

**PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: METRO 2050 REGIONAL GROWTH STRATEGY**

**RECOMMENDATIONS:**

1. *THAT* Council accept the proposed *Metro 2050* Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*), as presented, pursuant to section 436 of the *Local Government Act*.
2. THAT Council forward the Council resolution of acceptance of the *Metro 2050* Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*) to the Metro Vancouver Regional District.

**REPORT**

The Planning and Development Committee, at its meeting held on 2022 June 01, received and adopted the attached report responding to a request from the Metro Vancouver Regional District (MVRD) Board to either accept or reject the Metro Vancouver Regional Growth Strategy (*Metro 2050*). A copy of *Metro 2050* is provided under separate cover.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to: Chief Administrative Officer Acting CFO GM Corporate Services GM Parks, Recreation and Cultural Services GM Engineering City Solicitor
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**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE **DATE:** 2022 May 18

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT **FILE:** 71000 20  
*Reference: OCP*

**SUBJECT: METRO 2050 REGIONAL GROWTH STRATEGY**

**PURPOSE:** To respond to a request from the Metro Vancouver Regional District (MVRD) Board to either accept or reject the Metro Vancouver Regional Growth Strategy (*Metro 2050*).

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**RECOMMENDATIONS:**

1. **THAT** the Committee request that Council accept the proposed *Metro 2050* Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*), as presented, pursuant to section 436 of the *Local Government Act*.
2. **THAT** the Committee request that Council forward the Council resolution of acceptance of the Metro 2050 Regional Growth Strategy (*Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022*) to the Metro Vancouver Regional District.

**REPORT****1.0 INTRODUCTION**

An updated regional growth strategy, *Metro 2050*, has been prepared to replace Metro Vancouver's current regional growth strategy, *Metro 2040: Shaping Our Future*. A copy of *Metro 2050* is **attached** as **Appendix A**. The updated strategy introduces policies to address new and emerging challenges facing the Metro Vancouver region, including climate change, housing affordability, equity, and resilience. *Metro 2050* will be used to guide planning for the region over the next three decades.

On 2022 December 13, Council received a report with detailed comments on the draft *Metro 2050*, and authorized staff to forward the report to the MVRD Board, as the City's formal response. As outlined in *Section 4.0* below, the final *Metro 2050* incorporates many of the suggested and requested changes outlined in that report.

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From: *General Manager Planning and Development*  
Re: *Metro 2050 Regional Growth Strategy*  
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This report attaches the final version of *Metro 2050*, reviews its incorporation of the City's comments, and recommends formal acceptance of the document.

## **2.0 POLICY CONTEXT**

The work to support the regional growth strategy update aligns with the following Council adopted plans and policies: *Corporate Strategic Plan* (2017), the *Official Community Plan* (1998) and the *Regional Context Statement* (2013).

## **3.0 METRO 2050 REVIEW PROCESS**

Metro Vancouver began updating the regional growth strategy in April 2019. Initial drafts were released in sections early in 2021. From January to April 2021, staff attended a series of workshops and submitted detailed comments on each section. A full draft of *Metro 2050* was released to member jurisdictions for comment in July 2021.

On 2022 January 14, Metro Vancouver staff reported to the MVRD Board that they had received, reviewed and responded to over 900 comments from member jurisdictions. It was reported that the majority of comments indicated support for the vision, goals, and directions contained in the draft *Metro 2050*. Links to a summary of the comments received, and key changes made, are provided in **Appendix B**. Metro Vancouver staff then worked with individual municipalities to resolve any outstanding issues. Burnaby's comments on the draft *Metro 2050* are discussed in *Section 4.0* below.

On 2022 March 25, the MVRD Board gave first and second readings to the final version of *Metro 2050*. At the same meeting, in order to address calls for stronger policy on climate action, Metro Vancouver staff were directed to pursue an early amendment to the plan, post-adoption, to improve integration of climate action into other *Metro 2050* priorities. A public hearing for *Metro 2050* was held on 2022 April 22.

On 2022 May 03, the City received notice to either accept or reject the final version of *Metro 2050*. Under Section 436 of the *Local Government Act*, affected local governments must, by way of a Council resolution submitted to Metro Vancouver, accept or reject the regional growth strategy within 60 days of receiving notice. The *Local Government Act* affirms that if an affected local government fails to act within the period for acceptance, it is deemed to have accepted the strategy.

## **4.0 COMMENTS ON METRO 2050**

Burnaby's comments on the draft *Metro 2050* included seven *suggested* changes and one *requested* change to the strategy. The distinction between suggested and requested changes is that the latter is more strongly recommended.

The seven suggested changes were reviewed by Metro Vancouver staff and incorporated in the final version where feasible. Metro Vancouver's response to each suggested change is provided in **Appendix C**.

The one requested change was to retain the *Metro 2040* provision that allows local governments to redesignate certain Employment lands to General Urban, without an amendment to the growth strategy. The Employment designation permits only light industrial, commercial, and other employment-related uses, with the exception of sites that are both within 200 m of a SkyTrain station and within a regionally-designated Urban Centre or Frequent Transit Development Area (FTDA), which may have limited upper storey residential uses. In contrast, a General Urban designation permits a broad range of commercial, recreational, institutional, and residential uses.

The intent of the City's request was to retain some flexibility for Employment lands that are close to SkyTrain stations, but not within an Urban Centre or FTDA. Metro Vancouver's reasons for denying this request are summarized below:

- Burnaby was the only affected local government who made this request.
- *Metro 2050* must balance a number of objectives and member jurisdiction requests, including the desire to protect industrial and employment lands.
- Provisions for redesignation of Employment lands remain largely the same as in *Metro 2040*, although they now apply to lands within 200 m of a rail rapid transit stations rather than any rapid transit station.
- The City could still redesignate Employment lands by other means, such as:
  - Creating a new FTDA or Urban Centre within 200 m of rapid transit stations;
  - Redesignating sites up to one hectare in size, which is permitted without MVRD Board approval; or,
  - Pursuing redesignation through a Type 3<sup>1</sup> amendment to *Metro 2050*.

Given that there are alternatives to achieve greater flexibility for Employment lands, and the need to balance a range of perspectives from member jurisdictions, staff recommends acceptance of *Metro 2050* despite the absence of the requested change. Creation of FTDA's or Urban Centres within 200 m of a rail rapid transit station can be pursued through the forthcoming update to the Official Community Plan (OCP), with a new Regional Context Statement, and redesignation of sites outside of FTDA's or Urban Centres can also be pursued subject to a Type 3 amendment of *Metro 2050*.

## 5.0 RECOMMENDATIONS


This report recommends that the Committee request that Council accept *Metro 2050*, consistent with Section 436 of the *Local Government Act*. *Metro 2050* incorporates many of the City's comments on earlier drafts, while balancing the priorities of the region and other member jurisdictions. In addition, the plan provides important updates to *Metro 2040* to address climate

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<sup>1</sup> For Type 3 amendments to the regional growth strategy, Vancouver Regional District (MVRD) Board will: a) consider first, second, and third reading of the amendment bylaw; b) provided the amendment bylaw receives an affirmative majority weighted vote of the MVRD Board at each of the first, second, and third readings, notify and refer for comment the proposed amendment to the regional growth strategy to all affected local governments, in accordance with the requirements set out in section 6.4.2; c) provide public engagement opportunities that may include those listed under 6.4.4 c); and d) consider final adoption of the amendment bylaw and, provided the amendment bylaw receives an affirmative simple majority weighted vote of the MVRD Board, adopt the amendment bylaw.

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change, affordability, equity, resilience, and other issues. Metro 2050 also retains a number of policies to permit redesignation of lands and/or amendment of the strategy in the future. Should Council choose to accept Metro 2050, it is recommended that Council forward a resolution to the MVRD Board no later than Thursday, June 30, 2022 in order to meet the statutory deadline.



E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

SC/LF:sa  
**Attachments**

cc:	Chief Administrative Officer	City Solicitor
	Deputy Chief Administrative Officer and Chief Financial Officer	General Manager Engineering
	General Manager Corporate Services	City Clerk
	General Manager Parks, Recreation and Cultural Services	

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