

For Metro Vancouver meetings on Friday, January 26, 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@metrovanancouver.org.

Metro Vancouver Regional District

E1.1 Regional Park at Cape Roger Curtis – Project Update

RECEIVED

Regional Park staff continue to work through the Bowen Island Municipality (BIM) rezoning and Official Community Plan (OCP) amendment process required to allow for supervised overnight tent camping in the proposed regional park at Cape Roger Curtis.

In July 2023, BIM council referred the park proposal, draft rezoning and OCP amendment bylaws, and a list of conditional requirements to advisory committees, external agencies, Islands Trust, and First Nations. Phase 2 public engagement took place July 29 to August 16, 2023. On August 25, 2023, the Islands Trust Executive Committee resolved that the BIM rezoning and OCP amendment bylaws are contrary to or at variance with the Islands Trust Policy Statement. BIM subsequently asked Metro Vancouver to submit an amended proposal to comply with the Islands Trust Policy Statement prior to consideration of second reading.

Staff have provided detailed responses to the Islands Trust decision and conditional requirements to BIM, and requested clarity on the next steps in the rezoning and OCP amendment process.

The Board received the report for information.

E2.1 Climate 2050: Priority Actions to Accelerate Toward our Regional Targets

RECEIVED

The Board has adopted the targets and plans aligned with the global science to avoid the worst impacts of climate change. Metro Vancouver's *Clean Air Plan* and *Climate 2050* strategy and supporting roadmaps outline the necessary actions and roles. This report identifies priority "Big Moves" needed to accelerate toward the Board-adopted greenhouse gas emissions reduction targets.

At its January 11 meeting, the Climate Action Committee identified the importance of a broad and inclusive discussion on priority actions, and the need for all standing committees of the Metro Vancouver Board to be aware of, and understand the criticality of, these priority actions in advancing substantive climate action toward the Board adopted climate action targets. Given that affordability and housing challenges are top of mind for the residents of Metro Vancouver, it is important to ensure that there is broader discussion about the regulatory opportunities for Metro Vancouver in the building, transportation, and industrial sectors, and a good understanding of the range of supportive policies and equity outcomes that are imperative for any regulatory policy success.

The Board received the report for information and directed staff to forward a copy of the report to the Caucus of Committee Chairs for discussion and information.

E2.2 Proposed Regulatory Approach to Reduce Greenhouse Gas Emissions from Existing Large Buildings: Phase 2 Engagement

**NOT
ENDORSED**

This report requested a second phase of engagement on a regulatory approach for reducing GHG emissions from existing large buildings (over 2,322 square metres or 25,000 square feet). The report sought Board direction to engage further with impacted and interested audiences on a regulatory intentions paper, which describes an approach to setting GHG emissions reporting requirements and final GHG limits for about 9,000 large buildings in the region. This represents less than two per cent of the region's overall existing building stock, yet these buildings contribute 35 per cent of building sector GHG emissions.

The Board did not support the proposal to proceed with the next phase of engagement.

E3.1 Renewal of MVRD Internal Financing of MVHC Mortgages

APPROVED

The Board approved the MVRD continuing to provide first mortgage financing on four MVHC properties (Manor House, Regal Place Hotel, Cedarwood Place, and Crown Manor). The mortgages will be for another five-year term, and will have a variable interest rate based upon Metro Vancouver's internal rate of return on investments. The Board directed the Corporate Officer to publish in the newspaper, pursuant to requirements of Section 272 of the *Local Government Act*, Metro Vancouver's intention to lend money to the MVHC.

E4.1 Metro 2050 Implementation Guideline – Industrial and Employment Lands

APPROVED

The Board endorsed the *Metro 2050 Implementation Guideline – Industrial and Employment Lands* as presented.

Regional Planning is in the process of developing and updating a suite of *Metro 2050* implementation guidelines in an effort to support the interpretation and implementation of the regional growth strategy. This implementation guideline is intended to provide clarity about industrial land objectives, as well as how planning policies, market conditions, site locations, industrial sectors, and local contexts influence the implementation of these objectives. It also provides guidance for member jurisdictions on how to best support the protection and efficient development and use of industrial lands, while also reflecting local contexts and issues, during the preparation of Regional Context Statements.

E4.2 Metro Vancouver Resident and Immigrant Behaviour Model: Phase One and Two Report

RECEIVED

The *Metro Vancouver Resident and Immigrant Behaviour Model* was developed to better understand housing and neighbourhood needs and preferences of long-term residents and immigrants. The survey found that both cohorts are motivated to live in the region largely due to employment opportunities and a favourable climate. Immigrants are more likely to move within the region, while long-term residents tend to remain in a single location.

Immigrants prefer living in "the city," while long-term residents prefer living in a suburban neighbourhood. Both cohorts express a preference to live in neighbourhoods with a mix of housing types, shops, and

businesses. Both cohorts prefer the housing type they currently live in with immigrants more likely to prefer apartments and multi-attached houses, and long-term residents more likely to prefer single detached houses.

The Board received the report for information.

E4.3 Metro Vancouver Housing Data Book 2023

RECEIVED

The *Metro Vancouver Housing Data Book* brings together a large collection of regional and municipal level housing related data to support policy makers, researchers, and members of the public. The Board received the report for information.

E4.4 Commercial Truck Parking on Agricultural Lands

APPROVED

Metro Vancouver staff have reviewed the matter of unauthorized commercial or heavy-duty truck parking on the region's agricultural lands. This issue has been an ongoing challenge for some member jurisdictions in the region and involves truck owner-operators parking or storing vehicles on agricultural lands because they have limited options. This report provides background and context of the issue, including: a summary of relevant policies and plans, an overview of the complexity and interconnected aspects of the issue, impacts on the agricultural sector, the needs of truck drivers and their operational considerations, current efforts to address the issue, and possible solutions that various agencies could further explore.

The Board resolved to send a letter to the Minister of Transportation and Infrastructure and the Minister of Agriculture and Food advocating for provincial actions to address the issue of commercial truck parking on agricultural lands, and to send a copy of this report to member jurisdictions with agricultural land.

G1.1 Metro Vancouver Regional District Dedication of Land as Regional Park Bylaw No. 1370, 2024

APPROVED

Metro Vancouver has undertaken a review of its regional park land holdings. Due to changes in legislation and corporate practice over time, there is a significant number of regional parks parcels that are not dedicated as regional park by way of bylaw. This includes outstanding regional park lands owned by Metro Vancouver that are not currently dedicated by way of bylaw, with some exceptions of parks where Metro Vancouver is engaged in major projects.

The Board gave first, second, and third readings to the *Metro Vancouver Regional District Dedication of Land as Regional Park Bylaw No. 1370, 2024*, then passed and finally adopted said bylaw.

G2.1 Metro 2050 Type 2 Proposed Amendment – City of Maple Ridge (Yennadon Lands)

APPROVED

The City of Maple Ridge requested a Type 2 *Metro 2050* amendment for a 25.4-hectare site comprising 13 properties located southwest of the intersection of 232 Street and 128 Avenue. The amendment would adjust the Urban Containment Boundary to include 23154 128 Avenue and 12791 232 Street (approximately two hectares in total), and re-designate the regional land uses from General Urban and Agricultural to Industrial and Conservation and Recreation to accommodate future industrial uses and protect a portion of the site for nature.

The Board initiated a *Metro 2050* amendment process for the City of Maple Ridge as requested. They gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1376, 2024* and directed staff to notify affected local governments per section 6.4.2 of *Metro 2050*.

G3.1 MFA Spring 2024 Borrowing for the Township of Langley – MVRD Security Issuing Bylaw No. 1377, 2024 **APPROVED**

As set out in the Community Charter, Metro Vancouver must adopt a security issuing bylaw in order to enable the Township of Langley to proceed with their long-term borrowing request of \$25,250,000. This borrowing is to finance the construction of Fire Hall #5.

The Board consented to the request for financing from the Township of Langley, gave first, second, and third readings to *Metro Vancouver Regional District Security Issuing Bylaw No. 1377, 2024*, then adopted said bylaw and forwarded it to the Inspector of Municipalities for Certificate of Approval.

H1 Notice of Motion

New Westminster Mayor Patrick Johnstone provided a notice of motion to the Board on behalf of New Westminster Council requesting that fair wage and living wage policies be developed and adopted by the regional government.

The Board directed staff to report back on living wage and fair wage policies for the MVRD, MVHC, GVWD, and GVS&DD.

I 1 Committee Information Items and Delegation Summaries

The Board received delegation summaries from standing committees.

Climate Action Committee – January 11, 2024

Delegation Summaries:

3.1 Melina Scholefield, Executive Director, Zero Emissions Innovation Centre

Subject: Climate Action in Metro Vancouver – Retrofit Accelerator for Existing Large Buildings

Regional Planning Committee – January 12, 2024

Delegation Summaries:

3.1 Marlene Best, Interim Director of Planning and Amanda Grochowich, Manager of Community Planning, Planning Department, City of Maple Ridge

Subject: Urban Containment Boundary Extension and Re-designation

Greater Vancouver Water District

I 1 Committee Information Items and Delegation Summaries

The Board received one information item from one standing committee.

Water Committee – January 10, 2024

Information Item:

E1.1 Cleveland Dam Safety Enhancements Program

Metro Vancouver remains dedicated to enhancing public safety for those enjoying nature around Capilano River Regional Park and has completed a number of upgrades to the Cleveland Dam as well as along the Capilano River downstream of the dam. These include installing an interim public alarm system, enhancing the reliability of the Cleveland Dam mechanical and control systems, adding more warning signage along the river, launching a safety education website, transitioning to Alertable (an emergency mass public alert system), and completing two phases of public engagement.

Design of the long-term public warning system is currently underway with new alarm sites being informed through on-site surveying along the Capilano River to determine patterns of public river uses. Another phase of engagement will take place in 2024 prior to installation and commissioning of new locations in 2025.

Greater Vancouver Sewerage and Drainage District

E1.1 2024 Liquid Waste Capital Projects

RECEIVED

The Board approves an annual capital budget for the liquid waste system. This report provides the Board with geographical information regarding the location of the different projects that were approved for 2024. The Board received the report for information.

E1.2 Award of Contract Resulting from Standing Request for Expression of Interest No. 23-011: Biosolids Management – Multi-Site Forage Crop Fertilization

APPROVED

Metro Vancouver is obligated under the *Integrated Liquid Waste and Resource Management Plan* to continuously seek and secure beneficial use options to manage our supply of biosolids in an environmentally, socially, and fiscally responsible manner.

The Board approved award of a contract resulting from Standing Request for Expression of Interest No. 23-011 for biosolids management, in the amount of up to \$5,607,000 (exclusive of taxes) to SYLVIS Environmental Services Inc., for a term of five years with an option to extend for one additional five-year term subject to final review by the Commissioner.

E1.3 Award of Contract Resulting from Standing Request for Expression of Interest No. 23-011: Biosolids Management – Ingerbelle Composting Facility **APPROVED**

Metro Vancouver is obligated under the *Integrated Liquid Waste and Resource Management Plan* to continuously seek and secure beneficial use options to manage our supply of biosolids in an environmentally, socially, and fiscally responsible manner.

The Board approved award of a contract resulting from Standing Request for Expression of Interest No. 23-011 for biosolids management, in the amount of up to \$29,768,000 (exclusive of taxes) to Arrow Transportation Systems Inc., for a term of five years with an option to extend for one additional two-year term subject to final review by the Commissioner.

E1.4 Award of Contract Resulting from Request for Proposal No. 23-184: Iona Island Wastewater Treatment Plant Long-term Lagoon Cleaning **APPROVED**

Metro Vancouver requires specialized services to remove and dewater digested wastewater treatment plant sludge from the four lagoons located at Iona Island Wastewater Treatment Plant in order to create space for construction of the plant upgrade projects.

The Board approved the award of RFP No. 23-184 for Iona Wastewater Treatment Plant long-term lagoon cleaning in the amount of up to \$29,913,644 (exclusive of taxes) to American Process Group Ltd., for a term of four years with an option to extend for an additional two years, subject to final review by the Commissioner.

G1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 374, 2024 – Fraser Sewerage Area – Maple Ridge (14500 Silver Valley Road) **APPROVED**

At its November 24, 2023 meeting, the MVRD Board resolved that the extension of GVS&DD sewerage services to four new building footprints at 14500 Silver Valley Road, Maple Ridge was generally consistent with the provisions of *Metro 2050*. The City of Maple Ridge requested a sewer area amendment application to the GVS&DD requesting an extension of sewer service to 14500 Silver Valley Road, which is part of UBC's Malcolm Knapp Research Forest.

The Board gave first, second, and third readings to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 374, 2024*, then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

The Board received a lone information item from a single standing committee.

Liquid Waste Committee – January 17, 2024

Information Item:

E1 2023 “Our Ocean Thanks You” Campaign Results

Microfibres from fabrics are one of the largest sources of microplastics in the ocean and can be harmful to aquatic life. The “Our Ocean Thanks You” campaign asks residents to wash in cold water to reduce microfibre shedding. The campaign ran from September 12 to October 29 and targeted parents with children under 18. Paid media placements included social media, YouTube, television, radio, transit advertising, online banners, and Google Search terms, all of which directed to a campaign website. Boosted by creative materials featuring new marine animals, many media placement and website results were stronger than last year. The campaign delivered over 25 million impressions, 1.1 million video views, 13,000 clicks for more information, 253 engagements, 11,600 website visits, and reached 845,000 residents through online tactics. The campaign will run again in 2024 with a similar timing and will continue to feature additional marine animals as part of its creative materials.

Metro Vancouver Housing

E1.1 Renewal of MVRD Internal Financing of MVHC Mortgages

APPROVED

The Board approved the MVRD continuing to provide first mortgage financing on four MVHC properties (Manor House, Regal Place Hotel, Cedarwood Place, and Crown Manor). The mortgages will be for another five-year term, and will have a variable interest rate based upon Metro Vancouver’s internal rate of return on investments. The Board directed the Corporate Officer to publish in the newspaper, pursuant to requirements of Section 272 of the *Local Government Act*, Metro Vancouver’s intention to lend money to the MVHC.

I 1 Committee Information Items and Delegation Summaries

The Board received a solitary information item from a standing committee.

Housing Committee – January 12, 2024

Information Item:

E1.1 Municipal Measures to Reduce Non-Market Housing Development Costs and Approval Timelines – Engagement Update

Non-profit rental housing projects face a number of challenges, including increasing costs and extended timelines, which have been exasperated in the current economic climate. To maximize the number of affordable homes delivered in the region, and to ensure affordable rental housing projects remain viable, supportive municipal policies that reduce development costs and approval timelines for non-market housing are critical. This report provides an update on engagement activities undertaken to date, following direction from the MVHC Board to work with Metro Vancouver member jurisdictions to identify opportunities for more regional consistency and supportive policy measures to aid in more effective delivery of non-market housing in the region.