AGRICULTURAL LAND SOIL INVESTIGATION

METRO VANCOUVER REGIONAL PLANNING

Theresa Duynstee
REGIONAL PLANNER

Regional Planning Committee March 9, 2018

Agricultural Land Commission

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

AGRICULTURAL LAND SOIL INVESTIGATION

Project No. NG24838

PREPARED FOR:

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

And,

ALC
Agricultural Land Commission

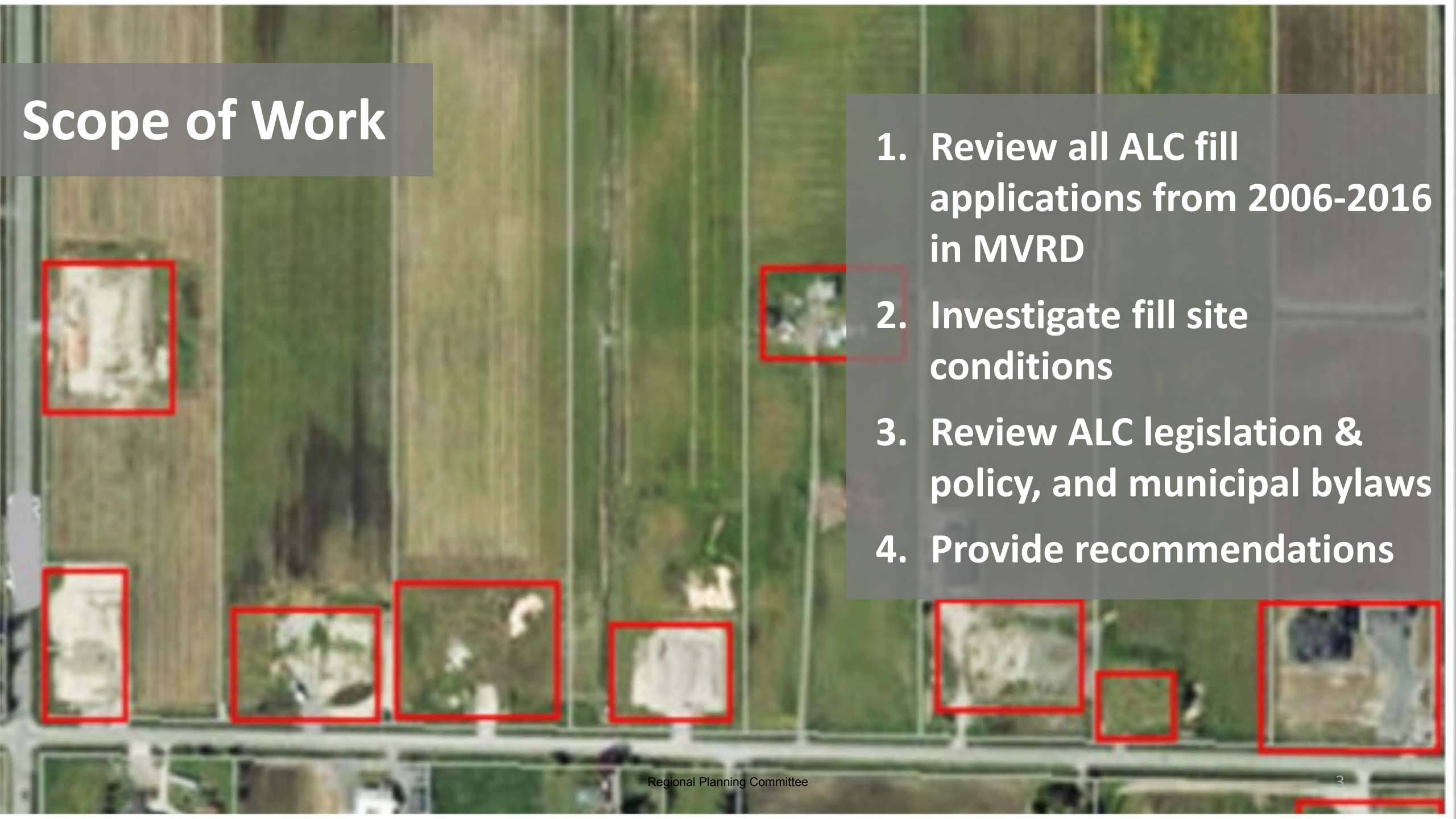
PREPARED BY:

Geoff Hughes-Games, P. Ag.
Soil Specialist

Purpose was to investigate the land use outcomes of ALC applications for fill in the ALR

Report by Geoff Hughes-Games, Soil Specialist

Scope of Work



1. Review all ALC fill applications from 2006-2016 in MVRD
2. Investigate fill site conditions
3. Review ALC legislation & policy, and municipal bylaws
4. Provide recommendations

Regulating Fill Deposits in the ALR

Permits may not be required for low fill volumes - varies by municipality

Illegal Fill Deposits

Compliance & Enforcement

- No permit or approval
- Fill deposit exceeds permit allowance

Municipal Governments

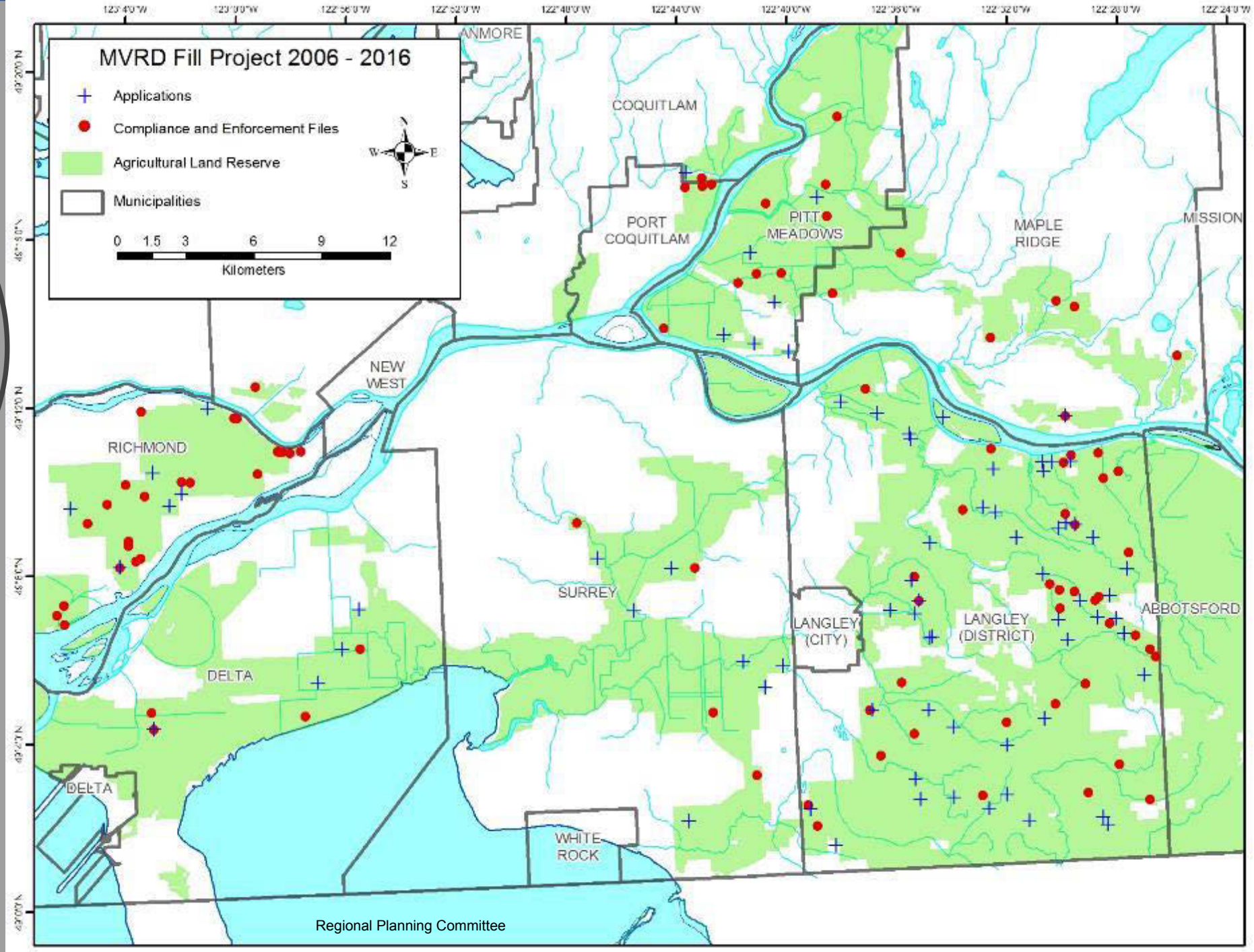
- Permits required for Soil Deposition – criteria varies by municipality

Agricultural Land Commission

- **Notice of Intent** (NOI) for farms
- **Permitted Uses** (no application required)
- **Applications** required for fill sites > 2,000m^3 or > 2% of the farm property

Project Scope

ALC Fill Applications (99) and Compliance & Enforcement sites (80)



- Over application of fill
- Domed sites creating impacts to adjacent land
- Sites not used as proposed in the application
- Fill materials were of poor quality
- Drainage or capability issues continued after fill

ISSUES IDENTIFIED ON FILL SITES

KEY FINDINGS

Applications

- 68% to improve drainage or capability
- 20% were not related to agriculture

Results

- 25% of sites were not used for farming
- 17% had good outcomes for agriculture: 22% fair and 25% poor outcomes

REPORT RECOMMENDATIONS

- Clarify what is an acceptable use of fill
- Revise the *ALC Act, Regulations* and policy
  - Embed home plate concept into regulations
  - Reconsider allowance without ALC approval
  - Create an ALC bylaw
  - More effective use of bonding
  - Improve monitoring and reporting requirements
  - Define best management practices

REPORT RECOMMENDATIONS

- Better consistency in municipal bylaws (i.e. Ministers Bylaw Standard for Fill)
- Improved coordination between municipalities and the ALC
- Oversight on where fill should go
- Promote management of fill on site of origin

MVRD BOARD RECOMMENDATIONS

1. Send a letter asking the BC Minister of Agriculture to request that the 11 recommendations, as noted in the report, “Agricultural Land Soil Investigation Results”, be considered as part of the review to revitalize the ALR and ALC
2. forward the report to Metro Vancouver member local jurisdictions

REVITALIZING THE ALR AND ALC

Theresa Duynstee

REGIONAL PLANNER

Regional Planning Committee March 9, 2018

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MINISTER'S ADVISORY COMMITTEE

- Evaluating policy issues
- Seeking response to the discussion paper and online survey by April 30, 2018
- Making recommendations to the Ministry of Agriculture

ISSUES UNDER CONSIDERATION

- A defensible and defended ALR
- ALR resilience
- Stable governance
- Efficacy of Zones 1 and 2
- Interpretation and implementation of the Act and Regulation
- Food security and B.C.’s agricultural contribution
- Residential uses in the ALR
- Farm processing and sales in the ALR
- Unauthorized uses
- Non-Farm uses and resource extraction in the ALR

SIX PROPOSED STRATEGIC ACTIONS

1. Strengthen the ALC legislative framework to prevent non-farm activities in the ALR

2. Create financial disincentives for non-farm uses in the ALR

3. Modernize requirements for the classification of farm for assessment purposes

4. Encourage more agriculture economic development and value-added enterprises

5. Expand avenues to maintain ecological services on agricultural land

6. Implement policy reform specific to the Metro Vancouver region

OTHER ACTIONS RAISED AT THE AAC WORKSHOP

- Stronger legislation and consistency in interpretation
- Enable Regional Districts to review applications before decisions
- Requirement for an agricultural impact study
- Support for provincial home plate regulations
- Balance farm and ancillary land uses (i.e. farm processing)
- Address non-conforming uses in the ALR (i.e. retail stores)

Transit-Oriented Affordable Housing Study Phase 2

Raymond Kan

SENIOR REGIONAL PLANNER

Regional Planning Committee – March 9, 2018

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MVRD Board Resolution – November 24, 2017

That the MVRD Board:

a) communicate the key findings from the Transit-Oriented Affordable Housing Study to the following parties in an effort to encourage the integration of rental housing in transit-oriented locations, including housing that is affordable to lower income households, as essential elements of equitable and resilient transit-oriented communities and funding decisions:
   - the Federal Minister of Infrastructure and Minister of Communities and Families, Children and Social Development;
   - the Provincial Minister of Municipal Affairs and Housing, Minister of Transportation and Infrastructure, Parliamentary Secretary for TransLink, and Minister of Environment & Climate Change Strategy;
   - Mayors' Council on Regional Transportation;
   - member local governments; and,
   - the Urban Development Institute, Landlord BC, Co-operative Housing Federation of BC, and Greater Vancouver Home Builders' Association;

b) send a letter expressing its appreciation to BC Housing, BC Non-Profit Housing Association, TransLink, and Vancity for their participation and substantive contribution to the Transit-Oriented Affordable Housing Study; and

c) direct staff to explore Key Finding 5 as outlined in the report dated October 20, 2017, titled "Transit-Oriented Affordable Housing Study", and report back to the Regional Planning Committee.

TOAH2: Proposed Scoping Elements

1. Explore ‘next generation’ of tools for local governments, development community, Metro Vancouver, and partner agencies to support equitable transit-oriented communities.
2. Target land costs and construction costs
3. Potential deliverables:
    - Information briefs
    - Guidelines
    - Policies
    - Approaches for pilot implementation

TOAH2: Proposed Timeline

	J	F	M	A	M	J	J	A	S	O	N	D	2019
Project Definition													
Research													
Reporting Out													Q1
Implementation*													Q1

TOAH2: Guiding Principles

- Effectiveness
- Applicability
- Scalability
- Complementarity
- Financial Trade-offs

TOAH2: Proposed Research Streams

Land Cost

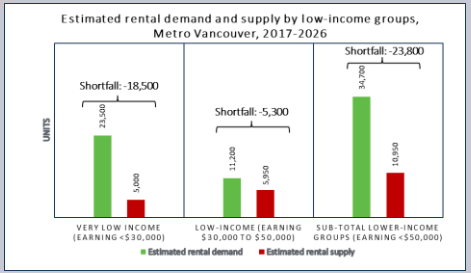
- Transit-oriented inclusion housing policies and zoning
- Surplus developable lands and airspace
- Density bonus for rental housing
- Regional land trust
- Integrating transportation and housing funding

Construction Cost

- Regional transit-oriented affordable housing funds
- Construction tax incentives
- Construction technology and regulations
- Parking supply requirements
- Property tax incentives

Strategic Outlook

- 10-year rental housing supply gap projections



TOAH2: Financial Implications

- $100,000 Sustainability Innovation Fund grant to prepare a business case for a regional transit-oriented affordable housing revolving loan fund

- Staff will seek approval for scope amendment to include TOAH2 at Climate Action Committee (April 4)

Transit-Oriented Affordable Housing Funds

Fund	Geography	Size	Eligible Uses
Regional Equitable Development Initiative (2014)	King, Pierce, and Snohomish counties, WA	$21M	Site acquisition for preservation or redevelopment
Denver Regional TOD Fund (2010)	Denver region	$24M	Site acquisition for preservation or redevelopment
Bay Area Transit-Oriented Affordable Housing Fund (2011)	San Francisco Bay Area	$50M	Site acquisition for redevelopment Predevelopment Construction
Bay Area Preservation Pilot Fund (2018)	San Francisco Bay Area	$49M	Site acquisition for preservation

TOAH2: Partnerships

- Phase 1: BC Housing, BCNPHA, TransLink, Vancity
- Phase 2: To be confirmed

TOAH2: Consultation

- Feb 8: RPAC Housing Subcommittee ✓
- Feb 16: RPAC ✓
- Feb 26: TOAH1 partners ✓
- March 9: Regional Planning Committee ✓
- March 16: Housing Committee
- April 4: Climate Action Committee (SIF scope amendment)

TOAH2: Feedback to Date

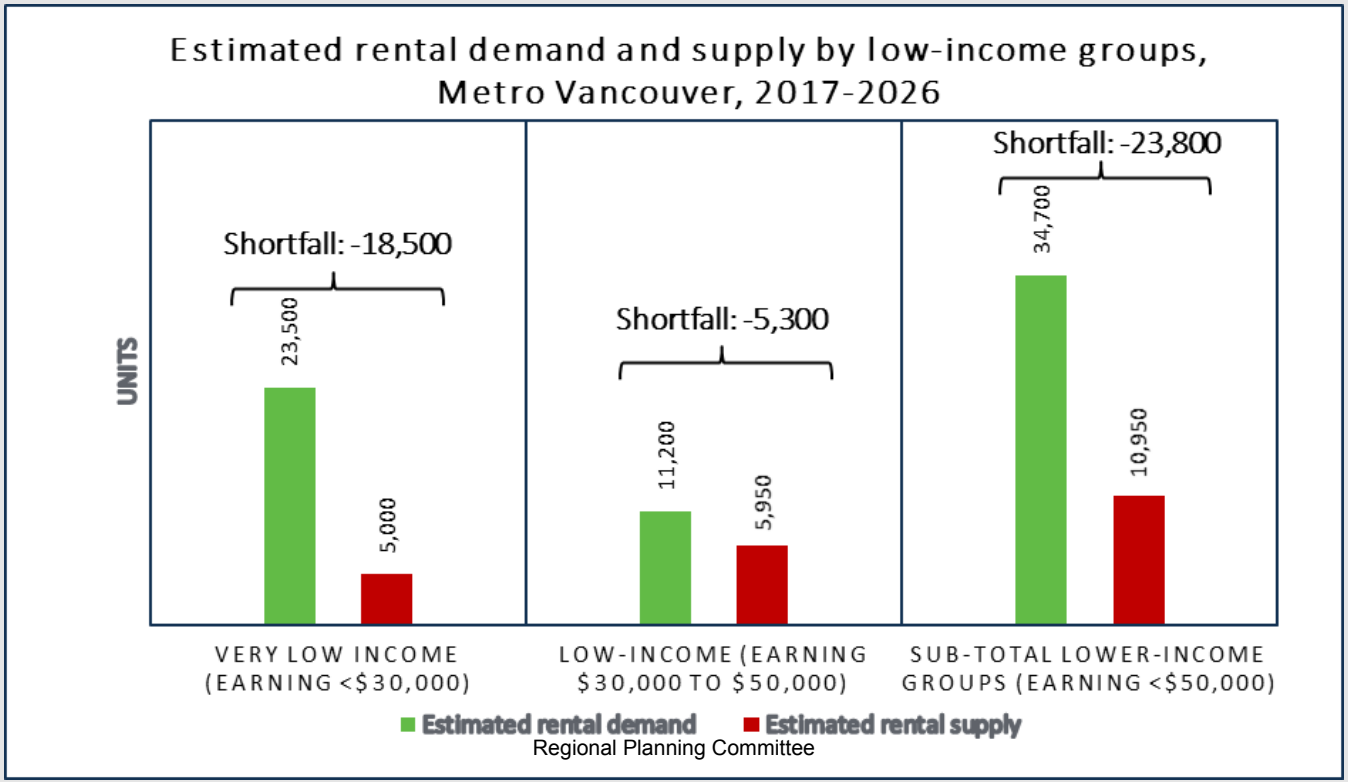
- Advance findings as soon as possible to municipal planners
- Renter displacement in transit corridors
- Lessons learned from inclusionary housing policies
- Municipal finance implications of property tax incentives
- Consider engaging the CMHC, Real Estate Foundation of BC, and the UDI.

Committee Feedback Requested

1. Additional research streams?
2. Additional tools that would benefit from deeper research?
3. Additional key principles to guide the work?

Thank you!

Strategic Outlook Research Stream



Wood Frame

$ Per sq.ft. (net)

1,200
1,100
1,000
900
800
700
600
500
400
300
200
100
0

Wood Frame Condo Unit Price

Wood Frame Market Rental Unit Value

Wood Frame Construction Cost (No Land or Profit)

Value Supported by Affordable Rent

SURREY | COQUITLAM | BURNABY | VANCOUVER

Concrete

Concrete Condo Unit Price

Concrete Market Rental Unit Value

Concrete Construction Cost (No Land or Profit)

Value Supported by Affordable Rent

$ Per sq.ft. (net)

1,200
1,100
1,000
900
800
700
600
500
400
300
200
100
0

SURREY
COQUITLAM
BURNABY
VANCOUVER

Centres and Corridors Literature Review and Case Studies

URBAN CENTRES AND FTDA POLICY REVIEW

Erin Rennie

SENIOR REGIONAL PLANNER,
PARKS, PLANNING, AND ENVIRONMENT

Regional Planning Committee, March 9, 2018

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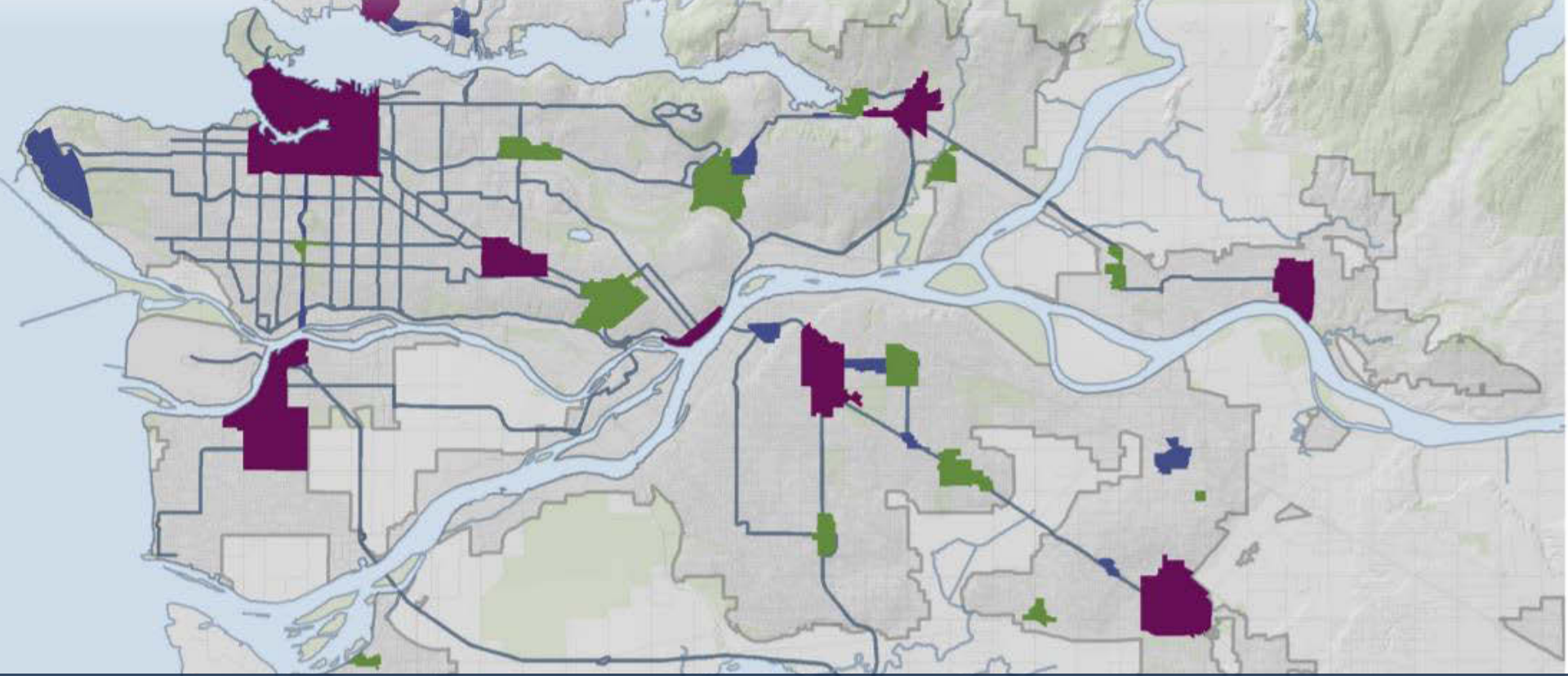


Urban Centres and FTDAs: Critical tools for shaping growth and realizing the vision in *Metro 2040*

Regional Planning Committee

Metro 2040 targets

40%

of **dwelling unit** growth to Urban Centres

+

28%

to good transit-oriented locations along the FTN

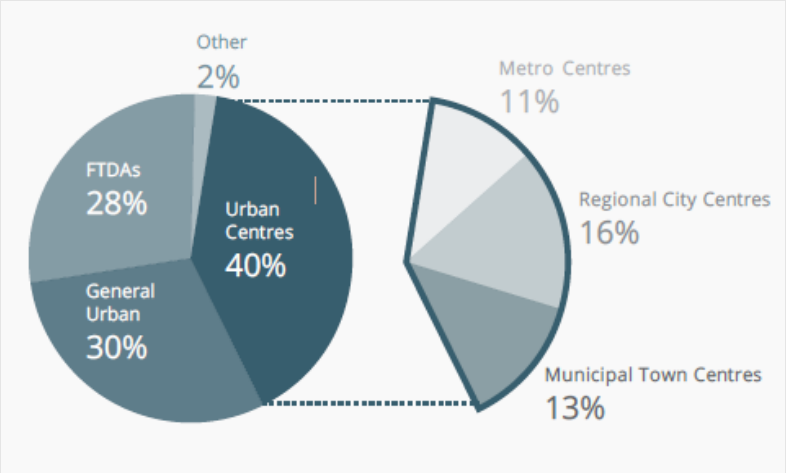
50%

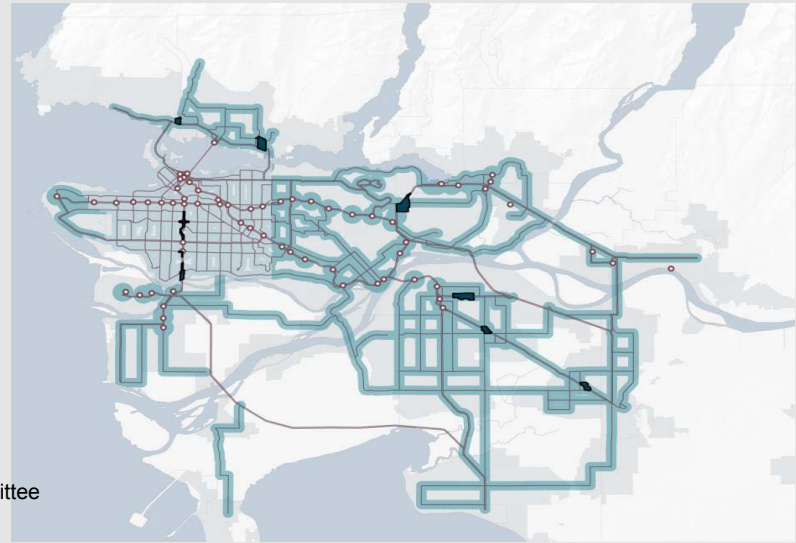
of **employment** growth to Urban Centres

+

27%

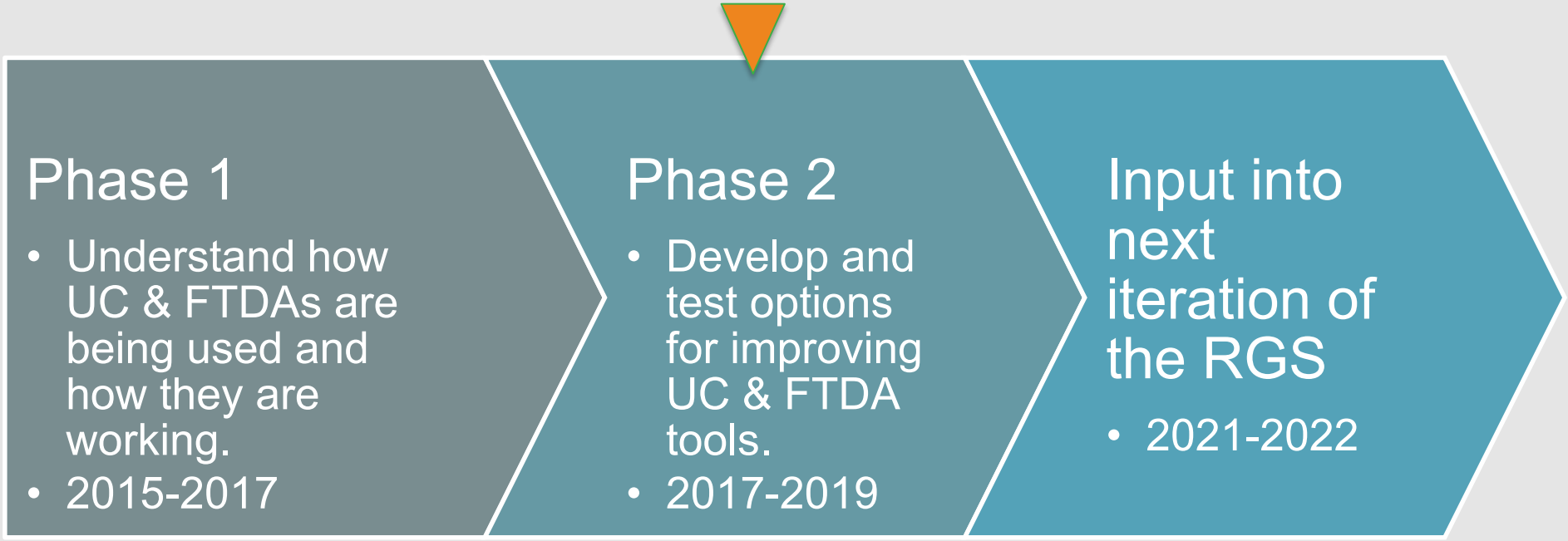
to good transit-oriented locations along the FTN





Metro 2040 Urban Centres and FTDA Policy Review

- Goal: Improve Urban Centre and FTDA tools for benefit of member jurisidictions
- Objectives:
  - Clarify criteria and definitions
  - Define relationships
  - Identify policy options



UC&FTDA Review: Goals and Timeline

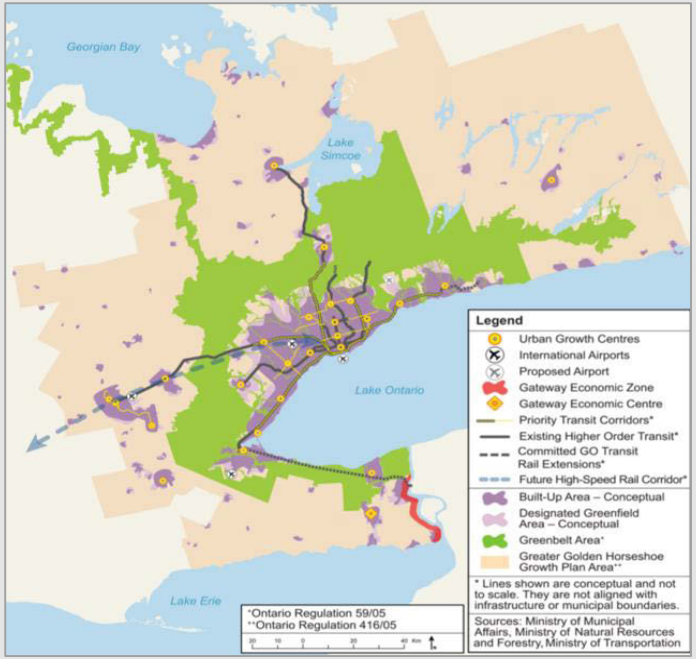
Literature Review and Case Studies

- Compares the use of “Centre and Corridor Strategies” here and around the world
- Literature Review
  - Challenges
  - Principles and Strategies
  - Practices to support Implementation
- Case Studies
  - Portland Metro, Puget Sound Regional Council, Greater Golden Horseshoe, Greater Copenhagen, Perth and Peel

Peer Jurisdiction Case Studies

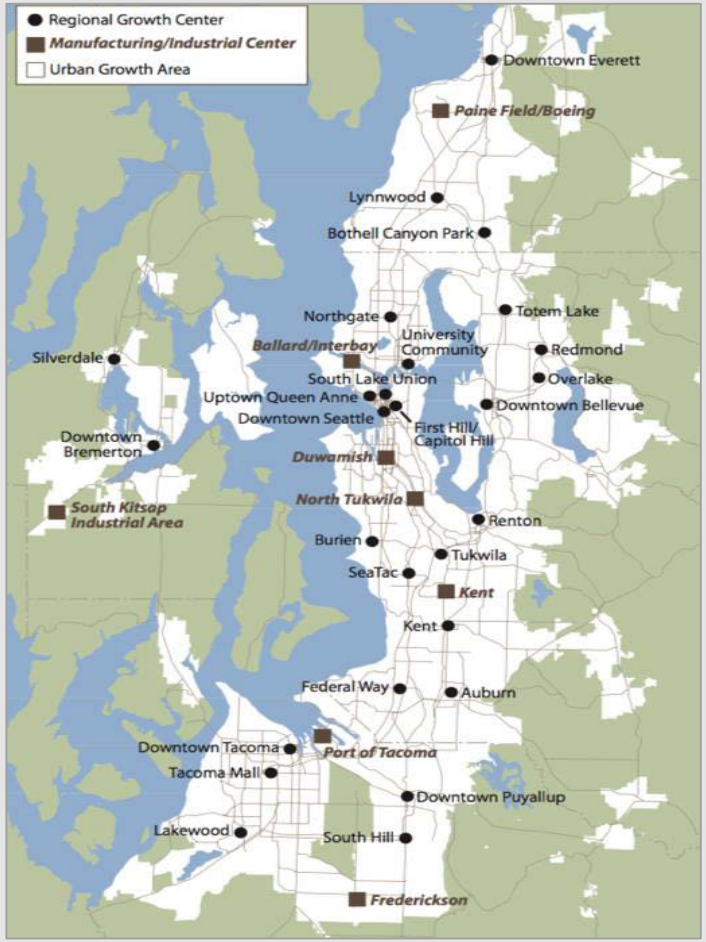
Greater Golden Horseshoe

- 25 Urban Growth Centres and 10 Priority Transit Corridors
- Municipalities must adopt density targets in plans within 5 years.
  - Urban Growth Centres: 150-400 residents + jobs/ha depending on size of Centre
  - Priority Transit Corridors: 150-200 residents + jobs/ha depending on transit service level



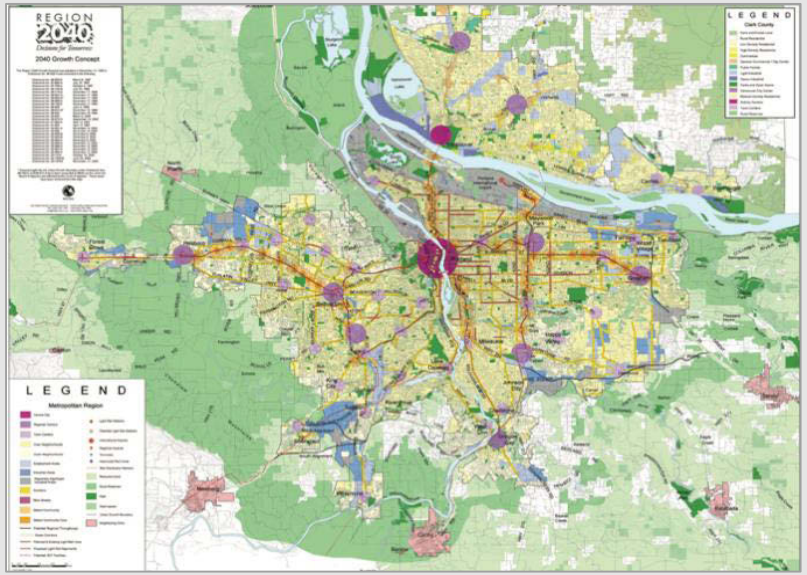
Puget Sound Regional Council

- 29 Regional Growth Centres and 9 Manufacturing and Industrial Centres with job and residency designation criteria and targets.
- Transit agencies adopt policy linking service to routes that serve centres
- Density Targets
  - Regional Growth Centres: 45 activity units (residents + jobs) per acre
  - Manufacturing/Industrial Centres: 20,000 jobs per centre



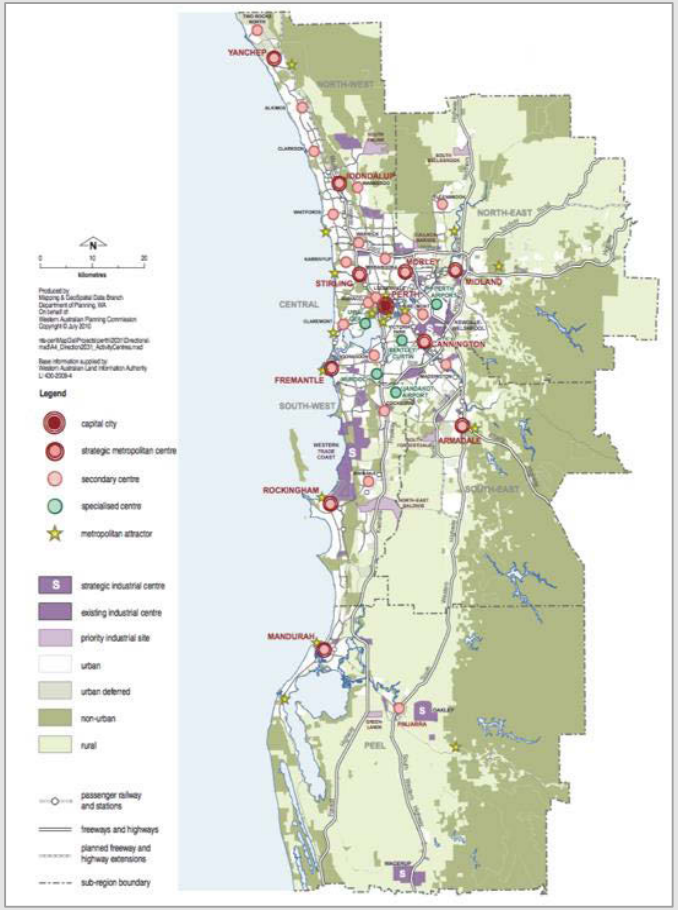
Portland Metro

- 40 Urban Centres + Corridors + Main Streets + Station Communities
- Density Targets for Urban Centres
  - Central City: 250 people/acre
  - Regional Centres: 60 people/acre
  - Town Centres: 40 people/acre
  - Corridors: 45 people/acre
  - Main Streets: 39 people/acre
  - Station Communities: 45 people/acre



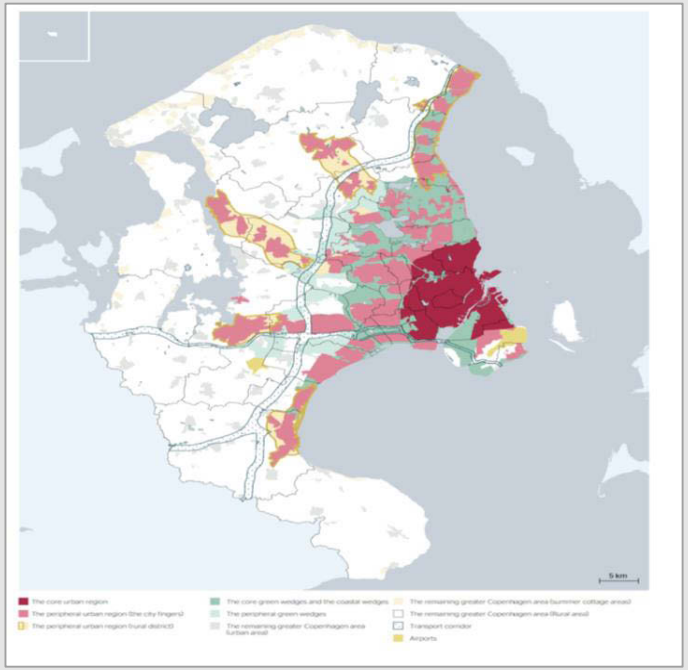
Metropolitan Perth and Peel

- 100 Activity Centres + Transit Corridors
- Density Targets for Activity Centres
  - Strategic metropolitan centres: 30-45 units/ha
  - Secondary centres: 25-35 units/ha
  - District centres: 20-30 units/ha
  - Neighbourhood centres: 15-25 units/ha
  - Transit corridors: no targets but medium-rise preferred



Greater Copenhagen

- 6 corridors, different station types, and one urban core with different density targets
    - Station Areas inside core urban: 40 units/ha
    - Station Area outside core urban: 25 units/ha
    - In employment areas: 100 dwelling units/ha



Findings of the Literature Review and Case Studies

Implementation Challenges

- Risk of designating too many or too few centres or corridors
- Auto-oriented site-level design
- Coordination challenges between levels and orders of government
- Funding constraints
- Neighbourhood resistance

Challenges Specific to Corridors

- Linear geography crosses multiple communities
- Competing modal objectives for road rights-of-way
- Coordination between municipalities
- Coordination between property owners
- Needs sustained political commitment
- Mid-rise development challenges

Principles and Strategies for a Centres and Corridors Framework

- Study the number of centres and corridors the market can support
- Differentiate centres and corridor types
- Categorize into hierarchy of functional characteristics and development priority
- Provide designation guidance to municipalities
- Address interdependencies

Implementation Best Practices

- Foster cooperation
- Clearly link transit and infrastructure service to centres and corridor framework
- Provide region-level design guidelines for TOD
- Provide staff resources, technical support, financial incentives

Key Themes

1. Corridors are particularly challenging
2. Categorization of corridor and centre types
3. Quantifiable designation criteria and specific targets
4. Linking financial incentives to centres and corridors

Next Steps

- Reference for future study
- Focus on key themes
- Develop research agenda

Thank You

Regional Food System Action Plan - Update

James Stiver

MANAGER, GROWTH MANAGEMENT AND TRANSPORTATION

Regional Planning Committee, March 9, 2018

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Action Plan = food system efforts across the region

- *160 planned actions already endorsed by Councils*
- *18 new opportunities for collaborative action*

Implementation since 2016

Metro Vancouver – advanced 26 actions

Member Governments – advanced 43 actions

Collectively – advanced 8 collaborative actions

Metro Vancouver - Examples

- Protecting agricultural land
  - *MVRD Board sent recommendations for national food policy to Federal Minister of Agriculture*
- Participate in National Zero Waste Council food working group
  - Participated in consultations & revisions to federal food labelleling

Member Governments – Examples

- Reducing & preventing erosion of ALR
  - *Maple Ridge, Pitt Meadows, Richmond, Surrey*
- Support food hubs
  - *Langley Township, Maple Ridge*
- Support for farmers markets
  - *Delta, Port Moody*

Collaborative Actions - Examples

- Food security & emergency planning
  - *Surrey, Vancouver*
- Health outcomes of poverty & food insecurity
  - *Burnaby, Port Moody*

Thank You !