

To: Regional Planning Committee

From: Mikayla Tinsley, Senior Policy and Planning Analyst,
Regional Planning and Housing Services

Date: August 19, 2024 Meeting Date: September 6, 2024

Subject: **Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline**

RECOMMENDATION

That the MVRD Board:

- a) initiate the *Metro 2050* amendment process for the *Metro 2050* Type 3 amendment to align *Metro 2050* and the Regional Affordable Rental Housing Target Implementation Guideline;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1398, 2024"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.
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EXECUTIVE SUMMARY

Metro Vancouver is developing and updating a suite of implementation guidelines to support the implementation of *Metro 2050*. An implementation guideline for the Regional Affordable Rental Housing Target was endorsed by the MVRD Board at its July 26, 2024 meeting. It defines and communicates the methodology that Metro Vancouver will use to monitor progress toward the regional affordable rental housing target described in *Metro 2050*.

In developing the methodology for the target, staff recommended that Major Transit Growth Corridors (MTGCs) be included in the transit-oriented geographies being monitored in addition to Urban Centres and Frequent Transit Development Areas (FTDAs). Adding MTGCs addresses challenges with data suppression and allows for newly completed affordable rental housing units added within a contiguous geography that is well-served by public transit to be monitored.

To ensure consistency between the endorsed Regional Affordable Rental Housing Target Implementation Guideline and *Metro 2050*, an amendment to *Metro 2050* is required to add MTGCs to the wording in three areas pertaining to the regional affordable rental housing target. The proposed revisions are administrative, and do not alter the policy intent of *Metro 2050*, which is to increase affordable rental housing in regionally significant, transit-oriented geographies. The proposed amendment is comprised of the following:

- Update the wording under Goal 4 Policies 4.2.3 and 4.2.7 a) to include Major Transit Growth Corridors; and,
- Update the wording under Section G Performance Monitoring to include Major Transit Growth Corridors for the affordable rental housing target.

This *Metro 2050* Type 3 amendment requires adoption through an amendment bylaw passed by an affirmative 50% + 1 weighted vote of the MVRD Board.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the opportunity to initiate the amendment process for *Metro 2050* to align with the endorsed methodology of the Regional Affordable Rental Housing Target Implementation Guideline through a *Metro 2050* Type 3 amendment.

BACKGROUND

At its July 26, 2024 meeting, the MVRD Board received a report titled “Metro 2050 Implementation Guideline – Regional Affordable Rental Housing Target”, outlining the proposed methodology for the Regional Affordable Rental Housing Target described in *Metro 2050* Policies 4.2.3 and 4.2.7 a), and endorsed the associated *Metro 2050* Implementation Guideline (Reference 1). The report identified minor wording changes that would be required to *Metro 2050* to implement the methodology, and that a Type 3 amendment to implement those wording changes would be put forward for MVRD Board consideration at a future meeting.

PROPOSED METRO 2050 AMENDMENT

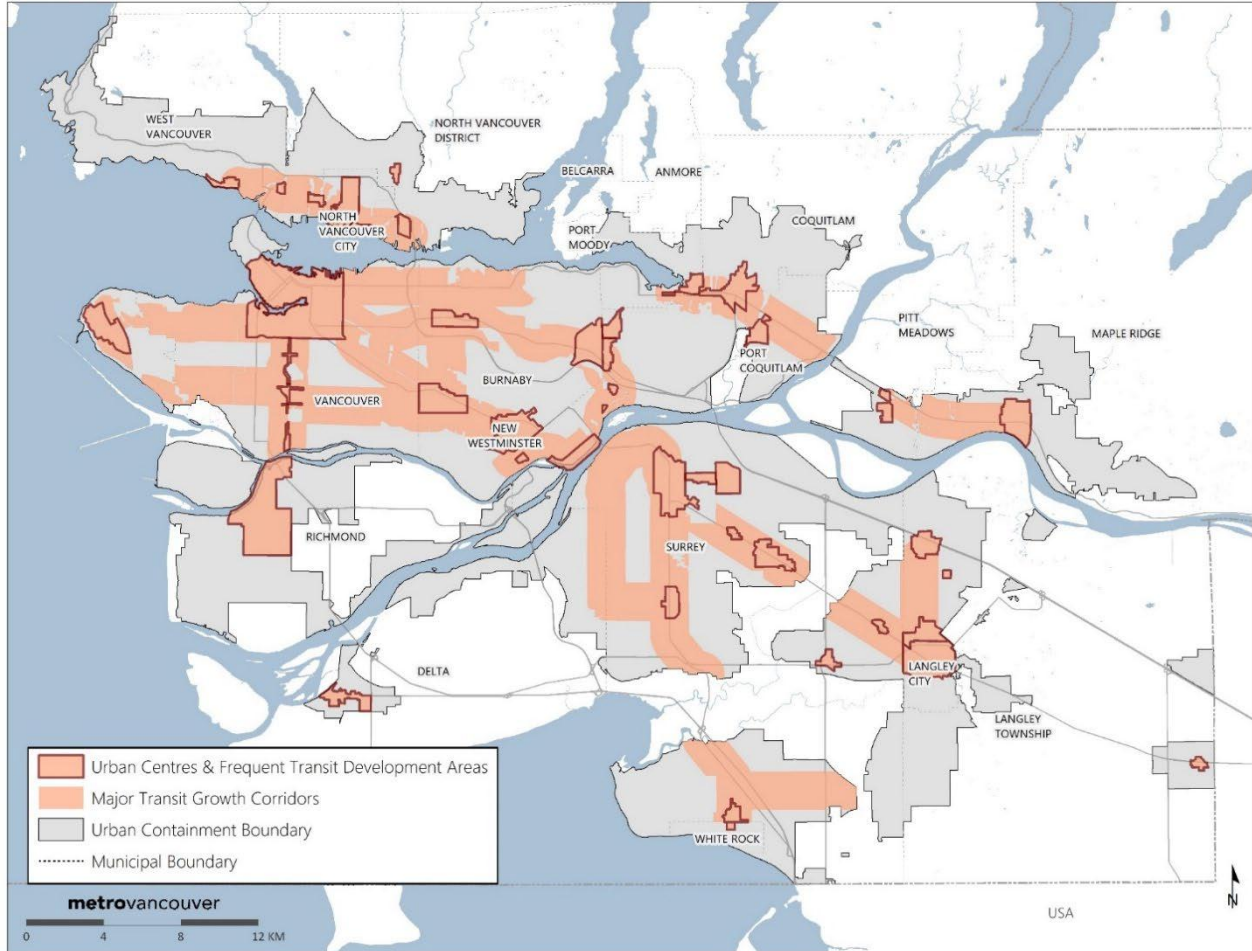
The regional affordable rental housing target in *Metro 2050* was designed to reflect the importance of affordable housing in regionally-significant areas that are well-served by public transportation, and therefore focused on monitoring target progress in Urban Centres and FTDA. However, when developing the methodology for monitoring the regional affordable rental housing target, staff determined that the transit-oriented geographies included in the monitoring should be expanded to also include MTGCs. Adding MTGCs addresses challenges with data suppression, and allows for newly completed affordable rental housing units added within a contiguous geography that is well-served by public transit to be measured under the target. Additionally, it will make achieving target more feasible and meaningful, because it allows for more potential sites to locate affordable housing due to the expanded geography that now includes shoulder areas that may have more moderate land prices, but are still well-served by transit. These changes are consistent with original intent of the affordable housing target identified in *Metro 2050* and will provide a more relevant geography to measure the regions progress for its affordable housing target. These geographies are combined and shown in Map 1 below.

To align the Regional Affordable Rental Housing Target Implementation Guideline and *Metro 2050*, an amendment to *Metro 2050* is required to change the wording in three sections pertaining to the regional affordable rental housing target to reflect the inclusion of MTGCs in the geography. *Metro 2050* Policy 6.3.4 i) states “housekeeping amendments to figures, tables or maps, performance measures or any other items related to document structure that do not alter the intent of the regional growth strategy” or “all other amendments not identified in sections 6.3.1 or 6.3.3” are considered Type 3 amendments. Type 3 amendments require adoption through an amendment bylaw passed by an affirmative 50% + 1 weighted vote of the MVRD Board.

The proposed revisions do not alter the intent of *Metro 2050*. The intent of the policy is to measure the growth of affordable rental housing units in transit-oriented geographies. Urban Centres and FTDA were selected as they are regionally-significant areas defined in *Metro 2050* that are generally well-served by transit. Adding MTGCs creates a contiguous geography, and still meets

the intent of the adopted policy, while increasing opportunities for member jurisdictions to contribute to the target.

Map 1: Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors



The proposed amendments include the following text amendments:

- Update the wording under Goal 4 Policies 4.2.3 and 4.2.7 a) to include Major Transit Growth Corridors; and,
- Update the wording under Section G Performance Monitoring to include Major Transit Growth Corridors for the affordable rental housing target.

METRO 2050 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, the Ministry of Transportation, and Translink, 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. 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 align *Metro 2050* and the Regional Affordable Rental Housing Target Implementation Guideline;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1398, 2024"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

2. That the MVRD Board receive for information the report dated August 19, 2024, titled "*Metro 2050* Type 3 Amendment – Wording Change for Regional Affordable Rental Housing Target Implementation Guideline".

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. All work to develop implementation guidelines is within the Regional Planning work program and was considered as part of the 2023 and 2024 Board-approved budgets.

CONCLUSION

The Regional Affordable Rental Housing Target Implementation Guideline was created to support the interpretation and implementation of *Metro 2050* goals, strategies and actions. The new Implementation Guideline was endorsed by the MVRD Board at its July 26, 2024 meeting. The methodology outlined in the Regional Affordable Rental Housing Target Implementation Guideline expands the geographies mentioned for the target in *Metro 2050*, to include MTCGs, in addition to Urban Centres and FTDA's. Adjusting the target to include MTGCs allows additional areas that are well-served by transit to be monitored under the target, and solves challenges posed by data suppression. Staff are bringing forward a *Metro 2050* Type 3 amendment to adjust the target wording in *Metro 2050* to include MTGCs to ensure consistency between *Metro 2050* and the methodology of the recently adopted Implementation Guideline.

ATTACHMENTS

1. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1398
2. Presentation re: Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline

REFERENCES

1. [Regional Affordable Rental Housing Target Implementation Guideline](#)

**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1398, 2024
A bylaw to amend “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. 1398, 2024”.

Amendment of Bylaw

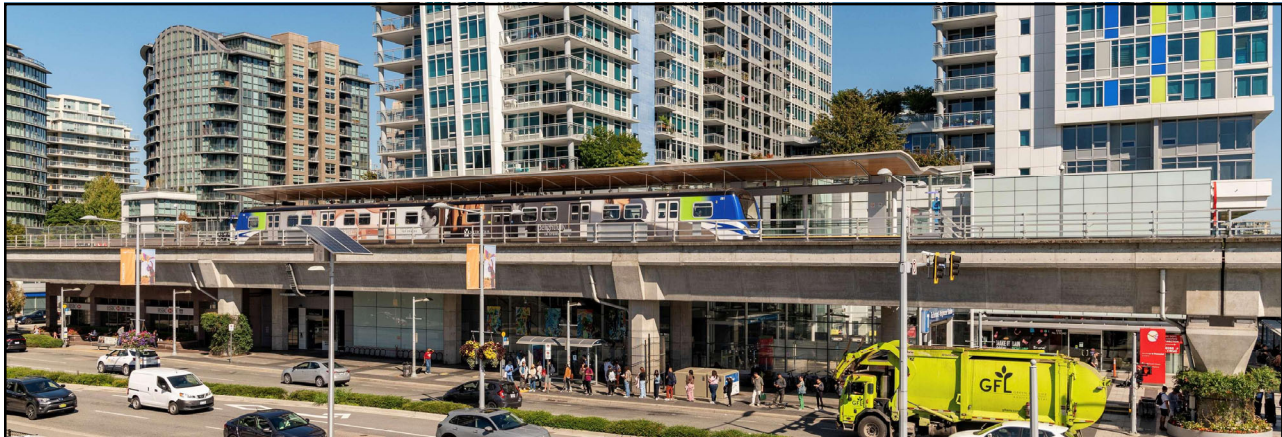
- 2. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is amended as follows:
 - (a) In section “E. Goals, Strategies, & Actions”, under the heading “Goal 4: Provide Diverse and Affordable Housing Choices”, under policy “4.2.3”, the words “Urban Centres and Frequent Transit Development Areas” are deleted and replaced with the “Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors”;
 - (b) In section “E. Goals, Strategies, & Actions”, under the heading “Goal 4: Provide Diverse and Affordable Housing Choices”, under policy “4.2.7 a)”, the words “Urban Centres and Frequent Transit Development Areas” are deleted and replaced with the “Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors”; and
 - (c) In section “G. Performance Monitoring”, under the heading “Goal 4: Provide Diverse and Affordable Housing Choices”, the words “Urban Centres and Frequent Transit Development Areas” are deleted and replaced with the “Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors”.

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

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer



Metro 2050 Type 3 Amendment
REGIONAL AFFORDABLE RENTAL HOUSING TARGET

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Presentation to Regional Planning Committee – September 6, 2024

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**REGIONAL AFFORDABLE RENTAL HOUSING TARGET
 IMPLEMENTATION GUIDELINE**

- Defines and communicates the methodology for the regional affordable rental housing target in 4.2.3 and 4.2.7 a) of *Metro 2050*
- Endorsed by MVRD Board on July 26, 2024



**Regional Affordable
 Rental Housing Target**

Metro 2050 Implementation Guideline
 May 2024

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METRO 2050 POLICY LANGUAGE

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply

Metro Vancouver will:

4.2.3 Set a regional target that at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, by the year 2050, be affordable rental housing units. Metro Vancouver will monitor progress towards the target and review the target periodically.

Member jurisdictions will:

4.2.7 Adopt Regional Context Statements that:

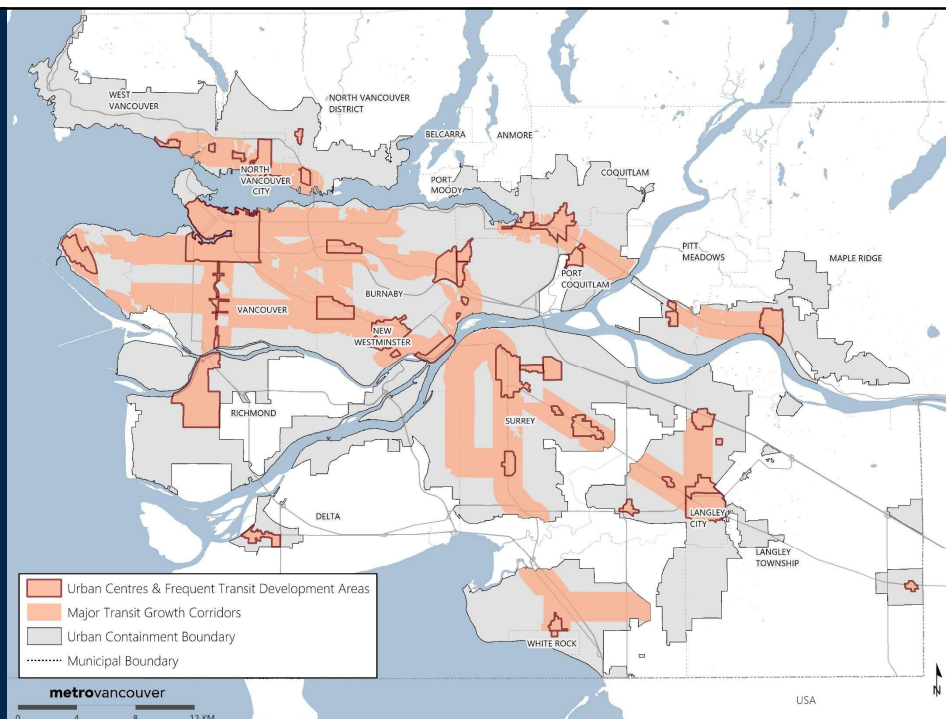
a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported);

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Adding Major Transit Growth Corridors

- Regionally-significant, transit-oriented geography
- Creates contiguous geography
- Eliminates data suppression issues
- Makes achieving target more feasible



METRO 2050 TYPE 3 AMENDMENT

Current

4.2.3 Set a regional target that at least 15% of newly completed housing units built within all **Urban Centres and Frequent Transit Development Areas** combined, by the year 2050, be affordable rental housing units.

Proposed

4.2.3 Set a regional target that at least 15% of newly completed housing units built within all **Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors** combined, by the year 2050, be affordable rental housing units.

Changes are required for:

- Goal 4 Policies 4.2.3 and 4.2.7 a)
- Section G Performance Monitoring

RECOMMENDATION

That the MVRD Board:

- initiate the Metro 2050 amendment process for the Metro 2050 Type 3 amendment to align Metro 2050 and the Regional Affordable Rental Housing Target Implementation Guideline;
- Give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1398, 2024"; and
- Direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.



Thank You!

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