
To: Regional Planning Committee

From: Victor Cheung, Regional Planner, Regional Planning and Housing Services

Date: January 23, 2024 Meeting Date: February 9, 2024

Subject: **Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Errors**

RECOMMENDATION

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the Metro 2050 Type 3 Amendment to reflect accepted regional context statements and correct minor errors;
 - b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1380, 2024”; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.
-

EXECUTIVE SUMMARY

Metro 2050 was adopted by the Metro Vancouver Regional District Board on February 24, 2023. Over its first year, staff have identified some minor inconsistencies in terminology, formatting, numerical references, and mapping that are proposed to be corrected through a Type 3 amendment. The proposed amendment also includes mapping revisions that stem from Board-accepted regional context statements, regional land use amendments made under the municipal flexibility clause, updates to *Metro 2050* reference maps based on new data (e.g. new sensitive ecosystem inventory map), and corrections to map text and designation boundaries.

The proposed revisions are administrative in nature, and do not alter the intent of *Metro 2050*.

This amendment is an administrative amendment intended to ensure that *Metro 2050* contains the most current and correct maps and text. The proposed amendment is comprised of the following:

- **Township of Langley:** Update *Metro 2050* maps to correct a designation for one parcel based on the MVRD Board accepted Regional Context Statement dated November 25, 2016 and to fix a text labelling error on Map 12;
- **Village of Lions Bay:** Update *Metro 2050* maps to reflect the MVRD Board accepted Regional Context Statement dated July 29, 2022. The update removes the Village from the Urban Containment Boundary and re-designates the Village from ‘General Urban’ to ‘Rural’;
- **City of New Westminster:** Update *Metro 2050* maps to adjust the boundary of the Regional City Centre geography;
- **City of Pitt Meadows:** Update *Metro 2050* maps to reflect the MVRD Board accepted Regional Context Statement dated September 23, 2022;
- **City of Richmond:** Update *Metro 2050* maps to correct a minor mapping error in the Regional City Centre geography;

- **City of Vancouver:** Update *Metro 2050* maps to reflect regional land use amendments made under the municipal flexibility clause; and
- Clarification of Goal 3 Policies 3.2.3 b) and 3.4.4 c).

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider a proposed *Metro 2050* Type 3 amendment.

BACKGROUND

Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022 (*Metro 2050*) is the regional federation’s collective vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure. Metro Vancouver routinely reviews and updates bylaws to ensure accuracy and inclusion of up-to-date information. One year after its adoption, a Type 3 amendment to *Metro 2050* is proposed to improve readability, ensure it contains the most up-to-date and correct maps, and reflect accepted Regional Context Statements.

TYPE 3 AMENDMENTS TO METRO 2050

Metro 2050 Policy 6.3.4 i) states “housekeeping amendments to figures, tables or maps, performance measures or other items related to document structure that do not alter the intent of the regional growth strategy” as well as “amendment to mapping to incorporate maps included in Regional Context Statements” are considered Type 3 amendments. Type 3 amendments require an amendment bylaw passed by an affirmative 50% + 1 weighted vote of the MVRD Board.

Should the amendment bylaw receive an affirmative majority weighted vote of the MVRD Board at first, second, and third readings, the proposed amendment will be referred to all affected local governments for comment in accordance with *Metro 2050* Policy 6.4.2. Additionally, notification of the proposed amendment will be posted on the Metro Vancouver website to provide the members of the public with the opportunity to comment in accordance with *Metro 2050* Policy 6.4.4 c).

PROPOSED AMENDMENT

Text Amendments

The proposed amendments include the following types of minor text amendments:

- Formatting revisions such as removing double spacing, updating numeric order, and bolding or italicizing words (e.g. “*Metro 2050*” bolding removed);
- Wording revisions including hyphenating words and correcting spelling (e.g. “long-term” instead of “longerterm”); and
- Revising outdated links and references (e.g. for Policy 3.2.3 b), reference to “regional multi-hazard mapping” is removed).

The text amendments do not constitute policy or material changes, and do not alter the intent of *Metro 2050*. Given their immaterial nature, they are not included in this report but may be viewed in the attached bylaw.

Map Amendments

The list of map amendments are generally organized by their order in *Metro 2050*. Subsequent amendments are organized by jurisdiction. Material land use designation amendments that are not corrections or minor boundary adjustments stem from previously accepted Regional Context Statements that were analyzed relative to the goals and strategies of *Metro 2050* as part of the process by which the MVRD Board reviews and accepts member jurisdiction Regional Context Statements. The map amendments are an administrative process that ensures *Metro 2050* contains the most current and correct maps. For all bolded items below, refer to Attachment 1.

- **Item 1** (Attachment 1)
Map 1: Add Labels to denote Tsleil-Waututh Nation, Katzie First Nation and Musqueam Indian Band reserve lands.
- Maps 3, 4, 6, 7, 8, and 9: Remove regional land use designations for all First Nations Reserve and Treaty Lands as shown in Map 1.
- **Item 2** (Attachment 1)
Map 4: Delete the label “Langley” and replace it with “Langley Town Centre Langley Township” and “Langley Town Centre Langley City”.
- **Item 3** (Attachment 1)
Map 9: Add the UBC Malcolm Knapp Research Forest to the Natural Resource Area overlay.
- **Item 4** (Attachments 1 and 2)
Map 10: Replace Map 10 – Regional Greenway Network and Major Bikeway Network to reflect the recent Regional Parks status update project for the greenway network. The revisions are based on feedback from member jurisdictions and are detailed in Attachment 2.
- **Item 5** (Attachment 1)
Map 11: Replace Map 11 – Sensitive Ecosystem Inventory to reflect updated sensitive ecosystem inventory data.
- **Item 6** (Attachment 1)
Map 12: Correct the labelling of “Rural within the Sewerage Area” and “Sewerage Extension Area” in the legend.
- **Item 7 – City of New Westminster** (Attachment 1)
Update *Metro 2050* maps 4 and 5 to adjust the boundary of the Regional City Centre overlay geography.
- **Items 8-12 – City of Pitt Meadows** (Attachment 1 and Reference 1)
Update *Metro 2050* maps 2, 3, 4, 6, 7, and 12 to reflect the MVRD Board accepted Regional Context Statement dated September 23, 2022.

- **Item 13 – City of Richmond** (Attachment 1)
Update *Metro 2050* maps 4 and 5 to correct a minor mapping error in the Regional City Centre overlay geography.
- **Items 14-16 – City of Vancouver** (Attachments 1 and 3)
Update *Metro 2050* maps 2, 3, 4, 6, 7, and 12 to reflect regional land use amendments made under the municipal flexibility clause.
- **Item 17 – Musqueam Indian Band** (Attachment 1)
Adjust the boundaries of the Musqueam reserve lands south of the University Endowment Lands.
- **Item 18 – Township of Langley** (Attachment 1)
Update *Metro 2050* maps 2, 3, 4, 6, 7, and 12 to correct a designation for a portion of one parcel based on the MVRD Board accepted Regional Context Statement dated November 25, 2016.
- **Item 19 – Village of Lions Bay** (Attachment 1 and Reference 2)
Update *Metro 2050* maps to reflect the MVRD Board accepted Regional Context Statement dated July 29, 2022. The update adjusts the Urban Containment Boundary to exclude the Village and re-designates the Village from ‘General Urban’ to ‘Rural’.

REGIONAL PLANNING ADVISORY COMMITTEE FEEDBACK

An information report for the *Metro 2050* Proposed Type 3 Amendment was brought forward to the January 19, 2023 RPAC meeting to seek RPAC members’ feedback. No comments were provided by RPAC members.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

If the amendment is initiated and the associated bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to affected local governments, local First Nations and relevant agencies, as well as posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. *Metro 2050* identifies additional public engagement opportunities that may be used at the discretion of the MVRD Board including: appearing as a delegation to the Regional Planning Committee or the MVRD Board when the amendment is being considered; conveyance of comments submitted from the respective local public hearing to the MVRD Board, and hosting a public information meeting (digitally or in person). All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the Metro 2050 amendment process for the Metro 2050 Type 3 Amendment to reflect accepted regional context statements and correct minor errors;
 - b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1380, 2024”; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.

2. That the MVRD Board decline the proposed Metro 2050 Type 3 Amendment and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

CONCLUSION

One year after the adoption of *Metro 2050*, the proposed Type 3 amendment ensures *Metro 2050* contains the most current and correct maps and fixes some immaterial text inconsistencies. The proposed revisions are administrative in nature and do not alter the intent of *Metro 2050*.

ATTACHMENTS

1. Proposed Map Amendments
2. List of *Metro 2050* Map 10 Greenway Network Revisions by Jurisdiction
3. Correspondence dated August 11, 2022, from City of Vancouver regarding amendments to the City of Vancouver's Regional Context Statement, Official Development Plan
4. Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1380, 2024

REFERENCES

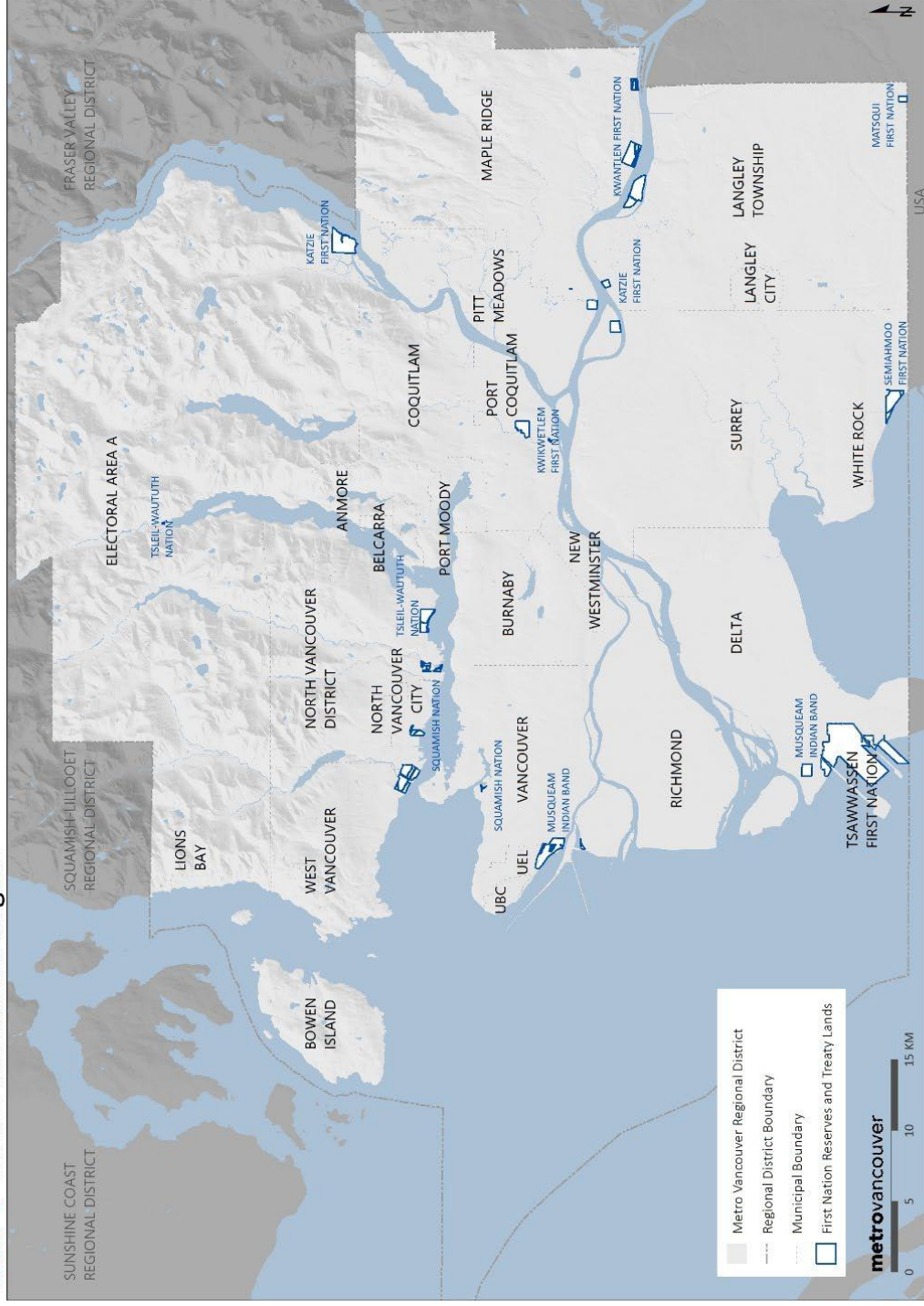
1. [City of Pitt Meadows Regional Context Statement Acceptance – staff report](#)
2. [Village of Lions Bay Regional Context Statement Acceptance – staff report](#)

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Item 1

Post-Amendment – Label Tseilil-Waututh Nation, Katzie First Nation, and Musqueam Indian Band Reserve Lands

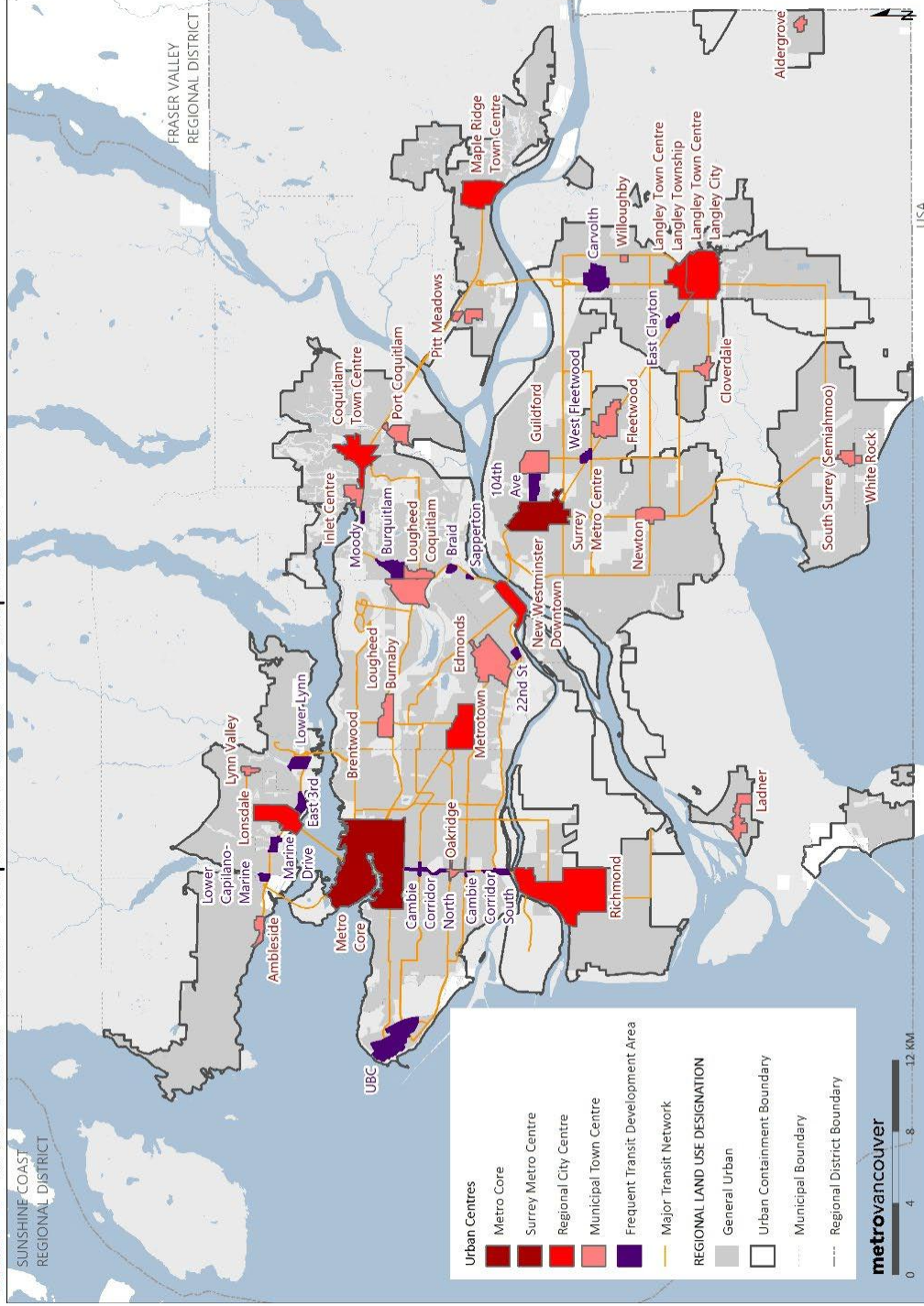
MAP 1 Metro Vancouver Region



Item 2

Post-Amendment – Label “Langley Town Centre Langley Township” and “Langley Town Centre Langley City”

MAP 4 Urban Centres and Frequent Transit Development Areas

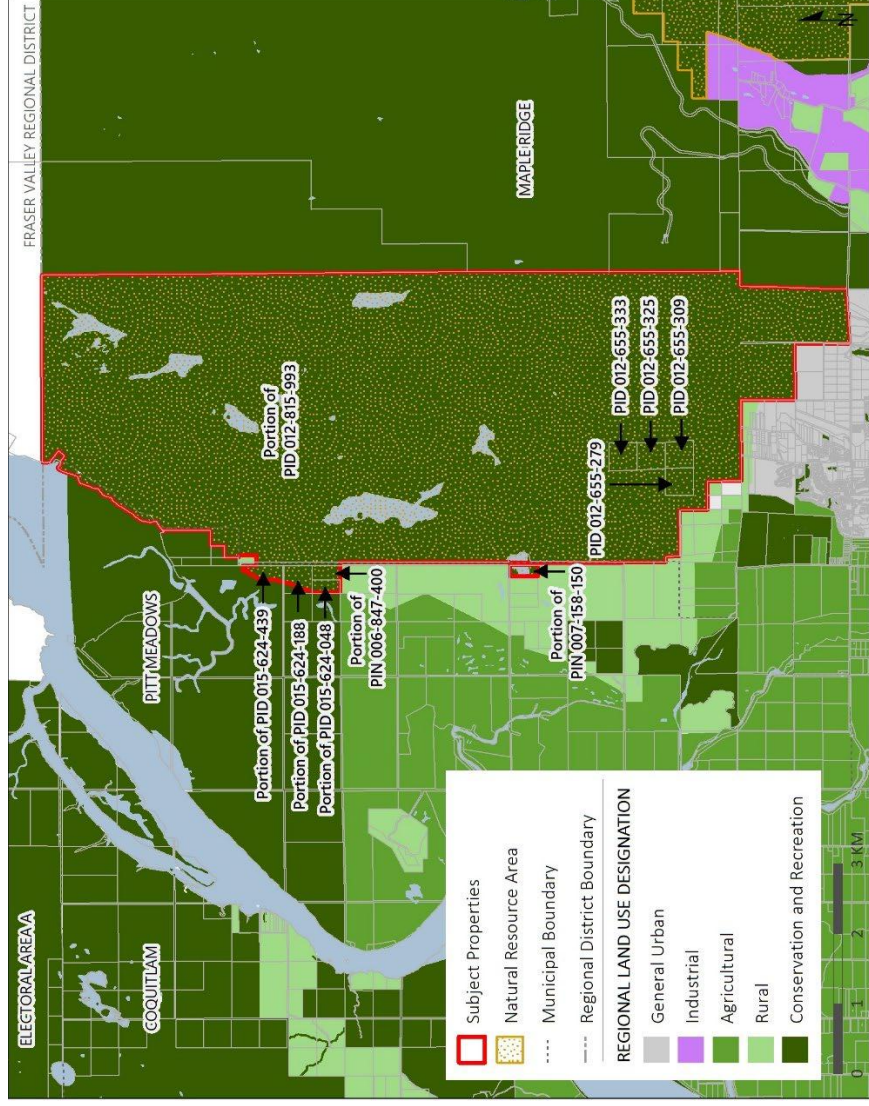


Urban Centres and FTDA are overlays for structuring residential and employment growth. The boundaries are identified by member jurisdictions. Urban Centre and FTDA overlays do not alter the intent and policies of the underlying regional land use designations.

Item 3

Post-Amendment – Add UBC Malcolm Knapp Research Forest to Natural Resource Area overlay

PID	Legal Description
012-655-368	DISTRICT LOT 7074, TOWNSHIP 4, RANGE 5, MERIDIAN W7, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PORTION PT, (DL7074) PT SECS 2, 3, 4, & 10 TO 15, & 22 TO 26, & 35, 36



Item 4

Post-Amendment – Update map with new greenway network alignments

MAP 10 Regional Greenway Network and Major Bikeway Network

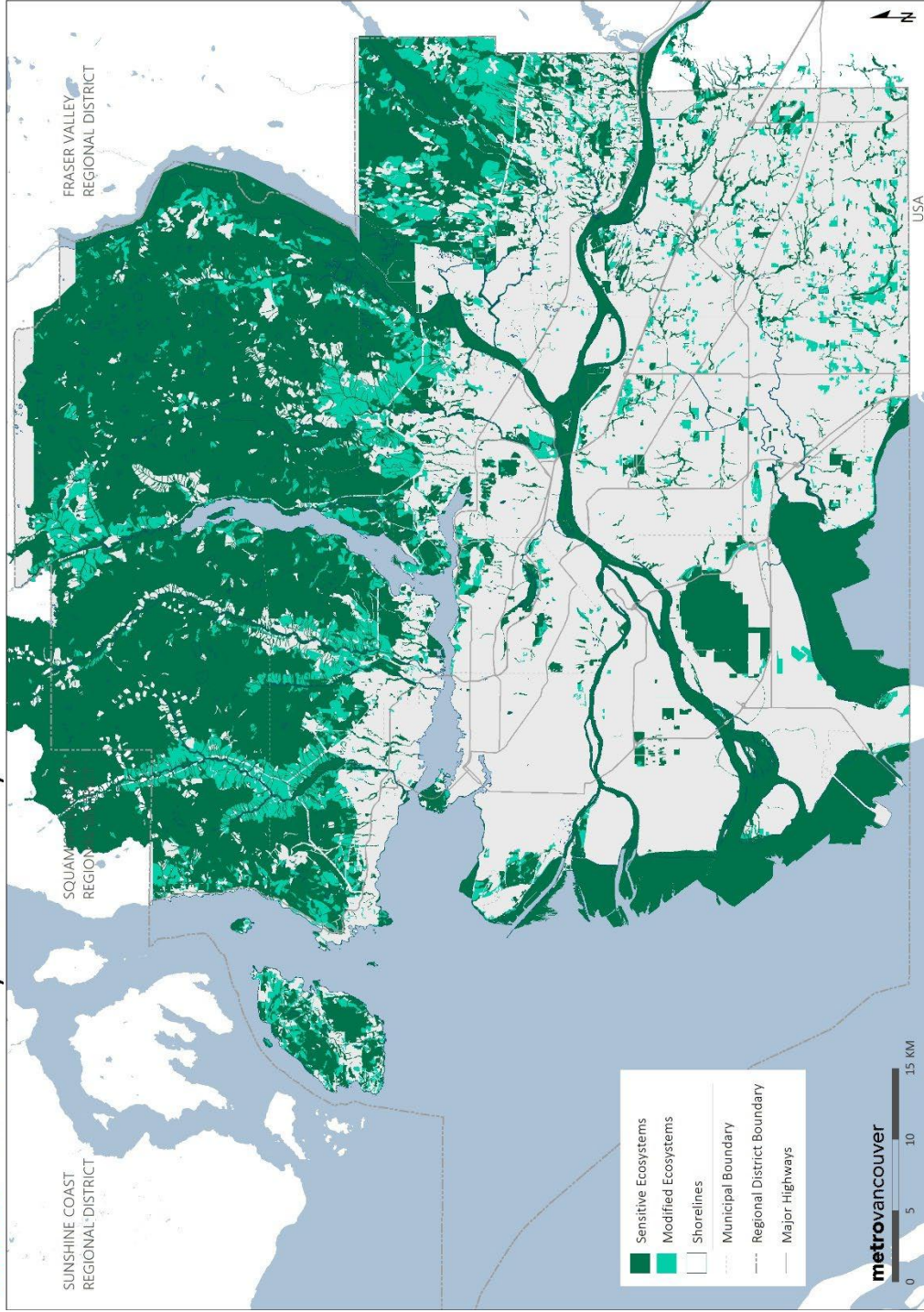


The Regional Greenway Network and Major Bikeway Network (MBN) are concepts illustrating existing and planned active transportation corridors of regional significance.

Item 5

Post-Amendment – Update map with new sensitive ecosystem inventory data

MAP 11 Sensitive Ecosystem Inventory

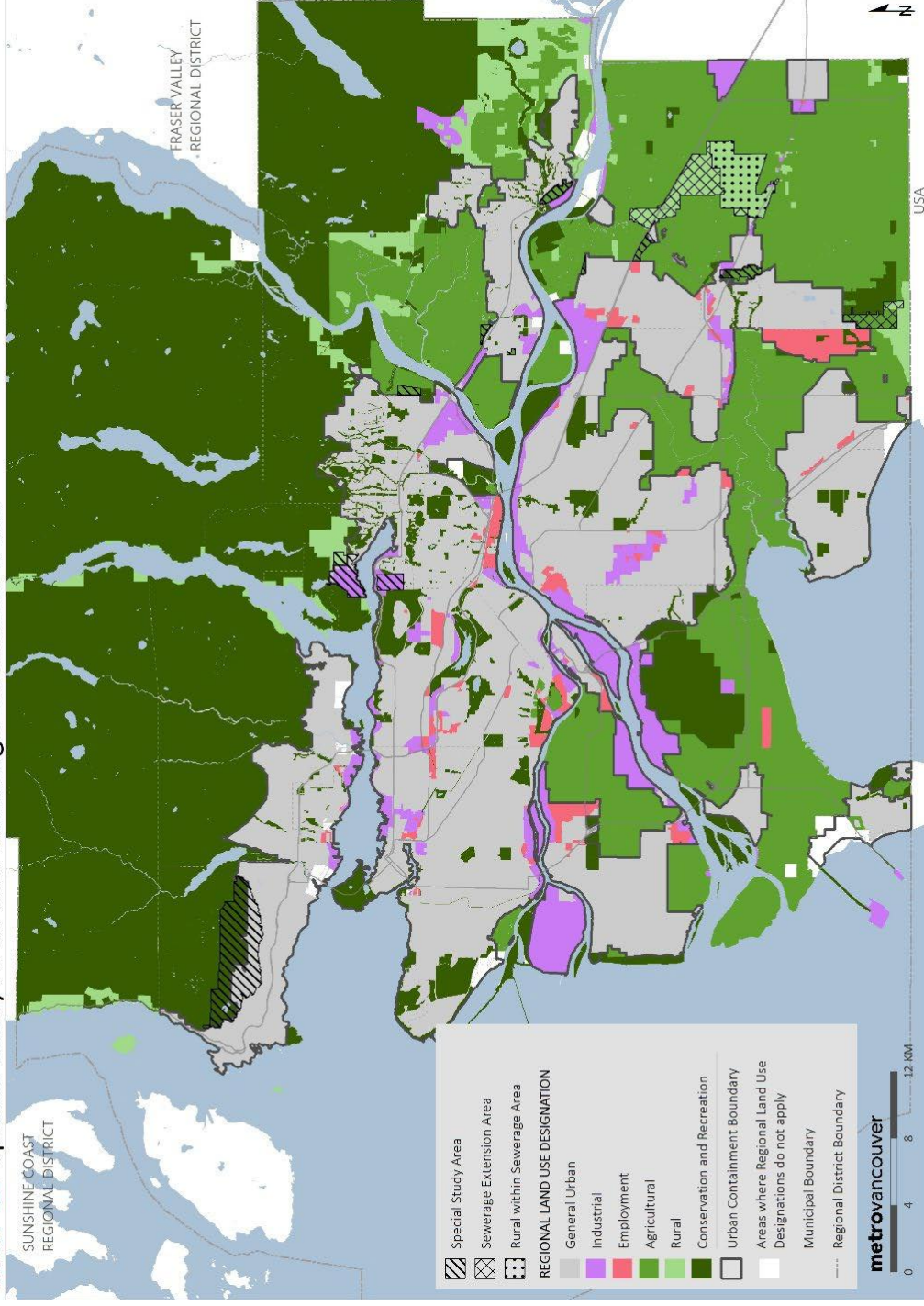


Map for reference only and does not reflect Regional Land Use Designations. An online SEI Tool is available at gis.metrovancouver.org/mymaps/SEI and downloadable from open-data-portal-metrovancouver.hub.arcgis.com. The SEI data set is from 2020. Local ecological datasets may be more current and detailed.

Item 6

Post-Amendment – Reverse the order of “Rural within the Sewerage Area” and “Sewerage Extension Area” in the legend

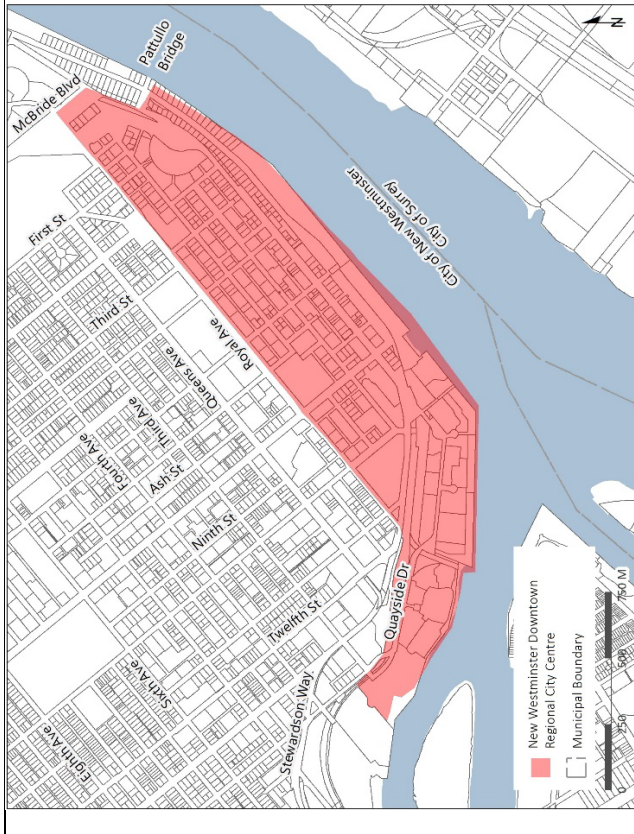
MAP 12 Special Study Area and Sewerage Extension Areas



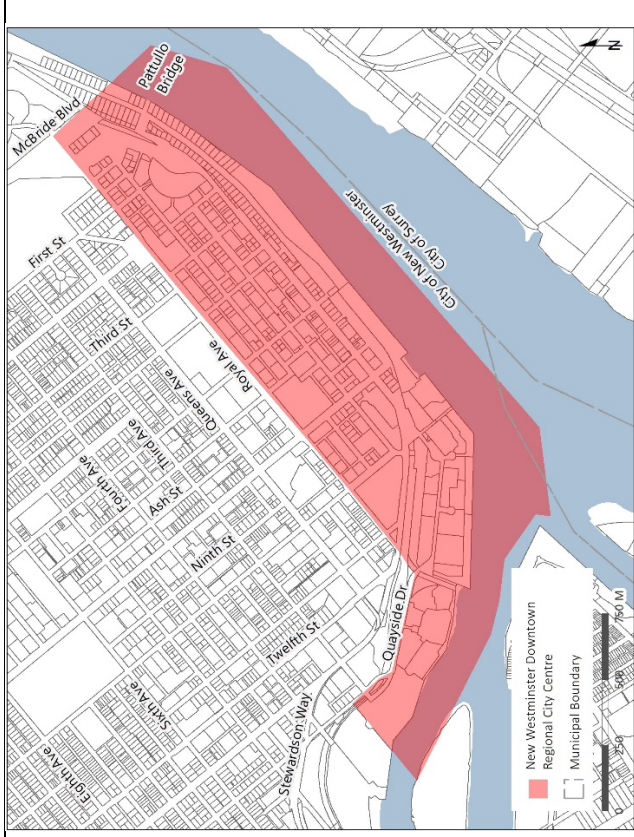
Item 7

City of New Westminster – Adjust the boundary of the Regional City Centre overlay geography (maps 4.5)

Prior to Amendment



Post-Amendment

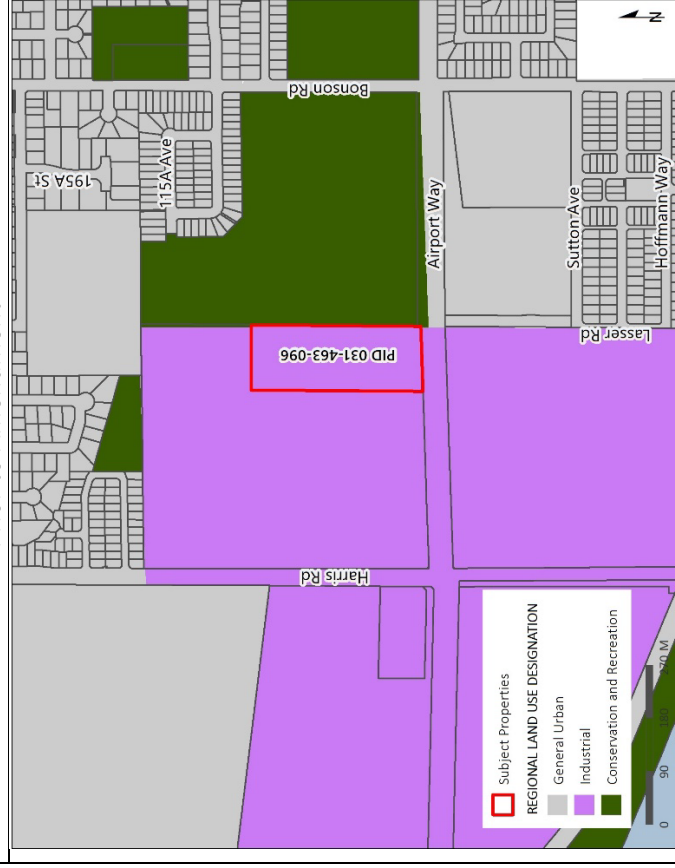


Item 8

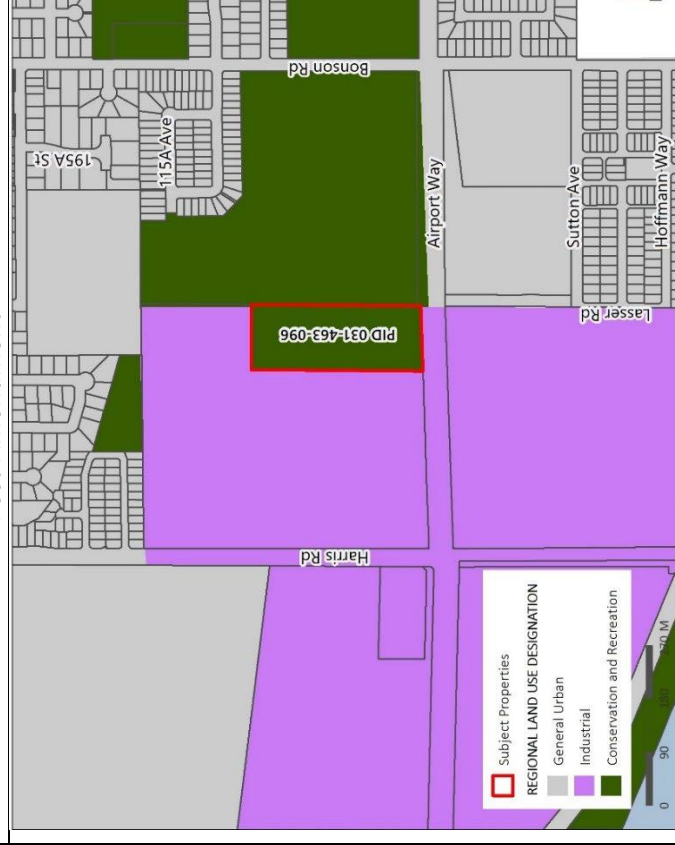
City of Pitt Meadows – Redesignate the property described below from ‘Industrial’ to ‘Conservation and Recreation’ (maps 2,3,4,6,7,12)

PID	Legal Description
031-463-096	LOT 3 DISTRICT LOT 254 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP80530

Prior to Amendment



Post-Amendment

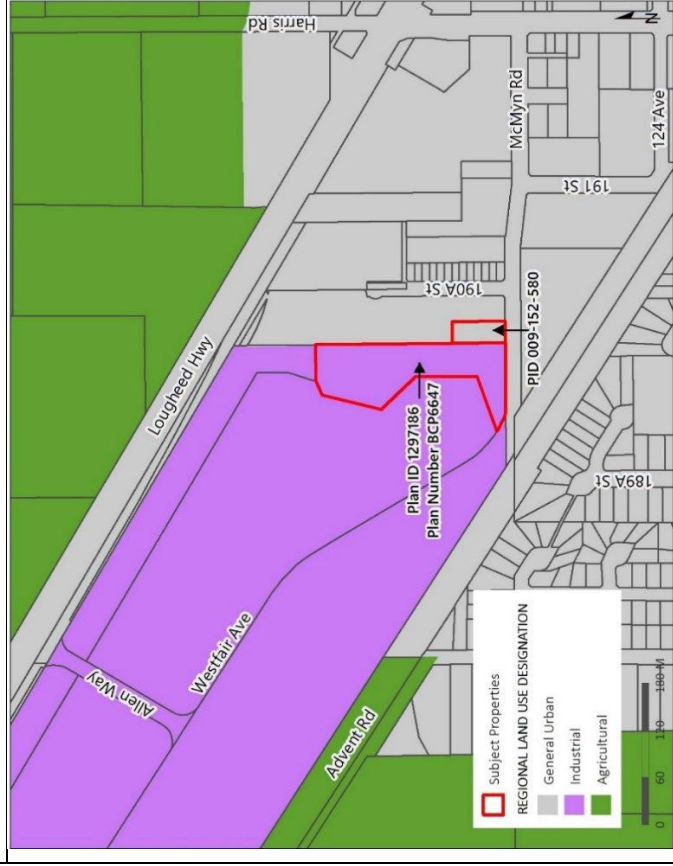


Item 9

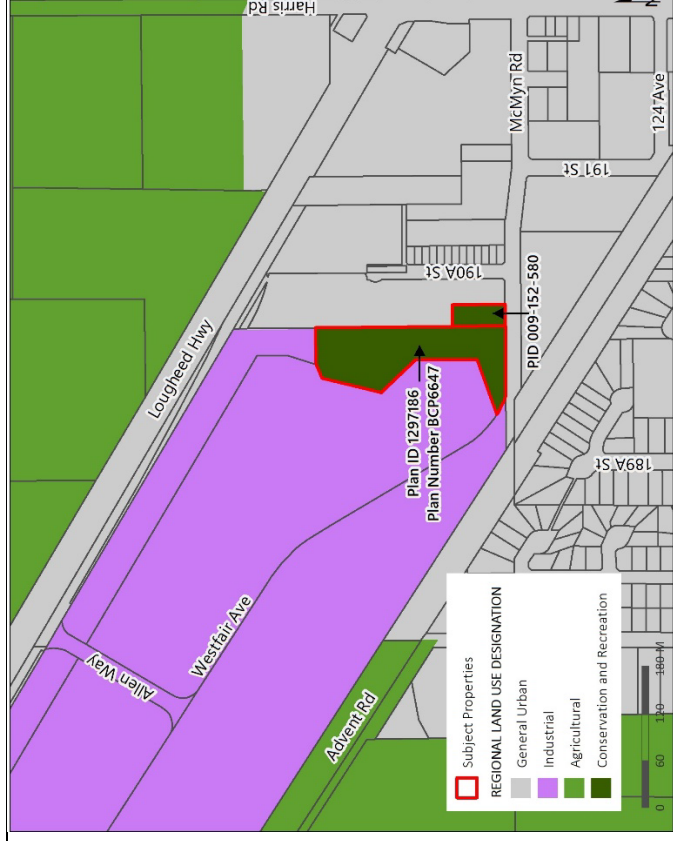
City of Pitt Meadows – Redesignate the property described below from ‘Industrial’ to ‘Conservation and Recreation’ (maps 2,3,4,6,7,12)

Parcel Class	Plan Number
Park	BCP6647

Prior to Amendment



Post-Amendment

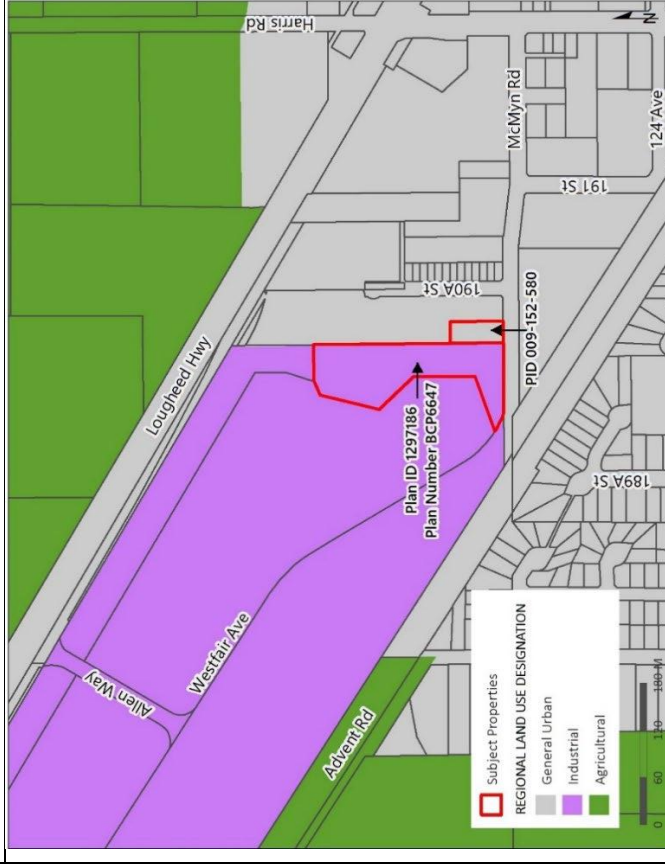


Item 10

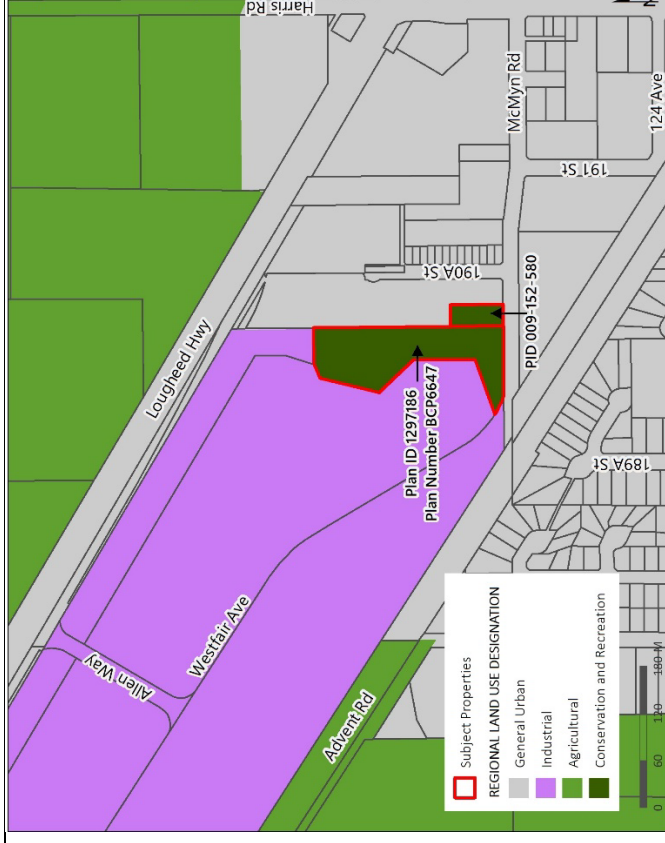
City of Pitt Meadows – Redesignate the property described below from ‘General Urban’ to ‘Conservation and Recreation’ (maps 2,3,4,6,7,12)

PID	Legal Description
009-152-580	LOT 2 SECTION 25 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 22135

Prior to Amendment



Post-Amendment



Item 11

City of Pitt Meadows – Redesignate the property described below from ‘General Urban’ to ‘Conservation and Recreation’ (maps 2,3,4,6,7,12)

Parcel Class	Plan Number
Park	BCP25596

Prior to Amendment



Post-Amendment



Item 12

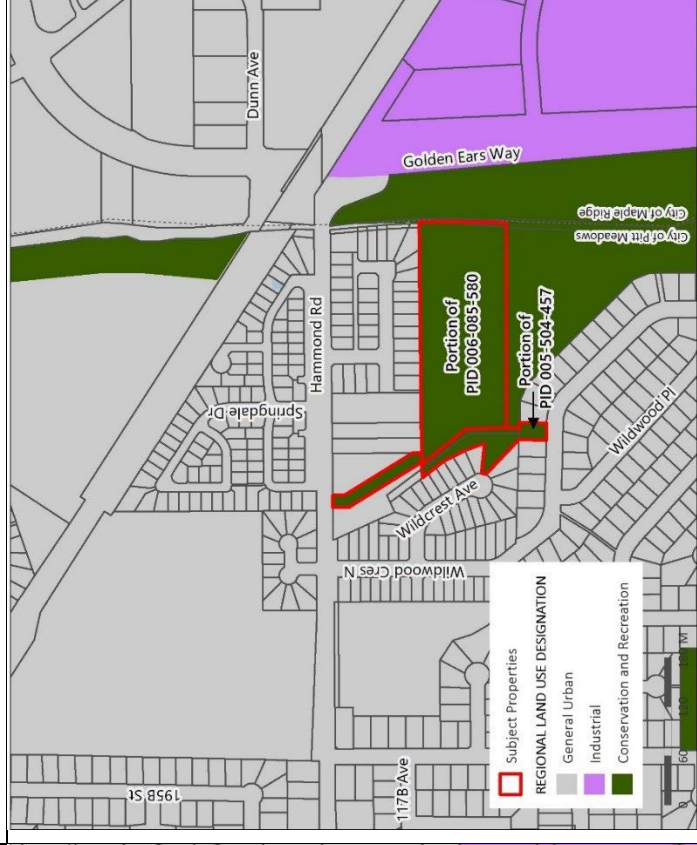
City of Pitt Meadows – Redesignate the portion of the property described below from ‘Agriculture’ to ‘Conservation and Recreation’ (maps 2,3,4,6,7,12)

PID	Legal Description
006-085-580	LOT 1102 DISTRICT LOT 280 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 46550

Prior to Amendment



Post-Amendment

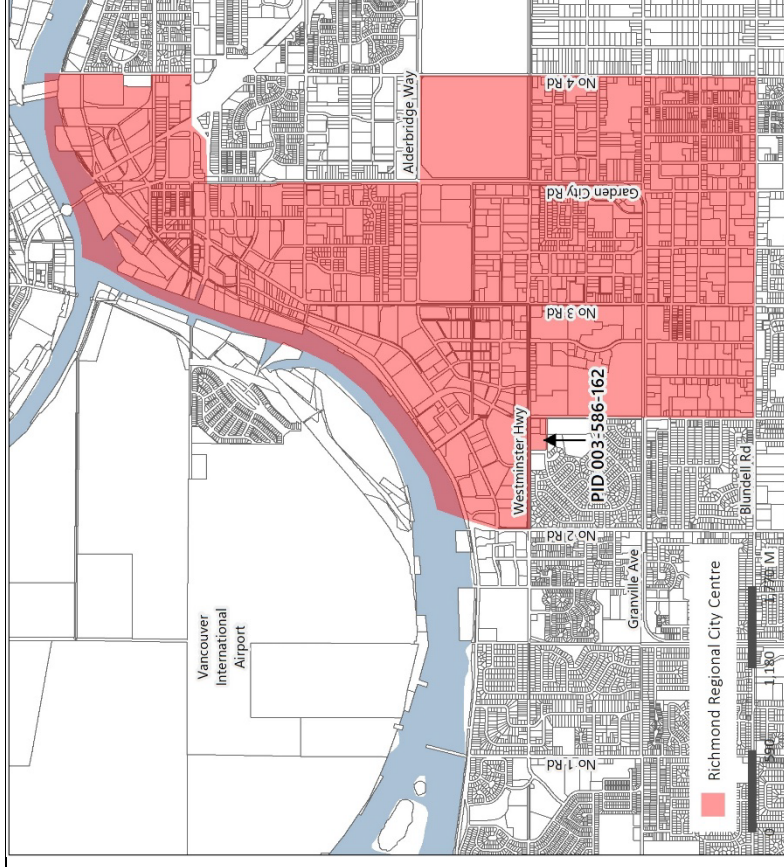


Item 13

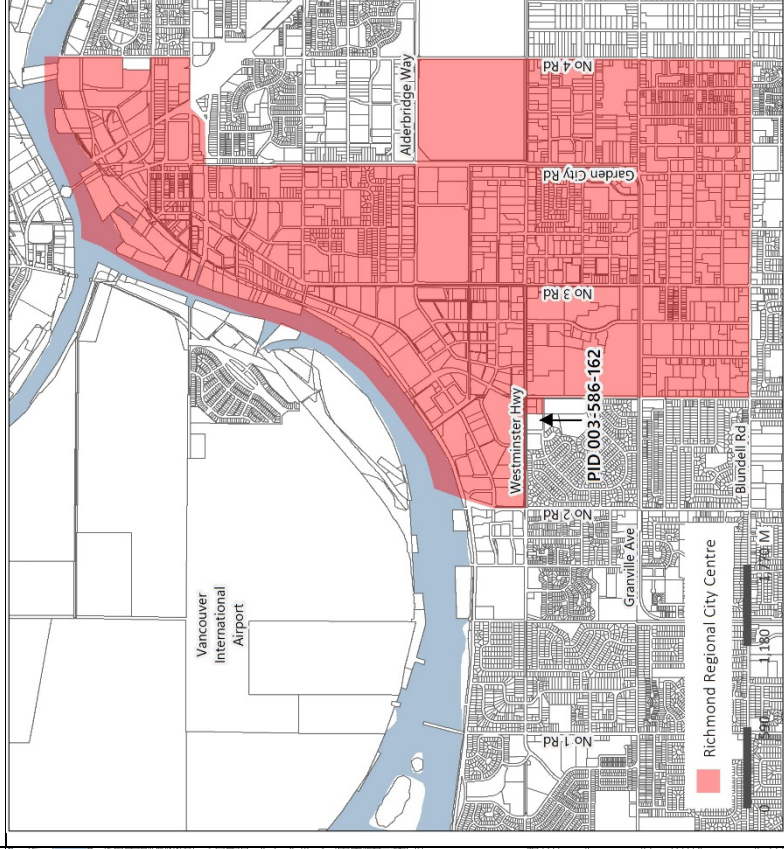
City of Richmond – Correct the Regional City Centre overlay geography by removing the property described below (maps 4,5)

PID	Legal Description
003-586-162	LOT 591, BLOCK 4N, PLAN NWP25611, SECTION 7, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

Prior to Amendment



Post-Amendment

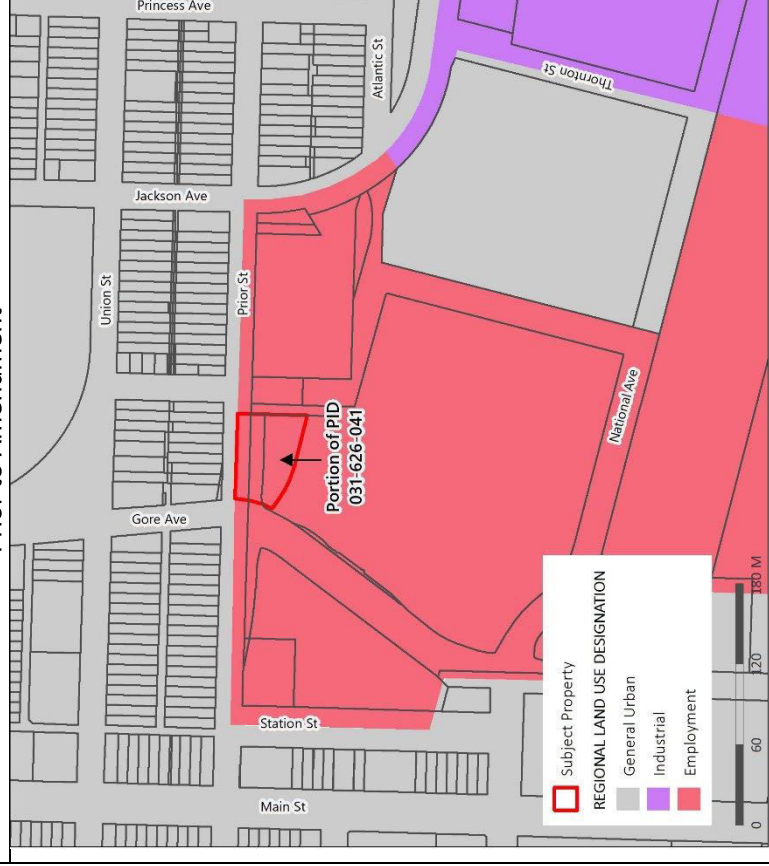


Item 14

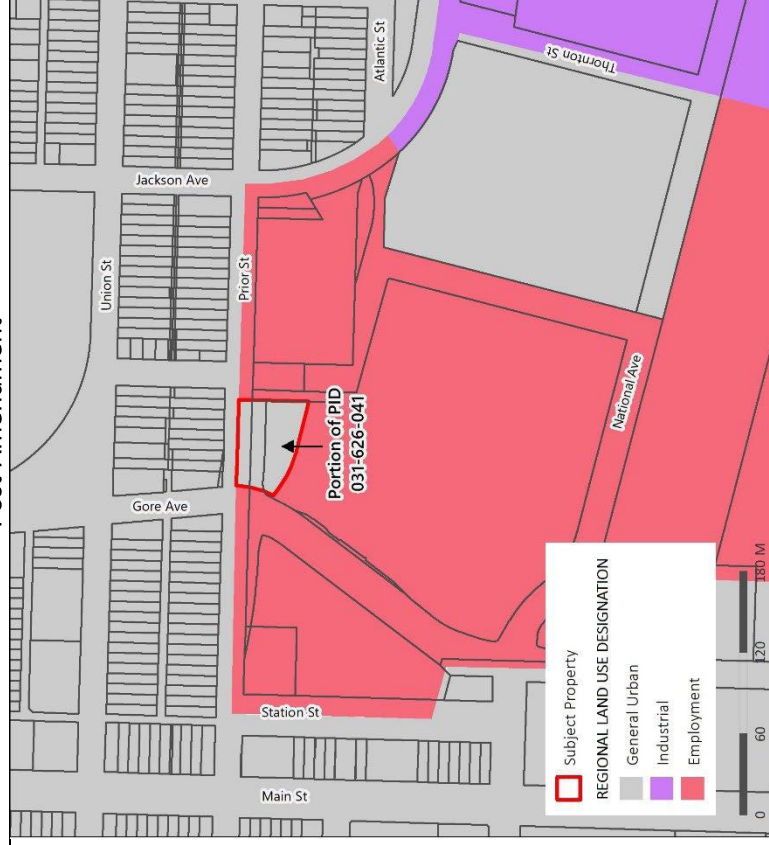
City of Vancouver – Redesignate the portion of the property described below from “Employment” to ‘General Urban’ (maps 2,3,4,6,7,12)

PID	Legal Description
031-626-041	LOT A DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP116059

Prior to Amendment



Post-Amendment

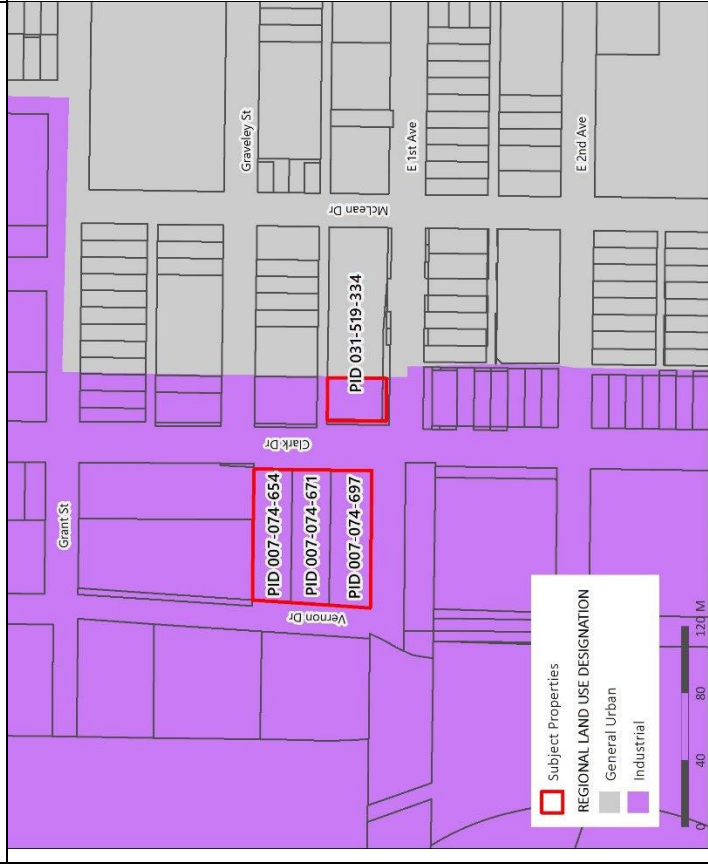


Item 15

City of Vancouver – Redesignate the properties described below from ‘Industrial’ to ‘General Urban’ (maps 2,3,4,6,7,12)

PID	Legal Description
007-074-697	LOT C BLOCK 59 DISTRICT LOT 264A PLAN 18874
007-074-671	LOT B BLOCK 59 DISTRICT LOT 264A PLAN 18874
007-074-654	LOT A BLOCK 59 DISTRICT LOTS 264A AND 2037 PLAN 18874
031-519-334	LOT 1 BLOCK 60 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP110393

Prior to Amendment



Post-Amendment

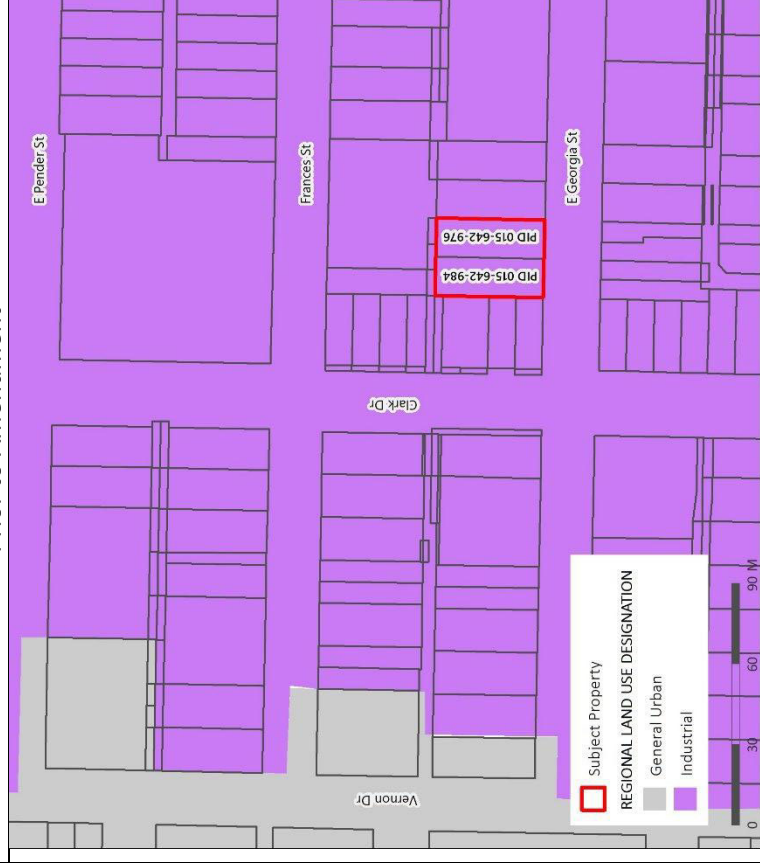


Item 16

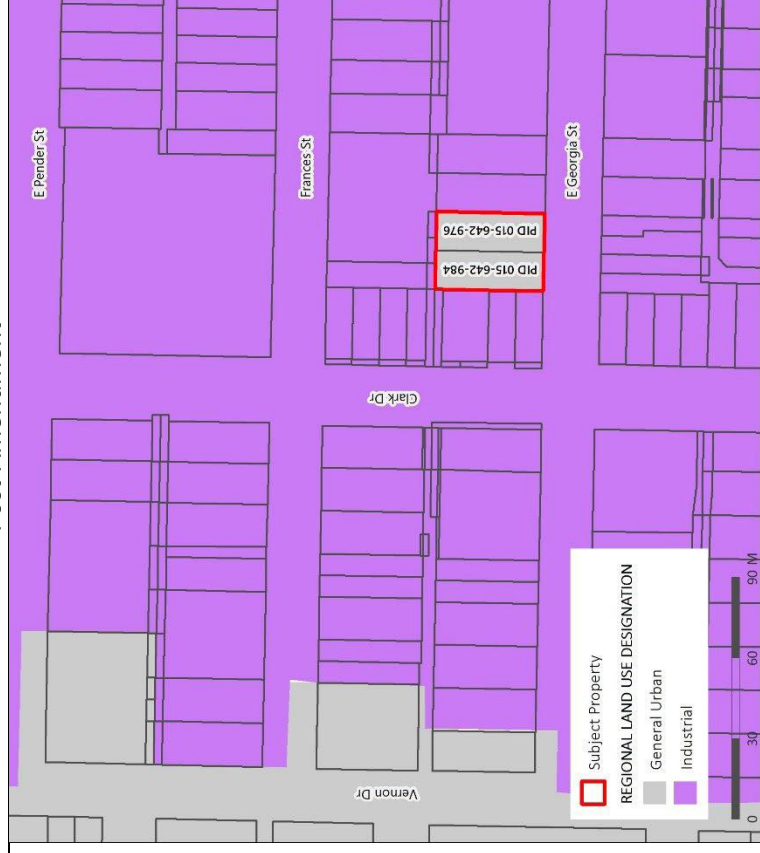
City of Vancouver – Redesignate the properties described below from ‘Industrial’ to ‘General Urban’ (maps 2,3,4,6,7,12)

PID	Legal Description
015-642-984	LOT 12 BLOCK 17 OF BLOCK B DISTRICT LOT 182 PLAN 186
015-642-976	LOT 11 BLOCK 17 OF BLOCK B DISTRICT LOT 182 PLAN 186

Prior to Amendment



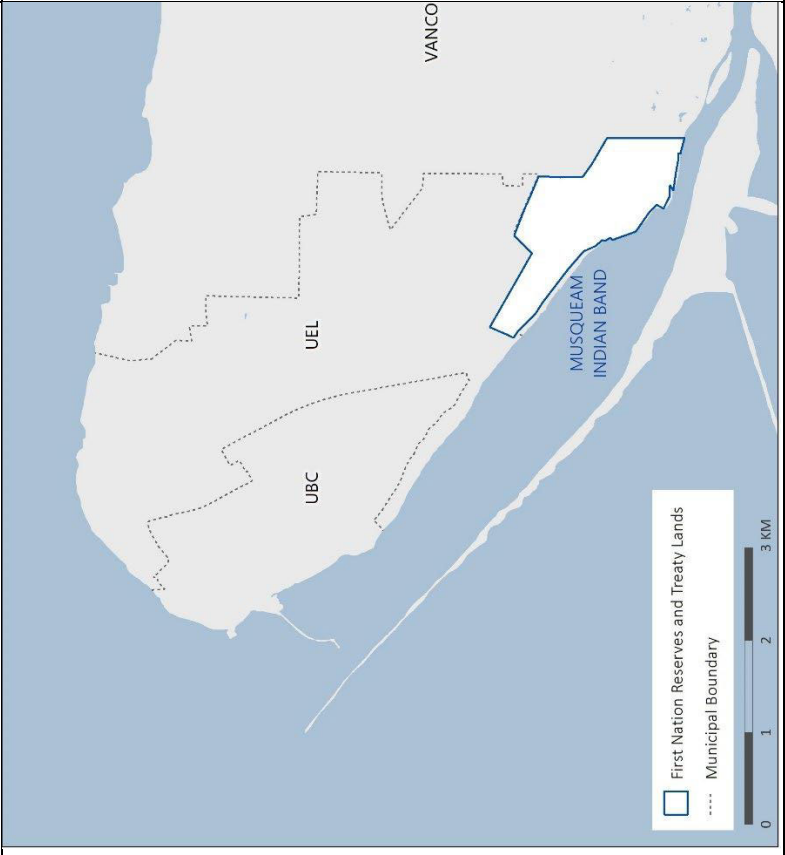
Post-Amendment



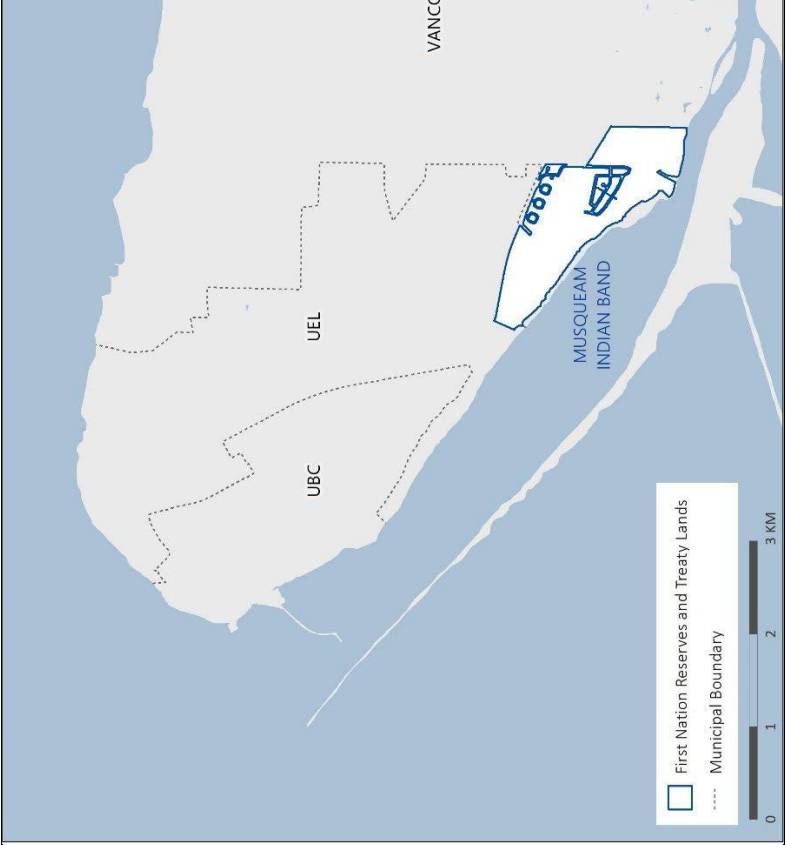
Item 17

Musqueam Indian Band – Adjust the boundaries of the Musqueam Reserve Lands south of the University Endowment Lands as shown below.

Prior to Amendment



Post-Amendment

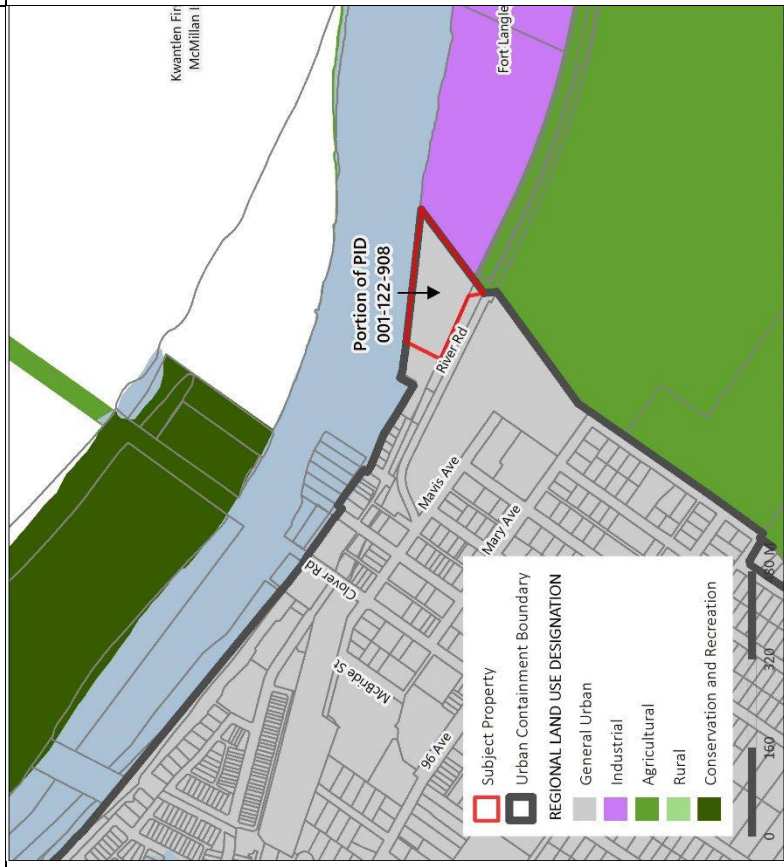


Item 18

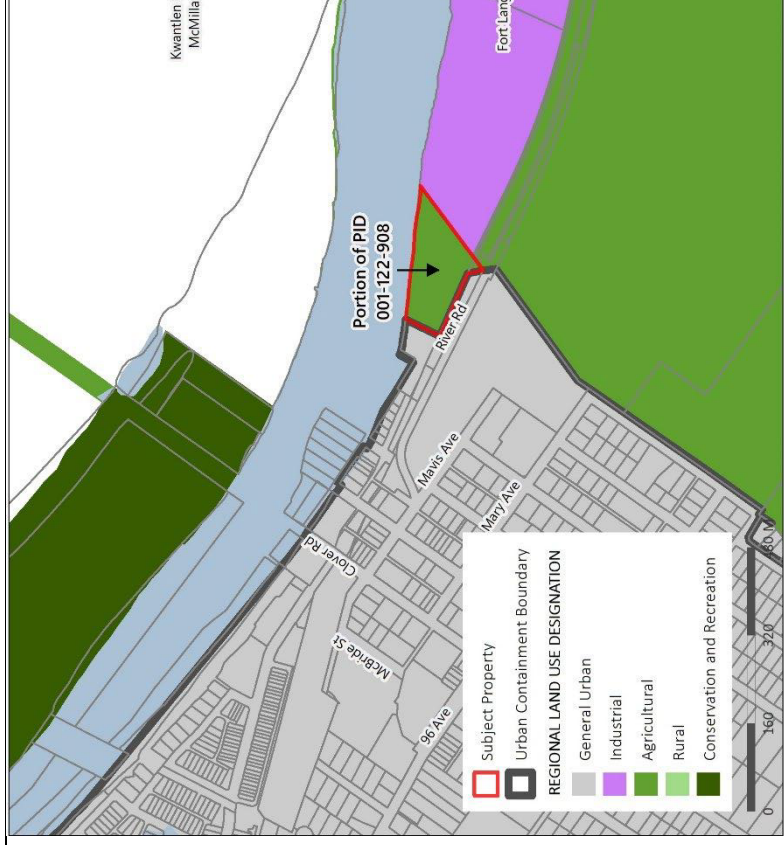
Township of Langley – Redesignate the portion of the property described below from ‘General Urban’ to ‘Agricultural’ to (maps 2,3,4,6,7,12)

PID	Legal Description
001-122-908	LEGAL DESCRIPTION: LOT 2 DISTRICT LOTS 19 AND 242 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 68956

Prior to Amendment



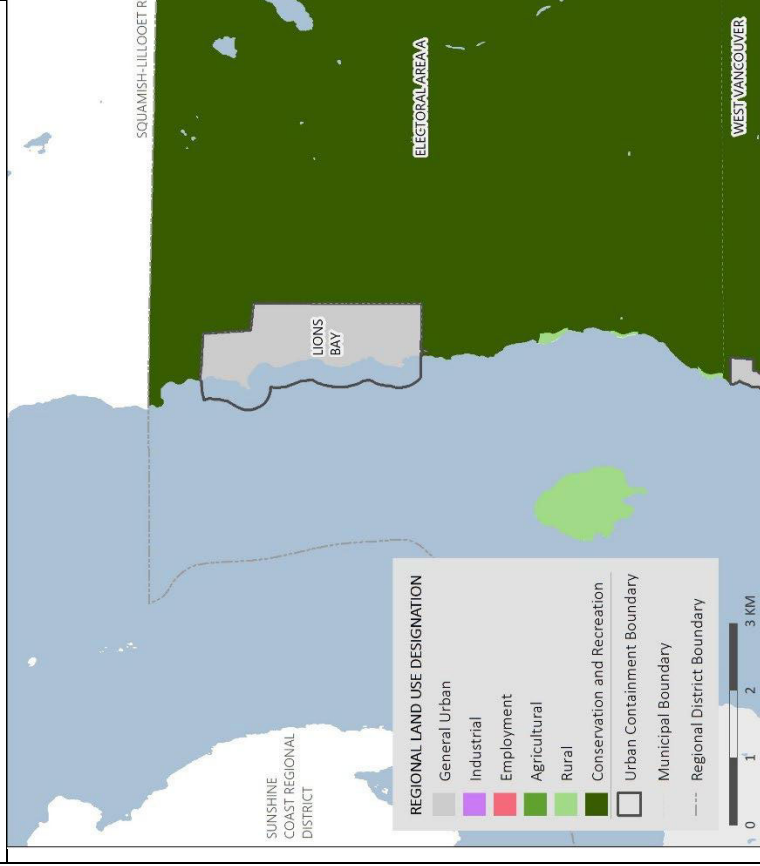
Post-Amendment



Item 19

Village of Lions Bay – Adjust the Urban Containment Boundary to exclude the Village and redesignate the Village from ‘General Urban’ to ‘Rural’ (maps 2,3,4,6,7,12)

Prior to Amendment



Post-Amendment



LIST OF METRO 2050 MAP 10 GREENWAY NETWORK REVISIONS BY JURISDICTION

Map 10 – Regional Greenway Network and Major Bike Network

Metro 2050 Type 3 Proposed Housekeeping Amendment

Anmore

- Changed alignment west of Forest Park Way from David Avenue to Aspenwood Drive / East Road
- Added alignment between Sunnyside Road and Crystal Creek Drive
- Removed alignment along Crystal Creek Drive

Bowen Island

- Removed alignment west of Bowen Bay Road on Turnstall Blvd and Whitesails Drive as it is no longer planned

Coquitlam

- Changed alignment in Northeast Coquitlam to follow Cedar Drive

Delta

- Changed alignment under Deltaport Way to show potential connection
- Changed alignment between 52 Street and Beach Grove Road from Spyglass Crescent / 16th Avenue and Gillespie Road to 17a Avenue alignment
- Changed alignment between Boundary Bay Regional Trail and Ladner Town Centre from conceptual alignment to follow 64 Street / 13 Avenue / 60B Street / Harvest Drive

Maple Ridge

- Changed alignment between 207 Street and Lougheed Highway from River Road to 117 Avenue / Laity Street / Lougheed Highway / Haney Bypass

North Vancouver

- Changed alignment west of Moodyville Park along 1st Street East and 2nd Street East
- Added alignment adjacent to Lynn Creek and across new active transportation overpass over Lynn Creek and adjacent to Keith Road / Highway 1
- Added alignment east of Seymour River Place south of Mt Seymour Parkway along Windridge Drive

Port Coquitlam

- Changed alignment north of Prairie Avenue from Prairie Avenue / Fremont Street to Devon Road / Lincoln Avenue

Richmond

- Changed alignment between Dyke road and No. 9 Road from along the South Arm of the Fraser River to Blundell Road, Nelson Road, Westminster Highway, and No. 9 Road

Surrey

- Added alignment in Tynehead Regional Park
- Changed alignment between Tannery Road and Pattullo Bridge from Tannery Road / Dyke Road to Scott Road / Old Yale Road

Vancouver

- Changed alignment west of Clark Drive to follow Great Northern Way and East 1st Avenue
- Changed alignment between Princess Avenue and Gore Avenue from Railway Street to Alexander Street

West Vancouver

- Changed alignment from Orchill Road / St George's Avenue / Nelson Avenue to Marine Drive / Raleigh Street / Royal Avenue

YVR

- Changed alignment west of McDonald Road to follow Ferguson Road

Planning, Urban Design and Sustainability
City Wide and Regional Planning

August 11, 2022

Mr. Sean Galloway
Director, Regional Planning and Electoral Area Services
Metro Vancouver
Metro Tower III, 4515 Central Boulevard
Burnaby, BC V5H 0C6

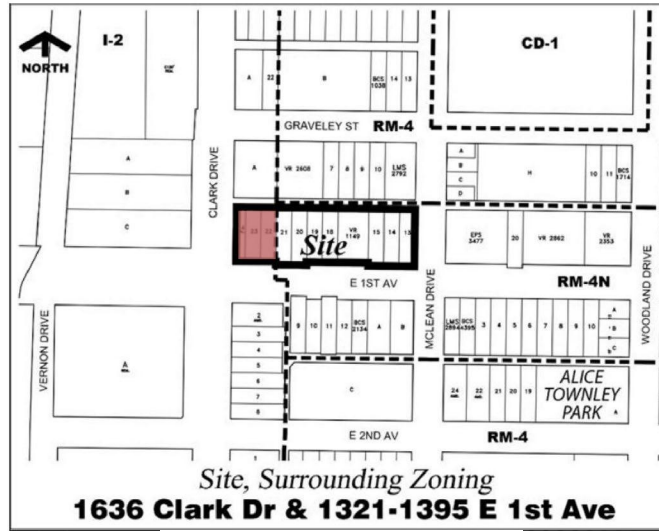
Dear Mr. Galloway:


RE: Amendments to the City of Vancouver's Regional Context Statement Official Development Plan for 1636 Clark Drive and 1321-1395 East 1st Avenue, 1002 Station Street and 250-310 Prior Street sub-area D, 1580 Vernon Street, and 1325 - 1333 East Georgia Street

The City continues to take action to increase the delivery of housing. Vancouver Council recently approved and enacted land designation amendments under the flexibility clause of the Regional Context Statement Official Development Plan (RCS ODP) and staff are writing to advise Metro Vancouver of these changes. The four approved amendments to the RCS ODP increase the delivery of social housing, rental housing, and Temporary Modular Housing (TMH).

The approved and enacted applications requiring amendments to the RCS ODP are:

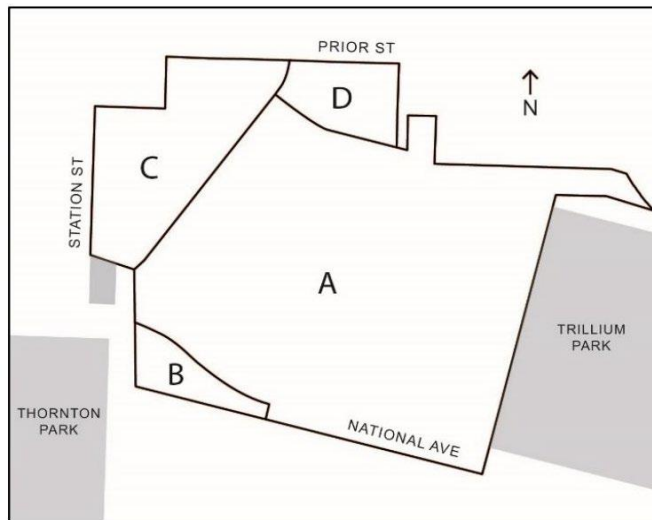
1. 1636 Clark Drive and 1321-1395 East 1st Avenue (Map A) re-designated 0.09 hectare of land from 'Industrial' to 'General Urban' for a mixed-use building including social housing, social enterprise space and a withdrawal management centre. The application was approved at the February 21, 2019 Public Hearing and the associated report is available online at: <https://council.vancouver.ca/20190129/documents/p1.pdf>. On January 25, 2022, the by-law accompanying the report was enacted by City Council.



 Area with re-designation under the RCS ODP

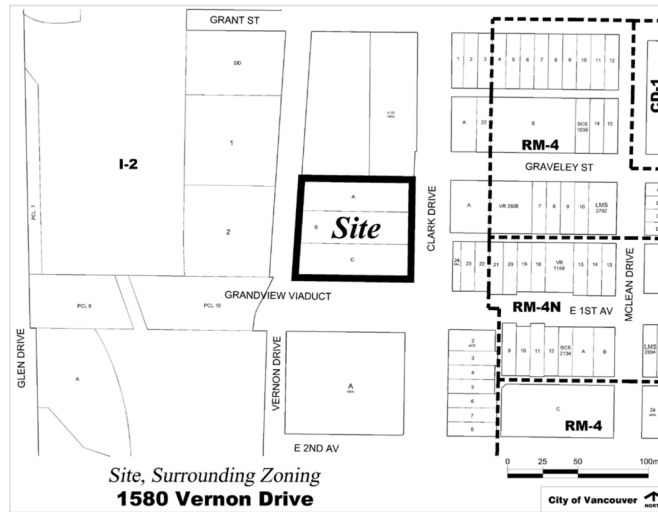
Map A – 1636 Clark Drive and 1321-1395 East 1st Avenue re-designation of site from Industrial to General Urban

2. 1002 Station Street and 250-310 Prior Street (New St. Paul’s Hospital and Health Campus) sub-area D re-designated an approximate of 0.2 hectare of land from ‘Mixed Employment’ to ‘General Urban’ for a mixed-use building including rental housing and retail use. The actual parcel area will be defined when the servicing and road alignment are finalized. The application was approved at the November 5, 2019 Public Hearing and the associated report is available online at: <https://council.vancouver.ca/20191001/documents/p13.pdf>. On January 20, 2021, the by-law accompanying the report was enacted by City Council.



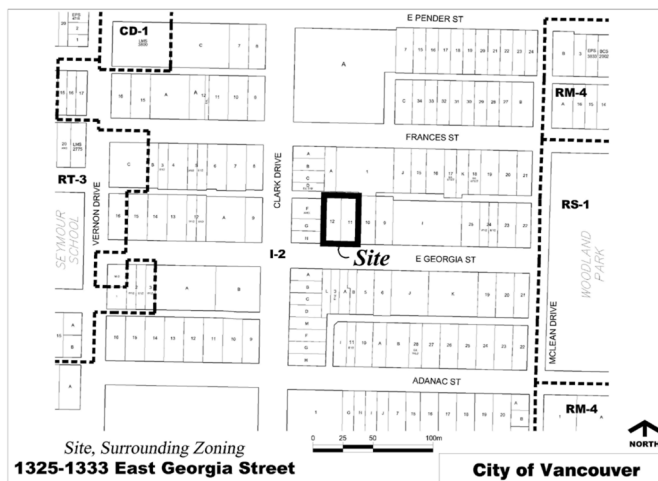
Map B – 1002 Station Street and 250-310 Prior Street sub-areas. Sub-area D re-designation of site from Mixed Employment to General Urban

- 1580 Vernon Street (Map C) re-designated 0.57 hectare of land from 'Industrial' to 'General Urban' on a temporary basis for up to 10 years to be used for TMH. The application was approved at the October 27, 2020 Public Hearing and the associated report is available online at: https://council.vancouver.ca/20201006/documents/rr_3.pdf. On November 24, 2020, the by-law accompanying the report was enacted by City Council.



Map C – 1580 Vernon Drive re-designation of site from Industrial to General Urban

- 1325 -1333 East Georgia Street (Map D) re-designated 0.12 hectare of land from 'Industrial' to 'General Urban' to be used for TMH up to a maximum of 10 years or upon expiration of the development permit. The application was approved at April 12, 2022 Public Hearing and the associated report is available online at: <https://council.vancouver.ca/20220301/documents/rr4.pdf>. On April 26, 2022, the by-law accompanying the report was enacted by City Council.



Map D – 1325 -1333 East Georgia Street re-designation of site from Industrial to General Urban

The amendments to the RCS ODP do not exceed the municipal flexibility provisions set out in Metro 2040, Metro Vancouver's Regional Growth Strategy, or in the City of Vancouver's Regional Context Statement, as the aggregate area of land affected by all the proposed re-designations under mixed employment or industrial regional land use designation does not exceed two percent (2%) of the City's total land in either of the land use designation, under section 6.2.7 (c) in Vancouver RCS. Given the time limited nature of TMH project, it is also staff's intention to return to Council when the temporary use on 1580 Vernon Street and 1325 - 1333 East Georgia Street has ceased, and to revert it back to its original and/or then intended land use designation.

Should you have any questions, please feel free to contact me.

Yours truly,

A handwritten signature in black ink, appearing to be 'Chris Robertson', with a long horizontal line extending to the right.

Chris Robertson,
Assistant Director, City-wide and Regional Planning
Planning, Urban Design & Sustainability

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cc: James Stiver, Division Manager, Regional Land Use Policy, Metro Vancouver
Eric Aderneck, Senior Planner, Regional Planning & Housing Services, Metro Vancouver
Ingrid Hwang, Planner, Planning, Urban Design & Sustainability, CoV
Dora Li, Planning Analyst, Planning, Urban Design & Sustainability, CoV

**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1380, 2024
A bylaw to amend the “Metro Vancouver Regional District
Regional Growth Strategy Bylaw No. 1339, 2022”**

WHEREAS:

- A. The Metro Vancouver Regional District Board (the “Board”) adopted “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” on February 24, 2023; and
- B. The Board wishes to amend “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022”.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

- 1. The official citation of this bylaw is “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1380, 2024”.

Amendment of Bylaw

- 2. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is amended as follows:
 - a) All instances of the words “member jurisdiction” are replaced with “Member Jurisdiction”;
 - b) All instances of the words “regional growth strategy”, with the exception of its occurrence in Section “A. Metro 2050 Scope and Linkages to Other Plans”, under the heading “Regional Growth Strategies: Legislative Authority”, are replaced with “Regional Growth Strategy”;
 - c) All instances of the words “mixed use” are replaced with “mixed-use”;
 - d) In the “Contents” section, the words “A. Metro 2050” are unbolded;
 - e) In section “B. Introduction to the Region”, under the heading “Social Context: A Culturally Diverse Region”, the double spacing between the words “diversity” and “continues” is replaced with a single space;
 - f) In section “C. Introduction to the Regional Growth Strategy”, under the heading “Responding to the Challenges: *Metro 2050* Goals”, the period after the word “Goal 5” is bolded;
 - g) In section “D. Urban Containment Boundary, Regional Land Use Designations, Overlays, and Projections” under the heading “Urban Containment Boundary” the word “longterm” is replaced with “long-term”;

- h) In section “D. Urban Containment Boundary, Regional Land Use Designations, Overlays, and Projections” under the heading “Urban Containment Boundary” the words “food producing” are replaced with “food-producing”;
- i) In section “D. Urban Containment Boundary, Regional Land Use Designations, Overlays, and Projections”, under the heading “Figure 4. Metro Vancouver’s Sub-regions for the Purposes of *Metro 2050* Projections”, the word “kilometers” is replaced with “kilometres”;
- j) In section “E. Goals, Strategies & Actions”, under the heading “Goal 1: Create a Compact Urban Area”, under policy “1.2.16 a)”, a space is added following “a)”;
- k) In section “E. Goals, Strategies & Actions”, under the heading “Goal 1: Create a Compact Urban Area”, under policy “1.2.16 b)”, a space is added following “b)”;
- l) In section “E. Goals, Strategies & Actions”, under the heading “Goal 1: Create a Compact Urban Area”, under policy “1.2.24 c)”, the word “Include” is replaced with “include”;
- m) In section “E. Goals, Strategies & Actions”, under the heading “Goal 1: Create a Compact Urban Area”, policy “1.2.7” is deleted;
- n) In section “E. Goals, Strategies & Actions”, under the heading “Goal 1: Create a Compact Urban Area”, policies 1.2.8 to 1.2.28 are renumbered as 1.2.7 to 1.2.27 respectively;
- o) In section “E. Goals, Strategies & Actions”, under the heading “Goal 1: Create a Compact Urban Area” under policy “1.2.23 a) ii)”, the word “1.2.13” is replaced with “1.2.12”;
- p) In section “E. Goals, Strategies & Actions”, under the heading “Goal 1: Create a Compact Urban Area”, under policy “1.2.23 d)”, the word “Actions 1.2.16 and 1.2.24 c) ii)” is replaced with “Actions 1.2.15 and 1.2.23 c) ii)”;
- q) In section “E. Goals, Strategies & Actions”, under the heading “Goal 2: Support a Sustainable Economy”, under policy “2.1.4”, the words “Squamish- Lillooet” are replaced with “Squamish-Lillooet”;
- r) In section “E. Goals, Strategies & Actions”, under heading “Goal 2: Support a Sustainable Economy” under “Strategy 2.2 Protect the supply and enhance the efficient use of industrial land”, all instances of the word “industrial” are replaced with “Industrial”;
- s) In section “E. Goals, Strategies & Actions”, under the heading, “Goal 2: Support a Sustainable Economy”, under “Strategy 2.3 Protect the supply of agricultural land and strengthen agricultural viability”, all instances of the word “agricultural” is replaced with “Agricultural”;

- t) In section “E. Goals, Strategies & Actions”, under “Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards”, under policy “3.2.3 b)” the words “regional multi-hazard mapping in” are deleted;
- u) In section “E. Goals, Strategies & Actions”, under the heading “Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards”, under policy “3.2.7 c)”, the numbered list items “v)” and “iv)” are reordered as “iv)” and “v)” respectively;
- v) In section “E. Goals, Strategies & Actions”, under the heading “Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards”, under policy “3.3.7 b)”, the numbered list items “i)” and “ii)” are replaced with bullet points;
- w) In section “E. Goals, Strategies & Actions”, under the heading “Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards”, policy “3.3.9” is shifted down to horizontally align with the text positioning for policy “3.3.8”;
- x) In section “E. Goals, Strategies & Actions”, under the heading “Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards”, under policy “3.4.4 c)” the words “*Emergency Program Act*” are replaced with “*Emergency and Disaster Management Act*”;
- y) In section “E. Goals, Strategies & Actions”, under “Goal 4: Provide Diverse and Affordable Housing Choices”, under policy “4.1.8 b)”, the word “and” is added after the semicolon;
- z) In Section “E. Goals, Strategies & Actions”, under “Goal 4: Provide Diverse and Affordable Housing Choices”, under policy “4.2.7 c)”, the word “and” is added after the semicolon;
- aa) In section “F. Implementation”, under the heading “Providing for Appropriate Municipal Flexibility”, under section “6.2.7 a)”, the words “one (1) regional land use” are replaced with “one regional land use”;
- bb) In section “F. Implementation”, under the heading “Type 3 Amendments to the Regional Growth Strategy”, under section “6.3.4 f)”, the words “*Agricultural Land Commission Act*” are italicized; and
- cc) In section “F. Implementation”, under the heading “Notification and Request for Comments”, under section “6.4.2 c)”, the word “and” is added after the semicolon.

Maps

3. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is further amended as follows:

- a) Map numbered 1 is amended to add labels to denote Tsleil-Waututh Nation, Katzie First Nation, and Musqueam Indian Band reserve lands, as shown in Schedule “A” of this bylaw;
- b) Map numbered 2 is amended at its footnote by deleting the sentence, “This map is a small scale representation of the Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land-use designation boundaries.” and replacing with the following:

This map is a small scale representation of the parcel-based Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land-use designation boundaries.

- c) Map numbered 4 is amended at its footnote by deleting the sentence, “Where overlays cover areas other than General Urban or Employment, the intent and policies of the underlying regional land use designations still apply.” and replacing with:

Urban Centre and FTDA overlays do not alter the intent and policies of the underlying regional land use designations.

- d) Map numbered 4 is amended by deleting the label “Langley”, and adding the labels “Langley Town Centre Langley Township” and “Langley Town Centre Langley City” respectively, as shown in Schedule “B” of this bylaw;
- e) Map numbered 4 is amended by replacing the words “Frequent Transit Network” with “Major Transit Network”;
- f) Map numbered 9 is amended at its footnote by replacing the word “Overly” with “Overlay”;
- g) Map numbered 9 is amended at its footnote by replacing the word “licenses” with “licences”;
- h) Map numbered 12 is amended at its legend by reversing the order of the items “Rural within the Sewerage Area” and “Sewerage Extension Area”, as shown in Schedule “C” of this bylaw;
- i) Map numbered 1 is amended by adjusting the boundaries of the Musqueam Indian Band reserve lands, as shown in Schedule “D” of this bylaw; and
- j) Maps numbered 3, 4, 6, 7, 8, and 9 are amended to remove all regional land use designations for all First Nations Reserve and Treaty Lands as shown in map numbered 1.

Regional Greenway Network

- 4. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is further amended by:

- a) adjusting the Regional Greenway Network to that as shown in Schedule “E” of this bylaw; and
- b) amending map numbered 10 to incorporate the changes outlined in section 4(a) of this bylaw.

Sensitive Ecosystem Inventory

- 5. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is further amended by:
 - a) adjusting the Sensitive Ecosystems and Modified Ecosystems to those as shown in Schedule “F” of this bylaw; and
 - b) amending map numbered 11 to incorporate the changes outlined in section 5(a) of this bylaw.

Natural Resource Areas Overlay

- 6. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is further amended as follows:
 - a) the Natural Resource Areas overlay is amended by adding the subject properties listed in the table below:

PID	Legal Description
012-655-333	LEGAL SUBDIVISION 14 SECTION 2 TOWNSHIP 4 RANGE 5 WEST OF THE SEVENTH MERIDIAN NEW WESTMINSTER DISTRICT
012-655-325	LEGAL SUBDIVISION 11 SECTION 2 TOWNSHIP 4 RANGE 5 WEST OF THE SEVENTH MERIDIAN NEW WESTMINSTER DISTRICT
012-655-309	LEGAL SUBDIVISION 6 SECTION 2 TOWNSHIP 4 RANGE 5 WEST OF THE SEVENTH MERIDIAN NEW WESTMINSTER DISTRICT
012-655-279	LEGAL SUBDIVISION 5 SECTION 2 TOWNSHIP 4 RANGE 5 WEST OF THE SEVENTH MERIDIAN NEW WESTMINSTER DISTRICT

to the Natural Resource Areas overlay, as shown in Schedule “G” of this bylaw;

- b) the Natural Resource Areas overlay is amended by adding portions of the subject properties listed in the table below:

PID	Legal Description
012-815-993	DISTRICT LOT 6110 GROUP 1 NEW WESTMINSTER DISTRICT

to the Natural Resource Areas overlay, as shown in Schedule “G” of this bylaw; and

- c) amending map numbered 9 to incorporate the changes outlined in section 6(a) and (b) of this bylaw.

Regional Land Use Designations – City of Pitt Meadows

7. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is further amended by:

- a) re-designating the subject properties, as listed in the table below:

PID	Legal Description
031-463-096	LOT 3 DISTRICT LOT 254 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP80530

from ‘Industrial’ to ‘Conservation and Recreation’, as shown in Schedule “H” of this bylaw;

- b) re-designating the subject properties, as listed in the table below:

PID	Legal Description
1297186	Plan Number BCP6647

from ‘Industrial’ to ‘Conservation and Recreation’, as shown in Schedule “I” of this bylaw;

- c) re-designating the subject properties, as listed in the table below:

PID	Legal Description
009-152-580	LOT 2 SECTION 25 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 22135

from ‘General Urban’ to ‘Conservation and Recreation’, as shown in Schedule “I” of this bylaw;

- d) re-designating portions of the subject properties, as listed in the table below:

PID	Legal Description
1297328	Plan Number BCP25596

from ‘General Urban’ to ‘Conservation and Recreation’, as shown in Schedule “J” of this bylaw;

- e) re-designating portions of the subject properties, as listed in the table below:

PID	Legal Description
006-085-580	LOT 1102 DISTRICT LOT 280 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 46550

from 'Agriculture' to 'Conservation and Recreation', as shown in Schedule "K" of this bylaw;

- f) re-designating portions of the subject properties, as listed in the table below:

PID	Legal Description
005-504-457	LOT 1185 DISTRICT LOT 280 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 56638

from 'General Urban' to 'Conservation and Recreation', as shown in Schedule "K" of this bylaw; and

- g) amending maps numbered 2, 3, 4, 6, 7, and 12 to incorporate the changes outlined in sections 7(a) through (g) of this bylaw.

Regional Land Use Designations – Township of Langley

8. "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is further amended by:

- a) re-designating portions of the subject properties, as listed in the table below:

PID	Legal Description
001-122-908	LEGAL DESCRIPTION: LOT 2 DISTRICT LOTS 19 AND 242 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 68956

from 'General Urban' to 'Agricultural', as shown in Schedule "L" of this bylaw; and

- b) amending maps numbered 2, 3, 4, 6, 7, and 12 to incorporate the changes outlined in section 8(a) of this bylaw.

Regional Land Use Designations – City of Vancouver

9. "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is further amended by:

- a) re-designating portions of the subject properties, as listed in the table below:

PID	Legal Description
031-626-041	LOT A DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP116059

from 'Employment' to 'General Urban', as shown in Schedule "M" of this bylaw;

- b) re-designating the subject properties, as listed in the table below:

PID	Legal Description
007-074-697	LOT C BLOCK 59 DISTRICT LOT 264A PLAN 18874

007-074-671	LOT B BLOCK 59 DISTRICT LOT 264A PLAN 18874
007-074-654	LOT A BLOCK 59 DISTRICT LOTS 264A AND 2037 PLAN 18874

from 'Industrial' to 'General Urban', as shown in Schedule "N" of this bylaw;

- c) re-designating portions of the subject properties, as listed in the table below:

PID	Legal Description
031-519-334	LOT 1 BLOCK 60 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP110393

from 'Industrial' to 'General Urban', as shown in Schedule "N" of this bylaw;

- d) re-designating the subject properties, as listed in the table below:

PID	Legal Description
015-642-984	LOT 12 BLOCK 17 OF BLOCK B DISTRICT LOT 182 PLAN 186
015-642-976	LOT 11 BLOCK 17 OF BLOCK B DISTRICT LOT 182 PLAN 186

from 'Industrial' to 'General Urban', as shown in Schedule "O" of this bylaw; and

- e) amending maps numbered 2, 3, 4, 6, 7, and 12 to incorporate the changes outlined in sections 9(a) through (g) of this bylaw.

Village of Lions Bay

10. "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is further amended by incorporating mapping included in an accepted Regional Context Statement by:

- a) re-designating the regional land use designation for the Village of Lions Bay from 'General Urban' to 'Rural', as shown in Schedule "P" of this bylaw;
- b) adjusting the Urban Containment Boundary to exclude the Village of Lions Bay, as shown in Schedule "P" of this bylaw; and
- c) amending maps numbered 2, 3, 4, 5, 6, 7, 8, 9, and 12 to incorporate the changes outlined in sections 10(a) and (b) of this bylaw.

City of Richmond Regional City Centre overlay

11. "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is further amended:

- a) adjusting the City of Richmond Regional City Centre overlay by removing the subject property listed in the table below:

PID	Legal Description
003-586-162	LOT 591, BLOCK 4N, PLAN NWP25611, SECTION 7, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

to the City of Richmond Regional City Centre overlay, as shown in Schedule “Q” of this bylaw; and

- b) amending maps numbered 4 and 5 to incorporate the changes outlined in section 11(a) of this bylaw.

City of New Westminster Regional City Centre overlay

12. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is further amended by:

- a) adjusting the City of New Westminister Regional City Centre overlay as shown in Schedule “R” of this bylaw; and
- b) amending maps numbered 4 and 5 to incorporate the changes outlined in section 12(a) of this bylaw.

Schedules

- 13. The following Schedules are attached to and form part of the bylaw:
 - a) Schedule “A”, Map 1;
 - b) Schedule “B”, Map 4;
 - c) Schedule “C”, Map 12;
 - d) Schedule “D”, Musqueam Indian Band Reserve Lands;
 - e) Schedule “E”, Map 10;
 - f) Schedule “F”, Map 11;
 - g) Schedule “G”, Subject Properties – Natural Resource Areas Overlay;
 - h) Schedule “H”, Subject Properties – City of Pitt Meadows;
 - i) Schedule “I”, Subject Properties – City of Pitt Meadows;
 - j) Schedule “J”, Subject Properties – City of Pitt Meadows;
 - k) Schedule “K”, Subject Properties – City of Pitt Meadows;
 - l) Schedule “L”, Subject Properties – Township of Langley;
 - m) Schedule “M”, Subject Properties – City of Vancouver;
 - n) Schedule “N”, Subject Properties – City of Vancouver;
 - o) Schedule “O”, Subject Properties – City of Vancouver;
 - p) Schedule “P”, Village of Lions Bay;
 - q) Schedule “Q”, City of Richmond Regional Centre Overlay; and
 - r) Schedule “R”, City of New Westminister Regional Centre Overlay.

Read a first, second, and third time this _____ day of _____, _____.

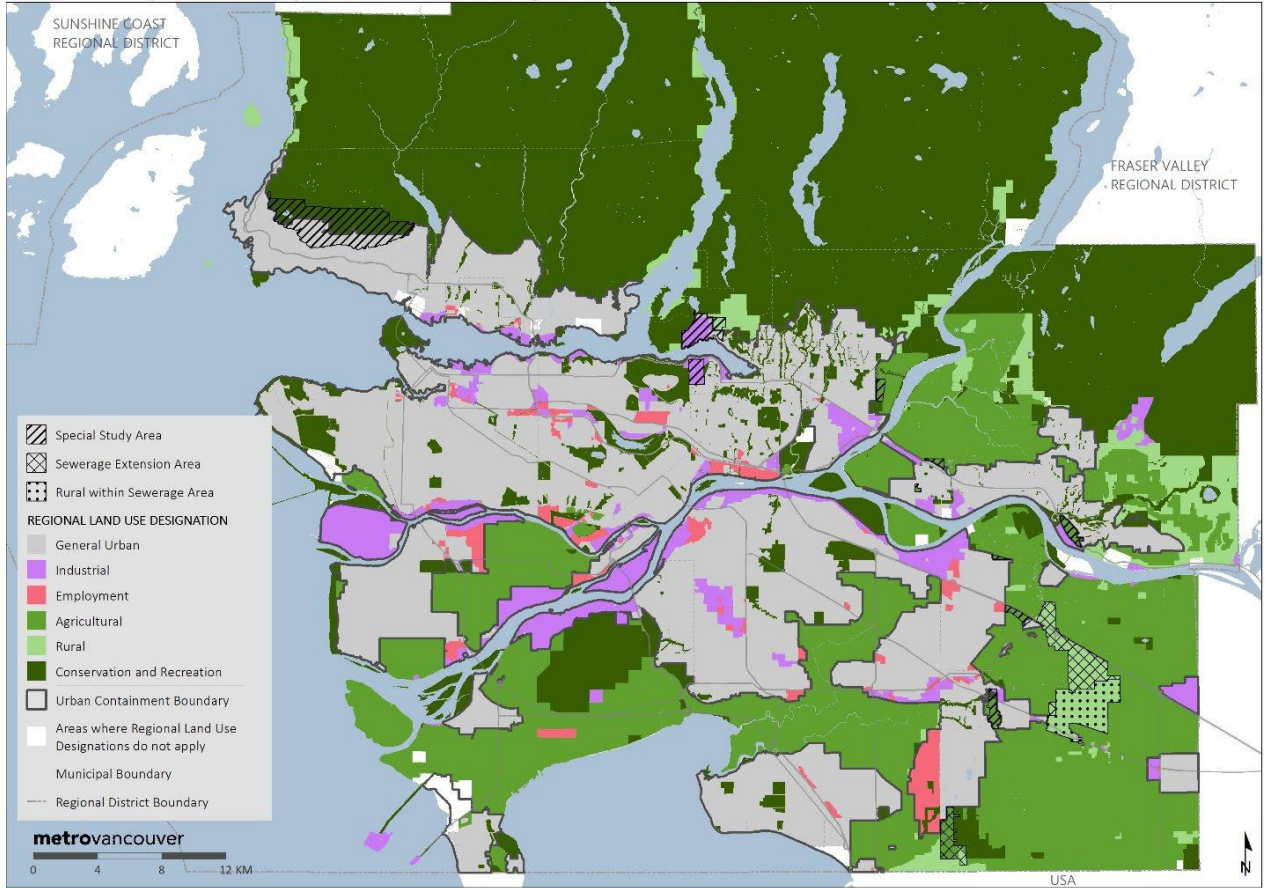
Adopted this _____ day of _____, _____.

George V. Harvie, Chair

Dorothy Shermer, Corporate Officer

Schedule C Map 12

MAP 12 Special Study Area and Sewerage Extension Areas

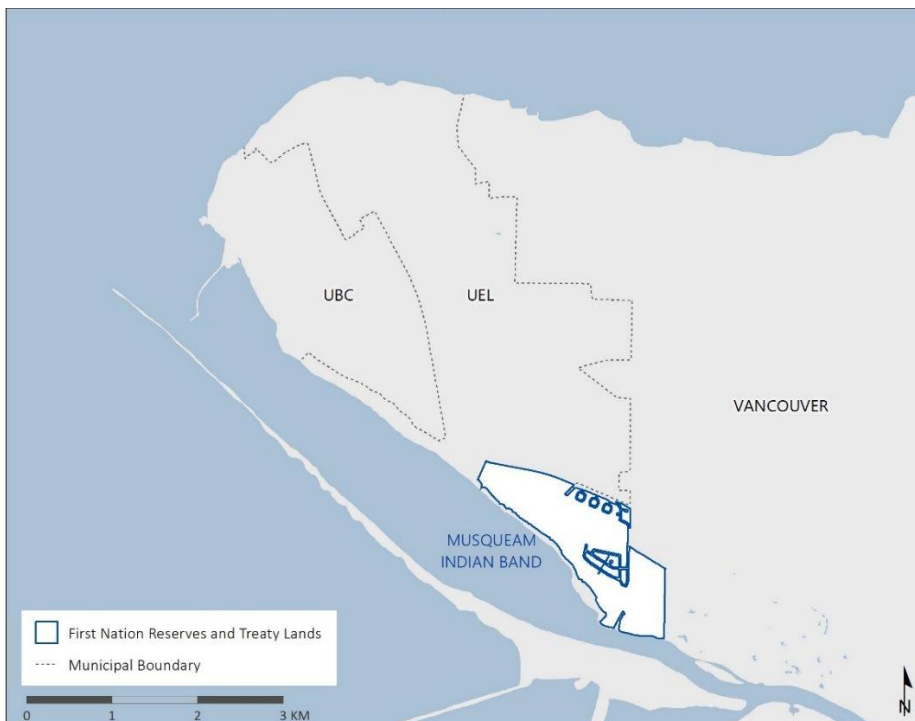


Schedule D Musqueam Indian Band Reserve Lands

Prior to Amendment



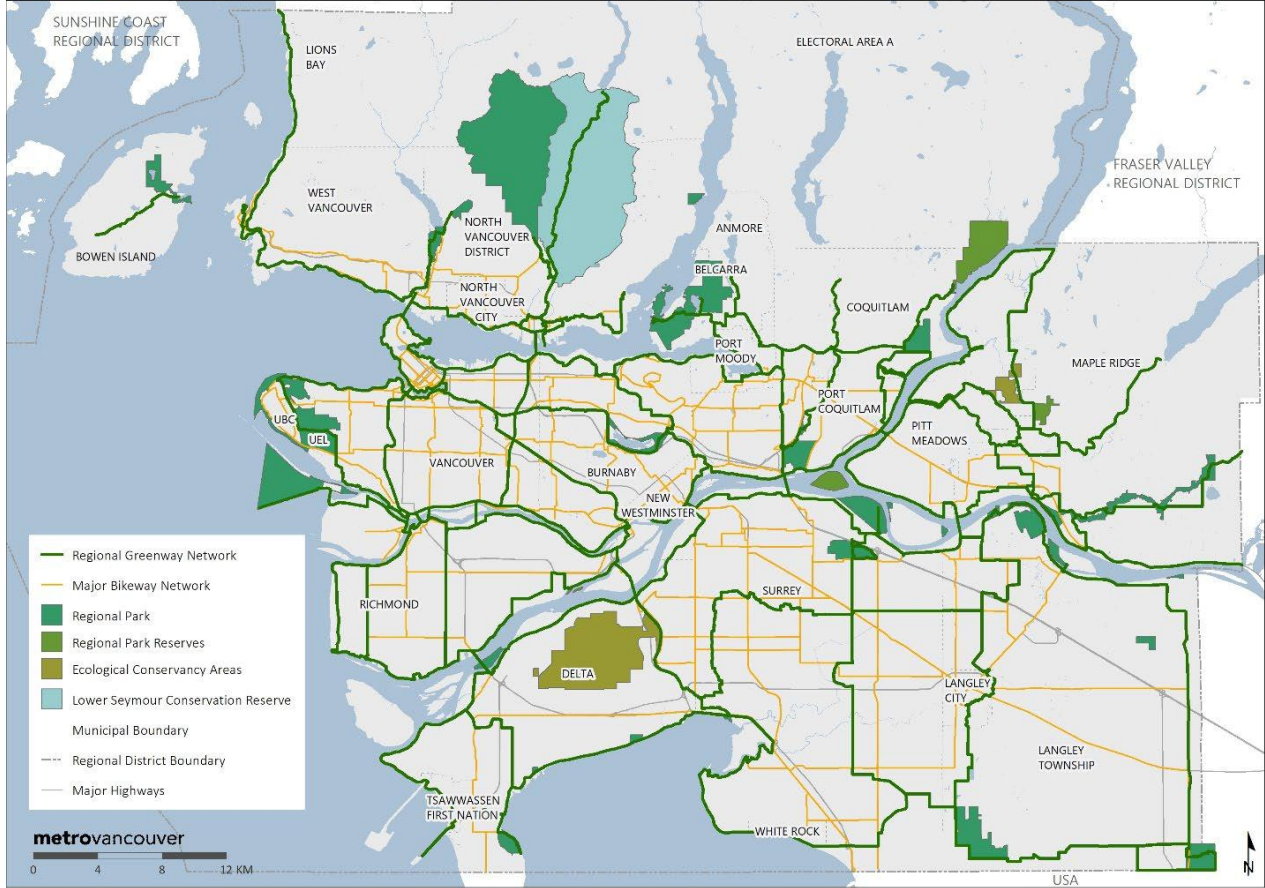
Post-Amendment



Schedule E

Map 10

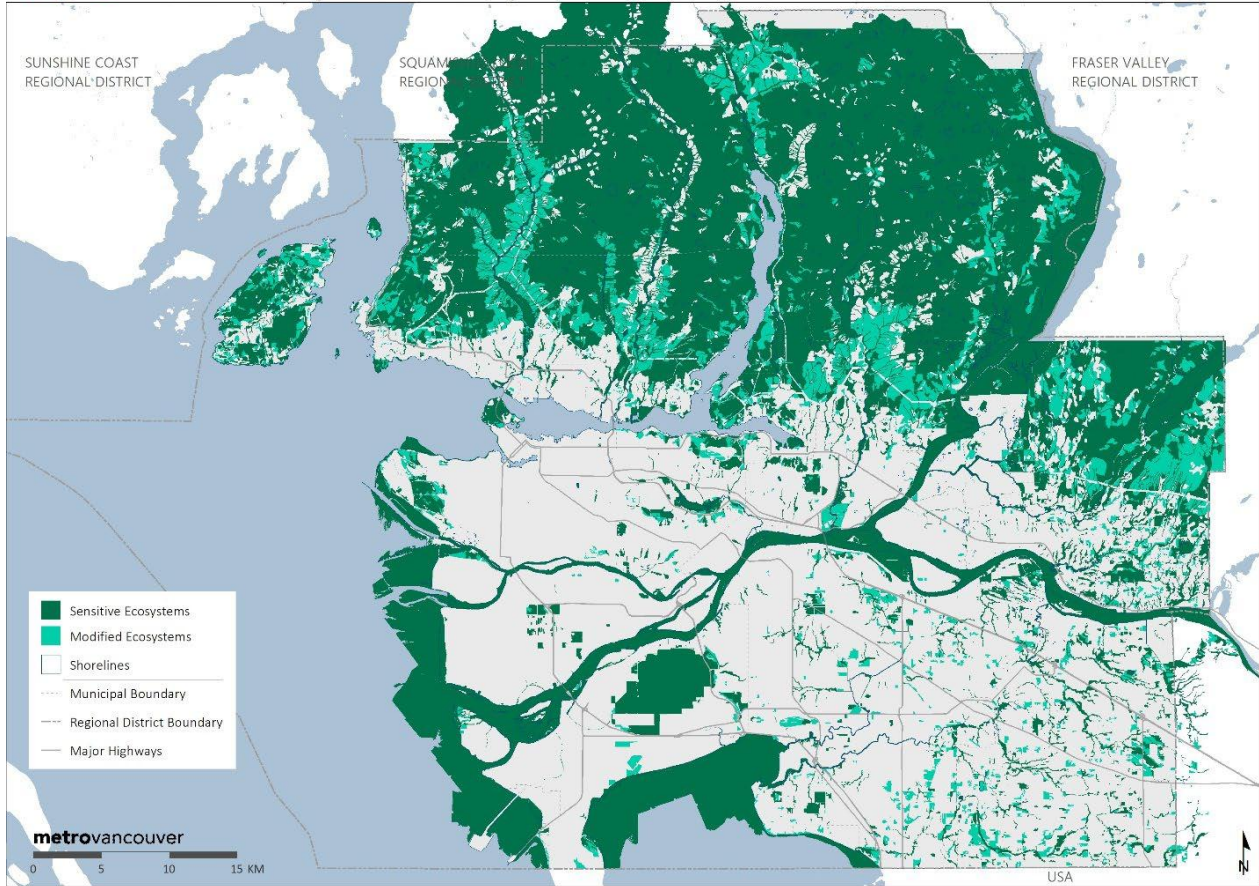
MAP 10 Regional Greenway Network and Major Bikeway Network



The Regional Greenway Network and Major Bikeway Network (MBN) are concepts illustrating existing and planned active transportation corridors of regional significance.

Schedule F Map 11

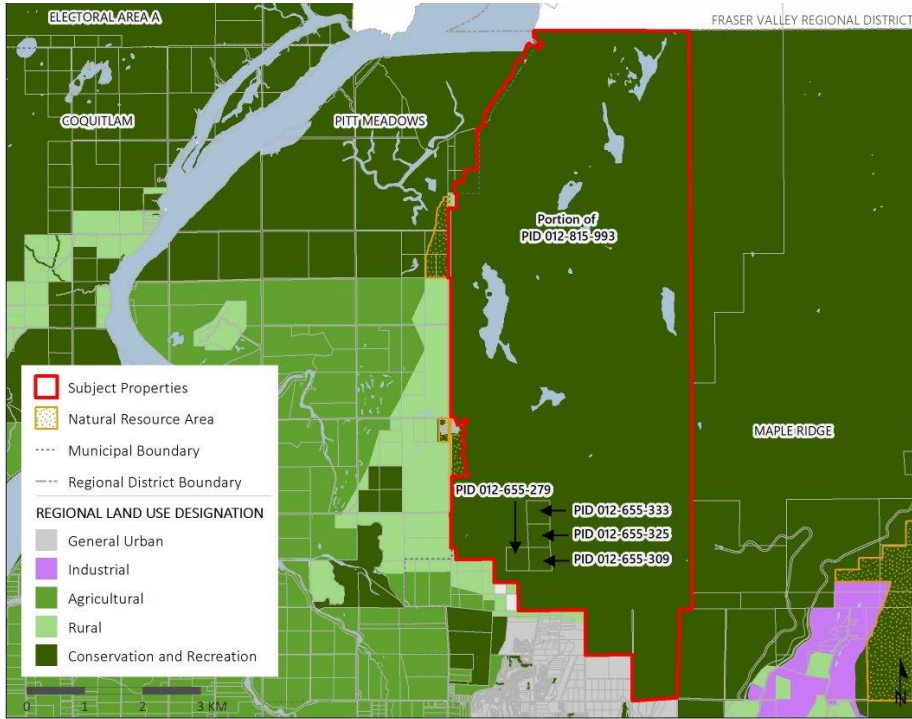
MAP 11 Sensitive Ecosystem Inventory



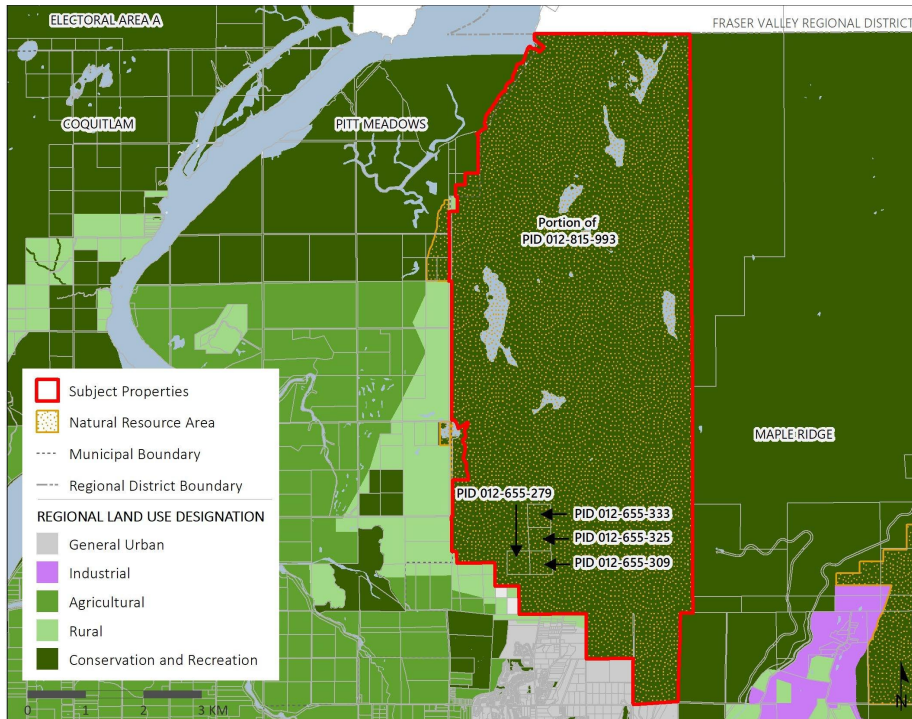
Map for reference only and does not reflect Regional Land Use Designations. An online SEI Tool is available at gis.metrovancouver.org/mvmaps/SEI and downloadable from open-data-portal-metrovancouver.hub.arcgis.com. The SEI data set is from 2020. Local ecological datasets may be more current and detailed.

Schedule G Subject Properties – Natural Resource Areas Overlay

Prior to Amendment

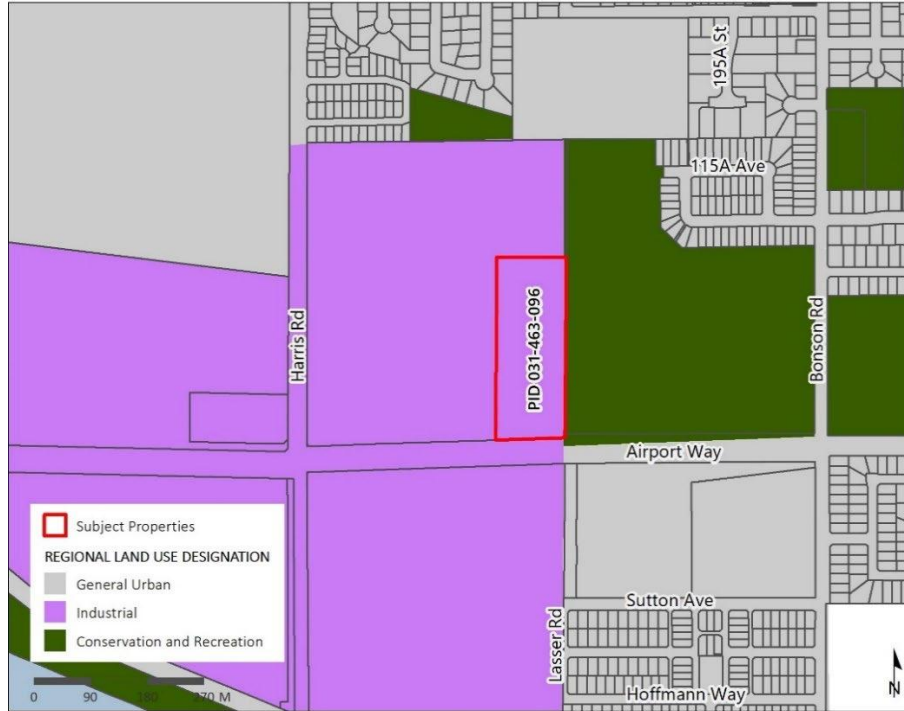


Post-Amendment

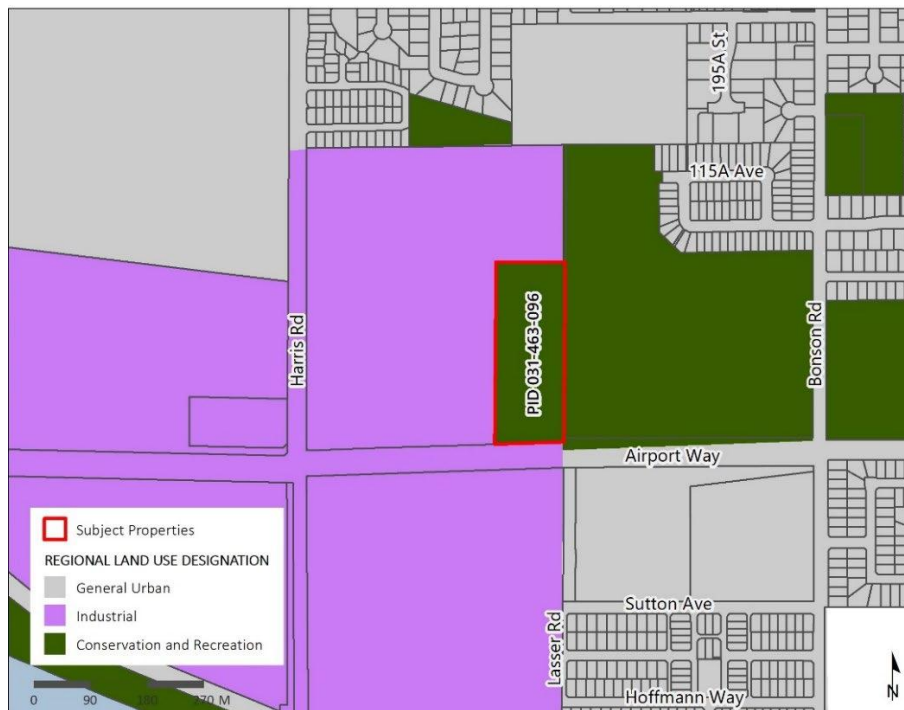


Schedule H Subject Properties – City of Pitt Meadows

Prior to Amendment

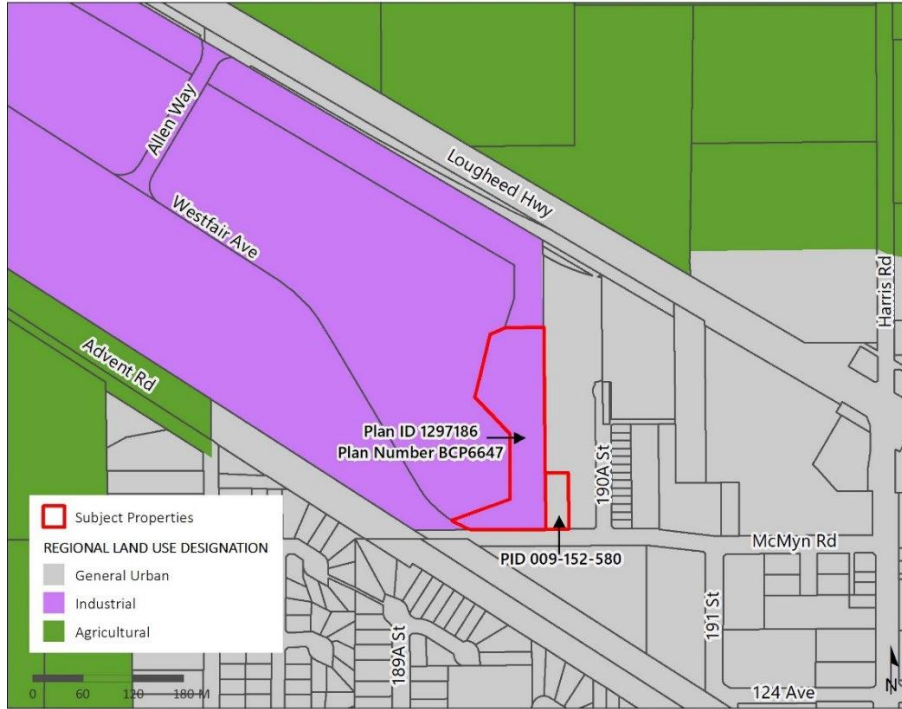


Post-Amendment

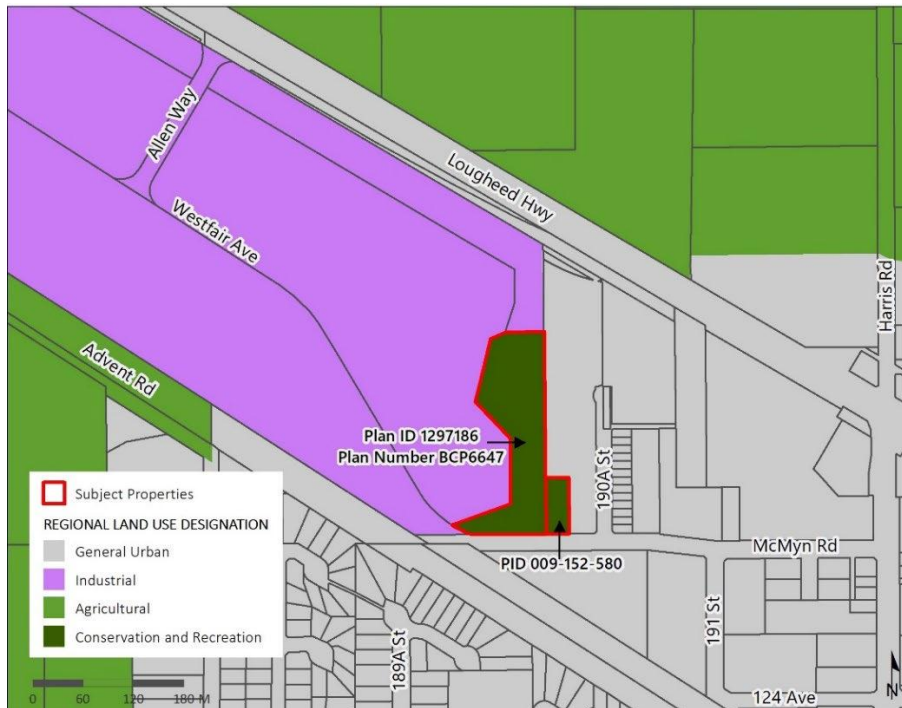


Schedule I Subject Properties – City of Pitt Meadows

Prior to Amendment



Post-Amendment



Schedule J

Subject Properties – City of Pitt Meadows

Prior to Amendment



Post-Amendment

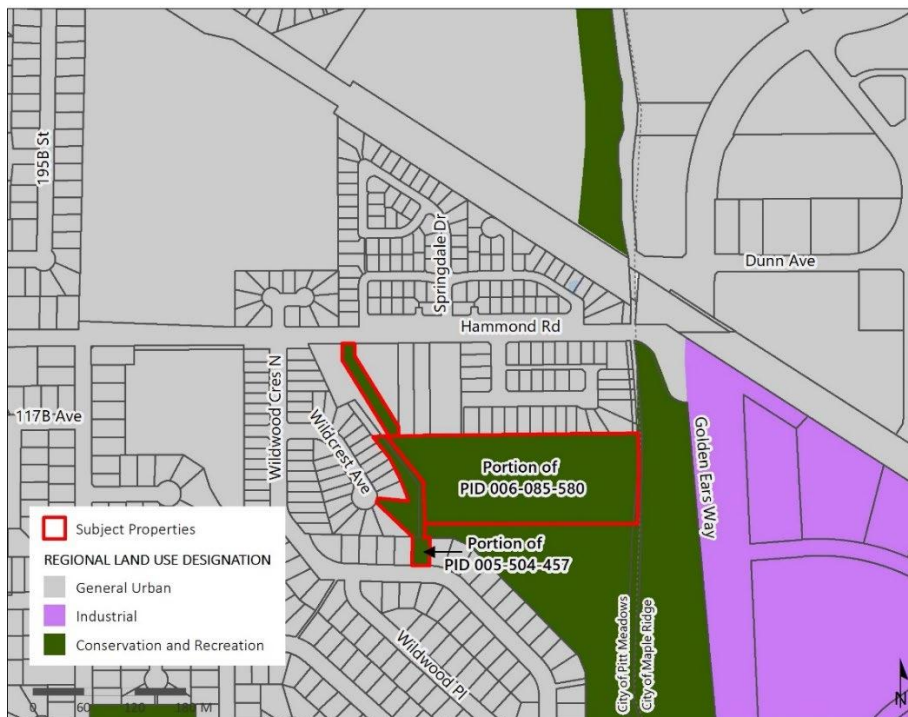


Schedule K Subject Properties – City of Pitt Meadows

Prior to Amendment



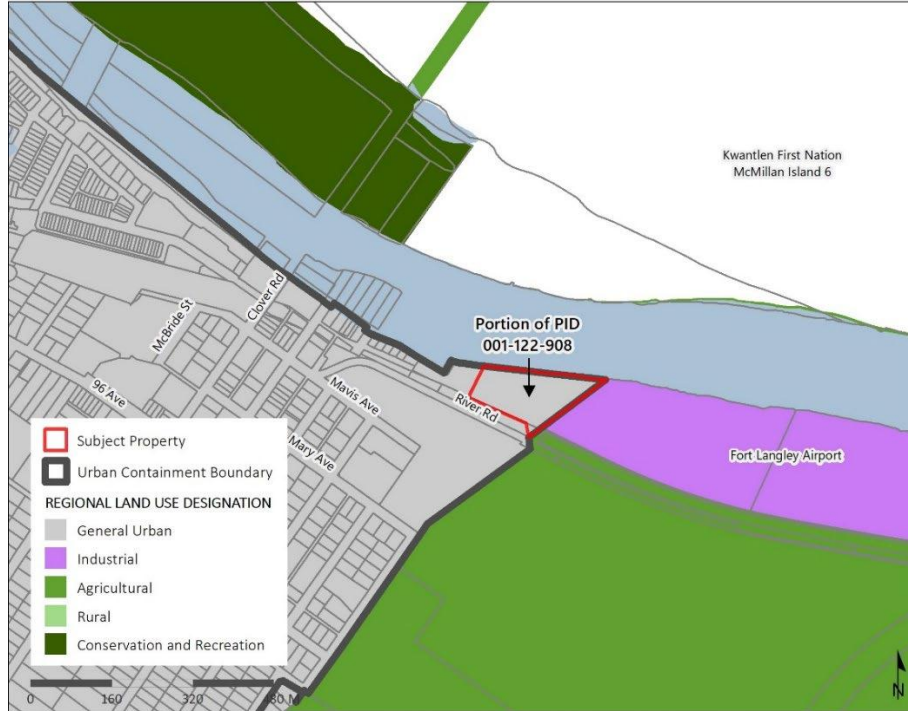
Post-Amendment



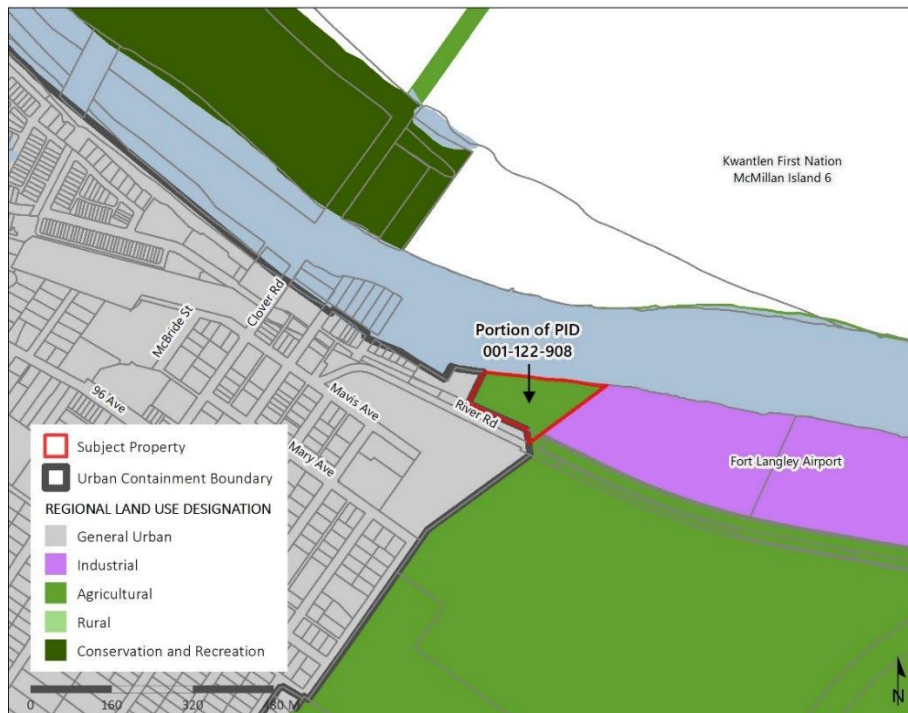
Schedule L

Subject Properties – Township of Langley

Prior to Amendment



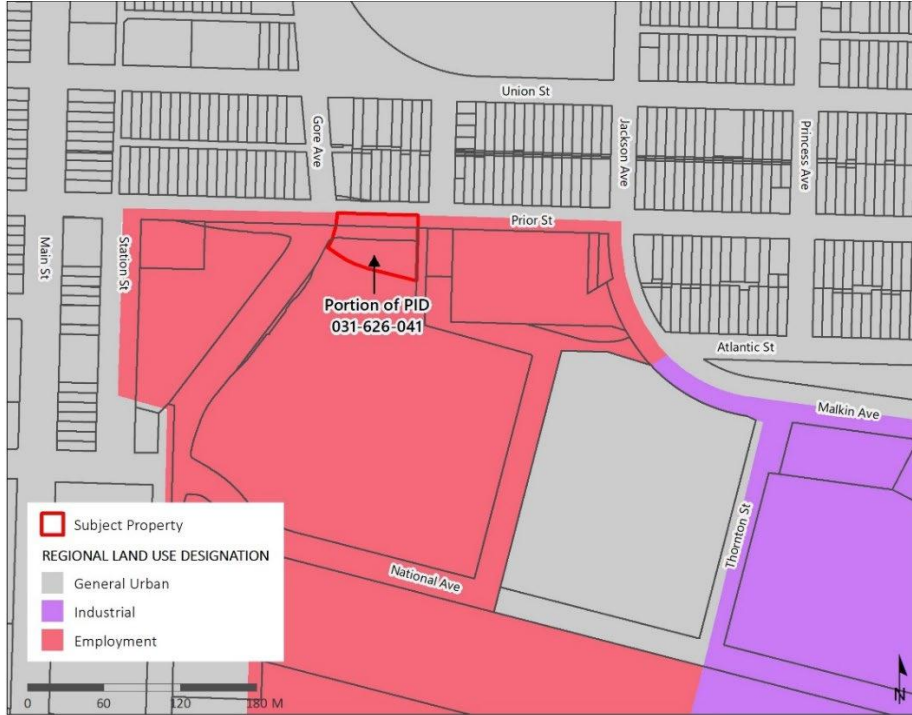
Post-Amendment



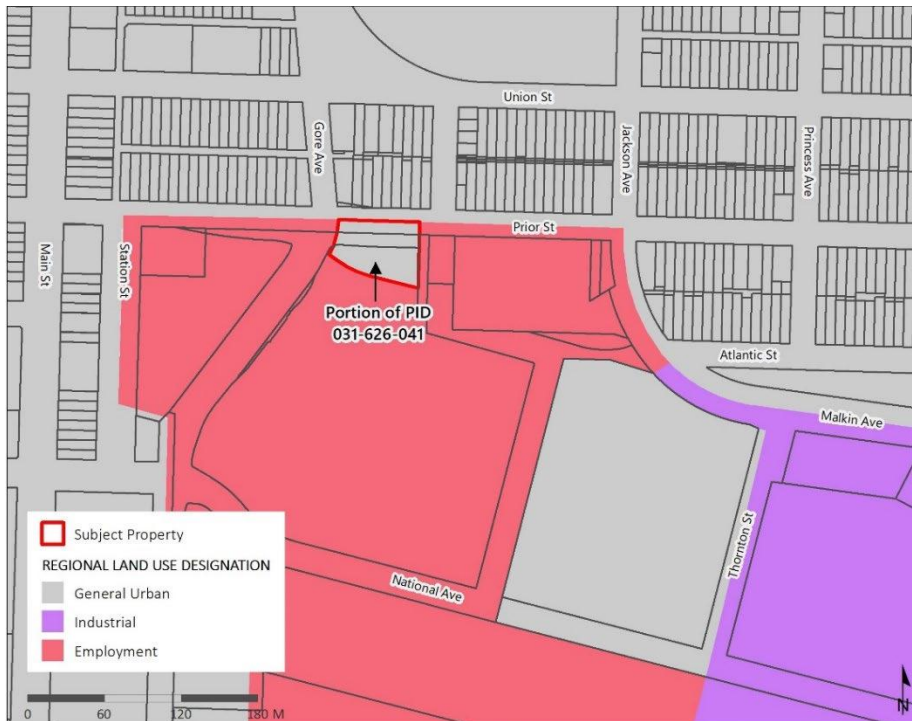
Schedule M

Subject Properties – City of Vancouver

Prior to Amendment

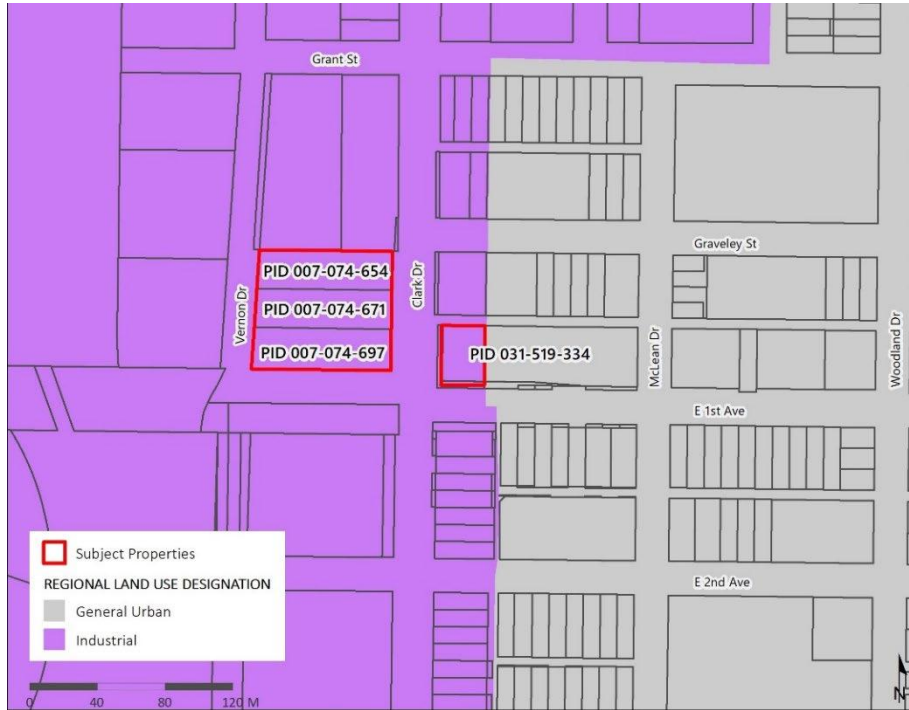


Post-Amendment

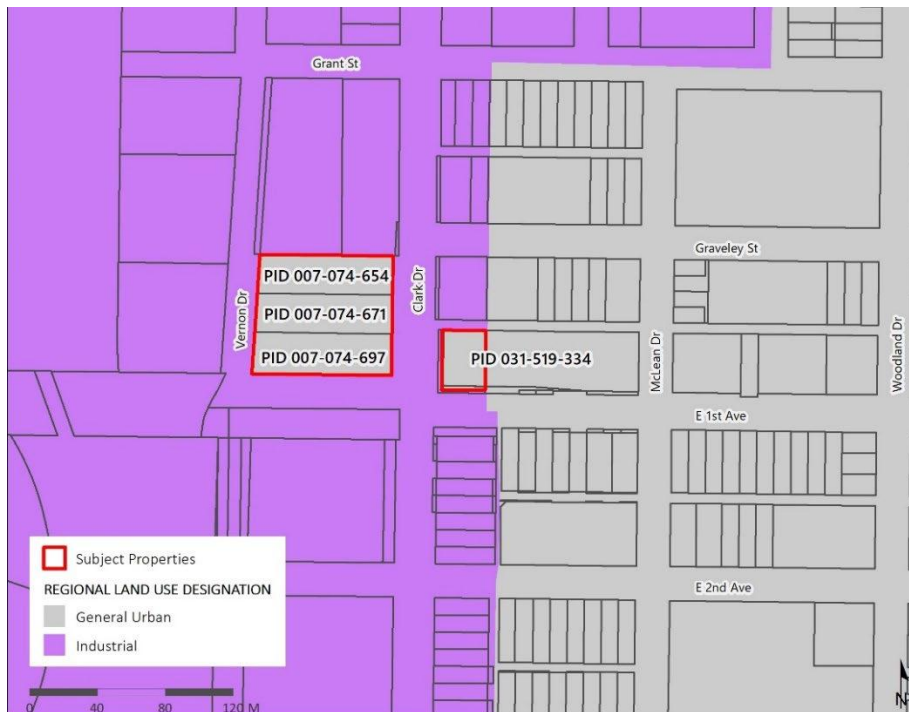


Schedule N Subject Properties – City of Vancouver

Prior to Amendment



Post-Amendment



Schedule O Subject Properties – City of Vancouver

Prior to Amendment

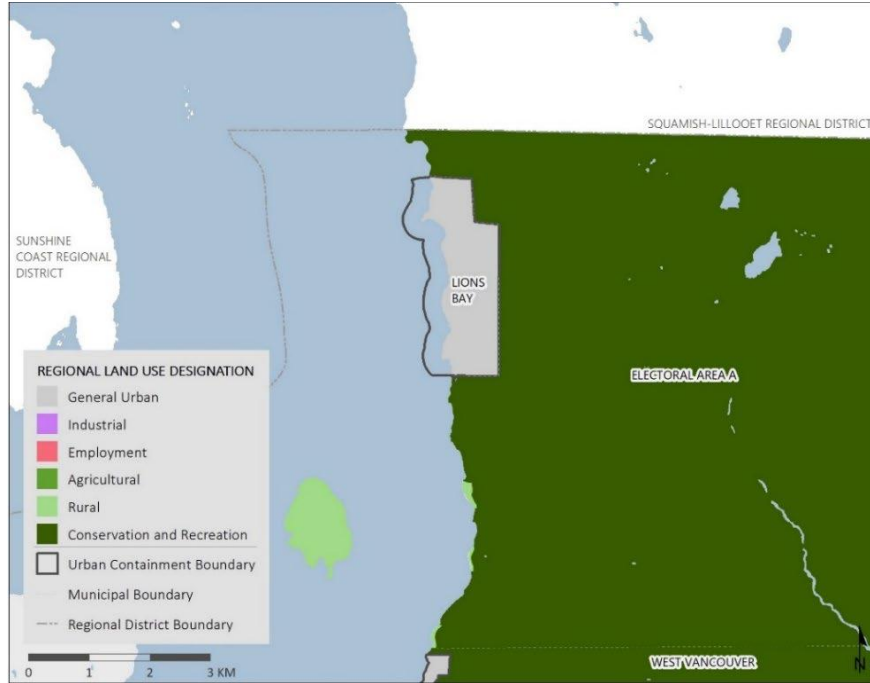


Post-Amendment

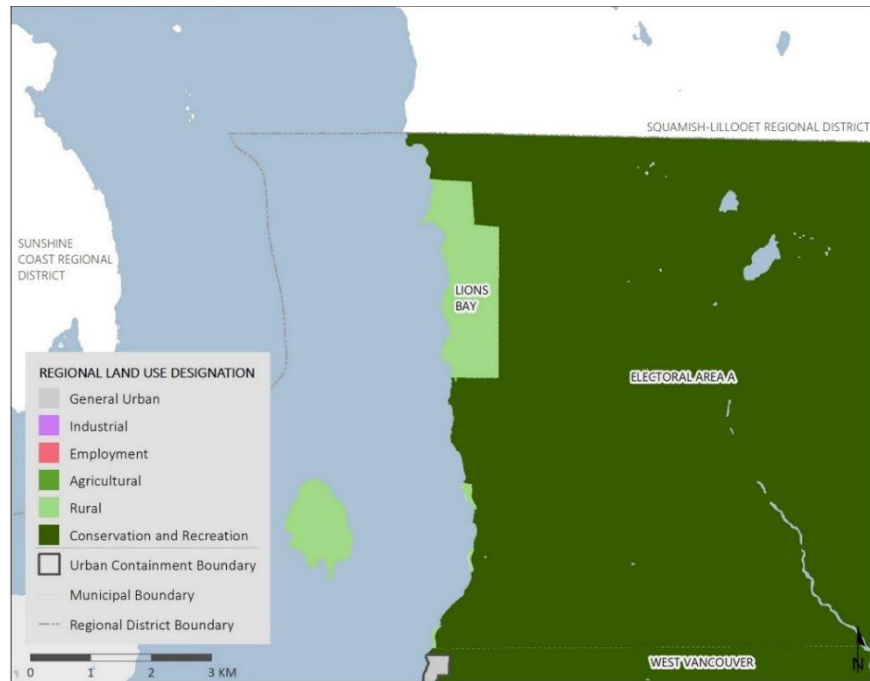


Schedule P Village of Lions Bay

Prior to Amendment

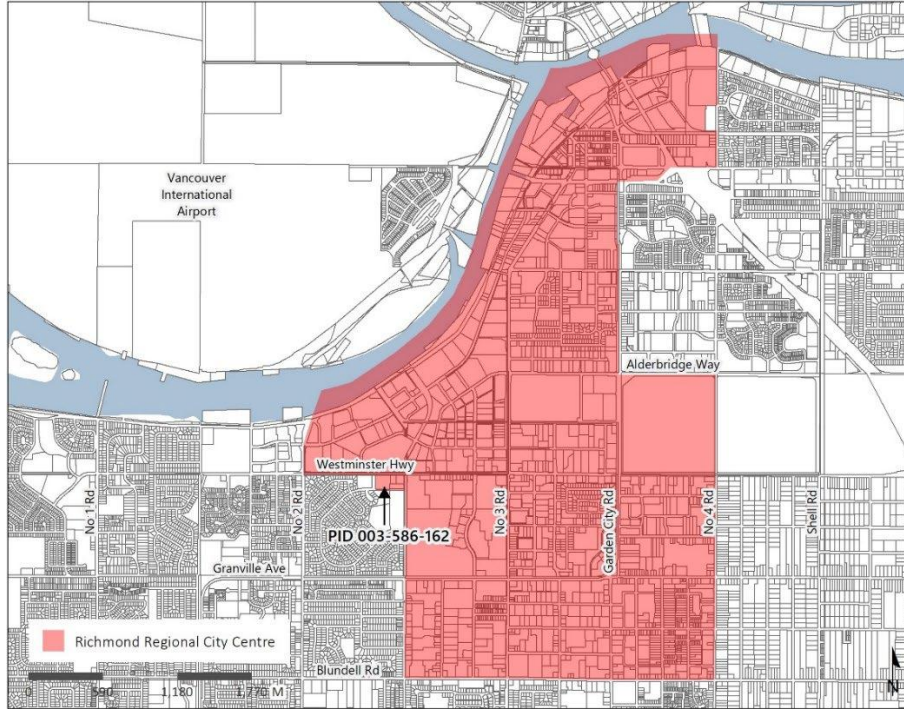


Post-Amendment

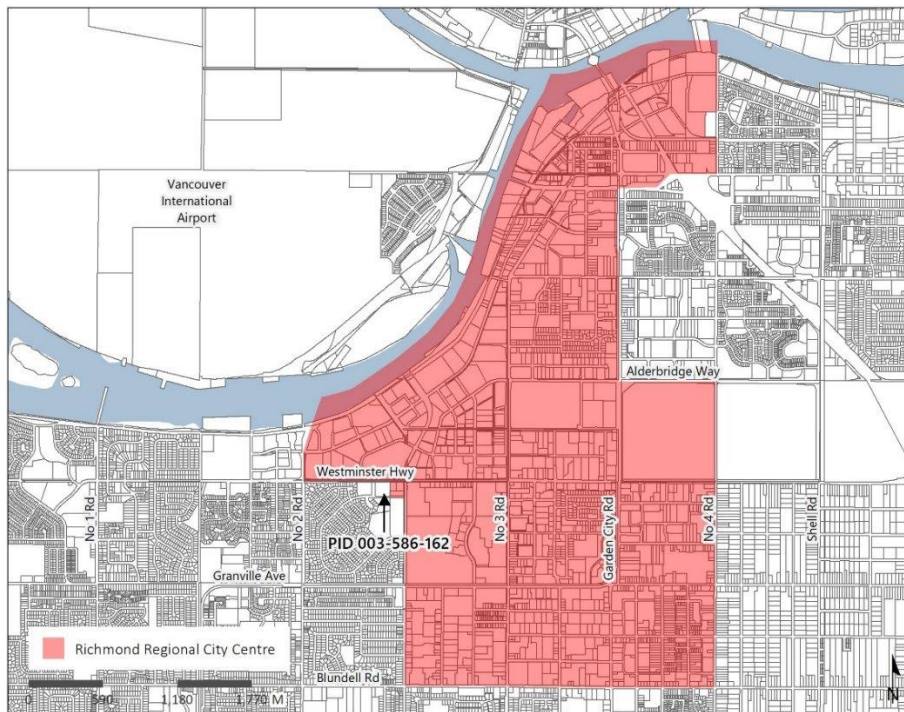


Schedule Q City of Richmond Regional Centre Overlay

Prior to Amendment



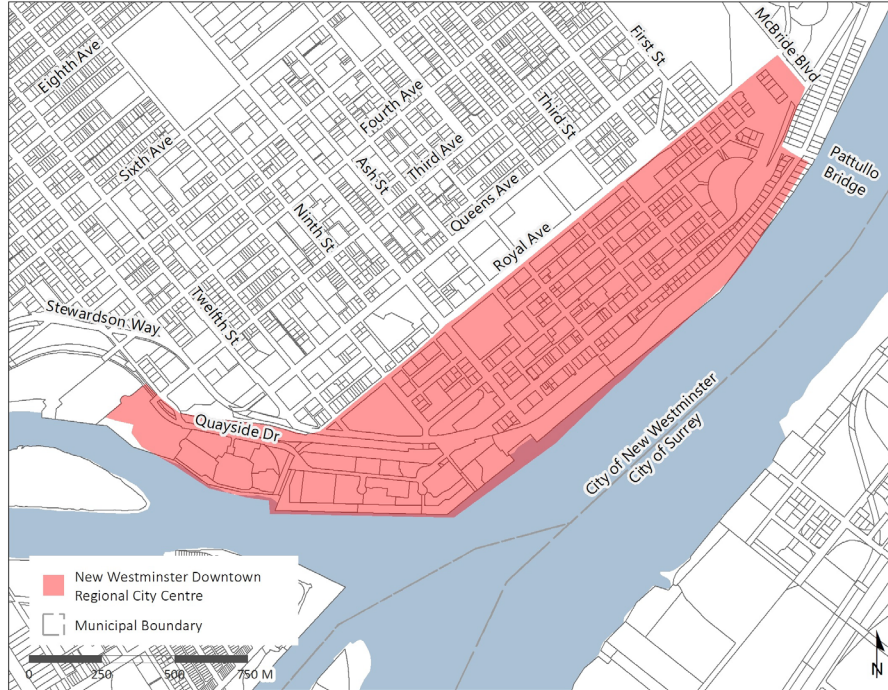
Post-Amendment



Schedule R

City of New Westminster Regional Centre Overlay

Prior to Amendment



Post-Amendment

