

To: Regional Planning Committee

From: Terry Hoff, Acting Division Manager, Growth Management and Transportation

Date: August 23, 2017 Meeting Date: September 8, 2017

Subject: ***Metro Vancouver 2040: Shaping our Future – 2016 Annual Performance Monitoring Report***

### RECOMMENDATION

That the MVRD Board:

- a) receive for information the report dated August 23, 2017 titled, “Metro Vancouver 2040: Shaping our Future – 2016 Annual Performance Monitoring Report”; and
- b) forward the report dated August 23, 2017 titled, “Metro Vancouver 2040: Shaping our Future – 2016 Annual Performance Monitoring Report” to the Province of BC’s Ministry of Municipal Affairs and Housing, Local Government Division in fulfillment of Local Government Act Section 452(1)(b), which requires the preparation of an annual report on a regional growth strategy’s progress.

### PURPOSE

This report provides the Metro Vancouver Board with a synopsis of Metro Vancouver’s Regional Growth Strategy (*Metro 2040*) performance monitoring, focusing on Goal 1 measures from plan adoption in 2011 to mid-year 2016, and the cumulative policy and land designation amendments to date.

### BACKGROUND

*Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, is the shared vision to guide urban growth among the 23 member jurisdictions comprising the Metro Vancouver Regional District. Annual reporting of *Metro 2040* is required by Part 13 of the British Columbia *Local Government Act*, and by *Metro 2040* Section 6.13.3, and is necessary to ensure the strategy is actively monitored and assessed in the ongoing development of our region.

### METRO 2040 PERFORMANCE MONITORING

Metro Vancouver recognizes the important role performance monitoring plays in the implementation of the regional growth strategy 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 Metro Vancouver Regional District (MVRD) Board reviews and evaluates the state of growth management in the region - how well we are doing and what issues may need further attention.

Future *Metro 2040* performance monitoring reports will address other *Metro 2040* goals as data becomes available. A complete profile of *Metro 2040* performance measures, that are updated regularly and intended to effectively replace the previous large, static annual reports, can be viewed on the Metro Vancouver website at <http://www.metrovancouver.org/metro2040>.

On July 28, 2017 the MVRD Board adopted amendment bylaw No.1243, to incorporate revised Performance Measures for *Metro 2040*. To complement the revised process, a new *Metro 2040 Performance Monitoring* dashboard was established to convey the ongoing status of *Metro 2040* performance measures and associated information. The website replaces the previous *Metro 2040 Progress toward shaping our future* document published annually 2012-2015. Annual summary reports will be prepared to inform and advise the Board on the status of *Metro 2040* implementation.

The revised performance monitoring program establishes a set of Context Measures, Key Summary Measures, Strategy Performance Measures, and Participation Measures.

- *Context Measures* describe broader trends to help make sense of other measures in the broader planning context i.e. overall population growth.
- *Key Summary Measures* provide an overview of how well *Metro 2040* Goals and Strategies are being achieved i.e. growth within the Urban Containment Boundary.
- *Strategy Performance Measures* provide more detail on achievement of specific strategies and policy actions i.e. land remaining for new urban development.
- *Participation Measures* identify what's been accomplished by Metro Vancouver or member jurisdictions towards achievement of goals i.e. municipal housing action plans.

This summary report on *Metro 2040* Performance Monitoring includes:

1. *Metro 2040* Context Measures including Census benchmarking for regional population and housing growth (Census 2011 to Census 2016), and, pending the release of 2016 Census data, proxy measures for regional employment growth.
2. Key Summary Measures for *Metro 2040* Goal 1, for which 2016 Census data has recently been released to provide 5-year benchmarking measurement.
3. *Metro 2040* administrative implementation 2011 to mid-year 2017, including *Metro 2040* amendments, Regional Context Statement amendments and related changes in policies and land use designations.

## **Annual Summary of *Metro 2040* Performance Monitoring**

### **1. Performance Monitoring Context Measures – Regional Development 2011 - 2016**

The regional development context is based on the overall population growth and related dynamics occurring within the region. Regional population growth triggers new residential, commercial, industrial and institutional development activity. The magnitude, spatial allocation, built form and land use implications of that development set the context for the performance of *Metro 2040* strategies.

The Census of Canada is the primary benchmark for monitoring regional population growth and the performance of *Metro 2040*. The 2016 Census population and housing data have been released in the first half of 2017. Other important context data from the 2016 Census for employment and transportation will be released in late 2017 and early 2018. Therefore, this report will focus on those

Metro 2040 measures related to population and housing, and subsequent reports will focus on employment and transportation context and *Metro 2040* measures.

### 1.1 Population

Metro Vancouver’s population grew by 150,000 residents over the past five years, from 2,313,500 in 2011 to 2,463,000 in 2016. Metro Vancouver remains third in national population total, but absolute population growth 2011–2016 was fourth behind the City of Toronto (345,000), City of Calgary (178,000) and City of Edmonton (162,000). This differs from the past three Census periods where Metro Vancouver’s absolute growth was larger than Calgary or Edmonton.

The growth was somewhat lower than previous Census periods. The lower growth appears primarily the result of a lower share of Canadian immigration settling in BC, as well as a lower share of the BC immigrants settling in Metro Vancouver. Lower immigration levels to BC were partially offset by a higher net increase in population coming from other Canadian provinces through that period.

This is lower than 2006-2011 growth of 160,000, and marginally lower than the 30-year average annual population growth of 33,000 residents per year.

Within Metro Vancouver, the distribution of residential growth over the past five years was generally consistent with past trends, with some variation among the region’s largest cities. Table 1 shows the Census counts for municipalities in 2006, 2011 and 2016. The following points summarize the subregional shares of Metro Vancouver population growth 2011 to 2016:

- the South of Fraser jurisdictions took about 45% of regional population growth (Surrey 33%, Langley Township 9%, Delta 2%, Langley City 1%, White Rock <1%)
- the central areas took 35% (City of Vancouver 19%, Burnaby 6%, Richmond 5%, New Westminister 3%, UBC/UEL 2%)
- the Tri-Cities area took 12% (Coquitlam 8%, Port Coquitlam 2%, Port Moody <1%)
- the Ridge Meadows area took about 5% (Maple Ridge 4%, Pitt Meadows 1%)
- the North Shore took about 4% (North Vancouver City 3%, North Van District 1%, West Van 0%)

Table 1. Population Growth Among Metro Vancouver Municipalities 2006-2016

| Area                            | Population 2006 | Population 2011 | Population 2016 | % of Metro Total 2016 | % of Metro Growth 2011-2016 | % of Metro Growth 2006-2011 |
|---------------------------------|-----------------|-----------------|-----------------|-----------------------|-----------------------------|-----------------------------|
| <b>Metro Vancouver</b>          | 2,116,581       | 2,313,328       | 2,463,431       | 100%                  | 100%                        | 100%                        |
| <b>Vancouver</b>                | 578,041         | 603,502         | 631,486         | 26%                   | 19%                         | 13%                         |
| <b>Surrey</b>                   | 394,976         | 468,251         | 517,887         | 21%                   | 33%                         | 37%                         |
| <b>Burnaby</b>                  | 202,799         | 223,218         | 232,755         | 9%                    | 6%                          | 10%                         |
| <b>Richmond</b>                 | 174,461         | 190,473         | 198,309         | 8%                    | 5%                          | 8%                          |
| <b>Coquitlam</b>                | 114,565         | 126,804         | 139,284         | 6%                    | 8%                          | 6%                          |
| <b>Langley Township</b>         | 93,726          | 104,177         | 117,285         | 5%                    | 9%                          | 5%                          |
| <b>Delta</b>                    | 96,723          | 99,863          | 102,238         | 4%                    | 2%                          | 2%                          |
| <b>North Vancouver District</b> | 82,562          | 84,412          | 85,935          | 3%                    | 1%                          | 1%                          |
| <b>Maple Ridge</b>              | 68,949          | 76,052          | 82,256          | 3%                    | 4%                          | 4%                          |
| <b>New Westminister</b>         | 58,549          | 65,976          | 70,996          | 3%                    | 3%                          | 4%                          |

|                         |        |        |        |      |    |    |
|-------------------------|--------|--------|--------|------|----|----|
| Port Coquitlam          | 52,687 | 55,958 | 58,612 | 2%   | 2% | 2% |
| North Vancouver City    | 45,165 | 48,196 | 52,898 | 2%   | 3% | 2% |
| West Vancouver          | 42,131 | 42,694 | 42,473 | 2%   | 0% | 0% |
| Port Moody              | 27,512 | 33,011 | 33,551 | 1%   | 0% | 3% |
| Langley City            | 23,606 | 25,081 | 25,888 | 1%   | 1% | 1% |
| White Rock              | 18,755 | 19,339 | 19,952 | 1%   | 0% | 0% |
| Pitt Meadows            | 15,623 | 17,736 | 18,573 | 1%   | 1% | 1% |
| Greater Vancouver A     | 11,050 | 12,988 | 16,133 | 1%   | 2% | 1% |
| Bowen Island            | 3,362  | 3,402  | 3,680  | 0.1% | 0% | 0% |
| Anmore                  | 1,785  | 2,092  | 2,210  | 0.1% | 0% | 0% |
| Lions Bay               | 1,328  | 1,318  | 1,334  | 0.1% | 0% | 0% |
| Tsawwassen First Nation | 675    | 720    | 816    | 0.0% | 0% | 0% |
| Belcarra                | 676    | 644    | 643    | 0.0% | 0% | 0% |

Note: Figures in this table are actual Census counts. Other population figures may include an estimate of Census undercount.

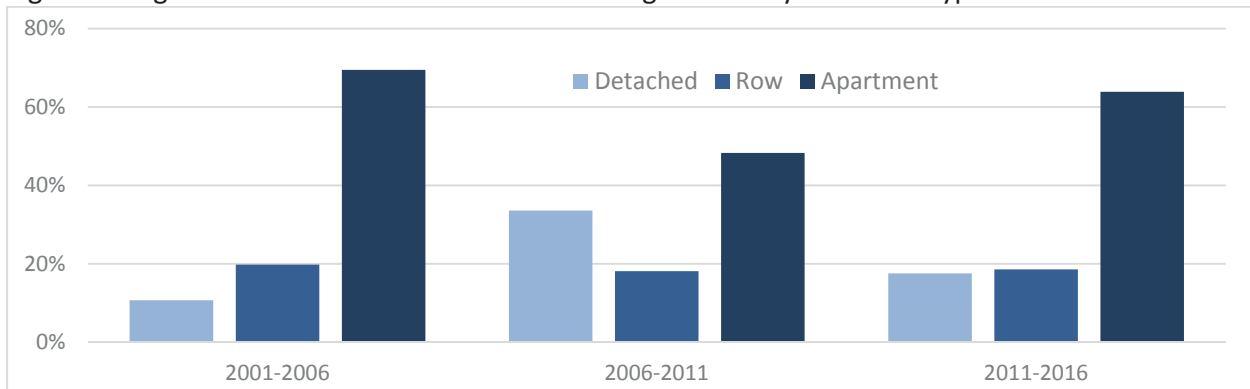
### 1.2 Changes in the Housing Stock

With that growth there was a corresponding increase of 70,000 units in the housing stock, from 889,000 units in 2011 to 960,000 units in 2016.

The 2016 Census clearly establishes the accelerating trend toward multiple unit housing forms. In 2016, apartment dwelling units comprised 42% (402,000 units) of the total housing stock, up from 40% in 2011 and 37% in 2001. Further, the increase in total stock results from apartments taking an average of 60% of housing unit growth over that 15-year period. Row housing shows a steady but more modest increase from 8% to 10%.

Corresponding to the increasing apartment and row housing share is the decrease in share of detached housing from 55% to 49%. However, some qualification is needed as this category includes traditional single unit detached homes along with a variety of multi-unit detached dwelling types. While municipal building permit records show a high number of single detached housing starts, most are 1 to 1 replacement, or replacement with a multi-unit detached structure. Although not shown clearly in the Census data, information from alternate sources indicates the declining growth in actual single unit detached dwellings has been countered by an increase in multi-unit detached dwellings.

Figure 1. Regional Trends – Percent of Total Housing Growth by Structure Type



Composition of the housing stock differs among municipalities, but the trend toward apartment form is occurring in most areas of the region.

Combining the trends toward apartment forms, the ground oriented intensification potential of many existing residential communities, and the availability of urban residential land for new communities within the Urban Containment Boundary, there is sufficient capacity for Metro Vancouver to accommodate the projected *Metro 2040* population and housing growth over the next 30 years and beyond.

### 1.3 Employment Growth

Performance monitoring benchmarking from the Census 2016 employment data will not be available until early 2018, and will be incorporated into a future *Metro 2040* Performance Monitoring report.

Pending the release of 2016 Census employment data, information obtained from the Statistics Canada Labour Force Survey offers a general proxy for employment levels within the region. Based on the Labour Force Survey, it is estimated that Metro Vancouver's total employment went from about 1,210,000 in 2011 to about 1,350,000 in 2016. However, employment growth is related both to population growth and cycles of economic activity – particularly unemployment rates. In June 2011 the region's unemployment rate was about 7.2%, compared to 4.5% in June 2016. Consequently, the change in number of jobs in the region reflects both the population increase as well as the addition %/number of persons that are employed and changes in labour force participation rates (e.g. age distribution of the population). About 30% or 40,000 of this 140,000 increase in jobs over the past 5 years is due to the reduced unemployment rate.

According to the Labour Force Survey, the top 6 Industry Sectors for employment growth 2011-2016 were:

- Health Care - 23%
- Wholesale Retail - 16%
- Transportation / Warehousing - 15%
- Professional / Scientific - 13%
- Manufacturing - 12%
- Information Culture - 12%

## 2. Performance Monitoring – Key Summary Measures

Initial review of the data suggests that residential growth has been generally consistent with *Metro 2040* objectives through the first five years of *Metro 2040* implementation.

### 2.1 Regional Land Use Measures

*Metro 2040* establishes regional land use designations, the Urban Containment Boundary, Urban Centres and frequent transit development areas / corridors to provide a spatial framework for future land use and development. The regional land use designations and Urban Centres were coordinated to be generally consistent with more detailed municipal Official Community Plan land use designations and local area plans. The regional designations are intended to be stable, but from time to time municipalities may determine that some fine tuning or change in land use designation is warranted. Changes to *Metro 2040* land use designations require either MVRD Board adoption of a *Metro 2040* amendment bylaw and /or acceptance of a Regional Context Statement amendment.

**Key Summary Measure: Total and cumulative change in hectares of land in each of the six regional land use designations**

**Key Summary Measure: Total and cumulative change in hectares of land in the Urban Containment Boundary.**

Through 2011 to 2016:

- Table 2 provides a summary of the cumulative land use designation amendments over the past six years.

Table 2. *Metro 2040* Land Use Designation Area Allocations and Changes from 2011 to April 28, 2017

|  | 2011 (Hectares) | 2017            | Change       |
|--|-----------------|-----------------|--------------|
| <b>General Urban</b>                   | 70,900 (25.3%)  | 70,140 (25.0%)  | -760         |
| <b>Industrial</b>                      | 10,195 (3.6%)   | 10,160 (3.6%)   | -35          |
| <b>Mixed Employment</b>                | 3,415 (1.2%)    | 3,395 (1.2%)    | -20          |
| <b>Rural</b>                           | 8,485 (3.0%)    | 8,550 (3.0%)    | +65          |
| <b>Agricultural</b>                    | 55,305 (19.7%)  | 55,200 (19.7%)  | -105         |
| <b>Conservation and Recreation</b>     | 131,820 (47.0%) | 132,670 (47.4%) | +850         |
| <b>Total Designations</b>              | <b>280,120</b>  | <b>280,120</b>  | <b>Net 0</b> |
| <b>Urban Containment Boundary Only</b> | 90,400 (32.3%)  | 90,500 (32.3%)  |              |

**Key Summary Measure: Total and cumulative change in number of Urban Centres**

*Metro 2040* identifies 26 Urban Centres – the Metropolitan Core (Downtown Vancouver /Broadway Corridor), Surrey Metro Centre, 5 Regional City Centres and 19 Municipal Town Centres as focal points for regional activity and growth.

- Through 2011 to 2016, there have been no changes to the number of *Metro 2040* Urban Centres, however, boundaries have been identified for all Centres through the RCS development and acceptance process.

**Key Summary Measure: Total and cumulative change in number of Frequent Transit Development Areas (FTDAs)**

*Metro 2040* established FTDAs as a policy tool to encourage local planning and coordination with Transit services in strategic locations along the region’s existing and future major transit corridors.

- Through 2011 to 2016, there have been 13 FTDAs established by member municipalities’, TransLink and Metro Vancouver and incorporated into Regional Context Statements.

**2.2 Goal 1: Create a Compact Urban Area**

*Metro 2040* residential growth strategy is to contain urban growth within the Urban Containment Boundary, and to strategically focus higher concentrations of growth within the Urban Centres and major transit corridor locations.

**Key Summary Measure: Percent of regional dwelling unit growth located within the Urban Containment Boundary**

The Urban Containment Boundary is intended to establish a long term boundary for urban growth. Some minor residential development is anticipated in the region’s designated Rural and Agricultural areas, but successful urban containment would be achieved if 98% of total dwelling unit growth is located within the Urban Containment Boundary. Related *Supplementary Measures* monitor the

number of regional sewerage service connections outside of the Urban Containment Boundary, and the number of major residential developments on rural designated lands.

Through 2011 to 2016:

- 98% of residential growth was within the Urban Containment Boundary.
- There were 7 regional sewerage service extensions, that were subject to *Metro 2040* exception provisions outside of the Urban Containment Boundary, approved by the MVRD and GVS&DD Boards. All extensions were approved based on *Metro 2040* exception criteria related to public health or environmental risk alleviation, or extensions having no significant impact on *Metro 2040* provisions.
- There were no major (multi-unit, urban form) residential developments in lands with a regional Rural land use designation.

**Key Summary Measure: Growth in Priority Areas - Percent of regional dwelling unit growth located in Urban Centres**

Essential to urban containment is that the highest density growth is strategically located to focal points for regional and local activity and transit services. *Metro 2040* targets 40% of residential growth to be located within designated Urban Centres.

Through 2011 to 2016:

- About 39% of net dwelling unit growth was within *Metro 2040* designated Urban Centres. The Metropolitan Core (downtown Vancouver / South False Creek), along with Richmond City Centre were the most prominent Regional City Centre locations for apartment growth.
- Dwelling unit density (units per hectare) within the Urban Centres increased from 33.7 in 2011 to 37.8 in 2016.

Table 3. Dwelling Unit Growth and Density in *Metro 2040* Urban Centres

| Urban Centre               | Dwelling Units 2011 | Dwelling Units 2016 | Growth 2011-2016 | 2011 Units per Hectare | 2016 Units per Hectare |
|----------------------------|---------------------|---------------------|------------------|------------------------|------------------------|
| <b>Urban Centres Total</b> | 240,000             | 269,000             | 29,000           | 33.7                   | 37.8                   |
| Metropolitan Core          | 97,900              | 109,400             | 11,500 (40%)     | 59                     | 66                     |
| Surrey Metro Centre        | 9,200               | 11,300              | 2,100 (7%)       | 19                     | 24                     |
| Richmond Centre            | 20,900              | 24,100              | 4,200 (14%)      | 22                     | 26                     |
| Metrotown                  | 13,100              | 14,700              | 1,600 (6%)       | 42                     | 48                     |
| Coquitlam                  | 6,200               | 7,900               | 1,700 (6%)       | 22                     | 28                     |
| New Westminster            | 6,200               | 6,800               | 600 (2%)         | 57                     | 63                     |
| Lonsdale                   | 14,000              | 15,400              | 1,400 (5%)       | 53                     | 58                     |
| Maple Ridge                | 5,400               | 5,900               | 500 (2%)         | 19                     | 21                     |
| Langley                    | 8,700               | 9,200               | 500(2%)          | 14                     | 15                     |
| <b>Municipal Centres</b>   | 58,600              | 63,900              | 5,300 (18%)      | 27                     | 29                     |

Note: Units per Hectare density is based on the gross land area within the Urban Centre

**Key Summary Measure: Growth in Priority Areas - Percent of regional dwelling unit growth located in Frequent Transit Development Areas**

In addition to focusing highest concentrations of growth in Urban Centres, *Metro 2040* targets higher growth concentrations along access to the region’s network of transit services.

Through 2011-2016:

- About 50% of dwelling unit growth was proximate to TransLink’s 2016 Frequent Transit Network (including Urban Centre locations). About 25% of dwelling growth was proximate to the 2016 FTN outside of Urban Centres. More detail on residential growth and density proximate to major transit services will be provided with the acquisition of location specific 2016 Census data.

**Supplementary Performance Measures: Percent of regional dwelling unit growth occurring in remaining General Urban areas and Net change in number of hectares of remaining General Urban areas.**

Over the past 20 years, about 80% of urban residential growth was through intensification of the developed urban base and 20% occurred through development of rural lands for new urban communities. While there are geographic constraints on land supply in Metro Vancouver, there is substantial remaining capacity of 6,000 gross (4,000 to 5,000 net hectares) of land within the Urban Containment Boundary that is planned for future urban residential communities. Primarily in Surrey, Langley Township, Maple Ridge and Coquitlam, these areas have potential to accommodate about 20% new urban residential growth through to the late 2020s.

Through 2011-2016:

- About 15% of Metro’s urban residential growth was through the development new urban communities within the UCB;
- About 650 hectares (10%) of the remaining urban lands within the UCB in 2011 have been absorbed over 5 years; and
- Residential density within lands with a General Urban regional land use designation – outside the Urban Centres – increased from 24.6 in 2011 to 25.9 persons per hectare in 2016, and from 8.7 occupied dwelling units per hectare in 2011 to 9.2 in 2016.

In sum, regional growth and development under the initial five years of *Metro 2040* implementation has been highly consistent with the strategies and targets established in *Metro 2040* - achieving 98% of residential growth within the Urban Containment Boundary, 39% of residential growth within the Urban Centres and about 25% proximate to the regions Frequent Transit Network located outside of Urban Centres (50% including Urban Centre areas).

**3. Plan Implementation and Administration**

*Metro 2040* is intended to be a living document in that the strategies and policy actions are relevant, practical and effective. With the experience gained through implementation, monitoring reports have conveyed the relative performance of policies and have identified policies that require some fine tuning or revision to most efficiently achieve intended objectives.

Since adoption in 2011, there have been a number of amendments and revisions to *Metro 2040*. It is important to maintain a collective record of amendments and to periodically review cumulative implications. Plan Implementation and administration monitoring includes *Metro 2040* land use designation amendments, policy amendments and municipal Regional Context Statement amendments.



### Land Use Designation Amendments

Since *Metro 2040* adoption 1,328 hectares of land have been re-designated through *Metro 2040* amendments or accepted Regional Context Statements. Table 4 shows the cumulative change in land use amendments from one designation to another. For example, there has been a total of 42 hectares redesignated from Agricultural to Conservation / Recreation, 3 to Industrial, 6 to Rural and 96 to Urban, for a total of 147 hectares out of the Agricultural. On the other hand, there have been a total of 43 hectares redesignated to Agricultural; 30 from Conservation/Recreation, 8 from Rural and 4 from Urban. In total there has been a net loss of 104 hectares of Agricultural designated land over the past 6 years. Much of this change was as a result of mapping clean-up through Regional Context Statements. Staff anticipate that there will be fewer land use designation changes going forward.

Table 4. Cumulative Regional Land Use Designation Amendments 2011 to July 2017.

|              |                           | Amended To   |                          |            |                  |       |       |             |
|--------------|---------------------------|--------------|--------------------------|------------|------------------|-------|-------|-------------|
|              |                           | Agricultural | Conservation /Recreation | Industrial | Mixed Employment | Rural | Urban | Grand Total |
| Amended From | Agricultural              |              | 42                       | 3          |                  | 6     | 96    | 147         |
|              | Conservation / Recreation | 30           |                          | 0          |                  | 42    | 11    | 83          |
|              | Industrial                |              |                          | 8          | 15               | 46    | 16    | 86          |
|              | Mixed Empl                |              | 1                        |            |                  |       | 50    | 51          |
|              | Rural                     | 8            |                          | 14         | 4                |       | 2     | 28          |
|              | Urban                     | 4            | 891                      | 26         | 12               |       |       | 934         |
|              | Grand Total               | 43           | 934                      | 50         | 31               | 94    | 175   | 1,328       |

Table 5. Net Land Area Change in Regional Land Use Designations 2011-2017

| Designation               | Change in Hectares |
|---------------------------|--------------------|
| Agricultural              | -104 ha            |
| Conservation & Recreation | +851 ha            |
| Industrial                | -35 ha             |
| Mixed Employment          | -20 ha             |
| Rural                     | +66 ha             |
| General Urban             | -758 ha            |

### 3.1 Metro 2040 Amendments October 2015 to July 2017

Since the 2015 *Metro 2040* annual report, there have been three amendments to the plan: revisions to regional sewerage service extensions, revised *Metro 2040* Performance Measures and revised Housing Demand Estimates.

- Urban Containment - Extension of Regional Sewerage Services into Rural, Agricultural and Conservation and Recreation Areas – policy amendments and accompanying guidelines adopted by the MVRD Board March 28, 2017.

Under *Metro 2040 Goal 1 Compact Urban Area*, and *Strategy 1.1 Contain Urban Development within the Urban Containment Boundary* policy actions to limit the extension of regional sewerage services into areas outside of the Urban Containment Boundary. Through a number of implementation cases it was determined that these policies required some fine tuning to better define exception criteria and review procedures for allowing limited service extensions in specific

situations. Further information on this amendment can be found in the September 23, 2016 MVRD Board report titled, [Metro Vancouver 2040: Shaping our Future Amendment – Sewerage Extension Provisions](#) and in [Metro 2040 Implementation Guideline #7 – Extension of Regional Sewerage Services](#) at [http://www.metrovancouver.org/services/regional-planning/PlanningPublications/17-129\\_MV2040ImplementationGuide7\\_0517\\_v3LR.pdf](http://www.metrovancouver.org/services/regional-planning/PlanningPublications/17-129_MV2040ImplementationGuide7_0517_v3LR.pdf).

- *Metro 2040 Section G: Performance Monitoring* – revised performance monitoring measures and accompanying guidelines adopted by the MVRD Board on July 28, 2017.

Following the experience of three annual *Metro 2040* performance monitoring reports, it was determined that adjustments to the overall approach as well as specific measures was needed. The revisions serve to improve the relationship between specific policies and the available measurement data, and provide better overall summarization and interpretation of the measures. Further information on this amendment and revised *Metro 2040* performance measures can be found in the March 31, 2017 MVRD Board report titled, [Metro Vancouver 2040: Shaping our Future Amendment to Section G Performance Measures](#) and through the [Metro 2040 Performance Monitoring Dashboard](#) <http://www.metrovancouver.org/metro2040>.

- A Type 3 Minor Amendment, under amendment Bylaw No.1237, was undertaken to revise Table A.2 Housing Demand Estimates by Tenure and Household Income. The revised figures were required to maintain consistency with changes made to Metro Vancouver’s Affordable Housing Strategy (2016). No public hearing was required, and this amendment was adopted by the MVRD Board on April 28, 2017.

### 3.2 Regional Context Statement Amendments Accepted January 2016 to July 2017

Per the British Columbia *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*.

Since the 2015 *Metro 2040* annual report, there were five Regional Context Statements accepted by the MVRD Board:

- Village of Lions Bay April 29, 2016;
- Township of Langley November 25, 2016 – Board approved RCS following Dispute Resolution Process;
- City of North Vancouver February 24, 2017 – minor adjustment of land use designation boundaries;
- City of Surrey April 28, 2017 – minor adjustment of land use designation boundaries; and
- City of White Rock – July 28, 2017. Amendment to reflect OCP review and amendments.

By year-end 2016, all required RCSs had been accepted by the MVRD Board.

## ALTERNATIVES

1. That the MVRD Board:
  - a) receive for information the report dated August 23, 2017 titled, “Metro Vancouver 2040: Shaping our Future – 2016 Annual Performance Monitoring Report”; and
  - b) forward the report dated August 23, 2017 titled, “Metro Vancouver 2040: Shaping our Future – 2016 Annual Performance Monitoring Report” to the Province of BC’s Ministry of Municipal Affairs and Housing, Local Government Division in fulfillment of Local Government Act Section 452(1)(b), which requires the preparation of an annual report on a regional growth strategy’s progress.
2. That the MVRD Board receive for information the report dated August 23, 2017, titled “Metro Vancouver 2040: Shaping our Future – 2016 Annual Performance Monitoring Report” and provide alternative direction to staff.

## FINANCIAL IMPLICATIONS

Data acquisition and development for performance monitoring is a regular component of the annual Regional Planning budget. A separate report required under Metro Vancouver’s Regional Growth Strategy Procedures Bylaw No.1148, 2011, addressing staffing and other costs related to *Metro 2040* implementation, will be provided to the Regional Planning Committee under separate cover as part of the September 2017 agenda package.

## SUMMARY / CONCLUSION

Regional growth and development under the initial five years of *Metro 2040* implementation has been highly consistent with the strategies and targets established in *Metro 2040* - achieving 98% of residential growth within the Urban Containment Boundary, 39% of residential growth within the Urban Centres and about 25% proximate to the regions Frequent Transit Network outside of Urban Centres.

All municipalities have embraced the importance of the regional growth concept by revisiting land use plans for intensification in Urban Centres as well as major transit corridor locations. Development activity in these areas has been robust and gaining momentum.

This region has historically maintained a compact growth pattern, having a comparatively high share of residential growth (around 80%) through intensification of existing developed urban areas, and around 20% through expansion into undeveloped areas. As such, the *Metro 2040* strategy of maintaining a compact urban area has been relatively consistent in building upon past trends. As the region continues to growth by about 35,000 residents and 17,000 dwelling units per year, maintaining this intensification ratio may become more challenging as market competition for those remaining lands intensifies.

While there are geographic constraints on land supply in Metro Vancouver, *Metro 2040* includes designated land capacity – both through intensification and urban expansion within the Urban Containment Boundary - to maintain this 80/20 ratio for at least the next 20 years.

Some of this capacity is available in the 4,000 to 5,000 hectares of land within the Urban Containment Boundary that is currently rural in form, but planned for future urban residential communities. These areas are primarily in Surrey, Langley Township, Maple Ridge and Coquitlam and have potential to accommodate about 20% of the region’s urban housing development through to the 2030s.

Municipal plans are phasing development in these areas as complete compact communities with a diverse mix of housing types (single detached – most with secondary units, townhouses and apartments) and highly efficient land allocations.

As seen in the core municipalities, high rates of mixed-use intensification have been accomplished through the redevelopment of older, low density commercial areas, and a gentler densification of older ground-oriented housing stock has been occurring in many communities across the region.

In sum, Metro Vancouver sets the standard among North American cities for maintaining a compact urban growth strategy. *Metro 2040* policies have built upon this stature by encouraging a future growth concept that will maintain efficient utilization of land, infrastructure and transportation to support our livable region. The first 5 years of *Metro 2040* implementation have been successful in pursuing this mandate.