



For Metro Vancouver meetings on Friday, March 28, 2014

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 either:

Bill Morrell, 604-451-6107, Bill.Morrell@metrovancover.org or

Glenn Bohn, 604-451-6697, Glenn.Bohn@metrovancover.org

Greater Vancouver Regional District

Property Tax Scenario Analysis for Agricultural and Industrial Lands

APPROVED

In December 2013, Metro Vancouver hired Colliers International to compile and analyze various property tax scenarios for agricultural and industrial lands in several municipalities across the region.

The report supports implementation of the Metro Vancouver 2040: Shaping our Future. The findings of the report may also improve the understanding of property taxes as a fiscal lever and offers policy areas for further investigation that can encourage more actively farmed agricultural land and intensification of industrial land.

The Board directed staff to consult with municipalities, provincial agencies and the private sector to identify which taxation and policy areas would benefit from further investigation and to help advance the results, as described in the report titled "Property Tax Scenario Analysis for the Agricultural and Industrial Lands in the Metro Vancouver Region."

The Board also directed staff to investigate the taxation issue pertaining to growing of medical marijuana in Metro Vancouver communities.

Results from the Metro Vancouver Agricultural Land Use Inventory

APPROVED

In April 2012, the Regional Planning and Agriculture Committee received an overview and some initial results from the Agricultural Land Use Inventory (ALUI) that was completed by the Ministry of Agriculture in partnership with Metro Vancouver and member municipalities. Since then, several municipal ALUI reports were completed for Delta, Surrey, Richmond, Langley and more recently Maple Ridge and Pitt Meadows. A regional compilation of this data includes areas surveyed north of the Fraser River and is now available on the Ministry of Agriculture's website with other municipal ALUI reports.

The Board directed staff to adapt the technical information from the dataset into a more reader-friendly publication that describes farming in Metro Vancouver and agricultural land use, based on the ALUI regional data and other sources of information.



Metro Vancouver Industrial Land Protection and Intensification – Policy Paper

APPROVED

Industrial land protection and intensification are important aspects of Metro Vancouver’s Regional Growth Strategy, Metro 2040.

A policy paper has been prepared to help clarify regional growth strategy industrial intensification policies and to provide guidance in implementing and advancing industrial land protection and intensification in the region as an action item from Metro 2040.

The Board approved in principle the clarification of regional growth strategy industrial intensification policies laid out in the report.

Industrial Land Re-Development and Intensification – Constraints and Solutions

APPROVED

In late 2013, Metro Vancouver retained Stantec Ltd. and Site Economics Ltd. to explore the challenges and opportunities associated with redeveloping and intensifying older industrial sites in the region. Work included reviewing past literature on the topic, exploring best practices in other jurisdictions, identifying sub-sectors and geographic areas with the greatest re-development potential, and hosting an industry focus group to receive input.

The Board directed staff to provide the report to municipal and industrial partners, to post it on the Metro Vancouver website for wider dissemination, and to integrate the findings into the 2014 update to the Regional Industrial Land Inventory.

Proposed 9-1-1 Service Province-Wide Call Answer Levy

APPROVED

9-1-1 phone service in Metro Vancouver is provided by E-Comm and is currently funded through a tax requisition of an average of approximately \$4 per household per year. The 2014 E-Comm contract cost is \$3.9 million.

The Union of BC Municipalities (UBCM) has proposed that a call answer levy, to be added to landline and mobile phone bills, be considered in place of a tax levy.

The Board resolved to advise UBCM that it does not support a province-wide call answer levy for 9-1-1 services.

Metro Vancouver Board Strategic Plan

APPROVED

The Board Strategic Plan articulates the role of Metro Vancouver in the region, its vision for the region, and strategic direction for the organization within the context of the integrated regional management plans. The Plan provides staff, the public, member municipalities and other stakeholders with a clear sense of the role the Board sees for the organization within the region and the priorities in moving towards a livable, prosperous and sustainable region.



The Board adopted the Board Strategic Plan.

Expiration of Federal Government Subsidies for Co-op Housing

APPROVED

At its March 14, 2014 meeting, the Housing Committee received an invited presentation from Thom Armstrong of the Co-operative Housing Federation of BC, regarding the expiration of federal co-op housing programs. The Committee spoke to the benefits of co-op housing and the need for continued rental assistance for low-income co-op residents as federal agreements expire. The Committee subsequently requested staff to bring forward to the Board for its consideration an advocacy recommendation in support of continued subsidies for low-income co-op members.

The Board approved a resolution to:

- a) write a letter requesting the Province to fund and deliver a rent supplement program to replace expiring federal subsidies for low-income members in housing co-ops;
- b) write a letter requesting the federal government to reinvest the savings from expiring federal housing agreements to share the costs of funding the rent supplement program; and
- c) encourage local governments throughout British Columbia to urge the federal and provincial governments to work together to reduce the uncertainty for vulnerable housing co-op members by ensuring that long-term, cost-shared rental assistance programs are in place as federal co-op housing agreements expire.

Metro Vancouver’s Continued Role as Community Entity for the Homelessness Partnering Strategy (HPS) Program 2014-2019

APPROVED

The Regional Steering Committee on Homelessness requested that Metro Vancouver continue in its role as Community Entity under Canada’s Homelessness Partnering Strategy, which provides \$8.2 million annually to the region toward reducing and preventing homelessness. As Community Entity, Metro Vancouver administers the funds, handles funding requests, carries out negotiations, and monitors funded projects.

The Board approved that Metro Vancouver continue to serve as HPS Community Entity for an additional five years, from April 1, 2014 to March 31, 2019.

Appointment of Election Officials for the 2014 General Local Election

APPROVED

The Board appointed Chris Plagnol as Chief Election Officer and Paulette Vetleson as Deputy Chief Election Officer for the 2014 general local election of the Regional Director for GVRD Electoral Area A.

Delegation Executive Summaries Presented at Committee – March 2014

RECEIVED

The Board received summaries of delegations presented to the Intergovernmental and Administration Electoral Area Sub-Committee: Kavie Toor, Director, Facilities and Business Development, UBC Athletics and Recreation.



The Board also received summaries of delegations to the Regional Planning and Agriculture Committee: Wendy R. Holm; Peter R.W. Duffey; George V. Harvie, Chief Administrative Officer, The Corporation of Delta; Richard Kunz, Southlands the Facts; Debbie McBride, Keith Paremain; Sean Hodgins, President, Century Group; Adrian Wightman; Susan Jones; Kent Warmington; Crystal Allinott.

Electoral Area Unsightly Premises and Nuisance Bylaw

APPROVED

A new bylaw sets out, with greater clarity, the spectrum of enforcement tools that range from “soft” enforcement of bylaw provisions through communication and education, to more aggressive modes of enforcement through ticketing or the imposition of remedial action requirements by the Board.

The bylaw applies to all of Electoral Area A, but expressly excludes First Nations lands (those fall under Federal jurisdiction) and UBC and UEL, both of which fall under the Provincial jurisdiction of the Ministry of Community and Rural Development.

The Board approved a bylaw to deal with unsightly premises, nuisance and property maintenance in Electoral Area A, and directed staff to develop a relevant communications strategy about the new bylaw.

Corporation of Delta Proposed Regional Growth Strategy Amendment for Southlands

APPROVED

The Corporation of Delta has requested a Regional Growth Strategy amendment to accommodate the Southlands, a development project on a 217.5 hectare area, including 950 housing units in the form of single family dwellings, townhouses, apartment building and mixed use buildings.

An analysis completed by Metro Vancouver staff demonstrates the inherent and complex tradeoffs of the proposed Metro 2040 amendment that would facilitate the Southlands development proposal.

That Board resolved to:

- a) Initiate the regional growth strategy amendment process for the Corporation of Delta’s proposed regional growth strategy amendment for the Southlands site and direct staff to notify all affected local governments as per Metro Vancouver 2040: Shaping our Future section 6.4.2;
- b) Give 1st and 2nd readings to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014;
- c) Refer Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014 to public hearing;
- d) Appoint Derek Corrigan as chair of the public hearing and Harold Steves as vice-chair of the public hearing and set quorum for the public hearing as 10 directors; and
- e) Direct staff to set the date for the public hearing.



**Greater Vancouver Regional District Sasamat Volunteer Fire Department
Administration and Regulation Bylaw No. 1204, 2014**

APPROVED

The Board updated a bylaw for the Sasamat Volunteer Fire Department to exclude the Anmore Middle School from the Sasamat Volunteer Fire Department Fire Protection Area and to comply with changes in standards and regulations.

The middle school will be serviced by the Port Moody Fire Department.

Greater Vancouver Sewage and Drainage District

Fraser Valley Regional District Solid Waste Management Plan Update 2014 – 2024

APPROVED

At its March 13, 2014 meeting, the Zero Waste Committee received an invited presentation from the Fraser Valley Regional District (FVRD), responding to Metro Vancouver's request from December 2013 that the FVRD present its draft Solid Waste Management Plan to Metro Vancouver's Zero Waste Committee and allow Metro Vancouver Board to provide formal comments on the plan. The plan was approved by the FVRD Board of Directors in November 2013 and has been forwarded to the Minister of Environment for approval.

The Board referred the FVRD plan to staff for an analysis and will ask the FVRD to request the BC Minister of Environment withhold approval of the plan until Metro Vancouver has fully analyzed the plan and provided its comments and position on the plan.

Wood Waste Diversion Strategy

APPROVED

A report provided an update on Metro Vancouver's wood waste diversion strategy. Wood waste makes up about 22% of all waste from the region currently going to disposal and approximately 40% of that is clean wood waste.

Metro Vancouver will develop a proposed strategy to ban clean wood waste from disposal by 2015 as the first phase of the wood waste disposal ban called for in the solid waste management plan and present it to the Board for consideration in mid 2014.

The Board received the report and approved the proposed engagement and consultation program for a clean wood disposal ban.

Delegation Executive Summaries Presented at Committee – March 2014

APPROVED

The Board received a report with a summary of a delegation to the Zero Waste Committee: Hildegard Bechler.



**Greater Vancouver Sewerage and Drainage District Cost Apportionment Bylaw No. 283,
2014**

APPROVED

The board approved a bylaw that allocates the liquid waste costs included in the approved budget out to member municipalities primarily on the premise of sewer flows or a proxy of sewer flows where appropriate.