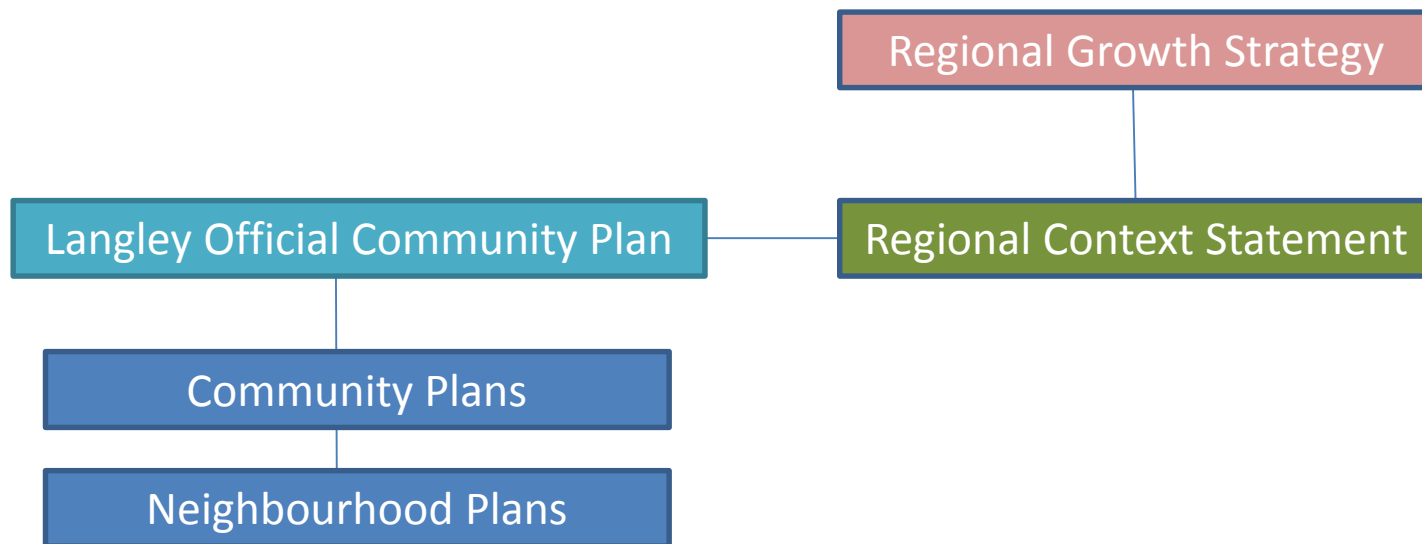




Planning Policy Framework Williams Neighbourhood Plan

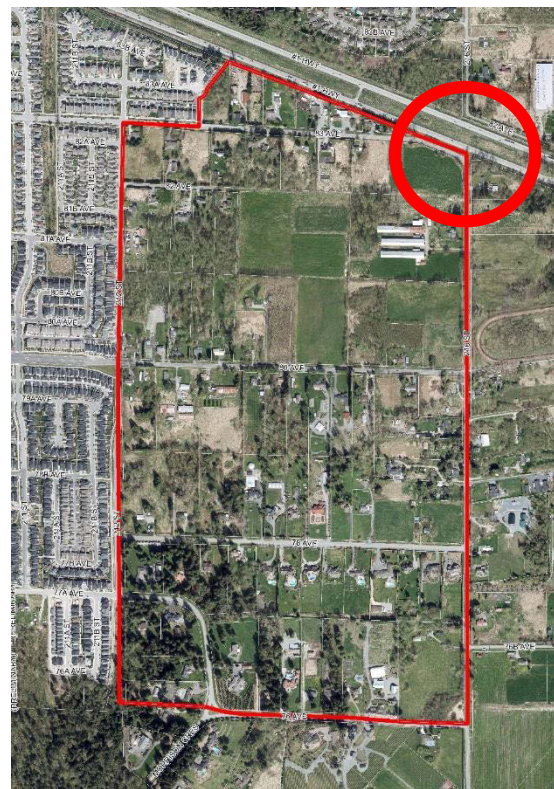
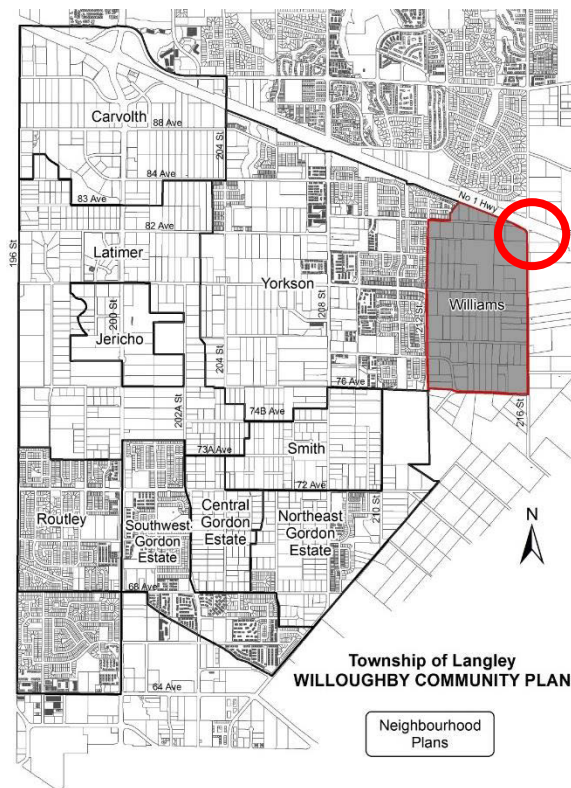




Williams Neighbourhood Plan

Location in Willoughby

110 ha (274 acres)

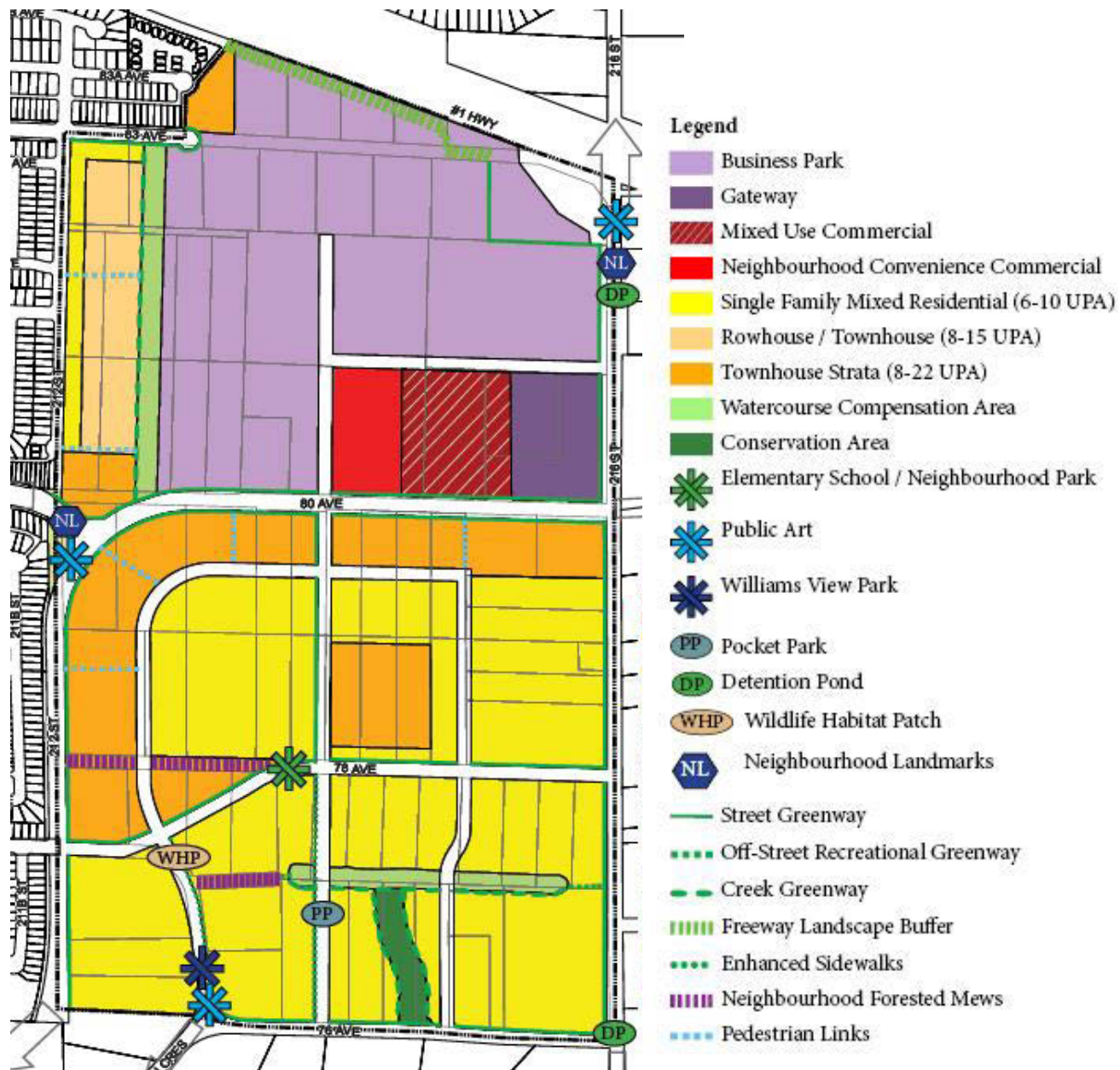


Township of
Langley



Est. 1873

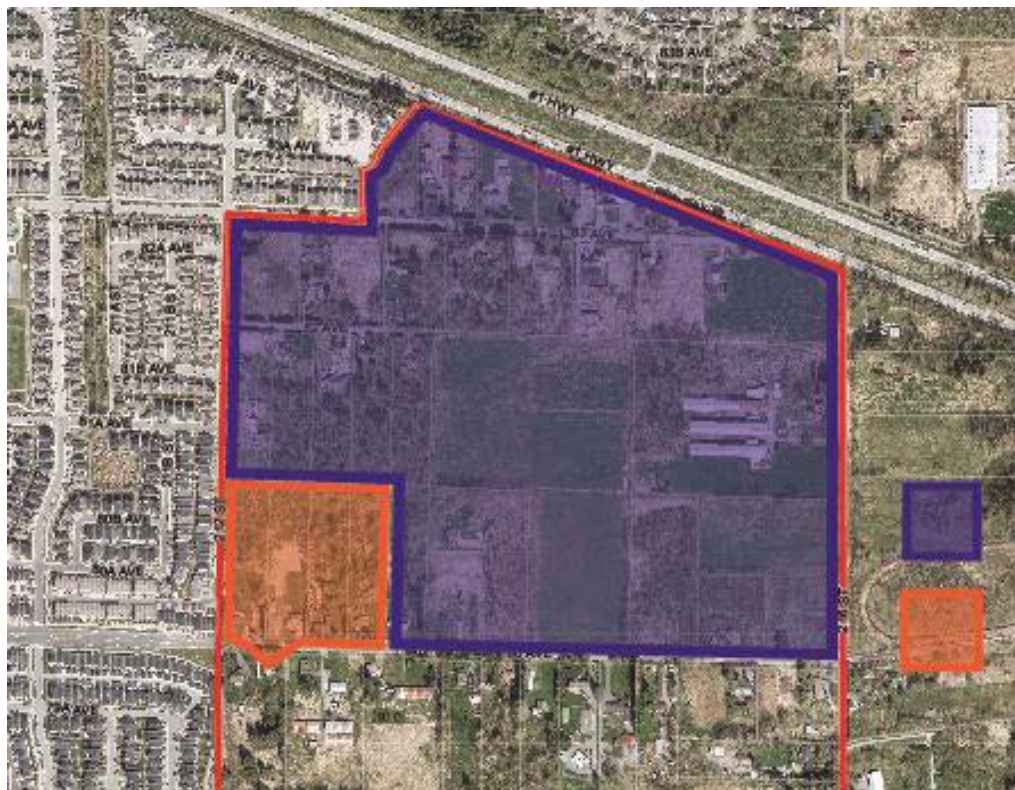
Williams Land Use Plan





Williams Neighbourhood Plan

Current RGS Designations



Legend

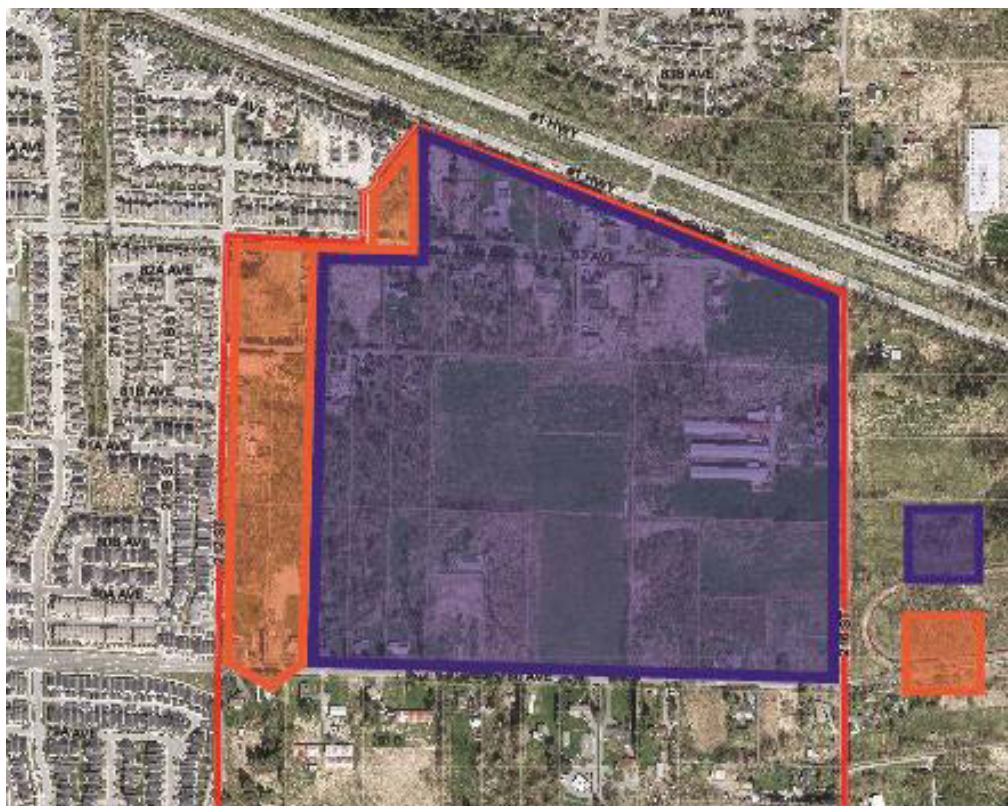
Mixed Employment (39 ha; 96 ac)

General Urban (4.5 ha; 11 ac)



Williams Neighbourhood Plan

Proposed RGS Designations



Legend

Mixed Employment (37 ha; 91 ac)

General Urban (6.5 ha; 16 ac)



Williams Neighbourhood Plan

RGS Amendment Request

RGS Designation	Existing		Proposed	
	ha.	ac.	ha.	ac.
Mixed Employment	39.0	96.0	37.0	91.0
General Urban	4.5	11.0	6.5	16.0

Difference of 2 hectares (5 acres)



West Vancouver Regional Context Statement

CONSIDERATION FOR ACCEPTANCE

Erin Rennie

SENIOR REGIONAL PLANNER

Regional Planning Committee, June 8, 2018

25573580



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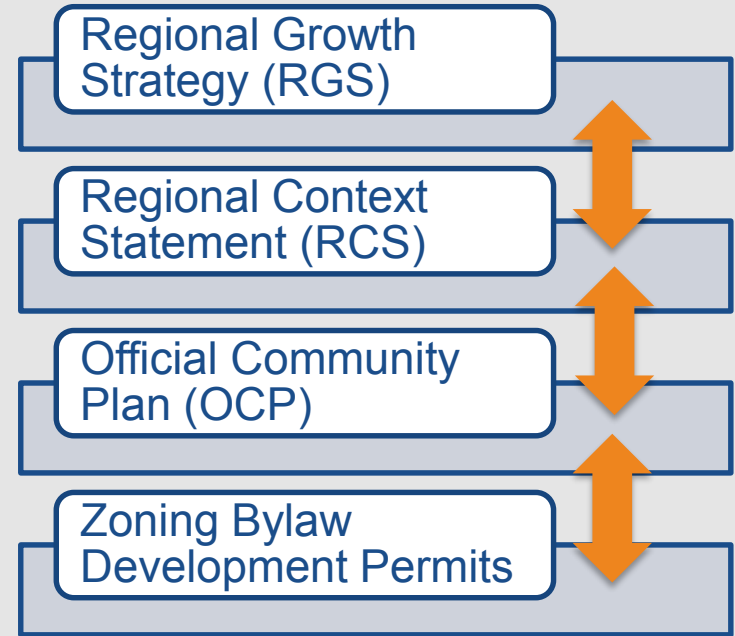
Local Government Act, Section 447

447 (1) A regional context statement must specifically identify

(a) the relationship between the official community plan and the matters referred to in section 429 (2) [*required content for regional growth strategy*] and any other regional matters included under section 429 (3) [*additional content*], and

(b) if applicable, how the official community plan is to be made consistent with the regional growth strategy over time.

(2) A regional context statement and the rest of the official community plan must be consistent.



West Vancouver OCP & Timeline



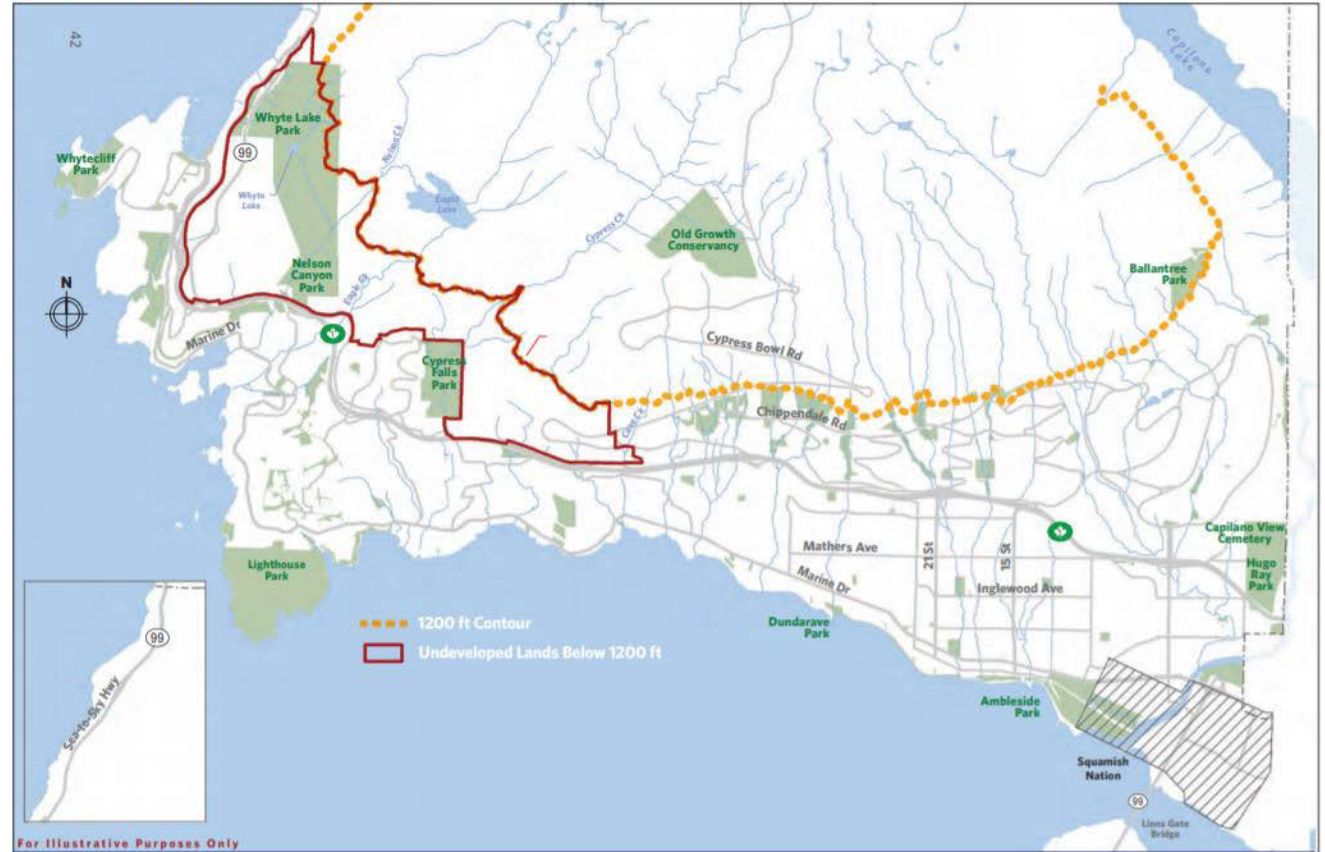
- 2 Phase OCP Update
 - Community Wide Directions (2018)
 - Area-Specific Policies and Guidelines (2004 – update later)
- Timeline
 - OCP engagement – early 2017
 - DWV and MV begin meeting – Early 2018
 - DWV OCP/RCS First Reading – May 28, 2018
 - RCS submitted to MV – May 29, 2018
 - DWV Public Hearing – June 18, 2018
 - MVRD Board consideration – June 22, 2018



Goal 1: Create a compact urban area

West Vancouver Upper Lands Framework OCP Map 8

MAP 8. UPPER LANDS PLANNING FRAMEWORK



West Vancouver

Regional Land Use Map



WEST VANCOUVER

Horseshoe Bay
250 257 259 262

Caulfeild
253 262

Park Royal
239 250 251 252
253 254 255 256
257 258

Stanley Park Loop
19
Vancouver Aquarium
Brookton Oval

Bowen Island

Snug Cove
280 281

Ferry to Horseshoe Bay



Goal 2: Support a sustainable economy



Goal 3: Protect the environment and respond to climate change impacts



Goal 4: Develop complete communities



Goal 5: Support sustainable transportation choices

Recommendation

That the MVRD Board accept the District of West Vancouver's Regional Context Statement as submitted to Metro Vancouver on May 29, 2018.



Thank You





Progress Update on Regional Parking Study

Raymond Kan

SENIOR REGIONAL PLANNER, METRO VANCOUVER

James LaPointe

SENIOR PLANNER, TRANSLINK

Regional Planning Committee June 8, 2018



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Outline

- A. Study Objectives and Timeline
- B. Methodology
- C. Preliminary Observations
- D. Next Steps

A. Study Objectives

1. Expand on the knowledge base about parking supply and demand for a representative sample of apartment sites and, subject to agreement with the Project Advisory Group, commercial and mixed-use sites, throughout the region.
2. Document and report out in a user-friendly way that clearly communicates the key findings, potential trends and patterns, and opportunities to inform local practices, in particular for new developments in transit-oriented locations.
3. Use the study dataset and analytics to set the stage for potential additional phases of applied policy research or pilot initiatives in the region.

A. Timeline

	2017				2018				2019
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Project Definition									
Data Collection									
Analysis									
Communication									

- Apartment Recruitment (Aug – Oct 2017)

- Parking Facility Survey (Oct-Dec 2017)
- Street Parking Survey (Oct-Dec 2017)
- Household Survey (Dec-Feb 2017)

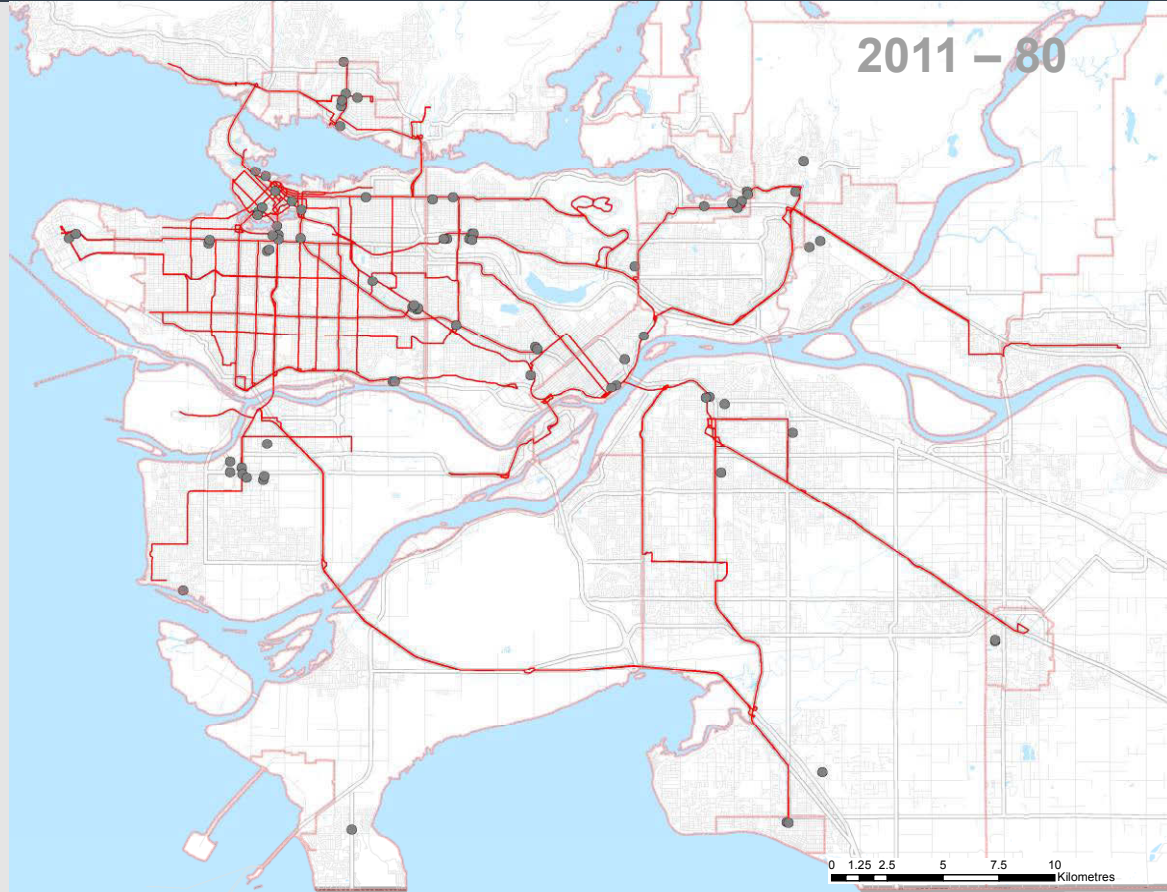
B. Methodology

B. Parking Facility Survey

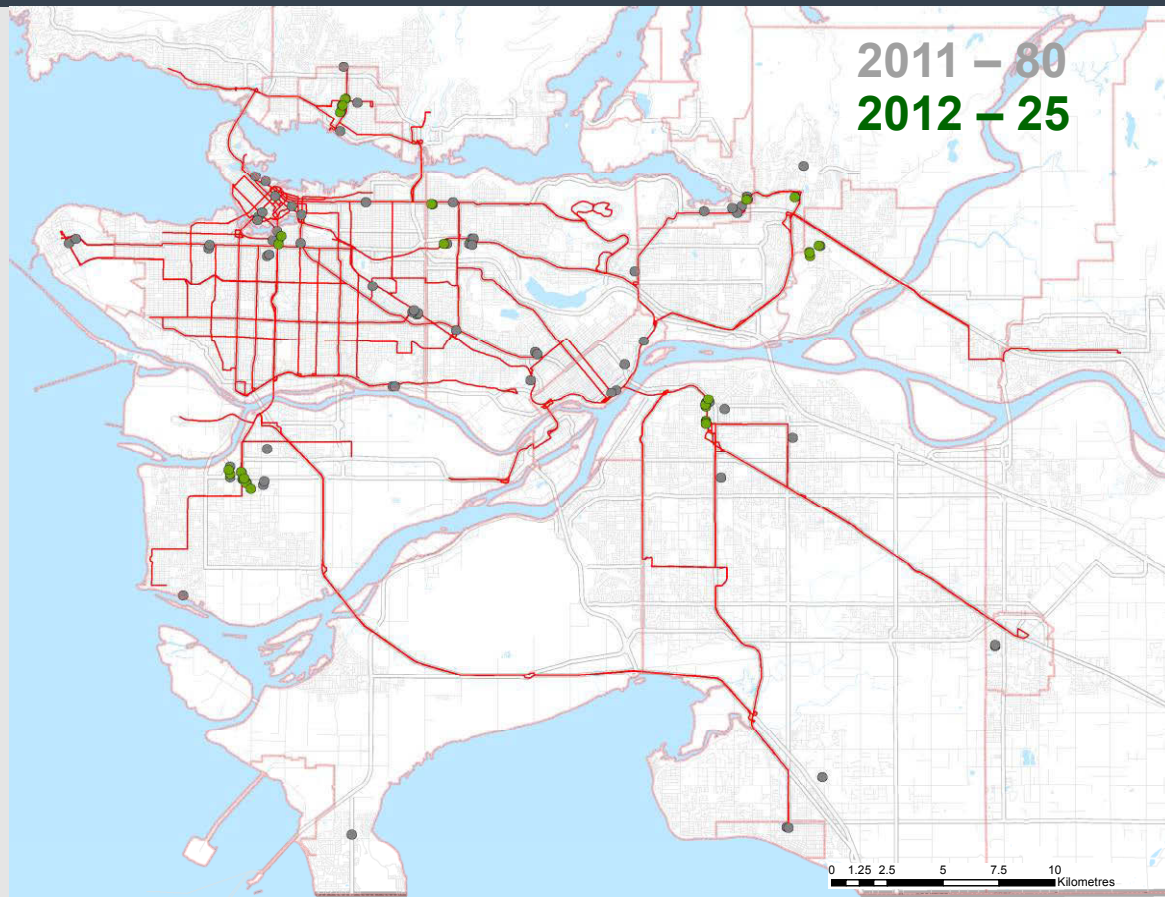
- **Purpose:** to measure apartment parking supply and capture parking utilization
- Typically conducted at or after 11PM on a weeknight
- Access granted by strata council and/or property management company

The screenshot shows a mobile application titled "Apartment Facility Parking Survey" with a "TOTAL COUNT: 0" indicator. The form includes fields for "Apartment Name", "Apartment Id", "Parking Facility" (with a "--Select--" dropdown), "Gated" (with a "--Select--" dropdown), and "Bike Facility" (with a "--Select--" dropdown). A "Lot Identifier:" field is also present. Below these fields, the survey is divided into two main sections: "EMPTY STALLS (no automobile)" and "STALL OCCUPIED BY AUTOMOBILE". Each section contains a grid of buttons for different parking types: Regular, Tandem, Electric, Carshare/Co-op, Disability, Motorcycle, Loading Area, and Other. To the right of the "STALL OCCUPIED BY AUTOMOBILE" grid, there are checkboxes for "L2 Outlet", "L2 ChStn", "MC", "Bike", and "Object". At the bottom, there are buttons for "Undo", "End Session", and an "Other Desc:" field. The app is running on an Android device, as indicated by the navigation bar at the bottom.

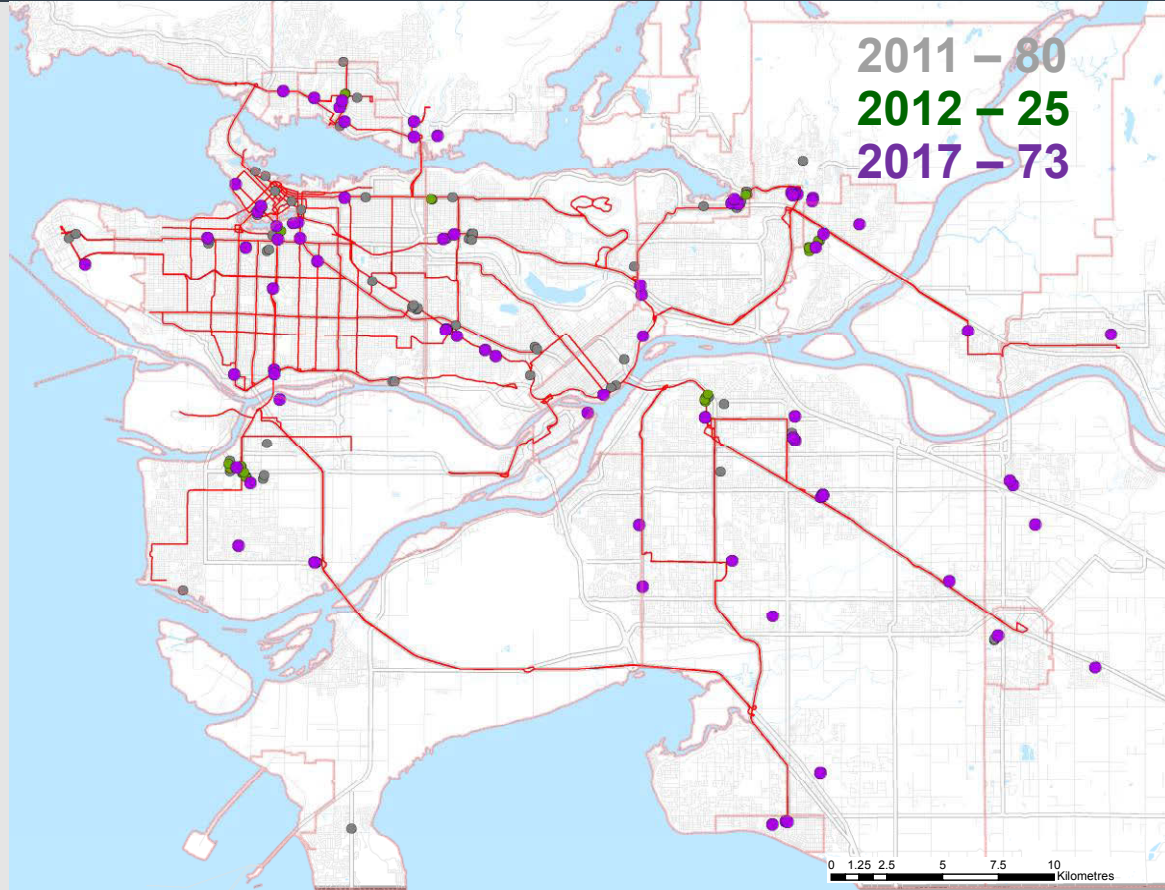
B. Parking Facility Survey



B. Parking Facility Survey



B. Parking Facility Survey



B. Parking Facility Survey – Subregion

Subregion	Sites	Strata	Market Rental	Mixed Tenure	Mixed Rental	Non-Market Rental
South of Fraser	19	14	4	-	1	-
Vancouver/UBC	15	2	4	7	1	1
Northeast Sector+	14	13	-	-	1	-
Burnaby/NW	10	10	-	-	-	-
North Shore	8	6	2	-	-	-
Richmond	7	5	2	-	-	-
Total	73	50	12	7	3	1

B. Parking Facility Survey – Year Built

Year Built	Sites	Strata	Market Rental	Mixed Tenure	Mixed Rental	Non-Market Rental
1976-1993	4	-	1	-	3	-
2005-2009	22	19	3	-	-	-
2010-2013	19	14	3	1	-	1
2014-2017	28	17	5	6	-	-
Total	73	50	12	7	3	1

B. Parking Facility Survey – FTN Proximity

Year Built	Sites	Strata	Market Rental	Mixed Tenure	Mixed Rental	Non-Market Rental
Within 800 m of a rapid transit station	30	22	3	4	1	-
Within 400 m of a frequent bus corridor only	28	20	3	3	1	1
Away from FTN	15	8	6	-	1	-
Total	73	50	12	7	3	1

B. Street Parking Survey

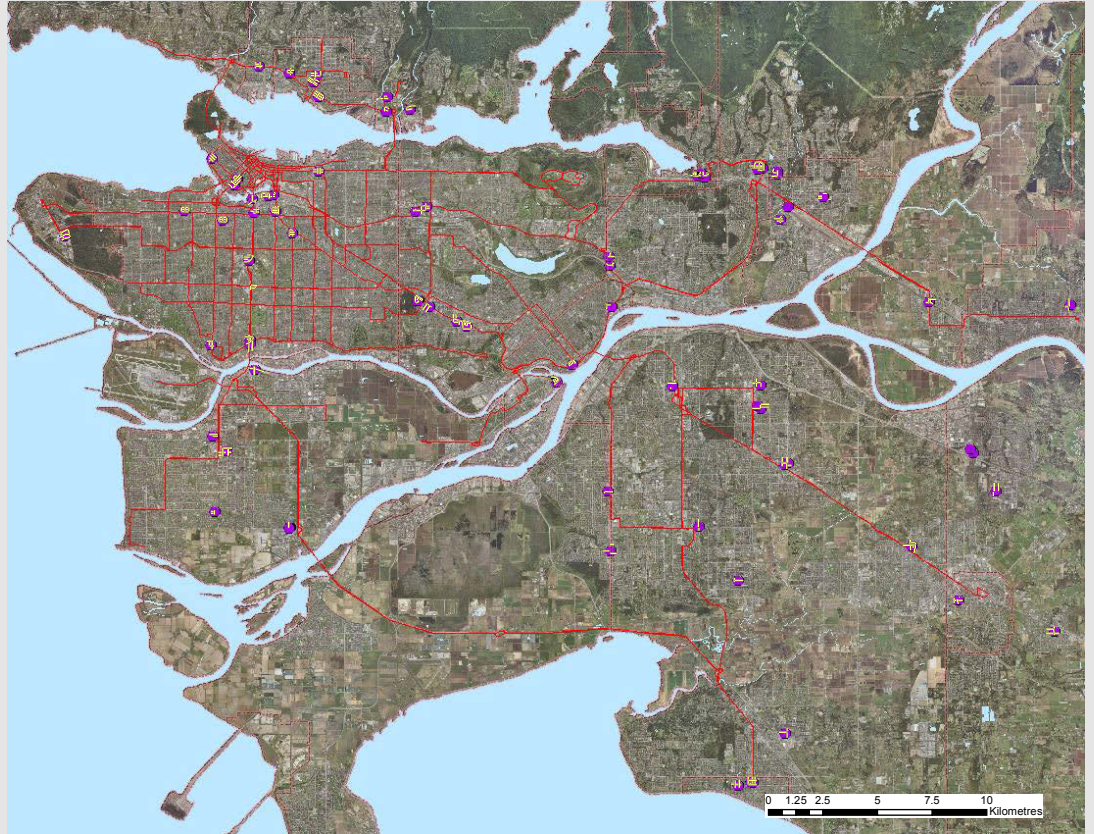
- **Purpose:** To capture nearby street parking supply and utilization in relation to apartment parking
- Weekday evening (6:30PM) and late night (at or after 11PM), and Saturday evening (6:30PM)

The screenshot shows a mobile application titled "On-Street Parking Survey". The interface includes the following elements:

- Header:** A black bar at the top with status icons (signal, battery, time 9:59 AM) and the app title.
- Form Fields:**
 - Street Name:** A text input field.
 - Street Side:** A dropdown menu currently showing "--Select--".
 - Street-Side ID:** A text input field.
 - Apartment ID:** A text input field.
 - Vehicle Type:** A dropdown menu currently showing "--Select--".
 - Parking Type:** A dropdown menu currently showing "--Select--".
 - Other Parking Type Descr:** A text input field.
 - Multiplier:** A text input field with the value "1".
- Action Buttons:**
 - Record Observation:** A large button with the text "Record Observation:" and a counter "0".
 - Undo:** A button with a blue circular arrow icon and the text "Undo".
 - Done:** A button with the text "Done".
- Bottom Bar:** A black bar with standard mobile OS navigation icons (home, back, home, recent apps).

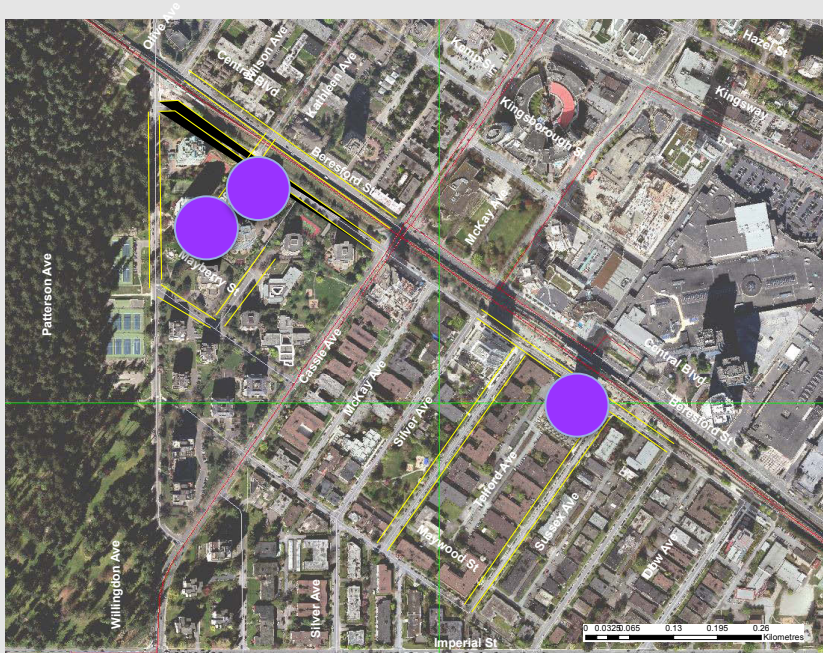
B. Street Parking Survey

- Curbside segments within 150-200m of sites
- 156 km curbside segments
- 65 street network clusters

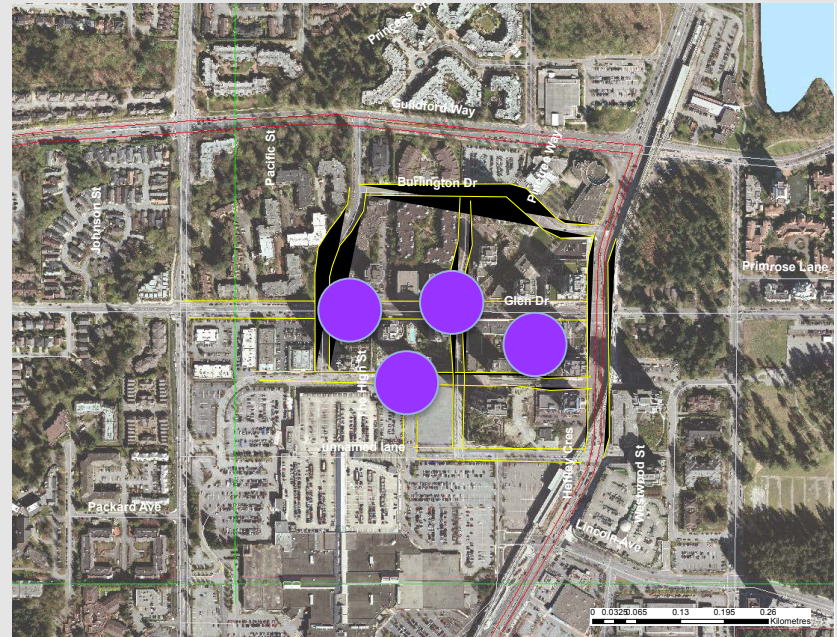


B. Street Parking Survey

Metrotown Regional
City Centre area



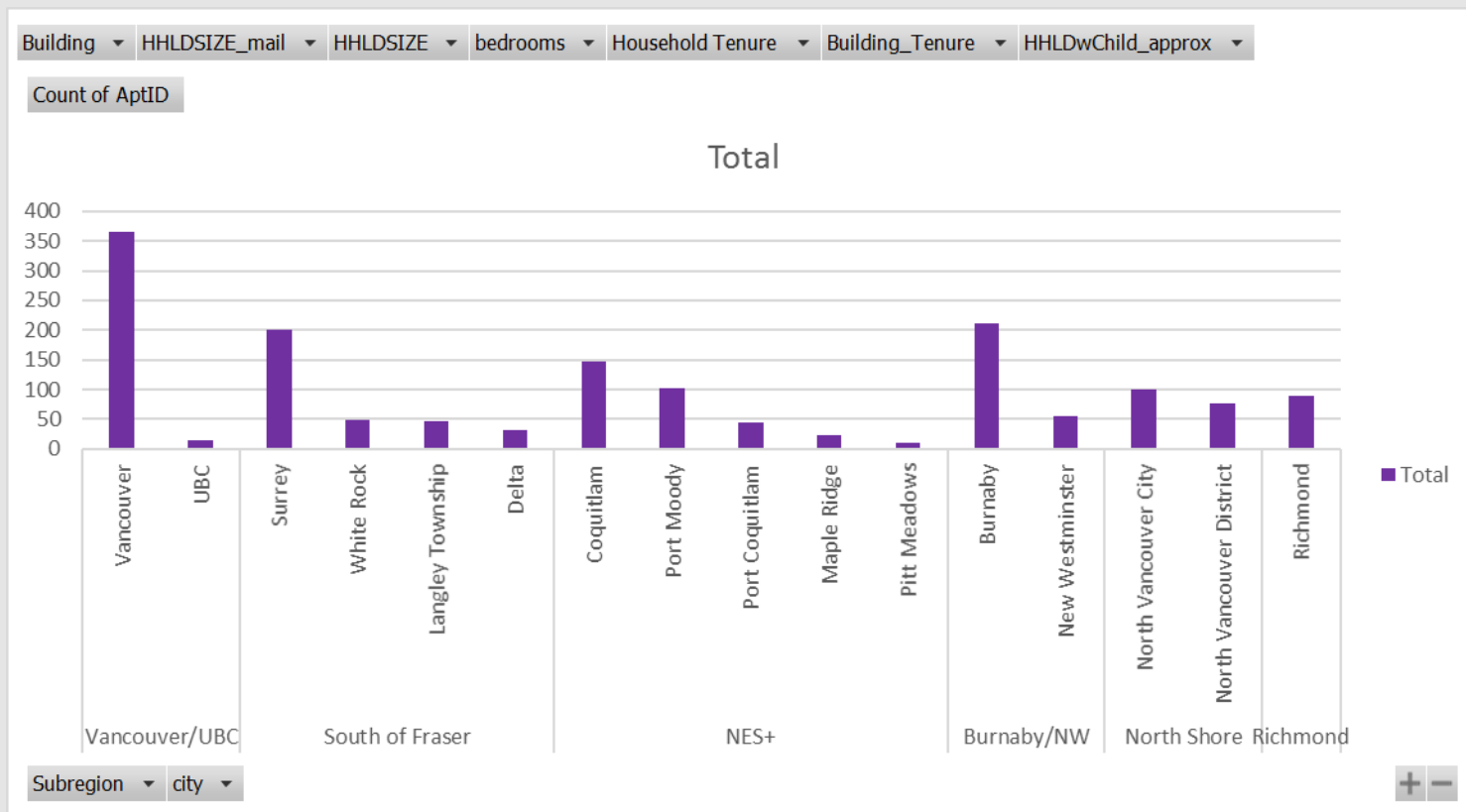
Coquitlam Regional
City Centre area



B. Household Survey

- **Purpose:** to capture additional data to complement the parking facility and street parking surveys
 - Visitor parking, bicycle parking, electric vehicles, willingness to forgo a parking stall, demographics
- Online and paper questionnaires, with unique access codes
- Distributed to 11,402 dwelling units
- Total 1,566 responses
- Potential self-selection bias

B. Household Survey



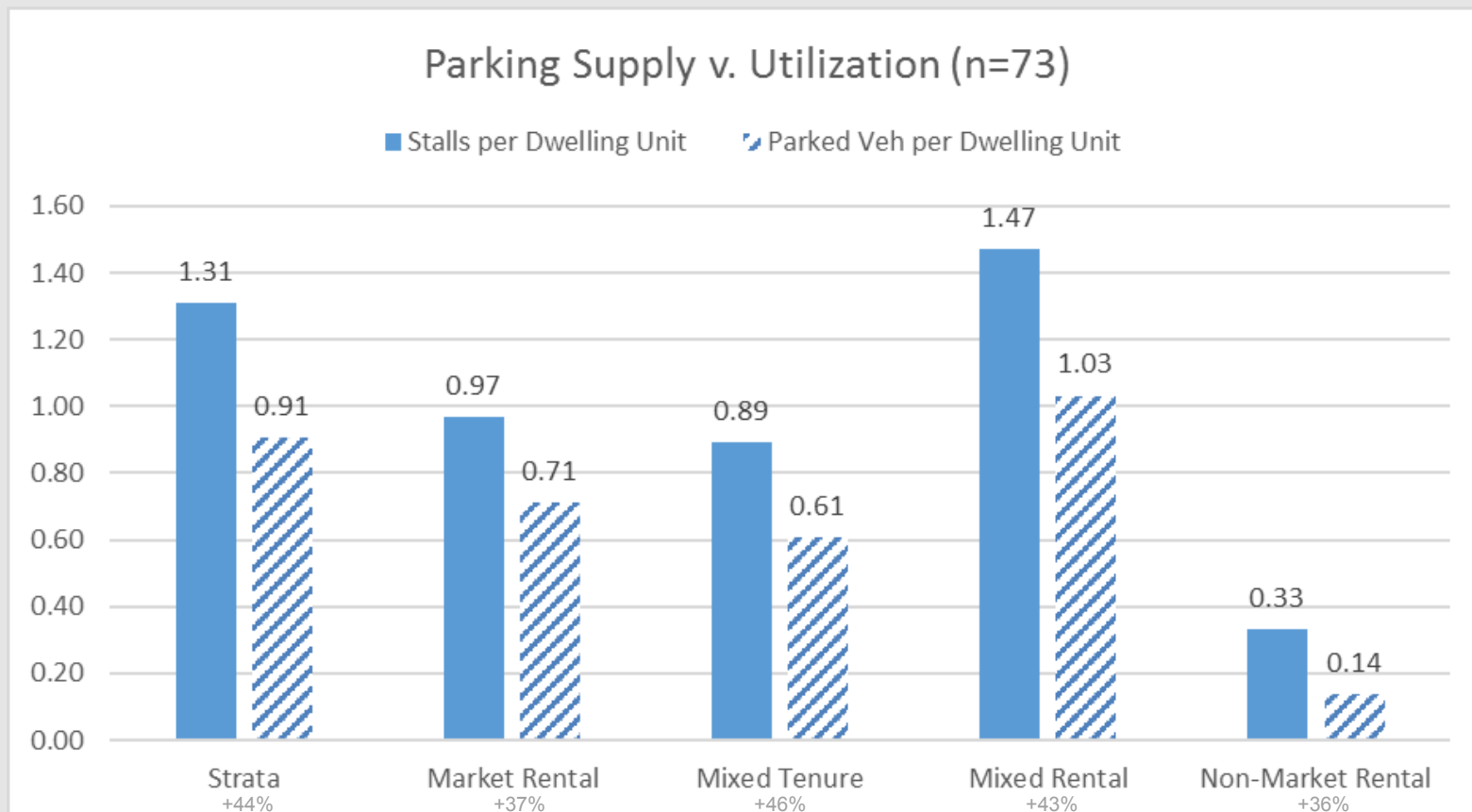
B. Supplemental Data

- BC Hydro
 - **Purpose:** to account for 'unoccupied' units and reduce potential bias
 - Average monthly electricity consumption in Sept 1-Nov 30, 2017
- ICBC
 - **Purpose:** to help verify/triangulate the potential parking demand at each site
 - Insured vehicles by postal code
 - Data request in queue

C. Preliminary Observations:

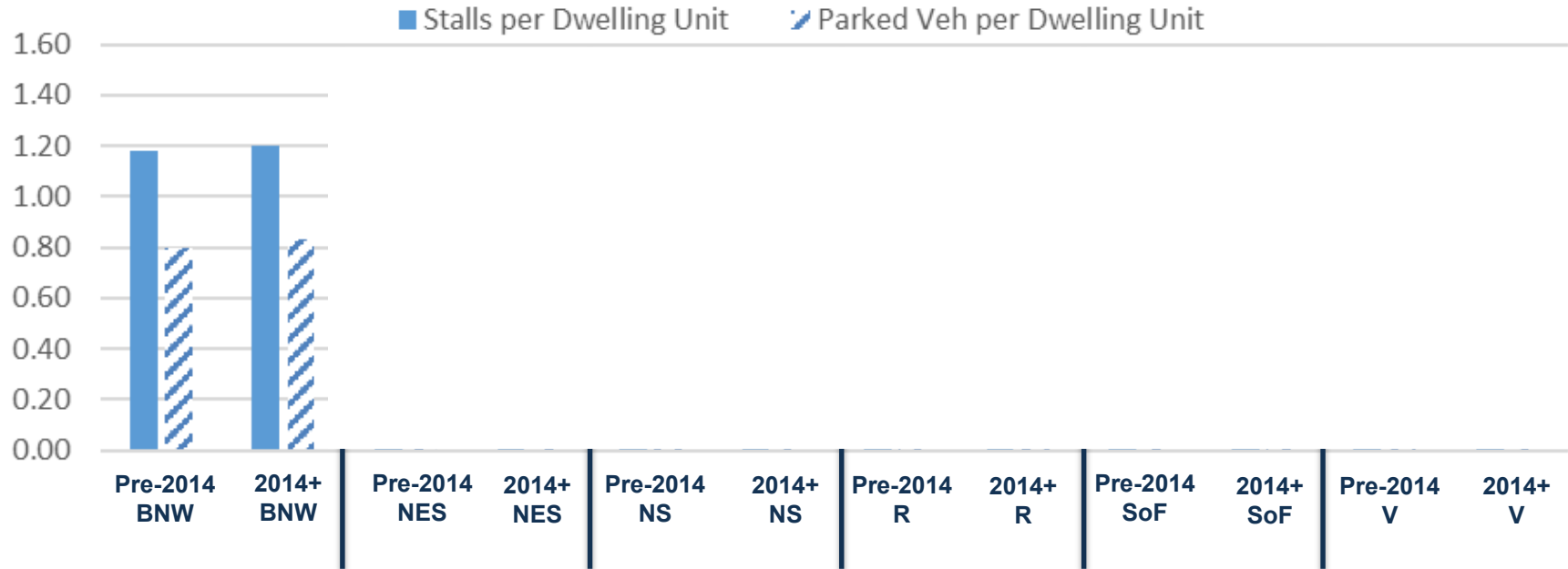
Parking Facility Survey

C. Residential Parking – Building Tenure



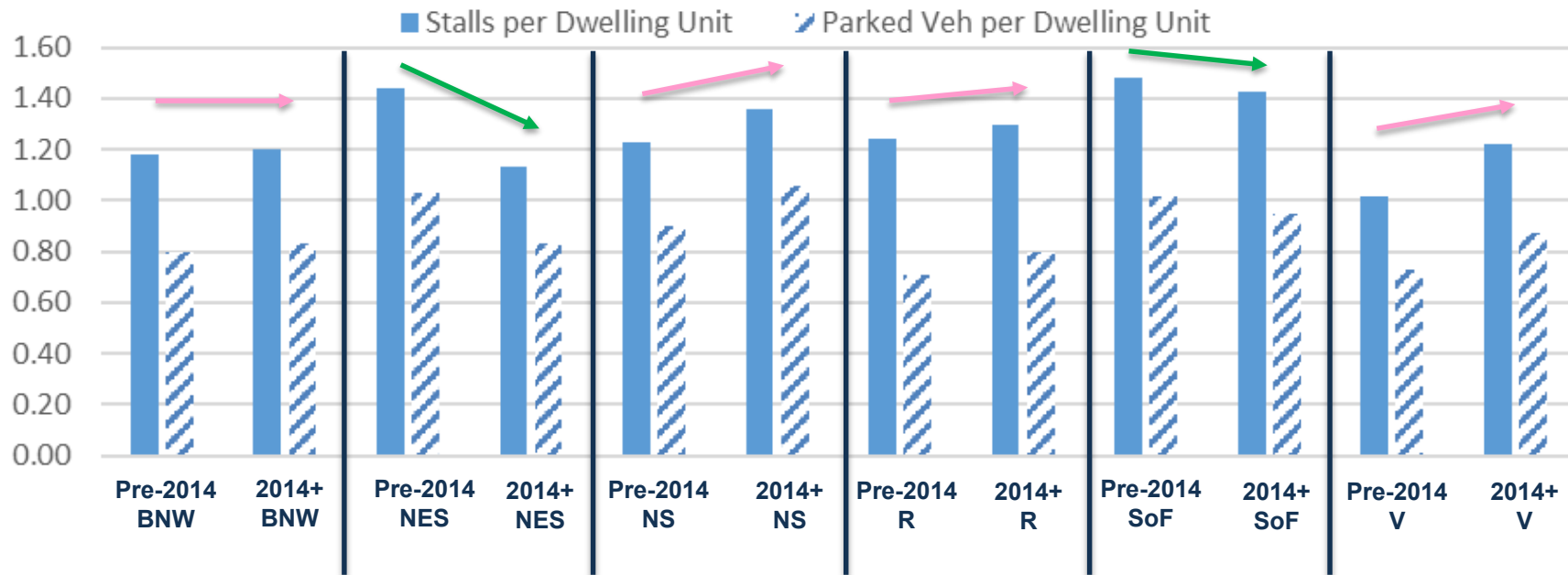
C. Residential Parking – Pre/Post 2014 Build

Year Built, Strata (n=50)



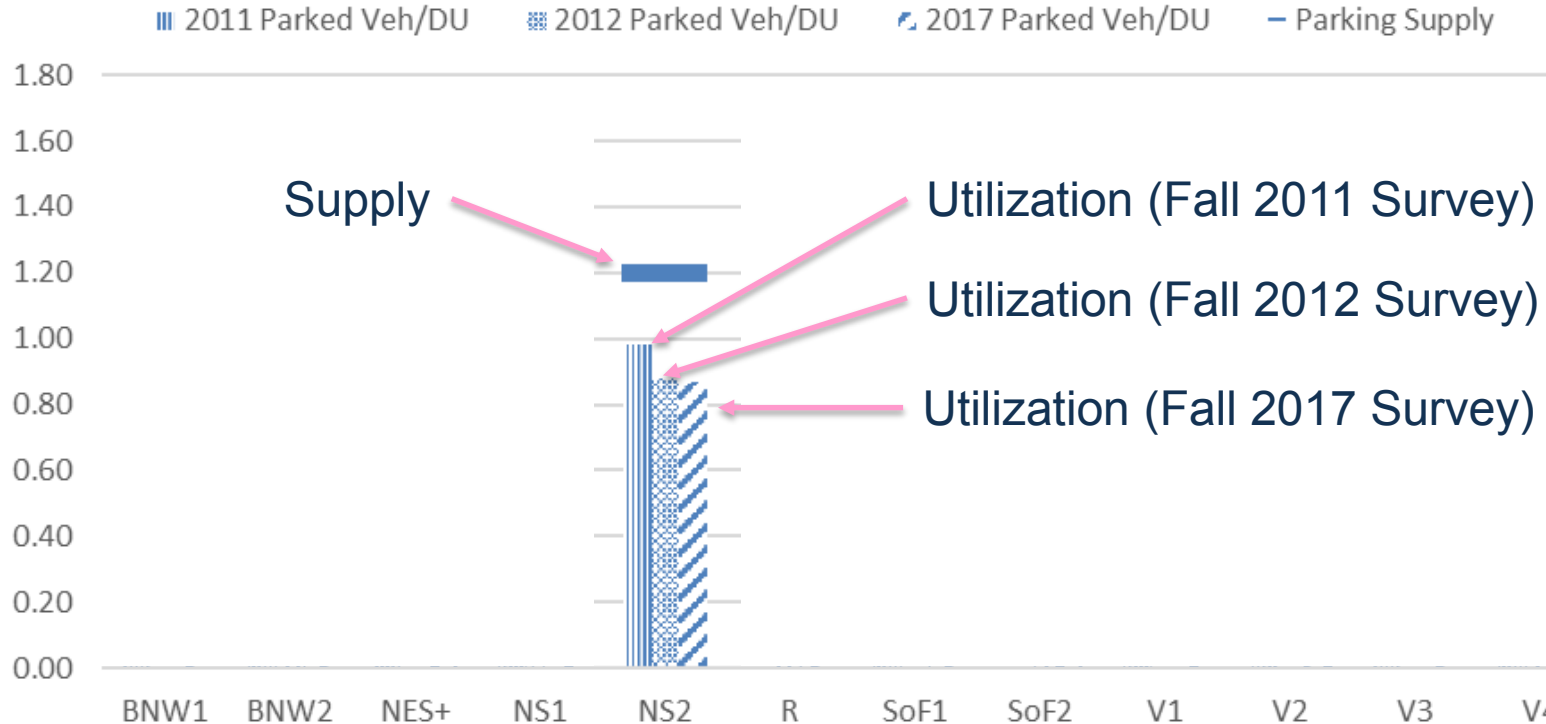
C. Residential Parking – Pre/Post 2014 Build

Year Built, Strata (n=50)



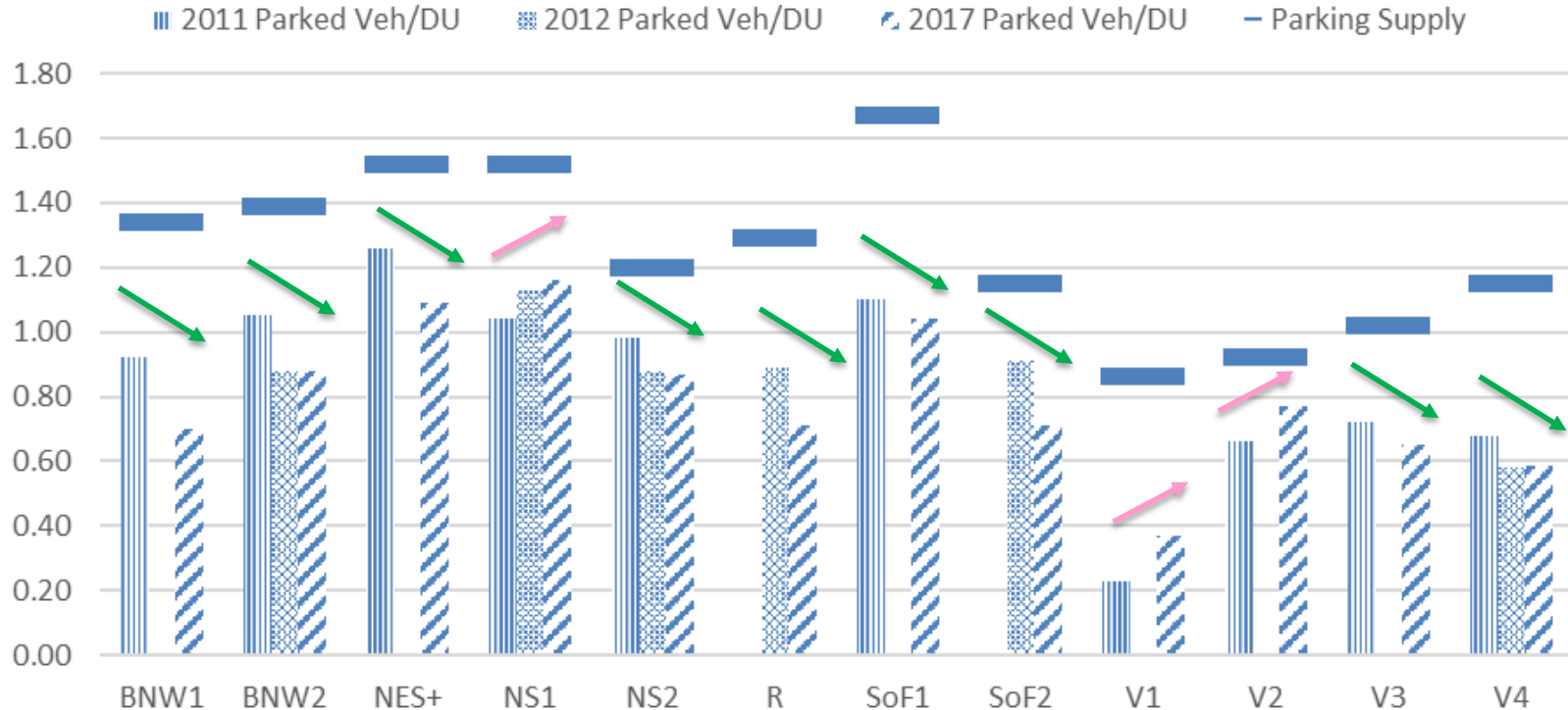
C. Residential Parking – Longitudinal

Longitudinal Analysis (n=12)



C. Residential Parking – Longitudinal

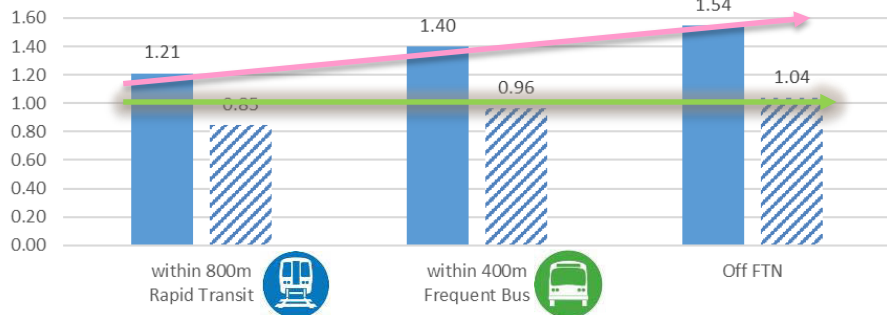
Longitudinal Analysis (n=12)



C. Residential Parking – Proximity to FTN

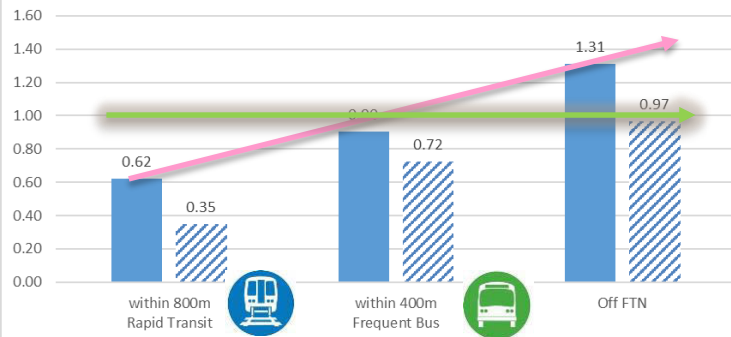
Frequent Transit Network Proximity, Strata (n=50)

■ Stalls per Dwelling Unit ▨ Parked Veh per Dwelling Unit



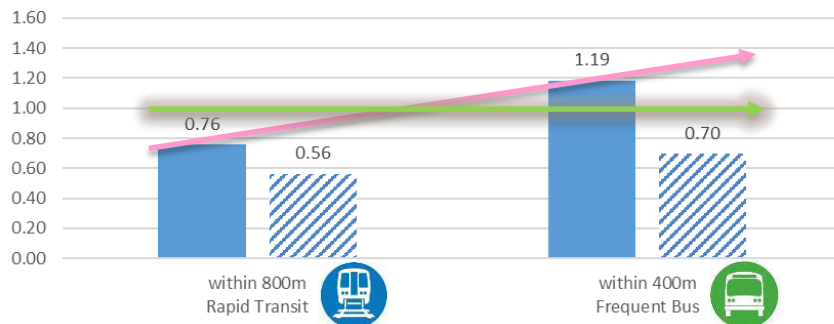
FTN Proximity, Market Rental (n=12)

■ Stalls per Dwelling Unit ▨ Parked Veh per Dwelling Unit



Frequent Transit Network Proximity, Mixed Tenure (n=7)

■ Stalls per Dwelling Unit ▨ Parked Veh per Dwelling Unit



C. Preliminary Observations

1. Residential parking supply ratios exceed observed utilization by a measurable amount for all surveyed building types.
2. There is no clear regional trend for strata residential parking supply ratios based on year built.
3. Residential parking utilization ratios appear to be declining over time in a small selection of strata and market rental apartment developments.
4. For strata, market rental, and mixed tenure apartment developments, residential parking supply ratios appear to increase with declining transit service levels, but parking utilization is at most 1 vehicle per unit.

D. Next Steps

D. Supporting Near-Term Municipal Policy

- Several requests from municipal staff to access apartment-level data to support upcoming council reports
- Project team provided preliminary apartment-level data via RPAC and RTAC in May.

D. Forthcoming Analyses

- Street parking supply and utilization
 - Subregional patterns
 - Temporal patterns
 - Relationship with on-site parking supply and utilization
- Household survey
 - Visitor parking
 - Bicycle parking usage
 - Electric vehicles
 - Willingness of residents to forgo a parking stall.

D. Next Steps

1. Progress Updates

- May 11: RPAC
- May 24: RPAC Housing Subcommittee
- May 24: RTAC
- June 8: Regional Planning Committee

2. Project Advisory Group: June 7, summer/fall

3. Project completion and reporting out to RPAC, RTAC, RPL, MVRD Board, TransLink: Q1 2019

Thank you!



Sensitive Ecosystem Inventory 5-Year Update

2009-2014

Josephine Clark

REGIONAL PLANNER

Regional Planning Committee

June 8, 2018

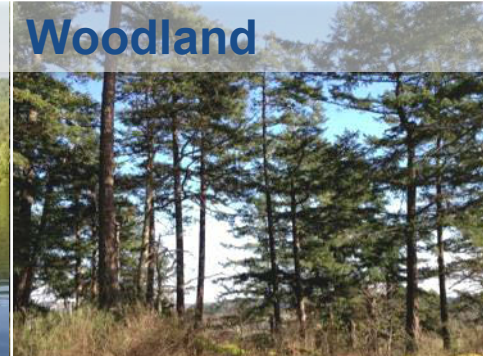


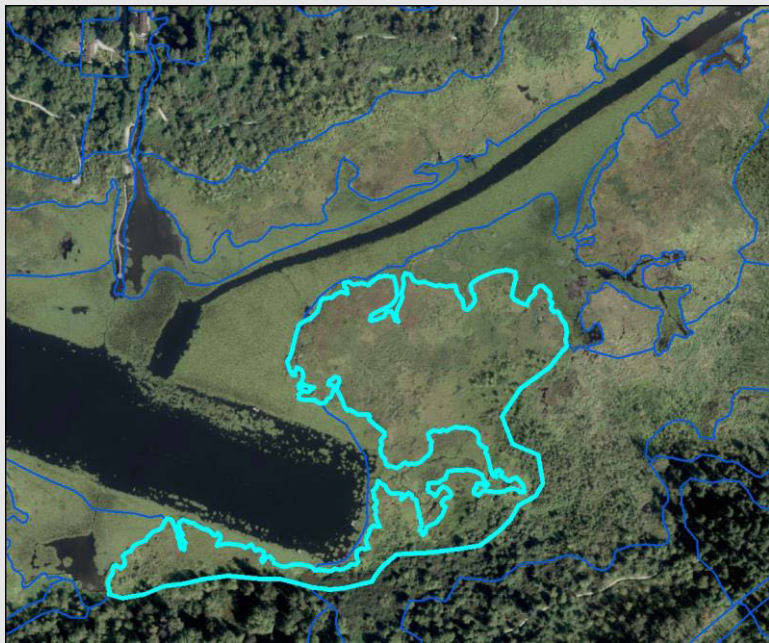
metrovancover
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Sensitive Ecosystem Inventory (SEI)

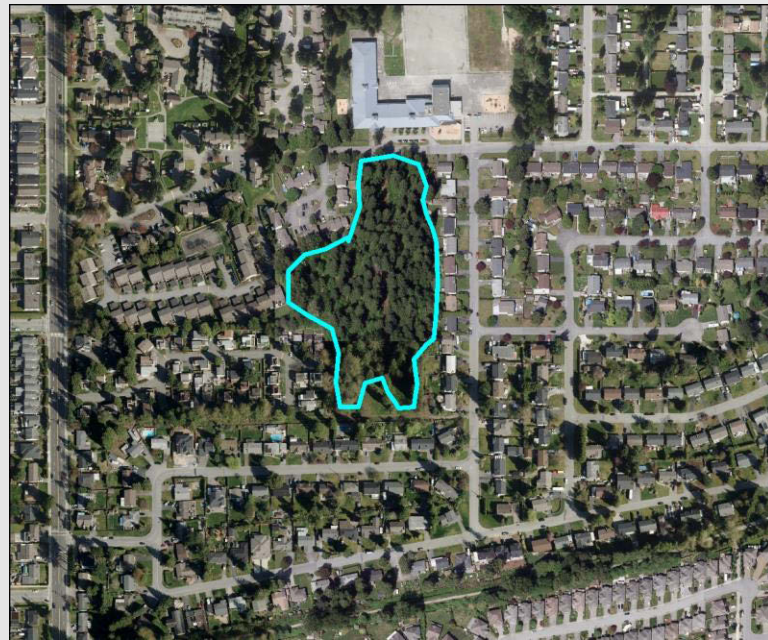
- Originally released in 2013
- 5-year update
- Quantifies amount, rate and type of ecosystem loss







High Quality



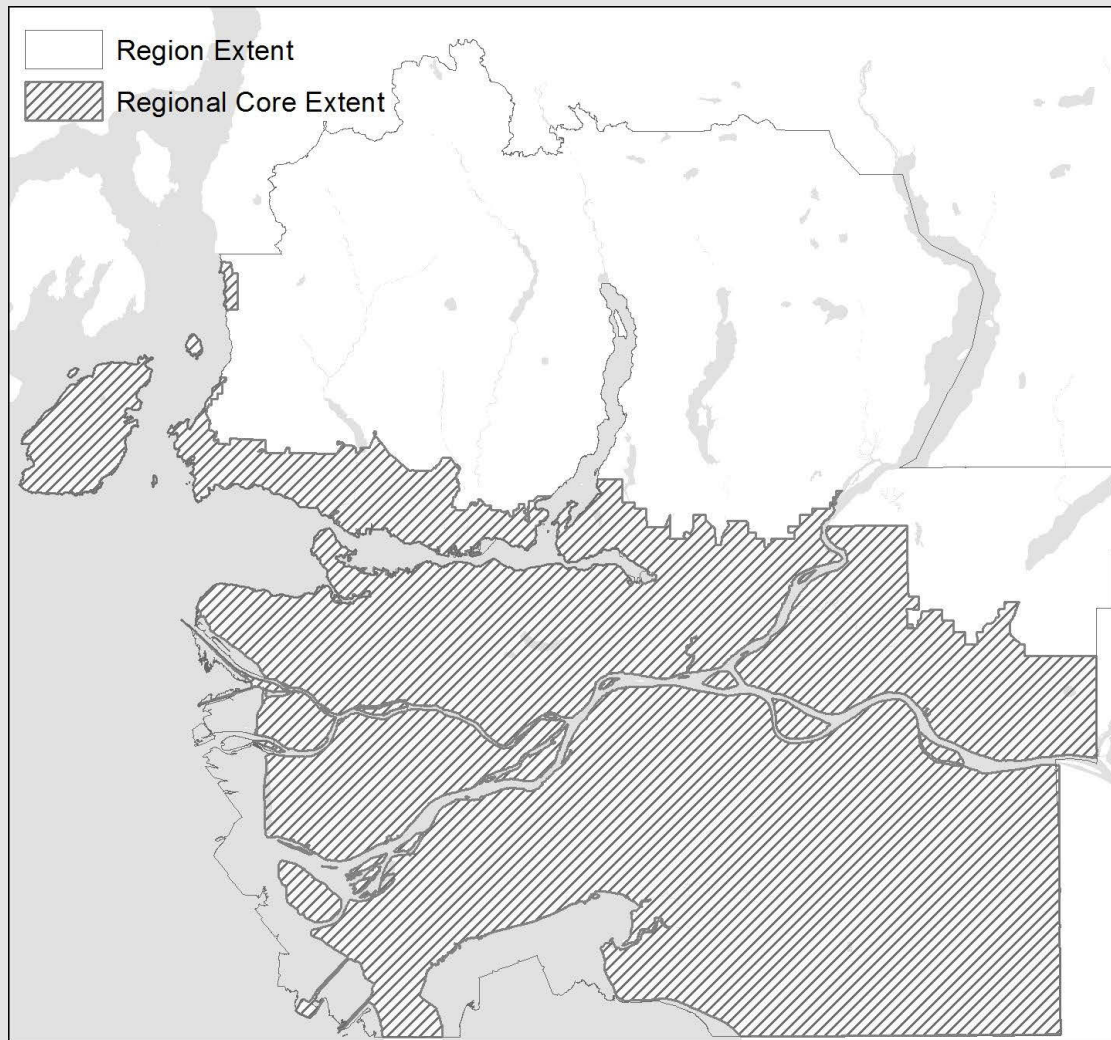
Low Quality

Quality Range

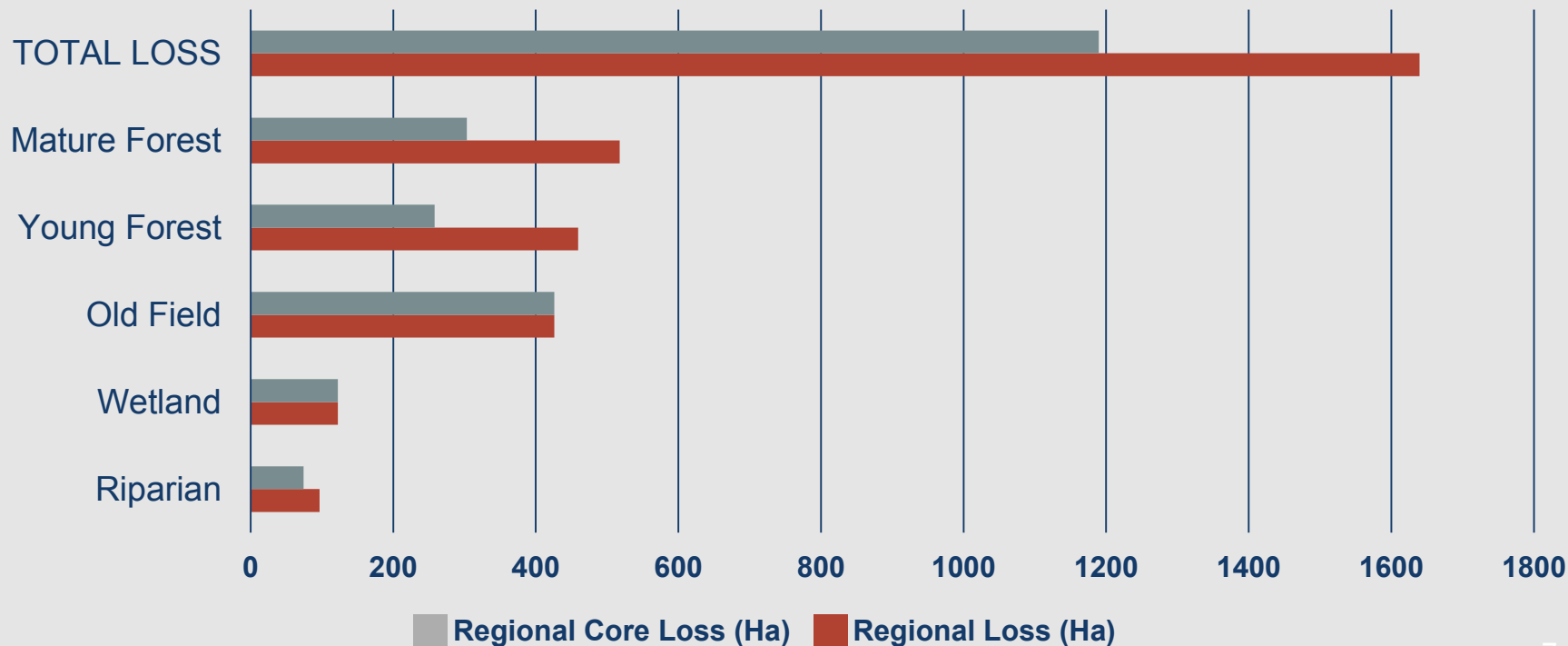


Reporting Out Areas

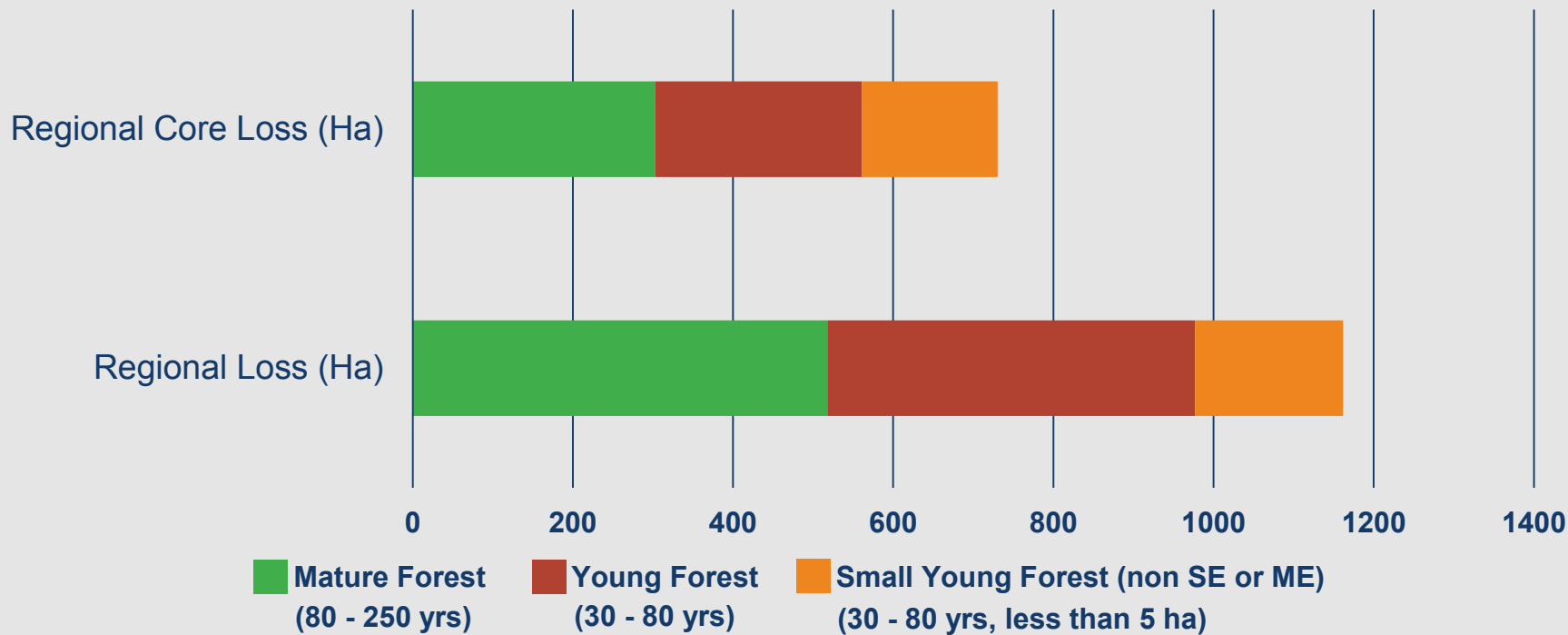
- Region
- Regional Core



Sensitive and Modified Ecosystem Loss Over 5 Years - Total and Top 5 Classes



Mature and Young Forest Loss

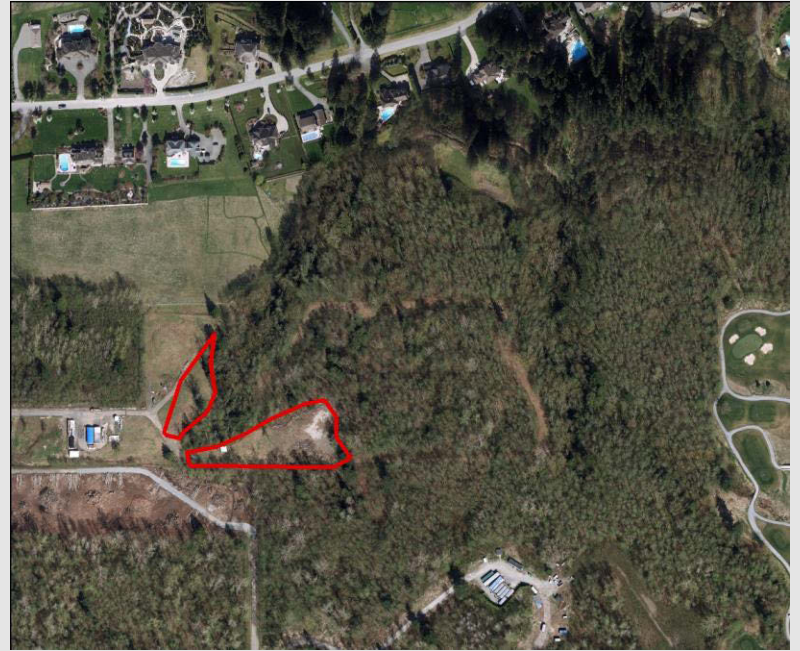




2009

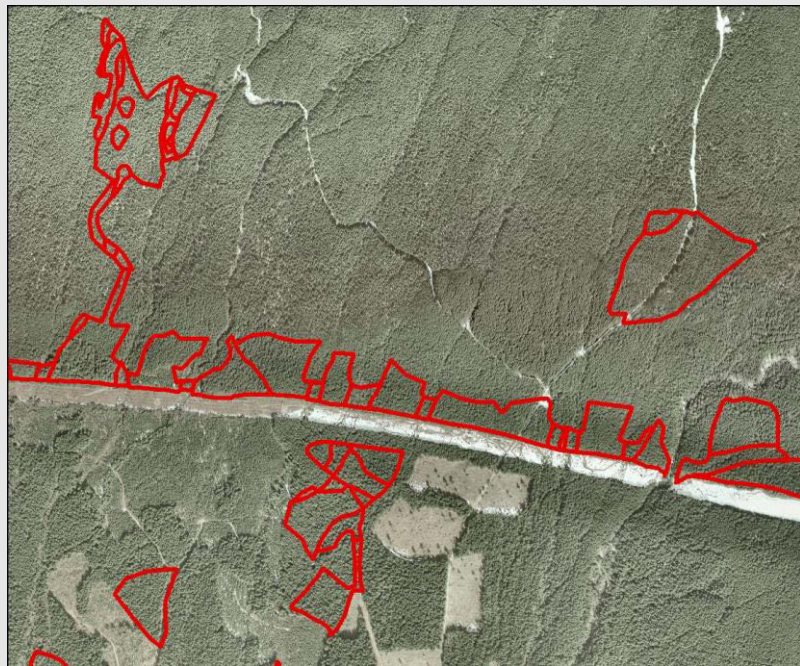


Loss



2014

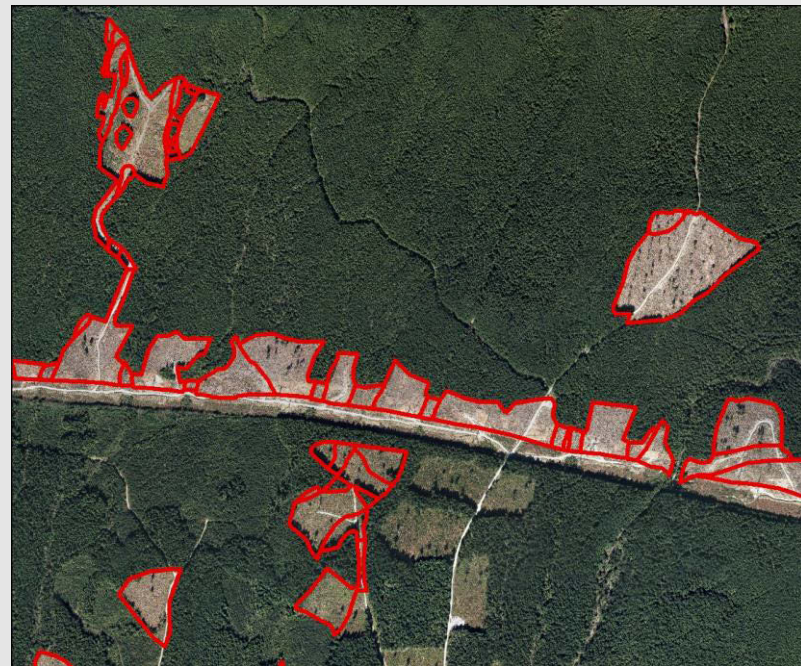
Forest Loss – Nibbling



2009



Loss



2014

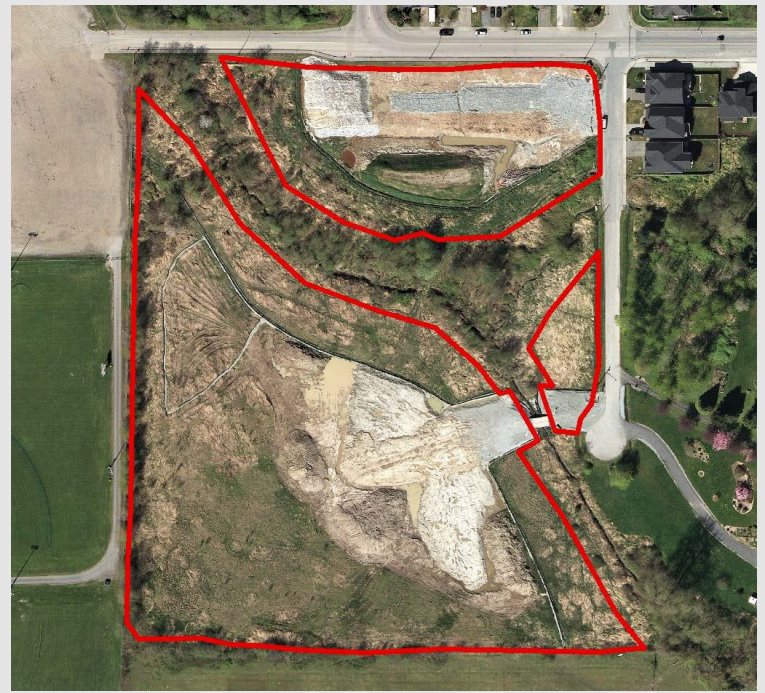
Forest Loss – Larger Areas



2009



Loss



2014

Old Field Loss – 426 ha (20%)



2009

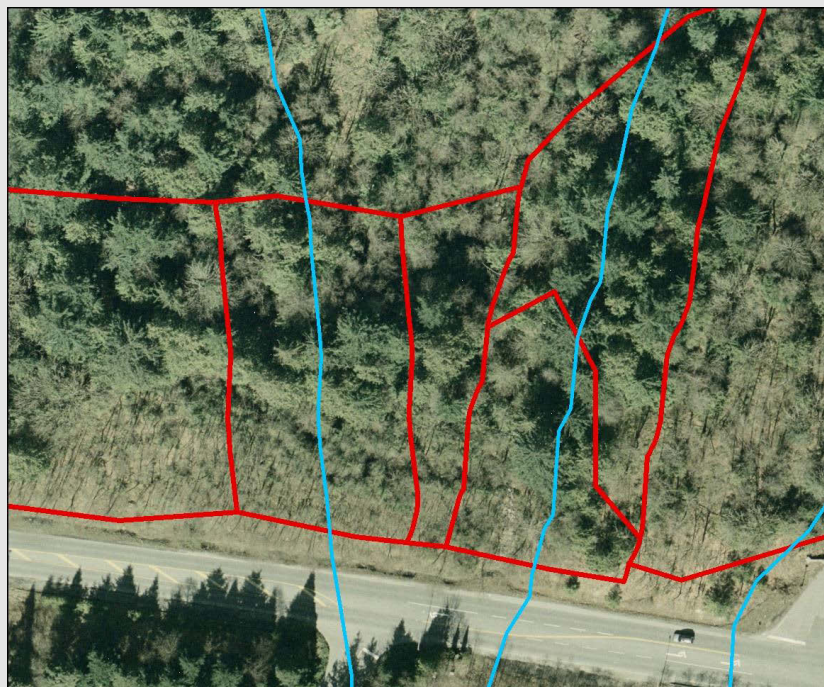


Loss



2014

Wetland Loss 122 ha (1.8%)

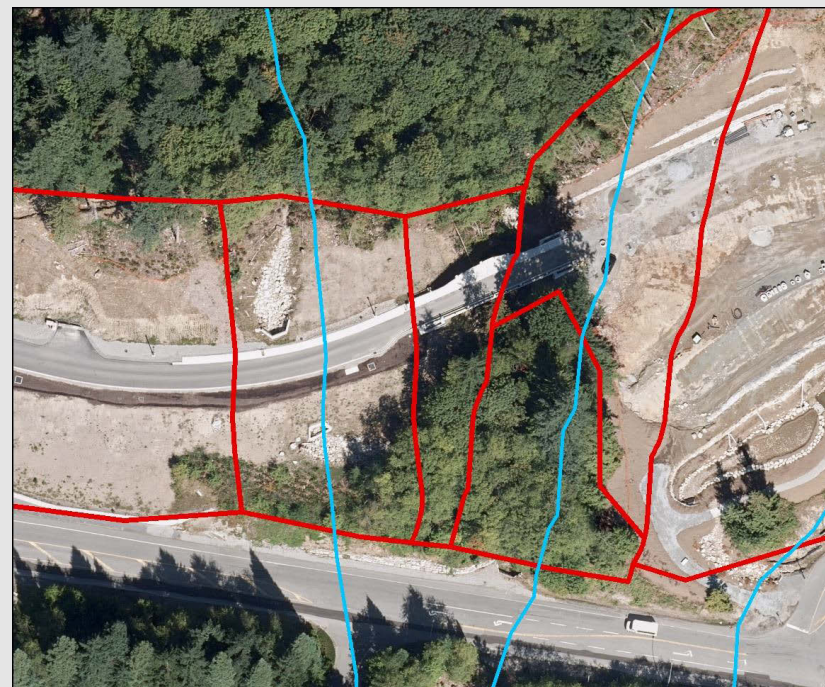


2009



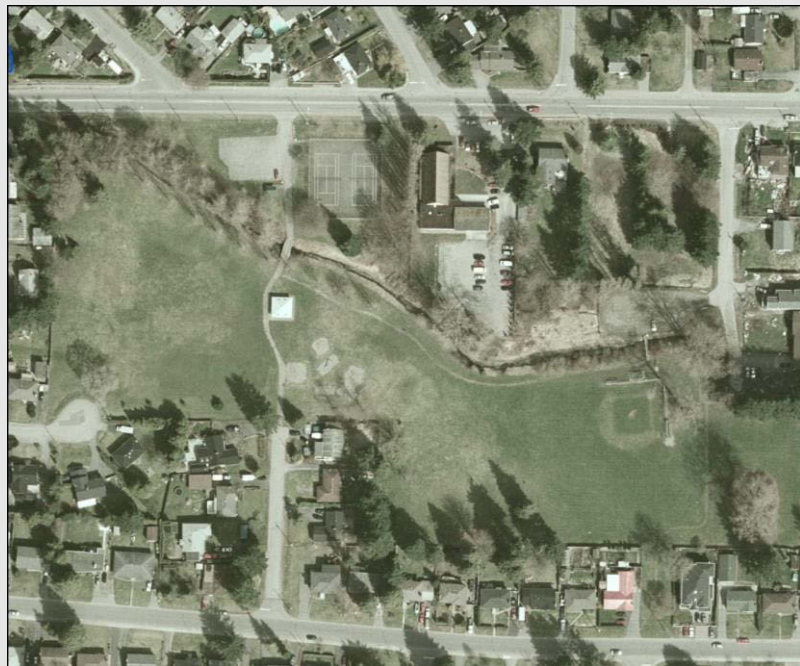
Loss

Stream



2014

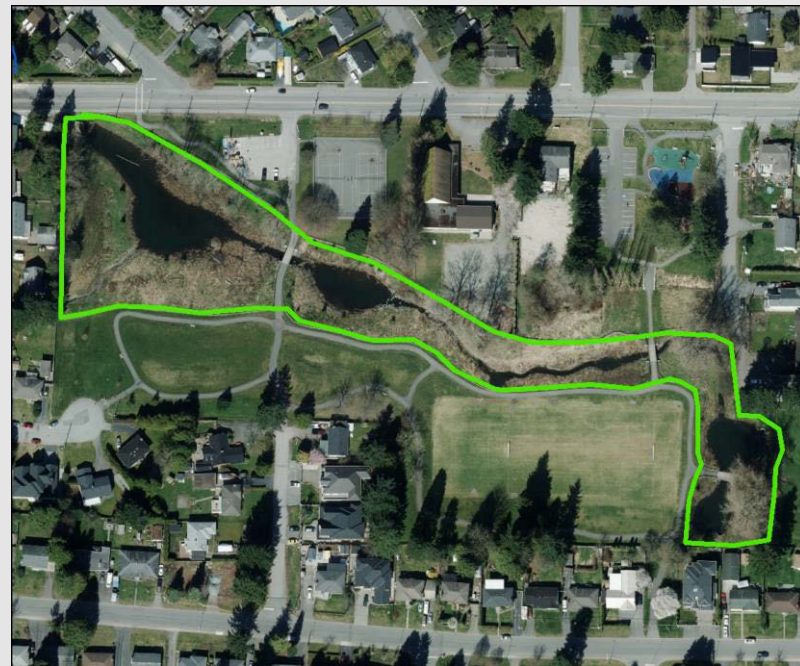
Riparian Loss – 97 ha (0.3%)



2009



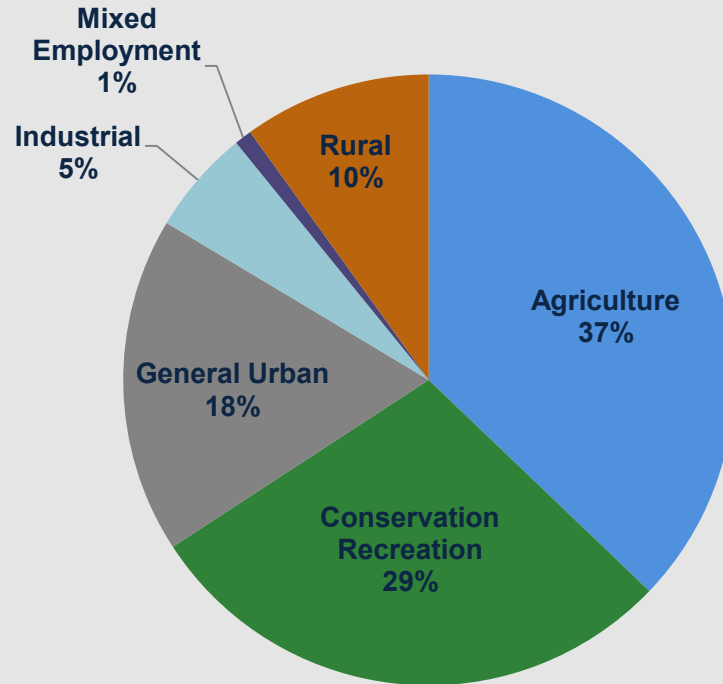
Addition



2014

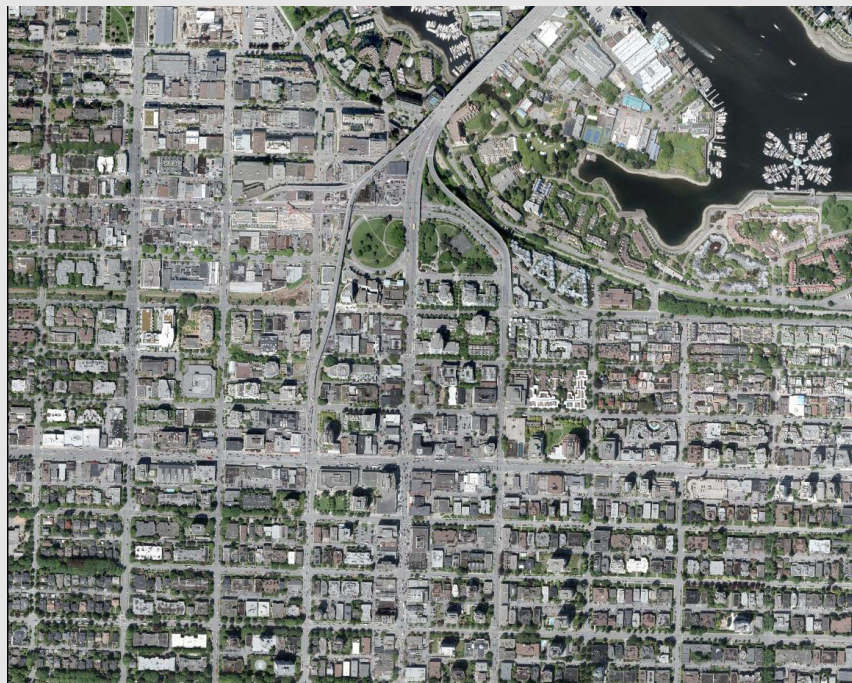
Additions to the Inventory

% Ecosystem Loss by *Metro 2040* Designations





1890's



2014

Historical Context

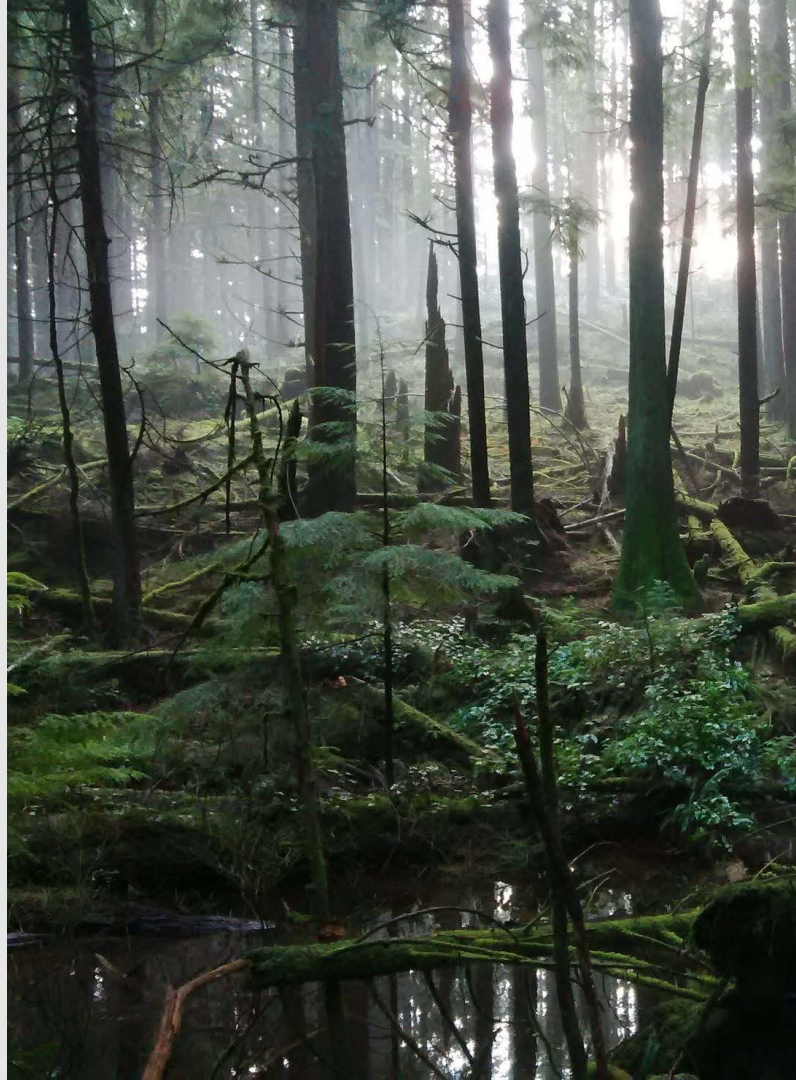


Implications of loss

- Habitat and connectivity
- Ecosystem service provision, for example:
 - Carbon storage
 - Mitigation of natural hazards
 - Human health
- Climate change resiliency

Next steps

- Sub-regional breakdowns
- Protected vs unprotected areas
- Quantify loss by disturbance type, e.g. residential, industrial, agricultural
- Prioritization
- Integration with Metro 2040





Questions?



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