

**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL PLANNING COMMITTEE**

**REGULAR MEETING**

**November 5, 2021**

**9:00 AM**

**28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia**

**A G E N D A<sup>1</sup>**

**1. ADOPTION OF THE AGENDA**

**1.1 November 5, 2021 Regular Meeting Agenda**

That the Regional Planning Committee adopt the agenda for its regular meeting scheduled for November 5, 2021, as circulated.

**2. ADOPTION OF THE MINUTES**

**2.1 October 8, 2021 Regular Meeting Minutes**

That the Regional Planning Committee adopt the minutes of its regular meeting held October 8, 2021, as circulated. *pg.3*

**3. DELEGATIONS**

**4. INVITED PRESENTATIONS**

**4.1 John Hughes, Partner, HEMMSON Consultants**

Subject: Study on Suburban Expansion Costs vs Infill

**5. REPORTS FROM COMMITTEE OR STAFF**

**5.1 Final Report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability**

That the MVRD Board send a letter to the Minister of Municipal Affairs, the Attorney General and Minister Responsible for Housing, and the Minister of Finance expressing support for the overall goals of the Final Report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability, and requesting that the Province engage with Metro Vancouver member jurisdictions, and other BC municipalities and regional districts, before advancing any of the policy issues and recommendations that have implications for local governments. *pg.14*

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<sup>1</sup> Note: Recommendation is shown under each item, where applicable.

- 5.2 Increasing Fines for the Illegal Removal of Trees** pg.36  
That the Regional Planning Committee receive for information the report dated October 18, 2021, titled "Increasing Fines for the Illegal Removal of Trees".
- 5.3 Metro Vancouver 2040: Shaping our Future - 2020 Annual Performance Monitoring Report** pg.60  
That the MVRD Board receive for information the report dated October 5, 2021, titled "Metro Vancouver 2040: Shaping our Future - 2020 Annual Performance Monitoring Report", and direct staff to forward a copy to the Province of BC's Ministry of Municipal Affairs, Local Government Division.
- 5.4 Metro Vancouver 2040: Shaping our Future - 2020 Procedural Report** pg.68  
That the MVRD Board receive for information the report dated October 5, 2021, titled "Metro Vancouver 2040: Shaping our Future - 2020 Procedural Report".
- 5.5 Metro Vancouver Growth Projections Methodology Report** pg.82  
That the MVRD Board receive for information the report dated October 7, 2021, titled, "Metro Vancouver Growth Projections, Methodology and Technical Report".
- 5.6 Manager's Report** pg.112  
That the Regional Planning Committee receive for information the report dated October 18, 2021, titled "Manager's Report".
- 6. INFORMATION ITEMS**
- 6.1 Mayor Committee report dated September 3, 2021, titled Zoning Bylaw Resource for Member Jurisdictions** pg.118
- 7. OTHER BUSINESS**
- 8. BUSINESS ARISING FROM DELEGATIONS**
- 9. RESOLUTION TO CLOSE MEETING**  
*Note: The Committee must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.*
- 10. ADJOURNMENT/CONCLUSION**  
That the Regional Planning Committee adjourn/conclude its regular meeting of November 5, 2021.

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Membership:

Coté, Jonathan (C) - New Westminster  
Froese, Jack (VC) - Langley Township  
Copeland, Dan - Delta  
Dueck, Judy - Maple Ridge  
Gamboli, Nora - West Vancouver

Guerra, Laurie - Surrey  
Hurley, Mike - Burnaby  
Kirby-Yung, Sarah - Vancouver  
McEwen, John - Anmore  
Muri, Lisa - North Vancouver District

Steves, Harold - Richmond  
Vagramov, Rob - Port Moody  
van den Broek, Val - Langley City  
West, Brad - Port Coquitlam

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**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL PLANNING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Regional Planning Committee held at 9:00 a.m. on Friday, October 8, 2021 in the 28<sup>th</sup> Floor Boardroom, 4730 Kingsway, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Chair, Mayor Jonathan Coté, New Westminster  
 Vice Chair, Mayor Jack Froese\*, Langley Township  
 Councillor Dan Copeland\*, Delta  
 Councillor Judy Dueck\*, Maple Ridge  
 Councillor Nora Gambioli\*, West Vancouver  
 Councillor Laurie Guerra\*, Surrey  
 Mayor Mike Hurley\*, Burnaby  
 Councillor Sarah Kirby-Yung\*, Vancouver  
 Mayor John McEwen\*, Anmore  
 Councillor Lisa Muri\*, North Vancouver District  
 Councillor Harold Steves\*, Richmond  
 Mayor Rob Vagramov\*, Port Moody  
 Mayor Val van den Broek\*, Langley City  
 Mayor Brad West\*, Port Coquitlam

**MEMBERS ABSENT:**

None.

**STAFF PRESENT:**

Heather McNell, General Manager, Regional Planning and Housing Services  
 Jerry W. Dobrovolny, Chief Administrative Officer  
 Amelia White, Legislative Services Supervisor, Board and Information Services

\*denotes electronic meeting participation as authorized by Section 3.6.2 of the *Procedure Bylaw*

## **1. ADOPTION OF THE AGENDA**

### **1.1 October 8, 2021 Regular Meeting Agenda**

#### **It was MOVED and SECONDED**

That the Regional Planning Committee:

- a) amend the agenda for its regular meeting scheduled for October 8, 2021 by:
  - I. adding Item 3.15 Late Delegation – Scott Wheatley;
  - II. varying the order of the agenda to consider:
    - i. Item 5.3 Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights following Item 4.1 Preet Heer, Manager, Community Planning, and Yonatan Yohannes, Manager, Utilities, City of Surrey;
    - ii. Item 5.4 Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – 228 175A Street following Item 4.2 Shawn Low, Manager, Area Planning and Development (South), City of Surrey;
    - iii. Item 5.5 Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site following Item 4.3 Christa Brown, Planner, City of Surrey; and
- b) adopt the agenda as amended.

**CARRIED**

## **2. ADOPTION OF THE MINUTES**

### **2.1 June 9, 2021 Regular Meeting Minutes**

#### **It was MOVED and SECONDED**

That the Regional Planning Committee adopt the minutes of its regular meeting held June 9, 2021, as circulated.

**CARRIED**

## **3. DELEGATIONS**

### **3.1 Anita Huberman, Chief Executive Officer, Surrey Board of Trade**

Anita Huberman, Chief Executive Officer, Surrey Board of Trade, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights outlining her support for the proposal due to the economic benefits, which would enrich the South Campbell Heights area.

Members were provided a presentation regarding the *Metro 2040* amendment for South Campbell Heights. Presentation material titled “Surrey Board of Trade Metro Vancouver Regional Planning Committee October 8, 2021” is retained with the October 8, 2021 Regional Planning Committee agenda.

**3.2 Dr. S.K. Stepney, Family Physician, Langley**

Dr. S.K. Stepney, Family Physician, Langley, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, outlining her opposition to the proposal and highlighting health and safety concerns, the impact to the aquifer and additional traffic congestion.

**3.3 Barry Smith**

Barry Smith spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, noting his opposition to this proposal due to impacts on species at risk in the area.

**3.4 David Riley, President, Little Campbell Watershed Society**

David Riley, President, Little Campbell Watershed Society, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, outlining his opposition to the proposal and expressing concerns about a lack of environment studies conducted by the City of Surrey.

**3.5 Deb Jack, President, Surrey Environmental Partners**

Deb Jack, President, Surrey Environmental Partners, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, outlining her opposition to the proposal and stating that there should be more parks in the region and no changes to the Urban Containment Boundary.

**3.6 Christy Juteau and David Anderson, A Rocha Centre Director**

Christy Juteau and David Anderson, A Rocha Centre Director, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, outlining their opposition to the proposal and stating that the City of Surrey has not conducted adequate environmental assessments and this proposal goes against the City of Surrey's Biodiversity plan.

Members were provided a presentation regarding the *Metro 2040* amendment for South Campbell Heights. Presentation material titled "Inspiring Hope Caring for Creation" is retained with the October 8, 2021 Regional Planning Committee agenda.

**3.7 Brent Tedford, Senior Development Manager, Isle of Mann Property Group**

Brent Tedford, Senior Development Manager, Isle of Mann Property Group, spoke to members regarding the proposed amendment at 228 175A Street in the City of Surrey, outlining his support for the proposal and noting that there is an aging population in the area, which would benefit from the addition of a care facility.

**3.8 Sofi Hindmarch, Wildlife Biologist**

Sofi Hindmarch, Wildlife Biologist, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, outlining her opposition to the

proposal and highlighting ecological concerns with the proposed change and the risk to wildlife living in the South Campbell Heights area.

Members were provided a presentation regarding the *Metro 2040* proposed amendment for South Campbell Heights. Presentation material titled “Ecological Concerns: Proposed Metro 2040 Amendment for South Campbell Heights” is retained with the October 8, 2021 Regional Planning Committee agenda.

**3.9 Sarah Rush, Chair, Friends of Hazelmere, Campbell Valley**

Sarah Rush, Chair, Friends of Hazelmere, Campbell Valley, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, outlining her opposition to the proposal and noting that the current Rural land use designation should not be altered as this land is not appropriate for industrial land.

Members were provided a presentation regarding the *Metro 2040* proposed amendment for South Campbell Heights. Presentation material titled “Comments in Opposition to the Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights” is retained with the October 8, 2021 Regional Planning Committee agenda.

**3.10 Myles Lamont, Principal Wildlife Biologist, TerraFauna Wildlife Consulting and Hancock Wildlife Foundation**

Myles Lamont, Principal Wildlife Biologist, TerraFauna Wildlife Consulting and Hancock Wildlife Foundation, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, outlining his opposition to the proposal, and noting that this area is not ideal for Mixed Employment lands and that there have not been any comprehensive water studies conducted to assess the impacts of significant land use change.

Members were provided a presentation regarding the *Metro 2040* proposed amendment for South Campbell Heights. Presentation material titled “Proposed Metro 2040 Amendment for South Campbell Heights: Environmental and Socioeconomic Impacts” is retained with the October 8, 2021 Regional Planning Committee agenda.

**3.11 Chris MacCauley, Senior President, Personal Real Estate Corporate**

Chris MacCauley, Senior President, Personal Real Estate Corporate, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, outlining his support for the proposal, and highlighting the significant need for industrial land in the region.

Members were provided a presentation regarding the *Metro 2040* proposed amendment for South Campbell Heights. Presentation material titled “Metro Vancouver Industrial Market Overview October 2021” is retained with the October 8, 2021 Regional Planning Committee agenda.

**3.12 Todd Yuen, President, Industrial Development, Beedie**

Todd Yuen, President, Industrial Development, Beedie, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, highlighting his support for the amendment and the critical need for additional industrial land in the region.

**3.13 Raj Hundal**

Raj Hundal spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, highlighting his support for the amendment as many landowners in the area support this proposal and that he believes the change would benefit the community.

Members were provided a presentation regarding the *Metro 2040* proposed amendment for South Campbell Heights. Presentation material titled “South Campbell Heights LAP” is retained with the October 8, 2021 Regional Planning Committee agenda.

**3.14 Tegan Smith, Principal, Channel Consulting**

Tegan Smith, Principal, Channel Consulting, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, highlighting her support for the proposal, that there is not enough industrial land in the region, and that this change would create new jobs. She also highlighted that in terms of the process, it is appropriate that more environmental studies be conducted in the upcoming planning phase.

**3.15 Scott Wheatley, Executive Director, Cloverdale District Chamber of Commerce**

Scott Wheatley, Executive Director, Cloverdale District Chamber of Commerce, spoke to members regarding the *Metro 2040* proposed amendment for South Campbell Heights, noting that he is in support of the proposal as the change would improve the traffic network.

**4. INVITED PRESENTATIONS**

**4.1 Preet Heer, Manager, Community Planning, and Yonatan Yohannes, Manager, Utilities, City of Surrey**

Preet Heer, Manager, Community Planning, City of Surrey and Yonatan Yohannes, Manager, Utilities, City of Surrey, provided members with a presentation on the *Metro 2040* proposed amendment for South Campbell Heights, highlighting the shortage of industrial land, the extension of the Urban Containment Boundary and the tools Surrey is using to address any environmental impact.

Presentation material titled “South Campbell Heights – Land Use Designation Amendment Request” is retained with the October 8, 2021 Regional Planning Committee agenda.

## **Agenda Order Varied**

The order of the agenda was varied to consider Item 5.3 at this point.

### **5.3 Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights**

Report dated September 20, 2021, from James Stiver, Division Manager, Growth Management and Transportation and Mark Seinen, Senior Planner, Regional Planning and Housing Services, providing the Regional Planning Committee with the opportunity to review and comment on the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for the South Campbell Heights area.

Members were provided a presentation on the amendments request for South Campbell Heights.

Discussion ensued regarding the need for increasing employment lands given the shortage in the region as well as the site's location in relation to the goods movement network and the existing Campbell Heights development. Committee members noted the Special Study Area overlay for the lands and the additional protection of land adjacent to the Little Campbell River.

Presentation material titled "Metro 2040 Amendment Request from City of Surrey: South Campbell Heights" is retained with the October 8, 2021 Regional Planning Committee agenda.

#### **Main Motion**

##### **It was MOVED and SECONDED**

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021"; and
- c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

Members requested that First Nations groups be consulted prior to the adoption of the proposed amendments.

#### **Amendment to the Main Motion**

##### **It was MOVED and SECONDED**

That the Regional Planning Committee amend the Main Motion, after subsection c), by adding:

- "d) direct staff to notify and seek comment from local First Nations on the proposed Metro 2040 amendment."



### **Question on the Amendment**

Question was then called on the Amendment to the Main Motion and it was

**CARRIED**

### **Question on the Main Motion as Amended**

Question was then called on the Main Motion as amended and it was

**CARRIED**

The Main Motion as amended now reads as follows:

*That the MVRD Board:*

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021";*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future; and*
- d) direct staff to notify and seek comment from local First Nations on the proposed Metro 2040 amendment.*

### **Agenda Order Resumed**

The order of the agenda resumed with Item 4.2 being before the Committee.

- 4.2 Shawn Low, Manager, Area Planning and Development (South), City of Surrey**  
No items presented.

### **Agenda Order Varied**

The order of the agenda was varied to consider Item 5.4 at this point.

- 5.4 Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – 228 175A Street**

Report dated September 27, 2021, from Mark Seinen, Senior Planner, Regional Planning and Housing Services, providing the Regional Planning Committee with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility.

### **It was MOVED and SECONDED**

*That the MVRD Board:*

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;*

- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021”; and
- c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

**CARRIED**

**Agenda Order Resumed**

The order of the agenda resumed with Item 4.3 being before the Committee.

**4.3 Christa Brown, Planner, City of Surrey**

No items presented.

**Agenda Order Varied**

The order of the agenda was varied to consider Item 5.5 at this point.

**5.5 Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site**

Report dated September 17, 2021, from Eric Aderneck, Senior Planner, Regional Planning and Housing Services, providing the Regional Planning Committee with the opportunity to consider the City of Surrey’s request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate the development of the new Cloverdale Hospital and Cancer Centre.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey’s requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated ‘Industrial’ to ‘Mixed Employment’;
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021”; and
- c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

**CARRIED**

**Agenda Order Resumed**

The order of the agenda resumed with Item 5.1 being before the Committee.

**5.1 2022 – 2026 Financial Plan Overview**

Dean Rear, General Manager, Financial Services/Chief Financial Officer provided a verbal update on the 2022-2026 Financial Plan, highlighting the projected operating and capital budgets.

Presentation material titled “2022-2026 Financial Plan Overview” is retained with the October 8, 2021 Regional Planning Committee agenda.

**It was MOVED and SECONDED**

That the Regional Planning Committee receive for information the October 8, 2021 verbal report from Jerry Dobrovolsky, Chief Administrative Officer and Dean Rear, General Manager, Financial Services/Chief Financial Officer regarding the “2022-2026 Financial Plan Overview”.

**CARRIED**

**5.2 2022 – 2026 Financial Plan – Regional Planning**

Report dated October 1, 2021, from Heather McNell, General Manager, Regional Planning and Housing Services, presenting the Regional Planning Committee with the 2022-2026 Financial Plan for consideration.

**It was MOVED and SECONDED**

That the Regional Planning Committee endorse the 2022 - 2026 Financial Plan for Regional Planning as presented in the report dated October 1, 2021, titled “2022 - 2026 Financial Plan – Regional Planning”, and forward it to the Metro Vancouver Board Budget Workshop on October 20, 2021 for consideration.

**CARRIED**

**5.6 Consideration of the City of Langley’s Amended Regional Context Statement**

Report dated September 21, 2021, from Mark Seinen, Senior Planner, Regional Planning and Housing Services, seeking the Regional Planning Committee’s approval to accept the City of Langley’s amended Regional Context Statement in accordance with Section 448 of the *Local Government Act*.

**It was MOVED and SECONDED**

That the MVRD Board accept the City of Langley’s amended Regional Context Statement as submitted to Metro Vancouver on July 30, 2021.

**CARRIED**

**5.7 Request for Sanitary Service Connection at 12745 Laity Street, Maple Ridge**

Report dated September 8, 2021, from James Stiver, Division Manager, Growth Management and Transportation, Regional Planning and Housing Services, seeking the Regional Planning Committee’s approval for extending the sanitary service connection to a new micro-brewery in the City of Maple Ridge, which is consistent with *Metro Vancouver 2040: Shaping our Future (Metro 2040)*.

**It was MOVED and SECONDED**

That the MVRD Board resolve that the extension of GVS&DD sewerage services to a new micro-brewery at 12745 Laity Street in the City of Maple Ridge is consistent with the provisions of *Metro Vancouver 2040: Shaping Our Future*.

**CARRIED**

**5.8 Request for Sanitary Service Connection at 12606 224 Street, Maple Ridge**

Report dated September 8, 2021, from James Stiver, Division Manager, Growth Management and Transportation, Regional Planning and Housing Services,

seeking the Regional Planning Committee's approval for extending the sanitary sewer service connection to an existing single-detached dwelling located at 12606 224 Street in the City of Maple Ridge, which is consistent with *Metro Vancouver 2040: Shaping our Future (Metro 2040)*.

**It was MOVED and SECONDED**

That the MVRD Board resolve that the extension of GVS&DD sewerage services to an existing single-detached dwelling at 12606 224 Street in the City of Maple Ridge is consistent with the provisions of *Metro Vancouver 2040: Shaping Our Future*.

**CARRIED**

**5.9 Metro 2050 Q2 / Q3 2021 Status Update**

Report dated September 29, 2021, from Erin Rennie, Senior Planner, Regional Planning and Housing Services, providing the Regional Planning Committee with an update and a summary of the technical and engagement work associated with *Metro 2050* undertaken between April 2021 and August 2021.

**It was MOVED and SECONDED**

That the MVRD Board receive for information the report dated September 29, 2021, titled "Metro 2050 Q2 / Q3 Status Update".

**CARRIED**

**5.10 Manager's Report**

Report dated September 21, 2021, from Heather McNell, General Manager, Regional Planning and Housing Services, providing the Regional Planning Committee with an update on the Committee 2021 Work Plan.

**It was MOVED and SECONDED**

That the Regional Planning Committee receive for information the report dated September 21, 2021, titled "Manager's Report".

**CARRIED**

**5. INFORMATION ITEMS**

No items presented.

**6. OTHER BUSINESS**

No items presented.

**7. BUSINESS ARISING FROM DELEGATIONS**

No items presented.

**8. RESOLUTION TO CLOSE MEETING**

No items presented.

9. **ADJOURNMENT/CONCLUSION**

**It was MOVED and SECONDED**

That the Regional Planning Committee conclude its regular meeting of October 8, 2021.

**CARRIED**

(Time: 12:11 p.m.)

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Amelia White,  
Legislative Services Supervisor

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Jonathan Coté, Chair

48303443 FINAL

To: Regional Planning Committee

From: James Stiver, Division Manager, Growth Management and Transportation and  
Jessica Hayes, Senior Planner, Regional Planning and Housing Services

Date: October 12, 2021 Meeting Date: November 5, 2021

Subject: **Final Report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability**

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### **RECOMMENDATION**

That the MVRD Board send a letter to the Minister of Municipal Affairs, the Attorney General and Minister Responsible for Housing, and the Minister of Finance expressing support for the overall goals of the Final Report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability, and requesting that the Province engage with Metro Vancouver member jurisdictions, and other BC municipalities and regional districts, before advancing any of the policy issues and recommendations that have implications for local governments.

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### **EXECUTIVE SUMMARY**

The Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability was established as a joint federal-provincial Panel in 2019 to examine rental and ownership housing supply and to develop actionable recommendations for the Governments of Canada and BC that would increase housing supply and affordability.

This report highlights the policy issues and potential implications of the recommendations made by the Panel, and provides an opportunity to communicate feedback to the Province and request continued engagement with local governments, given the critical role they play in facilitating the supply of affordable housing.

### **PURPOSE**

To inform the Regional Planning Committee and MVRD Board about the recommendations outlined in the Final Report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability, to identify potential implications for member jurisdictions, and to provide an opportunity to communicate feedback to the Province.

### **BACKGROUND**

In September 2019, the governments of Canada and British Columbia established the Expert Panel on the Future of Housing Supply and Affordability. The Panel's mandate was to examine all supply-side aspects of housing and develop actionable recommendations to create more housing and deepen affordability in British Columbia. Throughout 2020 and early 2021, the Panel consulted with a wide range of groups, including the public, academia, private and non-profit housing providers, property developers, public servants, and elected officials.

In April 2020, Metro Vancouver provided a written submission as part of its initial engagement period (Attachment 1). The Panel published an interim “What We Heard” report in August 2020, followed by the Final Report released on June 17, 2021.

This report summarizes the findings of the Final Report, which include five calls to action and 23 policy recommendations for all levels of government, identifies potential implications for local governments and linkages to Metro Vancouver’s ongoing projects, initiatives, and advocacy actions through its Regional Planning and Housing Services function, and provides an opportunity for the MVRD Board to provide comment on the Final Report to the Province.

## **POLICY ISSUES AND RECOMMENDATIONS**

In September 2019, the governments of Canada and British Columbia established the Expert Panel on the Future of Housing Supply and Affordability. The members of the Expert Panel included Joy McPhail (Chair of ICBC and Owner of OUTtv), Jill Atkey (CEO of BCNPHA), Jock Finlayson (Executive VP and Chief Policy Officer of Business Council of BC), Brian McCauley (President and CEO of Concert Properties), Sue Paish (CEO of Canada’s Digital Technology Supercluster), and Helmut Pastrick (CEO of Central 1 Credit Union).

The Panel’s final report, “Opening Doors: Unlocking Housing Supply for Affordability”, categorizes its recommendations into five thematic “calls to action”, further elaborated into 23 recommendations, as summarized in Attachment 2. The Panel was specifically tasked with making recommendations to the Federal Government and the Province, and therefore, most of the recommendations are targeted to senior levels of government.

However, many of the recommended actions have direct implications for local government policies, planning, and finances. The recommendations under each “call to action” that are most relevant to local governments and Metro Vancouver are discussed below. Where applicable, policy issues and recommendations that align with projects and initiatives of Metro Vancouver’s Regional Planning and Housing Services function have also been identified.

### **1. Creating a planning framework that proactively encourages housing**

This call to action includes seven recommendations targeted primarily at the Province, with direct implications for local government policies and planning:

- *Provincial:* Set statutory time limits for development approvals
- *Provincial:* Require that local governments use anticipated growth numbers outlined in Housing Needs Reports as binding minimum targets
- *Provincial:* Require that local governments update Official Community Plans (OCPs) every 5 years in tandem with Housing Needs Reports and update Zoning Bylaws accordingly (i.e. through pre-zoning)
- *Provincial and local governments:* Implement recommendations of the Development Approvals Process Review (DAPR) report (e.g. provincial review of public hearings process and alternatives, policy review of OCPs with respect to development approvals, consideration of tying development approvals to housing targets)

- *Provincial:* Require that provincial priorities (i.e. those outlined in BC's *30-Point Plan for Housing in BC*) be reflected in OCPs (e.g. minimum density requirements for market and non-market housing development near transit infrastructure)
- *Federal and provincial:* Make new infrastructure investments conditional on local OCPs, Zoning Bylaws, and policies allowing increased density and a mix of housing types. Federal funding for land-use modelling in major urban areas (\$60M over 10 years)
- *Provincial:* Development of a province-wide digital development permitting system

Changes to provincial legislation that set the framework for local planning processes would significantly affect Metro Vancouver member jurisdictions; therefore, engagement with local governments on any contemplated changes is essential to their success. Through *Metro 2050*, the draft update to the regional growth strategy, Metro Vancouver has proposed to advocate to the Federal Government and the Province for greater measures to support the coordination of growth, land use, and transportation planning at the regional scale through updates to legislation, regulations, partnerships, plans, agreements, and funding programs.

#### Housing Needs Reports

In April 2019, legislative requirements came into effect in BC requiring that local governments collect and analyze relevant data and present this analysis in Housing Needs Reports (HNRs) describing the current and anticipated housing needs of their respective jurisdiction every five years. The Panel recommended a stronger role for these provincially-required HNRs, and a stronger connection between municipal OCPs and the estimated need outlined in HNRs, including exploring the use of anticipated growth numbers from HNRs as binding minimum targets for local governments (Recommendations #2 and #3).

Proposed policy changes outlined in *Metro 2050* also emphasize the importance of HNRs and tie several of the regional growth strategy's housing policy outcomes to HNRs. The previously used Housing Demand Estimates have been removed from the draft regional growth strategy on the understanding that the onus should be placed on member jurisdictions' HNRs for the purpose of indicating how member jurisdictions will work towards meeting estimated future housing needs and demand. In addition, *Metro 2050* proposes a new policy action that requires that member jurisdictions review and / or update their housing strategies or actions plans every 5-10 years, in line with HNR updates, to ensure that local housing policy decisions are based on the most recent housing needs, data and market conditions. Given this additional work, should the Province consider advancing this requirement, it should be developed in collaboration with member jurisdictions, including the provision of supportive funding.

A further related recommendation from the Panel was to incorporate an "affordability adjustment" into future HNRs to account for past undersupply and market imbalances due to unaffordability in particular areas. The Panel proposes a methodology to calculate this adjustment and ensure that the measurement of local housing need not only takes into account projected household growth, but also considers the existing undersupply and affordability gap specific to the local housing market in question. Metro Vancouver has committed to assisting its member jurisdictions with the data and information collection required to complete their HNRs, and would be well-positioned to test the use



of this methodology in collaboration with local governments in the region when preparing future HNRs.

#### Land Use Modelling

The Panel recommended \$60 million in federal funding over 10 years to create a robust urban land use modelling system in major urban areas of Canada that would inform decision-making and ensure the timely delivery of benefits from joint infrastructure investments (Recommendation #6). Metro Vancouver is in a strong position to assist with any land use modelling efforts, given its mandate to develop and implement the regional growth strategy, which already requires the preparation and regular update of projections for population, housing, employment and land use to support regional and local planning. Through *Metro 2050*, growth projections are prepared at a regional and sub-regional scale that support local planning and guide land use and infrastructure planning initiatives among Metro Vancouver's utilities, member jurisdictions, TransLink and other regional agencies. Regional Planning also provides those projections at a municipal scale as a core service. In 2021 Regional Planning also received Sustainability Innovation Fund (SIF) funding to undertake a regional land use assessment project which will also provide a centralized regional resource for much of this land use data. However, a challenge associated with such a centralized approach would include how best to consider local context issues or restrictions (e.g. slopes, heritage covenants, environmental development permit areas, view corridors, etc.).

#### Development Processing Timelines

The Panel concluded that the timelines and complexities of the local government property development approvals processes are a challenge and barrier to providing affordable housing and recommends that improvements be made to proactively encourage new housing. While provincially-imposed processing time limits in Ontario and Alberta are cited as examples, it is noted that, in some cases, those systems have created significant implementation challenges for local governments. Any imposed timelines must be realistic and account for: the necessary steps in the approvals processes to engage the public and consider the technical aspects (i.e. required supporting studies / materials) and impacts of any proposed development; the limitations of council meeting timelines and schedules; workloads and staff resources available / costs; OCP and council priorities; defining what constitutes a "complete application" or sufficient information needed to consider a development proposal; the processing delays caused by applicants; and mechanisms and implications of enforcement of the timelines. Overly restrictive timelines would also have impacts on those parcels that may require additional scrutiny in an approvals process such as those that may have unique environmental concerns, within heritage districts, require design panel review, or other existing development permit area requirements.

#### Updating Zoning to Reflect Infrastructure Planning

The Panel recommended that the Province require all local governments to proactively update and orient zoning bylaws and infrastructure planning to reflect OCPs as widely and as rapidly as possible; the reliance on privately-initiated site-specific (spot) rezoning should be discouraged. Spot-rezonings are often used by local governments to tailor a parcel's zoning to specific needs of a development; if pre-zoning becomes a requirement, local governments will be limited in their ability to take advantage of good development proposals if it doesn't fit with the current zoning that may have been

introduced years prior, and have to rely on the variance or development permit processes. It is also noted that rezoning applications trigger public engagement requirements once specific development details are known (e.g. parking, landscaping, access, etc.); involvement of those members of the public who are directly impacted by land development projects would be limited or excluded if pre-zoning is widely introduced. Furthermore, infrastructure needs and other development related requirements such as road dedications, public amenities, site engineering issues, etc. that are associated with a particular development are not often known in advance of development applications being submitted.

## **2. Reforming fees on property development**

This call to action includes four recommendations targeted primarily at the Province, with direct implications for local government policies and planning:

- *Local governments:* Advance designation and prioritization of infrastructure needs and amenity preferences, and the associated share of costs to be generated through development charges (instead of negotiated through rezoning)
- *Provincial:* Phase out Community Amenity Contributions (CACs) and expand definition of Development Cost Charges (DCCs)
- *Provincial:* Conduct review of local government revenue sources and responsibilities and consider additional or enhanced funding sources that are more predictable and do not rely on rezoning / development process
- *Federal and provincial:* Create a municipal housing incentive program rewarding net new housing supply where it is needed

The recommendation to move away from negotiated zoning-based development fees such as CACs in favour of funding a wider list of infrastructure and amenities through DCCs would be a major shift in the way that local governments finance growth in their communities. Furthermore, there are many indirect “soft” costs of new development that impact local governments that are not infrastructure-related and not currently DCC-eligible (e.g. library, parks, recreation, fire, police, etc.).

If there is a focus on moving to the greater use of DCCs, then any future legislation will need to contemplate both local government hard and soft costs. In addition, research undertaken as part of Metro Vancouver’s *Transit-Oriented Affordable Housing Study* explains some of the benefits and challenges of the use of CACs to achieve affordable housing supply through rezoning, noting some of the ways that the tool could be improved, such as: greater transparency, advanced planning, and clearly defined priorities when communicating desired public benefits and affordable housing priorities. Along with local government impacts, expanding the scope of DCCs may constrain the ability of other agencies such as the *Greater Vancouver Sewerage & Drainage District*, *Greater Vancouver Water District* or TransLink to collect revenues that support regional services such as transit infrastructure, sewerage system expansion, and water infrastructure. Given the impact on local government finances, and the range of amenities funded by property development fees, reforming these fees or any local government revenue sources and spending responsibilities would require careful collaboration and consultation with regional districts and local governments.

### 3. Expanding the supply of community and affordable housing

This call to action includes five recommendations, targeted primarily at the Federal Government and the Province, that call for a return to Canada's historically high levels of community housing construction and federal funding commitments.

- *Federal and provincial:* Create an acquisition fund to enable non-profit housing organizations to acquire currently affordable housing properties. Exempt non-profit organizations from the provincial property transfer tax for affordable housing building acquisitions
- *Federal:* Make long-term funding commitments for community and affordable housing rather than short-term capital grants
- *Federal and provincial:* Provide more dedicated money to the community housing sector, increase contributions relative to loans under current National Housing Strategy (NHS) programs, and tie federal funding allocations to provinces to levels of core housing need.
- *Federal, provincial, local governments:* Undertake land assembly and provide long-term leases to private and non-profit developers of affordable housing
- *Federal:* Amend the *Income Tax Act* to enable charitable housing providers to undertake mixed-income housing developments

Specific recommendations such as the creation of an acquisition fund to enable non-profit housing organizations to acquire currently affordable housing properties (Recommendation #12) are consistent with previous advocacy and written input provided to the Panel by Metro Vancouver. Making long-term portfolio-based funding commitments for community and affordable housing rather than short-term capital grants (Recommendation #13) is an action that would facilitate the implementation of the *Metro Vancouver Housing 10-Year Plan*, and that aligns with proposed policies put forward in *Metro 2050*.

As the Panel's report states, several local governments in BC and in Metro Vancouver are already providing land at nominal cost and through long-term leases to private and non-profit developers of affordable housing as recommended by the Panel (Recommendation #15). To further expand this practice in this region, Metro Vancouver Housing (MVH) has initiated two Expressions of Interest for member lands on which to construct new affordable rental housing in partnership with member jurisdictions.

### 4. Improving coordination among and within all orders of government

This call to action includes four recommendations targeted at all levels of government, that are focused on expanding and improving federal housing programs and funding.

- *Federal:* Move forward with co-developing an urban, rural and northern housing strategy
- *Federal and provincial:* Expand funding and streamline application processes (e.g. expand debt ceilings for programs providing financing support to affordable housing developments, set funding limits based on proponent demand)
- *Federal and provincial:* Provide greater flexibility to align affordable housing program requirements with those of other program providers (i.e. CMHC and BC Housing)

- *Local governments*: Offer density bonuses to affordable housing developers that receive federal and provincial construction and redevelopment funding (e.g. to incent longer-term or deeper affordability criteria)

The Panel did not specifically identify Regional Districts or regional growth strategies as a tool to support greater housing supply and affordability through local government coordination and collaboration. The recommendation to provide greater flexibility in affordable housing funding programs (Recommendation #19) aligns with *Metro 2050's* proposed advocacy actions, and would facilitate the implementation of the *Metro Vancouver Housing 10-Year Plan*. The Panel suggests that local governments could offer density bonusing to affordable housing projects that are funded through federal and provincial programs to deepen affordability (Recommendation #20), which local governments may already be doing for below-market projects that meet specific criteria.

The Panel also recommended that to better address housing needs in Indigenous communities and support Indigenous-led housing initiatives, the Federal Government should move forward with co-developing an urban, rural and northern housing strategy, and sufficiently fund the three distinctions-based Indigenous housing strategies. There are other issues associated with development on First Nations lands that don't appear to have been considered by the Panel in particular, consideration of the supports for needed infrastructure and interconnectivity with surrounding communities, as well as engagement in shared planning interests for mutual benefit.

## **5. Ensuring more equitable treatment of renters and homeowners**

This call to action includes three recommendations targeted at the Federal Government and the Province that propose changes to provincial and federal tax policies and programs available to homeowners.

- *Federal and provincial*: Make changes to tax programs to ensure more equitable treatment of renters and homeowners (e.g. reviewing the impact of the capital gains tax exemption on principal residences, extending comparable fiscal support to other forms of wealth building)
- *Federal*: Provide tax savings measures to renters to help offset the favourable tax treatment of ownership (e.g. tax deductibility or tax credits for annual rent paid, renter's tax-free savings account (TFSA) contribution amount)
- *Provincial*: Phase out Home Owner Grant and redirect these savings to fund more social housing

Metro Vancouver studies have documented the challenges faced by renter households in accessing affordable housing, particularly in transit-oriented locations. For example, the *Transit-Oriented Affordable Housing Study* and *Housing and Transportation Cost Burden Study* found that renter households, on average, use transit at higher rates than owner households, and that renter and lower income families carry disproportionately high housing and transportation cost burdens. From a regional planning perspective, there is a compelling case for social and financial supports, targeted toward renter households, that enable renters to build wealth and minimize housing and transportation costs.

Metro Vancouver has also undertaken research to explore ways to make homeownership more attainable, including examining existing models and best practices for attainable and affordable homeownership programs that target entry-level home buyers, rather than relying on market-driven demand. Goal 4 of the draft *Metro 2050* encourages increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing.

## **NEXT STEPS**

Though primarily aimed at the Federal Government and the Province, many of the Panel's recommendations have implications for local governments. Metro Vancouver staff will have discussions with the Regional Planning Advisory Committee (RPAC) and the RPAC Housing Subcommittee to determine the viability and impacts of the Panel's policy recommendations, and identify any that might be suitable for further study or advocacy by Metro Vancouver on behalf of its member jurisdictions.

Given the key role that local governments play in supporting affordable housing, it is recommended that the MVRD Board send a letter to the Province expressing general support for the goals outlined in the Final Report, and the overall objective of increasing housing supply and affordability, and request that the Province consult with Metro Vancouver and its member jurisdictions prior to any of the policy recommendations pertaining to local government responsibilities being explored further.

## **ALTERNATIVES**

1. That the MVRD Board send a letter to the Minister of Municipal Affairs, the Attorney General and Minister Responsible for Housing, and the Minister of Finance expressing support for the overall goals of the report, and requesting that the Province engage with Metro Vancouver member jurisdictions, and other BC municipalities and regional districts, before advancing any of the policy issues and recommendations that have implications for local governments.
2. That the MVRD Board receive the report dated October 12, 2021, titled "Final Report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability" and provide alternate direction to staff.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications resulting from this report.

## **CONCLUSION**

This report summarizes the policy issues and recommendations outlined in the final report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability, a joint federal-provincial panel whose mandate was to examine all aspects of housing supply, and make actionable recommendations to the Federal Government and the Province to increase housing supply and affordability. This report provides staff commentary on the policy issues and recommendations outlined by the Panel, summarizes the Panel's recommendations, identifies potential implications for local governments, and highlights the policy issues that most closely align with Metro Vancouver's projects and initiatives, along with potential opportunities for further examination of these policy ideas in collaboration with member jurisdictions. Staff will convene discussions with RPAC and the

RPAC Housing Subcommittee to further evaluate the Panel's proposed policy ideas in terms of impacts on local planning practices and applicability in the Metro Vancouver region.

**Attachments** (48587805)

1. "Submission to the Expert Panel on the Future of Housing Supply and Affordability", dated April 2, 2020
2. Summary of Expert Panel Calls to Action and Recommendations

**References**

1. [Opening Doors: Unlocking housing supply for affordability – Final report of the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability](#)
2. [What We Heard – Interim report of the Canada/British Columbia Expert Panel on the Future of Housing Supply and Affordability](#)

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Office of the Commissioner/Chief Administrative Officer  
 Tel. 604 432-6210 Fax 604 451-6614

April 2, 2020

Expert Panel on the Future of Housing Supply and Affordability  
**VIA EMAIL: [experthousingpanel@gov.bc.ca](mailto:experthousingpanel@gov.bc.ca)**

Dear Sir or Madam:

**Submission to the Expert Panel on the Future of Housing Supply and Affordability**

Metro Vancouver is pleased to submit this written submission to the Expert Panel on the Future of Housing Supply and Affordability consultation process. The attached staff comments detail the impacts of limited housing diversity and affordability in the Metro Vancouver region, particularly rental housing, and suggest actions for the provincial and federal government to ensure that all residents have access to a suitable and secure place to call home.

Metro Vancouver is a partnership of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing through its non-profit housing corporation. As one of the region's largest affordable housing providers, Metro Vancouver Housing provides over 3,400 safe and affordable rental homes for more than 9,400 people on 49 sites. Our sites are diverse, mixed-income communities, primarily for families, seniors, and people with disabilities. Metro Vancouver Housing offers a range of homes, from SRO units to four-bedroom townhomes, at below-market rates and rates based on tenants' incomes.

As outlined in the *Board Strategic Plan (2019-2022)*, Metro Vancouver seeks to ensure complete and livable communities by encouraging and protecting affordable housing, particularly rental housing in transit-oriented locations. Through its Regional Planning and Housing Services functions, Metro Vancouver is implementing several plans and strategies to address regional housing objectives, including *Metro Vancouver 2040: Shaping Our Future (Metro 2040)*, the regional growth strategy, the *Regional Affordable Housing Strategy*, and the *Metro Vancouver Housing 10-Year Plan*.

To this end, Metro Vancouver, through its Regional Planning and Housing Services Department, is:

- Investing \$190 million in affordable housing over the next 10 years. This includes \$90 million in renewing and enhancing existing housing and another \$100 million to develop new affordable housing.
- Undertaking a comprehensive update to *Metro 2040* to prioritize climate change, social equity and housing action.
- Undertaking policy and best practices research to support affordable housing, for example, *What Works: Securing Affordable and Special Needs Housing through Housing Agreements*

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(2020), the *Transit-Oriented Affordable Housing Study* (2019), *Regional Parking Study* (2018), and *Housing and Transportation Cost Burden Study* (2015).

In the past several years, both provincial and federal governments have made significant historic investments and commitments to affordable housing. The release of housing strategies, funding programs, and new legislation have provided a major catalyst for new housing development, as well as innovative policies and tools to support affordable housing and lower-income households. To build on this success, Metro Vancouver recommends a number of actions at the provincial and federal levels to support the following goals:

1. Preserve and renew existing rental housing;
2. Redevelop existing rental housing, while protecting tenants;
3. Develop new rental housing; and,
4. Reduce demand on rental housing.

This letter and the attached comments present the views of Metro Vancouver staff and have not been reviewed or endorsed by the Metro Vancouver Board of Directors. Metro Vancouver appreciates the opportunity to provide comments to the Expert Panel on the Future of Housing Supply and Affordability and looks forward to responding to proposed provincial and federal housing supply and affordability actions in the future.

If you have any questions regarding these comments, please contact Laurel Cowan, Program Manager, Housing Planning and Policy, Regional Planning and Housing Services, by email at [Laurel.Cowan@metrovancover.org](mailto:Laurel.Cowan@metrovancover.org) or by phone at 604-451-6510.

Yours Sincerely,



Jerry W. Dobrovolny, P. Eng., MBA  
Commissioner/Chief Administrative Officer

JWD/HC/lc

Encl:

1. Comments dated April 1, 2020 titled "Metro Vancouver Submission to the Expert Panel on the Future of Housing Supply and Affordability" (Doc# 38203993)
2. Metro Vancouver Housing – Background (Doc# 38209344)
3. Metro 2050 – Background (Doc# 38215732)

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### Metro Vancouver Submission to the Expert Panel on the Future of Housing Supply and Affordability

Metro Vancouver staff highlight the following goals and recommendations to encourage housing supply and affordability within the region and beyond. Recommendations are focused primarily on various forms of rental housing, where increasing and preserving the supply can have the greatest impact on affordability, particularly for lower income households.

<b>1. Preserve and renew existing rental housing</b>		
<b>Goal</b>	<b>Recommendations</b>	<b>Impact</b>
Preserve and renew existing rental housing stock while maintaining affordability	<ul style="list-style-type: none"> <li>Continue and enhance provincial and federal funding programs to support property owners/operators to renew and repair existing rental housing</li> <li>Provide provincial policy guidance or establish a provincial program for acquisition of rental housing in need of major rehabilitation (e.g., where the existing property owner can no longer support regular maintenance or major repair)</li> <li>Explore ways to support the transition of existing private rental into non-profit or co-op ownership</li> </ul>	<p>New construction alone cannot keep up with the demand for rental units, and new housing units typically rent at a higher cost. Therefore, the renewal of existing rental housing is a significant opportunity for preventing the loss of affordable units. Currently, the ability of housing providers to fund major capital projects and maintenance without resultant rent increases is challenging.</p> <p>Furthermore, protection and preservation of existing housing prevents tenant displacement and maintains existing land use patterns.</p>
Preserve and renew existing rental housing stock while maintaining tenancies	<ul style="list-style-type: none"> <li>Require proof of permits as part of the Notice to End Tenancy for major renovations through the <i>Residential Tenancy Act (RTA)</i></li> <li>Continue to educate landlords and tenants on the types of renovations and upgrades that can be performed while maintaining tenancies, and tenants' rights under the <i>RTA</i> with respect to ending a tenancy for renovation or repair</li> </ul>	<p>Renovations or repairs must be very extensive and require the unit to be empty in order in order to end tenancies under the <i>RTA</i>, even so, if the tenant is willing to move out for the duration of the renovation, the tenancy should still be maintained. Ensuring that landlords and tenants understand that in most cases tenancies can continue during renovations or repairs is key to preventing tenant displacement, while renewing existing rental housing stock.</p>
Support non-profit housing providers with expiring Operating Agreements	<ul style="list-style-type: none"> <li>Work with non-profit and cooperative housing providers to secure long-term funding / ongoing operating subsidies to ensure preservation of non-profit and cooperative housing</li> </ul>	<p>The existing stock of non-profit and cooperative housing that were originally developed under provincial Operating Agreements are aging. Operators, especially those serving very low income households and/or vulnerable populations, need to be supported to ensure that they can continue to maintain and preserve the same level of safe and secure housing.</p>

Increase accessibility, sustainability, and safety of existing rental housing	<ul style="list-style-type: none"> <li>Align provincial and federal funding programs and requirements to support layered funding for major repair and renewal projects</li> <li>Enhance flexibility and balance accessibility and sustainability requirements to ensure financial viability, especially for non-market and cooperative housing that have limited income from rental revenues</li> </ul>	Existing rental housing (including private, non-market, and cooperative housing) is aging and in need of retrofits and upgrades to meet modern seismic standards, and energy codes, and to enhance accessibility, sustainability, and safety of housing. Funding programs exist to support property owners with renewal projects; however, some older buildings may not be able to meet program requirements (e.g., accessibility). Greater flexibility in meeting program objectives will lead to greater project viability for developers and operators.
<b>2. Redevelop existing rental housing while protecting tenants</b>		
Goal	Recommendations	Impact
Ensure tenant protection and support	<ul style="list-style-type: none"> <li>Continue to provide support to tenants and landlords through the Residential Tenancy Branch and relevant updates to the <i>Residential Tenancy Act (RTA)</i></li> <li>Track renovations/demovictions across BC, and share data with local governments</li> <li>Work with housing stakeholders to explore potential for shared swing spaces for temporary tenant relocation during redevelopment, particularly for lower income households and vulnerable populations</li> </ul>	In Metro Vancouver and other parts of BC, there is increasing pressure on tenants as a result of redevelopment, including renovation and demoviction. Support for tenants, landlords, and local governments through the Residential Tenancy Branch and supportive policy/legislation is key to ensuring that tenant protection is maintained.
Increase the supply of rental housing through redevelopment	<ul style="list-style-type: none"> <li>Continue and enhance funding and financing to support market and non-market rental redevelopment (e.g. low-interest loans, capital contributions, operating subsidies), paired with requirements for maintaining tenancies and affordability</li> <li>Explore the limited use of fixed-term leases by non-profit housing providers, to prevent units from remaining vacant during redevelopment, and support temporary tenant relocation</li> </ul>	While new rental housing is often less affordable than existing housing, increasing the overall supply helps to reduce pressure which supports overall affordability. Where existing rental buildings are in need of significant investment, and there is potential for additional density, there is an opportunity for redevelopment. Tenant protection (relocation and compensation) can help to ensure that existing tenants are supported throughout the process to find suitable and affordable homes.
<b>3. Develop new rental housing</b>		
Goal	Recommendations	Impact
Stimulate market rental housing supply	<ul style="list-style-type: none"> <li>Continue and enhance funding programs and incentives to encourage market rental development (e.g. GST exemption for affordable rental units, low interest loans to support new rental construction, etc.)</li> </ul>	Until recently, there has been very limited supply of new rental created since the early 1980s. This lack of new rental supply has created a backlog of demand which is further increased in areas where moderate income households are priced out of homeownership. This overall demand for rental housing results in low vacancy rates, particularly for affordable

	<ul style="list-style-type: none"> <li>• Provide guidance and best practice research on municipal incentives to support and encourage market rental development</li> <li>• Remove barriers of land and construction costs (e.g. ongoing incentives and grants for energy efficient building, support for expedited development approvals processes, increased labour availability)</li> </ul>	rental options. New purpose-built market rental supply can relieve pressure on the overall rental supply, and provide suitable and secure housing for those who cannot attain homeownership, but do not require affordable rental housing.
Stimulate non-market rental housing supply	<ul style="list-style-type: none"> <li>• Continue and enhance funding and financing programs for non-market housing (e.g. low-interest loans, capital contributions, operating subsidies, etc.)</li> <li>• Continue and enhance incentives to encourage non-market rental development (e.g. taxation policies, GST exemptions, etc.)</li> <li>• Encourage local governments to adopt Inclusionary Housing policies to secure affordable rental housing through new development</li> <li>• Remove barriers of land and construction costs (e.g. provision of surplus provincial / federal land for affordable housing, ongoing incentives and grants for energy efficient building, support for expedited development approvals processes, increased labour availability)</li> </ul>	Substantial funding commitments from provincial and federal levels of government is needed to expand the supply of non-market rental housing supply, and ensure that this type of housing can be built. Additional funding and incentives will ensure that units are available for low-income residents.
Target new rental housing starts to households with low to moderate incomes	<ul style="list-style-type: none"> <li>• Prioritize affordability criteria in funding programs to reduce the number of households in core housing need</li> </ul>	To meet the region's forecasted population growth, an estimated 5,400 new rental units are needed every year, with over 80% of these for very low to moderate income households. Nearly 60% of all rental households in Metro Vancouver have very low (<\$35,000/year) or low incomes (<\$60,000/year), making it difficult to find housing that is affordable for them.
Secure new affordable rental units for low income families, seniors and households with special housing needs	<ul style="list-style-type: none"> <li>• Increase support and incentives to build transitional / supportive / social housing</li> <li>• Encourage the use of housing agreements to secure affordable and special needs housing (Section 483 <i>Local Government Act</i>)</li> <li>• Continue to address key drivers of homelessness through programs that address poverty, mental health and addiction</li> </ul>	Waitlists for social housing in BC have almost doubled in the past 10 years and the Metro Vancouver region represents two-thirds of the provincial need with over 12,000 applicants. Increasing support for affordable and special needs housing is essential to support our most vulnerable residents.

Encourage gentle density / missing middle housing	<ul style="list-style-type: none"> <li>• Evaluate the impacts of the use of Residential Rental Tenure Zoning in BC, and develop best practice guidance for local governments</li> <li>• Continue to provide best practice research and policy guidance to support local governments to encourage gentle density</li> </ul>	Residential development has favoured single-detached homes and multi-family housing in high density forms, with very little ground oriented multi-family housing like duplexes, triplexes, and townhouses, termed the “missing middle”, gentle density adds critical supply to the housing stock, taking pressure off of other parts of the housing continuum.
Support transit-oriented affordable housing	<ul style="list-style-type: none"> <li>• Provide incentives to retain and expand the supply of rental housing in transit-oriented locations as new transportation corridors are developed</li> <li>• Explore Land Value Capture mechanisms as a means to generate funds to invest in new affordable rental housing</li> <li>• Support efforts to establish a revolving, low-interest loan fund to support Transit-Oriented Affordable Housing in the Metro Vancouver region</li> <li>• Encourage the use of housing agreements and Residential Rental Tenure Zoning in transit-oriented locations</li> </ul>	Conversations about affordability in the Metro Vancouver region must include both housing and transportation costs. The Metro Vancouver <a href="#">Transit-Oriented Affordable Housing Study</a> and <a href="#">Housing and Transportation Cost Burden Study</a> outline the high household burden many renters face when housing and transportation costs are considered together, and the positive impacts of co-locating affordable rental housing in good transit locations. There have been unintended consequences resulting from major new transit investments in urban areas (e.g. raising property values at station areas), therefore, it is important that there are the necessary financial supports to ensure there are opportunities to build affordable rental housing near frequent transit.
Promote partnerships and coordinate funding	<ul style="list-style-type: none"> <li>• Align provincial and federal funding programs and requirements to support layered funding</li> <li>• Work with municipalities to ensure alignment of municipal lease/housing agreements and provincial operating agreements</li> </ul>	Funding programs provide much needed support for the development of new rental housing, particularly for non-profits. Aligning provincial and federal program requirements, as well as municipal and provincial agreements, will help to streamline partnerships and support new housing projects to get on the ground faster.
Support expedited development approvals processes	<ul style="list-style-type: none"> <li>• Support local governments to improve the development approvals process through provincial opportunities identified by the 2019 Development Approvals Process Review, including training and best practices to optimize processes, provincial funding for local government digital permit systems, and establishment of standardized/provincial application timeframes</li> </ul>	Accelerating the construction of affordable housing through effective development approvals processes at the local level will have a significant impact on the private and non-profit development sector’s ability to introduce new supply.
Build community support / education	<ul style="list-style-type: none"> <li>• Provide tools and support to local governments to encourage community acceptance of non-market housing</li> <li>• Review public hearing requirements and consider alternative options for more meaningful, earlier public input and in different formats (e.g. online tools)</li> </ul>	As local governments and stakeholders strive to deliver more non-market housing in their communities, some are facing resistance from community members. Public education and tools to better engage with and respond to community resistance will promote the development of safe, secure and affordable housing for those most in need.

4. Reduce demand on rental housing		
Goal	Recommendations	Impact
Address the financialization of housing and reduce speculation	<ul style="list-style-type: none"> <li>Continue to explore measures to address foreign and domestic speculation</li> <li>Continue to address the impacts of short-term rentals on affordable housing supply</li> </ul>	Available data suggest that BC housing prices have been driven up by investor demand and speculation. While this has created wealth for existing homeowners, it has also placed the possibility of purchasing a home out of reach for many British Columbians. This in turn creates pressure on the rental stock and other forms of housing, increasing competition for an ever-smaller number of units for moderate to low-income individuals and families.
Consider the housing needs of a growing and changing population	<ul style="list-style-type: none"> <li>Monitor the impact of non-permanent resident and student demand on existing rental housing supply</li> <li>Encourage and support the creation of new student housing, particularly by universities and colleges who want to build affordable student housing</li> <li>Continue to monitor and explore the housing needs of an aging population and changing family structures (e.g. aging-in-place, intergenerational living, lock-off suites, laneway/coach houses)</li> </ul>	The Metro Vancouver region is expected to continue to grow by over 35,000 residents per year. Growth is being driven by various factors, and leading to various types of housing needs (i.e. family housing for immigrant families, and smaller and more accessible homes to support an aging population). Data indicates a substantial number of non-permanent residents are located in Metro Vancouver at various points in time during the calendar year and are not captured in the Census count. These can be non-permanent usual residents missed by the Census (undercount) or persons that do not have a usual residence in Metro Vancouver on Census day (i.e. students in dormitories during the academic term). This additional population may have significant implications for Metro Vancouver housing, transportation and other factors. Monitoring and responding to changing housing needs is key to ensuring that communities do not have a mismatch between their housing demand and available supply.
Explore options to move renters into ownership housing	<ul style="list-style-type: none"> <li>Encourage and incentivize affordable homeownership and rent-to-own projects</li> <li>Advocate for an increase in the total annual qualifying income (\$120,000) and total borrowing amount (\$480,000) to qualify for a shared-equity mortgage through the CMHC First-Time Home Buyer Incentive in Metro Vancouver and other urban regions with high home prices</li> </ul>	With high prices preventing many people from homeownership, the pressure on the rental market has grown. New households in the Metro Vancouver region are increasingly renting rather than owning, further driving the demand for rental housing. Moving those who are interested in homeownership along the housing spectrum can reduce some of the pressure on rental housing stock.



# Metro Vancouver Housing



METRO VANCOUVER HOUSING SITE

Metro Vancouver Housing provides safe and affordable mixed-income rental homes, primarily for families, seniors, and people with special housing needs.

A trusted non-profit housing provider since 1974, Metro Vancouver Housing partners with governments, community organizations, other non-profits, and tenants to support inclusive and engaged communities.

## Metro Vancouver Housing 10-Year Plan

The *Metro Vancouver Housing 10-Year Plan* provides a vision and framework to guide how Metro Vancouver Housing will *provide, preserve, and expand* affordable housing in the region.

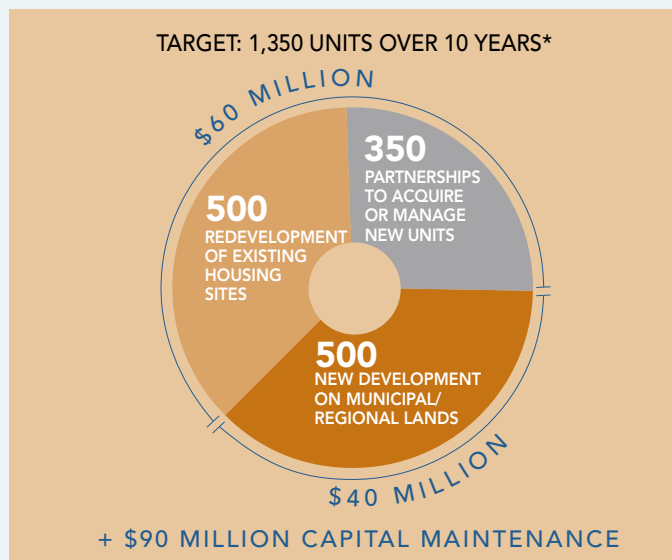
### Supporting Provincial and Federal Housing Programs

Metro Vancouver Housing targets strongly align with Provincial and Federal program requirements, including:

- Mixed-income affordability
- Financial sustainability
- Accessibility
- Energy reduction
- Greenhouse gas emission reduction
- Step Code

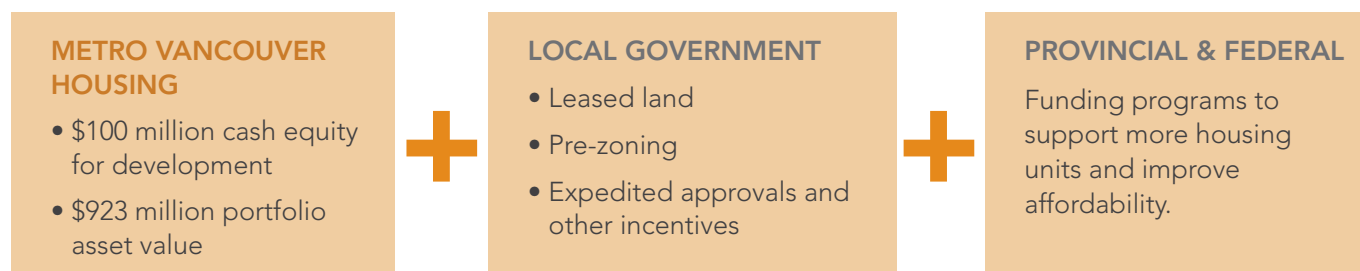
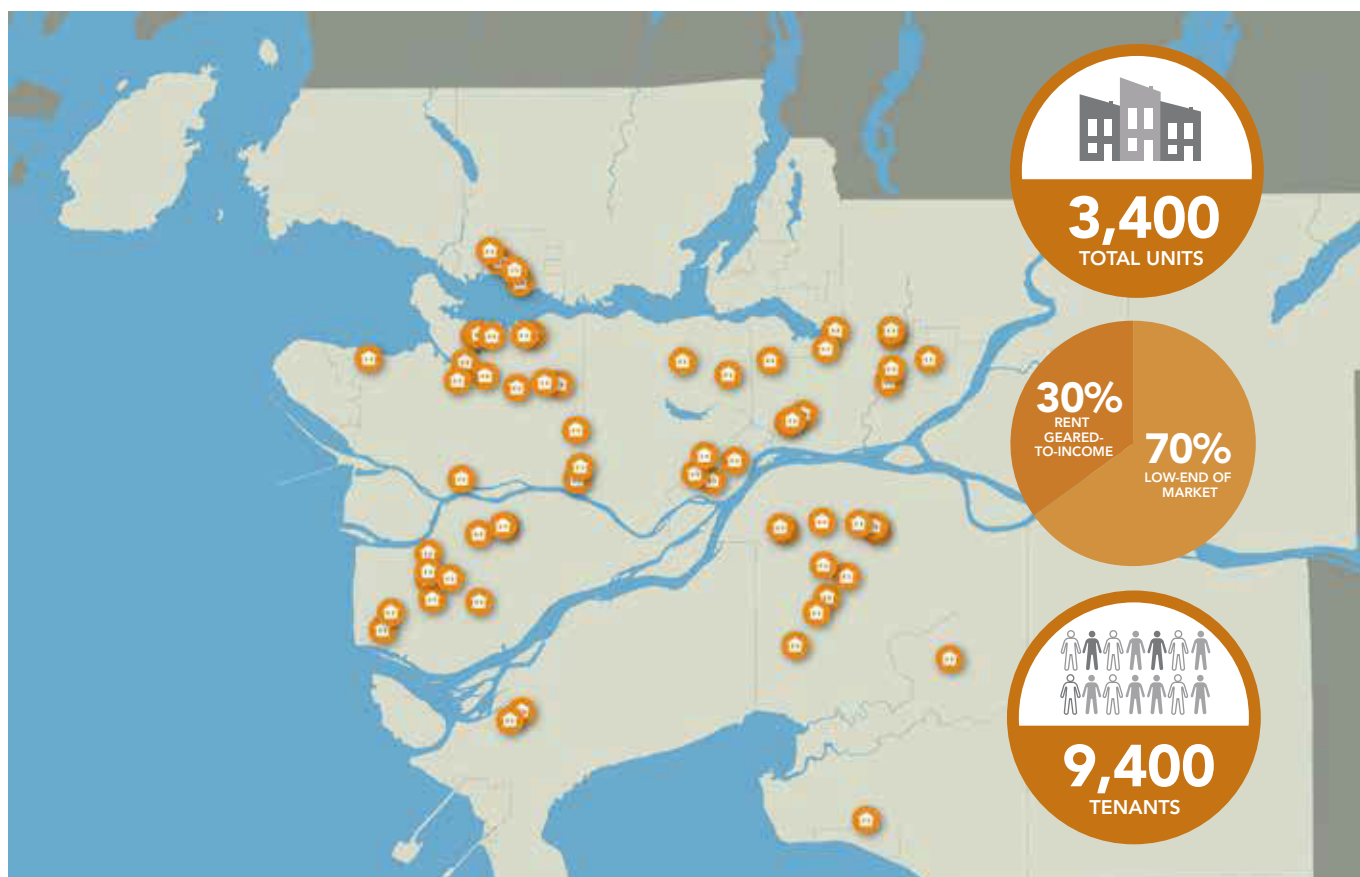
## Funding New Affordable Housing

To support the *10-Year Plan*, Metro Vancouver Housing intends to invest \$190 million over the next decade to renew and expand its stock of affordable rental housing across the region.



## Leveraging Investment

These targets outline what Metro Vancouver Housing aims to achieve through its funding sources and partnerships with local governments. Additional funding through BC Housing and CMHC could further leverage this investment and create even more affordable rental units across the region.



## Implementing the Plan

The *Metro Vancouver Housing 10-Year Plan* includes key goals and actions to support operations, maintenance, development and partnerships.

Current projects include:

- **Expanding annual tax requisition funding** to \$5 million per year to provide ongoing funding to support redevelopment of existing sites and new development on municipal lands.
- **Issuing an Expression of Interest for municipal leased lands** to support new Metro Vancouver Housing development across the region.
- **Creating a Redevelopment Plan** to assess and prioritize all existing Metro Vancouver Housing sites for renewal or redevelopment over time.
- **Investing \$90 million in capital maintenance** over the next 10 years including major rehabilitation projects and ongoing capital maintenance to extend the lifespan of existing buildings.
- **Undertaking redevelopment projects** and exploring new housing sites to increase the number of units in the portfolio (four projects underway).



# Metro 2050



Metro Vancouver welcomes about 35,000 people to the region each year, putting pressure on the region's already constrained land base, which is bordered on three sides by mountains, the ocean and the USA. Addressing this challenge requires innovative land use and transportation choices from Metro Vancouver and its member jurisdictions.

## How We Plan for Growth

A comprehensive growth management strategy is vital for protecting the region's environment and quality of life, especially in the face of challenges like population growth, aging infrastructure, rapid technological advancements and climate change.

Since the 1960s, the regional district has worked with its members to develop a series of long-range plans that set a shared vision and empower us to build toward it. These long-range plans are critical to ensuring that growth happens in a structured way that supports our common goals and values.

The current regional growth strategy, *Metro Vancouver 2040: Shaping our Future*, was adopted in 2011 by all member jurisdictions, adjacent regional districts, TransLink, and the Metro Vancouver Board. It has provided an effective

collective vision for how to manage growth anticipated to our region in a way that:

- **puts growth in the right places** (Urban Centres and along transit corridors),
- **protects important lands** (agricultural, industrial and conservation & recreation), and
- **supports the efficient provision of urban infrastructure** (utilities and transit).

*Metro 2040* also supports the provision of diverse and affordable housing, better mobility, complete communities, and a vibrant regional economy and has provided a set of effective tools such as an Urban Containment Boundary, an Urban Centre and Transit Corridor network, long range projections for population, housing and employment, parcel based land use designations, and Sewerage Extension Policies, to sustainably manage growth.





## Metro 2050

After close to ten years of implementation, Metro Vancouver is updating the regional growth strategy to extend its timeline to 2050, integrate with TransLink's update to the Regional Transportation Strategy, and to incorporate updated policies to better address issues such as climate change, social equity, the importance of linking affordable housing to transit, and protection of sensitive ecosystems. The update will be called *Metro 2050*, and is anticipated to be complete in mid 2022. Metro Vancouver anticipates having a draft circulated for comment by the end of Q1, 2021.

Metro Vancouver's engagement strategy for *Metro 2050* has four streams of engagement for: strategy signatories, regional stakeholders, First Nations and the public. In 2019, Metro Vancouver

partnered with TransLink on a survey of residents on their vision and values for the future of the region with over 31,000 responses, provided Council workshops to member jurisdictions, struck an Intergovernmental Advisory Committee, and has developed a project webpage with comment forms. In 2020, Metro Vancouver hosted a public dialogue series with speakers from member municipalities, TransLink and Metro Vancouver. More than 400 people attended, from students to seniors, industry representatives and NGOs. Much of the engagement is being undertaken through a series of 11 technical policy reviews focusing on policy areas such as housing, centres and corridors, industrial and employment lands, agriculture, and complete communities.

**SUMMARY OF EXPERT PANEL CALLS TO ACTION AND RECOMMENDATIONS**

Calls to Action	Recommendations
<b>1. Creating a planning framework that proactively encourages housing</b>	<ol style="list-style-type: none"> <li>1. <i>Provincial</i>: Set statutory time limits for development approvals</li> <li>2. <i>Provincial</i>: Require that local governments use anticipated growth numbers outlined in Housing Needs Reports as binding minimum targets</li> <li>3. <i>Provincial</i>: Require that local governments update Official Community Plans (OCPs) every 5 years in tandem with Housing Needs Reports and update Zoning Bylaws accordingly (i.e. through pre-zoning)</li> <li>4. <i>Provincial and local governments</i>: Implement recommendations of the Development Approvals Process Review (DAPR) report (e.g. provincial review of public hearings process and alternatives, policy review of OCPs with respect to development approvals, consideration of tying development approvals to housing targets)</li> <li>5. <i>Provincial</i>: Require that provincial priorities (i.e. those outlined in BC's 30-Point Plan for Housing in BC) be reflected in OCPs (e.g. minimum density requirements for market and non-market housing development near transit infrastructure)</li> <li>6. <i>Federal and provincial</i>: Make new infrastructure investments conditional on local OCPs, Zoning Bylaws, and policies allowing increased density and a mix of housing types. Federal funding for land-use modelling in major urban areas (\$60M over 10 years)</li> <li>7. <i>Provincial</i>: Development of a province-wide digital development permitting system</li> </ol>
<b>2. Reforming fees on property development</b>	<ol style="list-style-type: none"> <li>8. <i>Local governments</i>: Advance designation and prioritization of infrastructure needs and amenity preferences, and the associated share of costs to be generated through development charges (instead of negotiated through rezoning)</li> <li>9. <i>Provincial</i>: Phase out Community Amenity Contributions (CACs) and expand definition of Development Cost Charges (DCCs)</li> <li>10. <i>Provincial</i>: Conduct review of local government revenue sources and responsibilities and consider additional or enhanced funding sources that are more predictable and do not rely on rezoning / development process</li> <li>11. <i>Federal and provincial</i>: Create a municipal housing incentive program rewarding net new housing supply where it is needed</li> </ol>

<b>3. Expanding the supply of community and affordable housing</b>	<p>12. <i>Federal and provincial</i>: Create an acquisition fund to enable non-profit housing organizations to acquire currently affordable housing properties. Exempt non-profit organizations from the provincial property transfer tax for affordable housing building acquisitions</p> <p>13. <i>Federal</i>: Make long-term funding commitments for community and affordable housing rather than short-term capital grants</p> <p>14. <i>Federal and provincial</i>: Provide more dedicated money to the community housing sector, increase contributions relative to loans under current National Housing Strategy (NHS) programs, and tie federal funding allocations to provinces to levels of core housing need.</p> <p>15. <i>Federal, provincial, local governments</i>: Undertake land assembly and provide long-term leases to private and non-profit developers of affordable housing</p> <p>16. <i>Federal</i>: Amend the <i>Income Tax Act</i> to enable charitable housing providers to undertake mixed-income housing developments</p>
<b>4. Improving coordination among and within all orders of government</b>	<p>17. <i>Federal</i>: Move forward with co-developing an urban, rural and northern housing strategy</p> <p>18. <i>Federal and provincial</i>: Expand funding and streamline application processes (e.g. expand debt ceilings for programs providing financing support to affordable housing developments, set funding limits based on proponent demand)</p> <p>19. <i>Federal and provincial</i>: Provide greater flexibility to align affordable housing program requirements with those of other program providers (i.e. CMHC and BC Housing)</p> <p>20. <i>Local governments</i>: Offer density bonuses to affordable housing developers that receive federal and provincial construction and redevelopment funding (e.g. to incent longer-term or deeper affordability criteria)</p>
<b>5. Ensuring more equitable treatment of renters and homeowners</b>	<p>21. <i>Federal and provincial</i>: Make changes to tax programs to ensure more equitable treatment of renters and homeowners (e.g. reviewing the impact of the capital gains tax exemption on principal residences, extending comparable fiscal support to other forms of wealth building)</p> <p>22. <i>Federal</i>: Provide tax savings measures to renters to help offset the favourable tax treatment of ownership (e.g. tax deductibility or tax credits for annual rent paid, renter's tax-free savings account (TFSA) contribution amount)</p> <p>23. <i>Provincial</i>: Phase out Home Owner Grant and redirect these savings to fund more social housing</p>

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To: Regional Planning Committee

From: Marcin Pachcinski, Division Manager, Electoral Area and Environment and  
Edward Nichol, Regional Planner, Regional Planning and Housing Services

Date: October 18, 2021 Meeting Date: November 5, 2021

Subject: **Increasing Fines for the Illegal Removal of Trees**

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### RECOMMENDATION

That the Regional Planning Committee receive for information the report dated October 18, 2021, titled "Increasing Fines for the Illegal Removal of Trees".

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### EXECUTIVE SUMMARY

At its June 2021 meeting, the Regional Planning Committee directed staff to provide clarity on a recommendation that was passed at a previous Union of British Columbia Municipalities (UBCM) convention, which sought to give municipalities the authority to increase fines for the illegal removal of trees within their jurisdiction, and to report back to the Regional Planning Committee with recommendations regarding further advocacy to the Province.

This report provides background information on the legislation related to ticketing for bylaw offences, the District of West Vancouver's 2016 UBCM notice of motion to increase the maximum fine amount from \$1000 to \$5000, and the Province's response advising that the \$1000 fine amount is intended for relatively minor infractions and that local governments may set larger fines (up to \$10,000) for major infractions prosecuted under the *Offence Act*. An excerpt of regulatory options available to local governments from the recently completed Metro Vancouver Tree Regulations Toolkit is also provided. Given these options and recognizing that each local government determines which tools are best suited for enforcement of their bylaws, this report is provided as information to the Regional Planning Committee.

### PURPOSE

To provide information to the Regional Planning Committee related to a recommendation that was passed at a previous UBCM convention, which sought the authority for municipalities to increase fines for the illegal removal of trees within their jurisdiction, and to report back with recommendations regarding further advocacy to the Province.

### BACKGROUND

At its June 9, 2021 meeting, the Regional Planning Committee discussed a prior UBCM resolution seeking the ability for municipalities to increase fines for the illegal removal of trees.

The following request of staff was put forward (Reference 1):

*Staff were requested to provide clarity on a recommendation that was passed at a previous UBCM convention seeking the authority for municipalities to increase fines for*

*the illegal removal of trees, within their jurisdiction, and report back to the Regional Planning Committee with recommendations regarding further advocacy to the Province.*

Accordingly, this report provides relevant background information and recommendations for the Committee's consideration.

### **Legislation Related to Ticketing for Bylaw Offences**

As noted in the District of West Vancouver's 2016 motion, Section 265 of the *Community Charter* permits penalties in relation to tickets for bylaw offences to be established by bylaw with a fine not greater than the amount prescribed by regulation. Section 2 of the *Community Charter* Bylaw Enforcement Ticket Regulation 425/2003 prescribes that the maximum amount of a fine under section 265 of the *Community Charter* is \$1000.

The Ministry of Community, Sport and Cultural Development, Local Government Department, notes that "The Municipal Ticket Information (MTI or municipal ticketing) was introduced in 1989 to simplify the prosecution of minor local government bylaw matters. Prior to the *Community Charter* Bylaw Enforcement Ticket Regulation 425/2003, the applicable regulation was the Municipal Bylaw Enforcement Ticket Regulation 352/89; the *Municipal Act* at that time permitted a fine not greater than \$500 for ticket offences.

### **District of West Vancouver Notice of Motion Regarding Increasing Maximum Fine Amount**

In 2016, the District of West Vancouver put forward the following motion (Attachment 1):

*WHEREAS the Community Charter Bylaw Enforcement Ticket Regulation 425/2003 (8.C. Reg.425/2003) in section 2 - Maximum fine amount, limits the maximum fine amount in relation to tickets for bylaw offences to \$1000;*

*AND WHEREAS \$1000 is grossly inconsistent with inflation rates since 2003 and current property values, many serious bylaw offences are enforced by municipal tickets, and municipalities should have the ability to decide the maximum fine limits for tickets for bylaw offences within their jurisdictions:*

*THEREFORE BE IT RESOLVED that the UBCM request the provincial government to amend Community Charter Bylaw Enforcement Ticket Regulation 425/2003 to increase the maximum fine amount to \$5000 in relation to tickets for bylaw offences.*

This motion was moved and seconded, and following discussion, an additional motion was moved and seconded (Attachment 2):

*THAT Mayor Smith, on behalf of Council, write a letter to Minister Fassbender asking for the right to set our own fine amounts within the District of West Vancouver.*

This report focuses on the UBCM portion of the District of West Vancouver's motion.

### **Provincial Response to the Resolutions of the 2016 UBCM Convention**

In response to the District's UBCM motion, the Ministry of Community, Sport and Cultural Development provided the following response (Reference 2):

*The maximum \$1,000 fine set under the Community Charter Bylaw Enforcement Ticket Regulation (BC Reg 425/2003) is intended for relatively minor local government bylaw infractions. In accordance with sections 260 and 263 of the Community Charter, local governments may set larger fines (up to \$10,000) for major infractions prosecuted under the Offence Act. Due to the serious nature of such infractions, the process under the Offence Act is far more formalized than the process for minor ticketing infractions under the Community Charter Bylaw Enforcement Ticket Regulation.*

*The Ministry of Community, Sport and Cultural Development will continue to monitor the work of the Ministry of Justice in their analysis of increasing the maximum allowable penalty for bylaw notice enforcement (refer to B84), and will then revisit this request once the Ministry of Justice has made a decision.*

Metro Vancouver staff have not been able to locate any analysis or decisions made by the Ministry of Justice on increasing the maximum allowable penalty for bylaw notice enforcement.

#### **Current Penalty Options to Deter Bylaw Infractions in Metro Vancouver**

Metro Vancouver recently completed a Tree Regulations Toolkit (Reference 2), which provides guidance on selecting and using regulatory tools to help preserve trees and increase tree canopy cover. The Toolkit is a resource for member jurisdiction staff, decision makers, and practitioners. The toolkit identifies various penalty options to deter bylaw infractions in Metro Vancouver, namely:

- *Long form prosecution:* Tree bylaws should enable municipalities to make use of the Offence Act and fines to penalize bylaw infractions. Municipalities can enforce their tree bylaws with the long form information process under the provincial Offence Act. The Act provides municipalities with the ability to enforce penalties up to \$50,000 if they do not have established penalties (as described under municipal ticketing) or for enforcing major bylaw contraventions.
- *Municipal ticketing:* Municipalities can set up fines for tree bylaw infractions for specific minor to medium contraventions. The Municipal Ticket Information system enables municipalities to enforce and prosecute contraventions to tree bylaws through infractions listed in a Municipal Ticketing Bylaw. Penalties cannot exceed \$1,000 but multiple fines can be issued for damaging a single tree if multiple infractions apply. Tickets that are disputed go to provincial court. The Bylaw Notice Adjudication System enables municipalities to establish an administrative system as an alternative to the provincial court for resolving minor local government bylaw contraventions. Local governments may join together to administer a bylaw notice system jointly to cover a broader geographic area more cost-effectively. Penalties cannot exceed \$500.

Additional penalty options for local governments to consider include stop work orders, securities transfers, requiring replacement trees, and pursuing civil action for the recovery of damages.

#### **ALTERNATIVES**

As this is an information report, no alternatives are provided.



## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with Alternatives 1 or 2, as set out in this report.

## **CONCLUSION**

Per direction from the Regional Planning Committee, staff have provided background information regarding the District of West Vancouver's UBCM resolution in 2016 asking the Province to increase the maximum fine amount for bylaw offence tickets, which currently stands at \$1000. As noted by the Province's response and in the Metro Vancouver tree regulations toolkit, local governments have several penalty options available to address the illegal removal of trees. Given these options and recognizing that each local government determines which tools are best suited for enforcement of their bylaws, this report is provided as information to Regional Planning Committee.

## **Attachments** (48105440)

1. "Notice of Motion regarding Increasing Maximum Fine Amount", dated May 10, 2016
2. "The Corporation of the District of West Vancouver Regular Council Meeting Minutes Municipal Hall Council Chamber Monday June 6, 2016", dated June 6, 2016
3. Provincial Response to the Resolutions of the 2016 Union of British Columbia Municipalities Convention, 2017

## **References**

1. [Minutes of the Regular Meeting of the MVRD Regional Planning Committee held on Wednesday, June 9, 2021](#)
2. [Metro Vancouver Tree Regulations Toolkit](#)

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## MEMORANDUM

~~16.5~~

Date: May 10, 2016

File: 0120-06

To: Council

7.

From: Councillor Nora Gambioli

Re: Notice of Motion regarding Increasing Maximum Fine Amount

Pursuant to the Council Procedure Bylaw, notice of the following motion regarding "Increasing Maximum Fine Amount" will be given at the May 16, 2016 regular Council meeting. At the June 6, 2016 regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion will be held.

Take notice that at the June 6, 2016 regular Council meeting, Councillor Gambioli, with a seconder, will Move:

WHEREAS the *Community Charter* Bylaw Enforcement Ticket Regulation 425/2003 (B.C. Reg. 425/2003) in section 2 – Maximum fine amount, limits the maximum fine amount in relation to tickets for bylaw offences to \$1000;

AND WHEREAS \$1000 is grossly inconsistent with inflation rates since 2003 and current property values, many serious bylaw offences are enforced by municipal tickets, and municipalities should have the ability to decide the maximum fine limits for tickets for bylaw offences within their jurisdictions:

THEREFORE BE IT RESOLVED that the UBCM request the provincial government to amend *Community Charter* Bylaw Enforcement Ticket Regulation 425/2003 to increase the maximum fine amount to \$5000 in relation to tickets for bylaw offences.

MOVER: Councillor Nora Gambioli

SECONDER: Councillor Bill Soprovich

Information Supporting the Notice of Motion

Many serious bylaw offences are enforced by municipal tickets including: fire protection; water shortage response plan; tree cutting; blasting; controlled substances; and vicious dogs. The current maximum fine amount was established in 2003 and, as it is a relatively small amount, does little to deter some offences under such bylaws.



Date: May 10, 2016  
To: Council  
From: Councillor Nora Gambioli  
Re: Notice of Motion regarding Increasing Maximum Fine Amount

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Page 2

### Background information

Section 265 of the *Community Charter* permits penalties in relation to tickets for bylaw offences to be established by bylaw, with a fine not greater than the amount prescribed by regulation. Section 2 of the *Community Charter* Bylaw Enforcement Ticket Regulation 425/2003 prescribes that the maximum amount of a fine under section 265 of the *Community Charter* is \$1000.

The Ministry of Community, Sport and Cultural Development, Local Government Department, notes that "The Municipal Ticket Information (MTI or municipal ticketing) was introduced in 1989 to simplify the prosecution of minor local government bylaw matters." Prior to the *Community Charter* Bylaw Enforcement Ticket Regulation 425/2003, the applicable regulation was the Municipal Bylaw Enforcement Ticket Regulation 352/89; the *Municipal Act* at that time permitted a fine not greater than \$500 for ticket offences.

In 1999 the City of Kamloops submitted a resolution for debate at the UBCM convention regarding "MTI Maximum Fine Increase" which proposed that the *Municipal Act* be amended to set the maximum fine for a municipal ticket at \$2000. The 1999 convention resolutions information provided on the UBCM website states that the resolution was not admitted for debate.

Our understanding is that when the maximum fine amount of \$1000 was established the province sought to establish a maximum fine high enough to provide deterrence, but not so high as to discourage voluntary payment and encourage ticket disputes.

Some bylaw offences, however, are significant relative to ecological and environmental impact. The maximum fine of \$1000 may be viewed as a cost of doing business and therefore ineffective as a deterrent.

  
Councillor Nora Gambioli

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[View the video of the entire meeting](#)

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
REGULAR COUNCIL MEETING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
MONDAY, JUNE 6, 2016**

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**COUNCIL:**

Mayor M. Smith; Councillors M. Booth, C. Cameron, C. Cassidy, N. Gambioli, M. Lewis, and W. Soprovich.

**STAFF:**

N. Leemhuis, Chief Administrative Officer; S. Scholes, Municipal Clerk; J. Bailey, Director, Planning and Development Services; R. Fung, Director, Engineering and Environment Services; I. Gordon, Director, Financial Services; A. Mooi, Director, Parks, Culture and Community Services; M. Chan, Director, Corporate Services; and M. Panneton, Deputy Clerk.

**CALL TO ORDER**

1. The meeting was called to order at 6:51 p.m.

Mayor Smith informed that the Seniors' Activity Centre's Keeping Connected program received the Program Excellence Award from the British Columbia Recreation and Parks Association, and that West Vancouver has received the Ministry of Children and Family Development's 2016 Child Care Award of Excellence in the local government category.

**APPROVAL OF AGENDA**

2. **Approval of June 6, 2016 Regular Council Meeting Agenda**

MOVED by Cameron, seconded by Booth:

THAT the June 6, 2016 regular Council meeting agenda be amended by:

- adding to Item 3 the minutes of the May 16, 2016 special and regular Council meetings and public hearing and the Summary of May 16, 2016 Public Hearing;
- adding to Item 4 a revised landscaping plan to Schedule A of proposed Development Variance Permit No. 15-016 (3742 Marine Drive), and written submissions C-1 and C-2;
- replacing Appendix G for Item 9;
- adding to Item 17 Items 17.1 and 17.2 regarding correspondence;
- moving Item 11 for consideration immediately following Item 4;

AND THAT the agenda be approved as amended.

**CARRIED**

## **ADOPTION OF MINUTES**

### **3. Adoption of Council Meeting Minutes**

MOVED by Cassidy, seconded by Soprovich:

THAT

1. the minutes of the May 16, 2016 special and regular Council meetings and public hearing be adopted as circulated; and
2. the Summary of the May 16, 2016 Public Hearing be approved.

**CARRIED**

## **REPORTS**

### **4. Proposed Development Variance Permit No. 15-016 for 3742 Marine Drive**

(File: 1010-20-15-016)

At the May 16, 2016 regular meeting Council received the report dated April 29, 2016 regarding proposed Development Variance Permit No. 15-016 for 3742 Marine Drive and set the date for consideration for June 6, 2016.

Reports received up to and including June 6, 2016:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed New House with variances at 3742 Marine Drive	April 29, 2016	May 16, 2016	R-1

Written Submissions received up to and including June 6, 2016:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 2, 2016	C-1
Redacted	June 6, 2016	C-2

A PowerPoint presentation was provided and J. Allan (Community Planner) described the proposed development variance permit for construction of a new two-storey house. D. Pontarini (Founding Partner, Hariri Pontarini Architects) provided a PowerPoint presentation and spoke relative to the proposed development variance permit. Discussion ensued and N. Leemhuis (Chief Administrative Officer), R. Fung (Director, Engineering and Environment Services), J. Allan and D. Pontarini responded to queries of Council

Mayor Smith queried if there was anyone who wished to speak.

C. Ferry (3731 Marine Drive) spoke relative to the proposed development including: concerns regarding height and trees have been addressed; a covenant to control future plantings; views; and no issues with this property.

Mayor Smith queried if there was anyone else who wished to speak.

I. Mackenzie (Property owner to the north of the proposed development) spoke relative to the proposed development including that concerns regarding height and trees have been attended to.

Mayor Smith queried if there was anyone else who wished to speak and there was no response.

MOVED by Lewis, seconded by Cameron:

THAT

1. all written and oral submissions regarding proposed Development Variance Permit No. 15-016 for 3742 Marine Drive up to and including the Council meeting held on June 6, 2016 be received for information; and
2. proposed Development Variance Permit No. 15-016 for 3742 Marine Drive, which would allow for construction of a new two-storey house, be approved with the following revisions to the proposed Development Variance Permit:
  - a) section 1. d) regarding Building Height: that “16.2 metres” be replaced with “15.58 metres”; and
  - b) “Schedule A” be revised by replacing the landscaping plan prepared by Durante Kreuk Ltd. with the revised landscaping plan dated June 6, 2016 by Durante Kreuk Ltd.”

**CARRIED**

**11. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4839, 2016 (for 3304 Radcliffe Avenue) (File: 1610-20-4839)**

MOVED by Cassidy, seconded by Soprovich:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4839, 2016” be read a second time.

Discussion ensued and N. Leemhuis (Chief Administrative Officer) and J. Bailey (Director, Planning and Development Services) responded to queries of Council relative to beach access, maintaining public access to the beach, public foreshore, possible safety improvements, and the boundary adjustment approved by the Province.

The question was called on the motion.

**CARRIED**

**Councillors Cameron, Cassidy and Soprovich voted in the negative**

MOVED by Cassidy, seconded by Gambioli:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4839, 2016” be read a third time.

**CARRIED**

**Councillors Cameron, Cassidy and Soprovich voted in the negative**

**5. Youth Services Review Implementation Group - Visioning Youth Resources and Space Needs Report (File: 3000-01)**

A. Beckett (Manager, Community Development, Youth and Families) and A. Krawczyk (Chair, Youth Services Review Implementation Group) provided a PowerPoint presentation “Visioning Youth Resources and Space Needs”, spoke relative to presentation slides: report overview; background; youth services review; five key themes – youth spaces, meaningful engagement, recreation and culture, access, and services and programs; and next steps; and responded to queries of Council.

Councillor Soprovich left the meeting at 7:44 p.m. and returned to the meeting at 7:46 p.m.

MOVED by Booth, seconded by Soprovich:

THAT

1. The report titled Youth Services Review Implementation Group - Visioning Youth Resources and Space Needs Report dated May 17, 2016 be received for information; and that
2. Recommendations from the Youth Services Review Implementation Group - Visioning Youth Resources and Space Needs Report be used as a framework to enhance current and future programs and services; and that
3. Staff report back to Council by December 2016 with a continuity of services plan to address the rapidly declining condition of the Ambleside Youth Centre facility which will consider recommendations from community consultations and other District planning initiatives.

**CARRIED**

**6. 2015 Audited Financial Statements and Dates for Public Inspection and Consideration of the 2015 Annual Report (File: 0907-01)**

MOVED by Soprovich, seconded by Gambioli:

THAT

1. the 2015 Audited Financial Statements (Appendix A) as presented to the Audit Committee on May 16, 2016, be approved;
2. the 2015 Annual Report be made available for public inspection, at the Municipal Hall and on the District's website, as of May 24, 2016; and
3. consideration of the 2015 Annual Report, and submissions and questions from the public, be scheduled for the June 20, 2016, regular Council meeting at the District of West Vancouver Municipal Hall.

**CARRIED**

**7. Notice of Motion regarding Increasing Maximum Fine Amount (File: 0120-06)**

Councillor Gambioli spoke relative to the request for increasing the maximum fine amount.

MOVED by Gambioli, seconded by Soprovich:

THAT WHEREAS the *Community Charter* Bylaw Enforcement Ticket Regulation 425/2003 (B.C. Reg. 425/2003) in section 2 – Maximum fine amount, limits the maximum fine amount in relation to tickets for bylaw offences to \$1000;

AND WHEREAS \$1000 is grossly inconsistent with inflation rates since 2003 and current property values, many serious bylaw offences are enforced by municipal tickets, and municipalities should have the ability to decide the maximum fine limits for tickets for bylaw offences within their jurisdictions:

THEREFORE BE IT RESOLVED that the UBCM request the provincial government to amend *Community Charter* Bylaw Enforcement Ticket Regulation 425/2003 to increase the maximum fine amount to \$5000 in relation to tickets for bylaw offences.

Discussion ensued. The question was called on the motion.

**CARRIED**

MOVED by Cameron, seconded by Gambioli:

THAT Mayor Smith, on behalf of Council, write a letter to Minister Fassbender asking for the right to set our own fine amounts within the District of West Vancouver.

**CARRIED**

Councillor Gambioli left the meeting at 8:01 p.m. and returned to the meeting at 8:03 p.m.

8. **Proposed: Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4897, 2016; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4898, 2016; Phased Development Agreement Authorization Bylaw No. 4899, 2016; and Development Permit No. 15-037 (Sewell's Landing Development Application)** (File: 1610-20-4897/4898/4899 / 1010-20-15-037)

L. Berg (Senior Community Planner) provided a PowerPoint presentation "Sewell's Landing Development Proposal" and spoke relative to presentation slides: background; overview; project evaluation; proposed bylaws; proposed agreements; development permit; and recommendation. D. Sewell (Applicant, Sewell's Marina) and P. Merrick (Architect, Merrick Architecture) provided a PowerPoint presentation and spoke relative to the proposed development. D. Sewell, P. Merrick and R. Mabberley (Westbank Projects Corp.) responded to queries of Council relative to: project guarantors; ownership of the commercial and residential portions of the development; retention of working waterfront; moorage; utilities; and traffic.

MOVED by Soprovich, seconded by Lewis:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report from the Senior Community Planner dated May 20, 2016, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

Mayor Smith called for public input.

J. Bowman (5730 Cranley Drive) spoke in support of the proposed development including: diversity and density makes sense; strengthening local businesses and services; and Horseshoe Bay is a transportation hub.

The question was called on the motion.

**CARRIED**

MOVED by Soprovich, seconded by Lewis:

THAT proposed "Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4897, 2016" be read a first time.

**CARRIED**

MOVED by Soprovich, seconded by Cameron:

THAT proposed "Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4897" has been considered in conjunction with the District's Financial Plan and Regional Waste Management Plan.

**CARRIED**

MOVED by Soprovich, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4898, 2016” be read a first time.

**CARRIED**

MOVED by Soprovich, seconded by Cameron:

THAT proposed “Phased Development Agreement Authorization Bylaw No. 4899, 2016” be read a first time.

**CARRIED**

MOVED by Soprovich, seconded by Cameron:

THAT proposed “Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4897, 2016”, proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4898, 2016”, and proposed “Phased Development Agreement Authorization Bylaw No. 4899, 2016” be presented at a public hearing on July 4, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, and that statutory notice be given of the scheduled public hearing.

**CARRIED**

MOVED by Soprovich, seconded by Cameron:

THAT proposed Development Permit No. 15-037 be presented at a public meeting scheduled for July 4, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, to be held concurrently with the public hearing scheduled for July 4, 2016 at 6:00 p.m. in the Municipal Hall Council Chamber, and that notice be given of the scheduled public meeting.

**CARRIED**

MOVED by Soprovich, seconded by Cameron:

THAT proposed section 219 covenants regarding the Master Development Agreement, Works and Services, and for public access to the Lands, attached as Appendices H to J to the report by the Senior Community Planner dated May 20, 2016, be presented as part of the development package.

**CARRIED**

At 8:32 p.m. Mayor Smith called for a short recess and adjourned the meeting. Mayor Smith reconvened the meeting at 8:37 p.m. with the same Council members and staff present.

9. **Proposed: Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4874, 2016; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4875, 2016; Phased Development Agreement Authorization Bylaw No. 4876, 2016; Housing Agreement Authorization Bylaw No. 4904, 2016; and Development Permit No. 14-052 for 1763 Bellevue Avenue (Masonic Hall Site)**  
(File: 1610-20-4874/4875/4876/4904 / 1010-20-14-052)

L. Berg (Senior Community Planner) provided a PowerPoint presentation “1763 Bellevue Avenue Masonic Hall” and spoke relative to presentation slides: background; overview; project evaluation; proposed bylaws; covenant and development permit; and recommendation. K. Gustavson (Principal, Karl Gustavson Architect) provided a presentation and spoke relative to the proposed development.

I. Crook (550 17th Street) referred to his written submission and spoke in opposition to the proposed development including: comparisons to the Grosvenor project; spot zoning; articulation of what revitalization means for Ambleside; parking; the Ambleside Waterfront Plan and Town Centre Strategy; and requested that the development be deferred.

T. Squire (1188 Esquimalt Avenue) spoke in opposition to the proposed development including: the Official Community Plan; the date of the proposed public hearing; and urged Council to postpone the project.

S. Slater (1730 Duchess Avenue) provided a written submission and spoke in opposition to the proposed development including: building size; land use; other development options and developing within the Official Community Plan guidelines; proposed benefits do not outweigh the detriments; and asked Council to reject the proposal.

K. Pople (1215 Keith Road) spoke in opposition to the proposed development including: spot zoning; height; precedent for future developments; the Official Community Plan; and views of adjacent residents.

J. Roth (1750 Marine Drive) spoke in opposition to the proposed development including: wrong building in the wrong place; the Ambleside Town Centre strategy; the Official Community Plan and site use; building setbacks and size; village character; the community amenity contribution; and asked Council to reject the proposed development.

M. Slater (1058 Keith Road) spoke in opposition to the proposed development including: absence of a greater plan; the Official Community Plan review; spot zoning; loss of community use designation; discourage leaving the building derelict; and requested that Council decline the proposal.

M. Vaughan (2522 Palmerston Avenue) spoke in support of the proposed development including: need greater housing choices; LEED Gold development; creates 15 parking spaces for public use; community amenity contribution; and commercial spaces.

G. Holley (2379 Marine Drive) spoke in support of the proposed development including: revitalizing Ambleside; the Official Community Plan; and reasonable proposal.

Mayor Smith queried if there was anyone else who wished to speak.

M. Pappas (2274 Folkestone Way) spoke in support of the proposed development including: modest change; no restrictions on rental units; will attract newcomers to the community; and not enough density in the downtown core.

Mayor Smith queried if there was anyone else who wished to speak.

T. Adair (588 16th Street) spoke in opposition to the proposed development including: impact on neighbouring properties' enjoyment and views; the Official Community Plan and the Ambleside Town Centre Strategy; and the need for community use space.

Mayor Smith queried if there was anyone else who wished to speak.

T. Alto (301-550 17th Street) spoke in opposition to the proposed development including: a review going for Ambleside and timing; the Official Community Plan; loss of water view; and people in the area are in opposition or would like an adjustment.



B. Casillio (1730 Duchess Avenue) spoke in opposition to the proposed development including: view corridor; spot zoning and the Official Community Plan; the Ambleside Town Centre Strategy; and encouraged Council to reject the proposal.

Mayor Smith queried if there was anyone else who wished to speak and there was no response.

MOVED by Booth, seconded by Lewis:

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report from the Senior Community Planner dated May 20, 2016, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

**CARRIED**

**Councillors Cassidy and Soprovich voted in the negative**

MOVED by Booth, seconded by Lewis:

THAT proposed "Official Community Plan Bylaw No. 4360, 2004, Amendment Bylaw No. 4874, 2016" be read a first time.

Discussion ensued relative to: public parking spaces as a community amenity; site zoned for community use and lack of community use space including space for seniors or youth; inclusion of community use space in the project; the Official Community Plan; lowering the building height; spot zoning; commercial zoning and creating more competition; density; and unit rentals.

The question was called on the motion.

**DEFEATED**

**Councillors Cameron, Cassidy, Gambioli and Soprovich  
voted in the negative**

Councillor Lewis left the meeting at 9:53 p.m.

At 10:00 p.m. it was:

MOVED by Soprovich, seconded by Booth:

THAT the meeting be extended to complete Items 9, 10, and 12.

**CARRIED**

**Councillor Lewis absent at the vote**

Discussion ensued.

MOVED by Cameron, seconded by Gambioli:

THAT staff investigate the incorporation of public or community use space within the project.

Discussion ensued. The question was called on the motion.

**CARRIED**

**Councillors Cassidy and Soprovich voted in the negative  
Councillor Lewis absent at the vote**

**10. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4902, 2016; and Proposed Phased Development Agreement Authorization Bylaw No. 4903, 2016 (Rezoning for 2625 Nelson Avenue) (File: 1610-20-4902/4903)**

L. Berg (Senior Community Planner) provided a PowerPoint presentation: "2625 Nelson Avenue" and spoke relative to presentation slides: purpose; summary; and recommendation. J. Wu (Architect, CoDesign Architecture) provided a presentation and spoke relative to the proposed rezoning and subdivision. L. Berg and J. Wu responded to queries of Council.

Councillor Soprovich left the meeting at 10:18 p.m. and returned to the meeting at 10:20 p.m.

J. Gould (2658 Nelson Avenue) spoke relative to the impact of the proposed rezoning and subdivision on the heritage house at 2607 Nelson Avenue including: the view to the west is not seasonal; the studies shown by the architect; and total loss of light.

Mayor Smith left the meeting at 10:37 p.m. and returned to the meeting at 10:38 p.m.

N. Smith (2692 Nelson Avenue) spoke relative to the impact of the proposed rezoning and subdivision on the heritage house at 2607 Nelson Avenue including: disappointed that the heritage value was not a big part of the proposal; the light issue is key; and if owners' enjoyment is compromised the home will not be sustainable as a heritage home.

J. Mawson (2607 Nelson Avenue) provided a PowerPoint presentation and spoke relative to the impact of the proposed rezoning and subdivision on the heritage house at 2607 Nelson Avenue including: the importance of the sun and light from the west; agreement with previous subject property owner to preserve the roofline; support for the subdivision; and requested that the existing roofline and light corridor be maintained.

Discussion ensued.

MOVED by Cameron, seconded by Gambioli:

THAT staff be directed to work with the applicant and surrounding neighbours to achieve a building envelope that is mutually acceptable to the extent possible.

Discussion ensued. The question was called on the motion.

**CARRIED**

**Councillor Lewis absent at the vote**

**BYLAWS**

**11. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4839, 2016 (for 3304 Radcliffe Avenue) (File: 1610-20-4839)**

Considered immediately following Item 4.

- 14. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4895, 2016 (site landscaping, fences, and lot consolidation) (File: 1610-20-4895)**

MOVED by Soprovich, seconded by Cameron:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4895, 2016" be adopted.

**CARRIED**

**Councillor Lewis absent at the vote**

- 12. Proposed: Heritage Designation Bylaw No. 4879, 2016; Heritage Revitalization Agreement Bylaw No. 4877, 2016 (5616 Westport Place); and Development Permit No. 15-001 for 5616 Westport Place (File: 1610-20-4879/4877 / 1010-20-15-001)**

MOVED by Booth, seconded by Soprovich:

THAT proposed "Heritage Designation Bylaw No. 4879, 2016" be adopted.

**CARRIED**

**Councillor Lewis absent at the vote**

MOVED by Booth, seconded by Soprovich:

THAT proposed "Heritage Revitalization Agreement Bylaw No. 4877, 2016 (5616 Westport Place)" be adopted.

**CARRIED**

**Councillor Lewis absent at the vote**

MOVED by Booth, seconded by Soprovich:

THAT proposed Development Permit No. 15-001 (for 5616 Westport Place), which would provide for development of a new house on steep terrain, be approved.

**CARRIED**

**Councillor Lewis absent at the vote**

- 13. Proposed Heritage Designation Bylaw No. 4891, 2016; and Proposed Heritage Revitalization Agreement Bylaw No. 4890, 2016 (1425 Gordon Avenue) (File: 1610-20-4891/4890)**

MOVED by Cameron, seconded by Gambioli:

THAT proposed "Heritage Revitalization Agreement Bylaw No. 4890, 2016 (1425 Gordon Avenue)" be adopted.

**CARRIED**

**Councillor Lewis absent at the vote**

MOVED by Cameron, seconded by Booth:

THAT proposed "Heritage Designation Bylaw No. 4891, 2016" be adopted.

**CARRIED**

**Councillor Lewis absent at the vote**

- 14. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4895, 2016 (site landscaping, fences, and lot consolidation) (File: 1610-20-4895)**

Considered immediately following Item 10.

**15. New Business (File: 0120-01)**

No items.

**CONSENT AGENDA ITEMS**

**16. Consent Agenda Items**

MOVED by Gambioli, seconded by Booth:

THAT the Consent Agenda items as follows be approved:

- Item 16.1 regarding Notice of Motion regarding Housing Affordability;
- Item 16.2 regarding 2016 First Quarter Financial Report;
- Item 16.3 regarding Audit Committee – Proposed Amendments to Terms of Reference;
- Item 16.4 regarding Delegation Requests; and
- Item 16.5 regarding Correspondence List.

**CARRIED**

**Councillor Lewis absent at the vote**

**16.1. Notice of Motion regarding Housing Affordability (File: 0120-06)**

Take notice that at the June 20, 2016 regular Council meeting, Councillor Booth, with a seconder, will Move:

WHEREAS it is well known that Vancouver has become one of the least affordable places to live in the developed world, and that the housing situation in Metro Vancouver has reached a crisis point;

AND WHEREAS speculation in residential real estate, particularly by foreign investors, is having a significant impact on housing prices and affordability for those living and working in the Metro Vancouver area;

AND WHEREAS housing is a necessity for all residents, and not simply a commodity of trade;

AND WHEREAS unaffordable housing results in lost productivity as workers commute longer distances, it impacts economic growth as more household income is devoted to housing costs and as skilled workers leave Vancouver, and it negatively affects the diversity of our communities;

AND WHEREAS it has been suggested that foreign investors avoid paying the applicable taxes on real estate investments through various means:

THEREFORE BE IT RESOLVED that Council submit a motion at the upcoming Annual General Meeting requesting that the Union of British Columbia Municipalities urge the Provincial Government, and the Federal Government through the Federation of Canadian Municipalities, to take immediate action to discourage speculation in real estate, particularly by foreign investors, and to ensure that foreign real estate investors pay a fair share of Provincial and Federal taxes;

AND BE IT FURTHER RESOLVED that Council direct staff to prepare a report on initiatives that can be taken by the District of West Vancouver to address the impacts of foreign investment on residential real estate including unaffordable and vacant homes.

**16.2. 2016 First Quarter Financial Report** (File: 0800-01)

THAT the report dated May 16, 2016 titled “2016 First Quarter Financial Report”, be received for information.

**16.3. Audit Committee – Proposed Amendments to Terms of Reference** (File: 0116-20-FIN)

THAT the proposed amendments to the Audit Committee Terms of Reference in section 2.3(iv) be approved.

**16.4. Delegation Requests** (File: 0120-01)

THAT the delegation request from Port of Vancouver, regarding Update on the Port of Vancouver, be approved.

THAT the delegation request from the Burley Park Neighbours regarding Burley Park be referred to staff for follow up with the Burley Park Neighbours and report back to Council.

**16.5. Correspondence List** (File: 0120-24)

THAT the correspondence list be received for information.

Council Correspondence Update to May 6, 2016 (up to 12:00 Noon)

Referred for Action

- (1) May 3, 2016, regarding “no LNG tankers near my house please!” (Proposed Woodfibre LNG Project) (Referred to Director of Engineering and Environment Services for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (2) April 26, 2016, regarding “West Vancouver Trees” (Tree Protection)
- (3) May 5, 2016, regarding C-12 Bus Service on Westport Road
- (4) North Shore Restorative Justice Society, May 4, 2016, regarding “Delegation to DWV City Council”
- (5) May 6, 2016, regarding “Request for Deferral of Approval of Subdivision of 3656 McKechnie/3609 Creery till Completion of Consultation Process.” (Proposed Development Permit No. 15-067)
- (6) May 6, 2016, regarding “Boat launch” (Ambleside Waterfront Concept Plan)
- (7) 22 submissions, May 4-5, 2016, regarding Brian’s Fruit Stand

Received for Information from Other Governments and Government Agencies

No items.

Responses to Correspondence

No items.

Council Correspondence Update to May 13, 2016 (up to 12:00 Noon)

Referred for Action

- (1) Social Planning and Research Council of British Columbia (SPARC BC), April 27, 2016, regarding "Access Awareness Day – June 4, 2016-Building Accessibility/Creating Community" (Referred to Municipal Clerk for response)
- (2) May 8, 2016, regarding "Vinson house public meeting" (Proposed Heritage Designation Bylaw No. 4891, 2016; and Proposed Heritage Revitalization Bylaw No. 4890, 2016 (1425 Gordon Avenue) (Referred to Director of Planning and Development Services for consideration and response) (Referred to May 16, 2016 public hearing)
- (3) May 8, 2016, regarding "mckechnie proposed subdivision" (Proposed Development Permit No. 15-067) (Referred to Director of Planning and Development Services for consideration and response)
- (4) Pivot Legal Society, May 5, 2016, regarding "Municipal bylaw compliance with the Canadian Charter of Rights and Freedoms" (Referred to Chief Administrative Officer for consideration and response)
- (5) World Oceans Day Canada, May 11, 2016, regarding "World Oceans Day June 8" (Referred to Municipal Clerk for response)
- (6) May 12, 2016, regarding "Peace and quiet for Neighbors in Altamount" (Referred to Manager of Bylaw and Licensing Services for consideration and response)
- (7) May 12, 2016, regarding "3656 McKechnie Ave and 3609 Creery Avenue - Proposed Subdivision" (Proposed Development Permit No. 15-067) (Referred to Director of Planning and Development Services for consideration and response)
- (8) Dundarave Olive Company, April 17, 2016, regarding Request to Grandfather Business Use (Referred to Manager of Bylaw and Licensing Services for consideration and response)
- (9) April 26, 2016, regarding "Dundarave Olive Company" (Referred to Manager of Bylaw and Licensing Services for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (10) Committee and Board Meeting Minutes – Finance Committee meeting March 15, 2016; Key Performance Indicators Task Group meeting April 13, 2016
- (11) April 13, 2016, regarding "Trees" (Tree Protection)
- (12) 5 submissions, May 2-8, 2016, regarding Ambleside Waterfront Concept Plan
- (13) 11 submissions, May 6-10, 2016 regarding Brian's Fruit Stand
- (14) May 7, 2016, regarding "Fw: Bill C-14: Voice Your Choice for crucial amendments!"
- (15) May 8, 2016, regarding "Lot Consolidation" (Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4895, 2016) (Referred to May 16, 2016 public hearing)

- (16) McKechnie Park Residents Association, May 5, 2016, regarding "Request for Deferral of Approval of Proposed Subdivision of 3656 McKechnie/3609 Creery till Completion of Neighbourhood Consultation Process" (Proposed Development Permit No. 15-067)
- (17) 7 submissions, May 6-13, 2016, regarding Proposed Subdivision of 3656 McKechnie Avenue / 3609 Creery Avenue (Proposed Development Permit No. 15-067)
- (18) May 12, 2016, regarding "5616 Westport Place, West Vancouver" (Proposed Heritage Designation Bylaw No. 4879, 2016; and Proposed Heritage Revitalization Agreement Bylaw No. 4877, 2016) (Referred to May 16, 2016 public hearing)
- (19) May 12, 2016, regarding "Dev. App. 1425 Gordon Ave." (Proposed Heritage Designation Bylaw No. 4891, 2016; and Proposed Heritage Revitalization Agreement Bylaw No. 4890, 2016) (Referred to May 16, 2016 public hearing)
- (20) Capilano Faculty Association, undated, regarding "Open the Door to Learning" (Public Post-Secondary Education System)
- (21) HUB Cycling, May 11, 2016, regarding "May HUB Bicycle Bulletin" Received for Information from Other Governments and Government Agencies

Received for Information from Other Governments and Government Agencies

- (22) City of Cranbrook, May 10, 2016, regarding "City of Cranbrook Resolution re: Fort McMurray"

#### Responses to Correspondence

- (23) Senior Community Planner, May 9, 2016, response regarding "Vinson house public meeting" (Proposed Heritage Designation Bylaw No. 4891, 2016; and Proposed Heritage Revitalization Bylaw No. 4890, 2016 (1425 Gordon Avenue) (Referred to May 16, 2016 public hearing)
- (24) Manager of Bylaw and Licensing Services, May 13, 2016, response to Dundarave Olive Company regarding Request to Grandfather Business Use
- (25) Manager of Bylaw and Licensing Services, May 6, 2016, response regarding "Dundarave Olive Company"

Council Correspondence Update to May 20, 2016 (up to 12:00 Noon)

#### Referred for Action

- (1) May 13, 2016, regarding "1) boat launch 2) Horseshoe Bay garbage" (Referred to Director of Parks, Culture and Community Services for consideration and response)
- (2) May 15, 2016, regarding "Good neighbor bylaw" (Referred to Manager of Bylaw and Licensing Services for consideration and response)
- (3) May 15, 2016, regarding "Community Outreach and Engagement Policy" (Referred to Chief Administrative Officer for consideration and response)
- (4) T. Lautens, May 16, 2016, regarding "And then how to get to Ambleside Beach and playground?" (Ambleside Waterfront Concept Plan) (Referred to Director of Planning and Development Services for consideration and response)

## Referred for Action from Other Governments and Government Agencies

No items.

## Received for Information

- (5) May 16, 2016, regarding “Tell Pam to say Yes to Carter and No to Bill C-14”
- (6) May 16, 2016, regarding “The Collapse of the European Union: Return to National Sovereignty and to Happy Europeans? | Global Research - Centre for Research on Globalization”
- (7) May 15, 2016, regarding “No lng in Howe sound, Burrard inlet” (Proposed Woodfibre LNG Project)
- (8) 11 submissions, May 13-19, 2016, regarding Ambleside Waterfront Concept Plan
- (9) May 13, 2016, regarding “1583 Marine Drive, Shoppers Drug Mart, development Permit Renewal” (Proposed Development Permit No. 15-082 for Renewal of Development Permit No. 14-004 for 1583 Marine Drive, Shoppers Drug Mart) (Previously received at May 16, 2016 Council meeting)
- (10) 3 submissions, May 13-16, 2016, regarding Proposed Heritage Designation Bylaw No. 4879, 2016; and Proposed Heritage Revitalization Agreement Bylaw No. 4877, 2016 (5616 Westport Place) (Previously received at May 16, 2016 public hearing)
- (11) 9 submissions, May 14-16, 2016, regarding Proposed Heritage Designation Bylaw No. 4891, 2016; and Proposed Heritage Revitalization Agreement Bylaw No. 4890, 2016 (1425 Gordon Avenue) (Previously received at May 16, 2016 public hearing)
- (12) Undated, regarding Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4895, 2016 (Site Landscaping, Fences and Lot Consolidation) (Previously received at May 16, 2016 public hearing)
- (13) May 16, 2016, regarding Fire Break on North Shore Mountains
- (14) 4 submissions, May 5-15, 2016, regarding Brian’s Fruit Stand
- (15) E-Comm 9-1-1, May 20, 2016, regarding “E-Comm Quarterly Newsletter - Spring 2016”
- (16) North Shore Immigrant Inclusion Partnership (NSIIP), May 13, 2016, regarding “NSIIP 3-Year Strategic Plan”

## Received for Information from Other Governments and Government Agencies

- (17) A. Weaver, MLA (Oak Bay-Gordon Head), May 18, 2016, regarding “Office of Andrew Weaver - Introducing an Environmental Bill of Rights”

## Responses to Correspondence

- (18) Director of Parks, Culture and Community Services, May 16, 2016, response to West Vancouver Soccer Club and West Vancouver Field Hockey Club, “A Proposal to develop a Field Sport Clubhouse at Ambleside Park”
- (19) Director of Parks, Culture and Community Services, May 18, 2016, response regarding “Request for Facility” (North Shore Inline Hockey League (NSIHL))



Referred for Action

- (1) Wardens of St. Stephen's Anglican Church, May 21, 2016, regarding "West Vancouver Flag Donation." (Referred to Chief Administrative Officer for consideration and response)
- (2) May 23, 2016, regarding "257 Vancouver/Horseshoe Bay Express bus no longer serving residents" (Referred to Director of Engineering and Environment Services for consideration and response)
- (3) S. Radcliffe, May 24, 2016, regarding "Change in bus route for Horseshoe Bay Express - no. 257" (Referred to Director of Engineering and Environment Services for consideration and response)

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (4) Committee and Board Meeting Minutes – Design Review Committee meeting February 18, 2016; Public Art Advisory Committee meetings March 9 and April 13, 2016; Key Performance Indicators Task Group meeting March 21, 2016; and Reserves and Investments Task Group meeting March 29, 2016
- (5) May 13, 2016, regarding "Ambleside waterfront concept plan - boat ramp"
- (6) May 19, 2016, regarding "Tree Bylaw" (Tree Protection)
- (7) May 21, 2016, regarding "Fwd: Fireproofing vulnerable areas...." (Removal of Ground Vegetation in Stanley Park)
- (8) 39 Combat Engineer Regiment (CER), May 23, 2016, regarding "June 4 D-Day Mess Dinner from 39 CER" (Invitation to Annual Regimental Dinner)
- (9) HUB Cycling, May 20, 2016, regarding "Help Break Records this Spring" (Bike to Work Week)

Received for Information from Other Governments and Government Agencies

No items.

Responses to Correspondence

- (10) Municipal Clerk, May 16, 2016, response to World Oceans Day Canada, "World Oceans Day June 8".

**OTHER ITEMS**

17. At Council's request the following correspondence was brought forward for discussion.
  - 17.1 May 12, 2016, regarding "Peace and quiet for Neighbors in Altamont" (Referred to Manager of Bylaw and Licensing Services for consideration and response)
  - 17.2 May 15, 2016, regarding "Good neighbor bylaw" (Referred to Manager of Bylaw and Licensing Services for consideration and response)

Items 17.1 and 17.2 were not considered.

## **REPORTS FROM MAYOR AND COUNCILLORS**

### **18. Reports from Mayor and Councillors**

There were no reports.

## **PUBLIC QUESTIONS AND COMMENTS**

### **19. Public Questions and Comments**

There were no questions or comments.

## **ADJOURNMENT**

### **20. Adjournment of June 6, 2016 Council Meeting**

MOVED by Soprovich, seconded by Gambioli:

THAT the June 6, 2016 Council meeting be adjourned.  
(10:55 p.m.)

**CARRIED**  
**Councillor Lewis absent at the vote**

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Municipal Clerk]*

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MUNICIPAL CLERK

**B84 BYLAW NOTICE ENFORCEMENT MAXIMUM PENALTY**

WHEREAS the *Local Government Bylaw Notice Enforcement Act* (the Act) provides for a more efficient ticket and adjudication process that municipalities have successfully implemented through bylaw notice enforcement tickets to enforce a variety of bylaw violations;

AND WHEREAS tickets issued under the *Community Charter*, Part 8, Division 3 “Ticketing for Bylaw Offences” may be up to \$1,000, yet tickets issued under the Act are restricted to only \$500; And whereas the \$500 limit reduces the effective deterrence of bylaw notice enforcement tickets and requires municipalities to use the less efficient and more costly *Community Charter* process for tickets over \$500:

THEREFORE BE IT RESOLVED that UBCM request the Attorney General for the Province of British Columbia to increase the maximum allowable penalty provided in Section 6(3) of the *Local Government Bylaw Notice Enforcement Act* from \$500 to \$1,000.

**RESPONSE: Ministry of Justice**

Government is interested in supporting local governments seeking to improve their efficiency and effectiveness in the administration of bylaw notice enforcement tickets.

The bylaw adjudication program was designed to divert bylaw infractions, within a specified financial threshold, from the Provincial Court.

Ministry staff will undertake analysis of this issue to determine the feasibility of increasing the maximum allowable penalty provided in Section 6(3) of the *Local Government Bylaw Notice Enforcement Act* from \$500 to \$1,000.

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To: Regional Planning Committee

From: Heidi Lam, Senior Policy and Planning Analyst, Regional Planning and Housing Services

Date: October 5, 2021 Meeting Date: November 5, 2021

Subject: ***Metro Vancouver 2040: Shaping our Future - 2020 Annual Performance Monitoring Report***

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#### **RECOMMENDATION**

That the MVRD Board receive for information the report dated October 5, 2021, titled “*Metro Vancouver 2040: Shaping our Future - 2020 Annual Performance Monitoring Report*”, and direct staff to forward a copy to the Province of BC’s Ministry of Municipal Affairs, Local Government Division.

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#### **EXECUTIVE SUMMARY**

The *Local Government Act* and *Metro Vancouver 2040: Shaping our Future (Metro 2040)* require the preparation of an annual report on the regional growth strategy’s progress. The 2020 Annual Performance Monitoring Report provides a summary update on the performance measures with relevant annual change and available data. A complete profile of *Metro 2040*’s performance measures with a detailed data breakdown is available in the *Metro 2040* Performance Monitoring Dashboard on the Metro Vancouver website (Reference 1).

#### **PURPOSE**

To provide the Regional Planning Committee and MVRD Board the 2020 annual performance monitoring report of the region’s performance toward the goals of *Metro 2040*. This is based on the key summary and context measures in Section G of the regional growth strategy, from plan adoption in 2011 to 2020, as well as the policy and regional land use designation amendments to date.

#### **BACKGROUND**

*Metro 2040* is the regional federation’s shared vision to guide urban growth among the 23 member jurisdictions comprising the Metro Vancouver Regional District. Annual reporting on the regional growth strategy’s progress is required by Subsection 452(1)(b) of the *Local Government Act* and Section 6.13.3 of *Metro 2040*. The preparation of an annual report is also important to ensure that the regional growth strategy, its indicators and policies are actively monitored and assessed as the region continues to grow and change. This report provides the 2020 Annual Performance Monitoring Report.

#### **METRO 2040 PERFORMANCE MONITORING**

Metro Vancouver recognizes the important role that performance monitoring plays in the implementation of *Metro 2040* and collective decision-making. The *Progress Toward Shaping Our Future* monitoring program provides a framework for discussing *Metro 2040* implementation among Metro Vancouver Board members, member jurisdictions, TransLink, other regional agencies, and the

general public. With this process, the MVRD Board is able to review and evaluate the state of growth management in the region, progress being made, and any issues that may need further attention.

### Performance Monitoring Dashboard

To better convey the status of *Metro 2040's* performance measures and associated information in a clear and easy to understand way, the *Metro 2040* Performance Monitoring Dashboard on the Metro Vancouver website was created and launched in May 2017 (Reference 1). The webpage replaces the previous large, static *Metro 2040 Progress Toward Shaping Our Future* hard copy annual report, and provides a complete profile of *Metro 2040* performance measures that are updated regularly as data becomes available.

To date, 31,883 unique users have accessed the Dashboard locally and internationally. Over the past year, 9,874 users have accessed the Dashboard, which is up by 12% compared to the same period in the previous year (see Table 1). The overall utilization of the Dashboard continues to remain strong and consistent.

**Table 1. Web Analytics of the *Metro 2040* Dashboard**



	Launch date to Sep 30, 2021	Oct 1, 2020 to Sep 30, 2021
Dashboard Users	31,883	9,874
National Users Percentage	72%	70%
International Users Percentage	28%	30%
Returning User Percentage	14%	16%
<b>User Session Totals</b>	<b>48,694</b>	<b>14,979</b>

### Metro 2040 Performance Monitoring Program

The *Metro 2040* performance monitoring program consists of 38 performance measures in total. There are 15 Key Summary Measures, 11 Strategy Performance Measures and a range of context and participation measures where the role of monitoring is simply to observe, not meet targets. Detailed information on data source and methodology for each performance measure can be found in the *Metro Vancouver 2040: Shaping our Future Performance Monitoring Guideline* (Reference 2).

Tables 2 to 7 below provide a status highlight of some of the *Metro 2040* performance measures. More detailed information on each performance measure's vision, intent, performance, and data files are available for viewing and download through the Performance Monitoring Dashboard.





In terms of the status column:

- for context measures, the status is observing 
- for directional measures with a target, the status will either be on track  or may not be on track / area of concern











It is important to note that most of these performance measures are in response to long range objectives, and one year's information is only a snapshot in time. Many of the performance measures can only be assessed every 5 years because of the release of new Census data or because inventories are undertaken every 5 years.

**Table 2. Performance Measures for Regional Land Use Designations**



Measure	Performance	Status
Total and cumulative change in land by regional land use designation	1,181 ha of land, 0.4% of the regional area changed regional land use designation since 2011. <ul style="list-style-type: none"> <li>Agricultural: 55,150 ha (net loss of 198 ha)</li> <li>Conservation &amp; Recreation: 136,974 ha (net gain of 836 ha)</li> <li>Industrial: 10,203 ha (net gain of 77 ha)</li> <li>Mixed Employment: 3,371 ha (net loss of 21 ha)</li> <li>Rural: 8,438 ha (net loss of 128 ha)</li> <li>General Urban: 70,166 ha (net loss of 561 ha)</li> </ul>	
Total and cumulative change in land within Urban Containment Boundary (UCB)	The land area within the UCB has remained relatively consistent. 2011: 90,400 ha, 32.27% of regional area 2020: 90,568 ha, 32.33% of regional area There were no amendment to the UCB in 2020.	
Total and cumulative change in number and hectares of Urban Centre (UC)	There were no changes to Urban Centres in 2020. <ul style="list-style-type: none"> <li>1 Metro Core, Downtown Vancouver &amp; Central Broadway (1,907 ha)</li> <li>1 Surrey Metro Centre (473 ha)</li> <li>5 Regional City Centres (2,981 ha in total)</li> <li>19 Municipal Town Centres (2,199 ha in total)</li> </ul> The 26 Urban Centres in the region have a total area of 7,560 ha, or 2.7% of the region's land area.	
Total and cumulative change in number and hectares of Frequent Transit Development Areas (FTDA)	There were no changes to Frequent Transit Development Areas in 2020. <ul style="list-style-type: none"> <li>16 FTDA's (967 ha in total)</li> </ul>	




**Table 3. Performance Measures for Metro 2040 Goal 1: Create a Compact Urban Area**

Measure	Performance	Status
Percentage of regional dwelling units growth within UCB	98% of growth occurred within the UCB between 2011 and 2020.	
Percentage of regional dwelling units growth in UCs	From 2006 to 2016, 40% of the regional dwelling unit growth was within the region's 26 Urban Centres. New custom data from 2021 Census will be available in 2022 to update this performance measure.	





Annual regional population growth	Metro Vancouver's population in 2021 is estimated at 2,807,469 people, an average growth of 42,856 people per year since 2016. The release of 2021 Census data in 2022 will verify the current estimate. Detailed data on population growth by municipality is available on the <i>Metro 2040</i> Dashboard.	
Annual regional dwelling unit growth	Metro Vancouver's total dwelling unit count in 2021 is estimated at 1,096,150, an average growth of 19,123 unit per year since 2016. The release of 2021 Census data in 2022 will verify the current estimate. Detailed data on dwelling unit growth by municipality is available on the <i>Metro 2040</i> Dashboard.	
Annual regional employment growth	Metro Vancouver's employment in 2021 is estimated at 1,438,416, an average growth of 19,247 jobs per year since 2016. The release of 2021 Census data in 2022 will verify the current estimate. Detailed data on employment growth by municipality is available on the <i>Metro 2040</i> Dashboard.	
Average number of dwelling units per ha within UCs	In 2016, there were an average of 36.7 dwelling units per hectares within Urban Centres. New custom data from 2021 Census will be available next year to update this performance measure.	
Average number of dwelling units per ha within FTDAs	In 2016, there was an average of 15.8 dwelling units per hectares within FTDAs. New custom data from 2021 Census will be available next year to update this performance measure.	
Number and status of regional sewerage service connection application	In 2020, MVRD Board did not receive any requests to extend sanitary connection beyond the UCB.	

**Table 4. Performance Measures for *Metro 2040* Goal 2: Support a Sustainable Economy**


Measure	Performance	Status
Percentage of regional employment growth in Urban Centres	33% of the regional employment growth was within the region's Urban Centres from 2006 to 2016. This growth trend is not on track with the regional target of 50%. New custom data from 2021 Census will be available in 2022 to update this performance measure.	
Employed labour force in retail trade sector in UCs & FTDA	In 2016, 48% of employment in the retail trade sector is located in UCs and FTDA. New custom data from 2021 Census will be available in 2022 to update this performance measure.	

Average number of kilometre travelled to commute region-wide	The region-wide average trip length to work / post secondary school is 13.1km according to the 2017 TransLink Trip Diary. TransLink conducts a regional trip diary every 5 years; the next survey will likely be in 2022.	
Average number of mins. travelled for commute region-wide	In 2016, 50% of the regional employed labour force travelled less than 30 mins for work. 38% travel for 30 to 59 mins and 11% travel for an hour or longer. New data from 2021 Census will be available in 2022 to update this performance measure.	
Percentage of residents living and working in the same subregion	In 2016, 44% of the regional employed labour force with a usual place of work live and work within the same municipality while 54% work at a different municipality within Metro Vancouver. New data from 2021 Census will be available in 2022 to update this performance measure.	





**Table 5. Performance Measures for *Metro 2040* Goal 3: Protect the Environment and Respond to Climate Change Impacts**

Measure	Performance	Status
Hectares of land inventoried as sensitive ecosystem (SE) or modified ecosystem (ME)	The 2018 Sensitive Ecosystem Inventory (SEI) study reported a loss of 1,640 hectares of sensitive and modified ecosystems for region from 2009 to 2014. 1,190 ha of the loss was within the regional core area (mostly aligned with UCB). The SEI study is conducted every 6 years; the next study will be in 2022.	
Percentage of inventoried SE & ME rated high quality	The 2018 SEI study found that 84.7% of the identified sensitive / modified ecosystems in the region are rated higher quality, but the percentage drops significantly when looking at just the regional core (39.1%). The SEI study is conducted every 6 years; the next study will be in 2022.	
Track the number of pollutant exceedances of regional and national objectives and standards	Using data from the Lower Fraser Valley Air Quality Monitoring Network, Metro Vancouver continues to track air quality trends annually and report out on the number of exceedances of regional air quality objectives.	
Tonnes and percentage of regional greenhouse gas (GHG) emissions produced by building and on-road transportation sources	Based on the 2015 GHG emission inventory, the 2019 GHG emission level was forecasted at 14.7 million tonnes, a 1% reduction from the 2010 baseline. 35% of regional GHG emissions were from on-road transportation and 26% were from buildings. A new study is currently underway to establish annual updates to the GHG inventory. An updated 2019 GHG inventory for Metro Vancouver will be available in early 2022.	 additional policies being developed as part of <i>Climate 2050</i>







Regional baseline and change projections for relevant climate variables	The 2016 Climate Change Projections for Metro Vancouver study anticipates that Metro Vancouver will have warmer temperatures in all seasons, wetter winters, drier summers, and a significant decrease in snowpack year-round.	
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**Table 6. Performance Measures for *Metro 2040* Goal 4: Develop Complete Communities**

Measure	Performance	Status
Status of municipal Housing Action Plans	As of September 2021, 15 municipalities have adopted housing action plans. City of White Rock's Housing Action Plan is underway. City of Delta's Housing Action Plan is in its final project phase and is awaiting stakeholders' review and endorsement.	
Composition of housing stock by type, tenure and cost	New dwelling unit completion by type in 2020 <ul style="list-style-type: none"> <li>• Single detached: 3,682</li> <li>• Semi-detached (duplex): 588</li> <li>• Row house: 2,702</li> <li>• Apartment: 17,067</li> </ul> New dwelling unit completion by tenure in 2020 <ul style="list-style-type: none"> <li>• Freehold ownership: 3,324</li> <li>• Condominium ownership: 14,566</li> <li>• Rental: 5,961</li> </ul> Total of 24,039 new dwelling units in 2020.	
Percentage of hours with Air Quality Health Index (AQHI) in high and low health risk categories	In 2020, air quality was in the low health risk category over 97% of the time. While the region did experience impacts from wildfire smoke from outside the region, there were more hours in the low health risk category than in other years affected by wildfires (e.g. 2017, 2018).	
Walkability	The Walkability Index was updated in 2020 to allow for cross comparison between the three-research periods, 2006, 2011, and 2016. The five indicators that contribute to the Walkability Index are residential density, intersection density, land use mix, commercial floor area ratio, and sidewalk completeness.	

**Table 7. Performance Measures for *Metro 2040* Goal 5: Support Sustainable Transportation Options**

Measure	Performance	Status
Percentage of total trips that are private vehicle based	In comparison to the 2011 Trip Diary, the 2017 Trip Diary shows a clear shift from motorized trips to walking. Trips by automobile driver decreased from 59% to 55%, while walking trips increased from 10% to 14%. TransLink conducts a regional trip diary every 5 years; the next survey will likely be in 2022.	

Percentage of population living within walking distance of the Frequent Transit Network (FTN)	50.2% of the Metro Vancouver population live within a 5-minute walk to the FTN or a 10-minute walk to a rapid transit station, according to 2016 Census data. New custom data from 2021 Census will be available in 2022 to update this performance measure.	
Number of actively insured vehicles	Metro Vancouver had approximately 1,283,283 actively insured passenger vehicles in 2020, 87% for personal use and 10% for business use. The number of actively insured passenger vehicles reduced by 46,109 in compared to 2019 data. The decrease in vehicle count is likely impacted by the COVID-19 pandemic.	
Collision statistics including fatalities and injuries	In 2020, Metro Vancouver had approximately 120,480 reported crashes of which 22% resulted in casualty. In comparison, 174,139 crashes were reported in 2019 of which 23% resulted in casualty. The decrease of 53,659 reported crashes is likely impacted by the COVID-19 pandemic.	

#### **METRO 2040 AMENDMENTS JANUARY 2020 TO SEPTEMBER 2021**

From January 2020 to September 2021, there were two approved amendments to *Metro 2040*:

- *Bylaw No. 1295, 2019* – Text amendment to the GHG emission reduction targets to pursue a carbon neutral region by 2050, with an interim target of 45% reduction by 2030.
- *Bylaw No. 1310, 2020* – Land use designation amendment for 60 parcels of Regional Parkland to amend 26.1 hectares of land designated General Urban and 102.2 hectares of land designated Rural, to the Conservation and Recreation land use designation

#### **ALTERNATIVES**

1. That the MVRD Board receive for information the report dated October 5, 2021, titled “*Metro Vancouver 2040: Shaping our Future - 2020 Annual Performance Monitoring Report*”, and direct staff to forward a copy to the Province of BC’s Ministry of Municipal Affairs, Local Government Division.
2. That the MVRD Board receive for information the report dated October 5, 2021, titled “*Metro Vancouver 2040: Shaping our Future - 2020 Annual Performance Monitoring Report*”, and provide alternate direction to staff.

#### **FINANCIAL IMPLICATIONS**

Data acquisition and development for performance monitoring is a regular component of the annual Regional Planning budget. As required under Metro Vancouver’s *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, addressing staffing and other costs related to *Metro 2040* implementation, is also being provided to the Regional Planning Committee in a separate report, titled “*Metro Vancouver 2040: Shaping our Future – 2020 Procedural Report*”, as part of the Committee’s November 2021 agenda package.

#### **SUMMARY / CONCLUSION**

The *Local Government Act* and *Metro 2040* require the preparation of an annual report on the regional growth strategy’s progress. The 2020 Annual Performance Monitoring Report provides a

summary update on the performance measures with relevant annual change and available data. A complete profile of *Metro 2040* performance measures with a detailed data breakdown is available in the *Metro 2040* Performance Monitoring Dashboard. Recognizing the important role that performance monitoring plays in the implementation of the regional growth strategy and collective decision-making, Metro Vancouver continues to provide regular updates on the Dashboard as data becomes available.

## References

1. [Metro 2040 Performance Monitoring Dashboard](#)
2. [Metro Vancouver 2040: Shaping our Future Performance Monitoring Guideline](#)

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To: Regional Planning Committee

From: Heidi Lam, Senior Policy and Planning Analyst, Regional Planning and Housing Services

Date: October 5, 2021 Meeting Date: November 5, 2021

Subject: ***Metro Vancouver 2040: Shaping our Future - 2020 Procedural Report***

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### RECOMMENDATION

That the MVRD Board receive for information the report dated October 5, 2021, titled “*Metro Vancouver 2040: Shaping our Future - 2020 Procedural Report*”.

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### EXECUTIVE SUMMARY

This report documents the staffing and resources required to implement, administer and amend the regional growth strategy, and provides an annual procedural reporting on the operational performance of the Regional Planning Division.

### PURPOSE

This report conveys to the Regional Planning Committee and MVRD Board the 2020 *Metro Vancouver 2040: Shaping our Future* Procedural Report for information as required by *Greater Vancouver Regional Growth Strategy Procedures Bylaw No. 1148, 2011*.

### BACKGROUND

*Metro Vancouver 2040: Shaping our Future* (Metro 2040), the regional growth strategy, as well as the *Greater Vancouver Regional District Regional Growth Strategy Procedures Bylaw No. 1148, 2011* (RGS Procedures Bylaw) were both adopted by the MVRD Board in July 2011. The *RGS Procedures Bylaw* includes requirements for reporting on operational performance measures associated with *Metro 2040*, including such items as the number of amendments processed and resources required to implement the regional growth strategy.

### PROCEDURAL PERFORMANCE REPORTING

Procedural reporting requirements are in addition to, and separate from, reporting on the performance measures listed in Section G of *Metro 2040*, which Metro Vancouver is required to report on annually as per Subsection 452(1)(b) of the *Local Government Act*.

The *RGS Procedures Bylaw* states:

7. *The Regional Growth Strategy Annual Report shall include a report on those measures set out in Section G of the Regional Growth Strategy.*
8. *Additionally, the Regional Growth Strategy Annual Report shall include a report on the following measures:*
  - a) *Metro Vancouver staff time, expressed in the number of full-time equivalent staff budgeted to administer the Regional Growth Strategy;*

- b) *The total cost of implementing, managing, monitoring and amending the Strategy for the calendar year, including the cost Metro Vancouver and municipal staff, costs related to referral of requested amendments to the Technical Advisory Committee [now called: Regional Planning Advisory Committee], external consultants, external legal advisors and all other resources;*
  - c) *The number of requested amendments and approved amendments to the Regional Growth Strategy by type;*
  - d) *A comparison of items a), b) and c) year over year and pre- and post-adoption of the Regional Growth Strategy: and*
  - e) *A record of the timelines to process amendments to the Regional Growth Strategy, including staff, Technical Advisory Committee [now called: Regional Planning Advisory Committee] and Board review.*
9. *If requested by an Affected Local Government, Metro Vancouver will make a presentation on the Regional Growth Strategy Annual Report to that Affected Local Government's Council or board, answer any questions that may arise and report back to the Board on information received during the presentation.*

There are a number of different tasks associated with implementing *Metro 2040*, including reviewing Regional Context Statements, preparing supporting implementation documents, conducting policy research and analysis, and processing proposed amendments. Since the adoption of *Metro 2040* in mid-2011, the number of staff directly associated with the Regional Planning Division has remained relatively consistent. Total costs / budget have also remained relatively consistent.

Consistent with the *RGS Procedures Bylaw*, this Procedural Report provides an update on procedural performance measures for the year 2020 (Attachment 1). This report is being provided for information to the Regional Planning Committee and MVRD Board.

## **ALTERNATIVES**

This is an information report. No alternatives are provided.

## **FINANCIAL IMPLICATIONS**

Staffing and resources to support the implementation and monitoring of *Metro 2040* are incorporated into the annual budget for Regional Planning approved by the MVRD Board on an annual basis.

## **CONCLUSION**

This report conveys the 2020 Metro Vancouver 2040: Shaping our Future Procedural Report as required by *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*. The report documents the resources that have been required to implement, administer and amend the regional growth strategy since its adoption to year-end 2020. Staffing and resources required to implement *Metro 2040* include a variety of tasks, such as supporting and reviewing Regional Context Statements, preparing supporting implementation documents, conducting policy research and analysis, and processing proposed amendments.

In keeping with the requirements of the *RGS Procedures Bylaw*, Metro Vancouver staff are available to make a presentation on annual regional growth strategy performance monitoring to any affected

local government's Council or Board on request, answer any questions that may arise, and report back to the MVRD Board on information received during the presentation(s) if required.

**Attachment**

*Metro Vancouver 2040: Shaping our Future* 2020 Procedural Report, dated October 5, 2021.

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## 5.4 ATTACHMENT

*Metro Vancouver 2040: Shaping our Future*  
2020 Procedural Report

As required by *Greater Vancouver Regional District*  
*Regional Growth Strategy Procedures Bylaw No. 1148, 2011*

October 5, 2021

## Introduction

*Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, and the *Greater Vancouver Regional District Regional Growth Strategy Procedures Bylaw No. 1148, 2011* (RGS Procedures Bylaw) were both adopted by the Greater Vancouver Regional District (now MVRD) Board in July 2011. The *RGS Procedures Bylaw* includes requirements for reporting on procedural performance measures associated with *Metro 2040*, such as the number of amendments processed and resources required to implement the regional growth strategy.

## Supporting Work to Implement *Metro 2040*

To advance *Metro 2040* implementation, Metro Vancouver conducts research and undertakes supporting analysis and studies. These publications include *Metro 2040* implementation guidelines to support interpretation and procedures, and specific studies / reports providing technical information, analysis and recommendations on particular *Metro 2040* strategies and actions.

By year-end 2020, eight Implementation Guidelines had been prepared and adopted by the MVRD Board to advance the implementation of *Metro 2040*.

- *Implementation Guideline #1: Regional Context Statements* (2012). Guidance for municipalities on developing Regional Context Statements
- *Implementation Guideline #2 - Amendments to the Regional Growth Strategy* (2012; updated in 2014). Detailed explanation of *Metro 2040* amendment procedures (should be read with the *Regional Growth Strategy Procedures Bylaw*)
- *Implementation Guideline #3: What Works: Affordable Housing Initiatives in Metro Vancouver Municipalities* (2012). Information for municipalities on how to develop Housing Action Plans
- *Implementation Guideline #4: Identifying Frequent Transit Development Areas* (2013). Information for municipalities on how to Identify Frequent Transit Development Areas, a key tool for transit-oriented development
- *Implementation Guideline #5: Metro Vancouver Industrial Land Protection and Intensification Policies* (2014). Guidance for municipalities on how to protect and efficiently develop industrial lands
- *Implementation Guideline #6: What Works: Municipal Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing* (2016). Information on municipal measures for sustaining and expanding the supply of purpose-built rental housing along with project profiles.
- *Implementation Guideline #7: Extension of Regional Sewerage Services* (2017). Information on *Metro 2040* policies and procedures for connection to regional sewerage services in Agricultural and Rural areas of Metro Vancouver.
- *Implementation Guideline #8: Metro Vancouver 2040 Performance Monitoring Guideline* (2017). Information about *Metro 2040* performance measures and the monitoring and reporting process.

## Progress on the Completion of Regional Context Statements

Per the *Local Government Act*, within the first two years following adoption of a regional growth strategy member municipalities are required to submit an updated Regional Context Statement (RCS)



that clearly lays out how local plans and aspirations as expressed in Official Community Plans align with the regional objectives laid out in *Metro 2040*. All required RCSs have been accepted by the MVRD Board.

The *Local Government Act* also requires that municipalities review the Regional Context Statement at least once every 5 years after acceptance by the MVRD Board, and if no amendment is proposed, submit the statement to the Board for its continued acceptance.

**Table 1: Status of Regional Context Statements to year end 2020**

Municipality	Status	Year
Anmore	Accepted	2019
Belcarra	Accepted	2011
Burnaby	Accepted	2019
Coquitlam	Accepted	2013
Delta	Accepted	2013
Langley City	Accepted	2013
Langley Township	Accepted	2016
Lions Bay	Accepted	2016
Maple Ridge	Accepted	2018
New Westminster	Accepted	2017
North Vancouver City	Accepted	2015
North Vancouver District	Accepted	2014
Pitt Meadows	Accepted	2019
Port Coquitlam	Accepted	2013
Port Moody	Accepted	2015
Richmond	Accepted	2017
Surrey	Accepted	2014
Tsawwassen First Nation	Not Required	
Vancouver	Accepted	2013
West Vancouver	Accepted	2018
White Rock	Accepted	2017
University of British Columbia*	Approved by Province	2015
University Endowment Lands*	Not Required	

\*within Electoral Area A

### ***Metro 2040 Amendments***

In 2020, the MVRD Board processed two Type 3 and one Type 2 Minor Amendment requests to amend the regional growth strategy.

On February 28, 2020, the MVRD Board approved a Type 3 Minor Amendment request initiated from Metro Vancouver to update the *Metro 2040's* Greenhouse Gas (GHG) emission reduction target. The target was amended from a GHG reduction of 33% by 2020 and 80% by 2050, to an ambitious target to pursue a carbon neutral region by 2050 with an interim target of 45% GHG reduction by 2030.

On March 4, 2020, City of Delta submitted a Type 2 Minor Amendment request to change the regional land use designation of a 0.63 hectare parcel on Burns Drive from 'Agricultural' to 'Rural'. As the parcel is small and unsuitable for agricultural uses, bounded by major roadways, and comparable to other precedent anomaly sites in the area that is inconsistent with *Metro 2040*, the MVRD Board ultimately determined that a regional land use designation amendment or a Regional Context Statement amendment is not required for the City of Delta's rezoning application.

On September 28, 2020, Metro Vancouver initiated a Type 3 Minor Amendment to incorporate 60 individual regional land use designation changes to 'Conservation and Recreation' to reflect the acquisition of these property interests by Metro Vancouver Regional Parks. The MVRD Board later approved the amendment request in early 2021.

Table 2 shows the number and type of requested *Metro 2040* amendments, and those approved for the years 2011-2020 by calendar year.

**Table 2: *Metro 2040* Bylaw Amendments Requested, Approved and Declined, 2011-2020**

	2011		2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
<b>Requested Amendments</b>												
Type 1	2		-	-	-	-	-	-	-	-	-	2
Type 2	1		1	2	1	-	2	1	-		1	9
Type 3	4		-	3	4	2	2	2	2	3	1	23
<b>Total</b>	<b>7</b>		<b>1</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>34</b>
<b>Approved Amendments</b>												
Type 1	-		1	-	-	-	-	-	-	-	-	1
Type 2	-		-	1	1	-	-	1	-	-	-	3
Type 3	4		-	2	1	3	-	3	2	2	1	18
<b>Total</b>	<b>4</b>		<b>1</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>22</b>
<b>Declined Amendments</b>												
Type 1	1		-	-	-	-	-	-	-	-	-	1
Type 2	1		-	2	-	-	-	-	1	-	-	4
Type 3	-		-	1	2	-	-	-	-	-	-	3
<b>Total</b>	<b>2</b>		<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>8</b>

The average processing time for approved amendment requests between 2011 and 2020 was **30** weeks. In 2012, a Type 1 amendment requested by the City of Coquitlam which required approval from each member municipality was initiated just after the adoption of the regional growth strategy, and took 78 weeks to process. If this outlier is removed from the inventory of amendments, the average processing time drops to **27** weeks, and includes review by the Regional Planning Advisory Committee, review by the Regional Planning Committee, initiation of early readings of an associated amendment bylaw by the MVRD Board, a notification period to allow for affected local government comment, and final consideration of the amendment bylaw by the Board. The key milestones and associated timeline for *Metro 2040* amendments to year-end 2020 are provided in Appendix 1.

**Metro 2040 Implementation Costs and Staffing**

Between 2011 and year-end 2020, *Metro 2040* was primarily supported by Regional Planning staff and resources, which includes financial resources for planning staff as well as other resources such as consulting and data acquisition. Regional Planning staff also work on and support initiatives throughout the organization.

The Regional Planning Budget is adopted annually by the MVRD Board. Information regarding the 2020 budget for staffing, consulting and data acquisition associated with the development, administration, implementation and monitoring of *Metro 2040* can be found in Report G4.1 titled “MVRD 2020 Budget and 2020 – 2024 Financial Plan and Five Year Bylaw 1291” at:

[http://www.metrovancouver.org/boards/GVRD/RD\\_2019-Nov-1\\_AGE.pdf#page=231](http://www.metrovancouver.org/boards/GVRD/RD_2019-Nov-1_AGE.pdf#page=231)

Previous year budgets can also be found on the Metro Vancouver website.

**Appendix 1: Summary of Processed Amendments to Metro Vancouver 2040: Shaping our Future, 2011-2020**

<b>Amendment Type and Bylaw Number</b>	<b>Municipality</b>	<b>Amendment Request Description</b>	<b>Date of Amendment Request Letter from Municipality</b>	<b>Date Considered by Regional Planning Advisory Committee</b>	<b>Date Considered by Regional Planning Committee</b>	<b>Date Bylaw Initiated/ Referred by MVRD Board</b>	<b>Date Bylaw Considered by MVRD Board for Initial Readings</b>	<b>Date Bylaw Considered by MVRD Board for Adoption</b>	<b>Total Processing Time (Weeks)</b>
Type 3 Bylaw No. 1150, 2011	City of Richmond	Land Use Designation Amendment: General Urban to Conservation and Recreation (3 sites totaling 149 ha)	Mar 2, 2011	Sept 6, 2011	Sept 16, 2011	Sept 23, 2011	Oct 28, 2011	Oct 28, 2011	34
	Tsawwassen First Nation	Text Amendment (Table A.1): Revise growth projections for the TFN	Mar 7, 2011	Sept 6, 2011	Sept 16, 2011	Sept 23, 2011	Oct 28, 2011	Oct 28, 2011	33
	District of West Vancouver	Overlay Amendment: Extend Special Study Area (1 site designated General Urban, 679 ha)	Mar 8, 2011	Sept 6, 2011	Sept 16, 2011	Sept 23, 2011	Oct 28, 2011	Oct 28, 2011	33
		Text Amendment (Section 6.12.5 Special Study Areas): acknowledge inclusion of revised Special Study Area for West Vancouver	Mar 8, 2011	Sept 6, 2011	Sept 16, 2011	Sept 23, 2011	Oct 28, 2011	Oct 28, 2011	
	City of Coquitlam	Land Use Designation Amendment: General Urban to Conservation & Recreation (numerous sites totaling 459 ha)	Mar 22, 2011	Sept 6, 2011	Sept 16, 2011	Sept 23, 2011	Oct 28, 2011	Oct 28, 2011	31
Type 1 Bylaw No. 1160, 2012	City of Coquitlam	Text Amendment (Section 6.3.4 b): Remove phrase, "Conservation and Recreation lands utilized for commercial extensive recreation facilities"	Mar 22, 2011	Sept 6, 2011	Sept 16, 2011	Sept 23, 2011	Mar 30, 2012	Sept 21, 2012	78
Type 1 Did Not Proceed	District of North Vancouver	Process Amendment: Amend the RGS to require a 2/3 majority vote for Conservation & Recreation lands to be converted to Agricultural land and then Industrial lands in two steps conversion	Mar 22, 2011	Sept 6, 2011	Sept 16, 2011	Sept 23, 2011	Sept 23, 2011: Board declined amendment request; did not proceed to bylaw readings. Issue addressed in RGS Procedures Amendment Bylaw No. 1206, 2014 and <i>Implementation Guideline # 2 – Amendments to the RGS</i>		26

**Appendix 1: Summary of Processed Amendments to Metro Vancouver 2040: Shaping our Future, 2011-2020**

<b>Amendment Type and Bylaw Number</b>	<b>Municipality</b>	<b>Amendment Request Description</b>	<b>Date of Amendment Request Letter from Municipality</b>	<b>Date Considered by Regional Planning Advisory Committee</b>	<b>Date Considered by Regional Planning Committee</b>	<b>Date Bylaw Initiated/ Referred by MVRD Board</b>	<b>Date Bylaw Considered by MVRD Board for Initial Readings</b>	<b>Date Bylaw Considered by MVRD Board for Adoption</b>	<b>Total Processing Time (Weeks)</b>
Type 2 Did Not Proceed	District of North Vancouver	Overlay Amendment: Designate Lower Lynn as a Municipal Town Centre	Mar 22, 2011	Sept 6, 2011	Sept 16, 2011	Sept 23, 2011	Sept 23, 2011: Board declined amendment request; did not proceed to bylaw readings. Subsequently identified as a Frequent Transit Development Area in the 2014 RCS.		26
Type 2 Bylaw No. 1168, 2012	Village of Anmore	Land Use Designation Amendment: Rural to General Urban and extend the Urban Containment Boundary (1 site, 2 ha)	Feb 29, 2012	Feb 24, 2012	May 4, 2012	Mar 30, 2012	May 25, 2012	Jul 27, 2012	21
Type 3 Bylaw No. 1185, 2013	City of Port Moody	Overlay Amendment: Create 3 Special Study Areas (2 sites designated Industrial totaling 397 ha; 1 site designated General Urban, 70 ha)	Jan 30, 2013	Mar 22, 2013	Apr 5, 2013 & Jul 5, 2013	Apr 26, 2013	Jul 26, 2013	Jul 26, 2013	25
		Text Amendment (Section 6.12.5 Special Study Areas): to acknowledge inclusion of revised Special Study Area for the City of Port Moody	Jan 30, 2013	Mar 22, 2013	Apr 5, 2013 & Jul 5, 2013	Apr 26, 2013	Jul 26, 2013	Jul 26, 2013	25
Type 2 Did Not Proceed	Corporation of Delta	Land Use Designation Amendment (MK Delta Lands): Conservation and Recreation to General Urban and expand the Urban Containment Boundary	Jun 12, 2013	Jun 19, 2013	Jul 5, 2013	Jul 26, 2013	On hold at the request of the Corporation of Delta (Submitted new amendment request on Jan 29, 2019)		n/a
Type 2 Did Not Proceed	Township of Langley	Land Use Designation Amendment (North Murrayville and Hendricks): Agricultural to General Urban	Jun 24, 2013	Jun 19, 2013	Jul 5, 2013	Jul 26, 2013	Oct 11, 2013: Board declined the RGS amendment request; did not proceed with bylaw readings.		16
Type 3 Did Not Proceed	Township of Langley	Land Use Designation Amendment (Highway #1 at 200th Street): Mixed Employment to General Urban	Jun 24, 2013	Jun 19, 2013	Jul 5, 2013	Jul 26, 2013	Oct 11, 2013: Board declined the RGS amendment request; did not proceed with bylaw readings.		16

**Appendix 1: Summary of Processed Amendments to Metro Vancouver 2040: Shaping our Future, 2011-2020**

<b>Amendment Type and Bylaw Number</b>	<b>Municipality</b>	<b>Amendment Request Description</b>	<b>Date of Amendment Request Letter from Municipality</b>	<b>Date Considered by Regional Planning Advisory Committee</b>	<b>Date Considered by Regional Planning Committee</b>	<b>Date Bylaw Initiated/ Referred by MVRD Board</b>	<b>Date Bylaw Considered by MVRD Board for Initial Readings</b>	<b>Date Bylaw Considered by MVRD Board for Adoption</b>	<b>Total Processing Time (Weeks)</b>
Type 3 Did Not Proceed	Township of Langley	Land Use Designation Amendment (Highway #1 at 200th Street): Mixed Employment to General Urban	Jun 24, 2013	Jun 19, 2013	Jul 5, 2013	Jul 26, 2013	Oct 11, 2013: Board declined the RGS amendment request; did not proceed with bylaw readings.		16
Type 3 Bylaw No. 1207, 2014	City of Surrey	Land Use Designation Amendment (Central Newton Cultural Commercial District): Industrial to Mixed Employment (1 site, 6.5 ha)	May 2, 2014	May 22, 2014	June 6, 2014	Jun 27, 2014	Jun 27, 2014	Sept 19, 2014	20
Type 2 Bylaw No. 1203, 2014	Corporation of Delta	Land Use Designation Amendment (Southlands): Agricultural to General Urban and extend the Urban Containment Boundary (1 site, 59.7 ha); Agricultural to Conservation and Recreation (1 site, 42.4 ha)	Jan 14, 2014	Feb 21, 2014	Mar 7, 2014	Mar 28, 2014	Mar 28, 2014	Jun 27, 2014	23
Type 3 Bylaw No. 1209, 2014	City of Port Moody	Land Use Designation Amendment (Moody Centre Transit Oriented Development Area and Murray Street Boulevard Area): Mixed Employment and Industrial to General Urban (1 site, 8.3 ha)	Jun 2, 2014	June 20, 2014	July 4, 2014	Jul 11, 2014	Jul 11, 2014	May 15, 2015	49
Type 3 Did Not Proceed	City of Port Moody	Land Use Designation Amendment (Andres Wine Site): Industrial to General Urban	Jun 2, 2014	June 20, 2014	July 4, 2014	Jul 11, 2014	July 11, 2014: Board declined the RGS amendment request; did not proceed with bylaw readings.		6
Type 3 Did Not Proceed	City of Port Moody	Land Use Designation Amendment (Mill and Timber Site): Industrial to General Urban (1 site)	Jun 2, 2014	June 20, 2014	July 4, 2014	Jul 11, 2014	July 11, 2014: Board declined the RGS amendment request; did not proceed with bylaw readings.		6
Type 3 Bylaw No. 1222, 2015	Township of Langley	Land Use Designation Amendment (2 adjacent sites in the Latimer area): Mixed Employment to General Urban (1 site, 1 ha), and General Urban to Mixed Emp. (1 site, 7.5 ha)	April 2, 2015	May 1, 2015	May 22, 2015	June 12, 2015	June 12, 2015	Sept 4, 2015	22

**Appendix 1: Summary of Processed Amendments to Metro Vancouver 2040: Shaping our Future, 2011-2020**

<b>Amendment Type and Bylaw Number</b>	<b>Municipality</b>	<b>Amendment Request Description</b>	<b>Date of Amendment Request Letter from Municipality</b>	<b>Date Considered by Regional Planning Advisory Committee</b>	<b>Date Considered by Regional Planning Committee</b>	<b>Date Bylaw Initiated/ Referred by MVRD Board</b>	<b>Date Bylaw Considered by MVRD Board for Initial Readings</b>	<b>Date Bylaw Considered by MVRD Board for Adoption</b>	<b>Total Processing Time (Weeks)</b>
Type 3 Bylaw No. 1223, 2015	Metro Vancouver (North Vancouver District, Anmore, Surrey, New Westminster, North Vancouver City, West Vancouver, and Port Moody)	Incorporate changes stemming from 7 GVRD board accepted RCS. Amendment includes revisions to regional land use designation boundaries, the addition of Frequent Transit Development Areas (FTDAs), and local centres. The proposed amendment also includes updates to the Metro 2040 Appendix A, Table A-1: Population, Dwelling Unit and Employment Projections for Metro Vancouver Sub regions and Municipalities.	n/a	Jun 5, 2015	Jul 10, 2015	Jul 31, 2015	Jul 31, 2015	Oct 30, 2015	21
Type 2 Did not Proceed	Corporation of Delta	Land Use Designation Amendment (Ladner Trunk Road): Agricultural to Rural (1 site, 0.23 ha)	May 27, 2016	n/a	Jul 15, 2016	Jul 29, 2016	Jul 29, 2016: Board determined the proposed RGS amendment request is not required		9
Type 2 Bylaw No. 1236, 2016	Metro Vancouver	Text Amendment: Update the policy provisions regarding the extension of regional sewerage services, and adopt associated implementation guidelines #7, Extension of Regional Sewerage Services.	n/a	n/a	Sept 9, 2016	Sept 23, 2016	Sept 23, 2016	Apr 28, 2017	33
Type 3 Bylaw No. 1237, 2016	Metro Vancouver	Text Amendment (Appendix A Table A.2): update figures on 10 years regional and municipal household growth projections by tenure.	n/a	Sept 8, 2016	Oct 14, 2016	Oct 28, 2016	Oct 28, 2016	Apr 28, 2017	33

**Appendix 1: Summary of Processed Amendments to Metro Vancouver 2040: Shaping our Future, 2011-2020**

<b>Amendment Type and Bylaw Number</b>	<b>Municipality</b>	<b>Amendment Request Description</b>	<b>Date of Amendment Request Letter from Municipality</b>	<b>Date Considered by Regional Planning Advisory Committee</b>	<b>Date Considered by Regional Planning Committee</b>	<b>Date Bylaw Initiated/ Referred by MVRD Board</b>	<b>Date Bylaw Considered by MVRD Board for Initial Readings</b>	<b>Date Bylaw Considered by MVRD Board for Adoption</b>	<b>Total Processing Time (Weeks)</b>
Type 3 Bylaw No. 1243, 2017	Metro Vancouver	Text Amendment (Schedule G): update and reduce 55 performance measures to 15 key summary measures. The reduced number of measures facilitates simpler and more useful annual reporting.	n/a	Nov 18, 2016	Mar 10, 2017	Mar 31, 2017	Mar 31, 2017	Jul 28, 2017	20
Type 3 Bylaw No. 1246, 2017	Metro Vancouver (Langley Township, Surrey, and North Vancouver City)	Incorporate land use designation and overlay map revisions stemming from 3 MVRD Board accepted RCS amendments	n/a	Jun 23, 2017	Jun 9, 2017	Jun 23, 2017	Jun 23, 2017	Oct 27, 2017	18
Type 3 Bylaw No. 1259, 2018	City of Port Moody	Land Use Designation Amendment (Flavelle Mill Site): Industrial to General Urban (12.7 ha), removal of special study area	Sep 15, 2017	Nov 17, 2017	Feb 2, 2018	Feb 23, 2018	Feb 23, 2018	May 25, 2018	36
Type 2 Did Not Proceed	City of Surrey	Land Use Designation Amendment (Hazelmore): Rural to General Urban, 23.7 ha, extension of UCB	Oct 23, 2017	Nov 17, 2017	Feb 2, 2018	Feb 23, 2018	Mar 23, 2018: Board declined the RGS amendment request; did not proceed with bylaw readings.		22
Type 3 Did Not Proceed	City of Surrey	Land Use Designation Amendment (South Campbell Heights): Rural & Special Study Area (235 ha) to General Urban (143 ha), Mixed Emp (37 ha), Con Rec (55 ha) & extension of UCB; Mixed Emp (22.4 ha) to Con Rec (16.4 ha), General Urban (6 ha); Rural & Special Study Area (12 ha) to Agricultural & ALR	Jan 16, 2018	Apr 20, 2018	May 4, 2018	May 25, 2018	May 25, 2018: Board referred the amendment back to City of Surrey to consider an alternative amendment.		18



**Appendix 1: Summary of Processed Amendments to Metro Vancouver 2040: Shaping our Future, 2011-2020**

<b>Amendment Type and Bylaw Number</b>	<b>Municipality</b>	<b>Amendment Request Description</b>	<b>Date of Amendment Request Letter from Municipality</b>	<b>Date Considered by Regional Planning Advisory Committee</b>	<b>Date Considered by Regional Planning Committee</b>	<b>Date Bylaw Initiated/ Referred by MVRD Board</b>	<b>Date Bylaw Considered by MVRD Board for Initial Readings</b>	<b>Date Bylaw Considered by MVRD Board for Adoption</b>	<b>Total Processing Time (Weeks)</b>
Type 3 Bylaw No. 1266, 2018	Township of Langley	Land Use Designation Amendment (Williams Neighbourhood Plan): Mixed Employment to General Urban (4 ha), General Urban to Mixed Emp (2 ha)	May 8, 2018	May 11, 2018	Jun 8, 2018	Jun 22, 2018	Jun 22, 2018	Sep 28, 2018	20
Type 3 Bylaw No. 1285, 2019	City of Delta	Land Use Designation Amendment (MK Delta Lands): Agricultural to Industrial (62.7 ha) and extension of UCB	Jan 29, 2019	Mar 15, 2019	Apr 5, 2019	May 24, 2019	May 24, 2019	Oct 4, 2019	35
Type 3 Bylaw No. 1285, 2019	Metro Vancouver: Vancouver, Anmore, New Westminster	Incorporate land use designation amendment and addition of new FTDAs stemming from 3 MVRD Board accepted RCS amendments	n/a	Apr 12, 2019	May 3, 2019	May 24, 2019	May 24, 2019	Oct 4, 2019	25
Type 3 Bylaw No. 1295, 2019	Metro Vancouver	Text amendment: update the GHG emission reduction targets to pursue a carbon neutral region by 2050, with an interim target of 45% reduction by 2030	n/a	n/a	Oct 11, 2019	Nov 1, 2019	Nov 1, 2019	Feb 28, 2020	20
Type 2 Did Not Proceed	City of Delta	Amendment from Agriculture to Rural; 9568 Burns Drive	Mar 4, 2020	n/a	May 1, 2020	May 29, 2020	May 29, 2020: A regional land use amendment or RCS amendment is not required for rezoning		12
Type 3 Bylaw No. 1310, 2020	Metro Vancouver	Land Use Designation Amendment (60 parcels of Regional Parks Lands): General Urban to Con Rec (26.1ha); Rural to Con Rec (102.2ha)	n/a	Sep 18, 2020	Oct 9, 2020	Oct 30, 2020	Oct 30, 2020	Feb 26, 2021	20

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To: Regional Planning Committee

From: Sinisa Vukicevic, Program Manager, Regional Planning Analytics, Regional Planning and Housing Services

Date: October 7, 2021 Meeting Date: November 5, 2021

Subject: **Metro Vancouver Growth Projections Methodology Report**

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**RECOMMENDATION**

That the MVRD Board receive for information the report dated October 7, 2021, titled, “Metro Vancouver Growth Projections Methodology Report”.

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**EXECUTIVE SUMMARY**

Metro Vancouver has updated the regional population, dwelling unit and employment projections in collaboration with member jurisdictions. Providing long range projections is a core service for Regional Planning. The Metro Vancouver long range projections support planning throughout the region. They are provided to TransLink and Metro Vancouver utilities to support capital infrastructure planning and to member jurisdictions and other regional stakeholders to support transportation, housing, and community planning throughout the region.

The Metro Vancouver Growth Projections Methodology Report aims to provide details about methods and assumptions utilized in framing the projections. The primary methodological tool in Metro Vancouver’s population projections is a Hybrid Cohort Projection Model that combines a standard age-cohort model with adjustments that account for municipal land capacity and policy frameworks. Metro Vancouver’s projections technical report is being provided to the Regional Planning Committee and MVRD Board for information.

**PURPOSE**

To provide the Regional Planning Committee and MVRD Board with information on the methodology and model assumptions that were used to produce Metro Vancouver’s population, dwelling unit and employment growth projections.

**BACKGROUND**

In December 2018, Metro Vancouver published “Metro Vancouver Growth Projections – A Backgrounder,” providing technical details of the methods used to define Regional Planning’s growth projections at that time (Reference). The update to the regional growth strategy provided an opportunity to both extend the projections to the year 2050 and improve the methodology utilized. The attached Metro Vancouver Growth Projections Methodology Report details the methodology updates compared to the previous model (Attachment).

## **METRO VANCOUVER GROWTH PROJECTIONS METHODOLOGY REPORT**

Metro Vancouver prepares and updates regional long-range projections of population, dwelling unit, and employment for the next 30 years. Future growth is modelled according to historical growth trends and adjustment factors that reflect future municipal development plans, policies and long-range strategies such as Official Community Plans. Growth projections are critical to utility, transportation, housing, and other forms of long-range planning in the region. The projections are not static but rather evolve over time. Metro Vancouver's projections are updated regularly as new data sources become available and as the Census is undertaken every 5 years. The projections will be updated again after 2021 Census data is released beginning in 2022. Metro Vancouver continues to work closely with member jurisdictions, other regional agencies, and key stakeholders to provide and share data to build accurate and consistent population, dwelling units, and employment projections.

## **ALTERNATIVES**

This is an information report. No alternatives are presented.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **CONCLUSION**

The Metro Vancouver Projections Methodology Report aims to provide the details about the Projections Model that has been developed by and used by Metro Vancouver to prepare and update the population, dwelling unit and employment growth projections that are fundamental to supporting planning throughout the region. The report provides member jurisdictions, regional agencies, and the public with the specifics about the methods and assumptions applied in the projection model, as well as the data sources used to define the baseline population, housing, and employment.

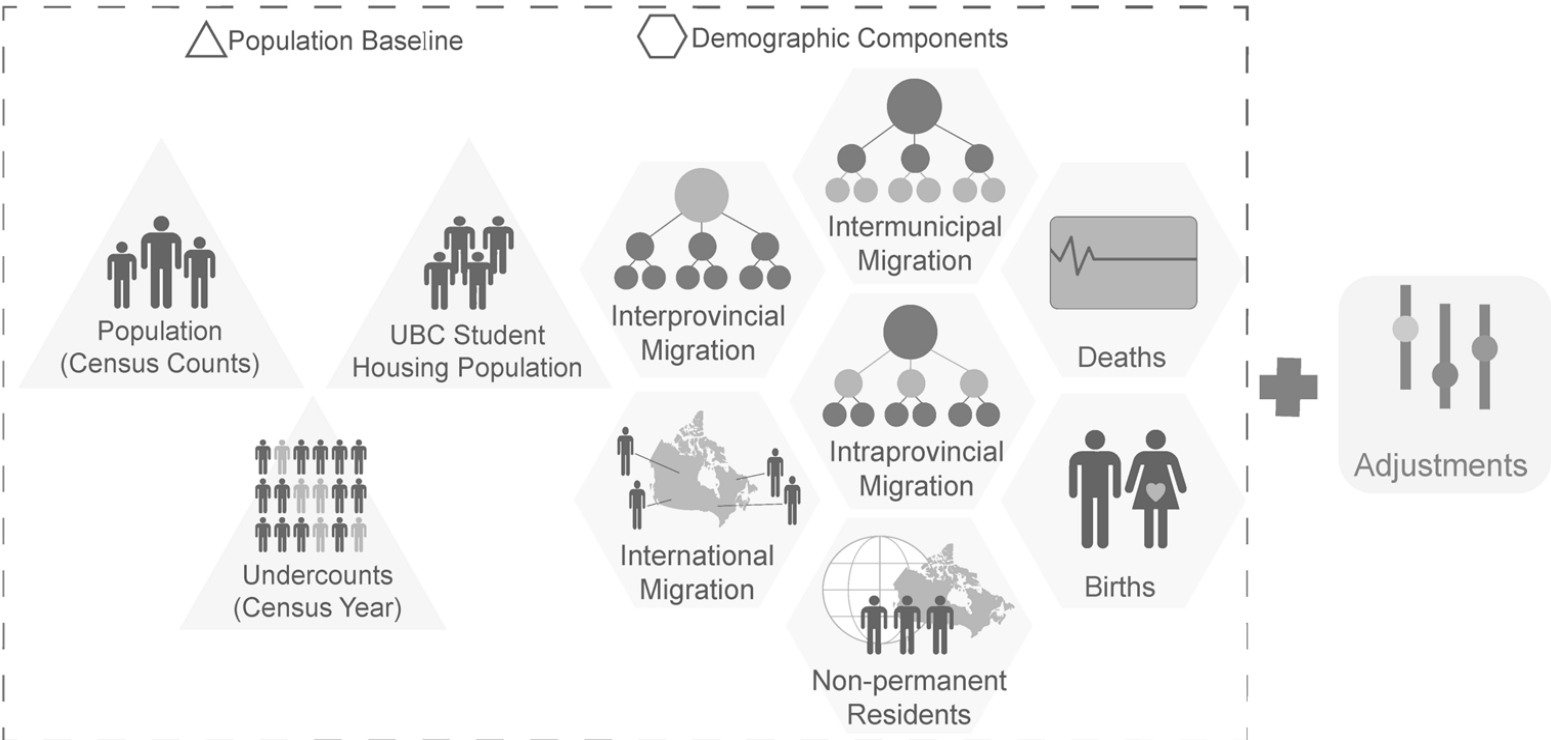
## **Attachment** (48803098)

Metro Vancouver Growth Projections Methodology Report (2021)

## **Reference**

[Metro Vancouver Growth Projections – Backgrounder \(2018\)](#)

47989116



# Metro Vancouver Growth Projections Methodology Report

June 2021

48803098



# Table of Contents

Table of Contents .....	ii
List of Tables .....	ii
List of Figures .....	iii
1.0 Introduction .....	1
<b>1.1. Background</b> .....	<b>1</b>
<b>1.2. Geographical Coverage</b> .....	<b>2</b>
2.0 Methods and Assumptions .....	3
<b>2.1. Population Projections</b> .....	<b>3</b>
2.1.1. Age-cohort Modeling Methods .....	4
2.1.1.1. Estimates of Population Baseline .....	4
2.1.1.2. Natural Increase .....	5
2.1.1.3. Migration .....	5
2.1.2. Adjustments of Population Growth .....	8
<b>2.1. Dwelling Unit Projections</b> .....	<b>8</b>
2.1.1. Householder Rate Modeling Methods .....	9
2.1.1.1. Estimates of Dwelling Unit Baseline .....	9
2.1.1.2. Householder Rates .....	9
2.1.2. Adjustments of Dwelling Unit Growth .....	10
<b>2.2. Employment Projections</b> .....	<b>10</b>
2.2.1. Labour Force Modeling Methods .....	10
2.2.1.1. Estimates of Employment Baseline .....	10
2.2.1.2. Regional and Municipal Employment Projections .....	11
2.2.2. Adjustments of Employment Growth .....	11
3.0 Conclusions .....	12
Appendix A – Results of Projections .....	13
Appendix B – Categorization .....	14
Appendix C – Facts from 2016 Census .....	17
Appendix D – Glossary .....	19

## List of Tables

<b>TABLE 1</b> Disaggregated Groups of Projected Population .....	<b>13</b>
<b>TABLE 2</b> Disaggregated Groups of Projected Dwelling Units .....	<b>13</b>
<b>TABLE 3</b> Disaggregated Groups of Projected Employment .....	<b>13</b>
<b>TABLE 4</b> Geographical Areas of Metro Vancouver Region, Sub-regions, Municipalities, and CSDs .....	<b>14</b>
<b>TABLE 5</b> Classification of Dwelling Structure Type .....	<b>15</b>
<b>TABLE 6</b> Classification of Industry Sector .....	<b>15</b>
<b>TABLE 7</b> Classification of Occupation .....	<b>16</b>

## List of Figures

<b>FIGURE 1</b> A Map of Metro Vancouver Region .....	2
<b>FIGURE 2</b> An Age-Cohort Model and Population Growth Adjustments .....	3
<b>FIGURE 3</b> An Illustration of Top-Down and Bottom-Up Approaches .....	4
<b>FIGURE 4</b> A Householder Rate Model and Dwelling Unit Growth Adjustments .....	9
<b>FIGURE 5</b> A Labour Force Model and Employment Growth Adjustments.....	10
<b>FIGURE 6</b> Metro Vancouver's Population Counts by Age and Gender, 2016 Census.....	17
<b>FIGURE 7</b> Metro Vancouver's Population, Population Living in Private Dwellings, and Primary Household Maintainers by Age Groups, 2016 Census .....	17
<b>FIGURE 8</b> Metro Vancouver's Estimated Householder Rates by Age Group and Dwelling Structure Type, 2016 Census .....	18
<b>FIGURE 9</b> Metro Vancouver's Employment by Industry Sector, 2016 Census .....	18

# 1.0 INTRODUCTION

## 1.1. Background

Providing long range population, dwelling unit and employment projections is a core service for Metro Vancouver's Regional Planning Division, and these long range projections support planning throughout the region. They are provided to TransLink and Metro Vancouver utilities to support capital infrastructure planning and to member jurisdictions and other regional stakeholders to support transportation, housing, and community planning. They are also a core part of supporting work towards achieving strategies and policies in the regional growth strategy.

Projection modeling is intended to promote collaboration and consistency among provincial, regional, and municipal planning agencies and establish a common basis of information, assumptions, and growth and policy implementation methods. Metro Vancouver prepares projections applicable to the following work to ensure an appropriate integration among critical regional infrastructure planning and implementation:

- Supporting regional water service and liquid waste utilities demand planning
- Assisting TransLink's transportation demand modelling
- A reference for local Official Community Plans (OCP)
- Fundamental inputs to Metro Vancouver's regional land-use model

Given the potential resource demand, Metro Vancouver attempts to combine available staff knowledge and resources from regional and municipal agencies with commissioned studies to provide reasonable assumptions and estimates of future growth. All projections are established in four steps:

1. Prepare a draft of municipal population, dwelling unit, and employment projections
2. Engage with member jurisdictions on proposed draft projections
3. Calibrate and reconcile municipal projections to develop finalized estimates
4. Aggregate of agreed local projections to sub-regional and regional levels

All projections are explicitly or implicitly scenario-based. This document provides an overview of the methods and assumptions applied in long-range projections of a medium-growth scenario, which is the baseline scenario. This baseline scenario generally assumes that the existing regional growth policy framework remains in place and that a variety of external factors potentially affecting the region (i.e., the global and national economies) will remain consistent and stable on average over the long term, using 2016 as the benchmark. Based on this established medium-growth scenario, a +/-15% growth range<sup>1</sup> is incorporated regarding factors influencing regional growth.

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<sup>1</sup> For a given year, +15% and -15% of the total growth accumulated since 2016 is applied to calculate projection ranges (named high-growth and low-growth scenarios, respectively).



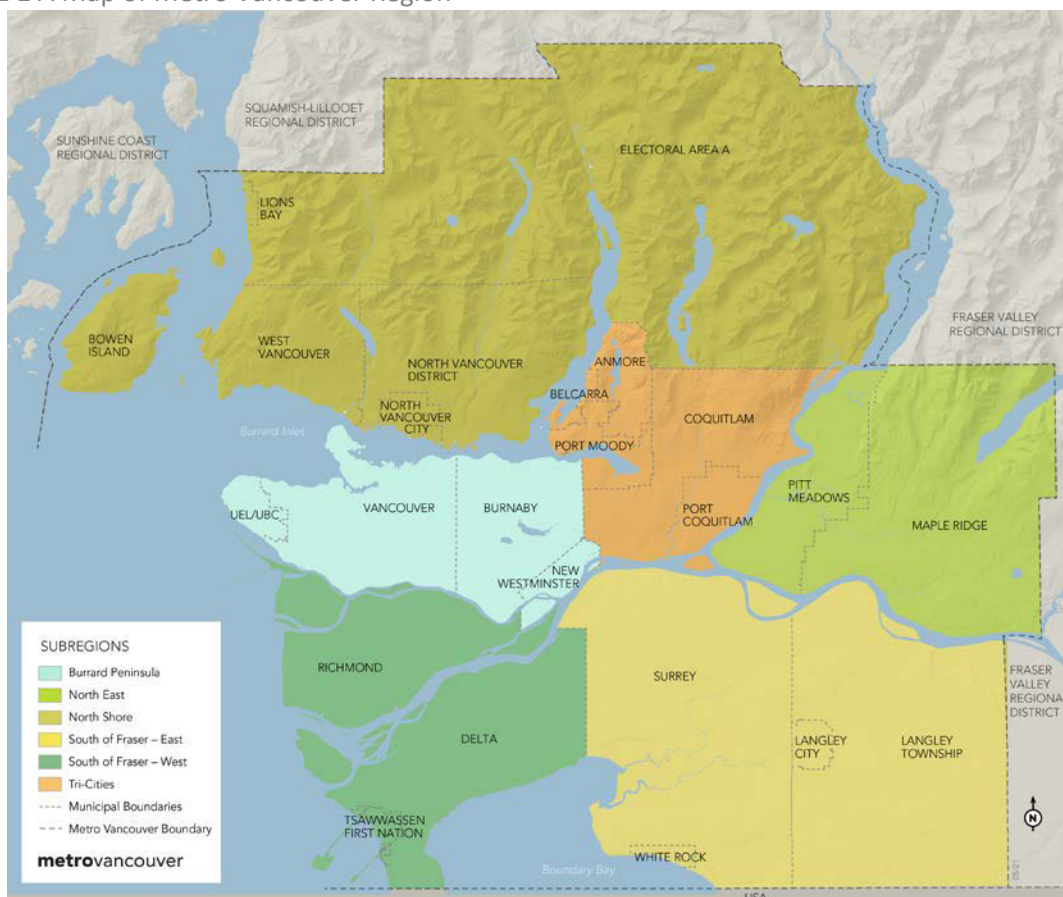
## 1.2. Geographical Coverage

*Metro 2040* reported projections by member jurisdiction<sup>2</sup>. Each municipal projection includes the totals for any First Nation communities located geographically within or directly adjacent to the respective municipal boundary. The 2016 Census indicated approximately 6,500 people were living in Indian Reserves (IRs) in the region of Metro Vancouver.

*Metro 2050* separates IRs from municipalities so that they can be treated independently. Because IRs' population size is relatively small and there are no demographic components of sufficient quality at that level, the approach to forecasting IRs' future growth differs from those of municipalities'. Projection models assume a linear growth by extrapolating historical growth trends over past Census periods for IRs.

**FIGURE 1** represents six sub-regions within Metro Vancouver, corresponding to **TABLE 4** in Appendix B. Regional or sub-regional projections in *Metro 2050* are an aggregate of municipal and IRs' projections based on Census subdivisions (CSDs)<sup>3</sup>. Projection methodologies described hereafter do not apply to IRs.

**FIGURE 1** A Map of Metro Vancouver Region



<sup>22</sup> [Metro Vancouver](#) is a partnership of 21 municipalities, one Electoral Area and one Treaty First Nation, see **TABLE 4**. Metro Vancouver projections include Bowen Island (**TABLE 4** and **FIGURE 4**)

<sup>3</sup> A reference [map](#) for Vancouver Census Metropolitan Area (CMA) developed by Statistics Canada (Year of 2016).

## 2.0 METHODS AND ASSUMPTIONS

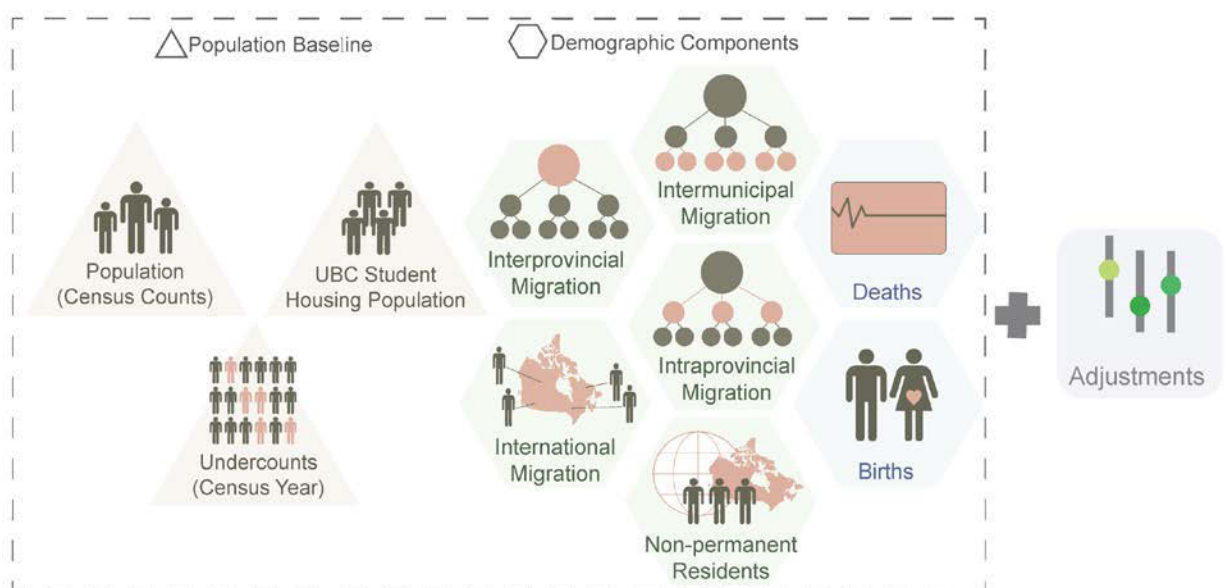
### 2.1. Population Projections

Population projections provide a foundation for projecting dwelling unit and employment projections. Metro Vancouver's population projections are based on:

- Census data and annual population change estimates developed by Statistics Canada (StatCan)
- Estimates of national (StatCan), provincial (BC Stats) and municipal (if applicable) future growth
- Land capacity analysis and local development plans and policies
- Assumptions of indicators that may evolve in the future

A primary methodological tool in Metro Vancouver's population projections is a Hybrid Cohort Projection Model that combines a standard age-cohort model with adjustments that account for municipal land capacity and policy framework, see **FIGURE 2**.

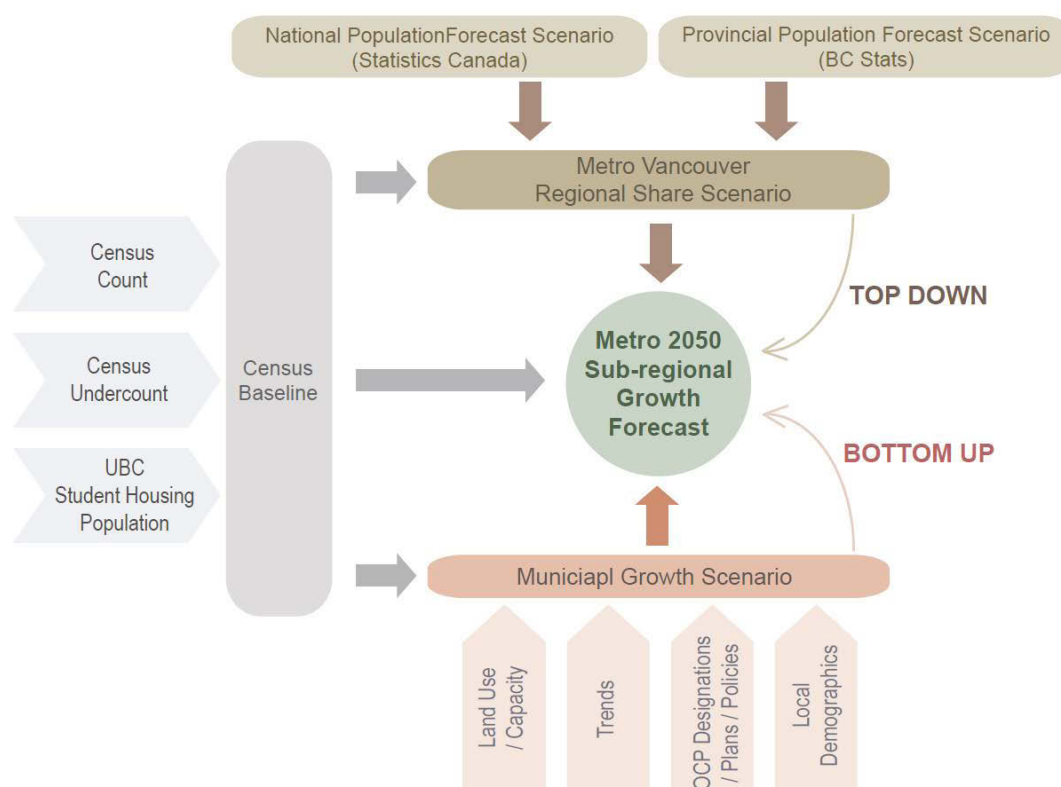
**FIGURE 2** An Age-Cohort Model and Population Growth Adjustments



Metro Vancouver staff apply a hybrid model combining both top-down and bottom-up approaches (**FIGURE 3**). The model itself is regional and uses trend projections for births, deaths, immigration, and migration between provinces and within the province. The top-down approach is based on the age-cohort model and produces draft projections as a base for consultation with member jurisdictions. Those draft projections have been vetted by municipal staff who provide municipal land capacity and local policy frameworks expertise that is incorporated into the model through refinements and adjustments.

The following subsections explain the approach in detail. The age-cohort model establishes population by gender and single year of age for a given base year. Then for every subsequent year, the population for that single year of age is predicted by estimating the change in natural increase and migration trends. Demographic components of population growth are expected to generally follow historical trends over the projection period. This approach is applied to individual municipal area except for IRs (see **TABLE 4** in Appendix B).

**FIGURE 3** An Illustration of Top-Down and Bottom-Up Approaches



## 2.1.1. Age-cohort Modeling Methods

### 2.1.1.1. Estimates of Population Baseline

The initial population or base population is the population at the beginning of a period used as a starting point for the estimation process. It is estimated from the Census counts in 2016, adjusted for undercount estimates<sup>4</sup> and on-campus student housing population, which is not generally captured in Census program. Census counts in 2016 are adjusted to include a 4.6% undercount rate estimated by StatCan for the region of Metro Vancouver and roughly 11,000 UBC (the University of British Columbia) on-campus students, resulting in a total of 2.59 million people in 2016.

<sup>4</sup> Undercounts refer to Census net undercoverage (CNU), a difference between undercoverage and overcoverage.

#### 2.1.1.2. *Natural Increase*

Projecting natural increase involves estimating the difference between the number of births and deaths by age and gender within the population. Births are estimated by age-specific fertility rates in each member jurisdiction. Metro Vancouver acquired a custom tabulation of historical age-specific fertility rates from BC Stats. The fertility rates data are disaggregated by Local Health Areas (LHAs) and age from 15 to 49 years old. Deaths are estimated by an annual estimate of death probability between two ages (in single years) The death probability is characterized by age and gender at a provincial level and derived from life tables published by StatCan. Future patterns in births and deaths specified by age and gender are derived by following vital statistics and assumptions.

- A custom tabulation of fertility rates developed by [BC Stats](#)
- Survivorship rates released by [StatCan](#)
- Variations in fertility and mortality rates according to a moderation of their historic annual changes

The fertility rate in the past 5 years declined in Metro Vancouver, especially for females under the age of 35. The survivorship rate of the elderly is assumed to gradually increase, whereas that of the rest of the population cohorts will remain relatively stable. With the overall aging of the population and a growing share of the population in the older age cohorts, the number of deaths in Metro Vancouver is expected to increase more rapidly than the number of births. Thus, the natural increase will continue to decrease and reach 0 in the early 2030s; deaths will continue to exceed births thereafter.

#### 2.1.1.3. *Migration*

As shown in **FIGURE 2**, migration consists of 5 components: international migration (immigration), interprovincial migration, intra-provincial migration, inter-municipal migration, and flows of non-permanent residents (NPRs). Future migration trends are predicted by a net value reflecting in and outflows of migration. Trend data on migration flows for Metro Vancouver and its member jurisdictions are derived from a custom acquisition of Census mobility data (current Census residence and place of residence 5 years ago). This data is cross-referenced by gender, age, and municipality to produce a trend profile of migrants and municipal distribution patterns.

##### *International migration*

International migration represents population movement (a change in the usual place of residence) between Canada and a foreign country. It comprises immigrants, returning emigrants, and emigrants leaving the region to settle in other countries<sup>5</sup>. Net international migration or net immigration is the primary factor in projecting Metro Vancouver's population growth. Over the past 10 years (from 2009 to 2018), about 81% of BC's immigrants lived in the Metro Vancouver region (while Metro Vancouver comprises approximately 53% of the provinces population), which is 11% of Canada's total immigrant population. The following datasets and assumptions are applied to project future net international migration.

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<sup>5</sup> Net temporary emigration is not considered in Metro Vancouver's population projection model. Net non-permanent residents (NPRs) is discussed in another section.

- A custom tabulation of mobility status on the place of resident developed by StatCan
- Annual estimates of net international migration published by StatCan
- Assumptions of an annual growth rate of annual net international migration
- A gradual shift toward a more balanced distribution of immigrant settlement in relation to overall population growth capacity in each member jurisdiction
- Historical distribution of net international migration by gender and age group
- 2021-2023 Immigration Levels Plan released by Canada's Ministry of Immigration, Refugees and Citizenship (IRCC)

The number of regional net immigrants is estimated annually by StatCan. In the short term, it is adjusted due to an update of the Federal's Immigration Levels Plan, which considers the impacts of COVID-19 on permanent resident admissions. The number of immigrants coming to the Metro Vancouver region will increase by 6,000 every year from 2021 to 2023. Over the longer term, it is assumed to steadily increase at an annual growth rate. As a result, Metro Vancouver expects to gain 30,000 to 40,000 net immigrants per year through the projection period (ending 2050), accounting for almost 70% of regional population growth. Municipal allocation trends generally follow historical distribution of immigrant settlements observed within a 10-year term, resulting in 26% and 23% of regional immigrants settling in the City of Vancouver and the City of Surrey, respectively. It is assumed that immigrants' and emigrants' gender and age structure will stay relatively constant over time.

### *Interprovincial migration*

Interprovincial migration represents movement between Canadian provinces or territories. Interprovincial migration in Metro Vancouver refers to the movement by people from the region to another province or territory in Canada. Trends in the inter-provincial migration rates primarily relate to the comparative strength of the regional economy, employment opportunities, and lifestyle in Metro Vancouver versus other areas in Canada. Net interprovincial migration is measured by the following estimates and assumptions:

- National population projection developed by StatCan
- A custom tabulation of mobility status on the place of resident developed by StatCan
- Annual estimates of interprovincial in- and out-migration published by StatCan
- A relative consistent share of the national population moving from other provinces to the Metro Vancouver region
- A constant proportion of population leaving the Metro Vancouver region to other provinces or territories in Canada

In the next 30 years, the overall regional annual net interprovincial migration is expected to remain relatively minor in overall regional growth projections, generally averaging a net gain ranging from 2,000 to 4,000. It is expected to increase to a level of 4,000, which comprises of an inflow of 29,000 and an outflow of 25,000 by 2050. Historic interprovincial flow distributions by the municipality, age, and gender will remain relatively consistent. The City of Vancouver is projected to accommodate the region's largest

share of regional interprovincial migrants (29%), followed by the City of Burnaby with a share of 13%, and the City of Surrey with a share of 12%.

### *Intraprovincial migration*

Intraprovincial migration or sub-provincial migration of Metro Vancouver involves movements between the region and the rest of British Columbia. It represents movements occurring within the same province. Historical patterns in intraprovincial migration are carried forward to estimate future trends. The annual intraprovincial migration outflow is expected to exceed that of inflow. Net intraprovincial migration is estimated by the following estimates and assumptions:

- Provincial population projection estimated by BC Stats
- A custom tabulation of mobility status on the place of resident developed by StatCan
- Annual estimates of intra-provincial in and out-migration published by StatCan
- A relative consistent share of BC provincial population moving from other regions in BC to the region of Metro Vancouver
- A constant proportion of regional population leaving from the region to another area in BC

Metro Vancouver will anticipate a net loss of an average of 9,900 people per year only because of intra-provincial movement activities. The intra-provincial flow dynamics vary among municipalities. The City of Surrey will have the highest share of the regional net flow (26%) over the projection period, followed by Langley Township (12%) and the City of Vancouver (11%).

### *Inter-municipal migration*

Inter-municipal migration represents regional residents moving among municipalities within the region of Metro Vancouver. In theory, the sum of net inter--municipal migration over all municipalities should be zero. Historic inter-municipal migration trends showed that Metro Vancouver's region involved 394,000 movements (between different municipalities) between 2006 and 2016. Trends in the inter-municipal migration rates typically relate to the particular lifestyle preference and choices for residents and the relative housing, employment, and amenity options and opportunities in each municipality. The projections of net inter-municipal migration are based on the following assumptions:

- A custom tabulation of mobility status on the place of resident published by StatCan
- A relative consistent share of Metro Vancouver residents will be moving among municipalities in the region in any given year
- A constant mover rate of inter-municipal inflow or outflow by municipality, gender, and age

A constant share of Metro Vancouver's residents is assumed to move within the region in any given year. This share is estimated by a ratio of inter-municipal movements to the total regional population in 2016. Future inter-municipal migration generally aligns with historical patterns. The City of Vancouver will experience 29% of the total outflow of regional inter-municipal migration among all municipalities, followed by the City of Burnaby at 13%, and the City of Richmond at 7%. On the contrary, the following three municipalities can anticipate a higher municipal share of regional inter-municipal inflow than the



rest of the region's municipalities: 12% of regional inter-municipal inflow migrants will move to the City of Surrey, 11% to Langley Township, and 9% to Maple Ridge.

### *Non-permanent residents (NPRs)*

A non-permanent resident or temporary resident is a foreign national legally authorized to enter Canada for temporary purposes, such as international students and temporary workers. NPRs in the region are projected to decrease from 6,500 in 2020 to 1,400 by 2050. Annual NPRs are modeled according to the following assumptions:

- Census NPRs estimates and annual estimates of net NPRs released by StatCan
- A scaling factor to develop a declining trend of regional net NPRs per year based on the assumption that temporary residents are very likely to transition into formal applications for permanent residency and become an immigrant in the future
- A constant share of regional NPRs by the municipality, gender, and age

## **2.1.2. Adjustments of Population Growth**

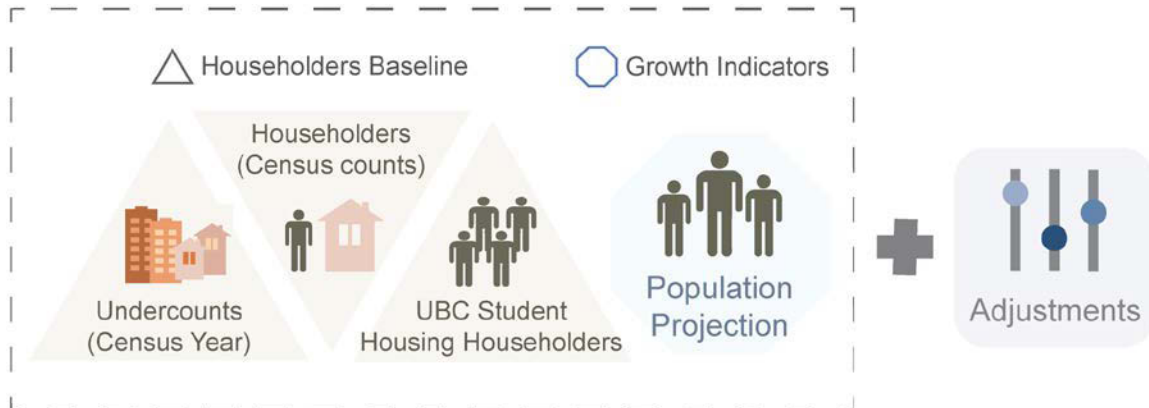
An adjustment of annual population growth is introduced to modify population projections due to the following two reasons. First, demographic projection methods do not consider the factors such as land capacity or high-level goals. Secondly, the adjustments should address the data gaps between Census counts and ground-proof data on population, employment, and housing in municipalities. During the consultation process with Tsawwassen First Nation (TFN) and UBC, it was determined that their population is higher than the enumerated number in the 2016 Census. Therefore, official Census data needed to be revisited with the data provided by member jurisdictions.

## **2.1. Dwelling Unit Projections**

Dwelling unit projections represent an estimate of dwelling units occupied by private households (PHHs). Vacant homes, collective dwellings, etc. are excluded from projections. Householders, or primary household maintainers, are the individuals identified in the Census as the primary person in a household. Each householder equals one household. The model assumes one householder equals to one dwelling unit, noting that a building (including a single detached house) can include multiple dwelling units. Metro Vancouver has explored the relationship between population and householders for each modeling area. Similar to population projection, dwelling units are estimated based on a bottom-up approach. Municipal projections are developed based on a householder rate model and an adjustment of units growth considering factors such as land capacity (see **FIGURE 4**).

The average household size, the typical number of persons occupying a dwelling unit, is one of the projection models' outputs. Average household size at regional, sub-regional, or municipal levels is estimated by dividing the projected population living in PHHs by the projected dwelling units in that defined area. The 2016 Census provides an estimate of the regional average household size of 2.53 without considering undercounts, or 2.55 including Census undercounts.

**FIGURE 4** A Householder Rate Model and Dwelling Unit Growth Adjustments



### 2.1.1. Householder Rate Modeling Methods

#### 2.1.1.1. Estimates of Dwelling Unit Baseline

Dwelling unit projections utilize projected population and a householder rate characterized by the municipality, age group, gender, and dwelling structure type (see Appendix B). For each population cohort specified by age group, municipality, and gender, the model assumes a constant population share of the total population to estimate the population in collective dwellings for that population cohort. Once the collective population is determined, the population in private dwelling units is estimated by subtracting the collective population from the total population. The 2016 Census indicates about 1.5% of the total regional population living in collective dwellings. Additionally, householders' counts in 2016 are adjusted, including a 3.23% undercount rate estimated by StatCan and about 7,700 on-campus UBC student housing that is not generally captured in the Census program. The adjusted number of regional householders is estimated at nearly 1 million, indicating 39% of regional residents are identified as householders.

#### 2.1.1.2. Householder Rates

Total future occupancy demand, which reflects dynamic changes of household formation and demography, is determined by a householder rate model. The demographic characteristics of the householders (i.e., age, gender) associated with the dwelling structure type (i.e., single-detached house, townhouse, apartment, etc.), household type (i.e., single person, couple, family, etc.), and tenure characteristics. Metro Vancouver develops dwelling unit projection distinguished by age, gender, and dwelling structure type.

Future dwelling unit growth is a multiplication of projected population by householder rates. The householder rate, applied in dwelling unit projection, is specified by age cohort and gender to account for shifting demographics, and by the municipality to account for locational differences and preferences. Instead of applying a constant householder rate estimated in the 2016 Census through the projection period, Metro Vancouver modifies the rates to reflect factors such as housing affordability and personal preference for future living. This modification is based on extrapolation from historical trends in householders' change by municipality and dwelling structure type from 2001 to 2016.



Results show that housing development throughout the region is distinctly trending toward increasingly dense multi-unit forms, with apartments comprising about 50% of new unit growth from 2016 to 2050. Correspondingly, regional average household size is estimated to decline slightly.

### 2.1.2. Adjustments of Dwelling Unit Growth

The dwelling unit projection model includes an annual adjustment of units' growth. The municipal growth was adjusted to reflect potential growth by dwelling structure types and local land use plans.

## 2.2. Employment Projections

Metro Vancouver prepares employment growth by industry sector at municipal, sub-regional, and regional levels. Metro Vancouver assumes a steady growth in employment at a regional level and develops an allocation method to estimate municipal employment growth. The draft results of municipal projections are adjusted after discussing with member jurisdiction staff and iterated with consideration for existing local plans, policies and studies. After endorsement of municipal projection by municipal counterparts, municipal projections are aggregated to the sub-regional level. **FIGURE 5** illustrates components or indicators of future employment growth. Metro Vancouver establishes a base model by estimating a baseline of employment in the region and future growth by using projected population and land use information. The following sections present a detailed description of the employment estimation methodology.

**FIGURE 5** A Labour Force Model and Employment Growth Adjustments



### 2.2.1. Labour Force Modeling Methods

#### 2.2.1.1. Estimates of Employment Baseline

Metro Vancouver establishes a Census baseline for the labour force. The employed labour force was allocated by industry sector. Three components are considered to establish the baseline for the number of jobs by the municipality and industry sectors in 2016:

- Number of jobs with a usual workplace and home-based jobs reported in Census Place of Work Status (POW) tables
- Estimates of jobs with no-fixed workplace (NF) reported in Census Place of Residence (POR) tables
- An undercount rate of 4.6% to be consistent and comparable with population undercounts

The Census allocates jobs with no-fixed workplace address to the city where the worker resides rather than the city of the work activity. For example, a no-fixed job of a truck driver living in the City of Burnaby and working in the City of Vancouver would be allocated to the City of Burnaby's no-fixed jobs. Municipal NF jobs by industry sector are estimated by a regional allocation method. The municipal share of regional NF jobs depends on POW jobs in that municipality and its population size.

#### *2.2.1.2. Regional and Municipal Employment Projections*

Projecting future employment growth is inter-related between the type and level of economic activity in the region, trends in employment demand, and the regional population labour force. To estimate future employment growth, Metro Vancouver has assessed land use and analyzed relationships between population and labour force. The employment projections are strongly associated with regional population growth projections and the following assumptions of sectoral employment trends:

- A marginal decrease in the overall regional employment-to-population ratio, with the component employment sectors generally shifting toward increases in service industries and modest changes in the share of employment within the individual sectors
- Economic growth and sectoral composition will be consistent with the current status and relatively stable in future years, with some trending projected among the component industry sector shares of employment activity

The estimated regional employment growth is distributed to municipal levels by industry sector. The municipal share of the regional total is based on the following factors:

- Projected municipal population growth
- Municipal employment characteristics by industry sector
- The likelihood that future employment will be location-dependent (e.g. ports, agriculture, education institutions) or population-serving (e.g. retail, food services)
- An assessment of available industrial and employment land for all municipalities to estimate location-based job growth such as employment in manufacturing and wholesale sectors

#### **2.2.2. Adjustments of Employment Growth**

The municipal annual estimates determined by the above methods are adjusted according to the feedback received from the municipal staff, resulting in a change in the estimates of regional total employment.

### 3.0 CONCLUSIONS

Metro Vancouver prepares regional long-range projections of population, dwelling unit, and employment for the next 30 years. Future growth is modeled according to historical growth trends and adjustment factors to reflect future municipal development plans and/or ongoing policies and long-range strategies. Metro Vancouver expects to have 3.8 million people, 1.6 million dwelling units, and 1.9 million jobs (the baseline scenario of projections) in the year 2050.

COVID-19 pandemic has had impacts in the short-term on regional population growth, households' spending and preferences, as well as the labour force. National and provincial immigration levels have been significantly impacted by COVID-19. Moreover, evidence has shown that the economy is rebounding since the initial shock. Metro Vancouver assumes this pandemic situation is a one-time disruptor that will not have a strong or significant impact on projections in the long term.

Metro Vancouver's projections are updated regularly as new data sources become available and as the Census is undertaken. The projections are not static but rather evolve over time. The projections are critical to utility, transportation, housing, and other forms of long-range planning in the region. Metro Vancouver continues to work closely with member jurisdictions, other regional agencies, and key stakeholders to provide and share data to build accurate and consistent population, dwelling units, and employment projections.

## APPENDICES

### Appendix A – Results of Projections

This section presents disaggregated information of projection results or outputs<sup>6</sup>.

- a) Population is projected annually by age, and gender at regional, sub-regional, municipal, and CSDs levels (see details in **TABLE 4**). Therefore, one can estimate population in a customized age group.

**TABLE 1** Disaggregated Groups of Projected Population

Population			
Disaggregation Group	Area	Single Year of Age	Gender
Classifications	Region, sub-region, municipality, or CSDs areas	Under 1 year, 1 year old, 2 years old, ... 108 years old, 109 years old, 110 years old and over	Male and Female

\* Source: Metro Vancouver

- b) Dwelling unit estimates are disaggregated by gender, age group, and dwelling structure type (see details in **TABLE 5**) at regional, sub-regional, municipal, and CSDs levels (see details in **TABLE 4**).

**TABLE 2** Disaggregated Groups of Projected Dwelling Units

Dwelling Units				
Disaggregation Group	Area	Age Group	Gender	Dwelling Structure Type
Classifications	Region, sub-region, municipality, or CSDs areas	15 to 19, 20 to 24, ... 55 to 59, 60 to 64, 65 years old and over	Male and Female	2 types of groups represented in <b>TABLE 5</b> , the first 2 columns

\* Source: Metro Vancouver

- c) Employment projections are available by industry sector (see details in **TABLE 6**) at regional, sub-regional, municipal, and CSDs levels (see details in **TABLE 4**).

**TABLE 3** Disaggregated Groups of Projected Employment

Employment		
Disaggregation Group	Area	Industry Sector
Classifications	Region, sub-region, municipality, or CSDs areas	2 types of groups represented in <b>TABLE 6</b> , the first 2 columns

\* Source: Metro Vancouver

<sup>6</sup> Projections broken down into disaggregated groups are not available for Electoral Area A, Tsawwassen First Nation and Indian Reserves.

## Appendix B – Categorization

**TABLE 4** Geographical Areas of Metro Vancouver Region, Sub-regions, Municipalities, and CSDs

Geographical Areas in Models					
Region	Sub-regions	Municipalities	Areas	CSD Name	CSD Type
Metro Vancouver	Burrard Peninsula	Electoral Area A (EAA)	UBC	Greater Vancouver A	Regional district Electoral Area (RDA)
			University Endowment Lands	Greater Vancouver A	RDA
				Musqueam 2	Indian Reserve (IR)
		City of New Westminster	New Westminster	New Westminster	City
		City of Burnaby	Burnaby	Burnaby	City
		City of Vancouver	Vancouver City	Vancouver	City
				Kitsilano 6	IR
	North East	City of Pitt Meadows	Pitt Meadows	Pitt Meadows	City
				Katzie 1	IR
		City of Maple Ridge	Maple Ridge	Maple Ridge	City
				Langley 5	IR
	North Shore	Village of Lions Bay	Lions Bay	Lions Bay	Village
		Bowen Island Municipality	Bowen Island	Bowen Island	Island Municipality
		District of West Vancouver	West Vancouver	West Vancouver	District Municipality (DM)
				Capilano 5	IR
		District of North Vancouver	North Vancouver District	North Vancouver	DM
				Seymour Creek 2	IR
				Burrard Inlet 3	IR
		City of North Vancouver	North Vancouver City	North Vancouver	City
				Mission 1	IR
		EAA	EAA Rural (North)	Greater Vancouver A	RDA
	South of Fraser – East	City of White Rock	White Rock	White Rock	City
		City of Langley	Langley City	Langley	City
		Township of Langley	Langley Township	Langley	DM
				Katzie 2	IR
				Matsqui 4	IR
				McMillan Island 6	IR
		City of Surrey	Surrey	Surrey	City
				Semiahmoo	IR
		EAA	Barnston Island	Greater Vancouver A	RDA
	South of Fraser – West	Tsawwassen First Nation	TFN	Tsawwassen	IR
		City of Delta	Delta	Delta DM	DM
				Musqueam 4	IR
		City of Richmond	Richmond	Richmond	City
	Tri-Cities	Village of Belcarra	Belcarra	Belcarra	Village
		Village of Anmore	Anmore	Anmore	Village
		City of Port Moody	Port Moody	Port Moody	City
		City of Port Coquitlam	Port Coquitlam	Port Coquitlam	City
				Coquitlam 1	IR
				Coquitlam 2	IR
		City of Coquitlam	Coquitlam	Coquitlam	City

\* Source: Metro Vancouver, Statistics Canada

**TABLE 5** Classification of Dwelling Structure Type

Dwelling Structure Type			
Categories in Models (1)	Categories in Models (2)	Population in private households, Census <sup>7</sup>	Primary household maintainers, Census
Ground-oriented housing	Single-detached house	Single-detached house	Single-detached house
		Movable dwelling	Mobile home Other movable dwelling
	Multi-attached house	Semi-detached house	Semi-detached house
		Apartment or flat in a duplex	Apartment or flat in a duplex
		Other single-attached house	Other single-attached house
	Row house	Row house	Row house
Apartment	Apartment	Apartment in a building that has five or more storeys	Apartment in a building that has five or more storeys
		Apartment in a building that has fewer than five storeys	Apartment in a building that has fewer than five storeys

\* Source: Metro Vancouver, Statistics Canada

**TABLE 6** Classification of Industry Sector

Industry Sector		
Categories in Models (1)	Categories in Models (2)	North American Industry Classification System (NAICS) 2012, Census <sup>8</sup>
Primary	Primary	11 Agriculture, forestry, fishing and hunting
		21 Mining, quarrying, and oil and gas extraction
Industry	Transportation and warehousing	48-49 Transportation and warehousing
	Construction	23 Construction
	Manufacturing	31-33 Manufacturing
	Wholesale	41 Wholesale trade
Commercial Service	Retail	44-45 Retail trade
	FIRE	52 Finance and insurance
		53 Real estate and rental and leasing
	Mgmt Admin Other Services OR Business Commercial Services	55 Management of companies and enterprises
		56 Administrative and support, waste management and remediation services
		81 Other services (except public administration)
	Information and Cultural Industries	51 Information and cultural industries
		71 Arts, entertainment and recreation
	Professional Technical	54 Professional, scientific and technical services
	Accommodation Food	72 Accommodation and food services
Public Administration Service	Education	61 Educational services
	Health and Welfare	62 Health care and social assistance
	Public Admin	22 Utilities
		91 Public administration

\* Source: Metro Vancouver, Statistics Canada

<sup>7</sup> Definitions of Census [dwelling structure type](#) developed by Statistics Canada

<sup>8</sup> [2-digit code of NAICS](#) developed by Statistics Canada

**TABLE 7** Classification of Occupation

Occupation	
Categories in Models	National Occupational Classification (NOC) 2016, Census <sup>9</sup>
Management	0 Management occupations
Business, finance and administration	1 Business, finance and administration occupations
Natural and applied sciences and related	2 Natural and applied sciences and related occupations
Health	3 Health occupations
Social science, education, government services and religion	4 Occupations in education, law and social, community and government services
Art, culture, recreation and sport	5 Occupations in art, culture, recreation and sport
Sales and service	6 Sales and service occupations
Trades, transport and equipment operators and related	7 Trades, transport and equipment operators and related occupations
Natural resources, agriculture and related production	8 Natural resources, agriculture and related production occupations
Manufacturing and utilities	9 Occupations in manufacturing and utilities

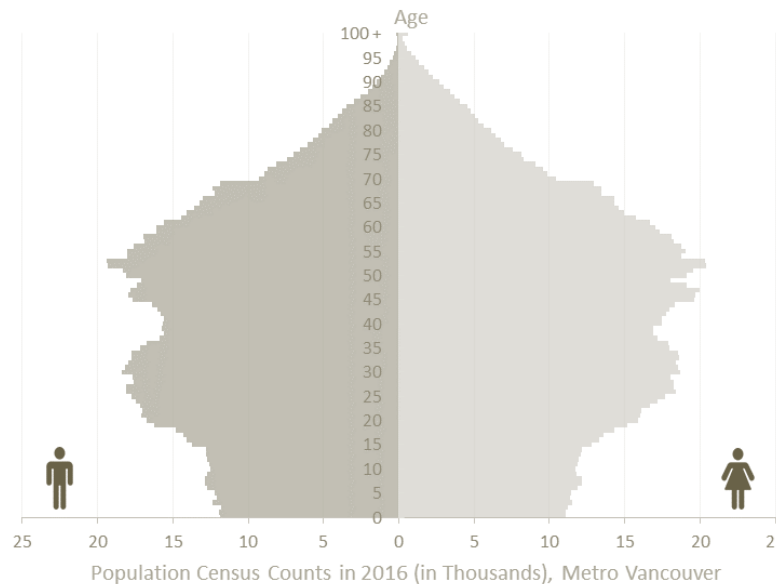
\* Source: Statistics Canada, Rennie & Associates Realty Ltd.

<sup>9</sup> 1-digit code of NOC developed by Statistics Canada

## Appendix C – Facts from 2016 Census

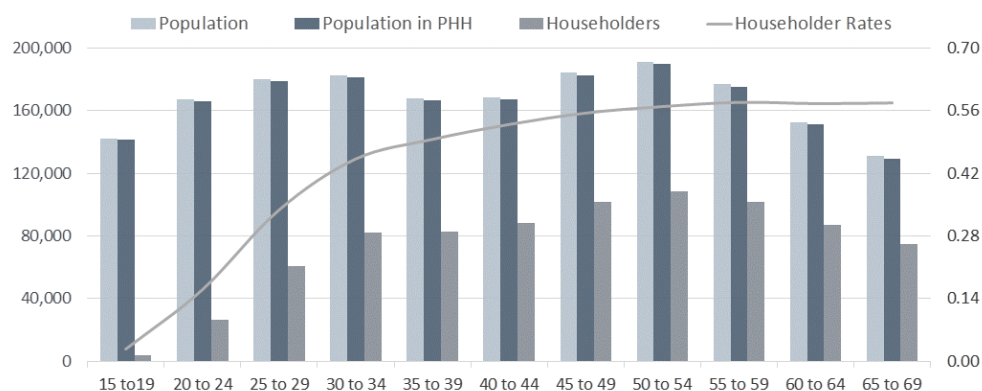
Metro Vancouver's population was nearly 2.5 million (excluding undercount estimates or on-campus student housing population) in 2016. **FIGURE 6** represents the regional population disaggregated by age and gender extracted from 2016 Census counts (excluding undercount estimates or UBC on-campus student housing population). The share of children under 15 years and seniors aged 65 years and over were 14.7% and 15.7%, respectively. The regional sex ratio was 95 males to 100 females.

**FIGURE 6** Metro Vancouver's Population Counts by Age and Gender, 2016 Census



2016 Census reported 961,000 primary household maintainers living in occupied private dwellings for Metro Vancouver (without undercounts or UBC student housings estimates). Metro Vancouver collected Census housing data and explored household composition by age group and structure type. As of 2016, approximately 98% of regional residents lived in occupied private dwellings, representing an overall householder rate of 0.4 or an average household size of 2.53. Homeownership is strongly related to age and dwelling structure type.

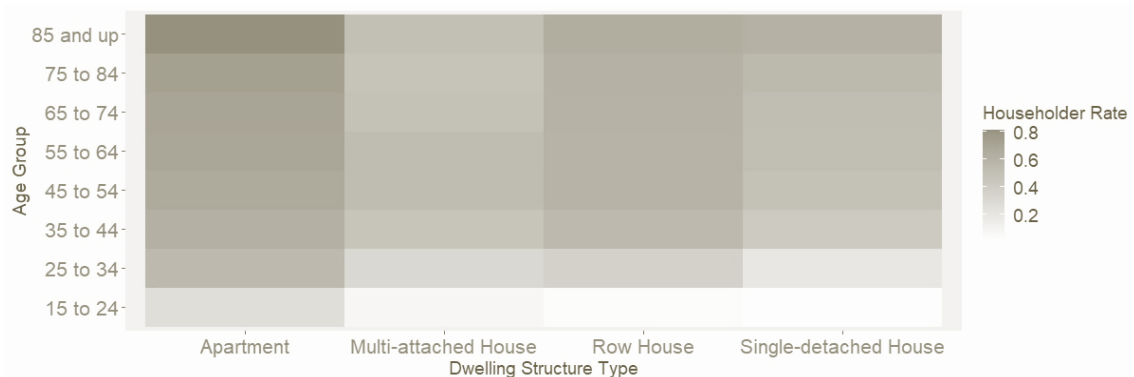
**FIGURE 7** Metro Vancouver's Population, Population Living in Private Dwellings, and Primary Household Maintainers by Age Groups, 2016 Census





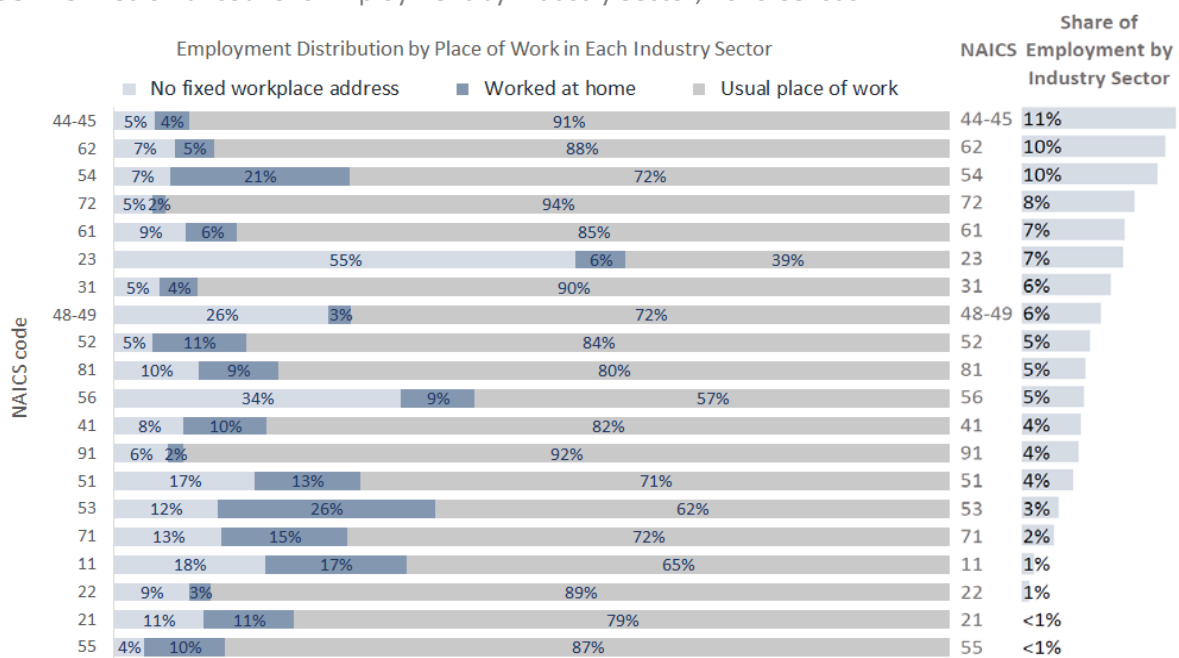
According to **FIGURE 7**, householder rates increased from the age group of 15 to 19 until stabilizing around the early-40s. The age cohort of 50 to 54 accounted for the largest share in terms of population size or number of population in private households (PHH). Although this cohort consumed the most housing units across the region, the 55 to 59 age cohort had the highest householder rate among age groups. **FIGURE 8** illustrates householder rates differentiated by age group and dwelling structure type at a regional level. Persons aged 45 to 54 had the highest householder rates for a multi-attachment house, whereas the householder rates of people aged 85 and up were highest for the other dwelling 3 structure types. Householder rates of apartments were higher than those of other dwelling structure types.

**FIGURE 8** Metro Vancouver's Estimated Householder Rates by Age Group and Dwelling Structure Type, 2016 Census



There was a regional total of 1.28 million jobs estimated in 2016 (without undercount estimates). Of those jobs, 1,007,000 were in a fixed location, 105,000 worked at home, and 169,000 had no fixed location (estimates rounded). The employment-to-population ratio was 0.52. **FIGURE 9** summarizes regional jobs by industry sector (see **TABLE 6**).

**FIGURE 9** Metro Vancouver's Employment by Industry Sector, 2016 Census



## Appendix D – Glossary<sup>10</sup>

### Population

- Age

Age as of July 1.

- Average Age

The average age of a population is the average age of all its members.

- Baby Boomers

People born between 1946 and 1965. A period following World War II, marked by an important increase in fertility rates and in the absolute number of births.

- Base Population

The beginning population upon which population projections are based on. Base populations are generally taken from the last full Census year population.

- Census Net Undercoverage (CNU)

Difference between undercoverage and overcoverage.

- Census Overcoverage

Number of persons or families who were counted more than once in the Census.

- Census Undercoverage

Number of persons or families who were intended to have been enumerated in a Census but were not enumerate.

- Census Year

The Census Program provides a statistical portrait of the country every five years such as the year 2016, 2011, etc.

- Immigrant

An immigrant, also known as landed immigrant or permanent resident, refers to a person who is or has ever been a landed immigrant and who has been granted the right to live in Canada permanently by immigration authorities. Emigrants references to a Canadian citizen or immigrant who has left Canada to establish a residence in another country, involving a change in usual place of residence. Emigration may be either temporary or permanent.

- Intermunicipal Migration

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<sup>10</sup> An alphabetical list grouped by topics of population, dwelling units, and employment.

Net intermunicipal migration refers to the difference between in-migrants and out-migrants in a given municipality which can be defined as a Census subdivision. It equals 0 at the regional level.

- Labour Force

The population between the ages of 15 to 64.

- Natural Increase

Natural increase is the variation in the population size over a given period as a result of the difference between the numbers of births and deaths.

- Net International Migration

Net international migration basically refers to the total number of moves between Canada and abroad that result in a change in the usual place of residence. It is calculated by adding immigrants and returning emigrants, then subtracting emigrants and net temporary emigration.

- Net Interprovincial Migration

Net interprovincial migration represents the difference between in-migrant and out-migrants for a given province or territory involving a change in the usual place of residence. It equals 0 at the national level.

- Net Intraprovincial Migration

Net intraprovincial migration represents the difference between in-migrants and out-migrants in a given region. A region can be defined as a Census agglomeration or a Census metropolitan area. It equals 0 at the provincial level.

- Net Migration

Net migration is the difference between in-migration and out-migration, comprising variations in international, interprovincial, intraprovincial, intermunicipal migration.

- Net Non-permanent Residents

Net non-permanent residents represents the variation in the number of non-permanent residents between two dates. A non-permanent resident is a person who is lawfully in Canada on a temporary basis under the authority of a valid document (work permit, study permit, Minister's permit or refugee) issued for that person along with members of his family living with them. This group also includes individuals who seek refugee status upon or after their arrival in Canada and remain in the country pending the outcome of processes relative to their claim. Note that Citizenship and Immigration Canada uses the term temporary resident rather than non-permanent resident.

- Population

Estimated population and population according to the Census are both defined as being the number of Canadians whose usual place of residence is within that area, regardless of where they happened to be on Census Day. Also included are any Canadians staying in a dwelling in that area on Census Day and having no usual place of residence elsewhere in Canada, as well as those considered non-permanent residents.

- Population Growth

Population growth is the variation of population size between two dates. It can be positive or negative.

- School Age Population

The population between the ages of 5 to 18.

- Seniors

The population ages 65 and above.

- Sex Ratio

The ratio of the number of men to the number of females. This ratio is usually expressed as an index, with the number of females taken to be a base of 100.

- Year

Unless otherwise specified, the term “year” refers to the period beginning July 1 of a given year and ending June 30 of the following year.

## **Dwelling Units**

- Apartment

An apartment in a high-rise building that has five or more storeys or a low-rise building that has fewer than five storeys.

- Collective Dwelling

Refers to a dwelling of a commercial, institutional or communal nature. For example, hotels, tourist establishments, nursing homes, hospitals, staff residences, military bases, work camps, jails, group homes, and so on.

- Dwelling

A dwelling is defined as a set of living quarters. Two types of dwellings are identified in the Census, collective dwellings and private dwellings.

- Ground-oriented Housing

Refers to the structural characteristics and/or dwelling configuration published by Census program, including the categories of a single-detached house, a semi-detached house, a row house, a mobile home, and other non-apartment dwellings.

- Household

Refers to a person or a group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. It may consist of a family group with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or of one person living alone.

- Household Growth

The difference of householder counts between two dates. It can be positive or negative.

- Household Size

The number of persons in a private household. Average household size for each dwelling type is estimated total number of persons living in private occupied dwellings by dwelling unit type dividing by the total number of private occupied dwelling units for the corresponding dwelling types.

- Occupied Private Dwellings

Occupied dwellings (occupied by usual residents) is the one of 3 classifications under private dwellings. Marginal dwellings are classified as occupied solely by foreign residents and/or by temporarily present persons and unoccupied dwellings.

- Primary Household Maintainer Rate

Primary household maintainer rate or householder rate refers to a ratio of 1 to the number of persons per household. The product of household size and primary household maintainer rate is 1.

- Primary Household Maintainers

Primary household maintainer or householder is the first person in the household identified as someone who pays the rent, or the mortgage, or the taxes, or the electricity or other services or utilities for the dwelling. When more than one member of the household contributes to the payments, the first person listed is chosen as the primary household maintainer. If no person in the household is identified as making any such payments, the first person listed is selected by default. A primary household maintainer must be 15 years of age or older.

Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. Up to five household maintainers can be identified. If no person in the household is identified as making such payments, the reference person is identified by default.

- Private Dwelling

Refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons.

## Employment

- Employment Growth

The difference of number of jobs between two dates. It can be positive or negative.

- Employment to Population Ratio

Employment to population ratio, also known as employment-population ratio, equals to the number of persons employed (typically population aged 15 to 64) divided by total population.

- Industry Sector

Categorization based on North American Industry Classification System (NAICS) 2012 developed by [Statistics Canada](#). Primary sector includes agriculture, forestry, fishing and hunting, as well as mining, quarrying, etc. Industry includes sectors of transportation, warehousing, construction, manufacturing, and wholesale trade. Public Administration Service includes educational services, health care, utilities and public administration sectors. Other sectors are regarded as a group of Commercial Service, such as retail trade, professional services, etc.

- Employment-to-population Ratio

The number of persons employed divided by total population, represented as a number with two decimal digits.

- No fixed workplace address

Persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



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To: Regional Planning Committee

From: Heather, McNell, General Manager, Regional Planning and Housing Services

Date: October 18, 2021 Meeting Date: November 5, 2021

Subject: **Manager's Report**

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**RECOMMENDATION**

That the Regional Planning Committee receive for information the report dated October 18, 2021, titled "Manager's Report".

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**REGIONAL PLANNING COMMITTEE 2021 WORK PLAN**

The Regional Planning Committee's Work Plan for 2021 is attached to this report (Attachment). The status of work program elements is indicated as pending, in progress, ongoing or complete. The listing is updated as needed to include new issues that arise, items requested by the Committee, and changes to the schedule.

**METRO VANCOUVER REGIONAL INDUSTRIAL LANDS STRATEGY – ENDORSEMENT UPDATE**

The Metro Vancouver Regional Industrial Lands Strategy (Reference 1) was approved by the MVRD Board on July 3, 2020 (Reference 2). The Strategy was then forwarded to member jurisdictions and non-voting Industrial Lands Strategy Task Force member agencies requesting their endorsement and implementation, as appropriate.

Since then, the Regional Industrial Lands Strategy has been formally considered or endorsed by the following organizations:

- Squamish-Lillooet Regional District
- Agricultural Land Commission
- City of North Vancouver
- City of Port Moody
- City of Maple Ridge
- City of Delta
- District of North Vancouver

A summary of these organizations' endorsement reports was received for information by the Regional Planning Committee at its January 2021 (Reference 3) and February 2021 (Reference 4) meetings.

**REGIONAL INDUSTRIAL LAND STRATEGY IMPLEMENTATION**

The 2020 Regional Industrial Lands Strategy was based on over two years of research and engagement work. As identified in the Strategy, the main challenges facing Metro Vancouver's industrial lands are:

1. A constrained land supply



2. Pressures on industrial lands
3. Site and adjacency issues
4. A complex jurisdictional environment

In response to the challenges facing industrial lands, the Strategy includes 34 recommendations, with 10 priority actions, organized around 4 'Big Moves':

1. Protect remaining industrial lands
2. Intensify and optimize industrial lands
3. Bring the existing land supply to market & address site issues
4. Ensure a coordinated approach

In terms of implementing the Regional Industrial Lands Strategy, over the past year Metro Vancouver has:

- completed the 2020 Regional Industrial Lands Inventory (Reference 5);
- commissioned an Industrial Intensification Analysis Study (Reference 6); and
- incorporated new and strengthened policies into the draft of *Metro 2050* (Reference 7), the update of the regional growth strategy, to better protect Industrial lands including the creation of a new trade-oriented lands overlay.

Metro Vancouver staff also continue to make presentations about industrial lands matters and specifically industrial intensification, including to a Planning Institute of British Columbia (PIBC) webinar titled 'Planning for the Future of Work', in September 2021.

As noted in the other section, Metro Vancouver is also undertaking the Regional Land Use Assessment, which was one of the priority actions identified in the Regional Industrial Lands Strategy.

Metro Vancouver will continue to work with member jurisdictions and agencies to endorse and advance the actions of the Regional Industrial Lands Strategy. Implementing the Strategy will require continued collaboration with stakeholders and a long-term commitment by Metro Vancouver and member jurisdictions.

## REGIONAL LAND USE ASSESSMENT – UPDATE

In early 2021, funding for the Regional Land Use Assessment project was awarded through the Metro Vancouver Sustainability Innovation Fund (SIF) program. This program provides funding for the project over the following two years, and allows for the opportunity for partnership or co-funding with other organizations as may be appropriate.

The Regional Land Use Assessment project was one of the recommended priority actions coming out of the Regional Industrial Lands Strategy, which was approved by the Metro Vancouver Board in July 2020. The original description of the project from the Regional Industrial Lands Strategy is as follows, noting it is to study all land uses not only industrial:

*There is an opportunity to undertake either a targeted or region-wide assessment of land use, seeking not to reflect what is already in existing policy frameworks, but rather to proactively identify the 'best' locations for different land uses depending on a developed*

*set of criteria (e.g. location, adjacent land uses, lot size, proximity to the goods movement network).*

*This assessment will identify, based on a defined set of criteria and cross-jurisdictional considerations, opportunities for more optimized locations and uses of land in order to support regional and local policy objectives and to inform policy changes.*

Metro Vancouver staff have had exploratory meetings with other organizations to learn about their interests and possible participation, as well as internal reviews to refine the project plan. The Regional Land Use Assessment will include preparing a detailed GIS parcel-based inventory of actual land uses by classification in the region and also the collection and standardization of municipal land use designations taken from Official Community Plans (or equivalent policy documents), as well as organization of other available spatial data.

It is intended that a consultant be retained in late 2021 to undertake the project, with much of the work completed in year 2022. The work associated with the Regional Land Use Assessment will inform and feed into subsequent associated projects such as a regional land use model, a land use supply / demand budget, and scenarios of current supply and anticipated demand by land use category.

Further updates and opportunity for engagement and review will be provided as the series of projects advance.

#### **HOUSING AND TRANSPORTATION COST BURDEN STUDY – UPDATE**

Project initiation for the updated Housing and Transportation Cost Burden Study has been deferred to 2022. This allows the project to be funded as part of the approved departmental budget and aligns the project timeline with Census data releases scheduled for 2022.

#### **WHERE MATTERS 2 – UPDATE**

Since 2016, Metro Vancouver has been part of a research partnership led by Dr. Larry Frank at UBC's School of Population and Public Health to explore the health and economic impacts of community design ("Where Matters"). The Phase 1 final report was received by the Regional Planning Committee on July 5, 2019, and it supported past work on *Metro 2040*, and recent work on *Regional Greenways 2050*, and *Metro 2050*, the new draft regional growth strategy.

Over the past year, work has commenced on Phase 2 of the project ("Where Matters 2"), which has included updating the Walkability Index, currently one of the *Metro 2040* performance metrics, so that it can be analysed over time. These results will allow member jurisdictions to track their progress over time, and look deeper into what's happening in Urban Centres and Frequent Transit Development Areas. This fall, Regional Planning staff will review the results of the summer update of the Index for 2006, 2011 and 2016. Future work includes creation of Walkability Index data for 2021, to be partly based on Census data once released in 2022.

The walkability index is a small part of the larger Where Matters 2 project, which creating a performance-based funding tool that municipal planners and decision makers can use to project the health benefits of different land use planning policy interventions. This tool will also advance the

implementation of the regional growth strategy by supporting the development of more walkable communities. The project is currently a year behind schedule due to some challenges in obtaining and using the needed data, but it appears that the issue will be resolved soon.

Where Matters 2 is being led by the UBC Faculty of Medicine, School of Population and Public Health, and is part of the Health and Community Design Lab at UBC, and is a partnership between Metro Vancouver, UBC and the Real Estate Foundation of BC, BC Ministry of Transportation and Infrastructure, TransLink, Vancouver Coastal Health, the City of Vancouver, and the City of North Vancouver.

### **REGIONAL AGRICULTURAL LAND USE INVENTORY**

Metro Vancouver is currently in the process of finalizing a Memorandum of Understanding (MOU) between the Ministry of Agriculture, Food and Fisheries (AFF) and the non-profit Partnership for Water Sustainability in BC (PWSBC) to update the Regional Agricultural Land Use Inventory (ALUI) and Agricultural Water Demand Model (AWDM). The ALUI is used to record land uses and land cover in farming areas to improve the understanding of agricultural land uses in the region and the AWDM is used to help the Province implement the Living Water Smart initiative and to help establish agricultural water reserves throughout the province. The MOU is anticipated to be finalized in the near future with work expected to begin in 2022.

### **ECOSYSTEM SERVICES FROM AGRICULTURAL LANDS**

Uplands Agricultural Consultants have been contracted to undertake a scoping strategy to understand and maximize the benefits of ecosystem services on agricultural land within Metro Vancouver. The project is divided into two phases:

- Phase I: includes conducting a focused literature review; understanding the benefits of existing ecosystem services on agricultural land in the Metro Vancouver region; and mapping where natural ecosystems already exist within agricultural areas; and
- Phase II: includes expanding on the background information collected in Phase I to help Metro Vancouver staff determine appropriate mechanisms that will support the long-term use of ecosystem services in the Metro Vancouver region. Updates on the project will be provided in 2022 after Phase I has been completed.

### **Attachment**

Regional Planning Committee 2021 Work Plan

### **References**

1. [Metro Vancouver Regional Industrial Lands Strategy](#)
2. [MVRD Board Report dated July 11, 2020, titled "Metro Vancouver Regional Industrial Lands Strategy – Revised for Approval"](#)
3. [Regional Planning Committee Report dated January 5, 2021, titled "Metro Vancouver Regional Industrial Lands Strategy - Endorsements"](#)
4. [Regional Planning Committee Report dated January 29, 2021, titled "Manager's Report"](#)
5. [2020 Regional Industrial Lands Inventory](#)

6. [Industrial Intensification Analysis Study](#)
7. [Metro 2050](#)

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## 5.6 ATTACHMENT

### Regional Planning Committee 2021 Work Plan

Report Date: October 18, 2021

#### Priorities

1 <sup>st</sup> Quarter	Status
Metro 2050 Implementation Policy Recommendations	Complete
Metro 2050 Climate Change Policy Review Recommendations	Complete
Hey Neighbour Discussion Paper	Complete
Social Equity in Regional Planning – Phase II	Complete
Metro 2050 draft policies – Goal 1	Complete
Metro 2050 draft policies – Goal 2	Complete
Metro 2050 draft policies – Implementation Section	Complete
Housing and Transportation Cost Burden Study – Scope	Pending
Regional Agricultural Land Use Inventory - Scope	In progress
2 <sup>nd</sup> Quarter	
Projections for Population, Housing and Employment (Data Projections)	Complete
Metro 2050 draft policies – Goal 3 (Includes Climate Research and SEI)	Complete
Metro 2050 draft policies – Goal 4	Complete
Metro 2050 draft policies – Goal 5	Complete
Regional Industrial Lands 2020 Inventory	Complete
Regional Industrial Land Implementation Tools - Scope	In progress
Draft Metro 2050 Refer for Comment	In progress
Ecosystem Services from Agricultural Land – Scope	Pending
Regional Land Use Assessment – Implementation Tools – Scope	In progress
3 <sup>rd</sup> Quarter	
Where Matters Phase II - Update	Complete
Land Use Model Preparation – Land Use Component – Update	Complete
Data/Projections Validation – Report Out	Complete
Land Use Model - Scope	Pending
Regional Agricultural Land Use Inventory – Update	Complete
4 <sup>th</sup> Quarter	
Ecosystem Services from Agricultural Land – Report Out	Complete
Housing and Transportation Cost Burden Study - Update	Complete
Regional Land Use Assessment –Update	Complete
Regional Agricultural Land Use Inventory – Update	Complete
Land Use Model – Update	Pending
Regional Industrial Land Implementation Tools – Update and Report Out	Complete
Metro 2050 – Update on Comment Period	In Progress

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To: Mayors Committee

From: Eric Aderneck, Senior Planner, Regional Planning and Housing Services

Date: September 3, 2021 Meeting Date: October 1, 2021

Subject: **Zoning Bylaw Resource for Member Jurisdictions**

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### **RECOMMENDATION**

That the MVRD Board direct staff to coordinate the Zoning Bylaw Resource Project, subject to funding, as described in the report dated September 3, 2021, titled "Zoning Bylaw Resource for Member Jurisdictions".

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### **EXECUTIVE SUMMARY**

In response to direction from the Mayors Committee, staff have consulted with member jurisdictions through the Regional Administrator's Advisory Committee and the Regional Planning Advisory Committee about interest in Metro Vancouver coordinating the development of a zoning bylaw template and associated resources to support members in their respective municipal planning processes.

This report recommends that the project proceed, subject to securing funding and that it include:

- Summary of member jurisdiction zoning regulations
- Best practice review of zoning regulations
- Sample zoning bylaw template
- Glossary of definitions / terms
- Library of sample graphics / figures and
- Additional means to assist with zoning bylaw drafting (i.e. professional development sessions and knowledge sharing workshops).

### **PURPOSE**

To provide the Mayors Committee and MVRD Board the opportunity to provide comment and direction on the proposed Zoning Bylaw Resource project.

### **BACKGROUND**

At the May 26, 2021, Mayors Committee meeting, the Committee passed the following motion:

- a) direct staff to work with the Regional Administrators Advisory Committee (RAAC) and Regional Planning Advisory Committee (RPAC) to assess member jurisdiction interest in Metro Vancouver coordinating the development of an optional zoning bylaw template, with an aim to supporting members as they consider zoning bylaw updates; and*
- b) direct staff to report back to the Mayors Committee with options and recommendations.*

At its June 17, 2021 meeting, RAAC discussed the opportunity of developing a more standardized zoning bylaw practice and format, and expressed its support pending feedback from RPAC. Feedback was sought from RPAC at its meeting of July 16, 2021, as to whether this project would be of interest or value to their work and municipality, and if so, what items would be pertinent for the scope that would best support activities at the local level. Staff is now reporting back to the Mayors Committee as per their direction.

### **FEEDBACK ON SCOPE OF REGIONAL ZONING BYLAW TEMPLATE**

A report to RPAC at its July 16, 2021, meeting noted that a Zoning Bylaw Resource or Template project could include such elements as:

- A summary of member jurisdiction zoning regulations
- A sample zoning bylaw template with examples of zones and definitions
- A best practice review of zoning regulations
- A sample table of contents for zoning bylaw updates
- A sample graphics / figures library for shared use
- A glossary of definitions / terms

Preliminary feedback from RPAC members was mixed and included the following:

- Members were generally not supportive of region-wide common definitions of zones and zoning provisions, as it could become overly restrictive / prescriptive and it would not consider local contexts;
- Acknowledgement that a toolkit and / or best practices could serve as a useful support / reference for zoning updates;
- Clarity that any resource or product developed would be optional and utilized as a resource for member jurisdictions; and
- An inventory of sample zoning figures would be useful.

### **ZONING BYLAW RESOURCE PROJECT OPPORTUNITIES**

This project offers the opportunity to build a common knowledge base through research and best practices that would enable member jurisdictions to work from a consistent set of information when preparing new, or updating existing, zoning bylaws. This would allow for the potential to create more consistent zoning practices across the region; helping the general public and development industry to better understand zoning regulations and practices.

In terms of potential benefits to Metro Vancouver, more consistent land use bylaw terms would help with region-wide initiatives such as strategies and inventories, as well as other agencies and parties that have land-related interests in multiple municipalities in the region.

Metro Vancouver is advancing multiple projects that could benefit from a clearer and more consistent approach to land use definitions and regulations. For industrial lands, developing a more consistent definition of industrial uses (primary and secondary) and trade-oriented lands were identified as recommendations in the *Regional Industrial Lands Strategy*. Additionally, a regional land use assessment project intended to review and match land attributes with use typologies, and a regional

parking strategy intended to determine the appropriate amounts of parking for different types of land uses. More consistent definitions of land uses could also benefit regional land inventories, such as the recently completed *Metro Vancouver 2020 Regional Industrial Lands Inventory*. Additionally, as part of the regional growth strategy performance measures, Metro Vancouver reports on changes to regional land uses and related matters. This work could be facilitated through a more consistent approach to the definitions of land uses permitted under municipal zoning bylaws.

### **ZONING BYLAW RESOURCE PROJECT SCOPE**

Based on the feedback received to date, the objective of the project would be to produce a package of resources and knowledge that could be used by municipal planners as they update local zoning bylaws, with the potential that over time the terms / definitions / provisions in the member jurisdiction's zoning bylaws generally become more consistent and easier to interpret across the region. Additionally, as each member updates their respective zoning bylaw, they would benefit from that body of knowledge and avoid duplication of efforts.

Staff recommend that the project plan include the following:

- 1. Summary of member jurisdiction zoning regulations** – undertake a summary / comparison, documenting the existing zoning provisions by category, for member jurisdictions in the region.
- 2. Best practice review of zoning regulations** – review academic research regarding standardizing or simplifying zoning bylaw provisions in other jurisdictions, such as SmartCode, Form Based Zoning, CityLab University Zoning Codes, Transects (or T-zones), and Land Based Classifications Standards. This review could also consider other elements such as step code, sustainable building features, and parking requirements that may be addressed through zoning bylaw provisions.
- 3. Sample zoning bylaw template** – prepare a template of a simplified zoning bylaw with example structure, content, table of contents, general provisions, example zones, format, etc. that could be adapted and applied in the local context, as needed.
- 4. Glossary of definitions / terms** – based on the review of existing zoning bylaws in the region, establish a glossary of definitions / terms, and options on the effective ways to address 'primary' and 'secondary' uses and related provisions, for example.
- 5. Library of sample graphics / figures** – prepare a compilation of building and parcel schematics / illustrative graphics of zoning provisions, regulations, and concepts that could be used when preparing zoning bylaws, as needed.
- 6. Communications** – additional means to assist with zoning bylaw drafting, such as professional development sessions and knowledge sharing workshops.

These zoning resources would result in an online resource for member jurisdictions as they update their zoning bylaw documents to provide best practice examples and proven standards or 'toolkits' for local use, including knowledge sharing between member municipalities.

Staff note that the complexity and length of the many and various municipal zoning bylaws in region, a comprehensive review of existing bylaw provisions and preparation of detailed standards would likely be a major undertaking.



## **NEXT STEPS**

Subject to support and direction from the MVRD Board, staff will prepare a detailed project plan in Q4 2021; this would be done with input from member jurisdictions through engagement via the RPAC and RAAC. Development of the project plan would articulate the project components in a way that meets the interests of both member jurisdictions and the region. The detailed project plan would form the basis for a submission to the 2022 Sustainable Innovation Fund and, if necessary, the 2023 Regional Planning and Housing Services Budget process.

The project would be coordinated by Regional Planning, with work completed by a retained consultant, and guided and informed by a steering and / or technical committee comprised of interested members.

## **ALTERNATIVES**

1. That the MVRD Board direct staff to coordinate the Zoning Bylaw Resource Project, subject to funding, as described in the report dated September 3, 2021, titled “Zoning Bylaw Resource for Member Jurisdictions”.
2. That the Mayors Committee receive for information the report dated September 3, 2021, titled “Zoning Bylaw Resource for Member Jurisdictions” and provide alternate direction to staff.

## **FINANCIAL IMPLICATIONS**

Without fully defining the scope of the project, the budget is yet to be determined. No budget is currently available for this project, however there are funding opportunities through future year budgets or the Sustainability Innovation Fund.

As this project is not included in the 2022 Regional Planning budget, staff recommend that an application be made to the Metro Vancouver Sustainability Innovation Fund (SIF) to provide the budget for a consultant to complete the work, and if necessary that it be included in the 2023 Regional Planning and Housing Services Budget. The SIF timeline is such that applications are submitted in late 2021, with a decision made in early 2022.

## **SUMMARY / CONCLUSION**

The Mayors Committee has requested that Metro Vancouver staff “assess member jurisdiction interest in Metro Vancouver coordinating the development of an optional zoning bylaw template, with an aim to supporting members as they consider zoning bylaw updates”. Based on support from both RAAC and RPAC, this report provides proposed scope for the Zoning Bylaw Resource project. Subject to Board support and direction, the project would be undertaken in 2022 or 2023 in collaboration with member jurisdictions.