

Mayor and Councillors

From: CityHallWatch (MetroVanWatch) [citizenyvr@gmail.com]
Sent: February 17, 2011 5:27 PM
To: CityHallWatch (MetroVanWatch)
Subject: Fwd: CityHallWatch response on Regional Growth Strategy (re: Laglagaron letter of Feb 16)
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

CityHallWatch

www.CityHallWatch.ca & www.MetroVanWatch.ca

17 February 2011

Dear Mayors and Councillors of Metro Vancouver,

On February 16, Metro Vancouver's Acting Chief Administrative Officer, Delia Laglagaron, sent you a letter addressing three issues that have been raised, in large part by CityHallWatch.ca and MetroVanWatch.ca, and other groups.

You may also know that, citing rules (which our legal advise has already discounted -- please see website) relating to the public hearing process, Metro Vancouver has revoked our right to speak to the Regional Planning Committee on February 18th to set the record straight on the issues of urban sprawl we believe the Regional Growth Strategy will permit in West Vancouver.

There are many unresolved issues with the RGS and we believe that Metro Vancouver is unwisely rushing the approval process for this 30-year policy which is so critical to land use decisions in our region.

Metro Vancouver's revocation of our right to present independent specialists' opinions gives great cause for concern for the future of this organization. We believe a better system of checks and balances is needed.

With no chance to present our information to the Regional Planning Committee, we have decided to write you directly with our response to yesterday's message from Ms. Laglagaron, as attached below. This is also available on MetroVanWatch.ca, along with much more information expressing serious concerns about the RGS and the process being used to adopt it.

We respectfully invite you to review these materials, and urge you to engage in meaningful discussion with citizens in your own municipality based on the current draft of the RGS, about the impacts of the RGS, before making any decision to accept it.

Respectfully yours,

Randy Helten, CityHallWatch.ca, and MetroVanWatch.ca

Attached: Full letter, with presentation, images, in PDF format

MetroVanWatch (www.MetroVanWatch.ca), citizenYVR@gmail.com

Our dream: A socially, environmentally, agriculturally sustainable "Metro Vancouver" (2.5 million in 22 municipalities). Our focus now: Problems with the "Regional Growth Strategy."

CityHallWatch

www.CityHallWatch.ca & www.MetroVanWatch.ca

17 February 2011

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We respectfully invite you to review these materials, and urge you to engage in meaningful discussion with citizens in your own municipality based on the current draft of the RGS, about the impacts of the RGS, before making any decision to accept it.

Respectfully yours,
Randy Helten, CityHallWatch.ca, and MetroVanWatch.ca

----- Forwarded message -----

TEXT OF LETTER TO MAYORS AND COUNCILLORS, FEB 16, 2011 FROM METRO VANCOUVER ACTING CHIEF ADMINISTRATIVE OFFICER, DELIA LAGLAGARON

CityHallWatch responses to Metro Vancouver's comments are embedded below and indicated as CityHallWatch.

MV: Dear Mayors and Council Members,

Re: Recent concerns regarding the Regional Growth Strategy

As requested by some of you, I am writing in response to issues regarding the Regional Growth Strategy raised in emails you may have received:

Issue 1: The suggestion that Metro Vancouver staff misled Metro Vancouver Board members to believe that the proposed Urban Containment Boundary within West Vancouver in the Regional Growth Strategy is approximately the same as the 1,200 foot contour line.

Issue 2: The suggestion that under the direction of the Metro Vancouver Chair, staff attempted to prevent the public from contacting officials and prevent officials from hearing the public.

Issue 3: The claim that the Regional Growth Strategy bylaw is inconsistent with the *Agricultural Land Commission Act* and regulations with regard to the Aldergrove Lands (Township of Langley) and the Garden City Lands (Richmond).

Issue 1 - West Vancouver

a) Location of Urban Containment Boundary in West Vancouver

Director Peter Frinton representing Bowen Island asked if the urban containment boundary as it pertains to West Vancouver is consistent with the current build out limit which is the 1,200 foot level.

CHW: quote from transcript ... "does the urban containment boundary as it pertains to West Van, is it consistent with the current build-out limit which is the 1200 foot level"...

MV: Metro Vancouver staff statement to the Board on January 14, 2011: Metro Vancouver staff said no, not exactly and staff explained that the Urban Containment Boundary provided in the Regional Growth Strategy is essentially the same boundary as shown in the West Vancouver's existing Regional Context Statement.

CHW: The above statement is not correct. (see attached meeting transcript) The exact answer is quoted as follows:

"Chris DeMarco: On the concordance with that 1200 metre level..."

Peter Frinton: Uh, it's 1200 feet

Chris Demarco: OK. The, you can see the lines are not, don't follow exactly to the contour lines but they are approximate to that "...

The West Vancouver Urban Containment Boundary is far above the 1200 foot level that the Board members were led to believe before they voted on the Regional Growth Strategy. This material fact was withheld from the Board so members could not make informed decisions.

We have had 3 specialists confirm that our depictions of the potential development in the RGS is correct, but Metro has denied us from presenting this information to the Board and withdrawn our approval to appear in front of the Regional Planning Committee.

See following maps.

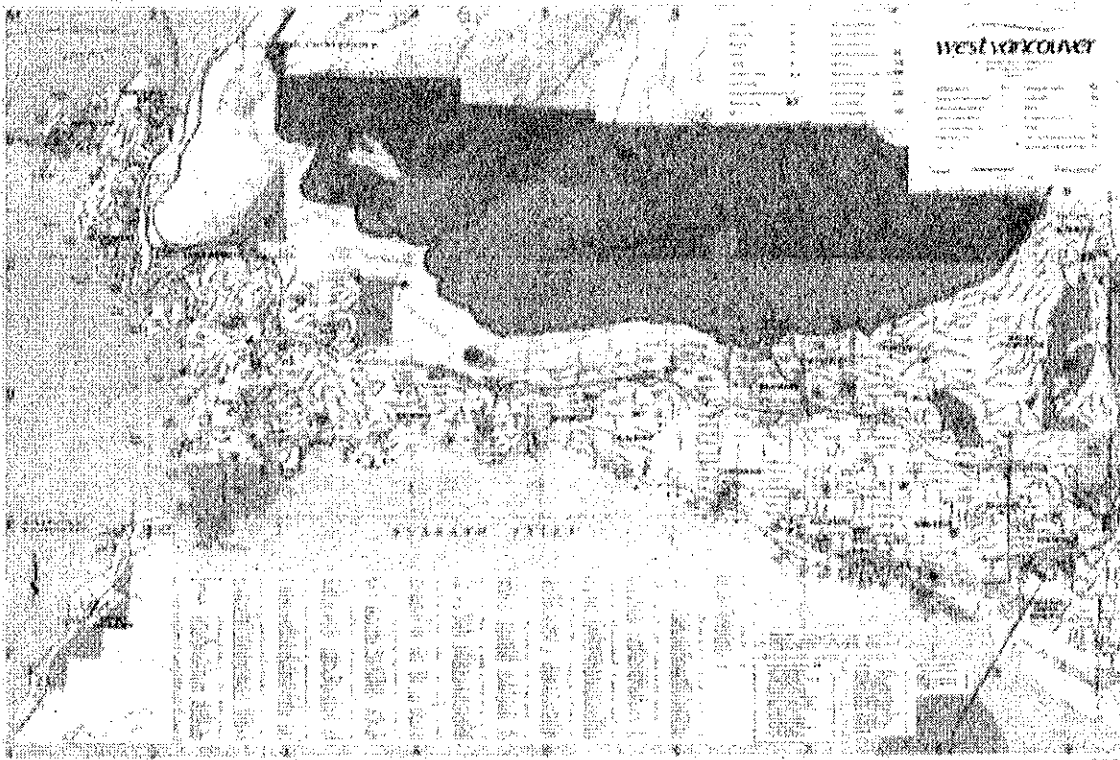


Figure 1: Reference map of West Vancouver region provided by Metro Vancouver showing 1200' line - (magenta), the proposed Urban Containment Boundary above the 1200' line - (orange) and Special Study Area - (red). (Source: Stephen Bohus, BLA).

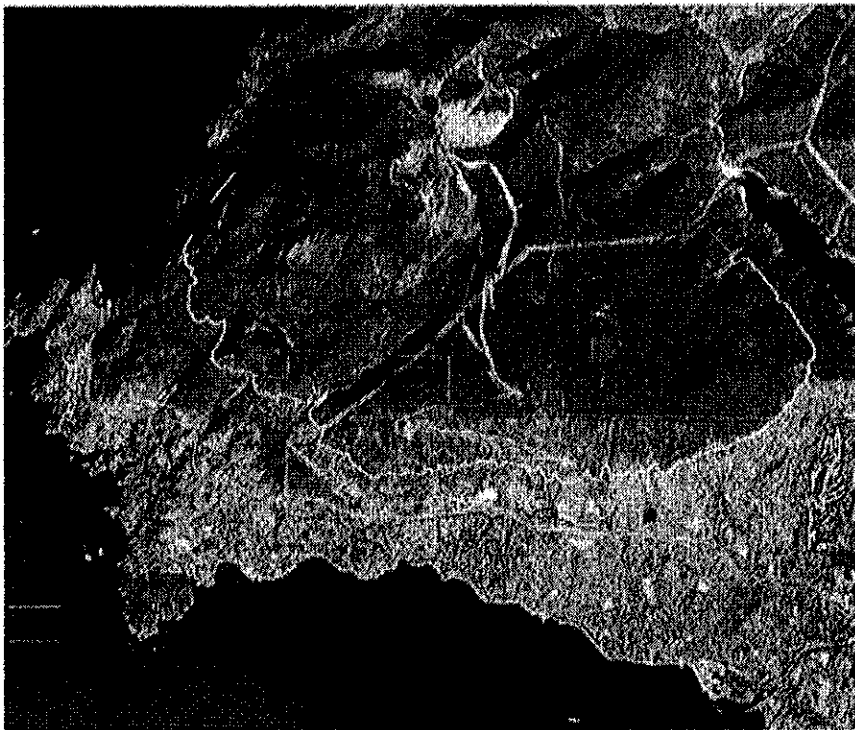


Figure 2: Map of West Vancouver region showing 1200' – 365m contour line – (white), the proposed Urban Containment Boundary – (orange), and Special Study Area – (red). (Source: David Flanders, B.Sc., M.L.A.).

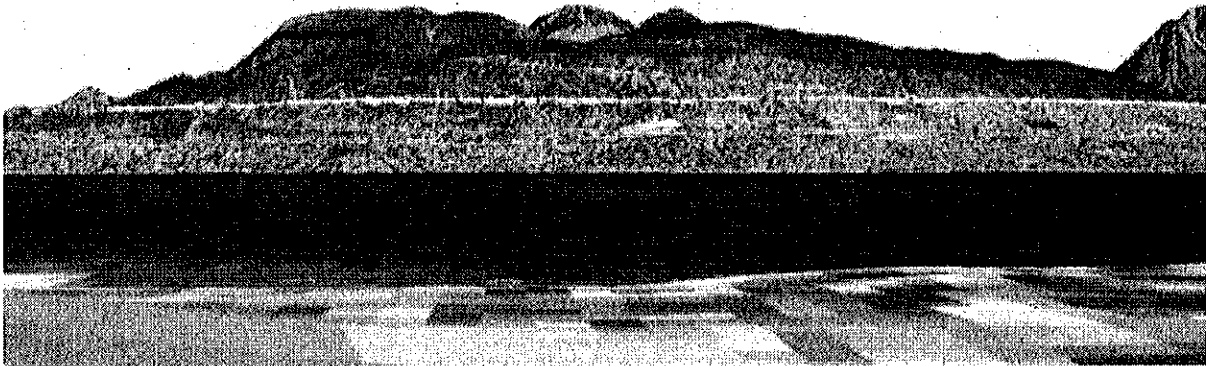


Figure 3: 3D landscape model of West Vancouver region showing 1200' – 365m contour line (white), the upper extent of the proposed Urban Containment Boundary (orange), and the upper extent of the Special Study Area (red) (Source: David Flanders, B.Sc., M.L.A.).

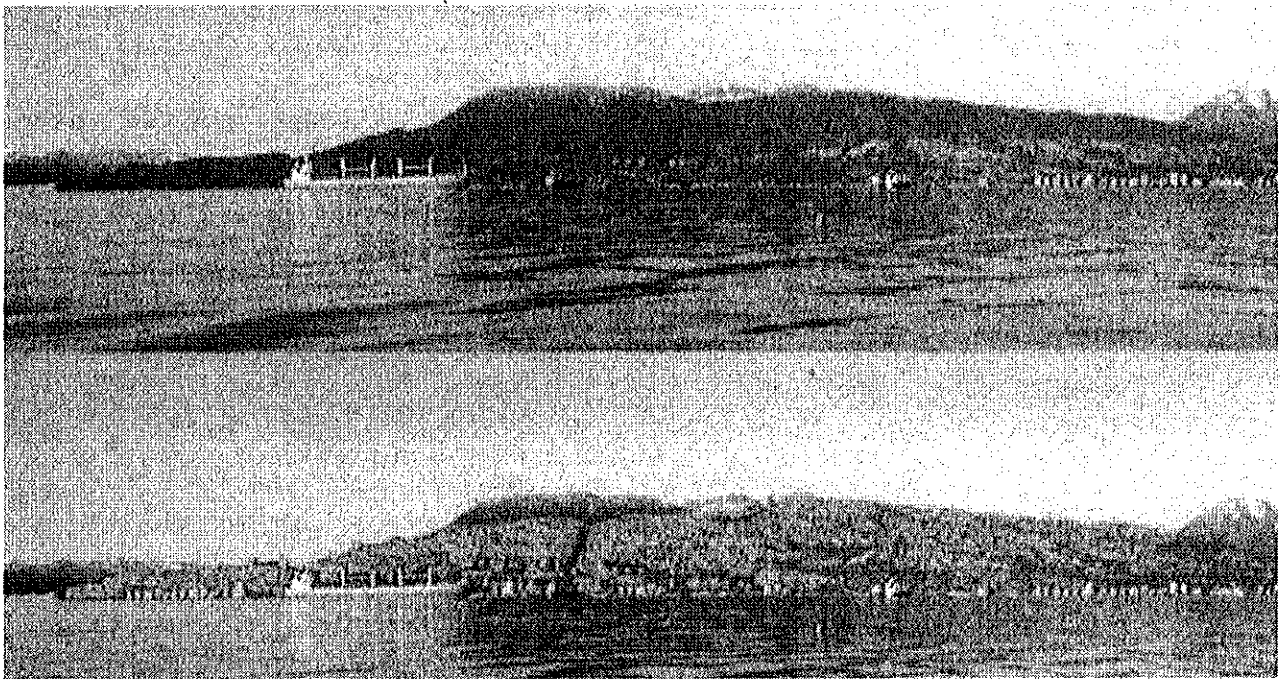


Figure 4: Photo simulation of West Vancouver showing a hypothetical development scenario based on development to the outer limits in RGS similar to that which is already constructed in the British Properties of West Vancouver. There will be many different Councils over the next 30 years of the RGS and this may not be what the current Council would do. (Source: Stephen Bohus, BLA).

CHW: Note: This depiction represents what could be built under the RGS not what would necessarily be built under this present West Vancouver Council.

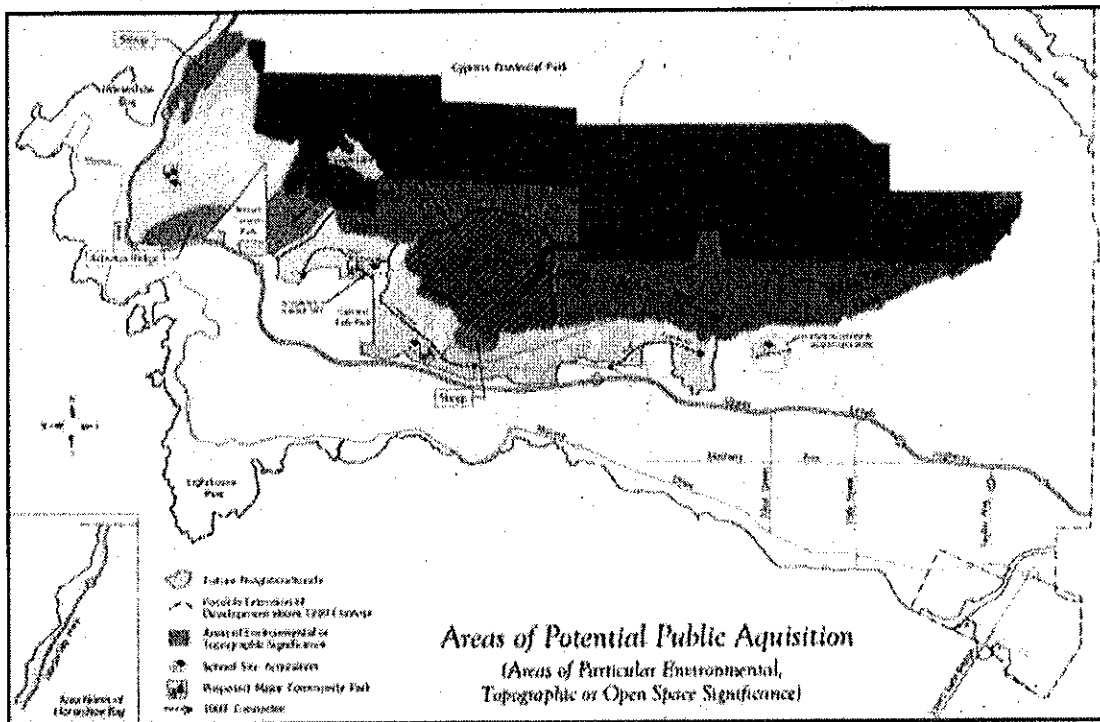
CHW: The following map shows the line of the RGS Urban Containment Boundary in red over the Regional Context statement. This shows that the Urban Containment Boundary is far above the 1200 ft. level and does not follow the Regional Context statement.

The map displays the 'Green Zone' in the Puget Sound region. It includes labels for 'Opponent Potentially Park', 'Opponent Watershed', 'Lighthouse Park', '1200' Contour', 'Municipal lands to be considered for inclusion in the 'Green Zone'', and 'Regional Context Statement 'Green Zone' Lands'. A legend in the bottom left corner defines the symbols used. A north arrow is located in the bottom right corner. An inset map in the bottom left corner shows the location of the 'Green Zone' within the larger context of the Puget Sound region.

Page 5

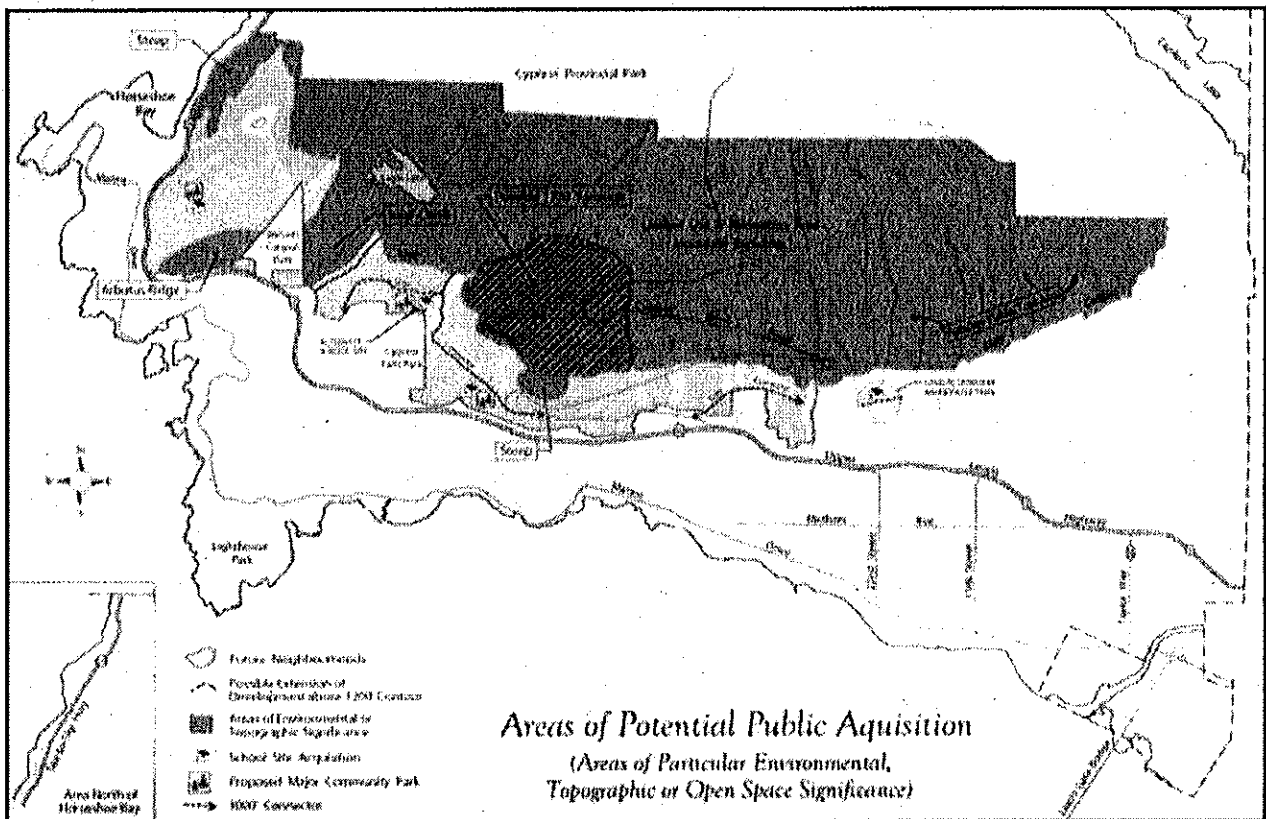
CHW: The main problem is that the Regional Context Statement is not consistent with the Official Community Plan or the LRSP.

In the Official Community Plan (OCP) there is only a very limited area above the 1200 foot line that development would be considered as part of a land swap with other lands below the 1200 foot line.



Official Community Plan with existing Regional Growth Strategy Overlay

Figure 6: Official Community Plan of West Vancouver showing 1200' – 365m contour line (magenta), possible 1200' variation for trade-off lands (red hatched), the upper extent of the proposed Urban Containment Boundary (orange), and the upper extent of the Special Study Area (red) (Source: Stephen Bohus, BLA).



Official Community Plan (OCP) coloured to show how the Regional Growth Strategy would need to look like to be consistent with the OCP

Figure 7: If RGS matched the Official Community Plan showing 1200' line (magenta) – Should be Urban Containment Boundary), possible 1200' variation for trade-off lands (red hatched – Should be Special Study Area), and the limited use / recreation area (green – Should be Conservation/Recreation). (Source: Stephen Bohus, BLA).

MV: The suggestion that West Vancouver will be compelled to develop all of its General Urban area for residential use is incorrect. The General Urban designation permits West Vancouver to develop its General Urban area as and when the West Vancouver community determines appropriate.

CHW: The Regional Growth Strategy says that:

Sec. 6.2.2 ...the Regional Context Statement will identify how the Official Community Plan will be made consistent with the Regional Growth Strategy over time...

Therefore, the Official Community Plan is led by the RGS. In order to do something inconsistent with the RGS, the RGS would have to be amended.

b) Future land use within the West Vancouver Special Study Area

MV: There is concern that development is going too far up the slope and that the area of West Vancouver designated in the Regional Growth Strategy as "Special Study Area" will be used for urban development.

Metro Vancouver staff statement to the Board on January 14, 2011: Metro staff said that it is Metro's understanding that West Vancouver does not plan to use the land within the Special Study Area for extensive future rural/urban uses.

Additional clarification: Metro Vancouver staff has subsequently double checked this statement with West Vancouver staff and West Vancouver has confirmed it is correct.

CHW: *Make the RGS consistent with the Official Community Plan.*

The issue is not just what this Council intends to do. If Council wants to generally only build to the 1200 ft. line and as shown in the Official Community Plan, then don't allow potential development in the RGS to be up to the 2600 ft. level.

The RGS is a 30 year plan that will have many Councils over that time. The issue is what any Council could legally do under the specific terms of the bylaw. The RGS bylaw allows land to be removed from the Special Study areas with only a Metro vote of 50%+1 and no public hearing, which then could be converted to General Urban if they chose. There is nothing in the RGS that would specifically restrict the area to only a few cabins.

Section 25 of the Local Government Act outlines the legislation around Regional Growth Strategies.

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96323_29

The following is on the bottom under implementation.

"Minister may require official community plans and land use bylaws

871 After a regional growth strategy has been adopted, the minister may require a municipality or regional district to adopt, within a time specified by the minister, an official community plan, a zoning bylaw or a subdivision servicing bylaw for an area that is covered by the regional growth strategy and to which no such plan or bylaw currently applies."

Therefore, if the Province wants to put in a development, the municipality could be forced to do so under legislation for RGS implementation.

Issue 2 – Public Participation

MV: It is correct that Metro Vancouver's CAO Johnny Carline advised CityHallWatch that, given the public hearing process had concluded, it was not appropriate for members of the public to make presentations on the Regional Growth Strategy at the January 14, 2011 Board meeting. In an email to CityHallWatch on January 12, 2011, Mr. Carline explained that such presentations or communications to Metro Vancouver Board members could be construed as 'new information' that may jeopardize Metro Vancouver's extensive public consultation process.

CHW: *Mr. Carline's letter stated: "...after the close of a public hearing elected officials are not supposed to receive further input from the public. This is in legislation." Upon further questioning, he later replied, "my statement that 'elected officials are not supposed to receive further information....is in legislation' was a compression of what is a fairly complex situation..." We immediately received legal advice that this was not in fact the case, suggesting this approach is just an administrative convenience for staff, not a legal requirement. We also note that Mr Carline has stated the correct fact that Metro Vancouver is not required by the Local Government Act to even hold a public hearing. That it is now being used to prevent communication between civic society and officials elected to represent them is less than charitable.*

MV: At the Board meeting Mr. Carline made it clear that in the context of municipal acceptance of the Regional Growth Strategy, it is up to each municipality to determine the appropriate level of public engagement at the municipal level.

CHW: *After the Metro vote on Jan. 14, 2011, CityHallWatch was accepted by Metro to speak to the Regional Planning Committee to clarify issues of concern. Metro has now revoked this right to address Metro to correct the misinformation. It is our understanding that Metro Vancouver has no legal obligation to prevent our delegation from presenting to the Regional Planning Committee. It appears to be an undemocratic decision for staff convenience.*

Issue 3 – Agricultural Land Commission Act

MV: It is Metro Vancouver's position that the Regional Growth Strategy is not inconsistent with the Agricultural Land Commission Act because section 6.11.2 of the Strategy specifically states that the requirements of the Agricultural Land Commission Act and regulations take precedence over the Regional Growth Strategy.

CHW: *The Agricultural Land Commission warned Metro in two separate letters that the RGS would not be enforceable because it is illegal.*

Andrew Gage of the West Coast Environmental Law Society provided a legal opinion that confirmed that this would not be legal. <http://gardencitylands.ca/PDF/AGage-RGS-2011-02-09.pdf>

*W.H. (Wes) SHOEMAKER, Deputy Minister, Agriculture and Lands to Metro
<http://public.metrovancouver.org/planning/development/strategy/CommentsDraftRGSSept10/MinofAgricultureandLands25October2010.pdf>*

MV: By way of background, the Aldergrove Lands and the Garden City Lands are designated urban i.e., not Green Zone, in the existing Livable Region Strategic Plan.

CHW: *Under the LRSP there were no regional designations other than the Green Zones. The urban area had no definition. In the RGS Bylaw General Urban is a regional zoning and is of substance. All of the regional designations are like a zoning bylaw in the RGS, unlike the LRSP which was not specifically defined.*

MV: Please feel free to contact me or Christina DeMarco if you have any questions about these issues.

MV: Yours truly, **Delia Laglagaron**, Acting Chief Administrative Officer

END of annotated letter from CityHallWatch (CHW), 17 February 2011, to Mayors and Councillors

Mayor and Councillors

From: CityHallWatch (MetroVanWatch) [citizenyvvr@gmail.com]
Sent: February 11, 2011 7:39 PM
To: CityHallWatch (MetroVanWatch)
Subject: RESEND: Mayors, Councillors: On Regional Growth Strategy, Metro Vancouver staff misled Board before critical Jan 14 vote
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

RESENDING (One correction in final para. of media release.)

To: Mayors and Councillors of All Metro Vancouver Municipalities
 From: Randy Helten, Coordinator, www.CityHallWatch.ca
 Date: February 11, 2011
 Re: Staff misinformation before 14 Jan. Board vote on Metro Vancouver Regional Growth Strategy

We are writing to respectfully inform you of the urgency of having action taken to address a serious case of misinformation Metro Vancouver staff provided to the Board on January 14, just before it voted on the Regional Growth Strategy. This should be a matter of concern not only for Metro Board members and their Alternates but for all members of every municipal council in Metro Vancouver. We believe there are other serious problems with the RGS and that ratification should not proceed at this time.

A delegation from CityHallWatch will be speaking before the Metro Vancouver Regional Planning Committee meeting at 9 am next Friday, February 18th, seeking to have action taken to formally rectify the misinformation.

Below and attached please find the Executive Summary of our submission, plus a media release issued today, and an appendix with more information. This information will also be available for download from www.MetroVanWatch.ca.

We believe that the misinformation from Metro staff may put into question the validity of the Jan. 14 Board vote, and that there are many other serious problems with the Regional Growth Strategy that were not properly addressed after the poorly advertised and poorly attended public hearing events held in only four municipalities in November and December. After those hearings and before the vote, communication between elected officials and the public appears to have been wrongly prevented.

The Regional Growth Strategy, if it enters into force in March (as appears to be the intention), is to have a life of thirty years. Will present and future generations in Metro Vancouver be able to speak with pride about how this complex and important policy came into being? If municipal officials fail to take charge and address the problems with the RGS, and instead move forward to accept it despite being aware of the problems, it is likely that when the RGS comes to implementation over the next thirty years, you and your successors will face major conflicts and challenges.

We hope you will review these materials and discuss them among not only your municipality's Metro Board members but among all members of your Council, who collectively have been elected to protect the public interest.

Sincerely,
 Randy Helten
 Coordinator, www.CityHallWatch.ca, www.MetroVanWatch.ca

----- Original Message -----

From: CityHallWatch (MetroVanWatch)

To: citizenYVR@gmail.com

Sent: Friday, February 11, 2011 12:57 PM

Subject: MEDIA: Metro Vancouver staff misled Board in critical vote on Regional Growth Strategy

CityHallWatch

www.CityHallWatch.ca & www.MetroVanWatch.ca

MEDIA RELEASE

Metro Vancouver Board voted with incorrect information: Regional Growth Strategy (RGS) DOES permit urban sprawl up West Vancouver mountains

(Vancouver, February 11, 2011) Metro Vancouver (GVRD) staff provided incorrect information to Directors on Jan. 14, just before the Board voted to adopt the Regional Growth Strategy and send it to 22 municipalities for ratification within 60 days. CityHallWatch has sent a letter to Metro Vancouver outlining the error and demanding a public correction, and will make a presentation to Metro Vancouver next week (Appendix A and B). The RGS is intended to replace the Livable Region Strategic Plan, and will have a major impact on critical land use decisions for the next thirty years if implemented.

CityHallWatch has confirmed with three independent specialists that the RGS could allow urban sprawl across the south face to the peak of West Vancouver mountains and possibly beyond, to boundaries of Cypress Park and the Capilano Watershed. These impacts are significantly contrary to staff replies to questions asked by the Board before the vote.

On Feb. 18 (Fri.) at 9 am, a CityHallWatch delegation will appear before Metro Vancouver's Regional Planning Committee (Metro offices) to defend our map depictions and demand that staff correct their misstatements on record.

Randy Helten, coordinator of CityHallWatch, says, "This misinformation raises a big question that elected officials should be asking right now, before their municipal Councils vote to accept the Regional Growth Strategy: If staff could be mistaken about this big of an issue, what other errors and problems are buried in a document as complex as the RGS?"

Background:

- On Jan. 5, CityHallWatch publicly released maps and images showing the extent of potential development in West Vancouver's North Shore Mountains, indicating what they could look like from Vancouver if the RGS is applied to the extent permitted by the text and maps in the RGS.
- On Jan. 9, *The Province* carried a story featuring this information from CityHallWatch. The Mayor of West Vancouver dismissed the CityHallWatch information.
<http://www.theprovince.com/news/Protect+farmland+Metro+Vancouver+growth+plan+green+group+urges/4083410/story.html>
- CityHallWatch also attempted to provide this information to elected officials in each municipality before the Board meeting, but under the direction of the Metro Vancouver Chair, staff attempted to prevent the public from contacting the officials and prevent officials from hearing from the public.
- CityHallWatch held a media briefing and public meeting on Jan. 13, also inviting Metro Vancouver staff and all municipal elected officials in the region to discuss and clarify the matters. None attended.
- At the Jan. 14 meeting, Metro staff misled Board members into believing that the proposed Urban Containment Boundary (UCB) in the RGS is approximately the same as the existing maximum development line of 1,200 feet, which in fact is not correct. The Urban Containment Boundary goes substantially higher, as confirmed by 3 specialists.
- The Metro Vancouver vote of Jan. 14 may be invalid because it is based on the misinformation from staff. CityHallWatch is seeking a legal opinion on this matter.
- Industry recognizes the importance of the RGS: The Urban Development Institute (UDI) writes: "The Regional Growth Strategy is the most important document Metro Vancouver has ever produced." "The RGS will fundamentally affect how land use decisions are made going forward, who will be making them, and the development process as a whole."

CityHallWatch believes that the RGS Bylaw should not proceed any further and that the many concerns raised in Public Hearings (Nov/Dec 2010 in only 4 locations) have not been addressed and resolved. Says coordinator Helten, "The Regional Growth Strategy as now written is not acceptable. A wise choice by elected officials would be to leave the Livable Region Strategic Plan in place until a better plan is proposed that addresses the many serious problems in the RGS."

CityHallWatch and MetroVanWatch are new networks launched for citizens to better understand, discuss, and address major issues relating particularly to land use decisions and processes. Our goal is a socially, environmentally and agriculturally sustainable Metro Vancouver. We receive input from independent citizens and experts.

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Contact: Randy Helten, 604-512-9059, citizenYVR@gmail.com, www.CityHallWatch.ca,
www.MetroVanWatch.ca

Appendix A

CityHallWatch.ca

February 8, 2011

Metro Vancouver Board
 4330 Kingsway, Burnaby, B.C. V5H 4G8

Re: Metro Vancouver Regional Growth Strategy Bylaw

This is an executive summary of the presentation I intend to make to the Regional Planning Committee on February 18, 2011, for inclusion in the agenda.

We have concerns about incorrect information that was presented by Metro staff to the Board on January 14, 2011 before the Board voted on acceptance of the Regional Growth Strategy Bylaw. I am asking the committee to acknowledge the error made by staff in the information presented to the Board so that the record can be corrected and so that Board members can be properly informed on the issues responded to by staff relating to the consequences of the Regional Growth Strategy on the slopes of West Vancouver.

When the Board was deliberating over its vote for the Regional Growth Strategy on January 14, 2011, the Mayor of Bowen Island asked a very important question about the extent of the change of the Urban Containment Line on the highly visible slopes of West Vancouver. His question was ..." does the urban containment boundary as it pertains to West Van, is it consistent with the current build-out limit which is the 1200 foot level"...

Regional Development Division Manager for Metro Vancouver, Christina DeMarco, answered by saying that on the concordance with that 1200 foot level... " you can see the lines are not, don't follow exactly to the contour lines but they are approximate to that... And the area under the special study area,... it's definitely not for extensive future rural/urban."

Attached please find images confirming the locations of the current line of 1200 feet elevation, the proposed RGS Urban Containment Boundary and Special Study Area (Figures 1 and 2). We also point out that the area below the Urban Containment Boundary is designated in the RGS as General Urban areas that "are intended for residential neighbourhoods and centres." So what is depicted is what could be built based on RGS designation and existing development so far on the face of West Vancouver (Figure 3). This has been checked and confirmed through analysis by three different specialists, using three different software programs. They have all come to the same conclusion that the visual impact (not to mention other impacts) of this kind of expansion of the urban containment boundary would be significantly above the 1200 foot line covering most of the south face.

The Metro board members relied on the statements from staff to dismiss concerns raised by us and others about the impact of the new Urban Containment Line and to attack landscape depictions and maps outlining the impact. We can prove that staff's response was completely in error, to such an extent that the Board members were seriously misled by staff, even if innocently. We seek to correct the public record so that the Board members have the correct information.

Sincerely,
 Randy Helten
 CityHallWatch (citizenYVR@gmail.com)

Attachment: David Flanders, DPI Territorial Consulting, verifying mapping image on land use

proposal in West Vancouver, 7-Feb-2011 (filename West Van map comment, Flanders, DPI
Territ, 7-Feb-2011)

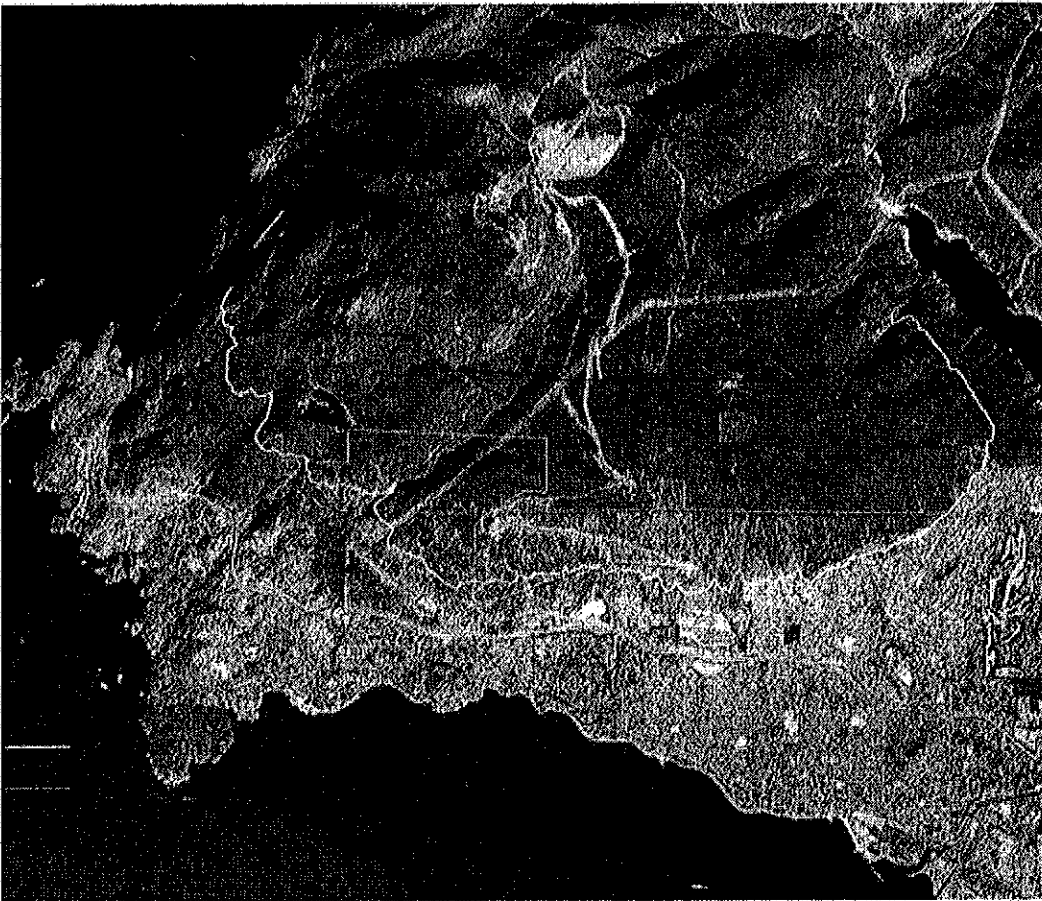


Figure 1. Map of West Vancouver region showing 1,200 foot (360 meter) contour line, the proposed Urban Containment Boundary, and Special Study Areas (Source: David Flanders).



Figure 2. 3D landscape model of West Vancouver region showing 1,200 foot (360 meter) contour line (white), the upper extent of the proposed Urban Containment Boundary (orange), and the upper extent of the Special Study Areas (red) (Source: David Flanders).

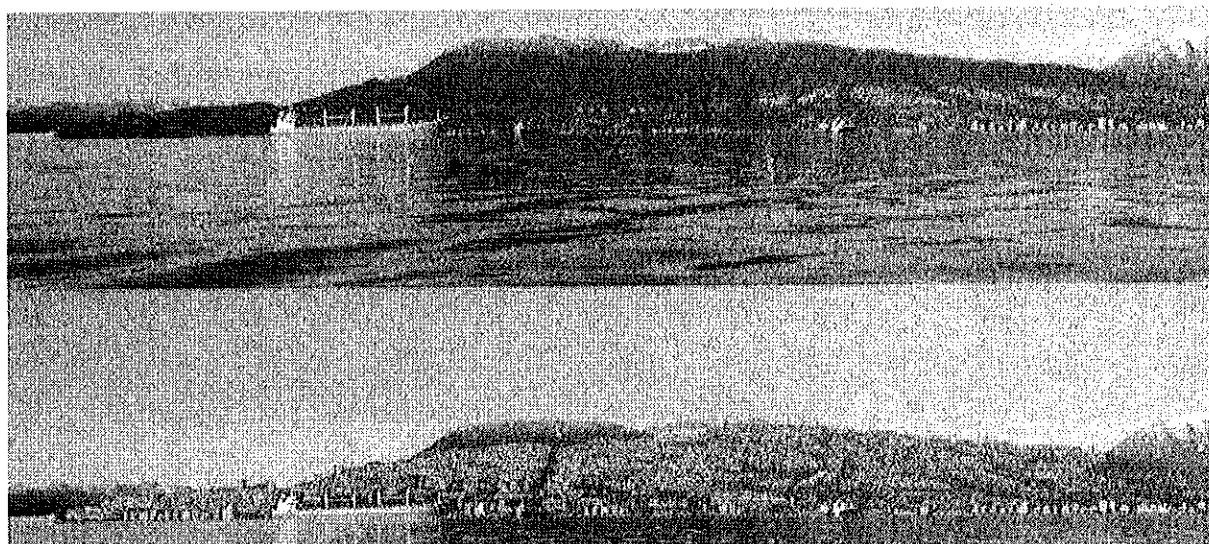


Figure 3. Photo simulation by Stephen Bohus showing a hypothetical development scenario in West Vancouver region based on development similar to what is already constructed in the British Properties (Source: Stephen Bohus).

See second attachment for Appendix B.

MayorandCouncillors

From: Citizen YVR [citizenyvr@gmail.com]
Sent: February 4, 2011 2:26 PM
To: MayorandCouncillors
Subject: Request to speak to Council on Regional Growth Strategy
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

To: Richmond Mayor Malcolm Brodie
From: Randy Helten, Coordinator, www.CityHallWatch.ca,
e-mail: citizenYVR@gmail.com
Date: February 4, 2011
Re: Request to speak to your Council about Metro Vancouver "Regional Growth Strategy"

Dear Mayor and Council:

I would like to request the opportunity to speak as a delegation to your municipal Council when it discusses the Metro Vancouver Regional Growth Strategy.

The speaker will be myself, Randy Helten, coordinator of CityHallWatch.

May I request information about the date and time when it will be before your council?

Sincerely,

Randy Helten
CityHallWatch

MayorandCouncillors

From: Greg Helten [ghelten@telus.net]
Sent: January 14, 2011 3:23 AM
To: Greg Helten
Cc: mayor@abbotsford.ca; mgill@abbotsford.ca; lharris@abbotsford.ca; lbarkman@abbotsford.ca; sgibson@abbotsford.ca; dfloewen@abbotsford.ca; bmacgregor@abbotsford.ca; pross@abbotsford.ca; jgsmith@abbotsford.ca; heather.m.anderson@telus.net; kpisaak@shaw.ca; johnmcewen@shaw.ca; mpiamonte@shaw.ca; csedergreen@gmail.com; rdrew@belcarra.ca; bdrake@belcarra.ca; jross@belcarra.ca; jglover@belcarra.ca; crichardson@belcarra.ca; pfrinton@shaw.ca; amms5@shaw.ca; bob.turner7@gmail.com; hooperbowen@gmail.com; cro@journeymakers.com; nerysonbowen@shaw.ca; ldwrinch@shaw.ca; mayor.corrigan@burnaby.ca; sav.dhaliwal@burnaby.ca; cjordan@comsavings.com; pietro.calendino@burnaby.ca; dan.johnston@burnaby.ca; Richard.chang@burnaby.ca; anne.kang@burnaby.ca; paul.mcdonell@burnaby.ca; postmaster@burnaby.ca; lsekora@coquitlam.ca; rstewart@coquitlam.ca; dmacdonell@coquitlam.ca; basmundson@coquitlam.ca; blynch@coquitlam.ca; nnicholson@coquitlam.ca; mreid@coquitlam.ca; lreimer@coquitlam.ca; srobinson@coquitlam.ca; mayor-council@corp.delta.bc.ca; mayor@corp.delta.bc.ca; shamilton@corp.delta.bc.ca; rcampbell@corp.delta.bc.ca; hking@corp.delta.bc.ca; bmcDonald@corp.delta.bc.ca; ipaton@corp.delta.bc.ca; apeterson@corp.delta.bc.ca; mariaharris@telus.net; gbgbison@telus.net; djoyal@langleycity.ca; mayorcouncil@tol.ca; cfox@tol.ca; krichter@tol.ca; rgreen@tol.ca; jbateman@tol.ca; bdorman@tol.ca; sferguson@tol.ca; mkositsky@tol.ca; blong@tol.ca; gward@tol.ca; mayor.broughton@lionsbay.ca; councillor.akerhielm@lionsbay.ca; councillor.ronsley@lionsbay.ca; councillor.simons@lionsbay.ca; councillor.taylor@lionsbay.ca; mayorandcouncil@mapleridge.ca; edaykin@mapleridge.ca; jdueck@mapleridge.ca; cashlie@mapleridge.ca; ahogarth@mapleridge.ca; lking@mapleridge.ca; mmorden@mapleridge.ca; cspeirs@mapleridge.ca; wwright@newwestcity.ca; bharper@newwestcity.ca; jcote@newwestcity.ca; jmcevoy@newwestcity.ca; bmcintosh@newwestcity.ca; bosterman@newwestcity.ca; lwilliams@newwestcity.ca; dmussatto@cnv.org; rolark@cnv.org; pbookham@cnv.org; bfeanley@cnv.org; gheywood@cnv.org; ckeating@cnv.org; mtrentadue@cnv.org; rwalton@dnv.org; rhicks@dnv.org; mlittle@dnv.org; rbassam@dnv.org; lmuri@dnv.org; dmackay-dunn@dnv.org; anixon@dnv.org; council@pittmeadows.bc.ca; dmacleen@pittmeadows.bc.ca; jbecker@pittmeadows.bc.ca; bbell@pittmeadows.bc.ca; dbing@pittmeadows.bc.ca; tmiyashita@pittmeadows.bc.ca; goconnell@pittmeadows.bc.ca; dwalters@pittmeadows.bc.ca; mooreg@portcoquitlam.ca; wrightm@portcoquitlam.ca; carrolls@portcoquitlam.ca; forrestm@portcoquitlam.ca; pennerd@portcoquitlam.ca; pollockg@portcoquitlam.ca; westb@portcoquitlam.ca; council@cityofportmoody.com; joe.trasolini@cityofportmoody.com; mike.clay@cityofportmoody.com; Diana.Dilworth@cityofportmoody.com; Bob.Elliott@cityofportmoody.com; Meghan.Lahti@cityofportmoody.com; Karen.Rockwell@cityofportmoody.com; Gerry.Nuttall@cityofportmoody.com; MayorandCouncillors; LMHepner@Surrey.ca; JMHunt@Surrey.ca; JAVilleneuve@Surrey.ca; dlwatts@surrey.ca; rjbose@surrey.ca; TSGill@Surrey.ca; BKRasode@Surrey.ca; MMartin@surrey.ca; HBSteele@Surrey.ca; kbaird@tsawwassenfirstnation.com; mjoe@tsawwassenfirstnation.com; ajacobs@tsawwassenfirstnation.com; bwilliams@tsawwassenfirstnation.com; lcassidy@tsawwassenfirstnation.com; mayorandcouncil@vancouver.ca; clrchow@vancouver.ca; clrdeal@vancouver.ca; clriouie@vancouver.ca; clrreimer@vancouver.ca; gregor.robertson@vancouver.ca; clrstevenson@vancouver.ca; clrjang@vancouver.ca; clrcadman@vancouver.ca; clrwoodsworth@vancouver.ca; clrmeggs@vancouver.ca; clranton@vancouver.ca; MayorandCouncil@westvancouver.ca; pgoldsmith-jones@westvancouver.ca; mlewis@westvancouver.ca; mevison@westvancouver.ca; tpanz@westvancouver.ca; msmith@westvancouver.ca; bsoprovich@westvancouver.ca; shannonwalker@westvancouver.ca; whiterockcouncil@city.whiterock.bc.ca; cferguson@city.whiterock.bc.ca; MWade-Anderson@city.whiterock.bc.ca; ACampbell@city.whiterock.bc.ca; HFathers@city.whiterock.bc.ca; DMcLean@city.whiterock.bc.ca; gmeyer@city.whiterock.bc.ca; LSinclair@city.whiterock.bc.ca
Subject: For the public record: A Vote FOR the Regional Growth Strategy is AGAINST the Public Good. STOP!

Categories:

UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

A vote was taken at an emergency public meeting at the Vancouver Public Library, Thursday, January 13, 2010, on accepting the Regional Growth Strategy. It was unanimously adopted that the RGS be rejected, with no abstentions. See CityHallWatch.ca for details later.

On behalf of the public good, please do not give your support to the RGS.

Thank you.

MayorandCouncillors

From: Citizen YVR [citizenyvr@gmail.com]
Sent: January 7, 2011 7:08 AM
To: citizenyvr
Subject: URGENT: CityHallWatch to Mayors, Councillors, re RGS (Metro Vancouver)
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

CityHallWatch

www.CityHallWatch.ca

To: Mayors and Councillors of All Metro Vancouver Municipalities
Metro Vancouver

From: Randy Helten, Coordinator, CityHallWatch, citizenYVR@gmail.com

Date: January 7, 2011

Re: Please postpone Metro Vancouver Board vote on the "Regional Growth Strategy" (RGS)

Based on input received by CityHallWatch, I respectfully submit to you the following position statement. Surely more than four business days are necessary for anyone (yourselves and your electors included) to properly review the as-yet unreleased final draft of the RGS, and to ensure through independent review that serious questions already expressed about the previous draft of the RGS have been addressed properly. Some independent analysis of the previous draft, plus media coverage that may not have been brought to your attention, is available on the website, as well as information about CityHallWatch. We encourage you and independent policy advisors (not just planning department staff) to review some of the concerns raised and be sure that by the time the RGS goes before the Board for a vote, it will be a document that deserves the status of a 30-year policy document.

*****.

POSITION STATEMENT

To: Mayors and Councillors of All Metro Vancouver Municipalities

Metro Vancouver

Regional Growth Strategy sacrifices "livability" and "sustainability," instead supports "sprawl growth." More time needed before a Metro Board vote.

Please postpone the Metro Vancouver Board vote on the "Regional Growth Strategy" (RGS) to allow an adequate review of the next draft. (Staff indicate plans for a Jan. 7 release, and a Jan. 14 vote.) Four business days is not long enough for elected officials, experts, and the public to review last-minute changes to a policy that will guide the region for thirty years until 2040. Immediately after being adopted, the RGS will severely restrict the self-determination of municipalities relating to many aspects of the policy.

Citizens and experts have identified major problems with the previous draft of the RGS and expressed serious concerns about its very basis. In fact, the change of name from the previous policy is revealing. The RGS actually sacrifices the "sustainability" of the "Livable Region Strategic Plan," which has played such an important role in our region ranking among the world's most livable regions. Instead, the RGS promotes "sprawl growth." The current RGS draft represents too many compromises that jeopardizes the protection of the green zones of agricultural lands, conservation and recreational areas.

A proper public discussion is still needed. The majority of citizens in the municipalities in this region of 2.1 million people have not been made aware of the proposed RGS. Media coverage has been virtually non-existent. Citizens have requested that public hearings or at least information meetings be held in their own municipalities (e.g., Vancouver, the most populous), not just the four that were selected. Much of the RGS policy drafting work has been delegated to municipal planning staff and to Metro board members, without adequate review. A premature adoption of the policy will lead to friction and costly problems during implementation.

Many issues remain unresolved - The Public Hearings identified many serious problems with the RGS. Will they be addressed properly in the next draft? Here are examples:

- The RGS allows urban sprawl into green zones such as the Agricultural Land Reserve, Conservation Lands, and Rural Areas.
- The RGS creates Special Study Areas within the ALR, forested areas, conservation lands and

other rural designations. They can be changed to urban or industrial uses with only a 50% +1 vote of the Metro Board upon consent of the Agricultural Land Commission. These Special Study Areas could fuel land speculation that will undermine current protected uses while promoting sprawl.

- The RGS transfers land use authority in urban areas away from municipalities to Metro Vancouver and TransLink. It undermines local area community planning processes and democratic checks and balances.

Many people supported the principles of the existing Livable Region Strategic Plan, but the Regional Growth Strategy policy and its implementation threaten to erode much of what it has achieved.

Please do not permit the Metro Vancouver Board to put the RGS on its agenda for voting until outstanding issues have been properly resolved. Instead, please urge Metro Vancouver to improve the quality of information provided publicly about the RGS and its implications, and to put in place a process to ensure that the serious problems with the RGS are resolved before it goes before the Board for a vote.

MayorandCouncillors

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: February 17, 2011 9:49 PM
To: Crowe, Terry
Cc: MayorandCouncillors
Subject: MVRGS

Mr Crowe:

May I ask why the MVRGS is tabled before the General Purposes Committee.?

Is this not a Planning Issue, hence should be tabled before the Planning Committee ?

Regards:

RAH

MayorandCouncillors

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: February 17, 2011 6:14 PM
To: Crowe, Terry
Cc: MayorandCouncillors
Subject: Re: Richmond Report Re the MV Regional Growth Strategy (RGS)

Thanks:

However, unlike the debacle at the last Planning Committee Meeting, what assurances are there that anyone can speak ?

Please advise.

RAH

----- Original Message -----

From: Crowe, Terry
To: Roland Hoegler
Sent: Thursday, February 17, 2011 5:06 PM
Subject: Richmond Report Re the MV Regional Growth Strategy (RGS)

Mr. R. Hoegler,

Please be advised that it is anticipated that the MV RGS will go to the General Purposes Committee meeting, on Monday, Feb. 21, 2011, at 4 pm in the City Hall, Anderson Room.

Submissions can be either written or verbal.

TERRY CROWE,
Manager, Policy Planning Division,
City Of Richmond, 6911 No. 3 Road,
Richmond, BC, V6Y 2C1
Tel: 1-[604]-276-4139
Cell: 1-[778]-228-2433
Fax: 1-[604]-276-4052
Email: tcrowe@richmond.ca

MayorandCouncillors

From: Crowe, Terry
Sent: January 25, 2011 4:45 PM
To: 'Roland Hoegler'
Cc: MayorandCouncillors; Weber, David
Subject: RE: Metro Van RGS Bylaw 1136
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

Dear Mr. Hoegler,
I would think that submissions can be verbal and written.
When verbal, there usually is a time limit.
Please check with David Weber.

TERRY CROWE,
Manager, Policy Planning Division,
City Of Richmond, 6911 No. 3 Road,
Richmond, BC, V6Y 2C1
Tel: 1-[604]-276-4139
Cell: 1-[778]-228-2433
Fax: 1-[604]-276-4052
Email: tcrowe@richmond.ca

From: Roland Hoegler [<mailto:rahoegler@shaw.ca>]
Sent: Tuesday, 25 January 2011 10:06 AM
To: Crowe, Terry
Cc: MayorandCouncillors
Subject: Re: Metro Van RGS Bylaw 1136

Hello again:

Given your reply....public input (on Metro Van Bylaw 1136),
whether it be written or verbal submissions , at both
(i) the Planning Committee on Feb. 8
(ii) Council Meeting on Feb. 14,
will be part of this process, correct ?

Regards

Roland Hoegler

| ----- Original Message -----

From: Crowe, Terry
To: Roland Hoegler ; Erceg, Joe
Cc: MayorandCouncillors ; Christy, June
Sent: Tuesday, January 25, 2011 9:04 AM
Subject: RE: Metro Van RGS Bylaw 1136

Dear Mr. Hoegler,
Staff anticipate bringing the RGS report to Planning Committee on February 8 and then to Council on February 14.
Council's decision is by resolution and a public hearing is not involved.

TERRY CROWE,
Manager, Policy Planning Division,
City Of Richmond, 6911 No. 3 Road,
Richmond, BC, V6Y 2C1
Tel: 1-[604]-276-4139
Cell: 1-[778]-228-2433
Fax: 1-[604]-276-4052
Email: tcrowe@richmond.ca

From: Roland Hoegler [<mailto:rahoegler@shaw.ca>]
Sent: Tuesday, 25 January 2011 8:45 AM
To: Erceg, Joe
Cc: MayorandCouncillors; Crowe, Terry
Subject: Re: Metro Van RGS Bylaw 1136

Dear Mr Crowe

Just to clarify the misunderstanding.

Now that Metro Bylaw 1136 has been sent to individual Metro Van Local Gov'ts, what are the next steps Richmond will pursue ?.

As Mr Erceg advises the matter be brought to Planning Committee or General Purposes Committee , that would still imply that once submitted to either committee, a Council vote would made at either a Council Meeting or Public Hearing, would it not ?

Regards,

Roland Hoegler

----- Original Message -----

From: Erceg, Joe
To: Roland Hoegler
Cc: MayorandCouncillors ; Crowe, Terry
Sent: Monday, January 24, 2011 10:03 PM
Subject: RE: Metro Van RGS Bylaw 1136

Dear Mr Hoegler,
My advice was that this matter would be brought to Planning Committee or General Purposes Committee in February; I did not mention a Public Hearing.
A date has not been finalized at this point but please liaise with our Mr Terry Crowe who can advise you of the date once it is set.
Sincerely

Joe Erceg, MCIP
General Manager
Planning & Development Department
City of Richmond
Tel: 604-276-4083
Fax: 604-276-4222
email: jerceg@richmond.ca

From: Roland Hoegler [<mailto:rahoegler@shaw.ca>]
Sent: Monday, 24 January 2011 21:42
To: Erceg, Joe
Cc: MayorandCouncillors
Subject: Metro Van RGS Bylaw 1136

Dear Mr Erceg

At tonite's (Jan.24 2011) Council Meeting, when I asked the question as to Metro Van Bylaw 1136 next steps, you made reference that the matter will be brought before the Richmond Public , via a Staff Report for a (i) Planning Committee and (ii) a Public Hearing.

Just to clarify further, what dates are being scheduled for the aforementioned ?

We anticipate a very large crowd and want to keep them duly - informed so they can plan accordingly.

Regards:

Roland Hoegler

MayorandCouncillors

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: January 19, 2011 3:15 PM
To: icentre@metrovancover.org; ben.stewart.mla@leg.bc.ca; stephanie.cadieux.mla@leg.bc.ca; Gordon Campbell/Premier
Cc: MayorandCouncillors; Erceg, Joe
Subject: Re Metro Bylaw 1136 and PROPER NOTIFICATION to ALR property owners
Categories: UCRS CODE / FILE NUMBER: 08-4105-04-01

Please submit this e-mail to appropriate parties at Metro Vancouver
(ie Metro Board Members and those in Metro Van. Planning Dept.)

=====

Jan.19 , 2011

To: Metro Vancouver Board

BE ADVISED:

The City of Richmond 's Agricultural Land Reserve (ALR) comprises approx. 40 % of the total Richmond land base area. In addition, the vast majority of Richmond ALR Lands have the City of Richmond's AG (Agricultural) Zoning apply to them as well

In NOV. 2009 The City of Richmond created an omnibus Zoning Bylaw 8500.

Many of the changes , under AG (Agricultural) Zoning , had major impacts on all Richmond ALR properties.

FYI:

Richmond ALR properties , approx 2400 in number,..... range

in size from 4000 (FOUR THOUSAND) sq.ft TO approx 140 acres.

In addition, approx. 60% of Richmond's ALR properties are "less than 2 acres", and, under Section 23 of the ALC Act, are exempt from the restrictions of the ACT .

For all intents and purposes, these "less than 2 acre parcels" are residential lots. as per the reasonable interpretation of the ALC Act

HOWEVER

Once Richmond Zoning Bylaw 8500 was passed, Richmond ALR Property owners slowly began to discover and understand the ramifications , which can best be summarized as having effectively reduced the 20 year old AG zoning rights and allowable uses which ALR property owners previously had under the the old Zoning Bylaw 5300.

What became clear was that the "**Notification Process**" left much to be desired , as within Richmond ALR there are some inherent deficiencies in the NOTIFICATION process

(Note: While I am specifically referring to the Richmond ALR , I would submit the very high likelihood this same problem exists with ALR property owners in other Metro Van jurisdictions)..

It is my understanding that , as per the Local Gov't Act...**Local Newspapers** (in Richmond's case the **RICHMOND NEWS** and the **RICHMOND REVIEW**) act as the main formal and legal venue to inform the public of a variety of forthcoming Local Gov't actions (ie Land Sales, Rezoning, Public Hearings, Legislative /Bylaw changes etc.etc.)

The City, to its credit , began to address these LOCAL concerns commencing in early 2010.

After establishing a working group committee (of which I was a member) to review the ALR/AG zoning changes..the City was duly informed that many in the Richmond ALR (including myself) DO NOT have regular delivery,or ANY delivery ,of either of the (2) Local Richmond newspapers.

Hence, given these circumstances, there is a quantifiable void in communication which the Local Gov't Act does not bridge nor address, but simply assumes IS addressed for legal semantics.

NOTE: This is NOT to attribute blame, but identifies an anomaly that exists and ultimately compromises the best and better interests of ALR property owners

Again to the City's credit, it used its data -base sent a mass mail out to each of Richmond's several thousand ALR property owners to attend a meeting held at Cambie Community Center in June 2010 . The Meeting was literally Standing Room only (SRO), with several hundred ALR property owners attending.

In Addition, in Fall of 2010, another mass mail out to ALL Richmond ALR Property owners re Agri- issues resulted in another SRO attendance in Council Chambers

I can also mention City Committee Meetings on ALR issues also attracted large numbers of ALR property owners.

POINT/S:

----Most, if not all Local Newspapers are delivered at No Cost, simply subject to a given party taking on a delivery route.

----Parties willing to take on delivery routes , in my experience, do not last, high turnover rate.

ALR Property owners, via their situation...ie Non URBAN,..... are more dispersed, and any party interested in delivery of local newspapers is easily dissuaded, if not at risk at life and limb delivery on dark streets,and deep ditches. etc..... lack of sidewalks .in the ALR areas

To Date;

Metro Vancouver Member " City of Richmond " has been
 ---- informed of the problem of Notification in the Richmond ALR,
 ----acknowledged the problem of Notification in the Richmond ALR,
 ----set **(2) precedents** via the past direct mail-out campaigns(in 2010) to ALL Richmond ALR Property owners re: issues that directly affect their ALR properties

Richmond is probably a good "canary in the mine" indicator of a much larger problem , as I would submit Richmond is the most Urban "ALR containing" Metro Van City .

Without getting into the details, Metro Van Bylaw 1136 does have rather dramatic impacts on all Metro Vancouver ALR Property Owners

Thus, I submit that most Metro ALR property owners have absolutely NO CLUE as to Metro Bylaw 1136 period,..... nor to its impacts and ramifications, and have thus not been Notified as to Metro Van Bylaw 1136.

This quantifiable lack of communication ie " NOTIFICATION " should be closely studied and addressed before proceeding any further with Bylaw 1136.

Metro's own records make it very clear the Public Submissions etc. re Bylaw 1136 are almost exclusively by Metro's Urban

Property owners.

NOTE: This e-mail shall serve as a record that Metro Vancouver has been DULY NOTIFIED of this situation.

Roland Hoegler

Mayor and Councillors

From: Roland Hoegler [rahoegler@shaw.ca]
Sent: December 15, 2010 1:18 PM
To: colin.fry@gov.bc.ca; brian.underhill@gov.bc.ca; eva.germano@gov.bc.ca
Cc: Mayor and Councillors; icentre@metrovancover.org
Subject: To : ALC Re Metro Vancouver RGS and Bylaw 1136
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

TO :

BC Agricultural Land Commission (ALC)

Colin Fry
Brian Underhill
Richard Bullock

BE ADVISED

Re Metro Vancouver Bylaw 1136

In a review of Bylaw 1136, and comparing it to the ALC Act, I can already see potentials for a number of major conflicts via inconsistencies and future legal cases etc..

I will take some time to review the ALC Act and Bylaw 1136, and submit an analysis , but suffice it to say my revelations upon further analysis may force the entire Bylaw 1136 to either be re-visited, thrown out, or it will simply fail due to a number of legal challenges filed by Metro Vancouver ALR property owners.

NOTE: This is not an indictment per se of the participants, simply an initiative for the "greater good " before this matter gets out of hand.

Regards

and
Season's Greetings

Roland Hoegler

cc

City of Richmond Mayor and Councillors
Metro Vancouver

Mayor and Councillors

From: Lance Read [lread@interchange.ubc.ca]
Sent: January 21, 2011 12:09 PM
To: mariaharris@telus.net; jmhunt@surrey.ca; mayor@corp.delta.bc.ca; edaykin@mapleridge.ca; cfox@tol.bc.ca; gmartin@langleycity.ca; pgoldsmith-jones@westvancouver.ca; cferguson@city.whiterock.bc.ca; pfrinton@shaw.ca; dlwatts@surrey.ca; rwalton@dnv.org; Mayor and Councillors; dmaclean@pittmeadows.bc.ca; info@tsawwassenfirstnation.com; rstewart@coquitlam.ca; lmhepner@surrey.ca; clrdeal@vancouver.ca; Moe Gill; mooreg@portcoquitlam.ca; javilleneuve@surrey.ca; gregor.robertson@vancouver.ca; howard.carley@anmore.com; cjordan@comsavings.com; wwright@newwestcity.ca; joe.trasolini@cityofportmoody.com; sav.dhaliwal@burnaby.ca; ralph.drew@telus.net; mayorea; bbroughton@telus.net; mayor@cnv.org; mayor.corrigan@burnaby.ca
Cc: Sun Letters
Subject: Major Concerns re: Regional Growth Strategy and UBC/ SFU
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

1. Please explain briefly to me if possible why UBC and SFU specifically, as fairly large municipal like communities perhaps even larger than Lions Bay, are not specifically part of the Regional Growth Strategy as listed on page ii - ACCEPTED, BY RESOLUTION

The only mention I find in the document is:

Major educational institutions, such as the University of British Columbia, Simon Fraser University, and the British Columbia Institute of Technology, and the numerous other post-secondary universities and colleges also have a vital role in the regional economy. They have key linkages with many sectors of the economy, including the health sector and the region's hospitals, provide research and innovation and spawn incubator industries.

2. Shouldn't we/you be very concerned with this omission?
 e.g. UBC is fighting to be an autonomous "municipality". If UBC continues to choose to meet their population targets - transit, traffic congestion, water, sewage, electric transmission, and other issues will effect Vancouver and surrounding areas. All other areas are working through the RGS while UBC thus is exempt.

My specific concerns have been sent to UBC and MV Board Chair Mayor Jackson as follows:

Metro-Vancouver Regional Growth Strategy

On January 14, 2011, all affected local Metro-Vancouver governments, including UBC were given 60 days to consider acceptance of the Regional Growth Strategy.

During the RGS hearings, a substantial number of UBC students expressed concerns about not being able to afford living on campus and thus having to commute to and from campus. The response from MV and UBC outlined in the RGS is to build more transit infrastructure.

Meanwhile, the current UBC Campus and Community Plan puts for profit marketable housing, ahead of adequate student housing. For the proposed RGS to be met, the amount of student housing should greatly supersede that of market housing.

If **STRATEGY 2.1 Promote land development patterns that support a diverse regional economy and employment close to where people live** is truly a goal of Metro-Vancouver, then surely the reverse is also true - that MV and the RGS should work towards residential densification so that people live close to where they work. Densification certainly seems to

be a main focus of the City of Vancouver. But as well, University students should have access to housing closer to University as this currently is their primary job.

Historically, the area containing Pacific Spirit Park was set-aside in 1920 to generate Endowment funds for the UBC through residential development. HOWEVER,

“... for any proposed developments in the UEL by the Greater Vancouver Regional District or the University of British Columbia, the following groups must be consulted beforehand: university students, university staff, university faculty, environmental groups, businesses, residents and the general public.”

It is incumbent upon our UBC leaders - The BoG, President Toope, Joe Stott, Nancy Knight and other Campus and Community Planning personal to remember that the University is first and foremost a post secondary institute for undergraduate, post-graduate and research students. Of course it is understood that this includes in part building a world-wide reputation in order to offer students a good and, more importantly, affordable education.

While I realize that UBC continues to build the endowment fund through the sale of lucrative market housing, “residential” access to housing for students must come first and foremost in any Endowment strategy, followed by staff, and faculty accommodations.

As it currently stands, it almost seems as if the University Administration, BoG and Campus and Community Planning have forgotten this point. It is as if they are wide-eyed big buck crazy at the prospect of how much larger they might possibly build the endowment fund. While all University endowments were hit hard by the market collapse, UBC remains near the top in Canada at number 2 with over \$600 million and while growing the endowment perhaps remains advisable, there is no great urgency to grow it quickly through the planning and building of excessive market housing over student housing.

Lance Read

Alumni

2224 West 14th Ave

Vancouver, V6K.2W1

778.855.3830



URBAN DEVELOPMENT INSTITUTE - PACIFIC REGION
TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE
#200 - 602 West Hastings Street
Vancouver, British Columbia V6B 1P2 Canada
T. 604.669.9585 F. 604.689.8691
Info@udi.org
www.udl.bc.ca

January 21, 2011

David Weber, Director
City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

PC: CAO
GM - Planning + Dev
Manager, Policy Planning
for info

PHOTOCOPIED

JAN 21 2011

& DISSEMINATED

Dear Mr. Weber:

Re: Metro Vancouver Regional Growth Strategy (RGS)

As you are doubtless aware, the Metro Vancouver Board gave Second Reading to the Greater Vancouver Regional District's Regional Growth Strategy Bylaw No. 1136, 2010 (the proposed RGS).

Metro has now referred the Bylaw to local governments in Metro Vancouver for acceptance or otherwise. Each local government has 60 days after receipt of the Bylaw to consider it, and, if it objects to any provision, to state the reasons for its objection.

The Urban Development Institute (UDI), which represents the development industry and its related professions in British Columbia, including members who are active in your municipality, wishes to provide a submission to your Council regarding the ramifications of the RGS for your municipality and our industry, in the context of that consideration.

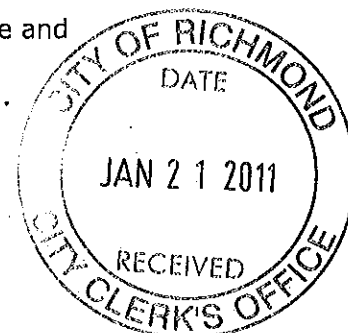
Please let us know when your Council will be considering its response resolution, what the process will be, and when submissions from stakeholders can be provided to Council. I can be reached at jfisher@udi.org by e-mail or by phone at 604.669.9585 ext. 224.

→ In addition, please note that UDI will be holding a special Breakfast Seminar regarding the RGS on Tuesday, February 1, 2011 at 7:30 a.m. at the Hyatt Regency Hotel in Vancouver. Your City Manager / CAO, and the members of your Council, are welcome to attend the event free of charge. I have attached information on the Seminar. The contact person for registration is Maggie Carate. She can be reached at mcarate@udi.org by e-mail and 604.669.9585 ext. 226 by phone.

We thank you for your assistance in communicating with Council on this issue and our concerns regarding the proposed RGS.

Yours truly,

Jeff Fisher
Deputy Executive Director



Mayor and Councillors

From: Derek Wilson [ildesign@shaw.ca]
Sent: January 16, 2011 1:18 PM
To: sunletters@vancouver.sun.com
Cc: ksinoski@vancouver.sun.com
Subject: Growth plan founded on quicksand
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

Letters Editor
The Vancouver Sun
Vancouver, BC

Dear Editor

Re: "**Growth plan projects population boom**", *Westcoast News*, January 15, 2011, p. A4.

Metro Vancouver's growth accommodation plan is simply a business-as-usual projection of population growth for the region.

But the need to sharply reduce our greenhouse gas emissions in order to avert runaway climate destabilization may conflict with this population growth.

Also the looming threat of "peak oil" may compel a massive transformation of our infrastructure from using fossil fuels to electricity. It may not be possible to make this transformation and expand our population.

The planners at Metro Vancouver have not published any assessment that demonstrates that the proposed population growth is sustainable.

Until such time as a credible, sustainable region plan is tabled, our local politicians should tell Metro Vancouver the current proposal is unacceptable.

Very sincerely,
Derek Wilson
1020 Dundonald Drive
Port Moody, BC, Canada V3H 1B9
Tel: 604-936-7423

MayorandCouncillors

From: kulpreet singh [kulpreet.singh@gmail.com]
Sent: January 17, 2011 10:29 AM
To: mayorea; MayorandCouncillors; gregor.robertson@vancouver.ca; icentre@metrovancover.org; regionaldialog@metrovancover.org
Subject: Don't jeopardize the environment, please.
Categories: UCRS CODE / FILE NUMBER: 01-0157-20-RGST1

On Friday, January 14, 2011, Metro Vancouver passed the Regional Growth Strategy bylaw. At the insistence of the City of Richmond, the strategy designates a large area of Agricultural Land Reserve (ALR) as "General Urban."

That term means residential neighborhoods and urban centres. The area should instead be designated "Agricultural."

Those terms are new. There were no Agricultural and General Urban (or Urban) zones or designations in the 1996 strategy that Metro is replacing. There was just a first stab at curbing sprawl, the Green Zone, now gone.

The City's action defied the Agricultural Land Commission. The ALC is an administrative tribunal, much like a court with specific expertise.

The ALR area at stake includes the Garden City Lands. Unlike most ALR areas, that property has had its agricultural status strongly confirmed. That happened in 2006 and 2009 when the commission rejected applications to remove it from the ALR. To most of us, No + No = NO, not Yes.

In a letter dated 20 October 2010, ALC executive director Brian Underhill was clear that local governments, including Metro, must make their bylaws consistent with the *Agricultural Land Commission Act*. In effect, he said that the faulty General Urban designation had to be corrected. He was ignored.

Then, in a letter dated 23 November 2010, ALC chair Richard Bullock reiterated the message. He added that a bylaw must not even contemplate the inconsistent use of ALR land, "whether or not that use requires the adoption of any further bylaw or law, the giving of any consent or approval or the making of any order." He said to correct the problems. He was ignored.

Just a trace of Commissioner Bullock's directions appeared, as "Mapping inconsistencies," in the massive agenda package for last Friday's Metro Vancouver board meeting. Despite Director Harold Steves' defence of agricultural land, the bylaw passed.

Now Metro staff are saying, in effect, "Richmond made me do it." Mr. Bullock will not be as easy to push around. Unless he restores order, the future of the ALR—and our food security—will be bleak.

Note: Two posts on the <http://gardencitylands.wordpress.com> blog examine this issue in greater depth.