



City of Richmond

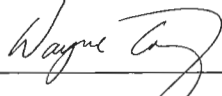

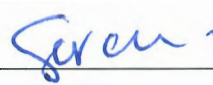
Report to Committee

To: General Purposes Committee **Date:** December 11, 2025
From: John Hopkins **File:** 01-0157-30-
Director, Policy Planning RGST1/2025-Vol 01
Re: **Response to Metro Vancouver's Referral: Metro 2050 Regional Growth
Strategy Amendment Proposed by the City of Surrey for the Property Located
at 6480 – 152 Street**

Staff Recommendation

That the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment to the Metro 2050 Regional Growth Strategy and that this recommendation and accompanying report titled "Response to Metro Vancouver's Referral: Metro 2050 Regional Growth Strategy Amendment Proposed by the City of Surrey for the Property Located at 6480 – 152 Street", dated December 11, 2025 from the Director, Policy Planning be provided to the Metro Vancouver Regional District Board.

John Hopkins
Director, Policy Planning
(604-276-4279)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

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 6480 – 152 Street (herein called the ‘subject site’).

At its October 31, 2025 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) 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 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.*

The City of Surrey’s requested amendment to the Metro 2050 RGS involves the following:

- A change to the Urban Containment Boundary to include the subject site; and
- A regional land use designation amendment to designate the subject site from Agricultural to Employment.

As part of Metro Vancouver’s notification process, the City of Richmond has been invited to provide written comments on the proposed amendments on or before January 16, 2026 (refer to Attachment 1 for the Metro Vancouver letter and accompanying report).

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.

- 1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.*
- 1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.*

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.

Findings of Fact

The proposed amendment is a Type 2 amendment in accordance with the criteria and procedures contained in the Metro 2050 RGS, which requires that the amendment bylaw be passed by an affirmative two-thirds weighted vote of the MVRD Board.

Information about the Development Proposal at 6480 – 152 Street Avenue (City of Surrey)

The subject site is 7.5 hectares (18.5 acres) of vacant vegetated land outside the Urban Containment Boundary (UCB). Surrounding land uses include:

- farmland and single-detached residential uses to the north (designated Employment);
- farmland to the east (designated Agricultural);
- industrial and single-detached residential uses (Industrial and General Urban designations) to the south of 64 Avenue, including a property at 15238 64 Avenue redesignated from Agricultural to Industrial in 2024 for a multi-tenant industrial building with a restaurant and volleyball facility; and
- a forested area and additional industrial uses (designated General Urban) to the west of 152 Street.

The proposed development would accommodate a multi-tenant industrial building, commercial building, and a hotel and conference centre. A 15-metre vegetated landscape buffer and a 30-metre setback from the building to the Agricultural Land Reserve (ALR) boundary is also proposed to create a transition to adjacent agricultural lands. Hyland Creek, a riparian corridor located in the southern portion of the site, will remain designated Agricultural and is excluded from the amendment.

Figure I - Location Map and Surrounding Context



Analysis

Summary of the Metro 2050 RGS Amendment for 6480 – 152 Street (City of Surrey)

The proposed amendment to the Metro 2050 RGS is to amend the UCB to include the subject site and change the regional land use designation from Agricultural to Employment. Refer to Figure 1 and Figure 2 for maps of the subject site showing the existing and proposed amendments to the Metro 2050 RGS.

Figure 1 – Existing Metro 2050 RGS

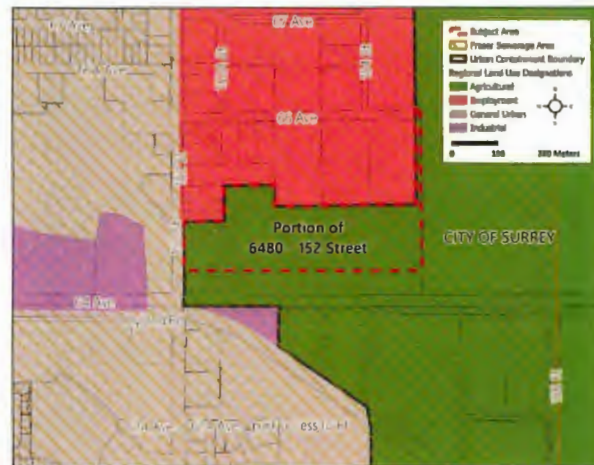


Figure 2 – Proposed Amendments to Metro 2050 RGS



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

- The subject site was removed from the ALR by the Agricultural Land Commission in July 2016 due to limited capabilities for agricultural use from excess water and flooding.

- The proposed amendment seeks to expand the UCB to include the subject site, enabling development of a multi-tenant industrial facility, a commercial building, and a hotel with a conference centre.
- The proposed amendment would add 7.5 hectares (18.5 acres) of Employment-designated land to the region, supporting a diverse regional economy and creating employment opportunities, while complementing nearby arterial roads and surrounding commercial, industrial, and residential uses.
- The amendment acknowledges the limited supply of agricultural land and potential stormwater impacts from impervious surfaces, as well as the risk of speculative pressure on nearby ALR lands to redesignate for urban uses. To mitigate these concerns, Surrey proposes a 15-metre vegetated buffer and a 30-metre building setback from the ALR boundary.
- The proposed amendment excludes a 2.5-hectare (6.18 acres) area located at the southern portion of the subject site. This includes a Hyland Creek's riparian corridor, retaining its Agricultural regional land use designation due to its significance as part of Surrey's Green Infrastructure Network and the Regional Green Infrastructure Network.
- The subject site's location along the Major Road Network and Regional Truck Route would support regional goods movement, reducing fuel consumption and emissions. However, the amendment is expected to increase passenger vehicle trips and associated greenhouse gas emissions, as the site is not on the Frequent Transit Network despite nearby bus routes. A traffic impact assessment will be required before final adoption by Surrey. The report recommends mitigating these impacts through alternative transportation options such as walking, cycling, and ridesharing to align with Metro Vancouver's goal to Support Sustainable Transportation Choices.

City of Richmond Comments on the Proposed Metro 2050 RGS Amendment

City staff have reviewed Metro Vancouver's report (dated October 9, 2025) and have no concerns on the proposed amendment as it has limited impact on the City of Richmond. Staff recognize that the subject site has limited agricultural capability due to excess water and inundation conditions. On this basis, staff recommend that the MVRD Board be advised that the City of Richmond has no concerns for the proposed amendment to the Metro 2050 RGS for the subject site at 6480 – 152 Street (City of Surrey).

Financial Impact

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 properties location at 6480 – 152 Street (City of Surrey) to amend the regional land use

December 11, 2025

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designation from Agricultural to Employment and expand the UCB. City staff recommend that the Metro Vancouver Regional District Board be advised that the City of Richmond has no concerns on the proposed amendment.

A handwritten signature in black ink, appearing to read "Emily Huang".

Emily Huang
Planner 2 (Policy Planning)
(604-204-8631)

EH:cas

Att. 1: Metro Vancouver Letter and Report (excluding attachments)

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

November 25, 2025

File: CR-12-01
Ref: RD 2025 10 31

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

VIA EMAIL: mbrodie@richmond.ca; cau@richmond.ca; carol.day@richmond.ca;
lgillanders@richmond.ca; kash.heed@richmond.ca; andy.hobbs@richmond.ca;
alexa.loo@richmond.ca; bmcnulty@richmond.ca; michael.wolfe@richmond.ca

Dear Mayor Malcolm Brodie and Council:

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

You are invited to provide comments via Council resolution on a proposed amendment to *Metro 2050*, the regional growth strategy. 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 site is not in the Agricultural Land Reserve.

At its October 31, 2025, regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed 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 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*

Metro 2050 is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains

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growth within an Urban Containment Boundary, and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as a part of the process, they have agreed to have the Metro Vancouver Regional District Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated September 16, 2024, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 – City of Surrey (6480 - 152 Street)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050* and the City of Surrey application.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org by **January 16, 2026**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Boards

MH/JC/lc

cc: Serena Lusk, Chief Administrative Officer, City of Richmond
Claudia Jesson, Director of City Clerk's Office, City of Richmond
Jerry W. Dobrowolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [Metro Vancouver Board report dated September 26, 2025, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 – City of Surrey" \(pg 213\)](#)

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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)**

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-served 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 152nd 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.

Metro 2050 Type 2 Proposed Amendment – City of Surrey (6480 - 152 Street)

Regional Planning Committee Regular Meeting Date: October 9, 2025

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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**

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

Table 2. Proposed Site Designations

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

Figure 2. Existing Regional Land Use Designation

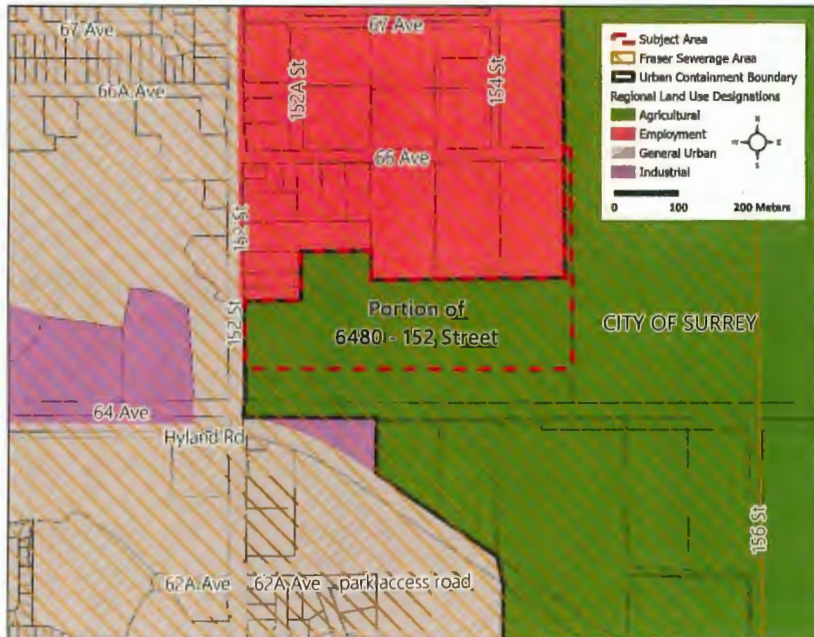
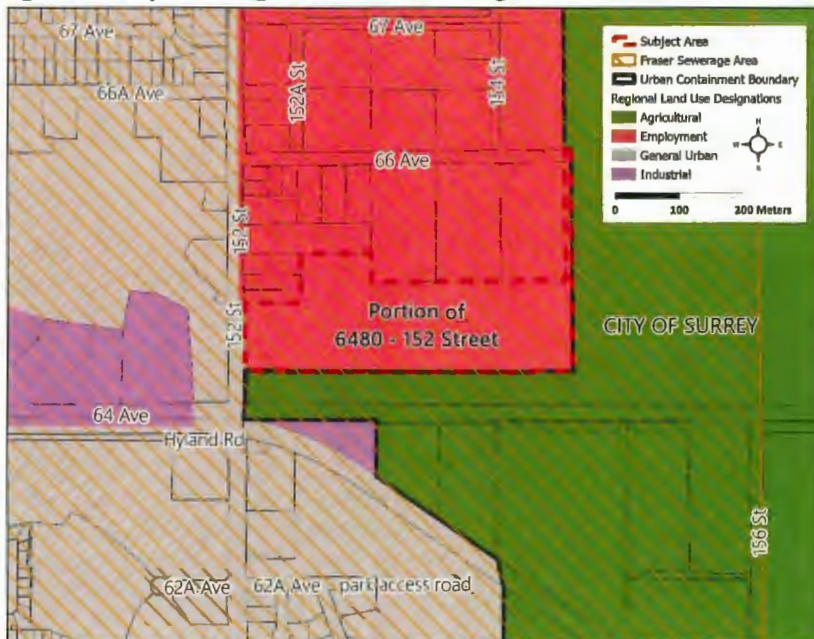


Figure 3. Proposed Regional Land Use Designation



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.

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.

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.

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