



To: General Purpose Committee

Date: August 10, 2026

From: Wayne Craig
General Manager, Planning and Development

File: 01-0157-30-RGST1/2025-
Vol 01

Re: **Response to Metro Vancouver's Referral: Metro 2050 Type 3 Proposed
Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)**

Staff Recommendation

That the report titled “Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)”, dated August 10, 2026 from the General Manager, Planning and Development, be submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process.

Executive Summary

The Metro Vancouver Regional District (MVRD) Board has initiated a Type 3 amendment to the Metro 2050 Regional Growth Strategy in response to a referral from the City of Surrey for a property at 105 - 175A Street. The City of Surrey's requested amendment involves redesignating the subject site from Employment to General Urban to accommodate 20 single-detached homes.

Staff conclude that it has limited land use impacts to the City of Richmond. As noted in the Metro Vancouver staff report, the proposal has minor regional implications due to its localized nature and its application to a single property. While the proposal could more fully advance Metro 2050 goals to provide diverse and affordable housing choices, the subject site is already located within the Urban Containment Boundary (UCB) and therefore would not require the extension of regional sewerage services or other infrastructure beyond the UCB. In addition, the anticipated sanitary flows and water demand associated with the development are expected to have a negligible impact on Metro Vancouver's regional utility systems. Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Staff Report

Origin

The Metro Vancouver Regional District (MVRD) Board has initiated a process to consider amending the Metro 2050 Regional Growth Strategy (RGS), in relation to a request from the City of Surrey for the property located at 105-175A Street to propose 20 single-detached houses. In February 2026, Surrey City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to Metro 2050 and in April 2026 was referred to Metro Vancouver for consideration and approval, forming the basis of this proposed amendment.

At its June 11, 2026 regular meeting, the Board of Directors of the MVRD adopted the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Employment to General Urban for the property located at 105 - 175A Street;*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026";*
- 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.*

The City of Surrey's requested amendment to the Metro 2050 RGS involves re-designating the property at 105-175A Street from Employment to General Urban to accommodate 20 single-detached homes.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

Analysis

The proposed amendment is a Type 3 amendment to the Metro 2050 RGS since the subject site is already within the Urban Containment Boundary (UCB). It requires that the amendment bylaw be passed by an affirmative 50% + 1 weighted vote of the MVRD Board.

Information about the Proposed Amendment at 105-175A Street

The subject site is a single parcel that is 1.1 hectares (2.7 acres) in area and about 190 metres north of the United States border in South Surrey. It is surrounded by residential uses on three sides, with single-family homes to the west, townhouses (currently under construction) to the north, and an Employment designated RV park to the south. Across 175A Street to the east are commercial uses, including the West Coast Tax & Duty Free store. The site has been vacant for several years with only a few storage containers and construction materials.

Surrounding land use designations include:

- Employment designated properties to the south; and,
- General Urban designated lands to the north, west and east;

The proposed amendment to the Metro 2050 RGS is to re-designate the existing Employment land at 105-174A Street to General Urban. The subject site is already within the UCB and Fraser Sewerage Area. The proposed amendment would accommodate 20 single-detached homes via subdivision and rezoning in the Douglas neighbourhood of South Surrey.

Figure 1 - Location Map and Surrounding Context



Figure 2 – Existing Metro 2050 RGS

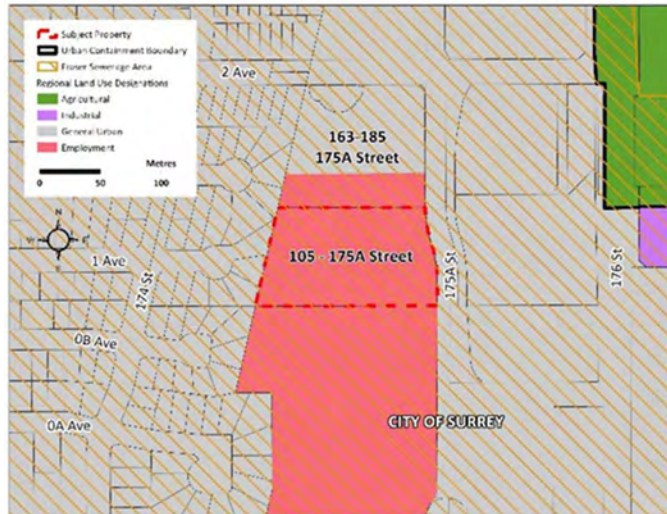
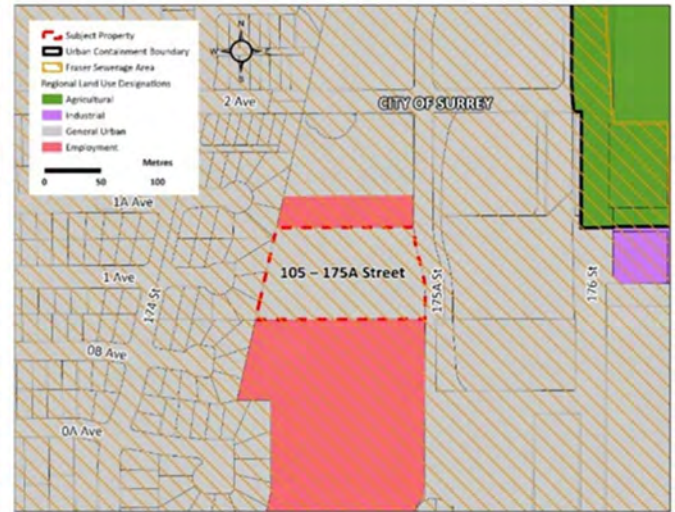


Figure 3 – Proposed Amendments to Metro 2050 RGS



Metro Vancouver staff confirmed there is a mapping error as the narrow strip of land north of the subject site should be designated as General Urban rather than Employment. This will be dealt with through a separate housekeeping amendment process.

Summary of the Metro 2050 RGS Amendment at 105-175A Street (City of Surrey)

A summary of the regional land use assessment contained in Metro Vancouver's report is as follows:

- Due to the vacancy of the subject site, the Metro Vancouver staff report has attributed this to a lack of market demand for employment space in this location. The subject site forms part of a 3.7 hectare area of regional Employment lands. The area is directly adjacent to residential uses and is not contiguous with other Employment or Industrial lands. Redesignation of the subject site could set a precedent for other Employment or Industrial lands in the area to be converted, which goes against Metro 2050 goals to support a sustainable regional economy. However, the staff report indicates the impact is likely to be contained to just this site.
- The proposal would facilitate the subdivision into 20 lots. The zoning supports up to four dwelling units per lot; however, the developer intends to develop a detached house with a secondary suite on each lot. Secondary suites may contribute to the secondary rental market, a form of housing tenure that is needed within the region.

City of Richmond Comments on the Proposed Metro 2050 RGS Amendment

City staff have reviewed Metro Vancouver's staff report and conclude that it has limited land use impacts to the City of Richmond. As outlined in the Metro Vancouver staff report, the amendment would contribute to minor regional implications due to its localized nature of a single property. However, the proposal could do further to advance Metro 2050 goals of increasing both the supply and diversity of housing. The proposal delivers single detached housing form in a zone that can permit up to four dwelling units per lot, which limits opportunities for more affordable and diverse housing types.

The subject site is also located within the UCB, meaning the proposal does not require an extension of regional sewerage services or other infrastructure beyond the UCB. The anticipated sanitary flows and water demand from the development are minimal and are expected to have a negligible impact on Metro Vancouver's regional utility systems.

Staff recommend that this report be submitted to the MVRD Board as part of Metro Vancouver's consultation process.

Budgetary Implications

None

Conclusion

Metro Vancouver has provided information on a proposed amendment to the Metro 2050 Regional Growth Strategy (RGS) in relation to a request from the City of Surrey for the area located in 105-175A Street in South Surrey to amend the regional land use designation from Employment to General Urban. The proposal would accommodate a 20-lot subdivision that would include a single detached house and secondary suite on each lot.

Staff conclude that the proposal has limited land use impacts to the City of Richmond. As indicated in the Metro Vancouver staff report, the proposed amendment would contribute to minor regional implications due to its localized nature of a single property. However, the proposal could further advance the Metro 2050 goals by providing more diverse and affordable housing choices.

Respectfully submitted,

John Hopkins, Policy Planning

Report Contributors

This report was prepared by Emily Huang, Planner 2.

Endorsed by Serena Lusk, CAO

Att. 1: Metro Vancouver Staff Report



To: Regional Planning Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: May 11, 2026 Meeting Date: June 11, 2026

Subject: **Metro 2050 Type 3 Proposed Amendment, Bylaw No. 1463, 2026 – City of Surrey (105 - 175A Street)**

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 Employment to General Urban for the property located at 105 - 175A Street;
 - b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026*";
 - 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.
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EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 amendment to *Metro 2050* to change the regional land use designation of the property located at 105-175A Street from Employment to General Urban to accommodate 20 single-detached homes in the Douglas neighbourhood of South Surrey.

The proposed development involves a single parcel that is already within both the Urban Containment Boundary and Fraser Sewerage Area. The site is surrounded by established residential uses on three sides, including single-detached housing, townhouses, and an RV park, with commercial uses located to the east across 175A Street. The proposed amendment would not result in region-wide planning implications, and would have no meaningful impact on advancing the regional goals included in *Metro 2050*. The proposed Type 3 amendment is supportable as a small, localized adjustment within the existing urban area that is not inconsistent with *Metro 2050's* goals and strategies.

PURPOSE

This report provides the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050*.

BACKGROUND

On February 23, 2026, Surrey City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050*. On April 2, 2026, Metro Vancouver received the City of Surrey's request to consider the proposed amendment for the property at 105-175A Street (**Attachment 1**).

Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)

Regional Planning Committee Regular Meeting Date: June 11, 2026

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PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The City of Surrey is proposing a *Metro 2050* amendment to re-designate the property at 105-175A Street from Employment to General Urban to accommodate 20 single-detached homes. Since the property is within the Urban Containment Boundary, this is a Type 3 amendment as per *Metro 2050* policy 6.3.4 (b). Type 3 amendments require an affirmative 50% + 1 weighted vote of the MVRD Board at each reading.

Table 1. Proposed Amendment

Address	105 - 175A Street
Site Size	1.1 hectares (2.7 acres)
<i>Metro 2050</i> Regional Land Use Designation	Employment (Current) General Urban (Proposed)
OCP Designation	Mixed Employment (Current) Urban (Proposed)
Zoning	Business Park 3 (Current) Small Lot Residential (Proposed)
Within the Urban Containment Boundary	Yes
In the Fraser Sewerage Area	Yes
In the Agricultural Land Reserve	No
In an Urban Centre or FTDA	No

Site Context

The property at 105 - 175A Street is approximately 190 metres north of the United States border in the Douglas neighbourhood of South Surrey. It is bounded on three sides by residential uses, including single-detached homes to the west, townhouses to the north (under construction), and an RV park to the south (designated Employment). To the east, across 175A Street, are commercial uses – notably, the West Coast Tax & Duty Free.

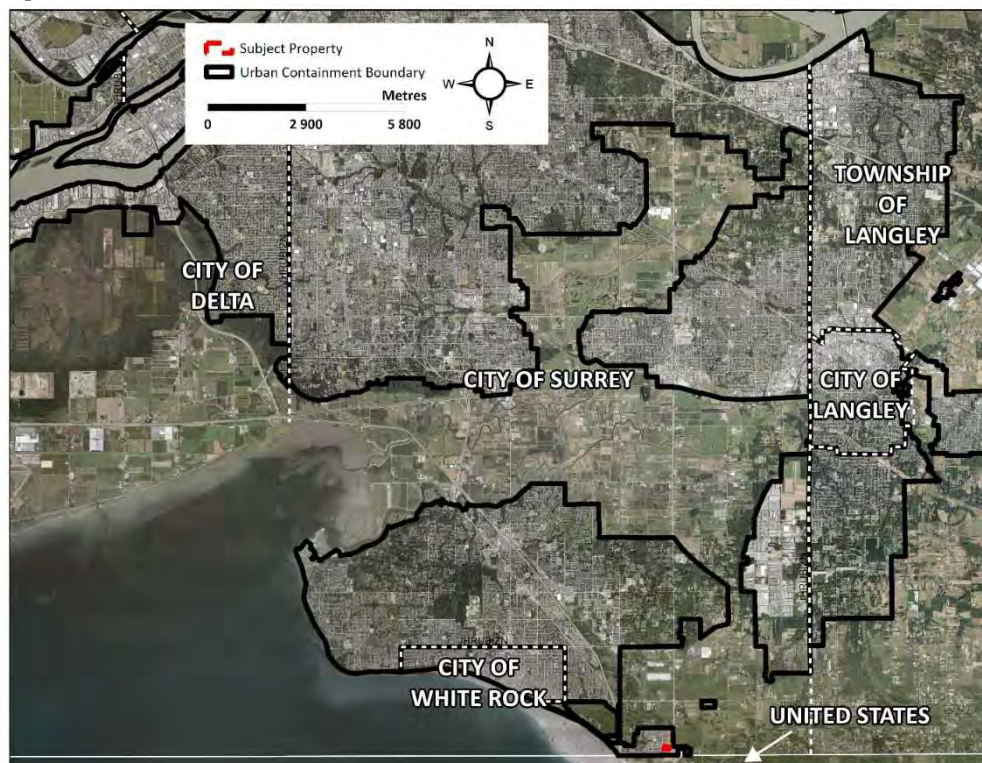
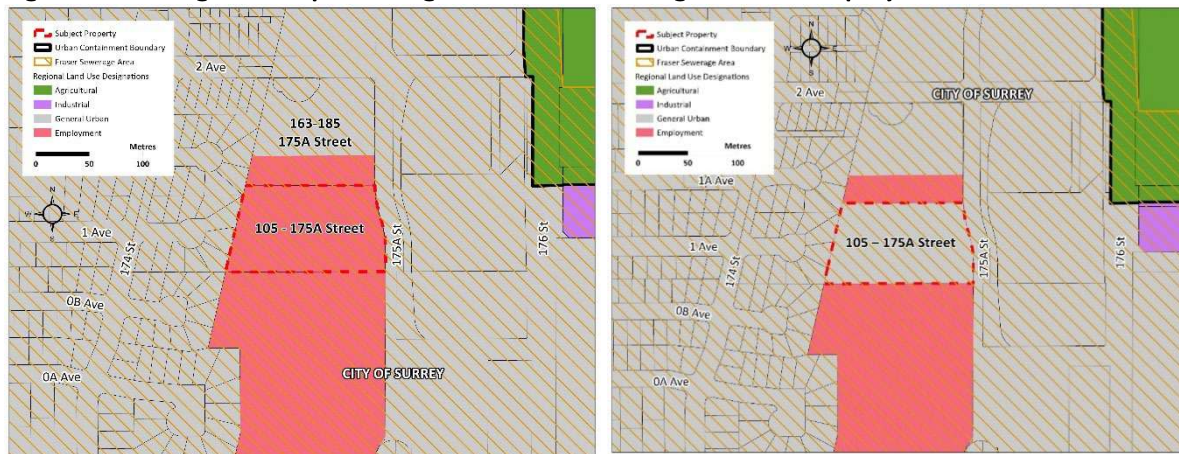
Figure 1. Site Context

Figure 2. Site Context



Figure 3. Existing and Proposed Regional Land Use Designations – Employment to General Urban



REGIONAL PLANNING ANALYSIS

The proposed amendment is minor in scale and relates to a single small site within an established urban area. Typically, amendments to *Metro 2050* are reviewed against the full range of goals and strategies contained in the Regional Growth Strategy. However, given the limited scope of this application, its localized nature, and the absence of broader regional implications, a comprehensive assessment against all *Metro 2050* strategies would not be relevant or appropriate in this context. The analysis below focuses on the areas of *Metro 2050* that are most relevant to the proposed amendment.

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 protecting and enhancing the region's supply of industrial and agricultural lands while supporting employment opportunities close to where people live.

The proposed amendment would result in the loss of a small area of *Metro 2050*-designated Employment lands. The subject site has been vacant for several years, indicating a lack of market demand for employment space in this location. Together with one adjacent site, the subject site forms part of a 3.7 ha area of Employment lands. The area is directly adjacent to residential uses and is not contiguous with other Employment or Industrial lands. Redesignation of the subject site could set a precedent for other Employment or Industrial lands in the vicinity, but the impact is likely to be limited to the adjacent site, which is also not in use for employment purposes. Overall, given the small land area in question and lack of employment activity, the amendment would have negligible impact to *Metro 2050* Goal 2.

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 would facilitate the subdivision of a vacant parcel into 20 lots and rezoning to Small Lot Residential Zone (R4). While this zoning supports up to four dwelling units per lot, the developer's current intention is to develop a detached house with a secondary suite on each lot. As proposed, the development would add a modest number of housing units, which are likely to be larger units appropriate for families. The proposed development includes secondary suites, which may contribute to the secondary rental market, a form of housing tenure that is needed within the region. Overall, the proposed RGS amendment would have a negligible impact on *Metro 2050* Goal 4.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

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

Liquid Waste Services (GVS&DD)

The proposed development is approximately 15 km from the nearest Metro Vancouver sanitary sewer facility, the Rosemary Heights pressure sewer. The projected sanitary flows from the 20 proposed homes are estimated to be in the range of 1.0–1.25 L/s under wet weather flow conditions. Given the small scale of the development, the incremental increase in sanitary flows is expected to have a negligible impact on the regional sewer system.

Water Services (GVWD)

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

NEXT STEPS

If the Type 3 amendment is initiated and the associated bylaw receives an affirmative 50% + 1 weighted vote of the MVRD Board at first, second, and third readings, it will then be referred to all affected local governments (including member jurisdictions, TransLink, and adjacent regional districts), and local First Nations. 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.

Staff will note in the correspondence the negligible impact of the proposed amendment on the Regional Growth Strategy's goals and policies.

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change is required from the City of Surrey to be considered concurrently with fourth reading of the amendment bylaw. It is expected that the City will submit the updated RCS to Metro Vancouver if the MVRD Board chooses to initiate the proposed amendment process for *Metro 2050* and gives first, second, and third readings to the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines.

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 Employment to General Urban for the property located at 105 -175A Street;
 - b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026*";
 - 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.
2. THAT the MVRD Board decline the proposed amendment for the property located at 105 - 175A 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. If the MVRD Board chooses Alternative 2, 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.

OTHER IMPLICATIONS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on May 15, 2026. Staff from the City of Surrey and Metro Vancouver presented the proposed amendment and were available to answer questions from committee members. No concerns were identified by RPAC members.

OPPORTUNITIES FOR PROCESS IMPROVEMENT

The proposed amendment represents a minor, site-specific application with limited regional implications, involving a single parcel within the Urban Containment Boundary and resulting in negligible impacts on regional systems and *Metro 2050* objectives.

This application is being processed in accordance with the existing *Metro 2050* amendment framework. However, as identified in the April 2026 Board report, there is direction to pursue process improvements to streamline amendment procedures and reduce timelines, particularly for straightforward applications. In this context, the application serves as a clear example of a minor amendment where a more proportionate and efficient review process could be applied in the future, supporting ongoing work to improve timelines while maintaining appropriate regional oversight.

Metro 2050 Type 3 Proposed Amendment – City of Surrey (105 - 175A Street)

Regional Planning Committee Regular Meeting Date: June 11, 2026

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CONCLUSION

The City of Surrey has requested a Type 3 amendment to *Metro 2050* to change the regional land use designation of the property located at 105 - 175A Street from Employment to General Urban to accommodate 20 single-detached homes. The proposed development involves a single parcel that is already within both the Urban Containment Boundary and Fraser Sewerage Area. Regional Planning analysis concludes that the proposed amendment would not conflict with the achievement of *Metro 2050* goals. Staff recommend Alternative 1, to initiate the amendment process.

ATTACHMENTS

1. City of Surrey Regional Growth Strategy Amendment Application, dated April 2, 2026.
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026.
3. Presentation re: Metro 2050 Type 3 Proposed Regional Land Use Amendment.

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