

For Metro Vancouver meetings on Friday, October 30, 2020

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:

Greg.Valou@metrovancouver.org.

Metro Vancouver Regional District**E 1.1 Responding to Funding Request for Fraser River Waterfront Revitalization Initiative RECEIVED**

At its meeting on September 11, 2020, the Surrey Board of Trade presented the proposed Fraser River Waterfront Revitalization Initiative to the Regional Planning Committee. The presentation included a request for staff participation in the initiative as well as a funding contribution towards the project budget. The proposal as presented, does not provide enough scope or information to assess its alignment with Metro Vancouver's various long range strategies and Metro 2040, the regional growth strategy. When this information is available and assessed for policy alignment, opportunities for funding support, if directed, can be considered.

The Board received the report for information.

E 1.2 Metro 2040 Industrial and Mixed Employment Policy Review Recommendations RECEIVED

To inform the update to Metro 2040, Metro Vancouver has undertaken an Industrial and Mixed Employment Policy Review. To improve the regional growth strategy policies for industrial and mixed employment lands and support the vision for the region's industrial lands as outlined in the recently approved Metro Vancouver Regional Industrial Lands Strategy, staff recommended the following directions to guide the development of new and amended policy language:

1. Update and clarify the definition of industrial uses;
2. Strengthen regional policies to protect industrial lands for industrial uses, through:
 - a. Establishing a higher voting threshold to amend the regional land use designation for industrial lands;
 - b. Developing a new regional overlay for trade-oriented lands, which may include restricting strata tenure and unit sizes;
 - c. Clarifying and strengthening the definition of industrial uses;
3. Introduce some flexibility for mixed employment lands by rail rapid transit stations to accommodate higher job density and other regional growth strategy objectives;
4. Encourage industrial lands intensification / densification, where contextually appropriate to the activity and location, and while also considering interface with other uses;
5. Undertake a regional land use assessment; and
6. Improve climate action.

The Board passed an amended resolution to receive the report for information.

E 1.3 Metro 2040 Agriculture Policy Review Recommendations**APPROVED**

The Metro 2040 Agriculture Policy Review is nearing completion. Staff recommended five directions for updates to Strategy 2.3, including:

1. Adding policies to enhance distribution avenues for locally produced food;
2. Enhancing policies to prevent conflicts with agricultural operations;
3. Enhancing policies to discourage non-farm uses of agricultural land and encourage actively farmed land;
4. Addressing the gaps in Strategy 2.3 by including actions for climate change adaptation, ecosystem services, agriculture awareness; and
5. Revising wording to enhance and clarify the intention of the existing policies and actions.

The Board endorsed the Agriculture Policy Review recommendations as presented as the basis for updating Strategy 2.3 of the regional growth strategy.

E 2.1 2020 Declaration for Resilience in Metro Vancouver Communities**RECEIVED**

At its October 20, 2020 meeting, the COVID-19 Response Task Force discussed the 2020 Declaration for Resilience in Metro Vancouver Communities, expressing concern about lack of clarity between the higher level, aspirational preamble and the more prescriptive language in the declaration actions.

The task force discussed referring it back to the Regional Planning Committee for additional work and the alignment of the declaration with ongoing work to update the regional growth strategy, Metro 2040. A motion was made to refer it back to the Regional Planning Committee, but this was defeated in a tie vote. Subsequently, the Regional Planning Committee recommendation to advance the declaration to the Board for endorsement was defeated and the task force passed a resolution to receive the report for information. On October 9, 2020 the Regional Planning Committee considered the same report and endorsed the recommendation to forward the report to the COVID-19 Response Task Force for its consideration.

The Board received the report for information.

E 3.1 Reconciliation Discussion**APPROVED**

The Board directed staff to review the Truth and Reconciliation Commission's 94 Calls to Action and report back to the Indigenous Relations Committee with information and recommendations regarding reconciliation for consideration in anticipation of the Board's upcoming strategic planning session in early 2021.

E 4.1 Metro Vancouver External Agency Activities Status Report – October 2020**RECEIVED**

The Board received for information the following reports from Metro Vancouver representatives to external organizations:

- a) Delta Heritage Airpark Management Committee
- b) Fraser Valley Regional Library Board (FVRL)
- c) Fraser Basin Council Society
- d) Lower Mainland Local Government Association (LMLGA)
- e) Municipal Finance Authority of BC
- f) Pacific Parklands Foundation – Update from May 1, 2020 to October 1, 2020
- g) Sasamat Volunteer Fire Department Board of Trustees
- h) UBCM
- i) Western Transportation Advisory Council (WESTAC)

G 1.1 Amending Metro Vancouver 2040: Shaping our Future to Re-Designate Regional Parks Lands to Conservation and Recreation**APPROVED**

Metro Vancouver has an ongoing land acquisition program that adds lands to the regional parks system. Over recent years, Metro Vancouver has been acquiring properties throughout the region to add to the regional parks inventory. Of these property interests, 71 are currently designated either General Urban, Industrial, Rural, or some combination thereof in Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy. Regional Parks is requesting to update the maps in Metro 2040 to better reflect the current use of these lands as regional park or a greenway, therefore Metro Vancouver is initiating a Type 3 Minor Amendment to Metro 2040 to re-designate these property interests to a Conservation and Recreation regional land use.

The Board:

- a) initiated the Metro Vancouver 2040: Shaping our Future amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate 71 individual regional land use designation changes to Conservation and Recreation to reflect the acquisition of these property interests by Metro Vancouver Regional Parks;
- b) gave first, second and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020”; and
- a) directed staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of Metro Vancouver 2040: Shaping our Future.

G 2.1 MVRD Notice of Bylaw Violation Enforcement and Dispute Adjudication Amending Bylaw No. 1311, 2020**APPROVED**

A range of tools, including notices of bylaw violation and municipal tickets, can be used to promote compliance with Metro Vancouver’s bylaws.

The Greater Vancouver Regional District (GVRD) Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 1117, 2010 (Bylaw 1117) allows contraventions to be addressed through a Notice of Bylaw Violation where enforcement is needed, as an initial enforcement measure.

The Board gave first, second and third readings to Metro Vancouver Regional District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amending Bylaw No. 1311, 2020; then passed and finally adopted said bylaw.

G 2.2 MVRD Ticket Information Utilization Amending Bylaw No. 1312, 2020

APPROVED

A range of tools, including municipal tickets and notices of bylaw violation, can be used to achieve compliance with Metro Vancouver Bylaws. The Greater Vancouver Regional District (GVRD) Ticket Information Utilization Bylaw No. 1050, 2006, as amended, (Bylaw 1050) allows offences to be addressed by issuing Municipal Ticket Information (MTI). Officers can consider the use of an MTI where the enforcement matter is serious but where the possibility of a more expedited prosecution is appropriate.

New offences were created with the adoption of the residential indoor wood burning bylaw and amendments to the automotive refinishing bylaw. Proposed amendments to Bylaw 1050 identify the new offences for which an MTI may be issued and authorize officers to issue an MTI with the accompanying fine. Additional amendments to Bylaw 1050 are also proposed in relation to offences under other emission regulation bylaws to enhance the tools available for enforcement action.

The Board gave first, second and third readings to Metro Vancouver Regional District Ticket Information Utilization Amending Bylaw No. 1312, 2020; then passed and finally adopted said bylaw.

G 3.1 MVRD 2021 Budget and 2021 – 2025 Financial Plan and Five Year Bylaw

APPROVED

Following the planning process outlined at the June 5 Board Budget Workshop, the MVRD 2021 Annual Budget and 2021–2025 Financial Plan was brought forward for consideration and approval. The financial plan was developed based on a detailed budgeting process designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures, and debt servicing costs over the next five years. Staff also brought forward a request to authorize the application of 2021 reserve funds which required the approval of the MVRD Board pursuant to the Board's Operating, Discretionary, and Statutory Reserves Policy.

The Board:

1. Approved the 2021 Annual Budget and endorse the 2021–2025 Financial Plan as presented in the following schedules:
 - Revenue and Expenditure Summary
 - Air Quality
 - E911 Emergency Telephone Service
 - Electoral Area Service
 - General Government Administration
 - General Government Zero Waste Collaboration Initiatives
 - Housing Planning and Policy

- Regional Economic Prosperity
- Regional Emergency Management
- Regional Employer Services
- Regional Global Positioning System
- Regional Parks
- Capital Programs & Project Totals - Regional Parks
- Regional Planning

2. Approved the 2021 Annual Budget and endorsed the 2021–2025 Financial Plan presented for the Sasamat Fire Protection Service, and shown in the following schedules:

- Revenue and Expenditure Summary
- Sasamat Fire Protection Service

3. Approved the 2021 Reserve Applications as presented; and

4. Gave first, second and third readings to Metro Vancouver Regional District 2021 to 2025 Financial Plan Bylaw No. 1313, 2020; then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from Standing Committees.

Indigenous Relations Committee – October 8, 2020

Information Items:

5.3 Quarterly Report on Reconciliation Activities

This report provided a summary of reconciliation activities undertaken by Metro Vancouver over the past several months as well as information on upcoming events and activities planned for 2020.

Performance and Audit Committee – October 15, 2020

Information Items:

5.2 Interim Financial Performance Report – August 2020

The projected overall operational surplus for 2020 for Metro Vancouver's functions is at \$5.7 million on an approved budget of \$894.3 million (or slightly less than 0.7% of the approved budget.) Historically, Metro Vancouver has observed a surplus of 3%–5% per annum. For the 2020 year, alongside the ratepayers and the residents and businesses of the Region, Metro Vancouver is facing extraordinary circumstances and financial pressures as a result of the COVID-19 pandemic. As the year progresses and financial impacts to Metro Vancouver are monitored, work plans will be adjusted as might be required to adapt to the changing circumstances along with any substantial financial pressures that may arise to minimize financial impacts to final results while also examining all opportunities for mitigation while maintaining service levels.

5.3 Capital Program Expenditure Update as at August 31, 2020

This is the second report for the 2020 fiscal year and covers the eight months ending August 31, 2020. For the 2020 year, alongside the ratepayers and the residents and businesses of the region, Metro Vancouver has faced extraordinary circumstances and financial pressures as a result of the COVID-19 pandemic event. Work plans have been adjusted as required to adapt to the changing circumstances and to minimize financial impacts while also examining all opportunities for mitigation while maintaining service levels.

For the eight months of 2020, Metro Vancouver's capital expenditures were approximately 47.9% of prorated budget, and are forecast to finish the year at 71% of budget. Any surplus resulting from capital program variance at the end of the year, per policy, will be used in future years to fund capital and avoid debt.

5.5 Investment Position and Returns – June 1 to August 31, 2020

The estimated annualized return for Metro Vancouver's investment portfolio as at August 31, 2020 was 1.60% for Short-Term, 2.43% for Long-Term, and 2.58% for the Cultural Reserve Fund. Investment performance has met policy expectations for the current period and exceeded all its benchmarks. As the previous report included results and balance information up to May 31, 2020, the current report covers June through August 2020. The interest rates are expected to remain low for the foreseeable future. Metro Vancouver's overall rate of return will continue to be pressed lower as a significant portion of the portfolio will be placed in short-term products and held in cash for liquidity.

5.6 Tender/Contract Award Information – June 2020 to August 2020

During the period June 1, 2020 and August 31, 2020, the Purchasing and Risk Management Division issued 13 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were 8 existing contracts requiring contract amendments which necessitate further reporting to the Performance and Audit Committee. All awards and amendments were issued in accordance with the "Officers and Delegation Bylaws 1208, 284 and 247 – 2014" and the "Procurement and Real Property Contracting Authority Policy." For this same period year over year, awards made in excess of \$500,000 continue to trend down by approximately 38%.

Climate Action Committee – October 16, 2020

Information Items:

5.5 Summary of Feedback on Proposals to Regulate Emissions from Cannabis Production and Processing

Emissions from cannabis production and processing include volatile organic compounds (VOC) which contribute to the formation of harmful ground-level ozone. Metro Vancouver has been exploring proposals to manage VOC emissions from cannabis production and processing. A discussion paper that summarized potential regulatory proposals to reduce air emissions from the cultivation, harvesting, and processing of cannabis was published in May 2019, and used as the basis for consultation with a wide range of stakeholders from June to November 2019. Based on the feedback received, an additional period of engagement with several key stakeholders is planned, in order to reach a clearer understanding of key issues, better align with Provincial initiatives, and explore industry-based solutions.

Greater Vancouver Water District

E 1.1 Award of Contract Resulting from Request for Proposal No. 20-098: Water Design & Construction Projects - Project Management Services (2020) **APPROVED**

On June 22, 2020, GVWD issued Request for Proposal (RFP) No. 20-098: Water Design & Construction Projects – Project Management Services (2020). RFP No. 20-098 was a result of a Request for Qualifications (RFQ) No. 19-329 in which five proponents were pre-qualified. All five proposals were received in response to the RFP. The Board approved the award of a contract in the amount of up to \$6,236,880 (exclusive of taxes) to ColliersProject Leaders Inc., subject to final review by the Commissioner.

G 1.1 GVWD 2021 Budget and 2021 – 2025 Financial Plan **APPROVED**

Following the planning process outlined at the June 5 Board Budget Workshop, the GVWD 2021 Annual Budget and 2021–2025 Financial Plan was brought forward for consideration and approval. The financial plan was developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures, and debt servicing costs over the next five years.

The water rate increase to the peak season is expected to pay dividends over the next few years by supporting the transition to a stronger culture of water conservation regionally (especially during summer months). Staff also brought forward a request to authorize the application of 2021 reserve funds which required the approval of the GVWD Board pursuant to the Board's Operating, Discretionary, and Statutory Reserves Policy.

The Board:

1. Approved the 2021 Annual Budget and endorsed the 2021–2025 Financial Plan as presented in the following schedules:

- Revenue and Expenditure Summary
- Water Services
- Capital Programs Project Totals — Water Services

2. Approved the 2021 Reserve Applications as presented; and

3. Set the Water Rate for 2021 at:

- \$0.9546 per cubic metre for June through September; and
- \$0.7119 per cubic metre for January through May and October through December.

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

The Board received an information item from a Standing Committee.

Water Committee – October 15, 2020

Information Items:

5.5 Water Services Capital Program Expenditure Update to August 31, 2020

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the second report for 2020 which includes both the overall capital program for Water Services with a multi-year view of capital projects and the actual capital spending for the 2020 fiscal year to August 31, 2020 in comparison to the prorated annual budget. In 2020 the annual capital expenditures for Water Services are \$148.1 million to date compared to a prorated annual capital budget of \$265.0 million. Forecasted expenditures for the current Water Services capital program remain within the approved budgets through to completion.

Greater Vancouver Sewage and Drainage District**E 1.1 Grant Funding Application for Effluent Heat for Renewable Natural Gas Project****APPROVED**

The proposed Lulu Island Wastewater Treatment Plant (LIWWTP) Effluent Heat for Renewable Natural Gas project will reduce regional greenhouse gas emissions and generate ongoing revenues, in support of Climate 2050 and Integrated Liquid Waste and Resource Recovery Plan goals. The project will install effluent heat recovery equipment that will displace on-site biogas use. Displaced biogas will instead be cleaned and sold to FortisBC as renewable natural gas (RNG), for use throughout the region, reducing regional greenhouse gas emissions.

The Board endorsed the grant funding application of \$3,926,000 for the Lulu Island Wastewater Treatment Plant Effluent Heat for Renewable Natural Gas Project through the CleanBC Communities Fund.

G 1.1 GVS&DD 2021 Budget and 2021 – 2025 Financial Plan**APPROVED**

Following the planning process outlined at the June 5 Board Budget Workshop, the GVS&DD 2021 Annual Budget and 2021–2025 Financial Plan was brought forward for consideration and approval. The financial plan was developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures, and debt servicing costs over the next five years.

Staff also brought forward a request to authorize the application of 2021 reserve funds which requires the approval of the GVS&DD Board pursuant to the Board's Operating, Discretionary, and Statutory Reserves Policy.

The Board:

1. Approved the 2021 Annual Budget and endorsed the 2021–2025 Financial Plan as presented in the following schedules:
 - Revenue and Expenditure Summary
 - Liquid Waste Services
 - Capital Programs Project Totals – Liquid Waste Services
 - Solid Waste Services
 - Capital Programs Project Details – Solid Waste Services; and
2. Approved the 2021 Reserve Applications as presented.

G 2.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 341, 2020 **APPROVED**

The Board:

1. Approved the following amendments to the Tipping Fee Bylaw, effective January 1, 2021:
 - a. Tipping fees to change as follows:
Tipping fees for garbage (per tonne):
 - i. Municipal garbage \$117
 - ii. Up to 1 tonne \$151
 - iii. 1 tonne to 9 tonnes \$129
 - iv. 9 tonnes and over \$103
 - b. Generator levy at \$48 per tonne (included in tipping fee);
2. Gave first, second and third readings to Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 341, 2020; then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

RECEIVED

The Board received information items from Standing Committees.

Performance and Audit Committee – October 15, 2020

Information Items:

5.4 Semi-Annual Report on GVS&DD Development Cost Charges

Total GVS&DD Development Cost Charges (DCCs) collected in the first half of 2020 were \$33.4 million (up from \$23.7 million in the prior year.) This is due primarily to the rate increase which came fully into effect in May 2019 combined with a steady stream of developments in the region. Building permit activity in the region has been relatively consistent over the last 18 months with the January–June 2020 permit value being close to \$5.8 billion. The bulk of this activity has been in the residential development sector (averaging close to 70% of building permit values over the period January 2019 to June 2020) with the balance being generated in the industrial (3%), commercial (21%) and institutional/governmental (6%) development

sectors over the same period. The total GVS&DD DCCs that are currently held in reserve at December 31, 2019 are \$227.6 million.

Zero Waste Committee – October 16, 2020

Information Items:

5.4 Waste Composition Program Plan

Metro Vancouver monitors waste composition annually to obtain valuable estimates of the types and quantities of material disposed in the region. Metro Vancouver is proposing a waste composition schedule to align with and provide baseline data for Metro Vancouver's new solid waste management plan, while building upon existing waste composition data. Under the new schedule, full-scale waste composition studies and studies focusing on the multi-family and commercial/institutional sectors, which represent the greatest opportunities for increasing recycling, would be conducted annually for the next three years during the solid waste management plan development process. Studies would be completed every other year thereafter. A consistent waste composition study schedule will allow for effective monitoring of trends in waste disposal for all types of waste generators.

5.5 Solid Waste Services Capital Program Expenditure Update as of August 31, 2020

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the second report for 2020 which includes the overall capital program for Solid Waste Services with a multi-year view of capital projects and the actual capital spending for the 2020 fiscal year to August 31, 2020 compared to the prorated annual budget. To date in 2020, the annual capital expenditures for Solid Waste Services are \$22.3 million compared to a prorated Capital Budget of \$59.0 million. Forecasted expenditures for the current Solid Waste Services capital program remain within the approved budgets through to completion.

Metro Vancouver Housing Corporation

E 1.1 MVHC Financing of Heather Place Phase 1 Redevelopment

APPROVED

A revised resolution for the Heather Place redevelopment project was required to allow the British Columbia Housing Management Commission (BCHMC) to proceed with the tendering of the take-out loan.

The Board:

1. Approved the borrowing of up to \$17,500,000 as required to facilitate the construction of a housing project located at 733/773 14th Avenue West, Vancouver, B.C. in accordance with the loan commitment letter dated April 28, 2020 issued by BCHMC to MVHC; and
2. Approved the execution and delivery of all documents required by BCHMC or the lender of the monies, as applicable, in such form and containing such terms, covenants, provisos and conditions as are satisfactory to or required by any of them, including without limitation a mortgage, assignment of rents, security agreement, assignment of project agreements (and any assignments

and modifications thereto as approved by BCHMC) and affordable housing agreement (if applicable); and

3. Directed that any two officers or directors, or any one director together with any one officer of the MVHC, for and on behalf of the MVHC be and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do all such acts and things in connection with the Property, the Project or the financing as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of BCHMC or the lender of the monies.

G 1.1 VHC 2021 Budget and 2021 – 2025 Financial Plan

**APPROVED
RECEIVED**

Following the planning process outlined at the June 5 Board Budget Workshop, the MVHC 2021 Annual Budget and 2021–2025 Financial Plan was brought forward for consideration and approval. The financial plan was developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures and debt servicing costs over the next five years. Staff also brought forward a request to authorize the application of 2021 reserve funds which required the approval of the MVHC Board pursuant to the Board’s Operating, Discretionary, and Statutory Reserves Policy.

The Board:

a) Approved the 2021 Annual Budget and endorse the 2021–2025 Financial Plan as presented in the following schedules:

- Revenue and Expenditure Summary
- Housing
- Capital Programs Project Totals – Housing; and

b) Approved the 2021 Reserve Applications as presented.