




City of Richmond

Report to Committee

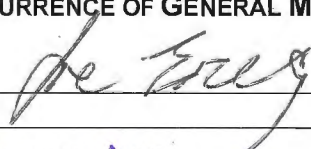

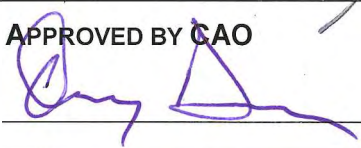
To: Planning Committee **Date:** September 13, 2016
From: Joe Erceg, MCIP **File:**
 General Manager, Planning and Development
Re: **Richmond Comments: Metro Vancouver's (MV) Proposed Five Year Review of the 2040 Regional Growth Strategy (RGS)**

Staff Recommendation

That the Metro Vancouver (MV) Board be advised that the City of Richmond supports the Board's proposed five year review of the 2040 Regional Growth Strategy (RGS) and at this time does not propose any RGS amendments.


 Joe Erceg, MCIP
 General Manager, Planning and Development
 (604-276-4083)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

On August 11, 2016, the Metro Vancouver (MV) Board invited MV local governments to comment regarding its proposed five year review of the 2040 Regional Growth Strategy: 'Shaping Our Future' (Attachment 1). The Board is seeking comments regarding the need for, and extent of a RGS review.

This report responds to this invitation.

Council's 2014-2018 Term Goals and Priorities

This report supports Council's 2014-2018 Term Goals and Priorities:

- *Goal #3 A Well-Planned Community: Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*
 - *Priority: 3.1. Growth and development that reflects the OCP, and related policies and bylaws.*
- *Goal 5: Partnerships and Collaboration: Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.*
- *Priorities*
 - *5.1 Advancement of City priorities through strong intergovernmental relationships.*
 - *5.2 Strengthened strategic partnerships that help advance City priorities.*

Background

On July 29, 2011, the Metro Vancouver (MV) Board approved the 2040 Regional Growth Strategy (RGS) 'Shaping Our Future'. This Strategy is unique as it was prepared by collaboration with 21 local governments, two adjacent regional districts, TransLink and Metro Vancouver. The RGS provides a shared 2040 regional vision of how all will work together to shape the Region's growth by implementing shared goals, strategies and policies to co-ordinate matters of regional interest (e.g., land use, parks, transportation, economic development, housing, infrastructure [i.e., water, liquid waste, drainage, solid waste], environmental and climate change).

Under the Local Government Act, section 452 (2), the Board must consider whether the RGS must be reviewed for possible amendment, every five years (i.e., by July 29, 2016).

To meet this requirement, on August 11, 2016, the Metro Vancouver Board invited the 21 affected MV local governments to comment on the Metro Vancouver Board's proposed five year review of the 2040 Regional Growth Strategy. The MV Board is proposing an Engagement Process which involves asking affected local governments to comment on the need for and extent of a review of the Regional Growth Strategy (RGS). As well, the Board has posted a notice on

the Metro Vancouver web site, to allow the public to also comment on the need for a possible RGS amendment.

The deadline for comments to the MV Board is October 1, 2016.

Finding of Fact

Relevant Approval and Review Dates:

- 2040 RGS Adoption: On July 29, 2011, Metro Vancouver adopted the 2040 Regional Growth Strategy: 'Shaping Our Future' and the five year review period is July 29, 2016.
- Richmond Official Community Plan (OCP), Regional Context Statement (RCS) Acceptance: On November 16, 2012, the MV Board accepted Richmond's Regional Context Statement (RCS) which is a chapter in the 2041 OCP and indicates how the OCP is consistent with the 2040 RGS. The OCP Regional Context Statement five year review period is November 16, 2017 and not the subject of this report as it will be addressed in 2017.
- Richmond's 2041 OCP Adoption: On November 19, 2012, Richmond adopted its 2041 OCP and there is no required OCP review date.

The RGS is a 'Living' Regional Management Tool

When the MV RGS was adopted in 2011, it was always been meant to be a 'living' management tool, so that it could be adapted, as necessary, to address changing needs and interests. There are four main ongoing aspects to RGS implementation, namely: (1) aligning the regional vision and local aspirations, (2) governing collaboratively, (3) advancing policy, and (4) monitoring progress. Metro Vancouver, as the steward of the RGS, strives to strike a balance between addressing varied local government interests while ensuring that the regional RGS framework remains strong to 2040. To date, the RGS has provided an agreed upon and co-ordinated focus for all to discuss how best to manage changing regional and municipal challenges and interests with the MV Board co-ordinating discussion and decisions.

MV RGS Amendments to Date

Since its adoption in 2011, the Regional Growth Strategy has been amended to promote, improve and clarify the regional and municipal interests eight (8) times. These RGS amendments were approved to accommodate municipal aspirations by amending the RGS land use designations of sites: to add Frequent Transit Development Areas and Special Study Areas, to improve policy language, and to incorporate changes made through various accepted municipal OCP Regional Context Statements (RCSs).

MV RGS Research Initiatives

Since its adoption, MV has undertaken significant policy research to clarify and advance the RGS including the preparation of: a series of 'Facts in Focus' policy backgrounders, a number of RGS Implementation Guidelines, applied research, such as the Housing and Transportation Cost Burden Study, an Apartment Parking Study, Industrial, Agricultural, Office, and Sensitive Ecosystem Inventories, a RGS Performance Measures Review, a Housing Data Book, and a

Regional Food System Action Plan. To date, the above MV initiatives demonstrate a strong, co-operative and ongoing commitment to 'review' the RCS, to ensure that it is continuously improved to achieve the Region's collective vision.

An example of a related complementary RGS initiative which better achieves the RGS Vision of improved regional transit is the establishment of the TransLink Mayors' Council Vision which identifies the Broadway and South of Fraser rapid transit lines which will be of significant regional benefit.

Current and Proposed MV RGS Initiatives

In addition to the above, Metro Vancouver advises that they are currently involved in and considering the following wide range of initiatives:

- 1) Protecting the ALR and Promoting Agricultural Viability
 - a) Asking the federal government to not allow the Port of Vancouver to expand on farmland (a Richmond initiative),
 - b) Reviewing options to have the BC Ministry of Agriculture establish a minimum house and floor plate size in the ALR (a Richmond initiative),
 - c) Implementing a Regional Food System Action Plan,
 - d) Advocating for changes to property tax policy to encourage farming and discourage non-farm use on agricultural land,
 - e) Updating the Metro Vancouver Agricultural Land Use Inventory (e.g., a five year update of Ministry of Agriculture's Survey),
 - f) Considering RGS policy amendments regarding the extension of regional sewerage services to support Urban Containment Boundary (UCB) objectives, as well as objectives to protect important lands outside the Urban Containment Boundary (e.g., agricultural and rural), and the addition of implementation guidelines to clarify these policies,
- 2) Housing Initiatives
 - a) Revising Metro Vancouver Regional Affordable Housing Strategy and housing demand estimates, to better inform regional and municipal housing policy,
 - g) Undertaking a Metro Vancouver Mixed Income Transit-Oriented Rental Housing Study
- 3) Transportation
 - a) Reviewing and commenting on the George Massey Tunnel Replacement Project,
 - b) Participating in the preparation of YVR's proposed 2037 Land Use Plan review including regional transportation connections to the airport,
 - c) A Metro Vancouver Urban Centres and Frequent Transit Development Area policy review, to assess the effectiveness of existing RGS policies,
 - d) Working with TransLink on:
 - An updated TransLink 10 year investment plan which expires at the end of 2016 and the new one needs the TransLink Mayor's Council approval,
 - TransLink's new "Urban Freight Council" initiative.

- 4) Economy, Industry, and Employment Lands
 - a) Reviewing the Vancouver Airport Fuel Delivery Project,
 - b) A Metro Vancouver Regional Economic Prosperity Initiative is underway on how to better advance regional prosperity,
 - c) A Metro Vancouver Regional Industrial Lands Initiative is underway to assess regional industrial needs and supply of industrial lands in the region, including supportive research and engagement,
 - d) A Metro Vancouver review of office development patterns and issues to attract office development to Urban Centres,
- 5) Climate Change, Environmental and Health
 - a) Preparing an Metro Vancouver Integrated Regional Climate Action Strategy,
 - b) Updating the Metro Vancouver Ecological Health Action Plan to a regional strategy and to seek stronger connectivity to the Metro Vancouver RGS,
 - c) Identifying the regional health and economic benefits of sustainable development and transport investment in the Lower Mainland.
- 6) RGS Administrative
 - a) Conducting an Metro Vancouver Shaping Our Communities Survey to better gauge public perception of the impacts of land use and transportation on the way communities are shaped,
 - b) Improving RGS performance measures, to better evaluate the performance of the RGS,
 - c) A number of outstanding RGS policy issues have been identified through MV approved municipal OCP Regional Context Statements and the Performance Measures Review that could lead to improvements and clarity of RGS policy language,
 - d) Reviewing and considering the acceptance of Regional Context Statements, which outline the relationship between the municipal official community plan and regional growth strategy, and
 - e) Annual reporting of RGS implementation and progress,

As the above MV initiatives are part of implementing the 2040 Regional Growth Strategy, City staff at this time do support any RGS amendments, as such may be proposed when the initiatives are completed.

The MV Board's Proposed Public Engagement Review Process

Now the MV Board has endorsed the following public engagement process to further consider the need for and extent of any RGS amendments to meet the five year legal review requirement.

Metro Vancouver's Proposed Engagement Process To Review the 2040 RGS		
Terms:	<ul style="list-style-type: none"> - MV RPAC = MV Regional Planning Advisory Committee - MV RPL = MV Regional Planning Committee 	
2016	TASK	INTENT
June	RPAC report	To receive feedback on / support for the proposed process.
July	RPL / GVRD Board report	To provide the GVRD Board the opportunity to endorse the proposed process and send a letter to affected local governments and appropriate agencies expressing the opinion of the GVRD Board regarding the need / or not for a comprehensive review.
August – October	Notification / Comment Period	<ul style="list-style-type: none"> - To allow Councils and other stakeholders time to submit their views on whether a review of <i>Metro 2040 RGS</i> is necessary. - The Five-Year Review will also be posted on the Metro Vancouver website, social media, and distributed to existing communications lists to provide an opportunity for the general public and stakeholders to comment on the need for a review of <i>Metro 2040 RGS</i>.
September	Celebratory event(s) / Public Engagement	<ul style="list-style-type: none"> - Consideration of a review provides an opportunity to celebrate regional planning and the role it plays in shaping our region. - Several options are under consideration, including: a Retrospective on Regional Planning Sustainability Breakfast, guest lectures / speakers from other regions regarding regional planning issues, etc. Ideas are welcome.
October	RPAC meeting (workshop)	Assess feedback received to date and provide an opportunity for Committee discussion about the proposed recommendation to the GVRD Board regarding the need for and extent of a Metro 2040 RGS review.
October	Council of Councils Meeting	Agenda item (meets the Greater Vancouver Regional District Regional Growth Strategy Procedures Bylaw No. 1148, 2011 requirements)
October		Comments Period closes.
November	RPL / GVRD Board report; RPL open meeting	Review feedback received to date and provide an opportunity for Committee discussion about the proposed recommendation to the GVRD Board regarding the review. Meets the Greater Vancouver Regional District Regional Growth Strategy Procedures Bylaw No. 1148, 2011 requirements.
November	RPL / GVRD Board Report	Provide a decision on the need for and/or extent of the review of <i>Metro 2040 RGS</i> ; if necessary, direct staff to develop a consultation plan; and send a letter to the Province to notify of the decision.
December		Notify the Ministry of Community, Sport and Cultural Development.

Analysis

Richmond staff have reviewed the proposed MV RGS Engagement Process and support it as it will enable Metro Vancouver to inform and celebrate the successes of the RGS and the role that the Board and RGS plays in shaping the Region (e.g., via the MV Web site, a Retrospective on Regional Planning, Sustainability Breakfast Sessions, and guest lectures / speakers).

Richmond staff do not propose any RGS amendments at this time, for the following reasons:

- 1) Richmond does not need any RGS amendments at this time. When Richmond helped prepare the 2040 RGS, it strove to have the RGS policies address the City's long term interests, to avoid having to request RGS amendments from the MV Board later on. To date this local

autonomy approach has been successful. For example, Richmond has a large RGS 'Urban' designation which provides considerable land use flexibility without having to request MV Board RGS amendments,

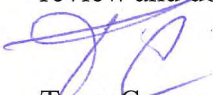
- 2) The 2040 RGS is still in its early implementation days and has been continuously reviewed since its 2011 approval,
- 3) Regional Growth Strategies can last a long time, as the previous 1996 Livable Region Regional Strategic Plan (LRSP) was useful for 15 years until 2011,
- 4) While Richmond was the first municipality to have the Metro Vancouver Board accept its 2041 OCP Regional Context Statement, Metro Vancouver advises that the majority of the other 20 local government OCP Regional Context Statements (RCS) were only recently accepted by the MV Board and the Township of Langley's RCS is still under arbitration review,
- 5) Some municipalities want to now update their OCPs to reflect the 2040 RGS and this will take several years,
- 6) No major RGS update should occur before the 2011 Census findings are fully released in late 2017, and
- 7) MV staff and the MV Regional Planning Advisory Committee advise that there is no need for a comprehensive RGS review at this time and that the scope of the review should be structured to meet legislative requirements.

Financial Impact

None.

Conclusion

The *Local Government Act* requires that the MV Board consider reviewing the 2040 Regional Growth Strategy at least once every five years. As part of this consideration, Metro Vancouver is required to provide an opportunity for local government input on the need for and scope of review from affected local governments and other stakeholders. The MV Board has endorsed a public RGS Engagement Process to further consider the need for and extent of any RGS amendments. As the RGS has effectively been 'under review' since its adoption, the RGS is still in its early implementation and Richmond does not need a RGS amendment at this time, City staff recommend that Council advise the MV Board that it supports the Board's proposed RGS review and does not propose any RGS amendments at this time.



Terry Crowe
Manager, Policy Planning
(604-276-4139)
Att: 1

TTC:cas



metrovancover
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

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Office of the Chair
Tel. 604 432-6215 Fax 604 451-6614

01-0157-30-RGST1
File: CR-12-01

Ref: RD 2016 Jul 29

AUG 11 2016

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

cc: Joe Erceg
Terry Crowe

Dear Mayor Brodie and Council:

Re: Consideration of the Five-Year Review of Metro Vancouver 2040: Shaping our Future, the Regional Growth Strategy

The five year anniversary of the GVRD Board's adoption of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, occurred on July 29, 2016. *Metro 2040* sets out a collaborative vision for how to accommodate and shape the region's long-term growth in a way that advances livability, protects the region's important industrial, agricultural, and conservation / recreation lands, supports the growing economy, and that provides a land use framework to support the efficient and affordable provision of infrastructure such as transit and utilities.

Section 452(2) of the *Local Government Act* ("the Act") requires that "at least every 5 years, a regional district that has an adopted regional growth strategy must consider whether the regional growth strategy must be reviewed for possible amendment". The Act also sets out required consultation procedures, including that affected local governments be given an opportunity to comment on whether a review is necessary, and if so, what a desired scope of that review might include.

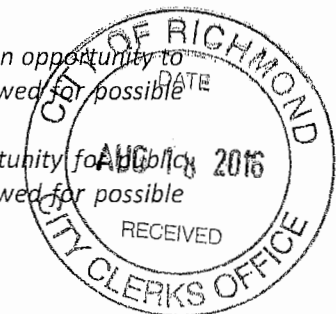
At its July 29, 2016, regular meeting, the Board of Directors of the Greater Vancouver Regional District ('Metro Vancouver') adopted the following resolution:

That the GVRD Board:

- approve the engagement process to determine the need for, and extent of, a review of Metro Vancouver 2040: Shaping our Future, the regional growth strategy, consistent with Section 452(2) of the Local Government Act and as presented in the report dated June 10, 2016, titled "Metro Vancouver 2040: Shaping our Future: Five-Year Review";*
- send a letter to affected local governments and agencies to provide an opportunity to comment on whether the regional growth strategy should be reviewed for possible amendment as per Local Government Act Section 452(3); and*
- post notice on the Metro Vancouver website to provide an opportunity for comment on whether the regional growth strategy should be reviewed for possible amendment.*

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Please find enclosed the Metro Vancouver staff report. As conveyed in the report, Metro Vancouver staff, based on direction from the Board and in conjunction with municipal staff, have undertaken projects and initiatives to promote, improve and clarify *Metro 2040* to support and steward the realization of the regional federation's growth management goals. *Metro 2040* has been amended eight times to address local and regional aspirations, improve the regional growth strategy's policy clarity and to improve implementation procedures. This approach demonstrates a strong commitment to ongoing 'review' and adjustment in order to ensure continuous improvement toward the region's collective vision. As such, a modest consultation program is endorsed, one that recognizes there is no need for a comprehensive review of the regional growth strategy at this time, and allows for the consideration of the review to be structured to meet the requirements as set out in the Act.

This letter provides written notice to affected local governments that Metro Vancouver is seeking comments on the need for, and scope of, a review of *Metro 2040*. Please have your staff contact Elisa Campbell, Director of Regional Planning & Electoral Area Services, at Elisa.Campbell@metrovancover.org or 604-451-6556 by October 1, 2016 with any questions or comments regarding consideration of a five-year review of Metro Vancouver's regional growth strategy.

Yours truly,



Greg Moore
Chair, Metro Vancouver Board

GM/GS/ea

cc: Terry Crowe, Manager of Policy and Planning Department

Encl: '*Metro Vancouver 2040: Shaping our Future: Five-Year Review*' report dated June 10, 2016

To: Regional Planning Committee

From: Heather McNell, Division Manager, Growth Management
Parks, Planning and Environment Department

Date: June 10, 2016 Meeting Date: July 15, 2016

Subject: ***Metro Vancouver 2040: Shaping our Future: Five-Year Review***

RECOMMENDATION

That the GVRD Board:

- a) Approve the engagement process to determine the need for, and extent of, a review of *Metro Vancouver 2040: Shaping our Future*, the regional growth strategy, consistent with Section 452(2) of the *Local Government Act* and as presented in the report dated June 10, 2016, titled "*Metro Vancouver 2040: Shaping our Future: Five-Year Review*";
 - b) send a letter to affected local governments and agencies to provide an opportunity to comment on whether the regional growth strategy should be reviewed for possible amendment as per *Local Government Act* Section 452(3); and
 - c) post notice on the Metro Vancouver website to provide an opportunity for public comment on whether the regional growth strategy should be reviewed for possible amendment.
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PURPOSE

This report is intended to provide the GVRD Board with the opportunity to consider the need for and scope of a review of *Metro Vancouver 2040: Shaping our Future* as required by the *Local Government Act*.

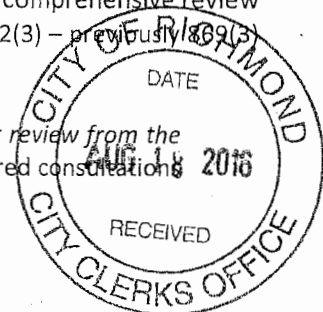
BACKGROUND

Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy, was adopted in July 2011 and is now in its fifth year of implementation. The legislation that enables *Metro 2040*, Part 13 of the *Local Government Act*, section 452 (2) [previously 869(2)] requires that:

at least once every 5 years, a regional district that has adopted a regional growth strategy must consider whether the regional growth strategy must be reviewed for possible amendment.

This review can range from a minor amendment to the existing strategy to a comprehensive review resulting in a new regional growth strategy. *Local Government Act* Section 452(3) – previously 869(3) also requires that:

the regional district must provide an opportunity for input on the need for review from the persons, organizations and authorities referred to in section 434 (2) [required consultations] during development of regional growth strategy].



Since the adoption of *Metro 2040*, the strategy has been amended eight times, and through implementation, staff continue to review the strategy and seek ways to improve its clarity and effectiveness. This report proposes a streamlined approach and process for considering the need for, and extent of, the mandated five-year review.

***Metro 2040* Implementation**

Metro 2040 was developed in close collaboration with member municipalities and other regional agencies. It is truly a distinctive achievement that 21 local governments, two adjacent regional districts, TransLink, and Metro Vancouver collectively developed and signed on to a shared vision of how to shape the region's growth to 2040. *Metro 2040* sets out goals, strategies, and policies to guide the future growth of the region and provides the land use framework for transportation, economic, housing, utility (water, liquid waste and solid waste), environmental and climate change planning. Adoption of the strategy was the first step; implementation has been a key focus for Metro Vancouver for the past five years. As expressed in the *Metro 2040 Progress toward Shaping our Future* Annual Reports, there are four main aspects to regional growth strategy implementation: aligning the regional vision and local aspirations, governing collaboratively, advancing policy, and monitoring progress.

Metro 2040 is intended to provide a solid, long-term vision, and yet also to be adaptable and responsive. It has been amended eight times since its adoption in July 2011. These amendments were approved to accommodate municipal aspirations by amending the regional land use designation of sites, to add Frequent Transit Development Areas and Special Study Areas, to improve policy language, and to incorporate changes made through Regional Context Statements (RCSs). Metro Vancouver, as the steward of the regional vision, strives to strike a balance between meeting local aspirations and ensuring that the *Metro 2040* vision for managing regional growth to 2040 remains strong. *Metro 2040* has facilitated and necessitated a dialogue about regional implications through the GVRD Board when a member municipality has sought changes to regional land use designations, policies, or acceptance of a Regional Context Statement.

Significant policy research has been undertaken to clarify and advance *Metro 2040* since its adoption including a series of Facts in Focus policy backgrounders, a number of Implementation Guidelines providing guidance and support in implementation, and applied research such as the Housing and Transportation Cost Burden Study; Apartment Parking Study; Industrial, Agricultural Office and Sensitive Ecosystem Inventories; Performance Measures Review; Housing Data Book; and Regional Food System Action Plan.

RCSs are an important implementation tool that demonstrate how local plans align with and support the regional growth strategy. The majority of Regional Context Statements were only completed and accepted by the GVRD Board in the last couple of years, and in many cases those RCSs express municipal intentions to update Official Community Plans in the near future. Given this context, *Metro 2040* is still in an early point of implementation and it is premature to effectively assess whether substantive changes are needed to how the regional federation's plans and policies are working together to achieve the co-created vision for the future of the region.

The GVRD Board has expressed ongoing commitment to advancing the goals of *Metro 2040* and to ensuring that there is a broad understanding of, and support for, *Metro 2040*. The Board's Strategic Plan provides clear direction for Metro Vancouver to continue to develop and implement effective and adaptive tools and processes for achieving the goals in *Metro 2040*; supporting the efforts of

members in developing complete and livable communities, and guiding the development of policies, plans and tools that lead to creative solutions for managing competing demands on the land in the region. Metro Vancouver staff, based on direction from the Board, continue to undertake projects and initiatives to promote, improve, and clarify *Metro 2040* to support and steward the realization of the regional federation's growth management goals.

Through five years of implementation, Regional Planning and municipal staff have identified a number of challenges with the regional growth strategy, in terms of clarity of policy and procedures. Staff have worked closely with other parts of the Metro Vancouver organization, member municipalities, and other agencies to find innovative solutions to those challenges, which has resulted in improvements to policies, new implementation guidelines, and improved collaborative approaches to implementation. In addition, it is increasingly clear that there are significant opportunities to raise the profile of *Metro 2040* and to increase understanding of the value and role that regional planning plays in shaping our communities.

Future Implementation and Potential Amendments

Going forward, the *Metro 2040* five-year review requirement provides an opportunity to frame ongoing work. Staff anticipates that the GVRD Board will have an opportunity to consider additional amendments to clarify and improve existing policies in *Metro 2040* administrative procedures, and to strike the balance between honouring the federation-based governance structure of Metro Vancouver and the strong relationships that it is predicated upon and the regional vision to manage and structure growth to support a strong, vibrant and livable region that all members have co-created.

For example, work is already well underway that will lead to proposed amendments to *Metro 2040* to keep the strategy current and improve its utility:

- a) Amendments to policies regarding the extension of **regional sewerage services** to support urban containment objectives as well as objectives to protect important lands outside the urban containment boundary, and the addition of implementation guidelines to clarify these policies;
- b) Revised **housing demand estimates** are being developed through the update to the Regional Affordable Housing Strategy to help inform municipal housing policy and reflect up-to-date data; and
- c) Improvements to *Metro 2040's* **performance measures** to better evaluate the performance of *Metro 2040*.

In addition, there are a number of applied policy research and other initiatives underway as part of ongoing implementation that have the potential to result in proposed amendments to *Metro 2040*:

- a) An **Urban Centres and Frequent Transit Development Area** policy review is underway to assess the effectiveness of the existing structure and associated policies;
- b) A **Regional Industrial Lands Initiative** is underway that will convene a region-wide, multi-stakeholder dialogue on how best to assess needs and ensure an adequate supply of industrial lands in the region;
- c) A **Shaping our Communities Survey** will be conducted to gauge public perception of the impacts of land use and transportation on the way their communities are shaped;
- d) Work is underway to develop an **Integrated Regional Climate Action Strategy**;

- e) An update to the **Ecological Health Action Plan** with the intent to elevate the action plan to a regional strategy, and to seek stronger connectivity to *Metro 2040*;
- f) A **Regional Economic Prosperity Initiative** is underway considering the regional role in advancing the prosperity of Metro Vancouver;
- g) **Office Development in Urban Centres** work continues with possibilities to amend office policies in *Metro 2040*; and
- h) A number of outstanding policy issues have been identified through a review of Regional Context Statements and the Performance Measures Review that could lead to **improvements and clarity of policy language** in *Metro 2040*, as well as updates to policies on issues such as major trip generators and the protection of Rural lands.

Considering the Need for, and Extent of, a Review of *Metro 2040*

Metro 2040 has effectively been 'under review' since its adoption. And, it is early in the strategy's implementation in terms of assessing the effectiveness of the policies, objectives, and collaborative governance model. Metro Vancouver staff believe that the work being undertaken and planned for the near future, as illustrated above in this report, shows both a strong commitment to address the challenges that have arisen in the first years of implementation and to ensure continuous improvement while maintaining the integrity of the vision created and endorsed by the Metro Vancouver membership.

Additional Procedural Requirements

As a result of a dispute resolution with the City of Coquitlam during the regional growth strategy's adoption, additional requirements regarding the five-year review were incorporated into the Greater Vancouver Regional District Regional Growth Strategy Procedures Bylaw No. 1148, 2011. The Bylaw states (referenced *Local Government Act* section numbering since amended):

Prior to the Board considering, pursuant to section 869(2) of the Act, whether to review the Regional Growth Strategy for possible amendment, the Board will convene the following:

- a. *Regional Planning Advisory Committee Workshop – the Regional Planning Advisory Committee may make a recommendation as to whether a general review of the Strategy is necessary or, if no general review should be undertaken, what if any specific issues should be reviewed;*
- b. *Public Meeting of the Regional Planning and Agriculture Committee – the Regional Planning and Agriculture Committee will hold a public meeting or series of public meetings to provide the opportunity for input on the need for review of the Regional Growth Strategy from all persons, organizations and authorities who wish to participate. Metro Vancouver will make best efforts to notify all parties involved in developing the Regional Growth Strategy, as well as other interested parties as outlined in section 855(2) of the Local Government Act and the public at large, of the date and location of this meeting and the opportunity to address the Committee. Metro Vancouver will maintain a record of the meeting and present a summary report to the Board; and*
- c. *Council of Councils Workshop – Metro Vancouver staff will make a presentation to a Council of Council Workshop on the performance of the Regional Growth Strategy. Metro Vancouver will maintain a record of the Regional Growth Strategy discussion and present a summary report to the Board.*

These workshops are in addition to any other opportunity for input that the Board may provide pursuant to section 869(3) of the Local Government Act.

Proposed Engagement Process re: the Review of Metro 2040

In the interest of meeting GVRD Board objectives and legislative requirements, staff is proposing a process for consideration of the need for, and extent of, the review of *Metro 2040* (Attachment). The process would begin with Board endorsement of the proposed process, and include a notification comment period, a Council of Councils meeting, and a Regional Planning Advisory Committee workshop, which would inform a decision by the Board on the need for, and extent of, an amendment to *Metro 2040*.

Metro Vancouver staff presented the five year *Metro 2040* review requirement to the Regional Planning Committee in February 2016 as part of the Committee's review of their annual workplan. Committee members expressed a desire to minimize the scope of the review of *Metro 2040*. The proposed engagement process and approach was also discussed at the June 3, 2016, Regional Planning Advisory Committee (RPAC) meeting. Members expressed that there is no need for a comprehensive review of the regional growth strategy at this time and that the scope of the review or referral process should be structured to meet legislative requirements.

ALTERNATIVES

1. That the GVRD Board:
 - a) Approve the engagement process to determine the need for, and extent of, a review of *Metro Vancouver 2040: Shaping our Future*, the regional growth strategy, consistent with Section 452(2) of the *Local Government Act* and as presented in the report dated June 10, 2016, titled "*Metro Vancouver 2040: Shaping our Future: Five-Year Review*";
 - b) send a letter to affected local governments and agencies to provide an opportunity to comment on whether the regional growth strategy should be reviewed for possible amendment as per *Local Government Act* Section 452(3); and
 - c) post notice on the Metro Vancouver website to provide an opportunity for public comment on whether the regional growth strategy should be reviewed for possible amendment.
2. That the GVRD Board receive for information the report dated June 10, 2016, titled "*Metro Vancouver 2040: Shaping our Future: Five-Year Review*".

FINANCIAL IMPLICATIONS

The costs associated with the review of *Metro 2040* are accommodated within the Regional Planning 2016 budget approved by the GVRD Board. If the GVRD Board chooses Alternative 1, staff will prepare a letter for affected local governments and agencies which outlines the engagement process for the consideration of a review of *Metro 2040*, seeks comment on whether the regional growth strategy should be reviewed for possible amendment and, if so, what areas / parts of the strategy should be updated or improved. Staff will also post notice on the Metro Vancouver website to provide an opportunity for public comment, and will return to the Regional Planning Committee and Board post the notification period with a summary of comments and a recommendation as to whether to initiate a review of *Metro 2040*.

SUMMARY / CONCLUSION

The *Local Government Act* requires that consideration be given to reviewing the regional growth strategy at least once every five years. Such a review can range from an amendment to the existing strategy to a comprehensive review resulting in a new regional growth strategy. As part of this consideration, the *Local Government Act* requires Metro Vancouver to provide an opportunity for input on the need for and scope of review from affected local governments and other stakeholders.

There has been much learning over the course of the first five years of *Metro 2040* implementation, and the strategy has been amended eight times in an effort to meet local aspirations, improve the strategy's policy clarity and implementation procedures. Metro Vancouver continues to 'review' *Metro 2040* through its ongoing implementation and, as a result, staff are proposing a modest approach to engaging on the need for, and extent of, the review.

Staff recommend Alternative 1, that the GVRD Board consider and adopt the engagement process regarding a possible review of *Metro 2040* as required under the *Local Government Act*, send a notification letter to affected local governments and appropriate agencies, and post notice on the Metro Vancouver website to provide an opportunity for comment on whether the regional growth strategy should be reviewed for possible amendment.

Attachment: Engagement Process re: Consideration of a Review of *Metro 2040*