

**For Metro Vancouver meetings on Friday, March 22, 2024**

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: [media@metrovancover.org](mailto:media@metrovancover.org).*

**Metro Vancouver Regional District**

**E1.1 Barnston Island Dike Improvement Project – Updated Dike Assessment APPROVED**

Metro Vancouver is the local government for Barnston Island and is responsible for emergency management for the island. There is a 10-kilometre ring dike on the island to protect it from flooding that is maintained by the local resident-volunteer Barnston Island Diking District and overseen directly by the Province. Recognizing the longstanding need to make improvements to the dike, the Province provided Metro Vancouver with a grant of \$5.25 million in 2023 to manage the process and implementation of dike improvements.

As a first step, Metro Vancouver retained Northwest Hydraulic Consultants Ltd. to review and update the 2012 *Barnston Island Dike Assessment Report*, including updating previously estimated costs of recommended improvements and re-evaluating priority ratings. The updated assessment has been recently completed and is presented as part of this staff report. Staff developed a list of priorities as a guide for implementing individual improvements using the grant amount as a maximum budget, and with the aim of completing all improvements by the March 22, 2026 provincial deadline.

The Board received the report and directed staff to use the cost and priority rating table as presented in this report, as a guide for implementing individual Barnston Island dike infrastructure improvements.

**E1.2 Electoral Area A Community Works Fund – University Endowment Lands Project APPROVED**

The Community Works Fund is delivered to all local governments in British Columbia through a direct annual allocation to support local eligible priorities, and is distributed within Electoral Area A based on community population. Over the past 10 years, the annual amount Electoral Area A receives has averaged approximately \$130,000. As of the end of 2023, the University Endowment Lands’ (UEL) accumulated portion based on population stands at approximately \$160,000. In 2022 and 2023, the Electoral Area A Director and staff consulted with the UEL Community Advisory Council (CAC) and UEL administration on potential projects that are eligible under the Community Works Fund. In January 2024, the UEL CAC, with support from the UEL administration, endorsed seeking funding for the Chancellor Boulevard Sidewalk Project with an estimated cost of \$157,000. The project involves replacement of the current substandard walkway with a two-metre-wide finished concrete sidewalk.

The Board approved funding from the Electoral Area A Community Works Fund as presented.

**E1.3 Electoral Area A Emergency Response Reimbursement – Update**

**RECEIVED**

The *Electoral Area A Emergency Response Reimbursement Temporary Policy* expired December 31, 2022. The temporary policy set out rules (e.g. eligible costs, maximum reimbursement amounts) for reimbursing adjacent local governments for responding to emergencies on their own accord in the portions of Electoral Area A outside of UBC and UEL. Before the temporary policy expired, Metro Vancouver led the development of a Regional Public Works Mutual Aid Agreement that was signed by the MVRD for Electoral Area A, and by all member jurisdictions that are adjacent to the rural and remote areas of Electoral Area A. The agreement enables mutual aid upon request in the event of an emergency that is beyond the capacity of a single local authority and is effective as of December 31, 2022.

Under the mutual aid agreement, Metro Vancouver is able to request assistance for an emergency in Electoral Area A, and would then reimburse the responding local authority for their costs. If a local authority responds to an emergency in Electoral Area A on their own accord, the agreement would not be activated and any reimbursement would be at the discretion of Metro Vancouver. The agreement has yet to be used in Electoral Area A, and staff will keep the Electoral Area Committee and MVRD Board apprised of any instances of its use, along with an evaluation of its effectiveness as a tool to address emergencies in Electoral Area A.

The Board received the report for information.

**E2.1 Pilot Program to Permit Alcohol Consumption in Regional Parks**

**APPROVED**

In June 2023, the Regional Parks Committee directed staff to report back on the feasibility of a pilot project to allow for the responsible consumption of alcohol in select areas of some regional parks. Utilizing specific site criteria, staff have developed a proposed pilot program for 2024 that would permit responsible alcohol consumption in designated areas at six regional parks:

- Boundary Bay Regional Park
- Brunette Fraser Regional Greenway
- Campbell Valley Regional Park
- Capilano River Regional Park
- Derby Reach Regional Park
- Iona Beach Regional Park

The 2024 pilot program is proposed to run from Friday, June 28 to Monday, October 14, with alcohol consumption to be permitted at any time during park hours during the duration of the pilot program.

The Board approved the pilot program for the six regional parks, directed staff to report back with any required bylaw amendments, and directed staff to report back with a new draft liquor in parks bylaw to ensure compliance with the *Liquor Control and Licensing Act of the Province of British Columbia*.

**E2.2 Amended t̄amt̄am̄ix̄w̄t̄an/Belcarra South Design Concept**

**APPROVED**

A draft Amended t̄amt̄am̄ix̄w̄t̄an/Belcarra South Design Concept includes improved trail and road connections, invasive species removal, rehabilitation of an existing creek, improved beach access, a picnic area, small amphitheater, restoration of the Bole House as a bookable multipurpose space, and the removal of the seven cabin structures.

Staff are working closely with s̄alilw̄atā (Tsleil-Waututh Nation) on all aspects of the project. The Amended t̄amt̄am̄ix̄w̄t̄an/Belcarra South Design Concept will improve visitor experience and resource management at t̄amt̄am̄ix̄w̄t̄an/Belcarra Regional Park, and reduce capital and operating expenses.

The Board approved an amended design concept for t̄amt̄am̄ix̄w̄t̄an/Belcarra South as presented.

**E2.3 Manager’s Report – Regional Parks**

**RECEIVED**

The Board received for information a report that includes the Regional Parks Committee Work Plan for 2024 as well as information on:

- Volunteer appreciation and networking event
- Metro Vancouver Regional Parks Foundation – 2023 annual report
- Regional Park at Cape Roger Curtis – project update
- Family Day events, February 19
- Pacific Spirit Regional Park – upcoming event: Night Quest, March 22 and 23

**E3.1 Regional Multi-Hazard Mapping Project**

**RECEIVED**

This report highlights the results of the Regional Multi-Hazard Mapping project, which includes the completion of regional single-hazard maps, data quality rating maps, and multi-hazard maps for coastal flooding, riverine flooding, earthquake, and wildfire. Understanding the region’s at-risk and hazard-exposed areas is critical to making informed land-use decisions. The results will allow Metro Vancouver and member jurisdictions to consider and integrate regional-scale hazard information for several hazard types into planning analysis, projects, and models for the first time. The results found that in a high-probability scenario, approximately 63 per cent of Metro Vancouver’s land base would be susceptible to one to three hazard types of the four hazards assessed in this study. The mapping will be shared internally and externally with key partners, and will be made publicly available upon request. Metro Vancouver will update the hazard maps in the future as new data becomes available. The Regional Planning work plan for 2024 includes a project that will explore options to supplement these hazard maps with information related to risk and vulnerability to determine how local and regional resilience efforts can be best supported and coordinated to minimize the risks to people and property.

The Board received the report for information.

**E3.2 Metro 2050 Implementation Guideline – Sewerage Area Amendment Applications** **APPROVED**

Metro Vancouver is developing and updating a suite of implementation guidelines in an effort to support the interpretation and implementation of *Metro 2050*. This updated implementation guideline is intended to be a resource that member jurisdictions can refer to when considering applying for amendments to regional sewerage areas.

The main changes include describing common sewerage area amendment scenarios and corresponding board procedures, updating the sewerage area amendment application process diagram, and readability improvements.

The Board endorsed the *Metro 2050 Implementation Guideline – Sewerage Area Amendment Applications* as presented.

**E3.3 Request for Sanitary Service Connection at 4276 – 248 Street, Township of Langley** **APPROVED**

The Township of Langley requested an amendment to the Fraser Sewerage Area boundary to include the building footprints on 4276 – 248 Street. The application is seen to be generally consistent with *Metro 2050*.

The Board resolved that Township of Langley’s requested regional sewer service boundary amendment is generally consistent with the provisions of *Metro 2050*, and shall forward it the to the GVS&DD Board for consideration.

**E3.4 Acceptance of the Fraser Valley Regional District Regional Growth Strategy - Bylaw No. 1706, 2023** **APPROVED**

The Fraser Valley Regional District (FVRD) has submitted its *Fraser Valley Future 2050* regional growth strategy (*Bylaw No. 1706, 2023*) to Metro Vancouver for acceptance. Per Section 436 of the *Local Government Act*, before such a bylaw can be adopted, other affected local governments must pass a resolution formally accepting the regional growth strategy. Staff have reviewed the strategy relative to *Metro 2050* and have found the two regional growth strategies to be well aligned.

The Board accepted the FVRD’s *Fraser Valley Future 2050* pursuant to Section 436 of the *Local Government Act* and resolved to send a letter forwarding the Board resolution to the FVRD Board.

**E3.5 Inclusionary Housing Policy Review – Final Report and Regional Model Policy Framework** **RECEIVED**

The *Inclusionary Housing Policy Review* assesses inclusionary housing policies and practices in the region, and advances a regional inclusionary housing model informed by best practices, economic analysis, and stakeholder feedback for inclusionary housing. Inclusionary housing has been an important tool in the region, contributing approximately 9,200 new below-market units to date. Recent changes to provincial legislation, changing market conditions, and experience in implementing current policies suggest opportunities to better use inclusionary housing tools in the region.

The regional model policy framework is intended to help member jurisdictions seeking to adopt or update inclusionary housing policies and encourage policy consistency across the region, while recognizing the varied housing markets in Metro Vancouver and impacts of inclusionary housing on development feasibility.

The Board received the report for information and resolved to send correspondence to member jurisdictions, requesting that the regional model policy framework be considered when adopting or updating inclusionary housing policies.

**E4.1 Metro Vancouver Long-Term Financial Plan Framework and Timeline APPROVED**

The draft Metro Vancouver *Long-Term Financial Plan* framework and timeline that was presented in January’s Finance Committee was well received by the regional advisory committees. The framework will include assumptions on long-term trends and potential risks region wide with respect to supply chain, inflation, interest, development revenue and other levels of government funding. With the significant changes to the population planning projections, which have impacts to infrastructure planning, costs and funding sources, the draft *Long Term Financial Plan* will be brought forward in the fourth quarter of 2024.

The Board approved the *Long-Term Financial Plan* framework and timeline as presented.

**E5.1 Provincial Housing Legislation: Provincial Advocacy and Supportive Roles APPROVED**

In early November 2023, the Province of BC introduced legislation intended to stimulate the infill and intensification of housing in single-detached neighbourhoods and transit-oriented areas. Since the release of the new housing legislation, Metro Vancouver has been working with member jurisdictions and the Province at multiple levels to engage, support, and receive feedback regarding the potential impacts of the legislation and regulations, as well as considering potential roles for Metro Vancouver in supporting the implementation in the region.

Engagement with, and continued advocacy to, the Province will be critical to mitigate the shared concerns that are being raised by local governments. While Metro Vancouver has an important role to play in helping to coordinate a regional response to the legislation, advocacy efforts will be multifaceted, and will involve separate efforts from individual local governments and the Union of BC Municipalities. Feedback from across the region has highlighted three advocacy areas that would be relevant and appropriate for Metro Vancouver to advance to the Province: infrastructure investments; improved alignment with *Metro 2050*, the regional growth strategy; and greater support for non-market or affordable housing.

To support member jurisdictions in implementing the legislation and to make best use of resources, feedback was also sought on areas where Metro Vancouver is able to support its members. Considering that member jurisdictions are sensitive to infringement on local jurisdiction, staff have identified three balanced roles where Metro Vancouver could assist: housings needs reports; cooperative procurement for consulting support; and regional modelling or mapping.

The Board directed staff to provide an “opt in” opportunity for member jurisdictions for Metro Vancouver to undertake the housing needs reports as per the provincial methodology and requirements; directed staff to advance and coordinate “opt in” opportunities for co-operative procurement of consultants for member jurisdictions necessary for implementing the new provincial housing legislation; and resolved to advance

advocacy actions to the Province directed towards: infrastructure programs and funding to ensure that sufficient infrastructure is in place to accommodate the increases in population and housing projected; better alignment with *Metro 2050*; and stronger support for non-market and affordable housing.

**G1.1 Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024** **APPROVED**

The Metro Vancouver Housing Corporation (MVHC) is seeking to borrow through MVRD an amount up to \$70 million over the next five years, to fund required building envelope repairs and deep retrofits to reduce greenhouse gas emissions and improve energy efficiency at several of its housing complexes.

Adoption of a loan authorization bylaw is required to allow long-term borrowing from the Municipal Finance Authority on behalf of MVHC up to \$70 million.

The Board approved entering into an agreement with MVHC authorizing borrowing from MFA for the capital programs as requested.

The Board gave first, second, and third readings to *Loan Authorization Bylaw No. 1381, 2024* and forwarded it to the Inspector of Municipalities for approval.

Upon approval from the Inspector of Municipalities, the Board will direct the Corporate Officer to undertake an alternative approval process. Further more the Board specified the extent, form, and deadline for receiving elector responses to obtain participating area approval for the bylaw pursuant to section 407(3)(b) of the *Local Government Act*.

**E2.1 Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023** **APPROVED**

In April 2023, the Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the *2024-2028 Financial Plan*, and directed staff to approach the financial plan with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Engagement with industry, member jurisdictions, First Nations and the public was undertaken in fall 2023, during which feedback and comments were received and addressed.

On October 27, 2023, the GVS&DD, GVWD, and MVRD Boards gave third reading to the three DCC bylaws and subsequently sent them to the Inspector of Municipalities, who granted statutory approval in February 2024. The bylaws will be effective as of January 1, 2025 with a three-year phase-in of the DCC rates to a one-per-cent assist factor to January 1, 2027.

The Board adopted the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*.

**I 1 Committee Information Items and Delegation Summaries**

The Board received information items and delegation summaries from standing committees as follows.

**Regional Parks Committee – March 6, 2024**

Delegations:

**C1 Dr. Cheryl Young, Fraser Health Authority**

Subject: Pilot Program to Permit Alcohol Consumption in Regional Parks

**C2 Dr. Michael Schwandt, Vancouver Coastal Health**

Subject: Pilot Program to Permit Alcohol Consumption in Regional Parks

**Regional Planning Committee – March 8, 2024**

Information Items:

**E7 Regional Food System Strategy Update – Scope of Work and Engagement (Phase 2)**

Since endorsing its first *Regional Food System Strategy* (RFSS) in 2011, Metro Vancouver and its member jurisdictions have collectively worked to support a sustainable, resilient, and healthy food system. These efforts focused on continuing to protect agricultural land and food production and increase local food security in the face of advancing climate stability, changing socio-economic circumstances, and regional development pressures. During preparation of the *Climate 2050 Agriculture Roadmap*, endorsed by the MVRD Board in 2023, an update to the *Regional Food System Strategy* was identified in order to address ongoing policy gaps. The update to the RFSS, identified in the Board Strategic Plan (2022-2026) as a priority action, is intended to connect with all segments and sectors of the region’s food system, understand the issues, challenges, and successes each sector has experienced over the past 13 years, develop a shared vision and goals, and establish actions and a strategic direction to move forward.

**Mayors Committee – March 15, 2024**

Information Items:

**E2 Report on 2024 Invest Vancouver Management Board Meeting Schedule, Work Plan, and the Invest Vancouver 2024 Annual Plan**

The attached report titled 2024 Invest Vancouver Management Board Meeting Schedule, Work Plan, and the Invest Vancouver 2024 Annual Plan was considered by the Invest Vancouver Management Board at its meeting of February 2, 2024 and by the MVRD Board at its meeting of February 23, 2024, and is presented here to the Mayors Committee for its information. Invest Vancouver works closely with member jurisdictions to support local economic development plans. For example, since the MVRD Board’s adoption of the *Invest Vancouver 2024 Annual Plan*, the City of Surrey, at its January 29, 2024 council meeting, approved the Invest Surrey’s 2024 Economic Strategy. This economic strategy focuses on the City of Surrey a modern, highly-livable, world-class city while also positioning it as a recognized investment destination and innovation centre in the region.

Economic development plans support collaboration and coordinated efforts between industries, community partners and stakeholders, and Invest Vancouver works with member jurisdictions to attract foreign direct investments in order to facilitate the creation of high-value jobs to advance broadly shared prosperity for all residents of the Metro Vancouver region. Local economic strategies and Invest Vancouver’s *2024 Annual Plan* are intended to complement each other, and both will help build a future-

focused economy for the region that can compete globally and increase resiliency to endure shocks resulting from times of uncertainty.

## Metro Vancouver Housing

### **E1.1 Award of ITT No. 23-411 for Construction Services for Strathearn Court – Building Envelope Rehabilitation** **APPROVED**

As a part of Metro Vancouver Housing’s Asset Management Program, the Strathearn Court site was identified in 2018 as requiring a full building envelope renewal. The project will be completed with tenants remaining in place, and is focused on exterior renovations to renew, revitalize, and extend the serviceable life (50 years) of the existing townhouses and apartment building. The project is construction ready, with a building permit issued by the City of Vancouver on October 30, 2023. This renewal project provides an excellent opportunity to significantly improve energy performance and sustainability, which directly impacts tenant comfort and affordability. Upon completion, there will be an estimated reduction in energy and GHG by 25 per cent, which will contribute to the *Metro Vancouver Housing 10-Year Plan* as part of MVH’s GHG Reduction Plan.

The Board approved award of a contract for Strathearn Court – Building Envelope Rehabilitation in the amount of up to \$8,160,895 (exclusive of taxes) to Signia Construction Ltd, subject to final review by the CAO.

## Greater Vancouver Water District

### **G1.1 Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023** **APPROVED**

In April 2023, the Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the *2024-2028 Financial Plan*, and directed staff to approach the financial plan with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Significant engagement with industry, member jurisdictions, First Nations and the public was undertaken in fall 2023, during which feedback and comments were received and addressed.

On October 27, 2023, the GVS&DD, GVWD and MVRD Boards gave third reading to the three DCC bylaws and subsequently sent them to the Inspector of Municipalities, who granted statutory approval in February 2024. The bylaws will be effective as of January 1, 2025 with a three-year phase-in of the DCC rates to a one-per-cent assist factor to January 1, 2027.

The Board adopted the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*.



**Greater Vancouver Sewerage and Drainage District**

**G1.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023** **APPROVED**

In April 2023, the Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the *2024-2028 Financial Plan*, and directed staff to approach the financial plan with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Significant engagement with industry, member jurisdictions, First Nations and the public was undertaken in fall 2023, during which feedback and comments were received and addressed.

On October 27, 2023, the GVS&DD, GVWD and MVRD Boards gave third reading to the three DCC bylaws and subsequently sent them to the Inspector of Municipalities, who granted statutory approval in February 2024. The bylaws will be effective as of January 1, 2025 with a three-year phase-in of the DCC rates to a one-per-cent assist factor to January 1, 2027.

The Board adopted the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*.