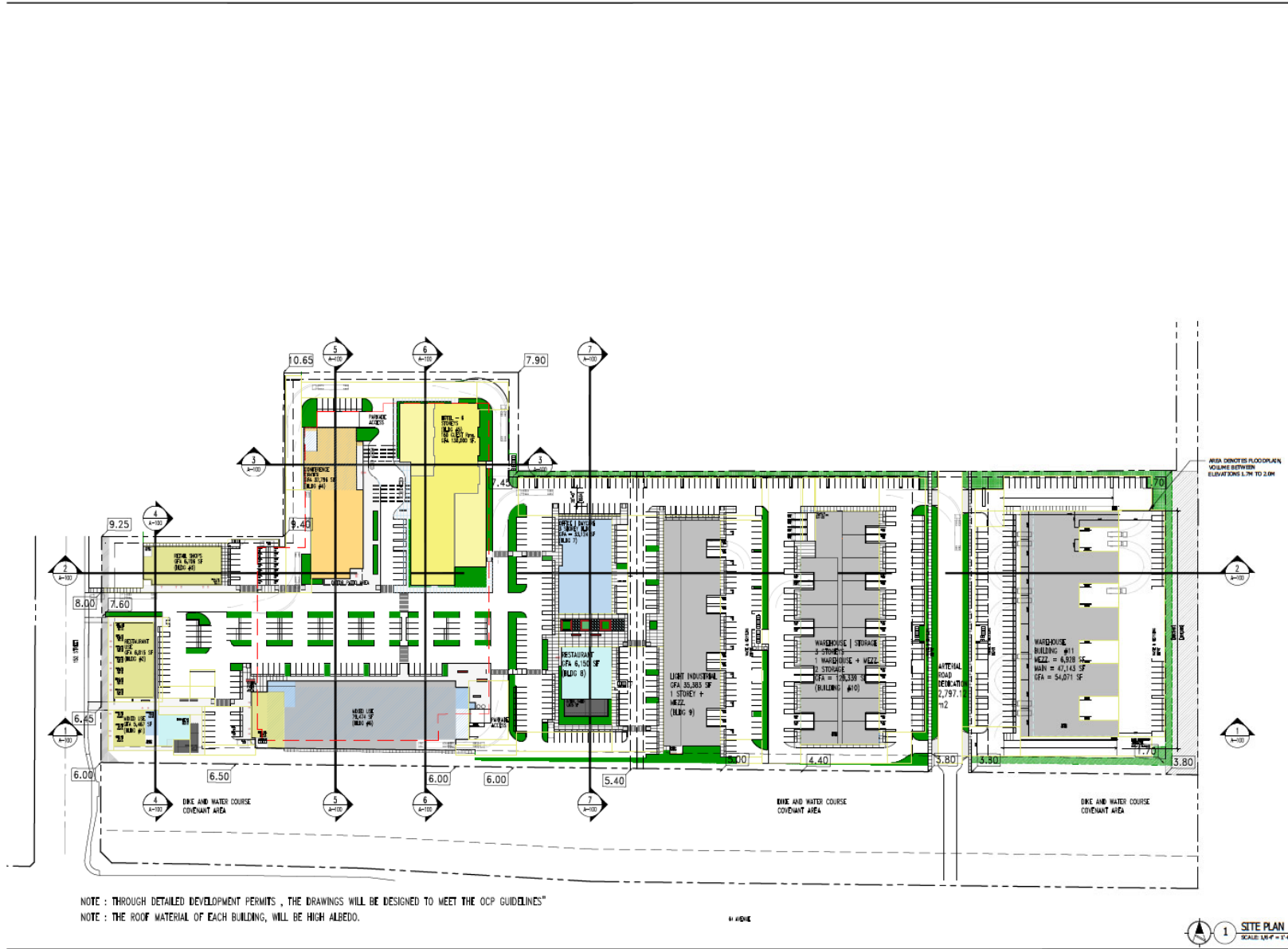
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**KOONER 152 STREET**  
 SURVEY NO. 1000

**Client**  
 KOONER CONSTRUCTION

**Scale**  
 AS SHOWN

**BASE PLAN**  
 SCALE: 1/8" = 1'-0"  
 GROSS LOT AREA  
 1,092,526.76 SF  
 101,499.05m<sup>2</sup> | 10.15ha





NOTE : THROUGH DETAILED DEVELOPMENT PERMITS , THE DRAWINGS WILL BE DESIGNED TO MEET THE OCP GUIDELINES"  
 NOTE : THE ROOF MATERIAL OF EACH BUILDING, WILL BE HIGH ALBEDO.

44 1/8" DIA

1 SITE PLAN  
 SCALE 1/8" = 1'-0"

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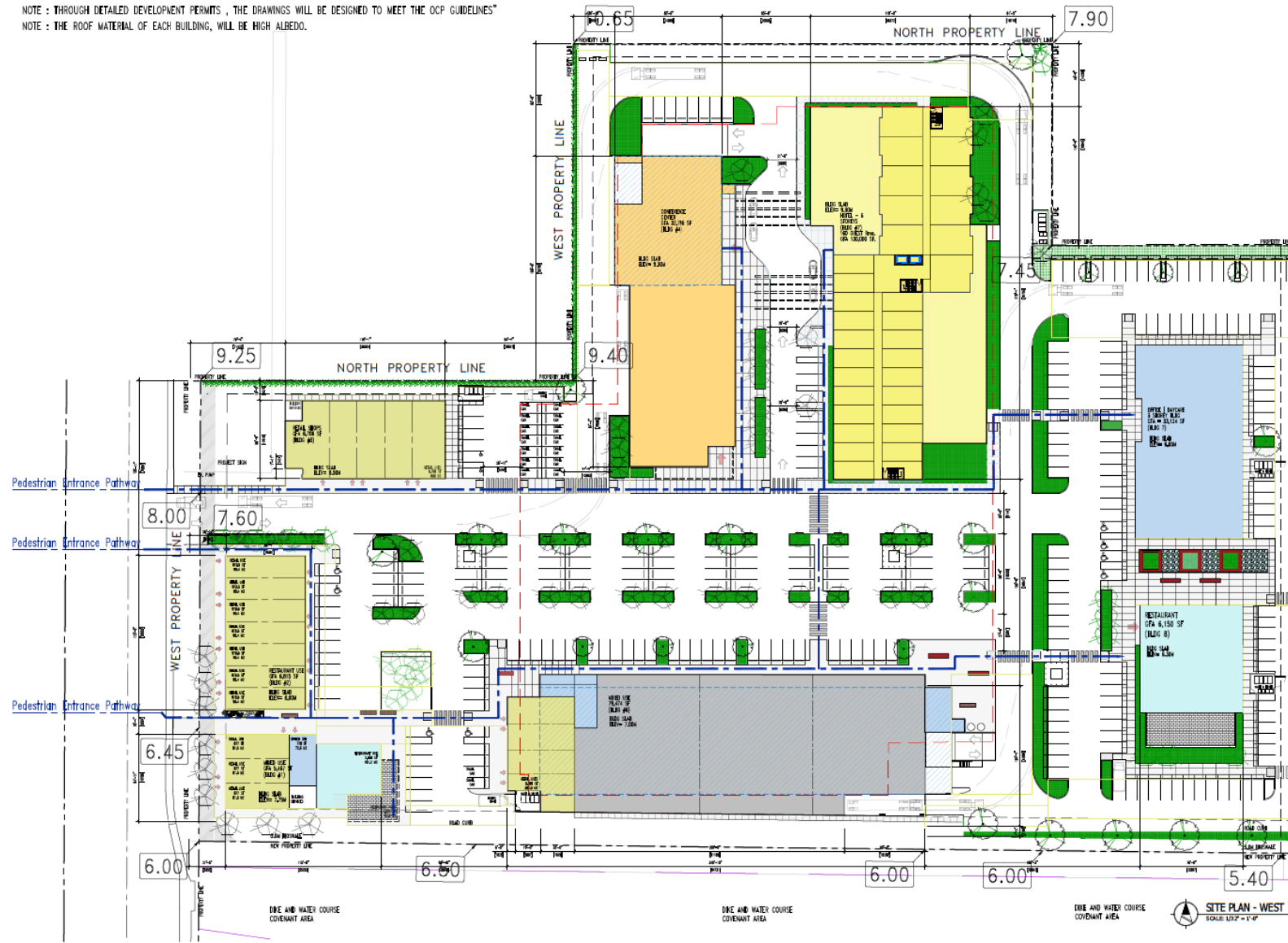
**DO NOT SCALE DRAWING**  
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NO.	DATE	ISSUED FOR	DESCRIPTION	BY
101	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
102	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
103	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
104	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
105	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
106	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
107	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
108	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
109	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM
110	2023-11-01	ISSUED FOR PERMITS	ISSUED FOR PERMITS	JM

START DATE: NOV 2023  
 PROJECT No: 2023-21  
 DR: JM  
 CH: JM  
 SCALE: AS SHOWN  
 JM/BCS Seal

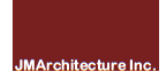
Project Name:  
**152 BUSINESS CENTER**  
 6400 152A STREET  
 SURREY B.C.  
 Client:  
 BORDING BC LTD  
 SURREY BC  
 OVERALL SITE PLAN  
 15.0 Project No: 2023-21 A-100.1

NOTE : THROUGH DETAILED DEVELOPMENT PERMITS , THE DRAWINGS WILL BE DESIGNED TO MEET THE OCP GUIDELINES\*  
 NOTE : THE ROOF MATERIAL OF EACH BUILDING, WILL BE HIGH ALBEDO.



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**J.M. Architecture Inc.**  
 187 - 1885 844 AVENUE  
 SUITE 100 - 1000  
 VANCOUVER, BC V6L 2E7  
 TEL: (604) 273-1111  
 FAX: (604) 273-1112

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NO.	DATE	REVISION / DESCRIPTION	BY
1	2023-11-01	ISSUED FOR PERMITTING	JM
2	2023-11-01	ISSUED FOR PERMITTING	JM
3	2023-11-01	ISSUED FOR PERMITTING	JM
4	2023-11-01	ISSUED FOR PERMITTING	JM
5	2023-11-01	ISSUED FOR PERMITTING	JM
6	2023-11-01	ISSUED FOR PERMITTING	JM
7	2023-11-01	ISSUED FOR PERMITTING	JM
8	2023-11-01	ISSUED FOR PERMITTING	JM
9	2023-11-01	ISSUED FOR PERMITTING	JM
10	2023-11-01	ISSUED FOR PERMITTING	JM

Project Name  
**152 BUSINESS CENTER**  
 152 BUSINESS CENTER  
 SUDBURY B.C.

Client  
 152 BUSINESS CENTER  
 SUDBURY B.C.

DATE  
 NOV 2023

PROJECT No  
 2023-21

DR.  
 JM

CHK.  
 JM

SCALE  
 AS SHOWN

Architects Seal

Project Name  
**152 BUSINESS CENTER**  
 152 BUSINESS CENTER  
 SUDBURY B.C.

Client  
 152 BUSINESS CENTER  
 SUDBURY B.C.

DATE  
 NOV 2023

PROJECT No  
 2023-21

DR.  
 JM

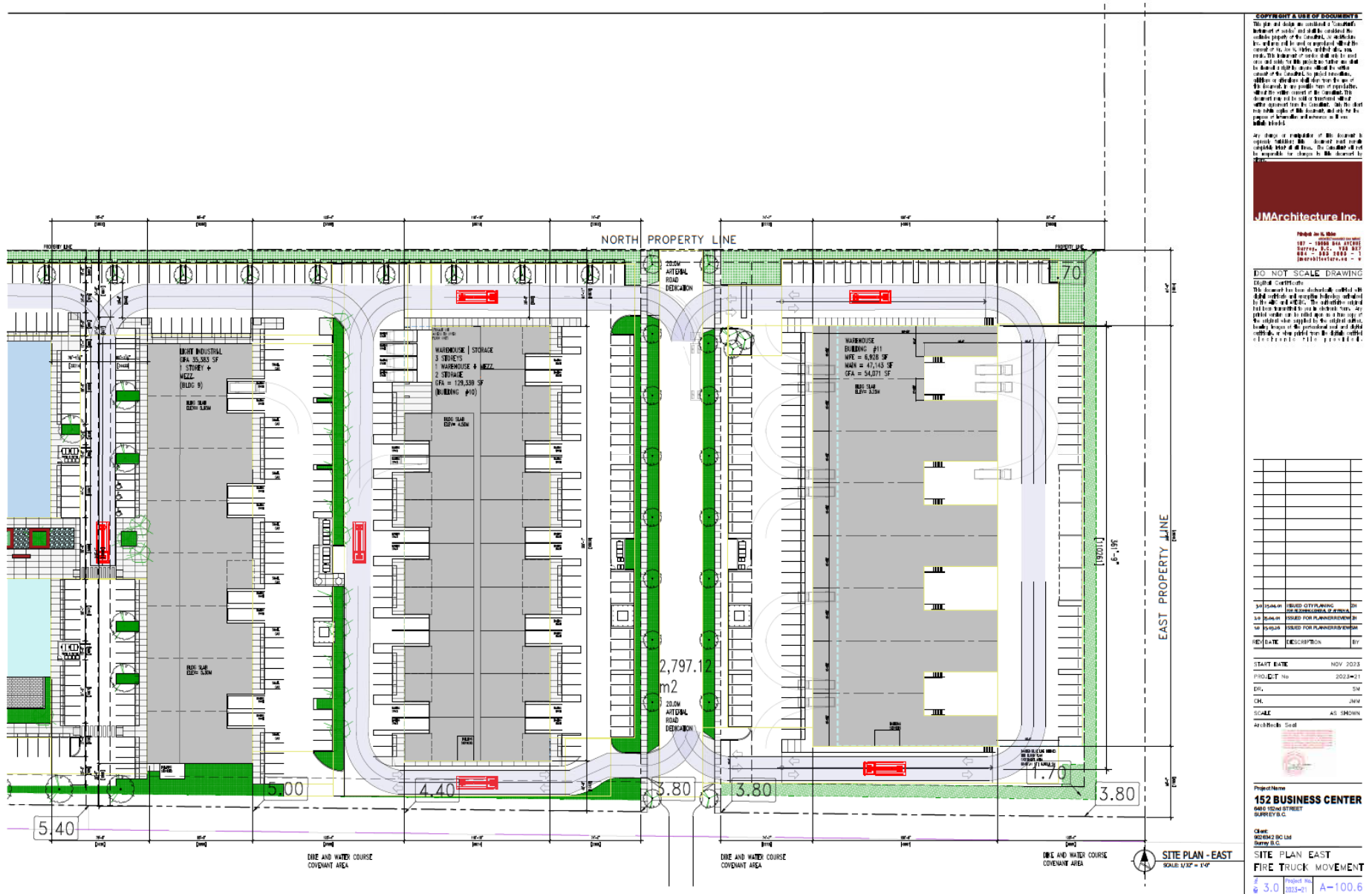
CHK.  
 JM

SCALE  
 AS SHOWN

Architects Seal







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**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	NOV 2023	START DATE	NOV 2023
2	NOV 2023	PROJECT No	2023-01
3	NOV 2023	DR.	DM
4	NOV 2023	CHK.	JMM
5	NOV 2023	SCALE	AS SHOWN
6	NOV 2023	Author's Seal	

Project Name  
**152 BUSINESS CENTER**  
 152 BUSINESS CENTER  
 BAYVIEW BLVD  
 MISSISSAUGA, ON L4X 1L1

Client  
 152 BUSINESS CENTER  
 152 BUSINESS CENTER  
 BAYVIEW BLVD  
 MISSISSAUGA, ON L4X 1L1

Scale  
 1/32" = 1'-0"  
 3.0  
 3.0

Project No  
 2023-01  
 A-100.6

Scale  
 1/32" = 1'-0"  
 3.0  
 3.0

Project No  
 2023-01  
 A-100.6

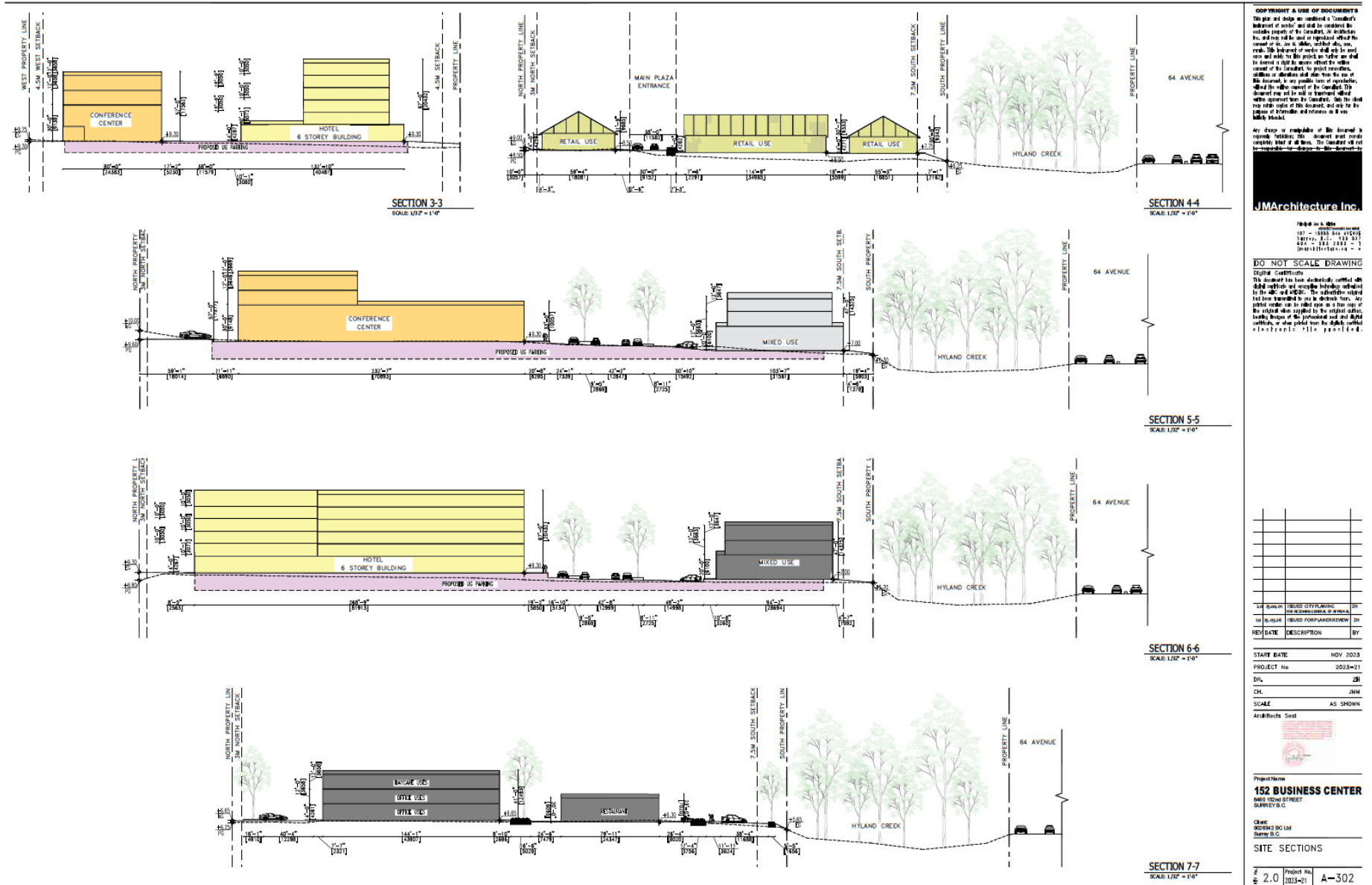
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 3.0

Project No  
 2023-01  
 A-100.6









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REV	DATE	DESCRIPTION
1	11/15/2023	ISSUED CITY PLANNING
2	11/15/2023	ISSUED FOR PLANNING REVIEW

START DATE: NOV 2023  
 PROJECT No: 2023-21  
 DPL: JIM  
 CH: JMM  
 SCALE: AS SHOWN  
 Arch/Revs: Seal

Project Name:  
**152 BUSINESS CENTER**  
 6400 TOWNSHIP STREET  
 SUPPERY, B.C.

Client:  
 6025422 BC Ltd  
 Surrey, B.C.

**SITE SECTIONS**

Sheet No: 2.0  
 Project No: 2023-21  
 A-302







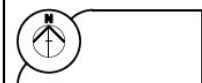


DATE	ISSUED FOR	REV
2025-04-02	REZONING	A

1. COMPENSATE FOR REMOVAL: ALL WORK SHALL BE COMPENSATED TO THE EXTENT OF THE LOCAL WEATHER AND SOIL. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS.

All dimensions shall be confirmed on site and discrepancies reported immediately. Required materials shall govern in all cases. This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract. This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consistants  
 Architectural: JM Architecture  
 Electrical: C.W.E.  
 Mechanical: C.W.E.  
 Structural: C.W.E.



**DVS** Donald V. S. Duncan  
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 LANDSCAPE ARCHITECT  
 603 - 230 Bessville Street  
 New Westminster BC  
 Canada V3M 6N9  
 778-791-8123  
 dvduncan@gmail.com

Surrey #  
 -

Project Leader: D. Duncan  
 Drawn: D. Duncan  
**CONCEPTUAL LANDSCAPE DESIGN**  
 6480 - 152 Street  
 Surrey BC  
 Drawing Title: **SOFT LANDSCAPE**  
 Check Scale (may be photo reduced) 0 10mm  
 Project No: D25-0230  
 Drawing No: L4-00

### CANDIDATE PLANT LIST

OBJECT ID	SYMBOLIC NAME	COMMON NAME	SIZE	COMMENTS	WILLING TO BE REMOVED	SPACING
AR	Acer rubrum 'Vanderhoop'	Red Maple	10m x 10m	...	...	...
AS	Acer canadense	Red Maple	10m x 10m	...	...	...
BP	Betula papyrifera	White Birch	10m x 10m	...	...	...
CN	Cornus sericea	Spice Swallowtail	10m x 10m	...	...	...
CF	Conium maculatum	Death Funnel	10m x 10m	...	...	...
CS	Cornus sericea	Spice Swallowtail	10m x 10m	...	...	...
CC	Cornus sericea	Spice Swallowtail	10m x 10m	...	...	...
ea	Elaeagnus angustifolia	Silver Cholla	10m x 10m	...	...	...
ha	Hydrangea macrophylla	Hydrangea	10m x 10m	...	...	...
ef	Elaeagnus angustifolia	Silver Cholla	10m x 10m	...	...	...
vo	Viburnum cinnamomeum	Wine Viburnum	10m x 10m	...	...	...
pm	Prunella sp.	Prunella	10m x 10m	...	...	...
tm	Thalictrum sp.	Thalictrum	10m x 10m	...	...	...

### PLANT IMAGES

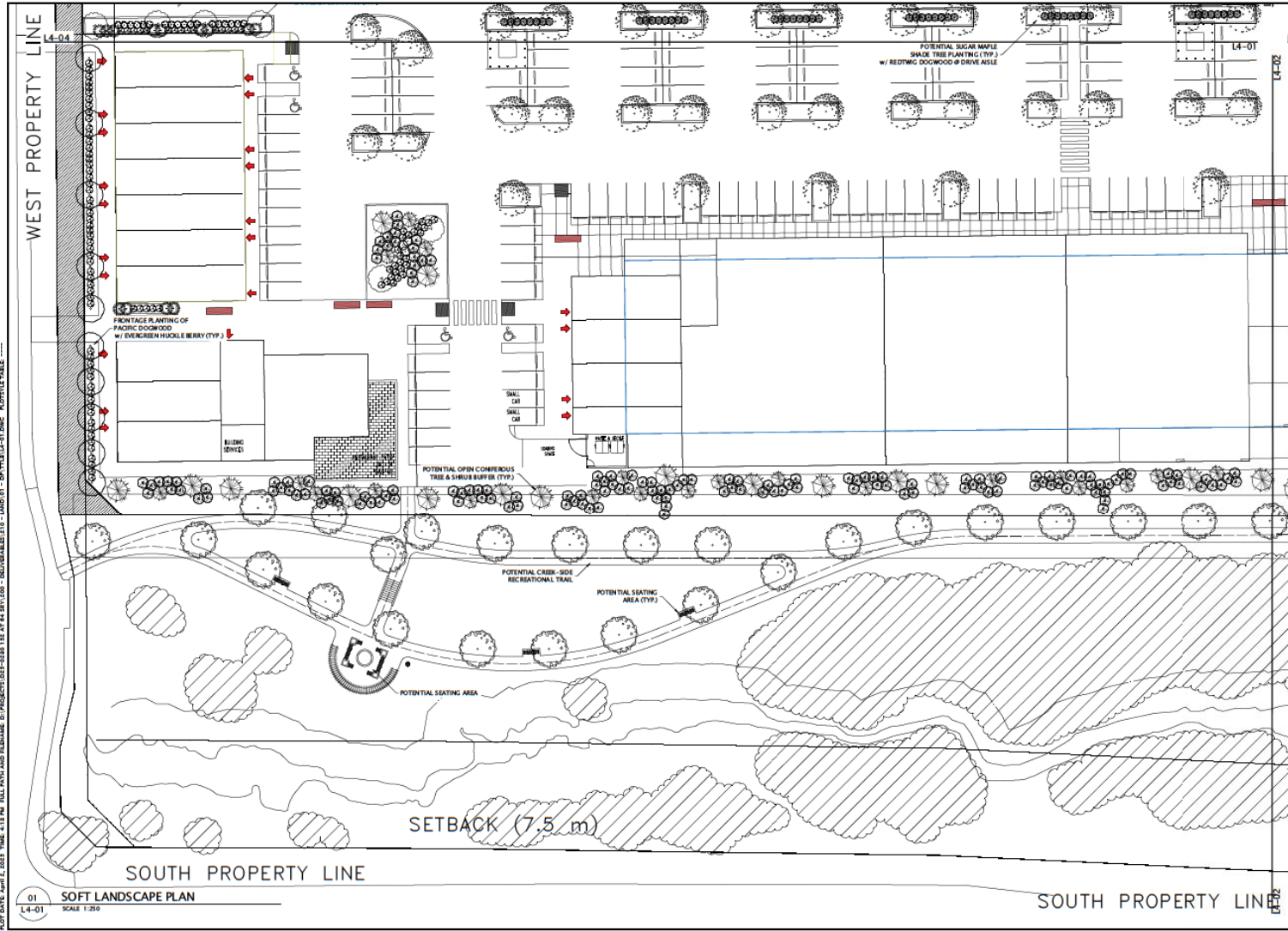
### GENERAL NOTES

1. COMPENSATE FOR REMOVAL: ALL WORK SHALL BE COMPENSATED TO THE EXTENT OF THE LOCAL WEATHER AND SOIL. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS.

2. COMPENSATE FOR REMOVAL: ALL WORK SHALL BE COMPENSATED TO THE EXTENT OF THE LOCAL WEATHER AND SOIL. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS.

3. COMPENSATE FOR REMOVAL: ALL WORK SHALL BE COMPENSATED TO THE EXTENT OF THE LOCAL WEATHER AND SOIL. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REMOVALS AND REPLACEMENTS.

**01 SOFT LANDSCAPE KEY PLAN**  
 SCALE 1:1000



DATE	ISSUED FOR	REV
2025-04-02	REZONING	A

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Consultants

Architectural: JM Architecture  
 A-001: Architect  
 C-01: Civil  
 S-01: Structural  
 M-01: Mechanical  
 E-01: Electrical

**D.V.S.** Donald V. S. Duncan  
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 dvduncan@gmail.com

Surrey # \_\_\_\_\_

Project Leader: D. Duncan  
 Drawn: D. Duncan

**CONCEPTUAL LANDSCAPE DESIGN**  
 6480 - 152 Street  
 Surrey BC

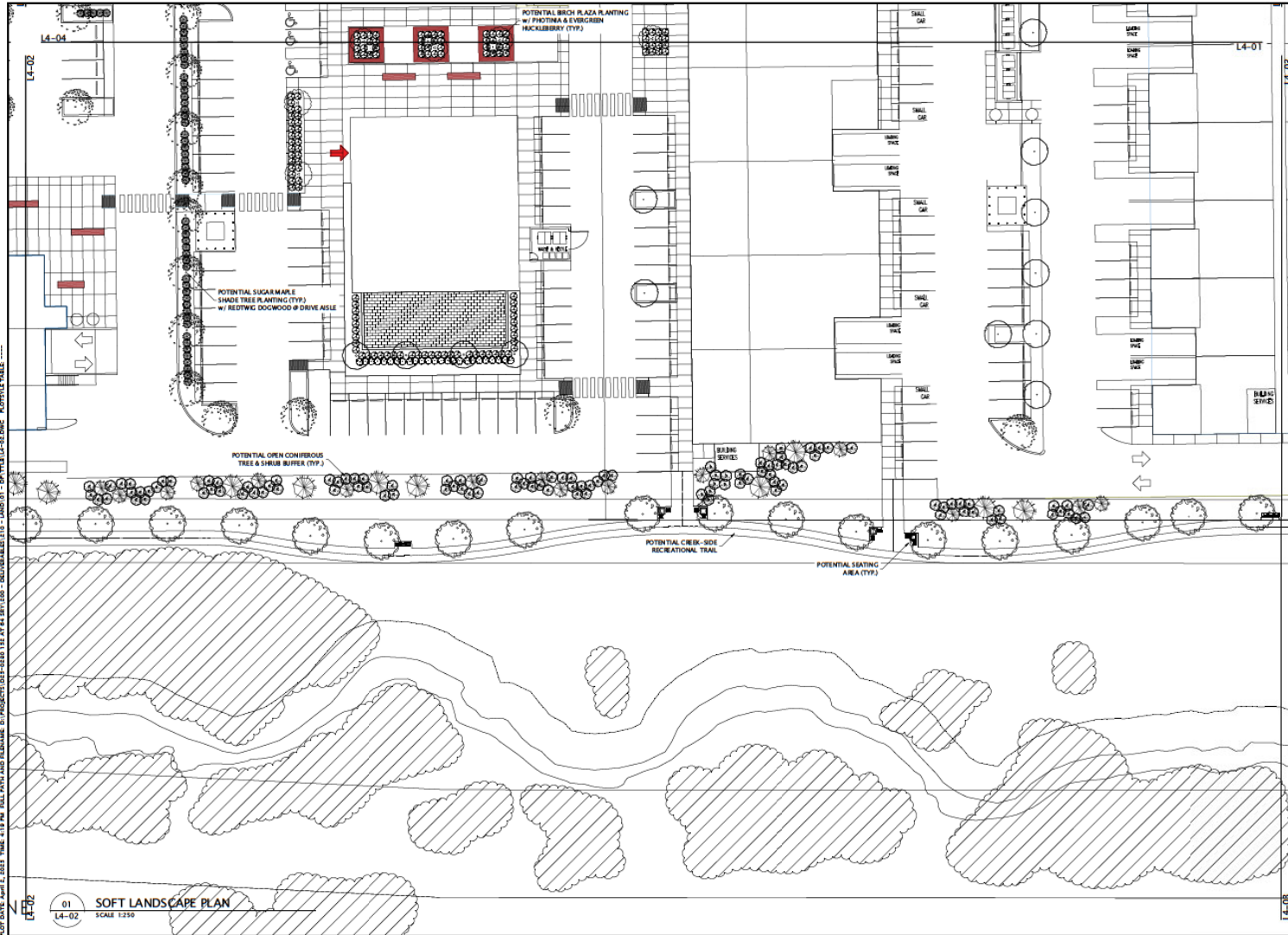
Drawing Title: **SOFT LANDSCAPE**

Check Scale (may be photo reduced)  
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Project No: D25-0230  
 Drawing No: L4-01

PROJECT DATE: 04/02/2025. TIME: 4:10 PM. PLOT DATE AND NUMBER: 01. PROJECT: 025-0230. 152 ST @ 6480 ST. - REZONABLE D15 - HARD 01 - 01. TITLE: L4-01 SOFT LANDSCAPE PLAN. SCALE: 1:200.

01  
 L4-01  
**SOFT LANDSCAPE PLAN**  
 SCALE: 1:200



DATE	ISSUED FOR	REV
2025-04-02	REZONING	A

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**Consultants**

Architectural: JM Architecture  
 Structural: C&E  
 Mechanical: C&E  
 Electrical: C&E

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 dvduncan@gmail.com

Surrey # \_\_\_\_\_

**Project Leader:** D. Duncan  
**Drawn:** D. Duncan

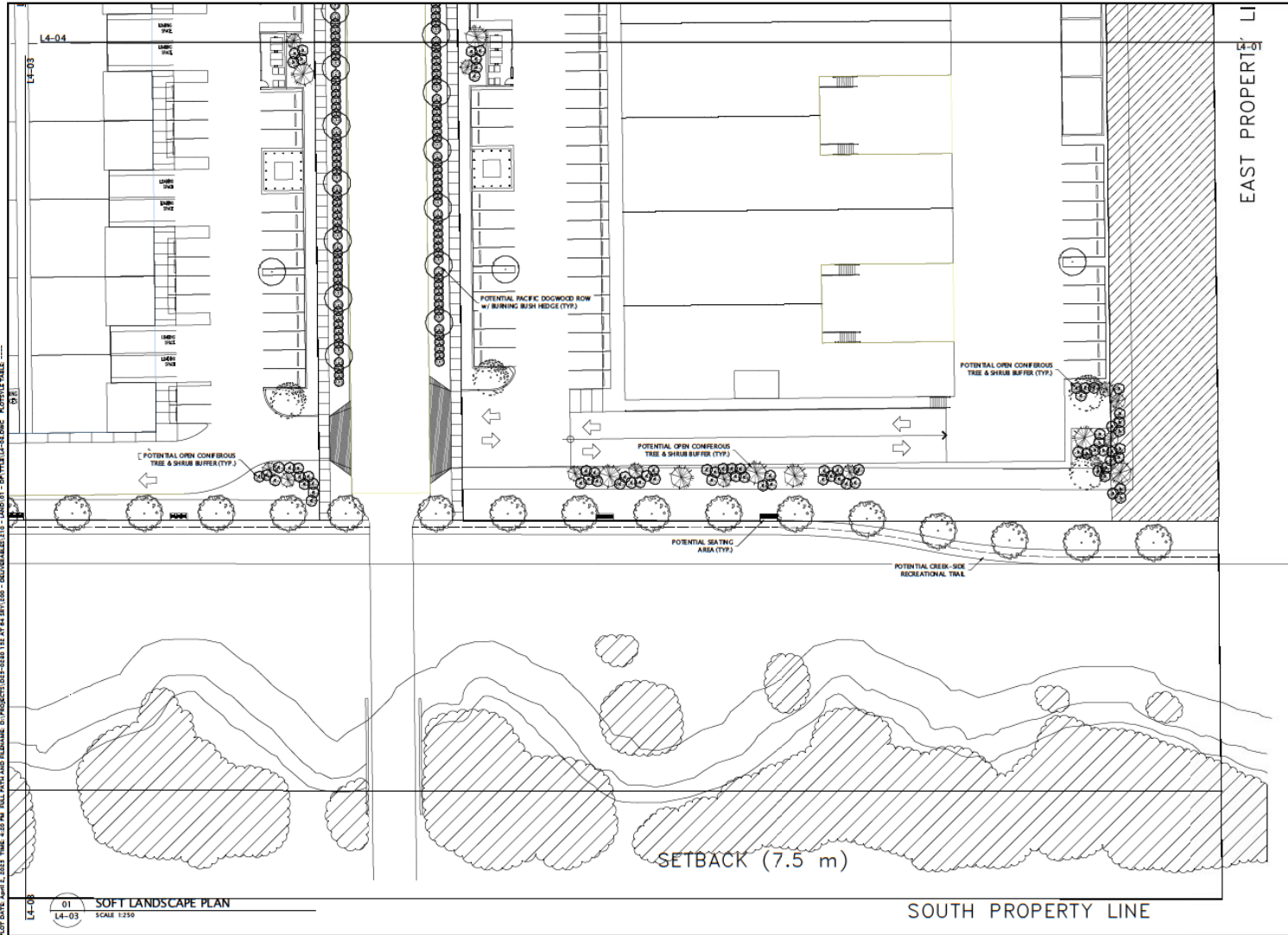
**CONCEPTUAL LANDSCAPE DESIGN**  
 6480 - 152 Street  
 Surrey BC

Showing Title: **SOFT LANDSCAPE**

Check Scale (may be photo reduced) 0 10mm 1:250

Project No: D25-0230  
 Drawing No: L4-02

01 SOFT LANDSCAPE PLAN  
 L4-02 SCALE 1:250



PROJECT DATE: 04/16/2025. TIME: 4:00 PM. ALL PLAN AND DIMENSIONS TO PROJECT CENTER UNLESS INDICATED OTHERWISE. DTD - LANDSCAPE ARCHITECTURE. PROJECT TITLE: 6480-152 STREET LANDSCAPE ARCHITECTURE.

DATE	ISSUED FOR	REV
2025-04-02	REZONING	A

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Consultants

Architectural: JM Architecture  
 A-001-01  
 Civil: \_\_\_\_\_  
 Structural: \_\_\_\_\_  
 Mechanical: \_\_\_\_\_  
 Electrical: \_\_\_\_\_

**D.V.S.** Donald V. S. Duncan  
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 New Westminister BC  
 Canada V3M 6M9  
 778-791-4123  
 dvduncan@gmail.com

Surrey # \_\_\_\_\_

**A** Project Leader: D. Duncan  
 Drawn: D. Duncan

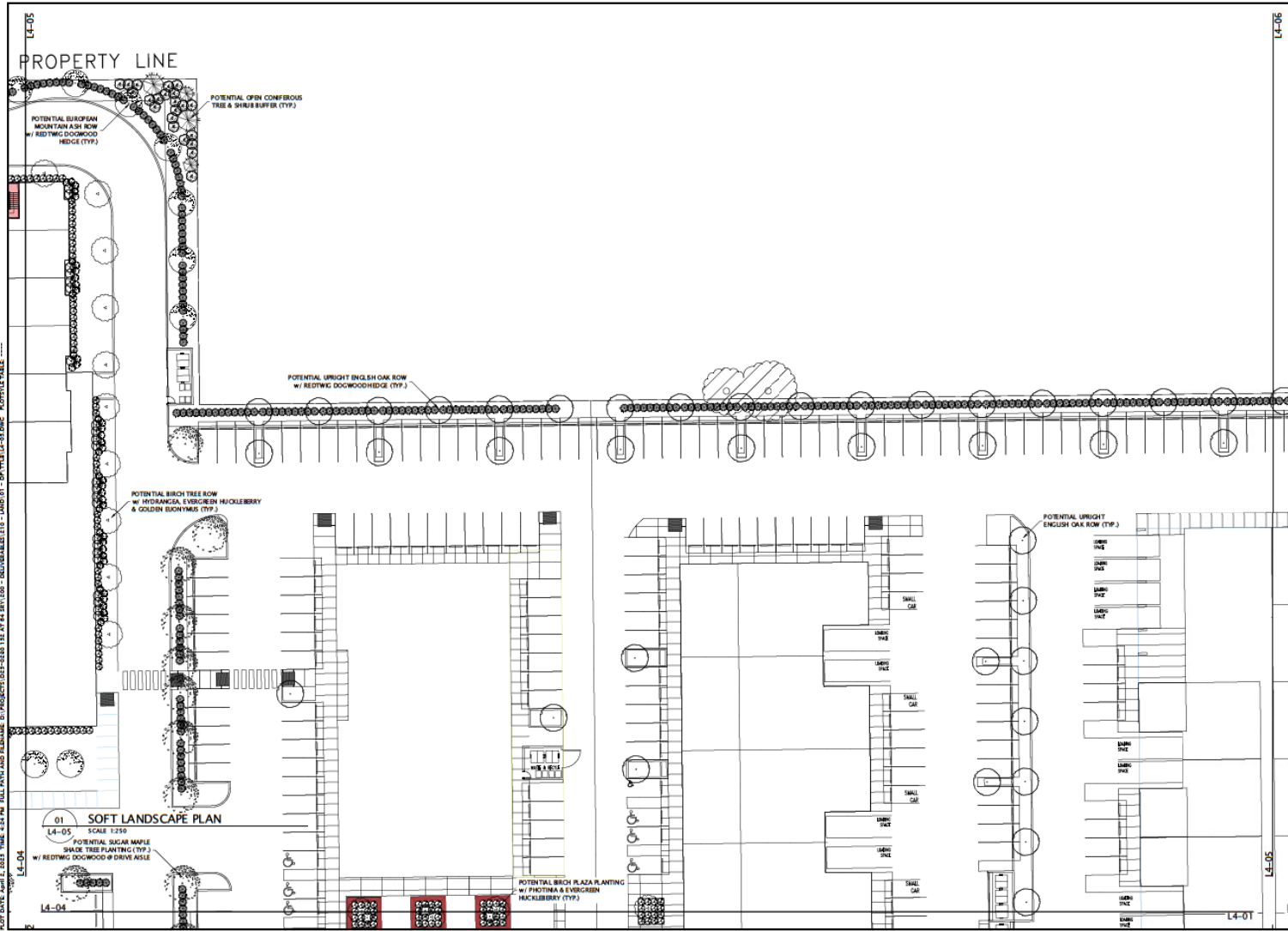
**CONCEPTUAL LANDSCAPE DESIGN**  
 6480 - 152 Street  
 Surrey BC

Drawing Title: **SOFT LANDSCAPE**

Check Scale (may be photo reduced)  
 0 10mm

Project No: D25-0230  
 Drawing No: L4-03





DATE	ISSUED FOR	REV
2025-04-02	REZONING	A

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: JM Architecture  
 Electrical: CME  
 Structural: Mechanical: Electrical:

**D.V.S. Donald V. S. Duncan**  
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 778-791-4323  
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Surrey #

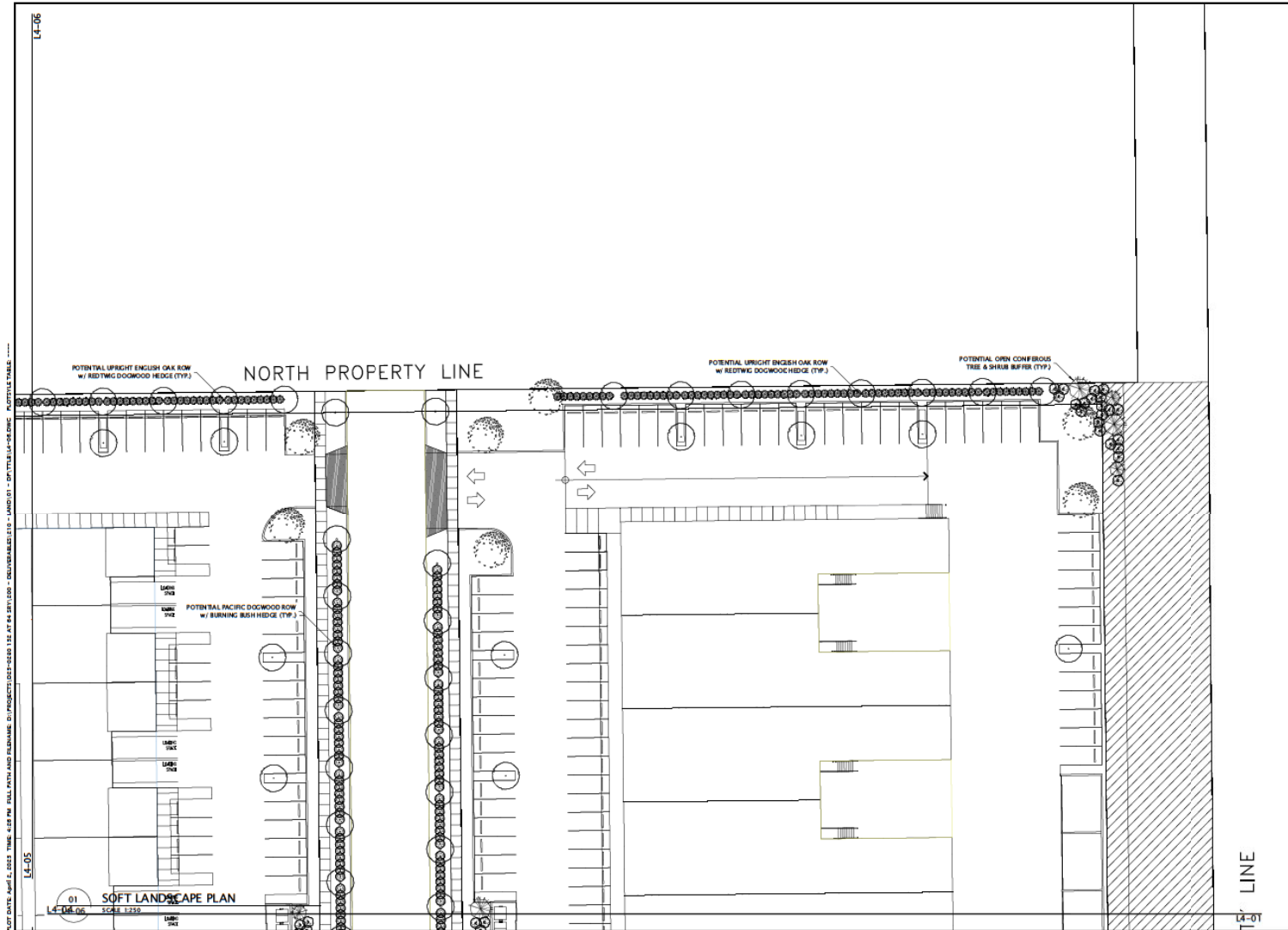
Project Leader: D. Duncan  
 Drawn: D. Duncan

**CONCEPTUAL LANDSCAPE DESIGN**  
 6480 - 152 Street  
 Surrey BC

Drawing Title: **SOFT LANDSCAPE**

Check Scale (may be photo reduced)  
 0 10mm

Project No: D25-0230  
 Drawing No: L4-05



DATE	ISSUED FOR	REV
2025-04-02	REZONING	A

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: JM Architecture  
 A/E/C:  
 Civil:  
 Structural:  
 Mechanical:  
 Electrical:

**D V S** Donald V. S. Duncan  
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 New Westminster BC  
 Canada V3M 6W9  
 778-791-4123  
 dvduncan@gmail.com

Surrey #

Project Leader: D. Duncan  
 Drawn: D. Duncan

**CONCEPTUAL  
 LANDSCAPE DESIGN**  
 6480 - 152 Street  
 Surrey BC

Drawing Title  
**SOFT LANDSCAPE**

Check Scale (may be photo reduced)  
 0 10mm  
 1 inch

Project No: D25-0230  
 Drawing No: L4-06



## APPENDIX II

## INTER-OFFICE MEMO

---

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **April 08, 2025**

PROJECT FILE: **7824-0319-00**

---

RE: **Engineering Requirements (Commercial/Industrial)**  
**Location: 6480 152 Street**

**OCF AMENDMENT/DEVELOPMENT PERMIT**

There are no engineering requirements related to the OCF Amendment and issuance of Development Permit other than those listed below.

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 3.789m for 152 Street.
- Dedicate as road (without compensation) gazetted road (the easterly 10.058 metres on 152nd Street) on a road dedication or Section 115 Land Title Act Gazette Dedication.
- Dedicate 1.5m for 64 Avenue.
- Dedicate as road (without compensation) gazetted road (the northerly 10.058 meters of 64th Avenue on a road dedication or Section 115 Land Title Act Gazette Dedication.
- Dedicate 20m for 66 Avenue and 154 Street.
- Dedicate corner cuts as required.
- Register additional SRW to accommodate MUP along property line.
- Register additional on-site SRW for access to Johnson Road Pump Station.

***Works and Services***

- Construct 4.0m MUP along 152 street.
- Construct 154 Street.
- Construct south side of 66 Avenue.
- Provide Traffic Impact Assessment (TIA) and implement recommendations as required.
- Submit Storm Water Catchment Plan (SWCP) & Sanitary Catchment Analysis, and address any constraints as required.
- Maintain the existing floodplain storage capacity under post-development conditions.
- Provide water, storm, and sanitary service connections to each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.  
Director, Land Development  
NG

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX III

**TREE PRESERVATION SUMMARY**

Surrey File Number:

Address: 6480 152 Street

Arborist: Adrian Szabunio

Date of Report/Revision: March 20, 2025

Arborist Signature



\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

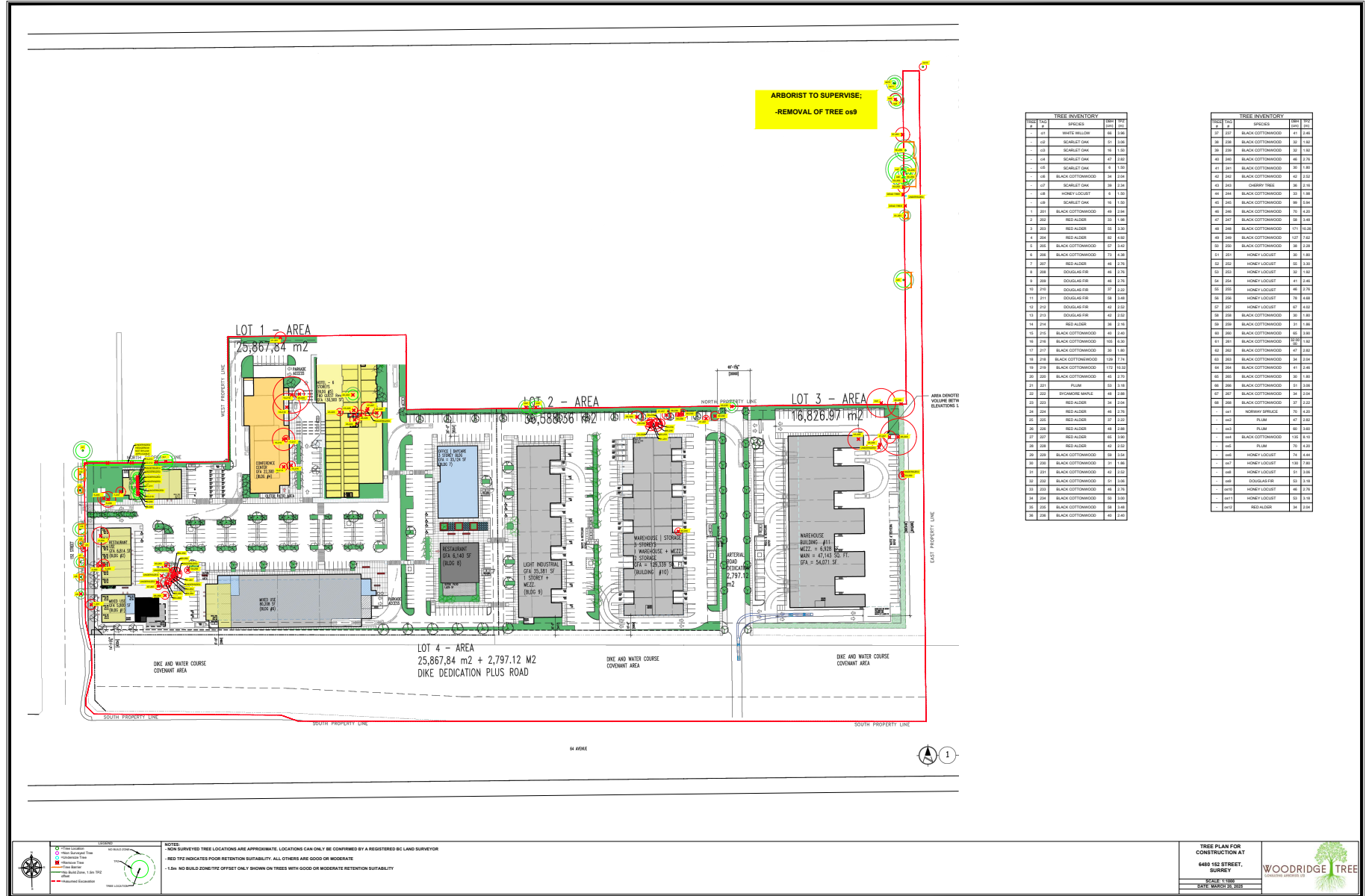
<u>ONSITE TREES</u>	# of Trees
Existing Bylaw Trees	<u>68</u>
Proposed Removed Bylaw Trees	<u>63</u>
Proposed Retained Bylaw Trees	<u>5</u>
<b>Total Replacement Trees Required</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
Removed	Subtotal
52	x1 52
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	Subtotal
0	x2 0

Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio	
	Removed    Subtotal
	11    x2    22
Required Replacement Trees	<b><u>74</u></b>
Proposed Replacement Trees	<b><u>0</u></b>
Deficit of Replacement Trees	<b><u>74</u></b>
<b>Total Onsite Retained and Replacement Trees</b>	<b><u>5</u></b>

<u>OFFSITE TREES</u>	# of Trees
Existing Bylaw Trees	<b><u>11 &amp; 1 dead</u></b>
Proposed Removed Bylaw Trees	<b><u>4 &amp; 1 dead</u></b>
Proposed Retained Bylaw Trees	<b><u>7</u></b>
<b>Total Replacement Trees Required</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
	Removed
	1    x1    1

Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio	
Removed	
0 x2 0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio	
Removed	
3 x2 6	
Required Replacement Trees *To be taken as cash-in-lieu	<u>7</u>
<b>Total Offsite Retained Trees</b>	<u>7</u>

<u>CITY TREES</u>	<u>Existing</u>	<u>Removed</u>	<u>Retained</u>
Park/City Lot Trees	0	0	0
Boulevard Trees	9	2	7
<b>Total</b>	<b>9</b>	<b>2</b>	<b>7</b>

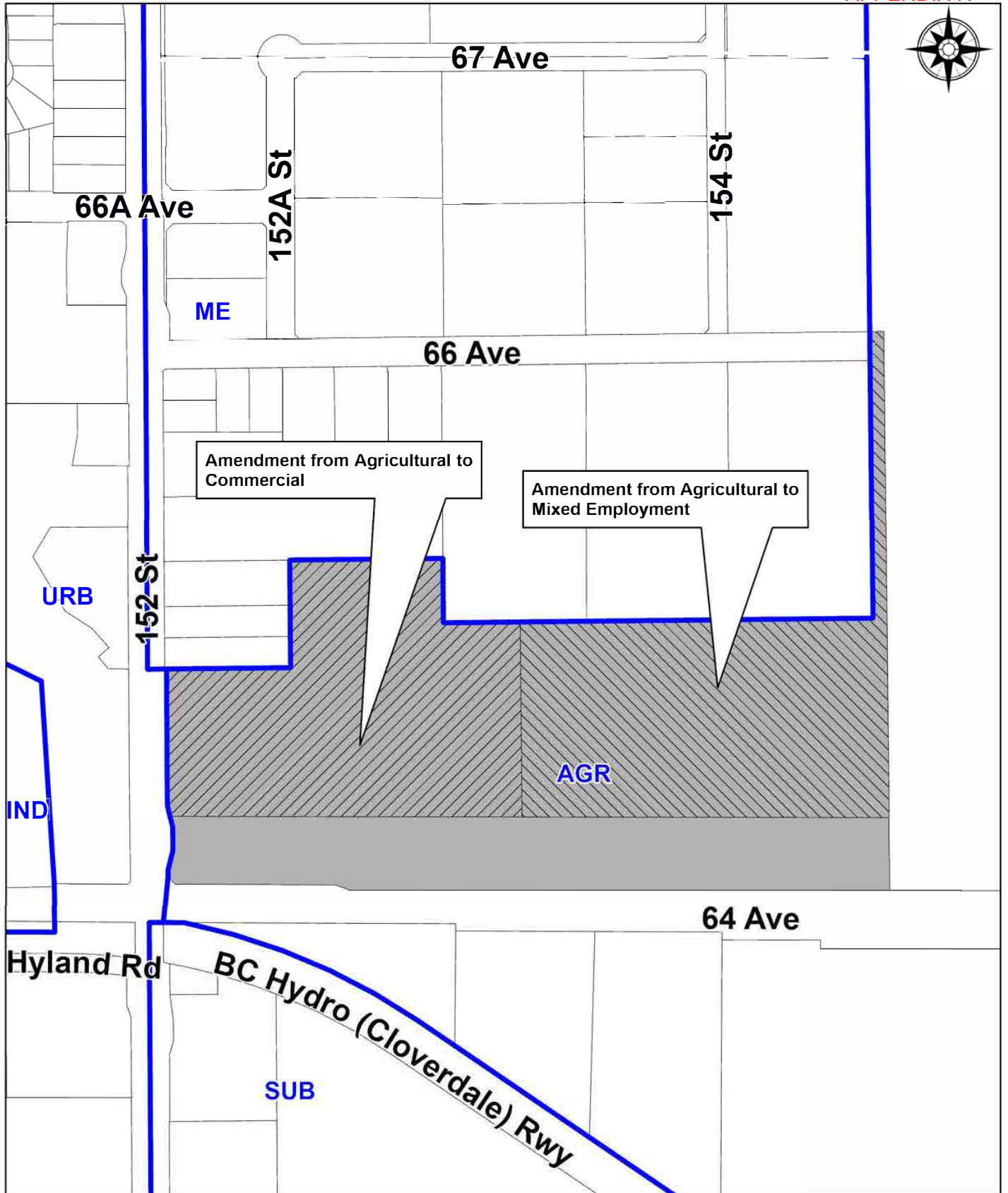


ARBORIST TO SUPERVISE  
-REMOVAL OF TREE 058

TRF#	TAX#	SPECIES	DBH	HGT
1	87	WHITE WILLOW	66	3.16
2	105	SCARLETT OAK	51	1.06
3	107	SCARLETT OAK	38	1.06
4	108	SCARLETT OAK	47	2.60
5	148	SCARLETT OAK	6	1.50
6	149	BLACK COTTONWOOD	34	2.68
7	151	SCARLETT OAK	38	2.18
8	158	HONEY LOCUST	6	1.50
9	148	SCARLETT OAK	36	1.50
10	201	BLACK COTTONWOOD	48	3.04
11	202	RED ALDER	10	1.68
12	203	RED ALDER	35	2.10
13	260	RED ALDER	62	4.50
14	262	BLACK COTTONWOOD	37	1.62
15	268	BLACK COTTONWOOD	73	4.38
16	267	RED ALDER	46	2.76
17	268	DOUGLAS FIR	46	2.76
18	269	DOUGLAS FIR	48	2.76
19	270	DOUGLAS FIR	37	2.02
20	271	DOUGLAS FIR	58	3.66
21	203	DOUGLAS FIR	42	2.02
22	271	DOUGLAS FIR	42	2.02
23	271	RED ALDER	36	2.16
24	272	BLACK COTTONWOOD	46	2.60
25	273	BLACK COTTONWOOD	50	2.60
26	277	BLACK COTTONWOOD	36	1.80
27	278	BLACK COTTONWOOD	1.08	7.74
28	279	BLACK COTTONWOOD	1.10	10.10
29	280	BLACK COTTONWOOD	46	2.70
30	221	PLUM	52	3.18
31	227	STYAGORIS MAPLE	48	2.88
32	228	RED ALDER	34	2.04
33	229	RED ALDER	48	2.76
34	230	RED ALDER	37	2.02
35	231	RED ALDER	48	2.88
36	232	RED ALDER	50	3.00
37	233	RED ALDER	42	2.52
38	234	BLACK COTTONWOOD	38	2.16
39	235	BLACK COTTONWOOD	31	1.86
40	241	BLACK COTTONWOOD	42	2.52
41	250	BLACK COTTONWOOD	51	3.06
42	251	BLACK COTTONWOOD	46	2.76
43	252	BLACK COTTONWOOD	36	2.16
44	253	BLACK COTTONWOOD	48	2.88
45	254	BLACK COTTONWOOD	46	2.76

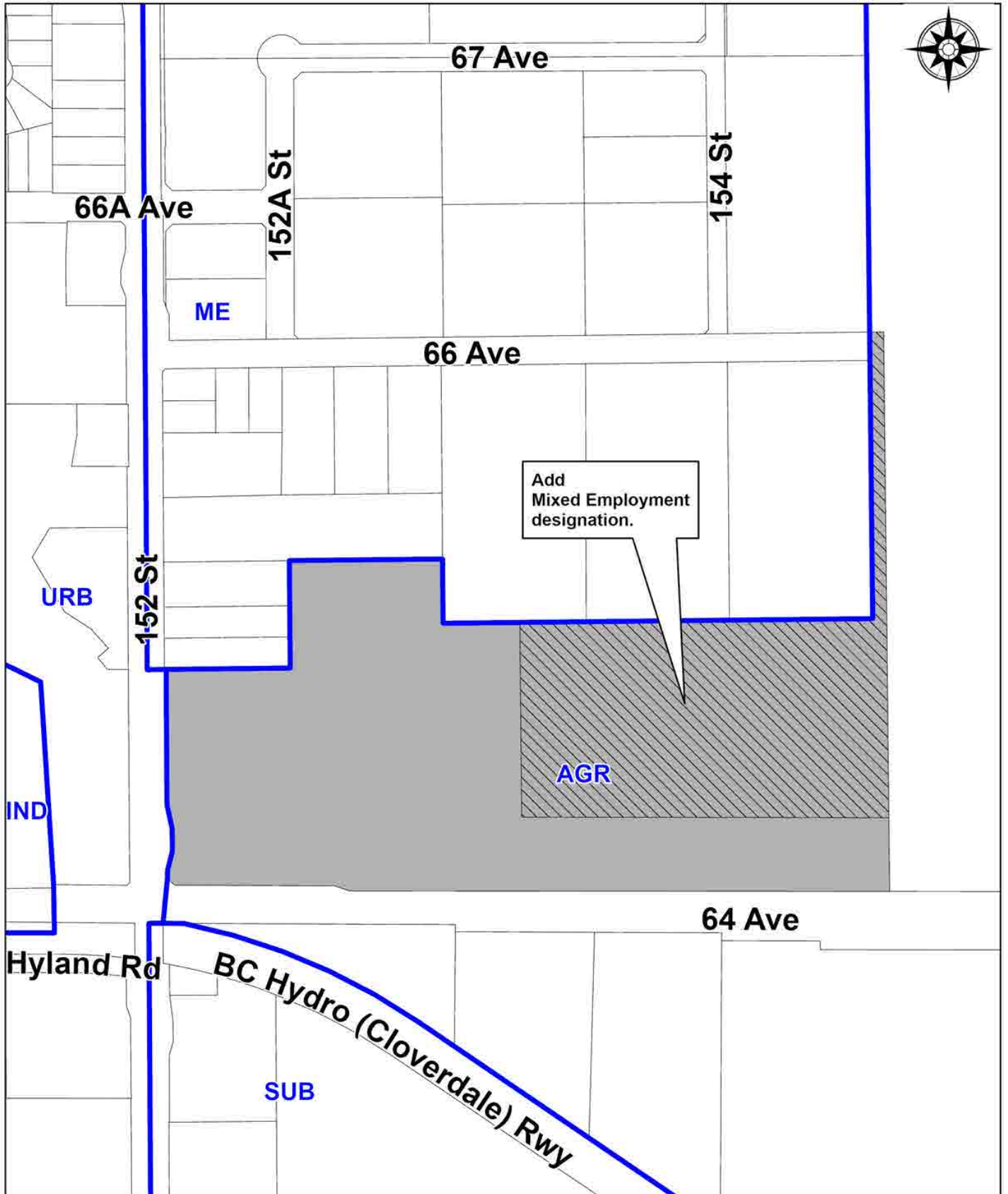
TRF#	TAX#	SPECIES	DBH	HGT
46	255	BLACK COTTONWOOD	48	2.88
47	256	BLACK COTTONWOOD	30	1.80
48	257	BLACK COTTONWOOD	30	1.80
49	258	BLACK COTTONWOOD	30	1.80
50	259	BLACK COTTONWOOD	30	1.80
51	260	BLACK COTTONWOOD	30	1.80
52	261	BLACK COTTONWOOD	30	1.80
53	262	BLACK COTTONWOOD	30	1.80
54	263	BLACK COTTONWOOD	30	1.80
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61	270	BLACK COTTONWOOD	30	1.80
62	271	BLACK COTTONWOOD	30	1.80
63	272	BLACK COTTONWOOD	30	1.80
64	273	BLACK COTTONWOOD	30	1.80
65	274	BLACK COTTONWOOD	30	1.80
66	275	BLACK COTTONWOOD	30	1.80
67	276	BLACK COTTONWOOD	30	1.80
68	277	BLACK COTTONWOOD	30	1.80
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80	289	BLACK COTTONWOOD	30	1.80
81	290	BLACK COTTONWOOD	30	1.80
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255	464			

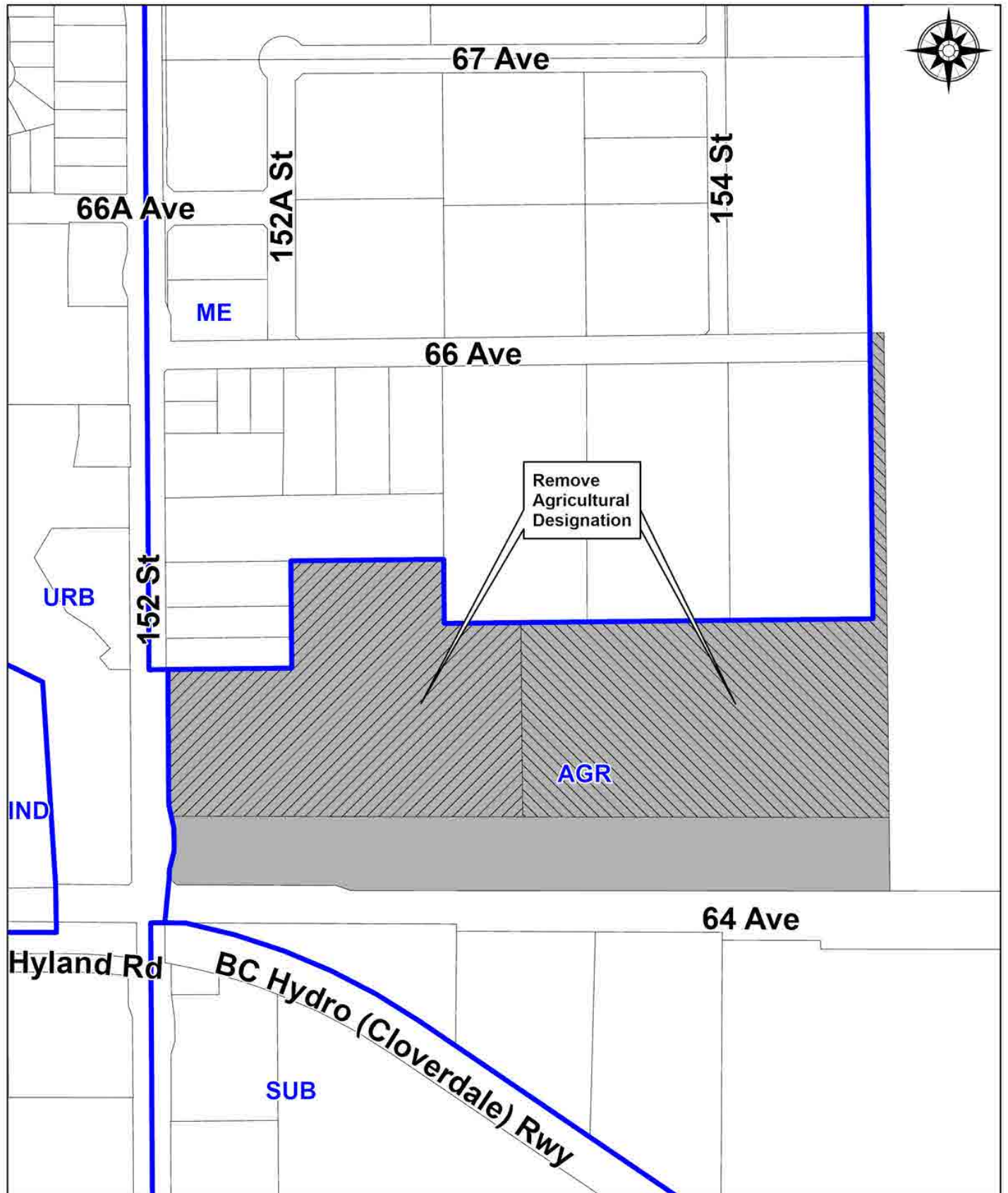


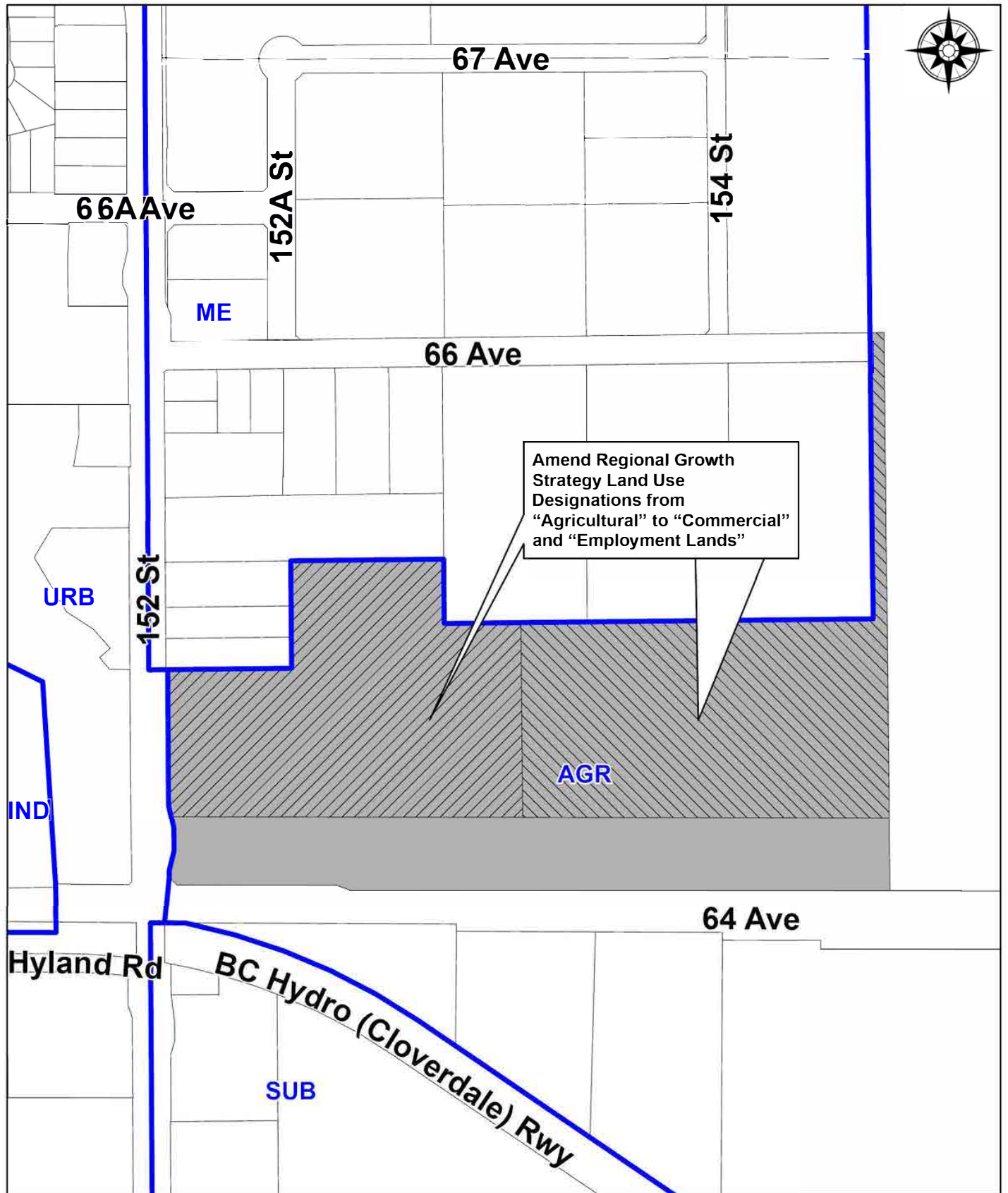


**FIG 3: OCP Amendment 24-0319-00**  
 From Agricultural to  
 Commercial and Mixed Employment





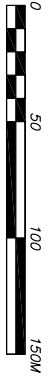




**FIG 51: OCP Amendment 24-0319-00**  
From Agricultural to Commercial and Employment Lands



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW NO. \_\_\_\_\_ OVER LOT A, SECTION 14, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN BCP13644**

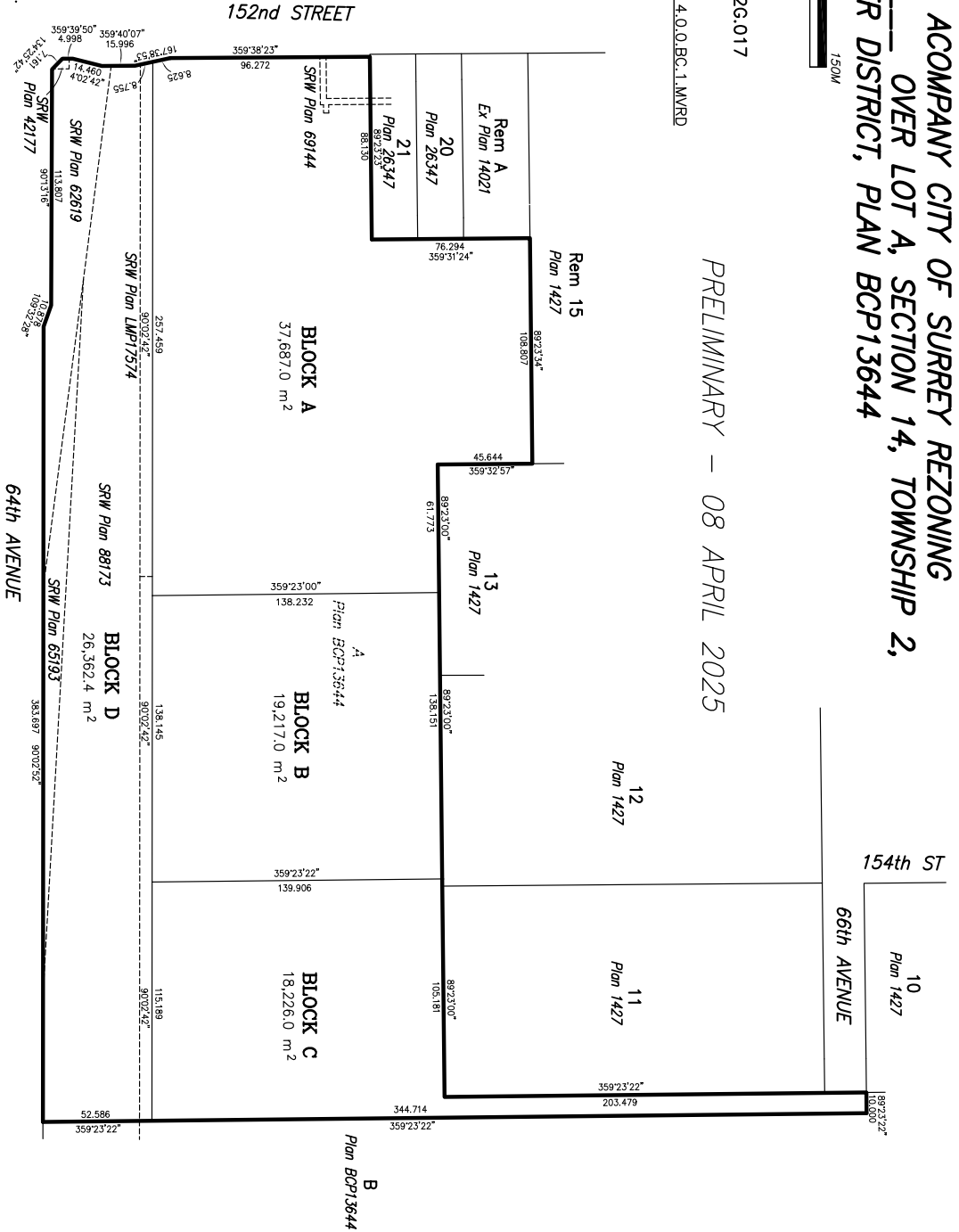


SCALE 1 : 2000  
All distances are in metres

City of Surrey B.C.G.S. 92G.017

Integrated Survey Area No. 1  
City of Surrey, MADD3 (CSRS) 4.0.0.BC.1.MWRD

PRELIMINARY – 08 APRIL 2025



Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234 – 18525-53rd Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
File: 90969-Block

This plan lies within the Metro Vancouver Regional District

Certified correct this 8th day of  
April, 2025.  
Sean Costello, B.C.L.S. (900)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0319-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 026-064-634  
Lot A Section 14 Township 2 New Westminster District Plan BCP13644  
6480 152 Street  
6456 152 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section B.2. of Part 7A "Streamside Protection", the setback from a Class A Channelized Stream is reduced from 25 metres to 4.0 metres as measured from top of bank.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

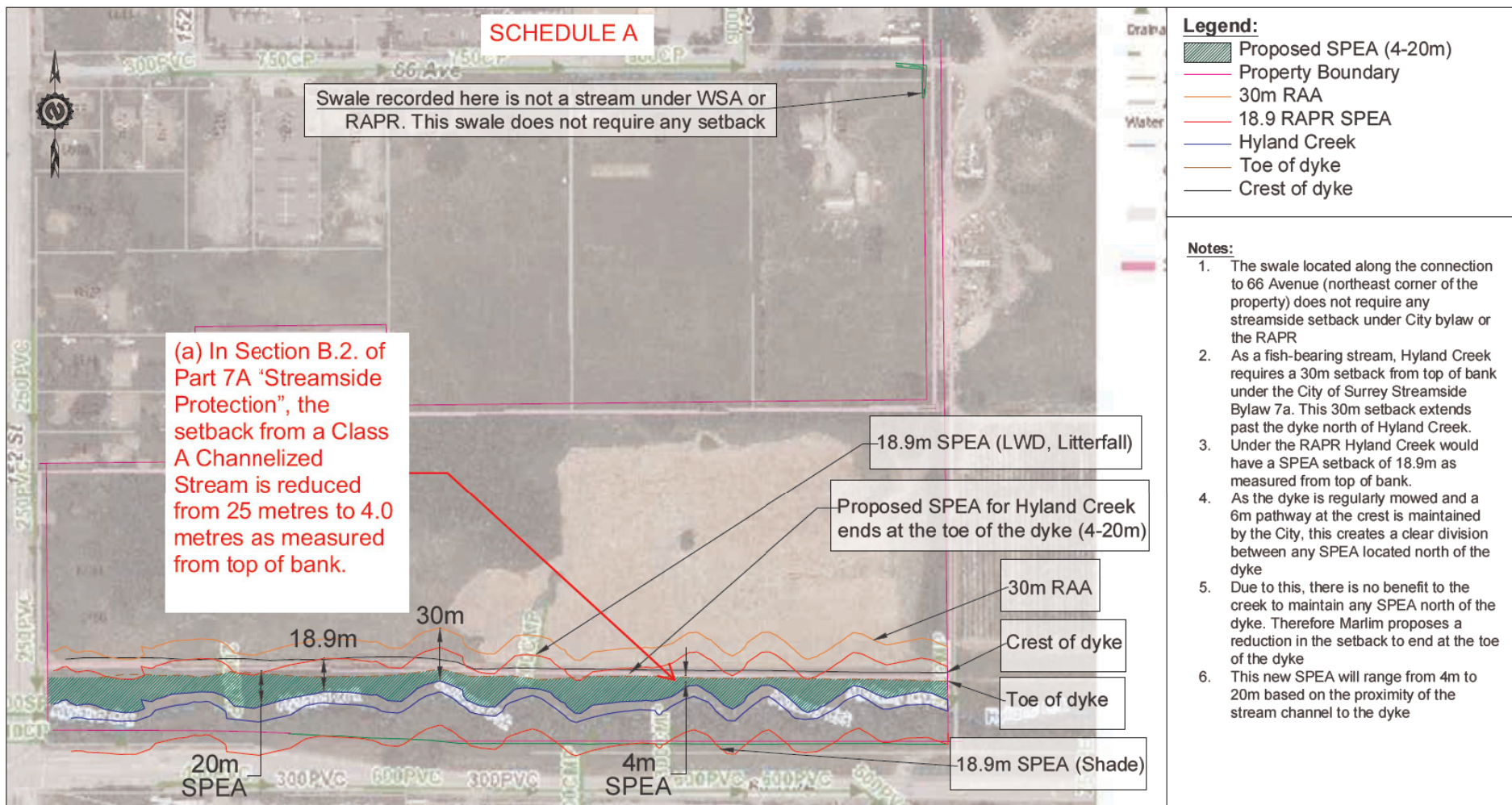
ISSUED THIS DAY OF , 20 .

---

Mayor, Brenda Locke

---

City Clerk and Director Legislative Services,  
Jennifer Ficocelli



	<b>Figure 2: RAPR SPEA Setbacks (Orthophoto)</b>	Project #: 513.23.01
	6456 152 Street, Surrey	Date: March 2025
	MarLim Ecological Consulting Ltd. Phone: 604-531-4338    Website: www.marlimecological.com    Email: mail@marlimecological.com	Page: 2

**I. BYLAWS AND PERMITS****BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. Planning Report - Application No. 7924-0319-00  
Portion of 6456 and 6480 - 152 Street (the "Lands")

Owner: 0926342 B.C. Ltd. (Director Information: H. Grewal, K. Grewal)  
Agent: JM Architecture Inc. (J. Minten)

To amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the Lands from Agricultural (AG) to Commercial (COMM) and for a portion of the Lands from Agricultural (AG) to Mixed Employment (ME); to amend Figure 42: Major Employment Areas by adding the Mixed Employment designation for a portion of the site; to amend Figure 43: Agricultural Lands by removing the Agricultural designation for a portion of the Lands; and to amend Figure 51: Regional Growth Strategy Land Use Designations for a portion of the Lands from Agricultural (AG) to Commercial (COMM) and for a portion of the Lands from Agricultural (AG) to Employment Lands (EL). The proposal also includes rezoning a portion of the Lands from General Agricultural Zone (A-1) to CD 21652 in order to develop a multi-tenant industrial building, commercial building and a hotel and conference centre.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21650"

RES.R25-1190 It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21650" pass its third reading.  
Carried

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21651"

RES.R25-1191 It was Moved by Councillor Stutt  
Seconded by Councillor Bose  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21651" pass its third reading.  
Carried

"Surrey Comprehensive Development Zone 299 (CD 299), Bylaw, 2025, No. 21652"

RES.R25-1192 It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 299 (CD 299), Bylaw, 2025, No. 21652" pass its third reading.  
Carried

It was Moved by Councillor Kooner  
 Seconded by Councillor Annis  
 That Council authorize staff to submit a  
 Regional Context Statement amendment application to Metro Vancouver for  
 Application No. 7924-0319-00 for a portion of the property located at 6456 and  
 6480 - 152 Street

RES.R25-1193

Carried

2. Planning Report - Application No. 7925-0084-00  
 12499 - 88 Avenue (the "Lands")

Owner: 0943600 B.C. Ltd. (Director Information: H. Sangha)  
 Agent: 1181168 B.C. Ltd. (N. Toor)

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013,  
 No. 17865" (Comprehensive Development Zone) for the Lands to allow a cannabis  
 retail store in an existing commercial retail unit at Suite 104, 12499 - 88 Avenue.

Cannabis Retail Store License - Application No. 7925-0084-00

At the April 14, 2025 Regular Council - Land Use Meeting, Council authorized  
 the proposed Cannabis Retail Store License under Planning Report - Application  
 No. 7925-0084-00 to proceed to Public Consultation to solicit public input  
 regarding this proposal.

After hearing any individuals who made a presentation to Council at the  
 Public Hearing and after reviewing any correspondence submitted in response to  
 the Public Hearing notice, it was in order for Council to pass a resolution  
 regarding issuance of the Cannabis Retail Store License.

It was Moved by Councillor Elford  
 Seconded by Councillor Kooner  
 That Council support Application  
 No. 7925-0084-00 and recommends that the Liquor and Cannabis Regulation  
 Branch issue a Cannabis Retail Store License.

RES.R25-1194

Carried  
 With Mayor Locke and Councillors Hepner,  
 Nagra and Stutt opposed.

As Council supported Application No. 7925-0084-00, consideration of  
 Third Reading of Surrey Zoning Bylaw No. 21629 was in order.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17865, Amendment Bylaw, 2025, No. 21629"

It was

Moved by Councillor Elford

Seconded by Councillor Kooner

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17865, Amendment Bylaw, 2025, No. 21629" pass its third reading.

RES.R25-1195

Carried

With Mayor Locke and Councillors Hepner, Nagra and Stutt opposed.

3. Planning Report - Application No. 7925-0014-00  
5828 - 176 Street (the "Lands")

Owner: 0921953 B.C. Ltd. (Director Information: T. Sundher, S. Sundher, R. Sundher)  
Agent: L & M Business Consulting Ltd. (L. Jackson)

To rezone the Lands from Highway Commercial Industrial Zone (CHI) to CD 21638 in order to allow a cannabis retail store in an existing ground-level commercial unit and general office use in a second storey commercial unit. In addition, the proposal includes a Development Variance Permit to vary Section 6 of the *Surrey Off-Street Parking Facilities By-law, 1971, No. 3470*, allowing the payment for substitute off-street parking to be charged at a rate of \$5,000.00 per space. This rate equates to the capital cost to construct parking stalls on City-owned properties.

Cannabis Retail Store License - Application No. 7925-0014-00

At the April 14, 2025 Regular Council - Land Use Meeting, Council authorized the proposed Cannabis Retail Store License under Planning Report - Application No. 7925-0014-00 to proceed to Public Consultation to solicit public input regarding this proposal.

After hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice, it was in order for Council to pass a resolution regarding issuance of the Cannabis Retail Store License.

It was

Moved by Councillor Elford

Seconded by Councillor Kooner

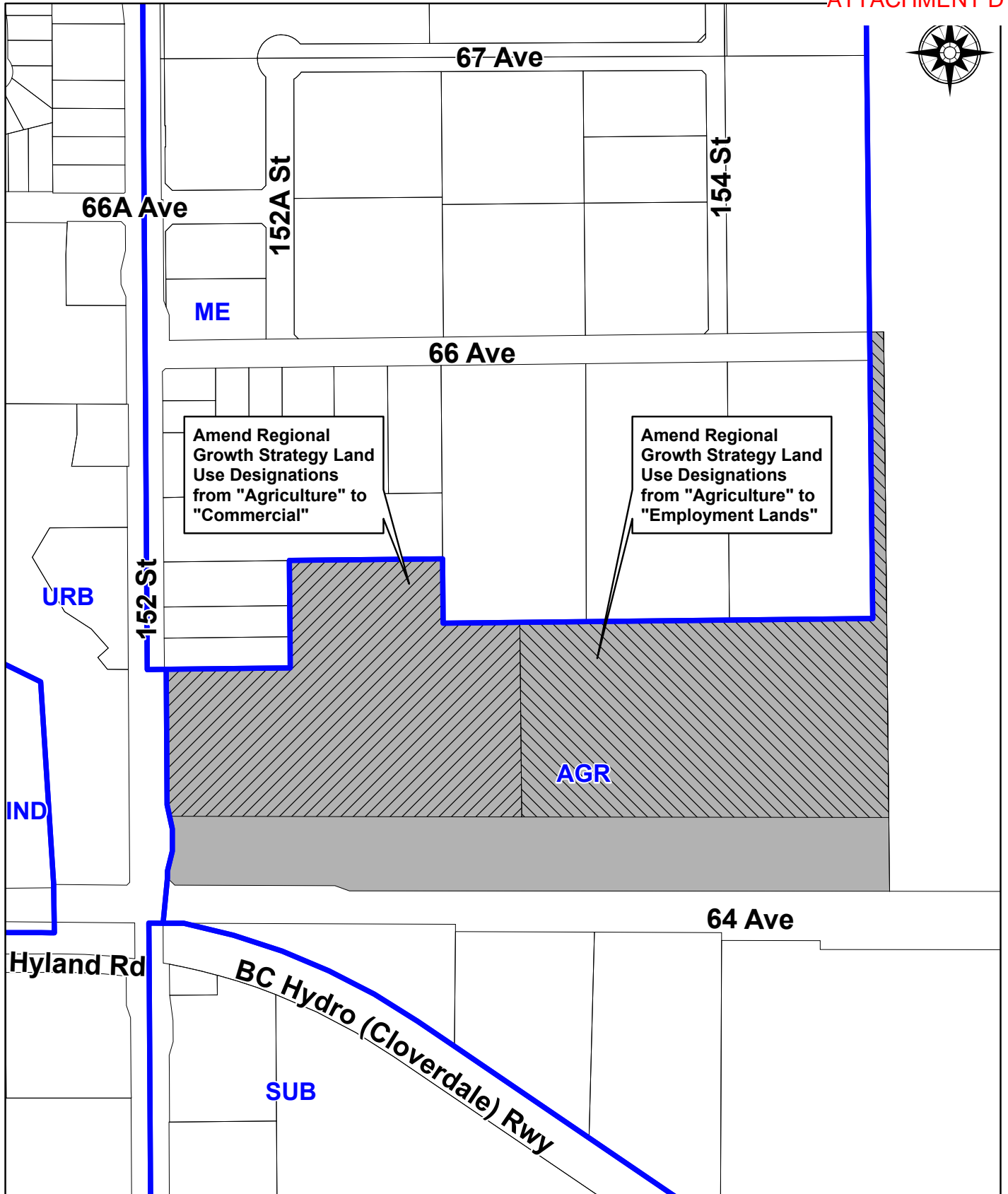
That Council support Application

No. 7925-0014-00 and recommends that the Liquor and Cannabis Regulation Branch issue a Cannabis Retail Store License.

RES.R25-1196

Carried

With Mayor Locke and Councillors Hepner, Nagra and Stutt opposed.



**FIG 51: OCP Amendment 24-0319-00**  
 From Agricultural to  
 Commercial and Mixed Employment





**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

July 26, 2016

ALC File: 53360

BC Land Title and Survey  
Land Title Division  
88 Sixth Street  
New Westminster, BC V3L 5B3

Dear Sir/Madam:

**ORDER #267/2016**

This Order of the Provincial Agricultural Land Commission notifies the Registrar of Land Titles that the following property has been excluded from the Agricultural Land Reserve (ALR):

**Parcel Identifier: 026-064-634**  
**Lot A, Section 14, Township 2, New Westminster**  
**District, Plan BCP13644**

**Certificate of Title No. CA2426145**

As the property no longer lies within the ALR, the ALR notation should be removed from the Certificate of Title.

Thank you in advance for your cooperation.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'CJF', written in a cursive style.

Colin J. Fry, Director of Policy and Planning

cc: Aplin & Martin Consultants Ltd. (*SENT BY ELECTRONIC MAIL*)  
Attention: Maggie Koka

City of Surrey (File: 7912-0304-00)

53360c1

**METRO VANCOUVER REGIONAL DISTRICT  
BYLAW NO. 1429, 2025  
A bylaw to amend “Metro Vancouver Regional District Regional Growth Strategy  
Bylaw No. 1339, 2022”**

**WHEREAS:**

- A. The Metro Vancouver Regional District Board (the “Board”) adopted “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” on February 24, 2023; and
- B. The Board wishes to amend “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022”.

**NOW THEREFORE** the Board of the Metro Vancouver Regional District enacts as follows:

**Citation**

1. The official citation of this bylaw is “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025”.

**Schedule**

2. The following Schedule is attached to and forms part of the bylaw:
- Schedule “A”, Subject Property.

**Amendment of Bylaw**

- 3.1 “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is amended as follows:

- (a) Re-designating portions of the subject property, as listed in the table below:

<b>PID</b>	<b>Legal Description</b>
026-064-634	LOT A SECTION 14 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP13644

from ‘Agricultural’ to ‘Employment, as shown in Schedule “A” of this bylaw; and

- (b) Amending the Urban Containment Boundary to include portions of the subject property, as listed in the table below:

<b>PID</b>	<b>Legal Description</b>
026-064-634	LOT A SECTION 14 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP13644

as shown in Schedule “A” of this bylaw.

- 3.2 “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is further amended by amending maps numbered 2, 3, 4, 5, 6, 7, 8, 9, and 12 to incorporate the changes outlined in section 3.1 of this bylaw.
- 3.3 In section “E. Goals, Strategies & Actions”, under the heading “Goal 1: Create a Compact Urban Area”, under policy “1.2.23 b) ii)”, the text reference to policy “1.2.13” is replaced with “1.2.12”.

Read a first, second, and third time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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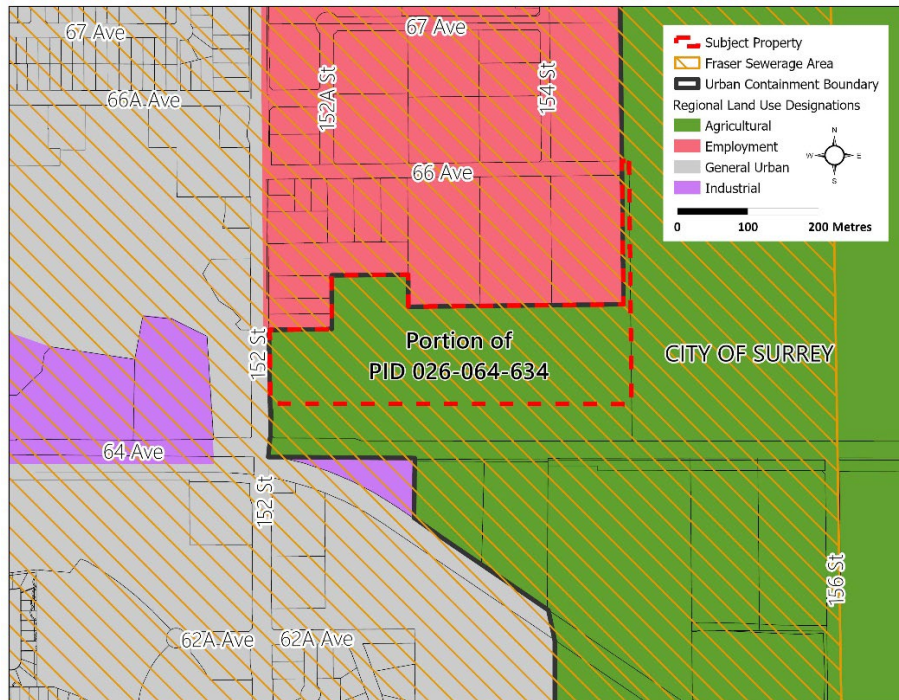
Mike Hurley, Chair

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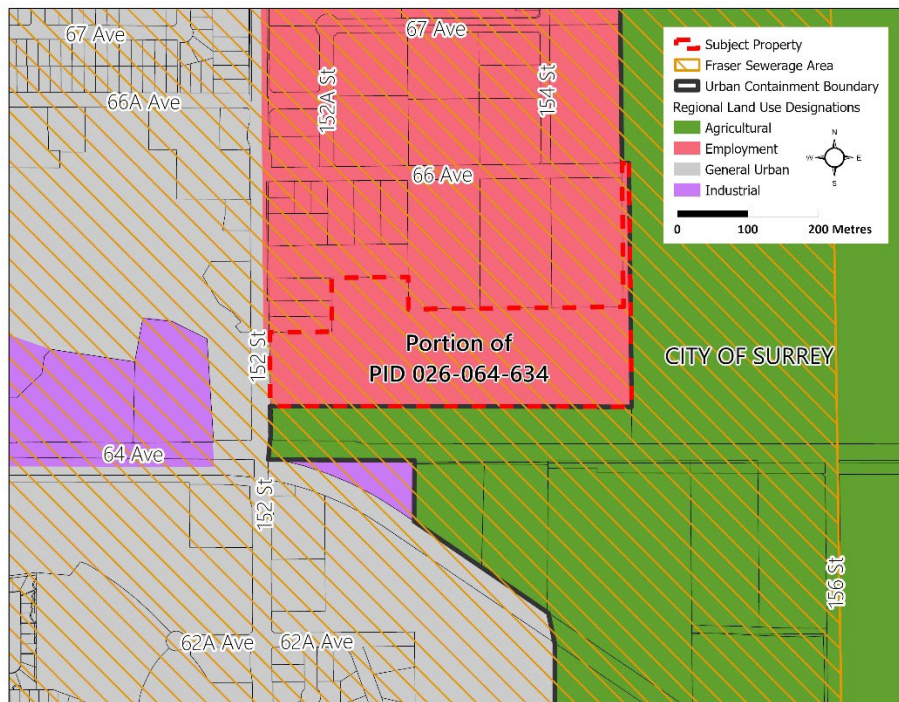
Dorothy Shermer, Corporate Officer

# Schedule A Subject Property

## Prior to Amendment



## Post-Amendment

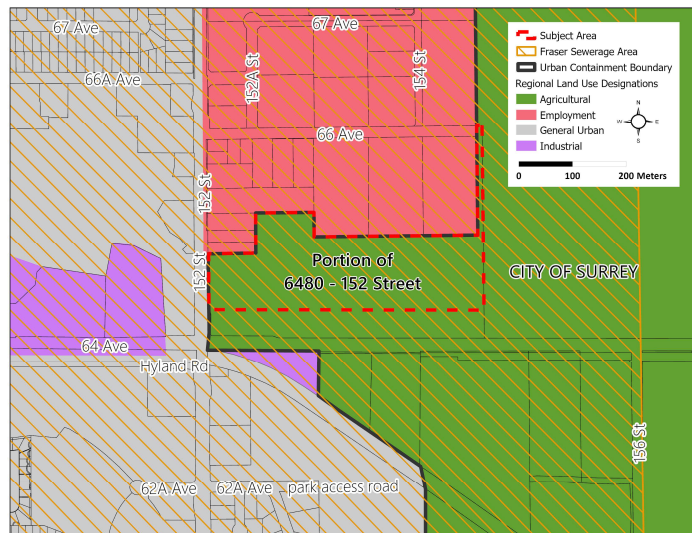




1

## REGIONAL LAND USE CONTEXT

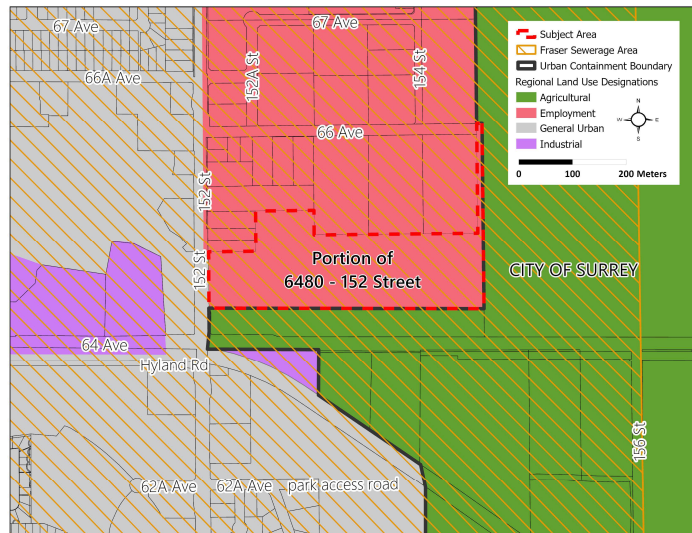
- Outside of the UCB
- Designated **Agricultural** in *Metro 2050*
- Excluded from ALR
- Surrounded by Employment, Agricultural, General Urban, and Industrial
- Site is vacant vegetated land



2

# PROPOSED AMENDMENT

- Amend regional land use from **Agricultural to Employment**
- Multi-tenant industrial building, commercial building, hotel and conference centre proposed
- Extension of Urban Containment Boundary
- Type 2 amendment (2/3<sup>rd</sup>s weighted vote at Board)



3

# SITE CONDITION



4

## METRO 2050 CONSISTENCY ANALYSIS

- Will add 7.5 hectares of Employment designated lands to the region
- Limited agricultural capability and excluded from the ALR
- Proximate to other Employment and Industrial-designated sites, and residential uses
- Hyland Creek maintained (Agricultural designation)
- Well-serviced by goods movement routes and arterial roads
- Served by transit, bike lanes and sidewalks



5

## RECOMMENDATION

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 6456 - 152 Street;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1429, 2025"; and
- 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 local First Nations via referral offices to provide an opportunity for comment on the proposed amendment as per previous Board direction.

6

## NEXT STEPS

Should the amendment application proceed:

- If bylaw receives readings by MVRD Board, application referred to affected local governments for comment (45-day period).
- Comments conveyed to MVRD Board, at which time it may:
  - direct staff to bring back the amendment bylaw for final reading; or
  - decline further readings and direct staff to notify the applicant.



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To: Regional Planning Committee

From: Jonathan Cote, Deputy General Manager, Regional Planning and Housing  
Development, Regional Planning and Housing Services

Date: September 26, 2025 Meeting Date: October 9, 2025

Subject: **Manager's Report**

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### **RECOMMENDATION**

That the Regional Planning Committee receive for information the report dated September 26, 2025, titled "Manager's Report".

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### **REGIONAL PLANNING COMMITTEE 2025 WORK PLAN**

The Regional Planning Committee's Work Plan for 2025 is attached to this report (Attachment 1). The status of work program elements is indicated as pending, in progress, or complete. The listing is updated as needed to include new issues that arise, items requested by the committee, and changes to the schedule.

### **REGIONAL CONTEXT STATEMENT SUBMISSIONS**

A Regional Context Statement (RCS) is a required component of an Official Community Plan (OCP) to identify how the OCP aligns with *Metro 2050*. The RCS typically takes the form of a table that links relevant *Metro 2050* policies to corresponding OCP policies. The Regional Planning Committee is responsible for reviewing Regional Context Statements and making recommendations to the MVRD Board.

Member jurisdictions are now beginning to update their OCPs and associated RCSs for the purposes of 1) fulfilling provincial requirements (i.e. Transit-Oriented Areas and Small-Scale, Multi-Unit Housing) and 2) aligning with *Metro 2050*. Early engagement with staff suggests that most member jurisdictions plan to submit their RCSs for Metro Vancouver consideration in 2026. It is anticipated that this will become a more frequent work item for the Regional Planning Committee beginning in 2026, as more jurisdictions move forward with OCP updates.

### **UPDATES TO THE METRO 2050 REGIONAL CONTEXT STATEMENT TEMPLATE**

Minor updates have been made to the *Metro 2050* Regional Context Statement Implementation Guidelines to improve clarity and provide additional guidance for Member Jurisdictions. These guidelines are used by staff to support the preparation and submission of Regional Context Statements. The following changes have been made to the Regional Context Statement template (Reference 1):

- A section for "flexibility clauses" 6.2.7 and 6.2.8 has been added. These clauses enable Member Jurisdictions to change Regional Land Use Designations (6.2.7) and adjust Urban Centre / FTDA boundaries (6.2.8), under specified conditions, without initiating a *Metro 2050* amendment process. However, they may only be deployed if the Member Jurisdiction

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includes language in its Regional Context Statement permitting their use. The updated RCS template includes, by default, language that enables the uses of the flexibility clauses. Member Jurisdictions may choose to include them as written in the template, make changes to the provided language, include these statements elsewhere in their Regional Context Statement, or not include them at all.

- A new heading for *Strategy 3.2: Protect, enhance, restore, and connect ecosystems*.

### **TOOLS FOR DECISION MAKERS: NEW WILDFIRE AND EXTREME HEAT FACT SHEETS**

Communities across British Columbia are facing increasing threats from wildfires and extreme heat. Climate change is intensifying these risks, leading to longer fire seasons, hotter summers, and more frequent and severe weather events. Local governments and Indigenous leadership are at the forefront of efforts to safeguard people and places.

To support these critical efforts, the Pacific Institute for Climate Solutions (PICS) has released two new fact sheets: Wildfire Fact Sheet (Reference 2) and Extreme Heat Fact Sheet (Reference 3) tailored for B.C. decision-makers. These resources provide the latest scientific insights, outline key risks, and offer practical guidance to strengthen community preparedness.

### **ATTACHMENT**

1. Regional Planning Committee 2025 Work Plan.

### **REFERENCES**

1. Metro Vancouver. (July 2025). *Metro 2050 Implementation Guideline Regional Context Statement Template*. <https://metrovancover.org/layouts/download.aspx?SourceUrl=https://metrovancover.org/services/regional-planning/Documents/metro-2050-implementation-guideline-regional-context-statement-template.docx>.
2. Pacific Institute for Climate Solutions. (July 2025). *From Ember to Inferno: Wildfires in B.C. Explained*. [https://climatesolutions.ca/wp-content/uploads/2025/07/Wildfire-factsheet\\_FINAL\\_July-15-2025.pdf](https://climatesolutions.ca/wp-content/uploads/2025/07/Wildfire-factsheet_FINAL_July-15-2025.pdf)
3. Pacific Institute for Climate Solutions. (August 2025). *Turning Down the Heat: How to Better Protect Your Community in Extremely Hot Weather*. [https://climatesolutions.ca/wp-content/uploads/2025/08/Extreme-Heat-Factsheet\\_FINAL\\_August-2025.pdf](https://climatesolutions.ca/wp-content/uploads/2025/08/Extreme-Heat-Factsheet_FINAL_August-2025.pdf)

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## Regional Planning Committee 2025 Work Plan

Report Date: September 26, 2025

<b>1<sup>st</sup> Quarter</b>	<b>Status</b>
Measures for Affordable and Diverse Housing Dashboard	Completed
Regional Parking Strategy – Update	Completed
Metro 2050 Climate Policy Enhancement Bylaw	Completed
Housing Databook - Update	Completed
Metro 2050 – Regional Affordable Rental Housing Target – Baseline Data	Completed
Regional Food Systems Strategy Engagement – Update Report	Completed
Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal – Regional Housing Needs Report	Completed
Rental Housing Blueprint – Update	Completed
Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)	Completed
<b>2<sup>nd</sup> Quarter</b>	<b>Status</b>
Regional Green Infrastructure Network Phase 2 - Update Report	In Progress
Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal – Affordable Housing Gap Analysis	Completed
Agricultural Awareness Grant Awards	Completed
Housing + Transportation Cost Burden Study Update – Final Report	Completed
Regional Parking Study – Final Report	Completed
Best Management Practices for Invasive Species – Update and 3 New Guides	In Progress
Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)	Ongoing
<b>3<sup>rd</sup> Quarter</b>	<b>Status</b>
Metro 2050 – Performance Measures Update	Completed
Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal – Policy Alternatives Discussion Paper	In Progress
Regional Projections Update – Population, Housing and Employment	Completed
Industrial Lands Bring to Market Study – Final Report	Completed
Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)	Ongoing
<b>4<sup>th</sup> Quarter</b>	<b>Status</b>
Urban Centres/FTDA Growth Target Update	Pending
Regional 3D/XR Modeling Platform	In Progress
Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal	Pending
Enhancing Urban Forestry – Scope of Work	In Progress
Industrial Lands Inventory - Update	In Progress
Agricultural Data Book - Update	Pending
Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)	Ongoing