



City of Port Moody

Report/Recommendation to Council

Date: January 14, 2025
Submitted by: Community Development Department – Policy Planning Division
Subject: Notification of *Metro 2050* Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline

Purpose

To present an invitation for comments from Metro Vancouver regarding their proposed Type 3 amendment to *Metro 2050*, the regional growth strategy, to ensure consistency between the recently endorsed Regional Affordable Rental Housing Target Implementation Guideline and *Metro 2050*.

Recommended Resolution(s)

THAT Metro Vancouver be notified that the City of Port Moody has no objections to the proposed amendments in Metro Vancouver Regional District Growth Strategy Amendment Bylaw No. 1398, 2024, as outlined in the report dated January 14, 2025, from the Community Development Department – Policy Planning Division regarding Notification of *Metro 2050* Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline.

Background

At its September 27, 2024, regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the Metro Vancouver Board:

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

The letter from Metro Vancouver inviting Port Moody's Council to provide comments on this matter is included as **Attachment 1**. Importantly, the deadline specified in this letter to provide written comments has been extended and is now January 15, 2025.

Metro 2050 is the region's growth strategy. It contains various policies, objectives and regional targets for all member jurisdictions to collectively work towards. *Metro 2050* was adopted on February 24, 2023, and since then, Metro Vancouver staff have been developing or updating various implementation guidelines to support the implementation of the plan.

In the summer of 2024, Metro Vancouver endorsed an implementation guideline for the Regional Affordable Rental Housing Target (**Attachment 2**). The recently endorsed guideline defines and communicates the methodology that Metro Vancouver will use to monitor progress toward the regional affordable rental housing target.

This target, a version of which already exists in *Metro 2050*, envisions that:

'At least 15% of newly completed housing units built within all Urban centre, Frequent Transit Development Areas, and Major Transit Growth Corridors, by the year 2050, are affordable rental housing units'.

Notably, Port Moody has an Inclusionary Zoning – Affordable Rental Units Policy, which sets out the expectations city-wide for the provision of Affordable Rental Units as part of certain new multi-residential developments. A key expectation of which is that for any projects proposing a residential density greater than 2.0 FAR, the City requires either a minimum 15% of residential FAR as Below-Market Rental Units; or a minimum 6% of residential FAR as Non-Market Rental Units.

Discussion

The regional affordable rental housing target was designed to reflect the importance of affordable housing in regionally significant areas that are well-served by public transportation, and therefore, focused on progress made only in certain transit-oriented geographic areas, specifically in Urban Centres and Frequent Transit Development Areas (FTDAs). However, during the process of developing the methodology for the implementation guideline, Metro Vancouver staff determined that Major Transit Growth Corridors (MTGCs) should also be included with the geographies being monitored.

MTGCs are select areas along TransLink's Major Transit Network. These corridors extend approximately 1 kilometre from the roadway centreline in both directions and do not extend outside the Urban Containment Boundary. Metro Vancouver's staff report to the Regional Planning Committee (**Attachment 3**) includes a map of the combined Urban Centres, FTDAs, and MTGCs areas on pg. 3.

The following are identified as reasons for including MTGCs in the monitoring area for the Regional Affordable Rental Housing Target:

- The MTGCs are contiguous geographies that are well-served public transit. Including them addresses challenges with data suppression, as newly completed affordable rental housing units in these areas will be measured towards the target.
- Adding MTGCs will make achieving the target more feasible and meaningful, as the expanded geography will allow for more potential sites to locate affordable housing.

- The inclusion of MTGCs is consistent with the original intent of the Regional Affordable Rental Housing Target identified in *Metro 2050* and will provide a more relevant geography to measure the region's progress in this regard.

Metro 2050 requires an administrative update to ensure it aligns with the methodology in the recently endorsed Regional Affordable Rental Housing Target Implementation Guideline. Specifically, changes to the wording in three sections of *Metro 2050* are required to reflect the inclusion of the MTGC geographic areas:

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

It is noted by Metro Vancouver staff that the proposed revisions do not alter the intent of *Metro 2050* or the intent of the existing policy, which is to measure the growth of affordable rental housing units in transit-oriented geographies. Rather, the resulting inclusion of MTGCs creates a contiguous geography that increases opportunities for member jurisdictions to contribute to the target.

Staff Recommendation

The proposed amendment has been initiated by Metro Vancouver, to allow for an internal, administrative update to align *Metro 2050* with the recently endorsed Regional Affordable Rental Housing Target Implementation Guideline.

While the addition of MTGCs will expand the geographic area in Port Moody that is monitored as a part of this regional target, the implementation guide indicates that any monitoring and reporting will be completed at the regional level. This includes updates on annual progress in the *Metro 2050* Annual Performance Monitoring Reports, a comprehensive report to be published very five years, and other contextual reporting on measures that relate to the target.

Considering the above, Port Moody staff have not identified any concerns or objections to provide to the Metro Vancouver Board on the proposed *Metro 2050* Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline.

Other Option(s)

THAT the following comments be provided to the Metro Vancouver Regional Board...

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Public Engagement Initiatives

Notification by Metro Vancouver of the *Metro 2050* amendment request is consistent with the requirements of section 437(2) of the *Local Government Act* and sections 6.4.2 and 6.4.5 of *Metro 2050*. No communications or public engagement is required to be undertaken by the City of Port Moody.

Council Strategic Plan Goals

This is an initiative by Metro Vancouver to provide an administrative update to *Metro 2050*, relating to changes in the monitoring criteria of a regional target. As such, it is not applicable to the Port Moody Council Strategic Plan (2023-2026).

Attachment(s)

1. Notification Letter from Metro Vancouver dated November 7, 2024.
2. Regional Affordable Rental Housing Target Implementation Guideline.
3. Metro Vancouver Staff Report.

Report Author

Ellen Molloy, M.PI
Planning Technician

Report Approval Details

Document Title:	Notification of Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline.docx
Attachments:	- Attachment 1 - Notification Letter from Metro Vancouver dated November 7, 2024.pdf - Attachment 2 - Regional Affordable Rental Housing Target Implementation Guidelines.pdf - Attachment 3 - Metro Vancouver Staff Report.pdf
Final Approval Date:	Dec 17, 2024

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Dec 11, 2024

Mary De Paoli, Manager of Policy Planning - Dec 11, 2024

Kate Zanon, General Manager of Community Development - Dec 12, 2024

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Dec 13, 2024

Lindsay Todd, Manager of Communications and Engagement - Dec 13, 2024

Paul Rockwood, General Manager of Finance and Technology - Dec 16, 2024

Anna Mathewson, City Manager - Dec 17, 2024