

Office of the Chair  
Tel. 604 432-6215 or via Email  
CAOAdministration@metrovancouver.org

May 3, 2022

File: CR-12-01  
Ref: RD 2022 Apr 29

Mayor Darryl Walker and Council  
City of White Rock  
15322 Buena Vista Avenue  
White Rock, BC V4B 1Y6  
VIA EMAIL: [dwalker@whiterockcity.ca](mailto:dwalker@whiterockcity.ca); [tarthur@whiterockcity.ca](mailto:tarthur@whiterockcity.ca)

Dear Mayor Walker and Council:

### **Submission of *Metro 2050* for Acceptance by Affected Local Governments**

Metro Vancouver has been working closely with member jurisdictions, local First Nations, and other agencies and organizations over the past three years on the review and update of the regional growth strategy. Thank you for your participation and thoughtful contributions to the *Metro 2050* process. *Metro 2050* will replace *Metro Vancouver 2040: Shaping our Future*, and will guide land use decisions in Metro Vancouver over the coming decades.

*Metro 2050* introduces important new and enhanced policies that will help Metro Vancouver, member jurisdictions, TransLink, and other parties address the significant challenges facing this region - including climate change, housing affordability, equity, and resilience - and will advance our shared vision for a sustainable, prosperous, and livable region.

*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, was given first and second readings by the Metro Vancouver Board on March 25, 2022, and a public hearing was held on April 20, 2022. At its meeting of April 29, 2022, the Metro Vancouver Board resolved to refer *Bylaw No. 1339, 2022* to all affected local governments (signatories) for acceptance. A copy of the Bylaw and the accompanying report dated April 22, 2022, titled "*MVRD Regional Growth Strategy Bylaw No. 1339, 2022*, a bylaw to adopt *Metro 2050* – Public Hearing Minutes and Bylaw Referral for Acceptance" is attached.

In accordance with Section 436 of the *Local Government Act*, affected local governments must, by way of a council resolution submitted to Metro Vancouver and within 60 days of receipt of this notice, accept the regional growth strategy. The *Local Government Act* affirms that if an affected local government fails to act within the period for acceptance, it is deemed to have accepted the regional growth strategy.

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If an affected local government does not accept the regional growth strategy, it must indicate by way of a resolution within the sixty (60) day period: (a) the provision(s) to which it objects, (b) the reasons for its objection, and (c) whether it is willing that a provision to which it objects be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction.

Upon the conclusion of the acceptance period, Metro Vancouver staff will be reporting to the Metro Vancouver Board at its July 29, 2022 meeting on the status of affected local government acceptances, and, if appropriate, whether third reading and adoption of *Bylaw No. 1339, 2022* may be considered. Correspondingly, this will repeal *Metro 2040* (i.e. *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010*, as amended).

At the April 29, 2022 Metro Vancouver Board meeting, staff provided a summary of the engagement on the development of *Metro 2050* over the past three years. The Board expressed that this would be helpful context for member jurisdictions, and asked that the presentation be attached to the consideration of acceptance letter and email going to affected local government Councils and Boards. Please find attached the presentation titled "*Metro 2050: Public Hearing and Referral for Acceptance*".

Council resolutions can be sent to Chris Plagnol, Corporate Officer, Metro Vancouver, by email at [Chris.Plagnol@metrovancouver.org](mailto:Chris.Plagnol@metrovancouver.org).

If you have any questions about the regional growth strategy or the process for adopting the Bylaw, please do not hesitate to contact Heather McNell, General Manager, Regional Planning and Housing Services, by email at [Heather.Mcnell@metrovancouver.org](mailto:Heather.Mcnell@metrovancouver.org) or by phone at 604-436-6813.

Yours sincerely,



Sav Dhaliwal  
Chair, Metro Vancouver Board

SD/IWD/hm

cc: Guillermo Ferrero, Chief Administrative Officer, City of White Rock  
Anne Berry, Director, Planning and Development Services, City of White Rock  
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver  
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver  
Chris Plagnol, Corporate Officer, Metro Vancouver

Enclosures:

1. Report dated April 22, 2022, titled "*MVRD Regional Growth Strategy Bylaw No. 1339, 2022, a bylaw to adopt Metro 2050 – Public Hearing Minutes and Bylaw Referral for Acceptance*"
2. *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*
3. Presentation – *Metro 2050* Public Hearing Report and Referral for Acceptance

All enclosures can also be found at this link:

<https://cloudshare.metrovancouver.org:5001/sharing/3wjoLF21c>

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To: MVRD Board of Directors

From: Heather McNell, General Manager, Regional Planning and Housing Services  
Chris Plagnol, Corporate Officer

Date: April 22, 2022 Meeting Date: April 29, 2022

Subject: ***MVRD Regional Growth Strategy Bylaw No. 1339, 2022, a bylaw to adopt Metro 2050 – Public Hearing Minutes and Bylaw Referral for Acceptance***

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**RECOMMENDATION**

That the MVRD Board:

- a) receive the minutes of the Public Hearing held April 20, 2022 regarding *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022, a bylaw to adopt Metro 2050* as the regional growth strategy for Metro Vancouver;
- b) refer *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, to affected local governments for acceptance;
- c) refer *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, to the Minister of Municipal Affairs; and
- d) suspend the rules outlined in Part 13 of the *Procedure Bylaw*, relative to hearing delegations, if requests to appear as delegations are in relation to *Metro 2050*, until such time as *Bylaw 1339, 2022* is adopted, defeated or otherwise disposed.

**EXECUTIVE SUMMARY**

After three years of research, policy analysis, and engagement, the updated regional growth strategy, titled *Metro 2050 (Bylaw No. 1339)*, was given first and second reading at the March 25, 2022 MVRD Board meeting. It was also referred to public hearing (Attachment 1). The public hearing was held on April 20, 2022 which included 2 written submissions and 10 speakers providing oral remarks (Attachment 2). Pursuant to the *Local Government Act*, the next step in the process is to refer *Metro 2050* to affected local governments for consideration of acceptance, which must be completed within 60 days of receipt of notice. It is expected that the MVRD Board will consider third and final adoption of the Bylaw after the acceptance period at its July 29, 2022 meeting.

**PURPOSE**

To report on the results of the Public Hearing held on April 20, 2022 regarding *MVRD Regional Growth Strategy Bylaw No. 1339, 2022*, known as *Metro 2050*, (the "Bylaw"), and to initiate acceptance of the Bylaw by affected local governments.

**BACKGROUND**

At its March 25, 2022 meeting, the MVRD Board gave first and second reading to the Bylaw and scheduled a public hearing for the evening of April 20, 2022.

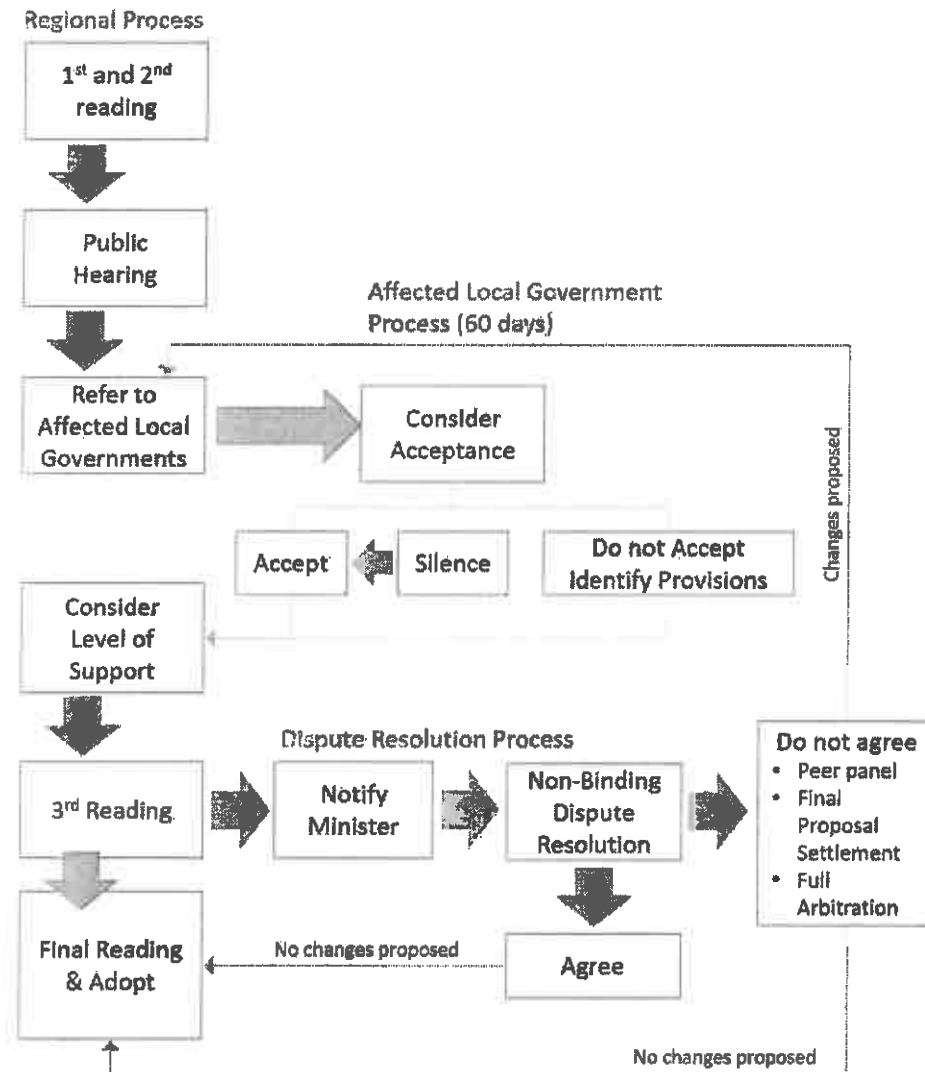
This report brings forward the minutes of the public hearing, summarizes the comments received, recommends referral of the Bylaw to affected local governments for acceptance and to the Minister

of Municipal Affairs as required by the *Local Government Act*, and provides the Board with information about next steps in the process.

**PROPOSED BYLAW**

The proposed *Metro 2050* Bylaw brings forward the updated regional growth strategy, an update to *Metro Vancouver 2040: Shaping our Future* that has been developed with considerable consultation, discussion, and review over the past three years. Figure 1 lays out the regional adoption and affected local government acceptance process. Each step is discussed below.

**Figure 1. Regional Growth Strategy Acceptance Process**



**Public Hearing**

Pursuant to the terms of the *Metro 2050* Engagement Plan, a public hearing was held on April 20, 2022 in the Metro Vancouver boardroom for in-person speakers and over video conferencing for virtual speakers. The MVRD Board must receive a record of the public hearing in the

form of written minutes and/or an oral report by the Public Hearing Chair before the Directors can consider referral for acceptance and adoption of the Bylaw.

Notice for the public hearing was published in the Vancouver Sun on April 5 and 12, 2022, pursuant to the requirements of the *Local Government Act* (Attachment 1); as well as in 10 additional local newspapers between April 13-15, 2022, and posted on the Metro Vancouver website. This has met the minimum notice requirements as set out in the *Act*.

As indicated by the minutes of the Public Hearing (Attachment 2), 2 written submissions were made prior to conclusion of the Public Hearing with 0 in favour of the proposed *Metro 2050* Bylaw, and 2 opposed to it. The written submissions are part of the April 20, 2022 Public Hearing agenda. 10 speakers signed up to address the MVRD Board during the Public Hearing, of which 6 opposed, and 4 were in favour. A summary of speakers' presentations is provided in the Public Hearing minutes, and the Public Hearing agenda includes all the written submissions.

#### **New Information After the Public Hearing**

Once a public hearing has been held, a general rule applies against receiving new information. The purpose of this rule is to safeguard procedural fairness and for accountability to the public.

Once the *Metro 2050* Public Hearing is concluded, and the Bylaw is referred out for acceptance, affected local governments will need to consider the regional growth strategy in the context of their Official Community Plan and other matters affecting their jurisdiction, which is more narrowly focused than how the MVRD Board must consider the regional growth strategy. The MVRD Board will need to, at third reading and adoption of the bylaw, consider the degree of acceptance and alignment as well as the content of the regional growth strategy from a regional perspective. As a result, any information received by the affected local governments when they are considering acceptance of *Metro 2050*, is not necessarily new information received by MVRD Board.

The *Local Government Act* process for adoption of a regional growth strategy bylaw is unique, and specifically contemplates that a Regional District Board will receive reasons, in writing, from affected local governments that accept or refuse to accept the regional growth strategy. As such, those reasons are not new information requiring a new Public Hearing, unless they contain new information not previously considered by the MVRD Board or the public, and where that information is so material and significant that, for procedural fairness, it needs to be brought to the attention of the public at a new public hearing.

If, during consideration of *Metro 2050*, an affected local government (including Mayors or other Councillors who are also Directors on the MVRD Board) hears information that they determine is new, material and significant that, and for procedural fairness needs to be brought to the attention of the public under the MVRD process for adoption of the *Metro 2050* bylaw, then such Director(s) may bring such information to the Board for consideration.

However, given the extensive engagement and consultation process undertaken for *Metro 2050* to date, combined with the Public Hearing, it is unlikely that any new information could be brought forward that is so material or significant that it would warrant a new public hearing.

Given that the Public Hearing has concluded, that the MVRD Board has received significant and broad feedback from the public as per the *Metro 2050* Engagement Plan, and with an aim to not duplicating the Public Hearing, it is recommended that the Board suspend the rules associated with hearing delegations or invited presentations until the Bylaw is given final consideration.

In addition to the requirements for a public hearing for *Metro 2050*, consideration must also be given by affected local governments on the acceptance of the regional growth strategy.

**Affected Local Government Acceptance**

Affected local governments are defined in the *Local Government Act* as: Metro Vancouver member municipalities (excluding Bowen Island), Tsawwassen First Nation, Fraser Valley Regional District, Squamish-Lillooet Regional District, and TransLink. The *Local Government Act* also requires the Bylaw to be submitted to the Minister of Municipal Affairs.

Pursuant to section 436 of the *Local Government Act*, each affected local government must, by resolution, accept the regional growth strategy or refuse to accept it within 60 days of receipt, or the affected local government is deemed to have accepted the regional growth strategy.

This process is separate from the regional process. Each member jurisdiction, TransLink Board, and Boards of adjacent regional districts must consider *Metro 2050* as the regional federation's vision for how to manage growth that is anticipated to come to the region in a way that reflects the federation's objectives to:

- put growth in the right places (contained within the Urban Containment Boundary and directed to a network of complete and connected Urban Centres and Frequent Transit Development Areas);
- protect important lands (i.e. the region's agricultural, conservation and recreation and industrial lands);
- support improved mobility;
- support the efficient provision of urban infrastructure (i.e. transit and utilities);
- address climate change and natural hazards; and
- support the provision of affordable housing (particularly near transit).

If an affected local government does not accept the regional growth strategy, it must indicate which provision(s) it objects to, the reasons for the objection, and whether it is willing for a provision to which it objects to be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction.

Once the acceptance period is complete, staff will bring forward received acceptances with an assessment of alignment and support across the region. The Board will be given an opportunity to consider third reading, and if support has been broadly achieved, final reading and adoption of the updated regional growth strategy bylaw. This opportunity is anticipated to occur at the MVRD Board's July 29, 2022 meeting.

### **Resolving Differences**

If one or more affected local governments refuses to accept the regional growth strategy, as per section 439 of the *Local Government Act*, the MVRD Board must notify the Minister of Municipal Affairs in writing. The Minister must then initiate a non-binding resolution process to attempt to reach acceptance on the regional growth strategy. The Minister must at that time, specify a time period within which the parties must begin the resolution process and may specify a time period within which the parties must conclude the resolution process. Any affected local government may participate in a non-binding resolution process. The choice of non-binding resolution process is determined collaboratively between the MVRD Board and the affected local government(s) that refused to accept the regional growth strategy.

If changes to the regional growth strategy that affect all local governments are proposed as result of the non-binding dispute process, the regional growth strategy must be submitted again to affected local governments for acceptance, however they cannot indicate an objection to a provision they already accepted through the previous acceptance period.

If the non-binding dispute resolution process is unsuccessful, the regional growth strategy is to be settled by peer panel, final proposal arbitration, or full arbitration. The matter is to be settled for all affected local government in the same proceedings.

### **ALTERNATIVES**

1. That the MVRD Board:
  - a) receive the minutes of the Public Hearing held April 20, 2022 regarding *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, a bylaw to adopt *Metro 2050* as the regional growth strategy for Metro Vancouver;
  - b) refer *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, to all affected local governments for acceptance;
  - c) refer *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, to Minister of Municipal Affairs; and
  - d) suspend the rules outlined in Part 13 of the *Procedure Bylaw*, relative to hearing delegations, if requests to appear as delegations are in relation to *Metro 2050*, until such time as *Bylaw 1339, 2022* is adopted, defeated or otherwise disposed.
  
2. That the MVRD Board receive for information the report dated April 22, 2022 titled “*MVRD Regional Growth Strategy Bylaw No. 1339, 2022*, a bylaw to adopt *Metro 2050 – Public Hearing Minutes and Bylaw Acceptance*” and provide alternative direction.

### **FINANCIAL IMPLICATIONS**

The financial implications associated with this phase of the *Metro 2050* Bylaw are limited to the costs associated with the public hearing, notably remuneration and public notices. These costs were included in the MVRD Board-approved 2022 budget.

### **CONCLUSION**

Following considerable consultation, discussion, and review over the past three years, at its March 25, 2022 meeting the MVRD Board, gave first and second reading to *MVRD Regional Growth*



*Strategy Bylaw No. 1339, 2022*, known as *Metro 2050*, and scheduled a public hearing. The Public Hearing was held in the evening of April 20, 2022: 2 written submissions were received, and 10 speakers came forward. This report includes the minutes of the Public Hearing and constitutes the reporting out of the Public Hearing.

At this stage, for the MVRD Board to continue advancing the Bylaw, the *Local Government Act* requires that it be referred to affected local governments for consideration of acceptance. On that basis, staff recommend alternative 1.

**Attachment**

1. Public Hearing advertisement
2. Minutes of the Public Hearing regarding *Bylaw 1339, 2022*, the *Metro 2050* Bylaw, held on April 20, 2022

**References**

1. *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*
2. April 20, 2022 Public Hearing Agenda

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## Notice of Metro Vancouver Public Hearing

METRO VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY  
BYLAW NO. 1339, 2022

A Public Hearing will be held to consider *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022 (Metro 2050)*.

### What Is the Bylaw About?

Metro 2050 is the proposed Regional Growth Strategy, a long-range plan for accommodating anticipated future growth to the region with considerations for diverse and affordable housing, transit and mobility, resilient employment, protected ecological and agricultural lands, impacts of climate change and more. Metro 2050 applies to all lands within the boundaries and jurisdiction of the Metro Vancouver Regional District.

### How Can I Inspect the Bylaw?

A copy of Metro 2050 and supporting materials may be viewed online at [www.metrovancover.org/metro2050](http://www.metrovancover.org/metro2050).

Please contact [PublicHearing@metrovancover.org](mailto:PublicHearing@metrovancover.org) if you would like to make arrangements to inspect the Bylaw and supporting materials in-person at Metro Vancouver Head Office, Metrotower III, 4515 Central Boulevard, Burnaby, BC, during regular office hours 8:00 am to 4:30 pm Monday through Friday, except statutory holidays.

### Public Hearing Details

**Wednesday, April 20, 2022 at 6:00 pm**

28th Floor Boardroom, Metrotower III, 4515 Central Boulevard, Burnaby, BC.

The Public Hearing will be conducted electronically pursuant to the Procedure Bylaw, and streamed live at [www.metrovancover.org](http://www.metrovancover.org).

All persons who believe their interests are affected by the proposed Metro 2050 will be given an opportunity to speak at the Public Hearing. Speakers will be asked to register prior to speaking, and will be limited to a maximum time of five minutes unless otherwise determined by the Chair of the Public Hearing.

### How Can I Be Heard?

Submit written submissions to the Corporate Officer as follows:

- [PublicHearing@metrovancover.org](mailto:PublicHearing@metrovancover.org)
- Metro Vancouver, Metrotower III, 4515 Central Boulevard, Burnaby, BC V5H 0C6
- In-Person at the Public Hearing up until conclusion of the Public Hearing, subject to corporate health and safety protocols currently in place at Metro Vancouver

Register to speak as follows:

Email [PublicHearing@metrovancover.org](mailto:PublicHearing@metrovancover.org) to register in advance and receive instructions on electronic participation

In-Person at the Public Hearing up until conclusion of the Public Hearing, subject to corporate health and safety protocols currently in place at Metro Vancouver

The MVRD Board will not accept written or oral representations after the Public Hearing has concluded.

For further information about Metro 2050 please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, at [sean.galloway@metrovancover.org](mailto:sean.galloway@metrovancover.org) or 604.451.6616.



**METRO VANCOUVER REGIONAL DISTRICT  
PUBLIC HEARING**

Minutes of the Public Hearing of the Metro Vancouver Regional District (MVRD) Board of Directors held at 6:00 p.m. on Wednesday, April 20, 2022 in the 28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Burnaby, Chair, Director Sav Dhaliwal  
North Vancouver City, Vice Chair Director  
Linda Buchanan\*  
Anmore, Director John McEwen\*  
Belcarra, Director Jamie Ross\*  
Bowen Island, Director David Hocking\*  
Burnaby, Director Pietro Calendino\*  
Burnaby, Director Mike Hurley\*  
Coquitlam, Director Craig Hodge\*  
Delta, Director George Harvie\*  
Delta, Director Jeannie Kanakos\*  
Electoral Area A, Director Jen McCutcheon\*  
Langley City, Director Gayle Martin\*  
Langley Township, Alternate Director Petrina  
Arnason\* for Jack Froese  
Langley Township, Director Kim Richter\*  
Lions Bay, Director Ron McLaughlin\* (arrived at  
6:55 p.m.)  
Maple Ridge, Director Mike Morden\*  
New Westminster, Director Jonathan Coté  
North Vancouver District, Director Lisa Muri\*  
Pitt Meadows, Director Bill Dingwall\*  
Port Moody, Director Rob Vagramov\* (arrived at  
6:05 p.m.)  
Richmond, Director Malcolm Brodie\*  
Richmond, Director Harold Steves\* (arrived at  
6:01 p.m.)  
Surrey, Director Linda Annis\*  
Surrey, Director Doug Elford\*  
Surrey, Director Laurie Guerra\*  
Surrey, Director Mandeep Nagra\* (arrived at  
6:18 p.m.)  
Surrey, Director Allison Patton\* (arrived at 6:55  
p.m.)  
Vancouver, Alternate Director Pete Fry\* for  
Kennedy Stewart  
Vancouver, Director Adriane Carr  
Vancouver, Director Melissa De Genova\*  
Vancouver, Director Colleen Hardwick\*  
Vancouver, Director Michael Wiebe (departed at  
7:10 p.m.)  
West Vancouver, Director Mary-Ann Booth\*  
White Rock, Alternate Director Scott Kristjanson  
for Darryl Walker

**MEMBERS ABSENT:**

Coquitlam, Director Richard Stewart  
Port Coquitlam, Director Brad West  
Surrey, Director Doug McCallum  
Tsawwassen, Director Ken Baird  
Vancouver, Director Christine Boyle  
Vancouver, Director Lisa Dominato

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

**STAFF PRESENT:**

Katie Karn, Deputy Corporate Officer

Morgan Mackenzie, Legislative Services Coordinator, Board and Information Services

Heather McNell, General Manager, Regional Planning and Housing Services

**1. CALL TO ORDER**

Chair Dhaliwal called the Public Hearing to order and informed those present that the hearing is to:

- consider *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, pursuant to provisions in the *Local Government Act*; and
- provide persons who believe their interests are affected by the proposal a reasonable opportunity to be heard, or to present written submissions.

6:01 p.m. Director Steves arrived at the meeting.

The Chair established procedural rules for conduct at the Public Hearing as follows:

- speakers must register to present to the MVRD Board, limit comments to 5 minutes, and may not speak a second time until all registered speakers have had the opportunity to speak a first time;
- written submissions must be made prior to the close of the Public Hearing and will form part of the public record; and
- those present are to respect the rights of others to express opinions and to refrain from applause and other expressions.

**2. REFERENCE MATERIALS**

**2.1 Consideration of *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, a bylaw to adopt *Metro 2050***

Report dated February 18, 2022, from Sean Galloway, Director, Regional Planning and Electoral Area Services and James Stiver, Division Manager, Regional Land Use Policy, Regional Planning and Housing Services, providing the background information for the public hearing for the proposed *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*.

**2.2 Notice of Public Hearing**

**3. WRITTEN SUBMISSIONS**

A total of 2 written submissions were received as follows:

- 3.1 Roderick Louis, White Rock, BC – In opposition
- 3.2 Elizabeth Murphy, Coalition of Vancouver Neighbourhoods – In opposition

Written submissions are retained with the April 20, 2022 MVRD Public Hearing agenda.

6:05 p.m. Director Vagramov arrived at the meeting.

#### 4. SPEAKERS

##### 4.1 Roderick Louis, White Rock, BC

Roderick Louis, White Rock resident, spoke to the members in opposition of *Metro 2050*, highlighting concerns about a lack of consultation with citizens, boards of education and K-12 interest groups, and requested further consultation with representatives.

Presentation material "Opposition to Draft Metro Vancouver 2050" is retained with the April 20, 2022 MVRD Board Public Hearing agenda.

##### 4.2 Nathan Davidowicz, Vancouver, BC

Nathan Davidowicz, Vancouver resident, spoke to the members in opposition of *Metro 2050*, highlighting concerns about the alignment with *Transport 2050*, the potential of not reaching *Clean BC 2030* targets and the lack of funding in public transportation. He suggested that the Board seek independent advice from international consultants to strengthen the regional growth strategy.

6:18 p.m. Director Nagra arrived at the meeting.

##### 4.3 James Tang, Coquitlam, BC

James Tang, Coquitlam resident, spoke to members in opposition of *Metro 2050*, stating he believes population and employment growth projections should be addressed in the regional growth strategy to assist in making housing and transportation more affordable and accessible in the region.

##### 4.4 Mike Furey, Metro Vancouver Tourism Destination Management Council

Mike Furey, Metro Vancouver Tourism Destination Management Council, spoke to members on *Metro 2050*, remarking the plan is a very thoughtful one and expressing the alignment with the organization's interests to grow tourism and destination development in the region. He believes that the plan should include recognition that tourism is a means to grow regional economic prosperity, that tourism is part of a larger effort towards reconciliation with Indigenous Nations and that tourism supports cultural diversity.

##### 4.5 Dr. Michael Schwandt, Medical Health Officer, Vancouver Coastal Health

Dr. Michael Schwandt, Medical Health Officer, Vancouver Coastal Health, spoke to members in favour of *Metro 2050*, highlighting the land use planning impacts on health including various physical, environmental, social and economic factors. He expressed that the *Metro 2050* targets are aligned with Vancouver Coastal Health goals for the region.

Presentation material titled "Metro 2050: Regional Growth Strategy" is retained with the April 20, 2022 MVRD Board Public Hearing agenda.

**4.6 Joe Carreira, Vice President of Development, Conwest Developments**  
Joe Carreria, Vice President of Development, Conwest Developments, spoke to members in favour of *Metro 2050*, highlighting the benefits to the region.

**4.7 Alex Boston, North Vancouver, BC**  
Alex Boston, North Vancouver resident, spoke to members in support of *Metro 2050*, highlighting how amending the regional growth strategy to include climate change impacts, transportation planning, land use designations and development impacts would strengthen the plan.

Presentation material titled "Metro 2050 Vision-Strategy Alignment Course Correction" is retained with the April 20, 2022 MVRD Board Public Hearing agenda.

**4.8 Sarah Rush, Surrey, BC**  
Sarah Rush, Surrey resident, spoke to members in opposition of *Metro 2050*, highlighting the origins of the regional growth strategy, the lack of alignment with the provincial goals and the need to densify developments rather than reducing available greenspace. She expressed concerns regarding food security, continuing reconciliation and a sustainable future for the region.

**4.9 Deb Jack, Surrey, BC**  
Deb Jack, Surrey resident, spoke to members in opposition of *Metro 2050*, highlighting the impacts of the climate crisis, the loss of biodiversity, and the need to protect the natural environment. She believes that member jurisdictions should have more of a regional focus towards the *Metro 2050* plan.

**4.10 Elizabeth Murphy, Coalition of Vancouver Neighbourhoods**  
Elizabeth Murphy, Coalition of Vancouver Neighbourhoods, spoke to members in opposition of *Metro 2050*, highlighting her concerns about the lack of transparency, the reliance on aspirational targets, the climate change impacts and the promoting of unsustainable growth due to the lack of financial and social infrastructures.

Chair Dhaliwal asked two times if there were any speakers wishing to speak in connection with *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*. Roderick Louis, White Rock resident, requested to speak again.

**4.11 Roderick Louis, White Rock, BC**  
Roderick Louis, White Rock resident, spoke to the members in opposition of *Metro 2050*, highlighting the need for more accessible rapid transportation and the need for additional consultation with the school boards.

6:58 p.m. Directors McLaughlin and Patton arrived at the meeting.

Chair Dhaliwal asked two times if there were any speakers wishing to speak in connection with *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*. Elizabeth Murphy, Coalition of Vancouver Neighbourhoods, requested to speak again.

**4.12 Elizabeth Murphy, Coalition of Vancouver Neighbourhoods**

Elizabeth Murphy, Coalition of Vancouver Neighbourhoods, spoke to members in opposition of *Metro 2050*, highlighting her concerns about the impacts on the environment, the lack of infrastructure in the areas targeted for growth and the lack of financial resources from the Province for the infrastructure needs to support the region's growth.

In response to a speaker's presentation, members requested comments from staff regarding the consultation with school districts.

7:10 p.m. Director Wiebe departed the meeting.

Chair Dhaliwal asked two times if there were any speakers wishing to speak in connection with *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*. Roderick Louis, White Rock resident, requested to speak again.

**4.13 Roderick Louis, White Rock, BC**

Roderick Louis, White Rock resident, spoke to the members in opposition of *Metro 2050*, highlighting the need for school districts to be represented on the advisory committees and the need for early and ongoing consultation with the school districts.

Chair Dhaliwal asked three times if there were any speakers wishing to speak in connection with *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*. There were no speakers wishing to speak to the Bylaw.

**5. ADJOURNMENT/CONCLUSION**

The Chair declared the Public Hearing concluded and reminded Directors that no new information can be received in relation to the matter.

The meeting concluded at 7:16 p.m.

CERTIFIED CORRECT

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Katie Karn, Deputy Corporate Officer

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Sav Dhaliwal, Chair

52236698 FINAL



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To: Regional Planning Committee

From: Sean Galloway, Director, Regional Planning and Electoral Area Services and  
James Stiver, Division Manager, Regional Land Use Policy, Regional Planning and  
Housing Services

Date: February 18, 2022 Meeting Date: March 4, 2022

Subject: **Consideration of Metro Vancouver Regional District Regional Growth Strategy  
Bylaw No. 1339, 2022, a bylaw to adopt Metro 2050**

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#### RECOMMENDATION

That the MVRD Board:

- d) give first and second readings to *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, a bylaw that would adopt *Metro 2050* as the regional growth strategy for Metro Vancouver;
- e) refer *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, to a Public Hearing to be held in April \_\_\_\_, 2022; and
- f) given the urgent need to respond to climate change and prepare for extreme weather events, direct staff to undertake work and engagement with an aim to proposing an early amendment to *Metro 2050* post-adoption to strengthen climate action language and policy.

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#### EXECUTIVE SUMMARY

This report presents *Metro 2050*, via *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, to the MVRD Board for consideration of first and second readings and referral to a Public Hearing. *Metro 2050* is an update to *Metro Vancouver 2040: Shaping our Future*, and is the culmination of close to three years of research, policy analysis, and deep engagement. The MVRD Board scoped the update to:

- extend the projections and policies to the year 2050;
- align with Transport 2050;
- respond to member jurisdiction requests for improvements; and
- strengthen policy actions to address climate change, tackle the challenges of providing affordable housing (particularly near transit), incorporate social equity outcomes, and strengthen First Nations content and relationships, and do more to protect the environment.

*Metro 2050* introduces important new policies that will help Metro Vancouver, member jurisdictions, TransLink and others address the significant challenges facing this region. Adopting this bylaw will result in the adoption of *Metro 2050* as the regional growth strategy for Metro Vancouver, and *Metro 2040* would be repealed.



## **PURPOSE**

The purpose of this report is to present *Metro Vancouver Regional District Regional District Regional Growth Strategy Bylaw No. 1339, 2022* for consideration of first and second readings and to refer the bylaw to a Public Hearing which is being recommended for April \_\_\_\_, 2022.

## **BACKGROUND**

The *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010*, was adopted by the Board on July 29, 2011, thereby introducing *Metro Vancouver 2040: Shaping our Future (Metro 2040)* as the regional federation's regional growth strategy. This strategy has since been a strong vision and tool for managing growth to the region. The update, *Metro 2050*, is based on a comprehensive review of *Metro 2040* and extensive engagement over the past nearly three years. *Metro Vancouver Regional District Regional District Regional Growth Strategy Bylaw No. 1339, 2022* would repeal and replace *Bylaw No. 1136, 2011* (as amended).

At its April 2019 and September 2019 meetings, the MVRD Board approved the timeline and scope of work for updating the regional growth strategy (References 1 and 2). Staff were directed to work towards completing the update within the current local government election cycle. The project timeline was reviewed and adjusted in light of the COVID-19 pandemic, and in November 2020, the MVRD Board confirmed its direction to continue with the approved timeline (Reference 3).

Over the past three years, staff have implemented the Board approved engagement plan and conducted extensive research to identify opportunities to enhance the policies in the regional growth strategy and address the identified policy gaps (Reference 4). Engagement included presentations to member jurisdiction councils, meetings with members, the Province, agencies, organizations, industry, and community groups, deep input from the *Metro 2050* Intergovernmental Advisory Committee as well as public-facing webinars, dialogue events, and online comment opportunities.

At its June 25, 2021 meeting, the MVRD Board referred the draft of *Metro 2050* out for comment over a 5-month period that ended on November 26, 2021 (Reference 5). All comments received, as well as recommended changes to *Metro 2050* as a result were presented to the Regional Planning Committee and MVRD Board as an Issue-Response Table at their respective meetings in January 2022 (References 6 and 7). Some Board members expressed reservations on proceeding with *Metro 2050* at this time given the need for stronger climate action to be embedded in the plan as well as noting a couple of additional outstanding municipal concerns. As a result, the MVRD Board passed the following resolution:

*That the MVRD Board refer the matter back to staff for a one-month period in order to clarify issues raised by member municipalities and report back to the Board.*

The intent of the one-month delay is to allow time to meet with member jurisdictions with outstanding issues to see if any additional minor changes to *Metro 2050* are necessary to resolve those issues, as well as to provide additional information to the Regional Planning Committee and the MVRD Board on the climate policies included in *Metro 2050* and its relationship with *Climate 2050* and *Transport 2050*, while striving to keep to the Board approved timeline for *Metro 2050* adoption by July 2022.

Staff and elected officials from Metro Vancouver subsequently met with staff and Board members from seven municipalities who had expressed concern at the Board meeting. Beyond the many changes made as a result of over 900 comments received from the comment period, additional edits were made with an aim to resolving any concerns. The resulting *Metro 2050* bylaw is attached to this report for consideration of first and second reading (Attachment 1).

#### **ADDITIONAL RECOMMENDATION TO RESPOND TO BOARD DIRECTION**

At its February 11, 2022 meeting, the Regional Planning Committee received a report and presentation to respond to the Board direction on *Metro 2050*, *Climate 2050*, and *Transport 2050* are mutually-supportive and work together, particularly in terms of greenhouse gas reduction and climate adaptation policies and actions (Reference 9). Discussion ensued about the role of land use in climate action and that to achieve strengthened policy action in *Metro 2050* will require engagement and consensus building. As a result, the Committee Chair directed staff to bring forward an additional resolution with the *Metro 2050* bylaw in March for consideration that would set the stage for additional work through 2022 to explore the potential for stronger policy actions for *Metro 2050* via an early amendment to the plan, post adoption. The resulting recommendation is recommendation c) on this report.

#### **ADJUSTMENTS TO METRO 2050 BYLAW CONTENT**

As noted above, concern was expressed by some MVRD Board and Regional Planning Committee members over outstanding areas related to their respective municipalities and the extent of climate policy actions proposed in *Metro 2050*. As a result of additional discussions with members, *Metro 2050* has been further updated and improved as follows:

- To help curb possible speculation, provide greater clarity as to the role of Major Transit Growth Corridors (MTGCs), specifying that not all locations within MTGCs are suitable for growth and that municipalities to determine if and where appropriate locations for growth exist as new Frequent Transit Development Areas (FTDAs) (see page 17, and 1.2.2 and 1.2.7 on page 30);
- Adjust the title of Goal 3 to reflect the need to “address” climate change, not simply “respond” to it, and provide additional clarity in the Goal 3 preamble (page 53);
- Adjust the titles of Strategies 3.3 and 3.4 to reflect stronger language to “advance” land use, infrastructure, and settlement patterns that reduce energy consumption and greenhouse gas emissions and improve resilience, not merely “encourage” it (pages 61 and 64);
- Provide greater clarity on the intent of the 15% regional affordable housing target for Urban Centres and FTDAs to reflect that it is a regional goal that members contribute towards, and noting that other transit-oriented locations can also be good locations for affordable housing (see 4.2.7 a) on page 74); and
- Provide similar clarity for the Urban Tree Canopy cover target.

#### **METRO 2050 BYLAW ADOPTION**

The Board-approved project timeline for the approvals phase for *Metro 2050* is as follows:

- **March 2022** - Regional Planning Committee and MVRD Board Consider 1<sup>st</sup> and 2<sup>nd</sup> readings of the *Metro 2050* bylaw and schedule a Public Hearing;

- **March 2022** - Metro Vancouver provides notice of the Public Hearing;
- **April 2022** - MVRD Board hosts the required Public Hearing and refers the *Metro 2050* bylaw for acceptance by affected local governments;
- **May / June 2022** - Affected local government acceptance period; and
- **July 2022** - MVRD Board receives affected local government acceptances and considers 3<sup>rd</sup> and 4<sup>th</sup> reading and adoption of the *Metro 2050* bylaw.

Affected local governments are defined in the *Local Government Act* as: Metro Vancouver member municipalities (excluding Bowen Island), Tsawwassen First Nation, Fraser Valley Regional District, Squamish-Lillooet Regional District, TransLink and the Metro Vancouver Board.

Given the Board-approved timeline for the completion of *Metro 2050*, and the scheduled Regional Planning Committee and MVRD Board meeting dates, the initial bylaw readings must occur in March 2022 to allow adequate time for the Public Hearing and referral process as set out above and the opportunity for adoption by the MVRD Board in July 2022, in order to have the process completed before the local government elections in October 2022.

#### **Opportunities for Affected Local Governments to Accept or Refuse to Accept *Metro 2050***

During the affected local government acceptance period, the *Local Government Act* requires that a response of acceptance or refusal to accept be provided to Metro Vancouver via Council or Board resolution within 60 days of receipt, or the affected local government is deemed to have accepted the regional growth strategy. If an affected local government does not accept the regional growth strategy, it must indicate each provision to which it objects, the reasons for the objection, and whether it is willing for a provision to which it objects to be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction. In addition, a non-binding dispute resolution process is an option for affected local governments that may have an objection to a provision(s) of the regional growth strategy. Should the non-binding dispute resolution process not be successful, the *Local Government Act*, under Sections 440 and 441, provides for a binding dispute resolution process.

#### **ALTERNATIVES**

1. That the MVRD Board:
  - a) give first and second readings to *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, a bylaw that would adopt *Metro 2050* as the regional growth strategy for Metro Vancouver;
  - b) refer *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, to a Public Hearing to be held in April \_\_\_\_, 2022; and
  - c) given the urgent need to respond to climate change and prepare for extreme weather events, direct staff to undertake work and engagement with an aim to proposing an early amendment to *Metro 2050* post-adoption to strengthen climate action language and policy.
2. That the MVRD Board receive for information the report dated February 18, 2022, titled "*Consideration of Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, a bylaw to adopt *Metro 2050*" and provide alternative direction to staff.

### **FINANCIAL IMPLICATIONS**

It is anticipated that the Public Hearing for *Metro 2050* required in accordance with the *Local Government Act* will cost approximately \$25,000. This funding has been budgeted and is included as part of the MVRD Board-approved 2022 budget.

### **CONCLUSION**

*Metro 2050* is an update to *Metro 2040* and has been developed with considerable consultation, discussion, and review over the past three years. *Metro 2050* is the collective regional vision over the next 30 years for a more sustainable, equitable, and resilient future. It reflects the extensive and collective work of Metro Vancouver and its members, and is balanced in its approach to address regional planning objectives while respecting local government interests. Given the consultation, and revisions that were made to the draft *Metro 2050* to best accommodate consensus, staff recommend alternative 1, that *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*, be given first and second readings, and a Public Hearing be scheduled for April, 2022.

### **Attachment (48616044)**

*Metro Vancouver Regional District Regional District Regional Growth Strategy Bylaw No. 1339, 2022*

### **References**

1. Report dated March 28, 2019, titled "Towards Metro 2050: Updating Metro Vancouver 2040: Shaping our Future" presented to the MVRD Board at its regular meeting of April 26, 2019.
2. Report dated August 15, 2019, titled "Metro 2050 Scope and Status Update" presented to the MVRD Board at its regular meeting of October 4, 2019.
3. Staff presentation to the Regional Planning Committee on November 26, 2020, on the revised Metro 2050 timeline.
4. Report dated August 15, 2019, titled "Metro 2050 Engagement Plan" presented to the MVRD Board at its regular meeting of October 4, 2019.
5. Report dated May 25, 2021, titled "Draft Metro 2050: Referral for Comment" presented to the MVRD Board at its regular meeting of June 25, 2021.
6. Metro 2050 Issue-Response Table
7. Report dated January 7, 2022, titled "Comments on Draft of Metro 2050 and Proposed Next Steps" presented to the MVRD Board at its regular meeting January 28, 2022.
8. Report dated December 14, 2021, titled "Metro 2050 Bylaw Approvals Process" presented to the MVRD Board at its regular meeting January 28, 2022.
9. Report dated February 4, 2022, titled "Metro 2050 Next Steps: Addressing Member Jurisdiction Comments and Climate Policy" presented to the MVRD Board at its regular meeting of February 25, 2022.

**METRO VANCOUVER REGIONAL DISTRICT  
BYLAW NO. 1339, 2022**

**A Bylaw to Adopt a Regional Growth Strategy for the Metro Vancouver Regional District**

**WHEREAS:**

- A. Part 13 of the *Local Government Act* provides for a regional district to undertake the development, adoption, implementation, monitoring, and review of a regional growth strategy; and
- B. The Board of the Metro Vancouver Regional District by resolution on April 26, 2019 initiated the review of "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" pursuant to section 433 of the *Local Government Act*.

**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 Bylaw No. 1339, 2022". This bylaw may be cited as "Metro 2050".

**Repeal of Bylaw**

- 2. "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010", as amended, is hereby repealed.

**Schedule**

- 3. The following Schedule is attached to and forms part of the bylaw:  
Schedule "A", Metro 2050, Regional Growth Strategy for the Metro Vancouver Regional District.

**Regional Growth Strategy**

- 4. Schedule "A", Metro 2050, Regional Growth Strategy for the Metro Vancouver Regional District, is adopted and designated as the regional growth strategy for the Metro Vancouver Regional District.

Read a first time this 25 day of MARCH, 2022.

Read a second time this 25 day of MARCH, 2022.

Public Hearing held the 20 day of April, 2022.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_.

Passed and finally adopted this \_\_\_\_\_ day of \_\_\_\_\_.

**Accepted, by Resolution:**

- by the Village of Anmore on the \_\_\_ day of \_\_\_\_\_
- by the Village of Belcarra on the \_\_\_ day of \_\_\_\_\_
- by the City of Burnaby on the \_\_\_ day of \_\_\_\_\_
- by the City of Coquitlam on the \_\_\_ day of \_\_\_\_\_
- by the City of Delta on the \_\_\_ day of \_\_\_\_\_
- by the City of Langley on the \_\_\_ day of \_\_\_\_\_
- by the Township of Langley on the \_\_\_ day of \_\_\_\_\_
- by the Village of Lions Bay on the \_\_\_ day of \_\_\_\_\_
- by the City of Maple Ridge on the \_\_\_ day of \_\_\_\_\_
- by the City of New Westminster on the \_\_\_ day of \_\_\_\_\_
- by the City of North Vancouver on the \_\_\_ day of \_\_\_\_\_
- by the District of North Vancouver on the \_\_\_ day of \_\_\_\_\_
- by the City of Pitt Meadows on the \_\_\_ day of \_\_\_\_\_
- by the City of Port Coquitlam on the \_\_\_ day of \_\_\_\_\_
- by the City of Port Moody on the \_\_\_ day of \_\_\_\_\_
- by the City of Richmond on the \_\_\_ day of \_\_\_\_\_
- by the City of Surrey on the \_\_\_ day of \_\_\_\_\_
- by the Tsawwassen First Nation on the \_\_\_ day of \_\_\_\_\_
- by the City of Vancouver on the \_\_\_ day of \_\_\_\_\_
- by the District of West Vancouver on the \_\_\_ day of \_\_\_\_\_
- by the City of White Rock on the \_\_\_ day of \_\_\_\_\_
- by the Fraser Valley Regional District on the \_\_\_ day of \_\_\_\_\_
- by the Squamish-Lillooet Regional District on the \_\_\_ day of \_\_\_\_\_
- by the South Coast British Columbia Transportation Authority on the \_\_\_ day of \_\_\_\_\_

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**Sav Dhaliwal, Chair**

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**Chris Plagnol, Corporate Officer**

## Schedule A


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### Metro 2050, Regional Growth Strategy for the Metro Vancouver Regional District

RECEIVED

MAY 04 2022

CITY OF WHITE ROCK  
ADMINISTRATION



**metrovancouver** | **METRO 2050**

# *Metro 2050*

PUBLIC HEARING REPORT AND REFERRAL FOR ACCEPTANCE

Heather McNell

General Manager, Regional Planning and Housing Services

Metro Vancouver Regional District Board Meeting | April 29, 2022

Orbit Link

**metrovancouver**



# OUTLINE

- Summarize Metro 2050 Engagement
- Report on Public Hearing
- Provide outline of Metro 2050 acceptance process



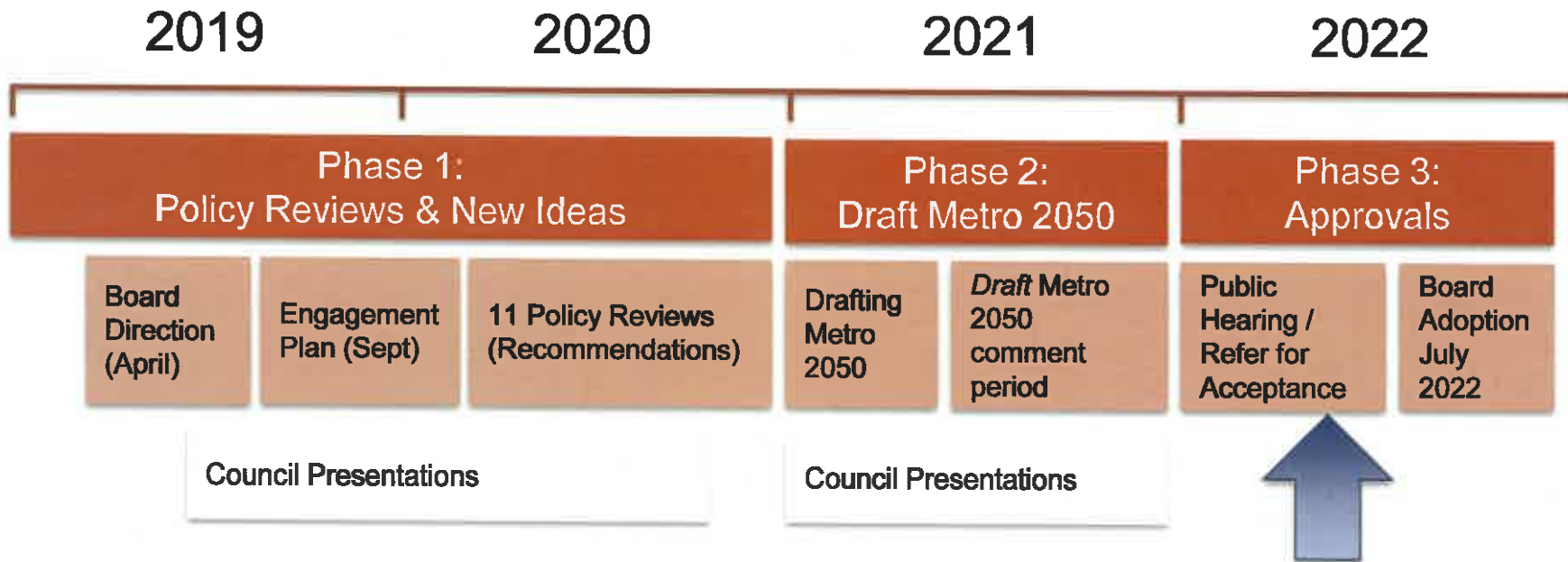
## SCOPE OF REGIONAL GROWTH STRATEGY *UPDATE*

- Build on the successes of Metro 2040
  - Long standing tools working well – Urban Containment Boundary, regional land use designations, Urban Centre and FTDA's and targets, limiting extension of sewer services
- Align with Transport 2050
- Focus on updating / modernizing policy on critical issues: climate action, affordable housing, social equity outcomes, and protecting the environment

# METRO 2050 ENGAGEMENT PLAN - AUDIENCES

Audience	Examples
<b><i>Metro 2050</i> Signatories</b>	<ul style="list-style-type: none"><li>• Member Jurisdictions</li><li>• TransLink</li><li>• Adjacent Regional Districts</li></ul>
<b>Regional Stakeholders</b>	<ul style="list-style-type: none"><li>• Agricultural Land Commission</li><li>• Health Authorities</li><li>• Airport and Port Authorities</li><li>• Post Secondary Institutions</li></ul>
<b>First Nations</b>	<ul style="list-style-type: none"><li>• In-Region First Nations</li><li>• All First Nations with Interests in Metro Vancouver</li></ul>
<b>General Public</b>	<ul style="list-style-type: none"><li>• Residents</li><li>• Businesses and Developers</li><li>• Non-Profit and Advocacy Organizations</li></ul>

# METRO 2050 PHASES AND TIMING



## POLICY REVIEWS: ENGAGEMENT (2019-2020)

- Joint survey with *Transport 2050*; ~30,000 responses
- 4 *Metro 2050* Dialogue Events
- Policy Review Forums
- Meetings with First Nations
- Council Presentations
- Benefits of Regional Planning Videos & Social Media promotion
- Public Webinar; 300+ participants
- Online Comment Form



## DRAFTING THE PLAN: ENGAGEMENT (2021)

- Intergovernmental Advisory Committee;
- First Nations Working Group
- Build / Review draft content goal by goal (Jan-May)
- **5 Month Comment Period (Jul-Nov); over 900 individual comments**
- Provincial working sessions (spring / summer)
- IAC Policy Working Groups (summer)
- PNE Kiosk (Aug)
- 26 Council & Board Presentations; 4 Public Open Houses (fall)
- Public Webinar (Oct); 300+ participants
- Social Media Promotion; Online Comment Form



## COMMENTS RECEIVED FROM COMMENT PERIOD

- 22 member jurisdictions
- Adjacent regional districts
- Vancouver Coastal Health and Fraser Health
- TransLink, Province, Federal Government, Port of Vancouver, Post Secondary Institutions
- Local organizations and non-profits
- 3 local First Nations
- 65 members of the public / businesses



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## WHAT WE HEARD – AREAS OF SUPPORT

- Major Transit Growth Corridors
- Urban Centre and FTDA growth targets
- **Transit Oriented Development, infill**
- **Compact, complete communities**
- Greater inclusion of First Nations' planning, development, and interests
- **Ecosystem protection**
- **Tree canopy cover target**
- Protection of Agricultural lands



## WHAT WE HEARD – AREAS OF SUPPORT

- Resilience with focus on flood risk and natural hazard mitigation
- Climate action including adaptation
- Rental and affordable housing policies, particularly near transit
- Social Equity outcomes
- Advocacy focus – especially regarding housing affordability

*Strong commentary that Metro 2050 builds on current plan, advances collective action on critical issues facing region, provides a solid framework for coordinated policy responses, and is aligned with local priorities and policies*

## WHAT WE HEARD – MIXED SUPPORT & CONCERN

- Frequent Transit Development Area Sub-Types
- 15% Affordable Housing Target and implementation
- Enabling flexibility for residential uses on some Employment lands



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## **RESULTING REVISIONS TO *METRO 2050***

- **Removed the Frequent Transit Development Area Sub-Types**
- **Added content related to Indigenous perspectives and priorities**
- **Refined the Regional Affordable Housing Target**
- **Refined policy 2.2.9 d) enabling limited residential uses on Employment lands**
- **Many other constructive edits for clarity**

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## WHAT WE HEARD

- Comments & proposed edits to *Metro 2050* went to the Board in January; deferred consideration for one month to work with members on outstanding issues.
- Met with staff and elected officials from 7 municipalities and made additional edits to: strengthen climate action language; provide greater clarity on targets; and clarify intent of Major Transit Growth Corridors.
- Also added recommendation to undertake concurrent work on strengthening climate language and policy with an aim to an early amendment.

## APRIL 20 PUBLIC HEARING

- Advertised in Vancouver Sun and all local weekly papers
- Social Media
- Email to all engaged stakeholders
- Option to speak in person or online
- 6 pm start time for accessibility
- 10 speakers
- 2 written submissions

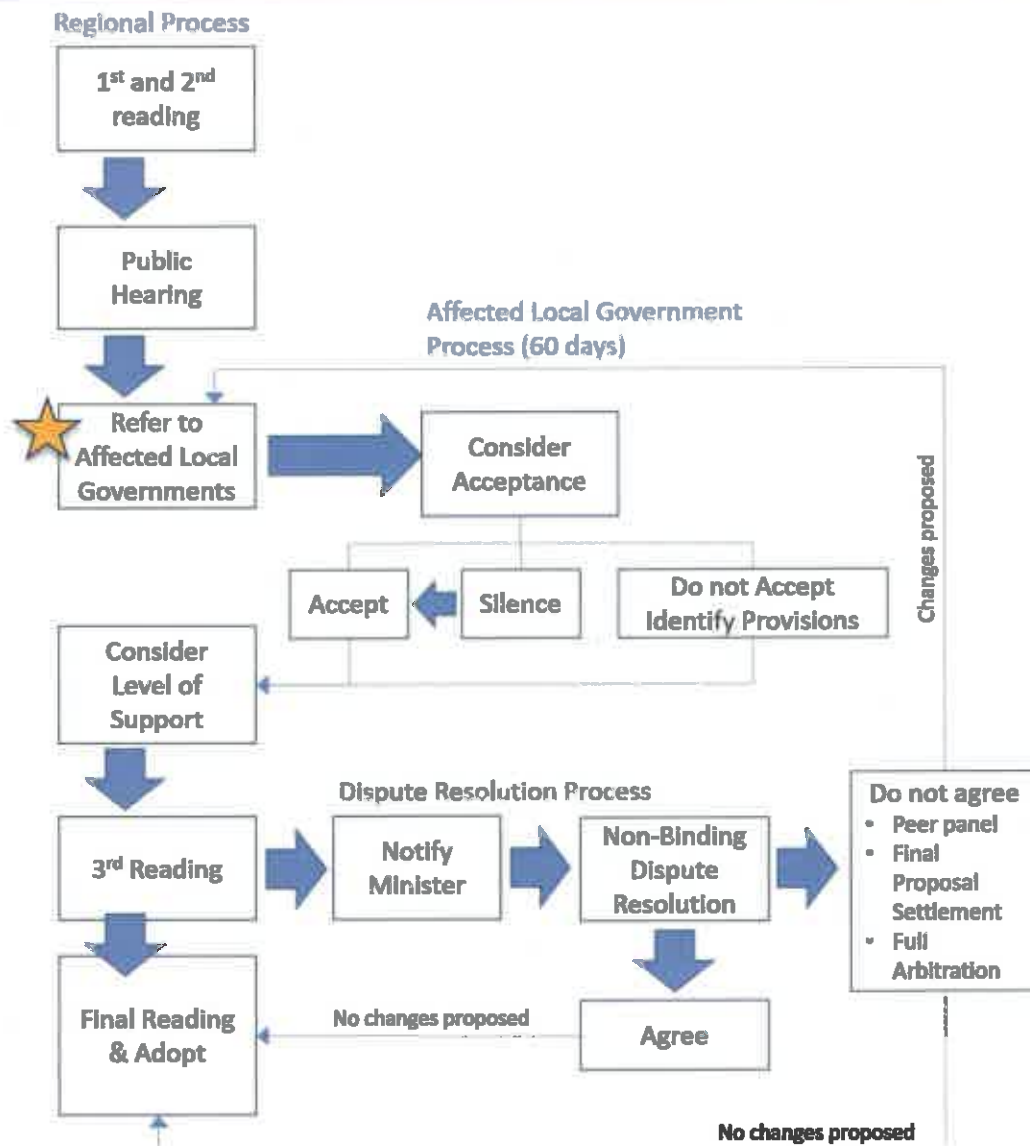


## NEXT STEPS

- Referral for acceptance
- 60 day acceptance period (May-July)
- 3<sup>rd</sup> Reading July Board Meeting
- Adopt / Dispute resolution







- Consider level of support:
- Number of Acceptances
  - Any non-acceptance and what objection is
  - Consider whether to adopt if provision does not apply to that member

## FINAL THOUGHTS

- 3 year process with deep engagement
- Striking the balance with 26 signatories with unique challenges and perspectives
- Still work to do. Living document.
- Minor amendment process allows the plan to be amended when there is better data / science, best practices or with will of the Board



The regional federation's vision for how to manage growth coming to the region in a way that reflects the federation's values (put growth in the right places, protect important lands, support efficient urban infrastructure)





Thank you

**metro**vancouver