Metro 2050 Update

Heather McNell

GENERAL MANAGER, REGIONAL PLANNING AND HOUSING SERVICES

Regional Planning Committee | November 6, 2020

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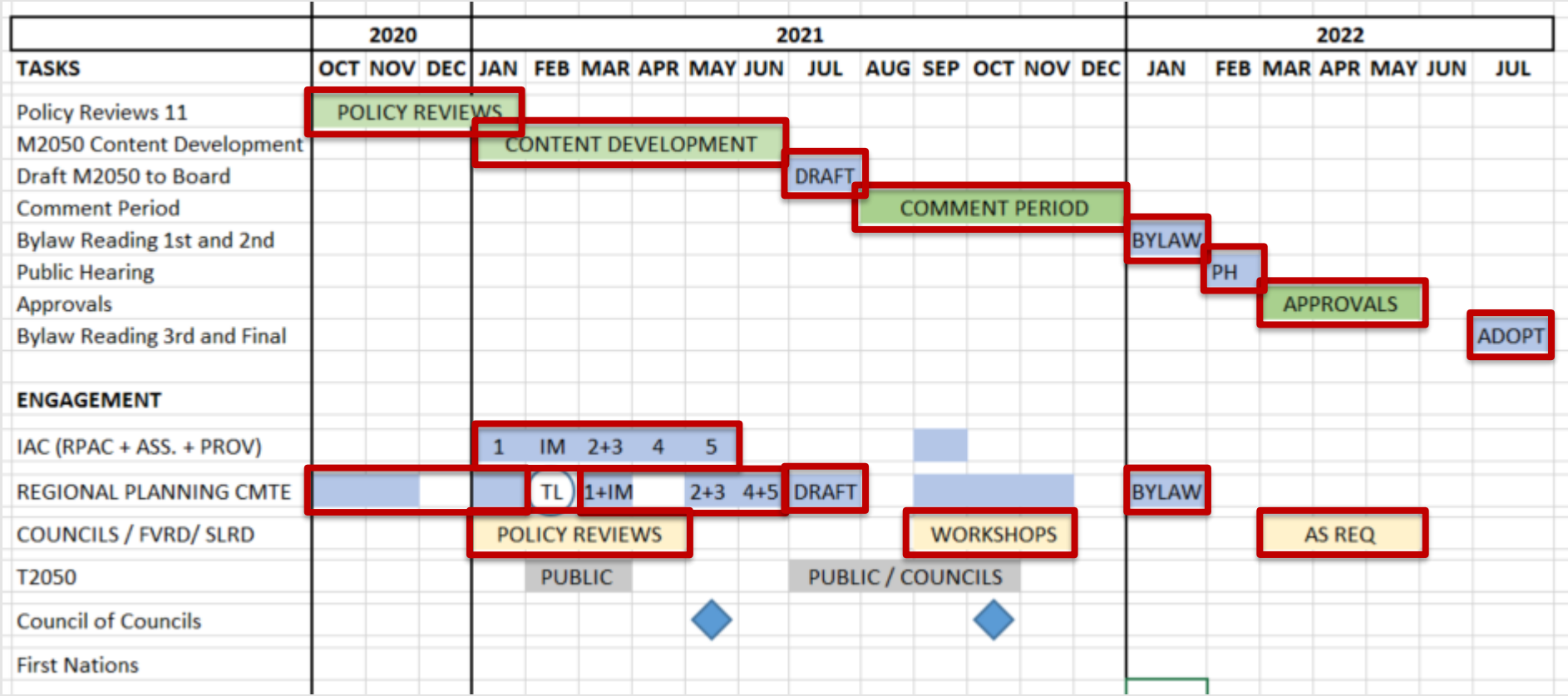
Presentation outline

- Review Metro 2050 Timeline
- Review opportunities for municipal and Regional Planning Committee input
- Review requests of committees regarding input / feedback / endorsement - RPAC, IAC, RPL

Metro 2050 Timeline



Policy Reviews

- Urban Centres and FTDAs endorsed
- Agriculture endorsed
- Environment endorsed
- Industrial & Mixed Employment received
- Rural ready
- Housing ready
- Transportation ready
- Complete Communities ready
- Climate Change & Natural Hazards In Progress
- Implementation In Progress
- Projections In Progress

Policy Reviews: Committee Involvement

- Scope (information on what's working, gaps, areas for improvement)
- Policy Options (information on range of options)
- **Policy Recommendations (pulse read on direction for policy development)**
- *draft Policy (Q1 '21 Committee reviews draft Metro 2050 policy and language)*
- *Comment period (Q3-4 '21 Committee and members provide comment on draft policy and language)*
- *Bylaw (Q1-2 '22 Committee / Board and members approve Metro 2050)*

Policy Review Recommendations

*"That the MVRD Board **endorse** the Metro 2040 Housing Policy Review recommendations as presented in the report dated October 14, 2020, titled "Metro 2040 Housing Policy Review - Recommendations" **as the basis for updating the housing related policies in the regional growth strategy**."*

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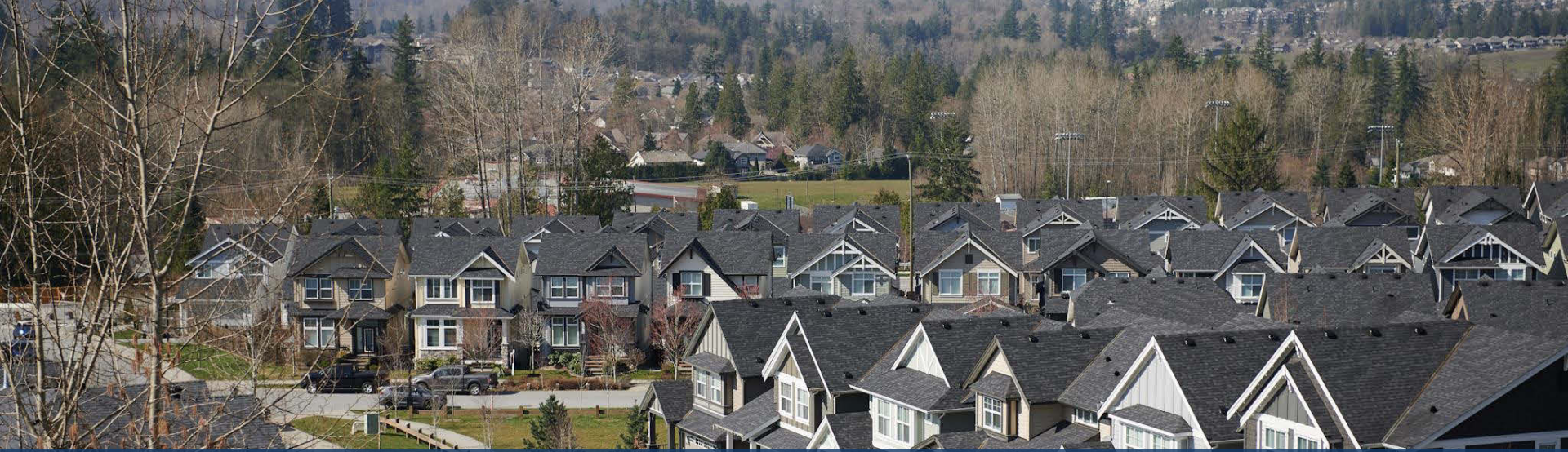

Housing Policy Review - Recommendations

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Jessica Hayes

SENIOR PLANNER, REGIONAL PLANNING AND HOUSING SERVICES

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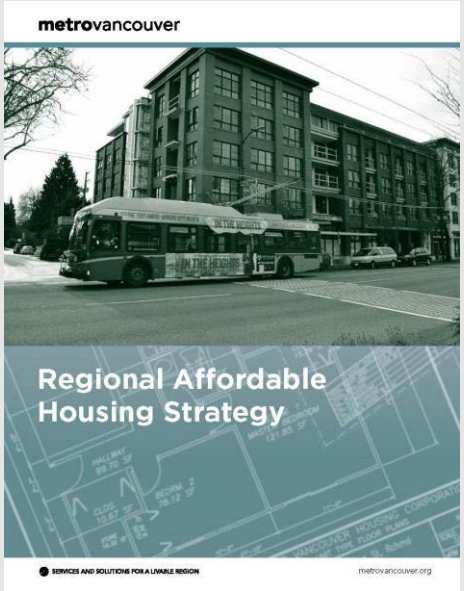
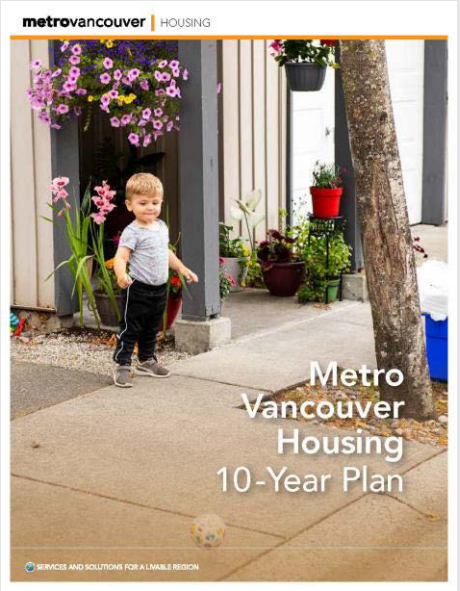
Since Adoption of *Metro 2040* (2011)

- Heightened public concern around housing affordability, supply, etc.
- National Housing Strategy (2017)
- 30-Point Plan for Housing Affordability in BC (2018)
- Legislative and Regulatory changes:
  - New legislation in British Columbia to support Residential Rental Tenure Zoning and require the completion of Housing Needs Reports
  - Strengthened provincial and municipal protections for renters

Related Metro Vancouver Plans



Regional Affordable Housing Strategy (2016)



Metro Vancouver Housing 10-Year Plan (2019)

Strategy 4.1 – Existing Policies

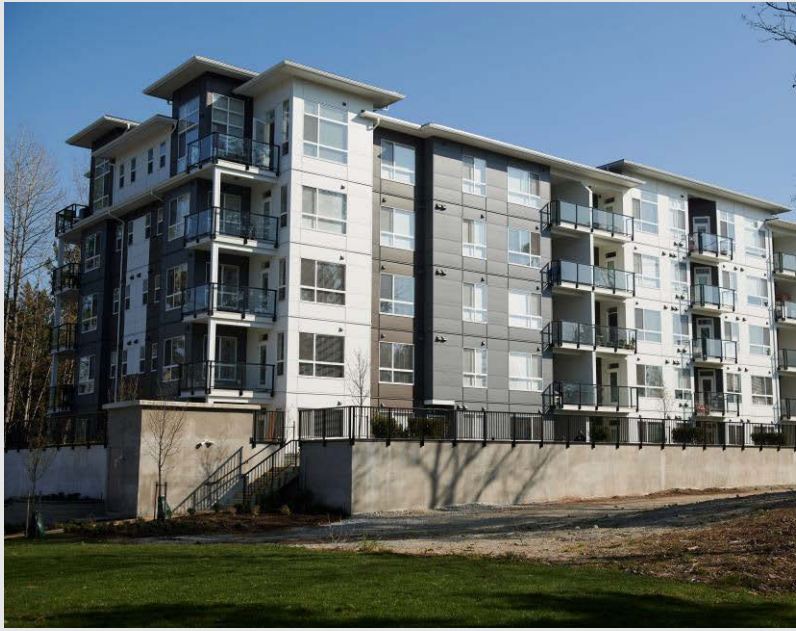
4.1 Provide diverse and affordable housing choices

- Requires that Metro Vancouver:
  - pursue the strategies and actions set out in the *Regional Affordable Housing Strategy* (*RAHS*)
  - maintain Housing Demand Estimates

- Requires municipalities to:
  - adopt Regional Context Statements that include policies or strategies that will work toward meeting future housing demand
  - prepare and implement Housing Action Plans

Engagement

- Input on Scope of Work and Discussion Paper
- Dialogue Series, Webinar, and online comment form;
- Presentation and discussion with Provincial ministries;
- RPAC Housing Subcommittee Workshop.



Recommendations

1) Create a standalone Housing goal area in *Metro 2050*
2) **Expand the regional growth strategy's role with regards to housing**
3) Introduce a regionally endorsed, shared definition of housing affordability or affordable housing
4) **Introduce more robust requirements for the adoption of Housing Action Plans**

Recommendations

5) **Add housing performance measures and indicators with improved data availability to promote regular monitoring**
6) Reference the *Metro Vancouver Housing 10-Year Plan*
7) Apply a Social Equity lens to the housing policy framework
8) Incorporate policy language to address the impacts of climate change and natural hazards

Recommendations

2) Expand the regional growth strategy's role with regards to housing

Benefits:

- Establish region-wide provisions to stimulate housing production;
- Better measure progress toward a broader goal statement;
- Support transit-oriented affordable housing;
- Integrate *Regional Affordable Housing Strategy* actions.

Recommendations

4) Introduce more robust requirements for the adoption of Housing Action Plans.

Benefits:

- Ensure that local housing policy decisions are based on the most recent housing needs, data and market conditions;
- Align with provincially-required Housing Needs Reports.

Recommendations

5) **Add housing performance measures and indicators with improved data availability to promote regular monitoring.**

Benefits:

- Improve monitoring and implementation of *Metro 2050*;
- Assist member jurisdictions in the implementation of their respective housing initiatives.

Thank you

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Transport Policy Review - Recommendations

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Mark Seinen

SENIOR PLANNER, REGIONAL PLANNING AND HOUSING SERVICES

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Engagement Feedback

- Integrate closely with *Transport 2050*
- Consider the impacts of climate change
- Certainty for rapid transit investments
- Deliver affordable rental housing in conjunction with transit investment
- Intensify industrial lands and strategically distribute employment

Transport Policy Review Recommendations

1. Increase development of affordable rental housing near transit

2. **Develop a regional parking strategy**

3. **Ensure that planned transportation investments support *Metro 2050***

Transport Policy Review Recommendations

4. **Ensure that planning processes in adjacent regional districts consider inter-regional impacts**

5. Increase opportunities for active transportation by accelerating infrastructure buildout

6. Manage air quality and noise impacts of transportation on adjacent residential land uses

2. Develop a regional parking strategy

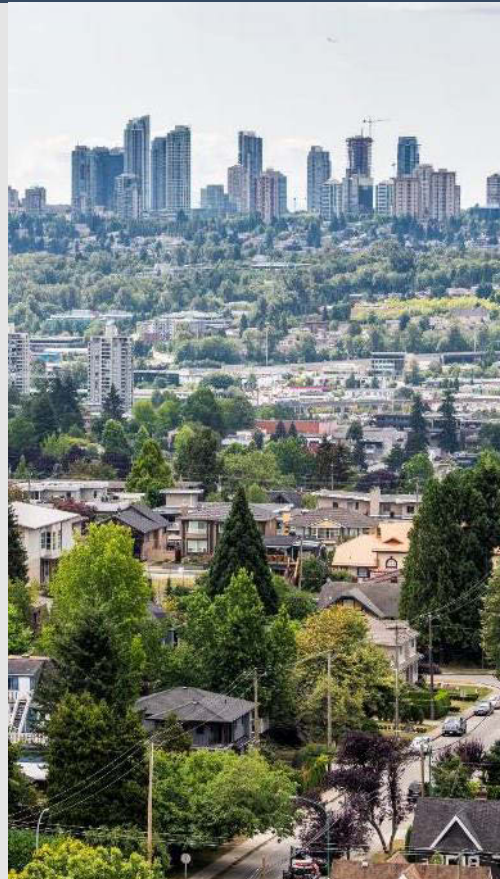
Policy responses:

- Develop a strategy to comprehensively address parking supply and demand
- Include guidance for different land uses or Urban Centre types
- Consider ways to harmonize policies and regulations

3. Ensure transportation investments support *Metro 2050*

Policy responses:

- Update the shortlist of priority transit corridors and align with *Transport 2050*
- Update the growth overlays that guide development around the transit network
- Align land uses with the goods movement network



4. Ensure planning considers inter-regional impacts

Policy responses:

- Collaborate with partners through transportation strategies underway in the Fraser Valley and Squamish-Lillooet Regional Districts
- Involve adjacent Regional Districts, First Nations, TransLink, the Province and others

Next Steps

1. Policy Review Scoping Report / Work Plan (completed)
2. Policy Review Analysis (completed)
3. **Policy Review Recommendations**
   - Regional Planning Committee
   - MVRD Board (November 27)
4. Drafting Policy Language for *Metro 2050* (early 2021)

Thank you

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Complete Communities Policy Review

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Alex B. Taylor

SENIOR PLANNER, REGIONAL PLANNING AND HOUSING SERVICES

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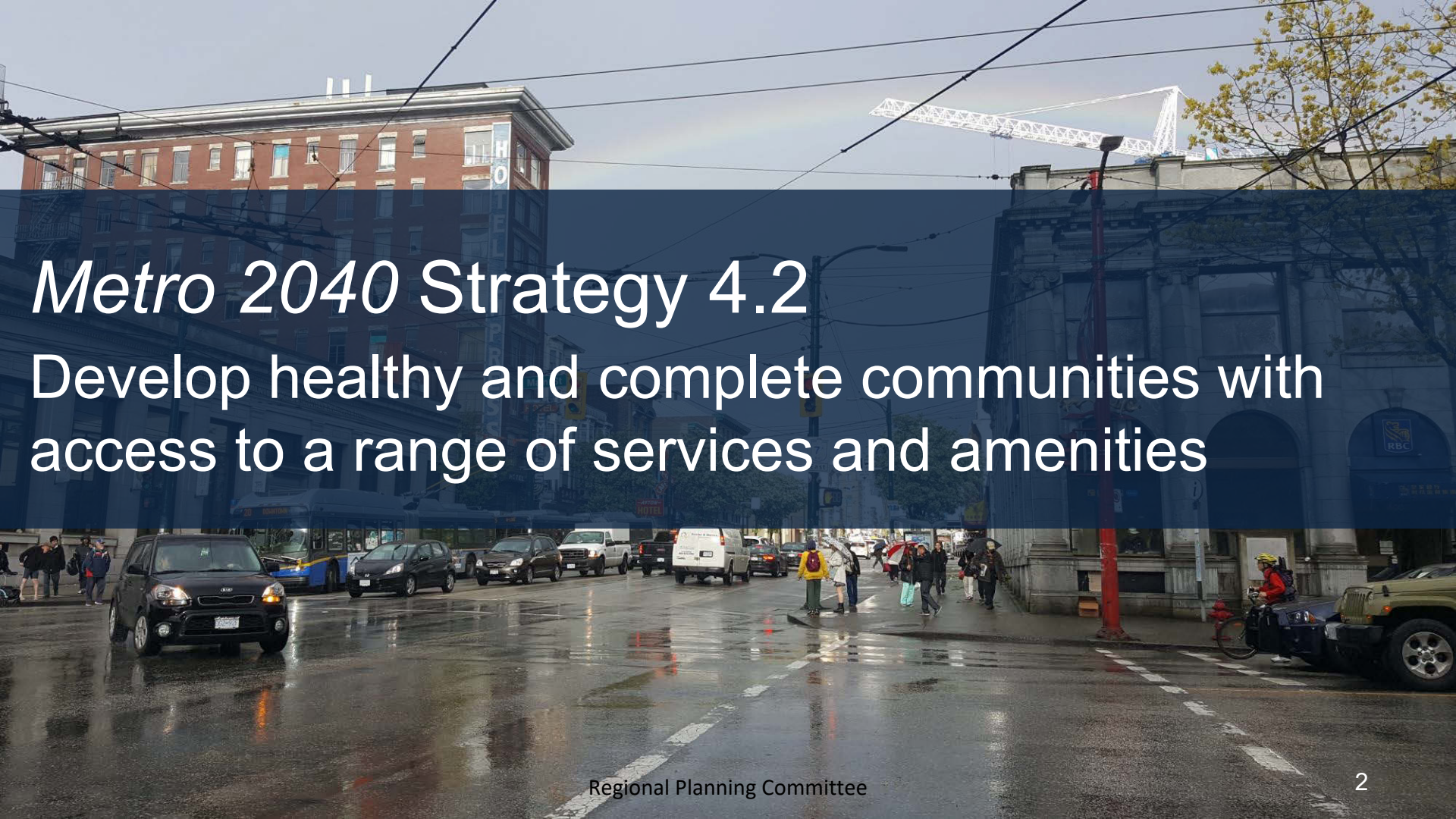


Metro 2040 Strategy 4.2

Develop healthy and complete communities with access to a range of services and amenities

Existing Topics

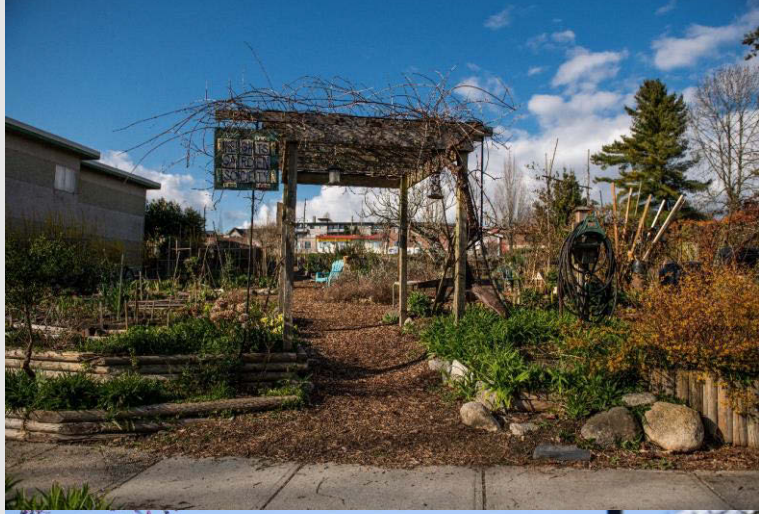
1. Culture
2. Food
3. Parks / Greenspace
4. Recreation
5. Air Quality
6. Noise
7. Health & the Built Environment
8. Community and Social Services
9. Schools / Education
10. Arts
11. Local Centres
12. Special Employment Areas
13. Public Spaces / Placemaking
14. Accessibility
15. Sociability / Neighbourliness / Connectedness

Metro Vancouver's Role

1. Regional strategies:
   - affordable housing, culture, food and parks and recreation
2. Technical advice:
   - air quality
3. Collaborate with health authorities to promote healthy living through land use policies

Emerging Trends

1. Social inequity
2. Aging population
3. Physical and mental health
    - how the built environment influences health (walkability, social connections, etc.)



Engagement

- Regional Planning Advisory Committee
- Social Issues Subcommittee
- Metro Vancouver staff
- Provincial Ministries

Recommendations

1. Update complete community definition
2. Reflect emerging priorities
3. Introduce new performance measures
4. Encourage health impact and social needs assessments
5. Encourage urban design to improve social connection and accessibility

Next Steps

- MVRD Board
- Consider input from other policy reviews, social equity, climate change and resiliency
- Draft *Metro 2050* policy language in early 2021

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Rural Policy Review - Recommendations

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Theresa Duynstee

SENIOR PLANNER, REGIONAL PLANNING AND HOUSING SERVICES

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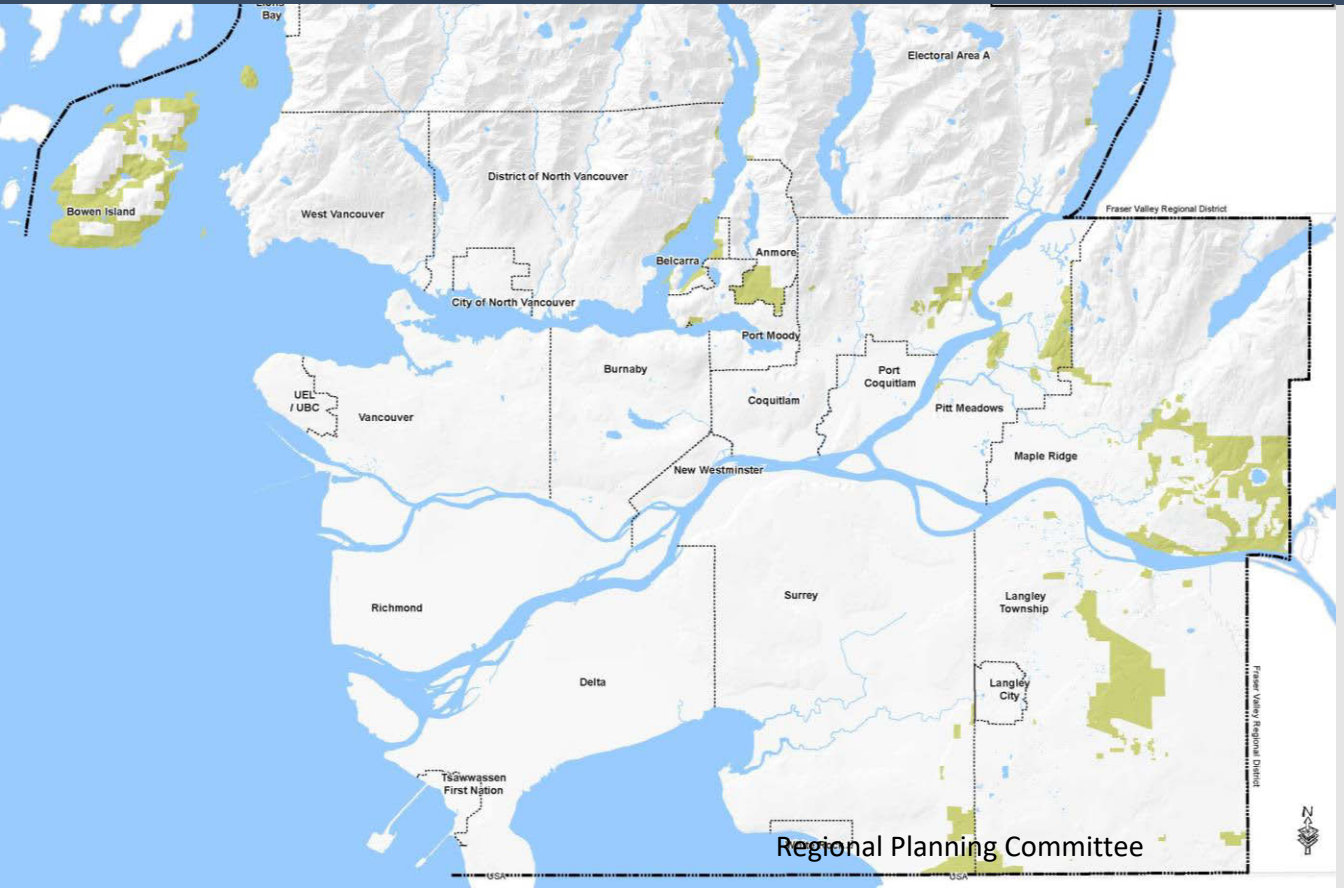
Rural Regional Land Use Designation



2.6% of Metro Vancouver (8,532 ha)

Location of Rural Areas

- **12 Municipalities have Rural areas**
- **90% of Rural areas are located in**
  - Maple Ridge
  - Langley Township
  - Pitt Meadows
  - Surrey
  - Anmore
  - Coquitlam

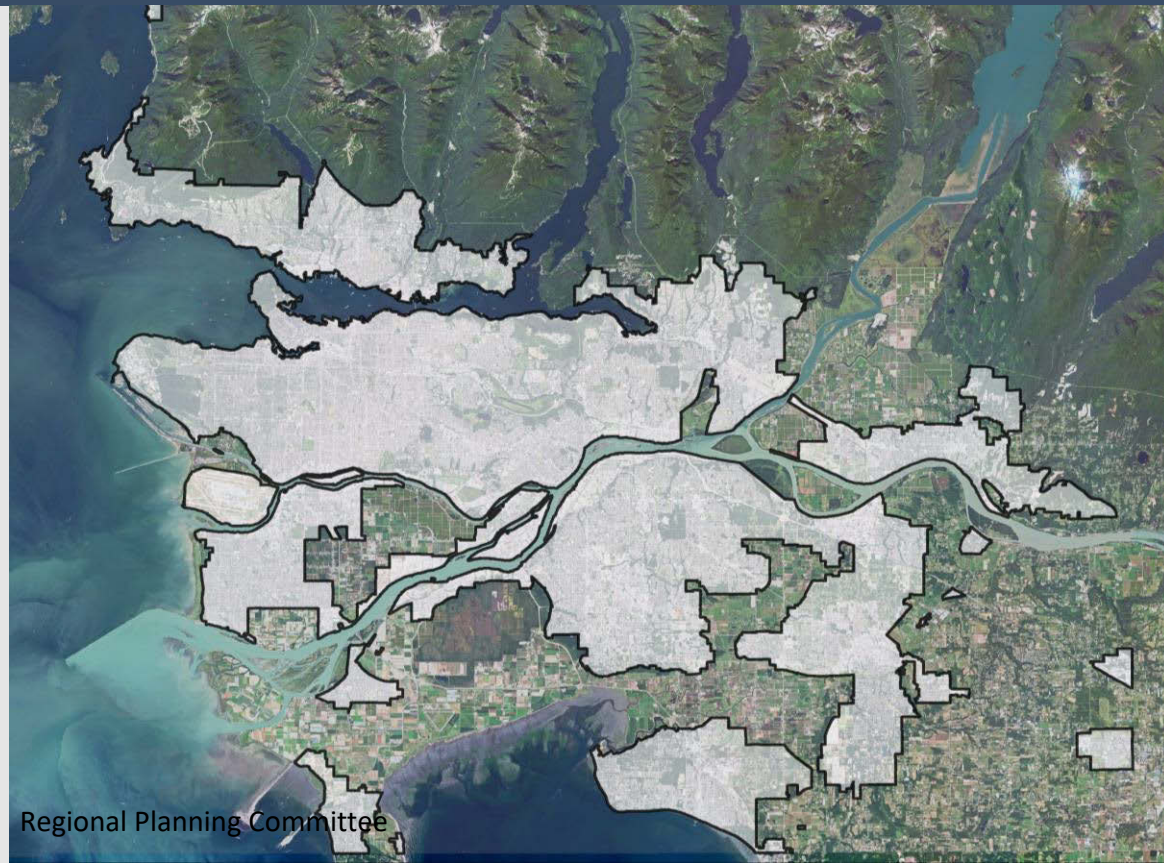
Municipalities with Rural Areas	Size (ha)	Percent of Municipality
Maple Ridge	3,204	11.2%
Langley Township	2,485	7.8%
Pitt Meadows	779	8.1%
Surrey	616	1.7%
Anmore	498	15.5%
Coquitlam	408	3.1%
Electoral Area A	226	0.2%
Belcarra	160	12.7%
North Van District	123	0.7%
Port Moody	33	1.0%
Delta	0.5	0.0%
Langley City	0.2	0.02%
TOTAL	**8,532**	**2.6%**

Rural Land Uses

- 69% Residential - Rural
- 10% Recreation, Open Space and Protected Natural Area
- 6.5% Road Rights-of-Way
- 5.9% Undeveloped/Unclassified
- 3.4% Industrial
- 3.2 % Agricultural
- 2.5% Other

Metro 2040 Rural Policies

- Urban Containment Boundary
- Limiting Sewerage Services
- Rural regional land use designation
- Strategy 1.3



Rural Areas are Outside the UCB

All Rural lands are located outside the Urban Containment Boundary, and therefore have limitations on regional sewerage services

Strategy 1.3 - Protect Rural areas from urban development

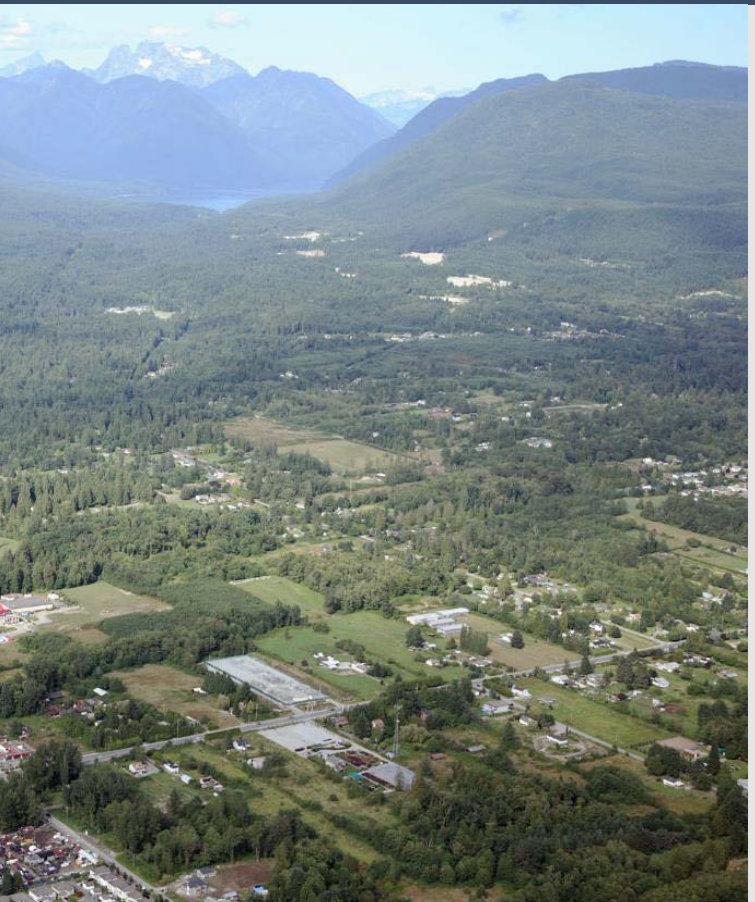
Municipalities are asked to:

- limit development to a scale, form, and density consistent with the intent with the Rural designation, that is compatible with on-site sewer servicing
- specify the allowable density and form
- support agricultural uses within the Agricultural Land Reserve

Challenge - What constitutes Rural use?

- Broad definition lacks clarity
- Lack of clarity regarding expectations for urban levels of services
- Can increase demand for utility, transit and other community services
- Puts the integrity of the UCB at risk

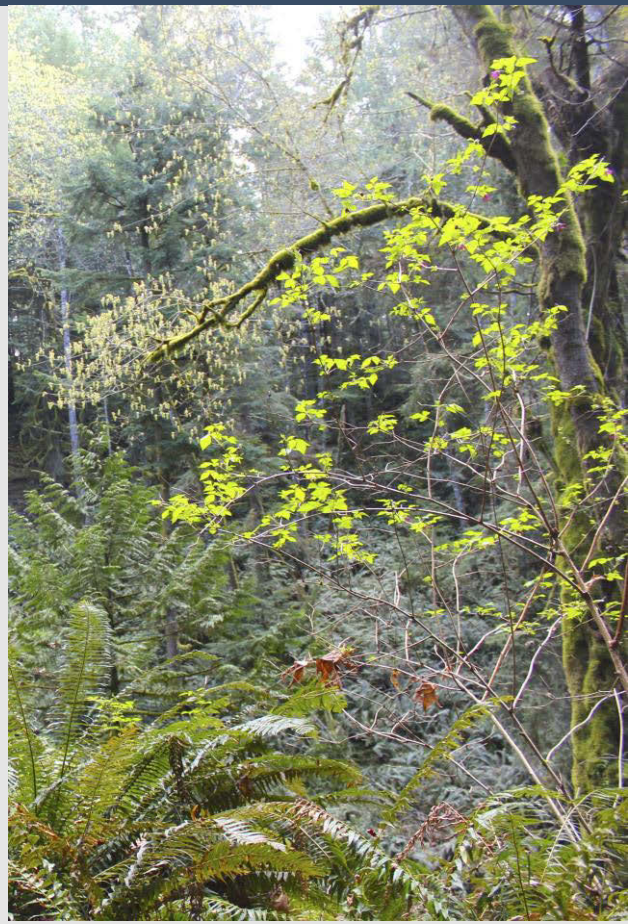
Engagement

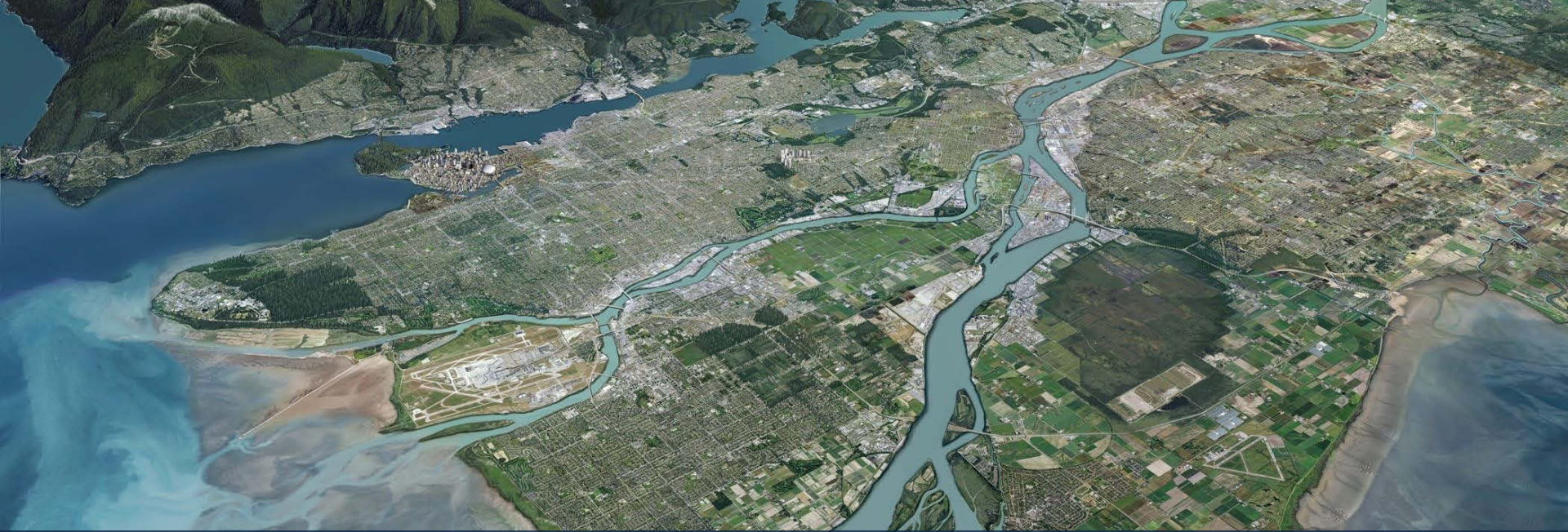


Regional Planning Advisory Committee members and associate members at meetings, online survey

Recommendations

1. **Improve the definition of the Rural regional land use designation to:**
   - Better support urban containment
   - Provide greater clarity on appropriate rural vs urban forms of development
2. **Consider actions to retain/protect the sensitive ecosystems in Rural areas**





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