REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for
Tuesday, December 7, 2021, at 7:00 p.m. in Council Chambers at Village Hall,
2697 Sunnyside Road, Anmore, BC

NOTE: The Village Hall/Council Chambers is now open to the public. Members of the public are required to follow public health orders to wear a mask in public indoor spaces. Alternatively, members of the public may view our Regular Council meeting by accessing the meeting via our YouTube channel. For those who are not attending in person, questions/comments under* Item 3 Public Input, or Item 17 Public Question Period *may be submitted up to 4:00pm on meeting days to karen.elrick@anmore.com to be read by the Corporate Officer during the meeting.

https://www.youtube.com/channel/UCeLV-BY6qZzAVEKX5cMWcAQ?view_as=subscriber

THIS MEETING'S PROCEEDINGS WILL BE BROADCAST LIVE VIA YOUTUBE AND AVAILABLE AS A RECORDED ARCHIVE ON THE VILLAGE WEBSITE

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1. Call to Order

2. Approval of the Agenda

Recommendation: That the Agenda be approved as circulated.

3. Public Input

**Note: The public is permitted to provide comments to Council on any item shown on this meeting agenda. A two-minute time limit applies to speakers.*

4. Delegations

None.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on November 16, 2021 and Minutes of the Special Council Meeting held on November 23, 2021

Recommendation: That the Minutes of the Regular Council Meeting held on November 16, 2021 and the Minutes of the Special Council Meeting held on November 23, 2021 be adopted, as circulated.

6. Business Arising from Minutes

7. Consent Agenda

Note: Any Council member who wishes to remove an item for further discussion may do so at this time.

Recommendation: That the Consent agenda be adopted.

Page 18

(a) Metro 2040: Shaping Our Future Land Use Designation Amendment Request from City of Surrey – Cloverdale Hospital Site

Recommendation: That Council receive the communication dated November 10, 2021 from Metro Vancouver regarding Metro 2040: Shaping Our Future Land Use Designation Amendment Request from City of Surrey – Cloverdale Hospital Site, for information.

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(b) Metro 2040: Shaping Our Future Land Use Designation Amendment Request from City of Surrey – South Campbell Heights

Recommendation: That Council receive the communication dated November 10, 2021 from Metro Vancouver regarding Metro 2040: Shaping Our Future Land Use Designation Amendment Request from City of Surrey – South Campbell Heights, for information.

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(c) Metro 2040: Shaping Our Future Land Use Designation Amendment Request from City of Surrey – 228 175A Street

Recommendation: That Council receive the communication dated November 10, 2021 from Metro Vancouver regarding Metro 2040: Shaping Our Future Land Use Designation Amendment Request from City of Surrey – 228 175A Street, for information.

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(d) Village of Anmore Mandatory Vaccination Policy No. 72

Recommendation: That Council receive the Village of Anmore Mandatory Vaccination Policy No. 72, for information.

8. Items Removed from the Consent Agenda

9. Legislative Reports

Page 91 **(a) Anmore Five-Year Financial Plan Amendment Bylaw**

Recommendation: That Council give adopt Anmore Five-Year Financial Plan Amendment Bylaw No. 654-2021.

10. Unfinished Business

None.

11. New Business

Page 95 **(a) Birch Wynde Bike Park Community Survey**

Community Engagement Summary Report dated November 25, 2021 from Mickelson Consulting Inc., attached.

Page 107 **(b) Housing Need Assessment Report Results**

Report dated December 1, 2021 from Juli Halliwell, Chief Administrative Officer, attached.

Page 171 **(c) GIS Trail Map**

Memo dated November 10, 2021 from Chris Boit, ISL Engineering, attached.

Page 172 **(d) 2022 Council Calendar and Council Appointments**

Report dated December 3, 2021 from Karen Elrick, Manager of Corporate Services, attached.

12. Items from Committee of the Whole, Committees, and Commissions

(a) Environment Committee – October 21, 2021

At the October 21, 2021 Environment Committee meeting, the following recommendation was made to Council:

> "That the Environment Committee recommend that staff review items identified by the Environment Committee within the Tree Management Bylaw and prepare a report for Council consideration.

1. Define “tree” better and consider naming the species, add specifics to the bylaw “tree definition”.
2. Incorporate climate change considerations in the replanting guidelines in detail.
3. Consider clearer language other than “may”, to consider the word “shall”.
4. “Administrator” should be more specific. It implies that someone “singular/one person” perhaps unqualified can make decisions. Everything should be signed off by a qualified professional (QEP).
5. Include specifics for significant trees and wildlife trees.
6. Have a policy that applies our tree bylaw to municipal land (refer to North Vancouver District policy regarding environmental protection on municipal land).
7. Clarify who follows up, as per the terms of the bylaw on the permit (three-year period). What is the reporting?
8. The bylaw needs to proofread and tightened up. Some typos could be shortened. Example: two different fines and penalties for two similar offences. Page 2 under definition “diameter” says “trucks” not “trunks”. Note: Environment Committee would like to know how many fines had been collected penalties in the past.
9. Replacing trees one month after cutting a tree down is not enough time in the case of development. Consider three months after occupancy to replant is more reasonable.”

13. Mayor’s Report

14. Councillors Reports

15. Chief Administrative Officer’s Report

16. Information Items

(a) Committees, Commissions and Boards – Minutes

Page 177 • Minutes of the Parks and Recreation Committee Meeting held on July 21, 2021
Page 180 • Minutes of the Environment Committee Meeting held on October 21, 2021
Page 183 • Minutes of the Public Hearing held on November 16, 2021

(b) General Correspondence

Page 185 • Communication dated November 17, 2021 from City of Pitt Meadows regarding Unfair Taxation Benefitting Railway and Industrial Operations
Page 187 • Communication dated November 24, 2021 from School District 43 regarding Board of Education Chair and Vice-Chair appointments
Page 188 • Communication dated November 25, 2021 from City of Coquitlam regarding City of

Coquitlam Comments on Draft Metro 2050 Regional Growth Strategy

17. Public Question Period

**Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.*

18. Adjournment

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, November 16, 2021, immediately following the close of the Public Hearing scheduled for 6:30 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

ELECTED OFFICIALS PRESENT **ABSENT**

Mayor John McEwen
Councillor Polly Krier
Councillor Tim Laidler*
Councillor Kim Trowbridge
Councillor Paul Weverink

OTHERS PRESENT

Juli Halliwell, CAO
Chris Boit, Manager of Development Services
Lena Martin, Manager of Financial Services
Therese Mickelson, Mickelson Consulting

1. Call to Order

The meeting was called to order at 6:45 pm.

2. Approval of the Agenda

IT WAS MOVED AND SECONDED:

R150/21 That the Agenda be approved as amended, to move Item 11(a) to the end of the agenda.

Carried Unanimously

3. Public Input

Andrew Simpson, Anmore regarding Anmore comment on Metro 2050 Item 11b

Jubin Jalili, regarding Anmore South Community Engagement. Mayor McEwen invited the speaker to participate in Public Question period later in the agenda if he has a question.

4. Delegations

None.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on November 2, 2021

IT WAS MOVED AND SECONDED:

R151/21 That the Minutes of the Regular Council Meeting held on November 2, 2021 be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

7. Consent Agenda

None.

8. Items Removed from the Consent Agenda

9. Legislative Reports

Ms. Lena Martin, Manager of Financial Services provided an overview of the staff report and bylaw amendment.

(a) Anmore Five-Year Financial Plan Amendment Bylaw

IT WAS MOVED AND SECONDED:

R152/21 That Council give first, second, and third readings to Anmore Five-Year Financial Plan Bylaw Amendment Bylaw No. 654-2021.

Carried Unanimously

(b) Zoning Bylaw Amendment No. 651-2021 – Infill Development

Cllr. Laidler recused himself at 6:53 p.m. due to a conflict of interest as he has a current application.

IT WAS MOVED AND SECONDED:

R153/21 That Council give third reading to Anmore Zoning Amendment Bylaw No. 651-2021.

Carried Unanimously

Cllr Laidler returned to the meeting at 6:55 p.m.

(c) Anmore Procedure Bylaw – Electronic Meetings

IT WAS MOVED AND SECONDED:

R154/21 That Council adopt Anmore Procedure Bylaw Amendment Bylaw 653-2021.

Carried Unanimously

10. Unfinished Business

(a) Communications and Community Engagement Policy 70 (deferred from the *July* 6 and July 20, *2021 Regular Council Meeting)*

Ms. Juli Halliwell, CAO, provided an overview of the staff report that was previously provided for Council's consideration in July. Ms. Mickelson, Mickelson Consulting is in also in attendance for any questions.

Discussion points included:

- Clarification that personal social media of Council members only applies to Village business
- Use of official titles as spokesperson for the Village

IT WAS MOVED AND SECONDED:

R155/21 That Council approve Communications and Community Engagement Policy 70.

Carried Unanimously

11. New Business

(a) School District 43 Mental Health Task Force

IT WAS MOVED AND SECONDED:

R156/21 That Council appoint Cllr. Polly Krier

as Council liaison to the School District 43 Mental Health Task Force.

Carried Unanimously

(b) Draft Metro 2050 Referral for Comment

At the September 14, 2021, Council received the communication dated July 14, 2021 from Metro Vancouver regarding Draft Metro 2050: Referral for Comment. Deadline for submission of comments is November 26, 2021.

Discussion points for comments to forward to Metro Vancouver included:

- Addressing the unique characteristics of Anmore including that most other rural communities are located geographically away from urban communities

(b) Light Up Spirit Park

Council discussed feasibility of holding a holiday event at Spirit Park this year. It was noted that Georgia Lyons has contacted Mayor McEwen and Cllr. Krier regarding Candy Cane lane this year and further information has been requested.

Councillor Krier will work with the Community Engagement, Culture, and Inclusion Committee and Village staff to determine whether a modified event can take place safely.

12. Items from Committee of the Whole, Committees, and Commissions

(a) Finance Committee – November 4, 2021

IT WAS MOVED AND SECONDED:

R157/21 That Council endorse the recommendations of the Finance Committee from the November 4, 2021 meeting.

Carried Unanimously

At the November 4, 2021 Finance Committee meeting, the following recommendation was made to Council:

"The Finance Committee recommends That Council receive the 3rd Quarter Financial Review report for information;

And the Finance Committee recommends That Council increase approved budget for purchase of a flat deck trailer to a maximum of up to $15,000;

And The Finance Committee recommends That Council increase the Support Services budget to $189,600, funded by reallocating 2021 operational surplus

And The Finance Committee recommends That Council increase the Capital IT budget to $98,000 for additional computer towers, funded from the COVID-19 Recovery Grant."

13. Mayor's Report

Mayor McEwen spoke regarding the recent weather events and thanked Anmore residents for keeping catch basins clean, Public Works staff for their work, and Council for endorsing and implementing a Stormwater Master Plan.

14. Councillors Reports

Councillor Weverink expressed his heartfelt wishes to those affected by the current weather event.

Councillor Krier reported that she will be attending a Healthy Community Partnership final steering committee meeting with other local municipalities and Fraser Health to set goals for next year. She also reported that Crossroads Hospice will be holding their Treasures of Christmas virtual gala from 6-7pm on November 27 and tickets are $10.

15. Chief Administrative Officer's Report

Ms. Juli Halliwell, CAO, reported that concerns raised regarding a downed power pole on the North side of Sunnyside towards First Avenue have been communicated to BC Hydro and the wires are not live and BC Hydro will repair as soon as they can prioritize.

16. Information Items

(a) Committees, Commissions and Boards – Minutes

- Minutes of the Finance Committee Meeting held on February 1, 2021

(b) General Correspondence

- Communication dated October 29, 2021 from Ministry of Children and Family Development regarding November as Adoption Awareness Month
- Metro Vancouver Board in Brief for meetings held on October 29, 2021
- Communication dated November 4, 2021 from Burrard Inlet Marine Enhancement Society – Mossom Creek Hatchery regarding trail connection from Summerwood lane

17. Public Question Period

Jubin Jalili, Anmore, regarding Ms. Mickelson's Anmore South Community Engagement Summary report from spring 2021. It was noted that the summary report which contained responses from less than 100 respondents, indicated that there was not a majority support for a change to urban designation "at this time" which was at the time of the consultation in March 2021. The report summarized that those that supported both rural and urban designation communicated that they wanted more information before any decisions were made by Council with respect to designation.

Jody Summers Cooke, Anmore, asked if Council would put a cap on the number of units or number of people for Anmore South? It was noted that Council is waiting for a development proposal.

Nancy Maloney, Anmore, regarding cancellation of Coquitlam and Port Moody holiday light events and whether Anmore could consult with the other municipalities regarding their decision. Ms. Maloney also asked about the federal grant application? It was noted that we have not heard anything yet but it was indicated that we would hear middle of November so hopefully there will be some information soon.

Doug Richardson, Anmore, asked about the legality of the 5 Year Financial Plan Bylaw Amendment. It was noted that the bylaw amendment was in order and lawful in accordance with the Community Charter.

Ken Juvik, Anmore, asked about a referendum for Anmore South. It was noted that Council is waiting for a development proposal.

Dick Cresswell, Anmore, asked if there were any governing bodies mandating removal of special study area or if private or public company has requested the removal of the special study area for Anmore South? The reply was no. Mr. Cresswell also questioned the time and energy and money spent on Anmore South.

Trudy Schneider, Anmore, asked about expenditures related to Anmore South including the Mickelson Consulting report. It was noted that staff does not have these figures at hand.

Jubin Jalili, Anmore, asked why the Village is not taking approach of passive house buildings to reduce carbon footprint? It was noted that the Village is taking steps including increasing energy step code requirements for buildings.

Nancy Maloney, Anmore, asked if the Village is paying for the person to manage the Hub a retainer? It was noted that the consultant is paid for hours worked on the project as the project moves along.

Jody Summers Cooke, Anmore asked about a public forum for the Anmore South analysis and if a zoom meeting would be in addition to an in person opportunity. It was noted that once the report is released arrangements will be made for an information session.

Doug Richardson, Anmore asked about costs related to Anmore South reports. Staff noted that those costs are not available at hand to answer at this time.

Jubin Jalili, Anmore, commented on Energy Step Code requirement and not applying to single family. It was confirmed that Energy Step Code requirements do apply to single family dwellings.

18. Adjournment

It was MOVED and SECONDED:

R158/21 THAT the meeting be adjourned at 8:00 p.m.

Carried Unanimously

_____ _____

Karen Elrick
Corporate Officer

John McEwen
Mayor

SPECIAL COUNCIL MEETING – MINUTES

Minutes for the Special Council Meeting scheduled for
Tuesday, November 23, 2021, at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

ELECTED OFFICIALS PRESENT **ABSENT**

Mayor John McEwen
Councillor Polly Krier
Councillor Tim Laidler*
Councillor Kim Trowbridge
Councillor Paul Weverink

OTHERS PRESENT

Juli Halliwell, CAO
Karen Elrick, Manager of Corporate Services
Chris Boit, Manager of Development Services

1. Call to Order

The meeting was called to order at 7:00 p.m.

2. Approval of the Agenda

IT WAS MOVED AND SECONDED:

R159/21 That the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

Doug Richardson, Anmore, regarding concerns for interpretation for RS1 analysis of the Anmore South Infrastructure Financial Analysis report.

Trudy Schneider, Anmore, regarding traffic analysis for Anmore South.

Jordon Birch, Anmore, regarding appreciation for Village review of Anmore South and potential for young families and others to have alternate housing options in Anmore.

4. New Business

(a) Anmore South Infrastructure Financial Analysis Report

Ms. Juli Halliwell, CAO, provided an overview of the staff report noting that the scenarios analyzed are models only and do not reflect any current or contemplated application.

Mr. Chris Boit, ISL Engineering, noted that an open house will be held on Monday, December 6 at 7 p.m. where ISL Engineering and GP Rollo will be available to answer questions from the public. Questions in advance of the open house are welcome.

Mr. Boit provided an overview of the financial analysis including the following points:

- Urban and rural designation definitions
- Road scenarios are at a high level but include a connection to Crystal Creek as per the Village's Road Network Plan
- Criteria by which traffic analysis would be undertaken which includes turn movements which would require road infrastructure layout
- Asset replacement requirements and schedules

Council discussion points included:

- Clarification of estimated tax increase per parcel of $215 for Scenario 2 – CD ¼ acre rural designation
- $60m Metro infrastructure estimate would be to bring pipe to the Anmore border
- Under Scenario 1 RS1 could potentially be considered for infill subdivision in the future
- Whether there would be any potential for on site sewage treatment similar to Tsawwassen?
- Van Struth Financial Sustainability Plan and references to consideration of infrastructure costs through development and implications to the Village

IT WAS MOVED AND SECONDED:

R160/21 That Council receive the ISL Engineering Anmore South Infrastructure Financial Analysis report dated November 2021, for information.

Carried Unanimously

(b) Anmore Community Hub – Next Steps

Ms. Juli Halliwell, CAO, provided an overview of the staff report including a description of the Integrated Project Delivery method.

Discussion points included:

- Pricing changes would not impact budget as model would require adjustments in other areas to meet budget
- Cost controls are embedded in this process
- Budget for Integrated Project Delivery coach would fund initial set up and any additional costs would come from the overall project budget
- Any additional design work required would be included in the existing approved budget

IT WAS MOVED AND SECONDED:

R161/21 That Council authorize staff to enter into the necessary agreements to enable an Integrated Project Delivery method for the construction of the Anmore Community Hub.

And that Council approve a budget of up to $10,000 to fund the Integrated Project Delivery coach from capital reserves.

Carried Unanimously

(c) Light Up Spirit Park Event 2021

Ms. Juli Halliwell, CAO, and Cllr. Polly Krier provided an update on Light Up Spirit Park Event 2021

Discussion points included

- Neighbouring Tri-City communities are holding both indoor and outdoor holiday events
- Sabina Perrin, Special Events Coordinator, and the Community Engagement, Culture and Inclusion Committee is available to assist with any planning
- Event to take place December 5 and could include blocking off Ravenswood to traffic for a stroll, choir, bonfire, food trucks, hot cocoa

IT WAS MOVED AND SECONDED:

R162/21 That Council supports the 2021 Light Up Spirit Park event with limited capacity within all public health orders.

Carried Unanimously

5. Public Question Period

Ken Juvik, Anmore, asked why a workshop is being rushed when Scenario 3 has not been analyzed. It was replied that this is an opportunity for questions on what has been

presented so far, and questions that the community has will also help inform further analysis.

Nancy Maloney, Anmore, questioned the accessibility to all of a zoom open house. It was replied that anyone with questions could also call the Village or submit questions by email. Ms. Maloney asked whether a bonfire is desirable in our community? It was replied that the Village will look into this. Ms. Maloney asked if Chris Boit, ISL, is in conflict with his roles. It was replied that Mr. Boit is not an employee of the Village, rather his services are contracted and that there is no conflict. Ms. Maloney asked if there is any news regarding the Anmore Community Hub grant funding? It was replied that the Village has not heard anything yet.

Jean Mahy, Anmore, asked why Council doesn't disclose the maximum density that they will accept for Anmore South? It was replied that a proposal is needed before any decision can be made.

Andrew Simpson, Anmore, requested a timeline for a referendum regarding Anmore South. It was noted that there is nothing to vote on at this time. Mr. Simpson also asked about petition process and assent voting. Mayor McEwen invited Mr. Simpson to submit any petition to Council.

Doug Richardson, Anmore, requested the Village Hall expenditures to date. Staff will follow up with the amounts spent on the project.

Jody Summers Cooke, Anmore, asked if the Village could post a recent Port Moody traffic study to the Village website. It was replied that staff could reach out to Port Moody to determine whether a link could be provided.

Linda Weinberg, Anmore, asked if the Village hub budget of $8M includes contingency. It was replied that the approved budget includes contingency. Ms. Weinberg also asked about community member involvement in the project process.

Dick Cresswell, Anmore, asked about a referendum or opinion poll regarding Anmore South. It was replied that Council could provide direction to undertake an opinion poll or survey.

Trudy Schneider, Anmore, asked if a vote on land designation would happen now? It was replied that it could in the future but at this time, the next step is holding the open house regarding the financial analysis.

6. Adjournment

It was MOVED and SECONDED:

R163/21 THAT the meeting be adjourned at 8:40 p.m.

Carried Unanimously

_____ _____

Karen Elrick
Corporate Officer

John McEwen
Mayor

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

RECEIVED
NOV 16 2021
Village of Anmore

Office of the Chair
Tel. 604 432-6215 or via Email
CAOAdministration@metrovancouver.org

NOV 10 2021

File: CR-12-01
Ref: RD 2021 Oct 29

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road RR1
Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com

Dear Mayor McEwen and Council:

Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for an approximately 9-hectare site located at 5510 – 180 Street, Surrey, to change the regional land use designation from "Industrial" to "Mixed Employment" to allow for the development of the new Cloverdale Hospital and Cancer Centre.

At its October 29, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated 'Industrial' to 'Mixed Employment';

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021"; and

c) direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future.

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

48826165

The proposed amendment is a Type 3 minor amendment to *Metro 2040,* which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040,* is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovancouver.org.

Yours sincerely,

Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Juli Halliwell, Chief Administrative Officer, Village of Anmore

Encl: Report dated September 17, 2021, titled "*Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site" *(Doc# 47471242)*

48826165

To: Regional Planning Committee

From: Eric Aderneck, Senior Planner, Regional Planning and Housing Services

Date: September 17, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – Cloverdale Hospital Site**

RECOMMENDATION

That the MVRD Board:

a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated 'Industrial' to 'Mixed Employment';
b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021"; and
c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 minor amendment to *Metro 2040*, the regional growth strategy, for an approximately 9-hectare site at 5510 180 Street. The proposed amendment would redesignate the regional land use designation on a portion of the site from 'Industrial' to 'Mixed Employment' to allow for the proposed Cloverdale Hospital and Cancer Centre, immediately south of the existing Kwantlen Polytechnic University Cloverdale Campus. The proposed amendment has been considered in relation to *Metro 2040's* goals, strategies, and policies. The analysis demonstrates that on balance, this proposed amendment is supportable and aligned with many of *Metro 2040's* goals and strategies. Overall, the proposed amendment allows the hospital use, which is consistent with the surrounding neighbourhood context and ensures employment generating uses in close proximity to a Municipal Town Centre and future enhanced transit service area.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate the development of the new Cloverdale Hospital and Cancer Centre.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to regional land use designations. On July 12, 2021, City of Surrey Council gave 1st and 2nd reading of *Official Community Plan Amendment Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20417*. The amendment is to allow for the development of the new Cloverdale Hospital and Cancer Centre on the site. A

municipal public hearing was held on July 26, 2021, and at the same meeting City Council gave the Official Community Plan Amendment (OCP) Bylaw 3rd reading, and passed the following resolution:

> *That Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for a portion of the site from Industrial to Mixed Employment.*

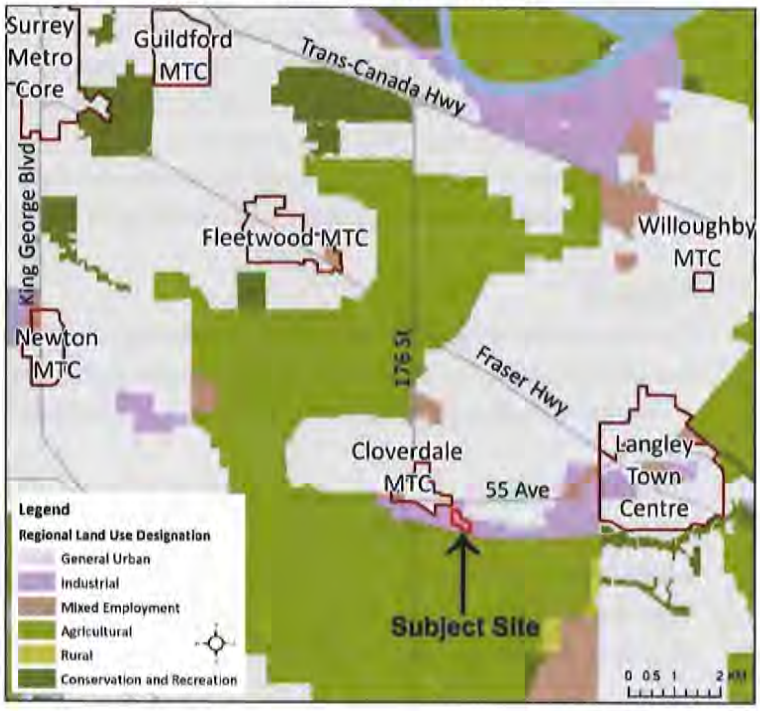
The City of Surrey Council's consideration of the final adoption of the OCP bylaw can be scheduled following the MVRD Board's decision on the requested *Metro 2040* amendment.

On July 30, 2021, Metro Vancouver received the written request from the City to consider a *Metro 2040* amendment for the Cloverdale Hospital site (Attachment 1 and Reference 1). The proposed amendment seeks to redesignate an approximately 9-hectare site within the Urban Containment Boundary (UCB) from an 'Industrial' regional land use designation to 'Mixed Employment'. This constitutes a Type 3 minor amendment requiring an amendment bylaw that receives an affirmative 50%+1 weighted vote of the MVRD Board at each reading; there is no requirement for a regional public hearing.

SITE CONTEXT AND SURROUNDING USE

The subject site is located at 5510 180 Street, and consists of 9 hectares of the southern, vacant part of the Kwantlen Polytechnic University (KPU) Cloverdale Campus property (Figure 1). The site is currently owned by KPU, which is in the process of subdividing the larger property to sell the southern portion to the Fraser Health Authority as the site for the new hospital complex. The northern portion of the lot will continue to be owned and occupied by KPU, and no change in land use designation is proposed for that portion of the lands.

Figure 1 - Context for Proposed Amendment



As surrounding context, lands to the west are developed as industrial uses, to the east are currently vacant (designated Industrial), and to the north-east have older single detached houses (designated General Urban).

The site is located immediately south of the KPU campus and north of existing BC Rail and CP Rail lines, on the east side of 180 Ave. These lands are within the City of Surrey's Cloverdale Area Plan, however are not within the boundaries of the regional growth strategy's identified Cloverdale Municipal Town Centre.

As stated in the Cloverdale Town Centre Plan, completed in 2019, Cloverdale is the historical centre of Surrey (Figure 2). The plan area is centred on the crossroads of Highway 10 (56 Avenue) and Highway 15 (176 Street), and multiple railway lines, and includes a mix of commercial, industrial, and residential uses surrounding the downtown core. The Cloverdale Town Centre Plan encompasses 297 hectares and includes an estimated 5,126 residents, 2,250 housing units, and 3,573 jobs. The Cloverdale Centre is becoming increasingly urban through redevelopment, with many vacant and underutilized sites being redeveloped with mixed-use apartments and townhouses. The plan supports future growth, including new housing, commercial, and amenity spaces.

The City of Surrey's OCP change seeks to redesignate the site from 'Industrial' to 'Mixed Employment'. In the Cloverdale Town Centre Plan, the site is currently designated as 'Industrial / Business Park or Institutional', which will be maintained.[1]

Figure 2 - Cloverdale Town Centre Plan (the subject site is circled in red)



PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The new Surrey Hospital and Cancer Centre facility will comprise approximately 71,000 square metres of floor space, provide 168 beds, an emergency centre, a cancer centre, and a child care centre, and employ over 1,900 people.

[1] Separately, KPU has applied to the City of Surrey to subdivide the larger property into two parcels in order to allow for the sale of the southern part to Fraser Health Authority. That application includes providing a road dedication through the centre of the site to make the existing private driveway a public road (55 Ave / James Hill Drive), plus other statutory rights-of-way.

The current regional growth strategy designation of 'Industrial' is intended for heavy and light industrial activities, and appropriate accessory uses (Figure 3). The proposed hospital use is not consistent with the current designation and an amendment to the regional growth strategy is required. The site and surrounding lands are within the Urban Containment Boundary.

Figure 3 - Current Regional Growth Strategy Land Use Designations



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being reviewed for an update. The intent of the assessment is not to duplicate that of the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

Goal 1: Create a Compact Urban Area

Metro Vancouver and its member jurisdictions have committed to focusing growth within the UCB and more specifically within Urban Centres. The City is encouraged to use edge planning and other land use and design policies to denote that further urban development is not intended south of Clearbrook Road and the railway lines beyond the UCB.

The site is within the Surrey Cloverdale Town Centre Plan, but not within the Regional Cloverdale Municipal Town Centre's boundary in *Metro 2040*. Co-locating the new hospital and associated facilities with the existing KPU post-secondary institution and in the Cloverdale Municipal Town Centre would be consistent with the growth management principles of *Metro 2040*, helping to create

a compact urban area with a mix of uses and employment opportunities and support regional transportation objectives. To better align these plans, a separate and subsequent process should be considered by the City of Surrey to adjust the boundary of the regional Municipal Town Centre to include the KPU and hospital site; this change could be reflected in the next update of its Regional Context Statement. The adjustment would also allow the site to be better aligned with TransLink's transit service, which uses the locations of Urban Centres and Frequent Transit Development Areas as inputs into service planning decisions. This alignment would allow for the growth of the Urban Centre to better support local planning objectives and regional growth targets. The significance of the proposed hospital development also raises the possibility of other inter-municipal corridor and area planning efforts along Highway 10 (56 Avenue), between two Urban Centres (i.e. Cloverdale Municipal Town Centre and Langley Regional City Centre).

Goal 2: Support a Sustainable Regional Economy

Metro 2040 commits to protecting the region's supply of Industrial land. This strategy contains two regional land use designations ('Industrial' and 'Mixed Employment'), which are both intended to support employment-generating uses to ensure the needs of the regional economy are met. Neither land use designation permits residential uses.

The City of Surrey's 2014 Regional Context Statement includes the following statement about industrial land protection:

> *2.2.4(b)(i) INDUSTRIAL PROTECTION As populations increase within all areas of the Lower Mainland, pressures increase to accommodate residential construction on lands designated for commercial or industrial purposes. Surrey has a significant portion of the Region's available industrial base and in order to ensure land exists in the future for well-paying employment opportunities, existing industrial land needs to be retained for future industrial development. Policies within Surrey's OCP supporting the protection of industrial land include: E1.1, E1.2 and E1.11.*

While a hospital is not an Industrial land use, it is a major employer, accommodating a significant number of jobs and providing medical services to both the City of Surrey and the wider region, and with associated trip generating implications. A redesignation of the site to 'Mixed Employment' would allow the hospital use given that 'Mixed Employment' allows for "industrial, commercial, and other employment-related uses." This project is a unique major institutional use and the land use designation change does not support nor imply other possible additional amendments to adjacent Industrial lands.

The amendment to a 'Mixed Employment' regional land use designation supports the proposed hospital use and allows various forms of employment uses, which further maintains the character of larger scaled building forms in the area.

Goal 5: Support Sustainable Transportation Choices

The strategies under this goal encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services. Land use changes can and often

significantly influence travel patterns. As identified in the proposal, these transportation matters are to be addressed by the City through the development plan at a future stage of design. The review of the development by the City should consider transportation-demand management strategies, including such things as: investing in and enhancing the surrounding transportation network; encouraging transit usage by employees and visitors; facilitating goods movement access to the site and surrounding area; adding bicycle infrastructure and facilities on site; enhancing pedestrian infrastructure and connections; right-sizing the amount of on-site parking; and the pricing of parking.

In addition, the development of the hospital site and changes to the associated road network should be done in a manner that does not restrict truck access or goods movement potential to the surrounding industrial land and existing KPU Campus and the possible future development of the lands to the east. Furthermore, the design of the interface between existing surrounding industrial and rail activities, and the proposed future hospital should reduce possible conflicts.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

As per the *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for information and comment at its meeting of September 17, 2021. No comments were provided by RPAC members at that meeting.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided to the Board for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
   a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment for the Cloverdale Hospital Site located at 5510 180 Street, amending approximately 9 hectares of land designated 'Industrial' to 'Mixed Employment';
   b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021"; and
   c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

2. That the MVRD Board decline the proposed amendment for the Cloverdale Hospital Site and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and Regional *Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy*.

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board's decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

SUMMARY / CONCLUSION

The City of Surrey has requested that the MVRD Board consider a Type 3 minor amendment to *Metro 2040* for the approximately 9-hectare Cloverdale Hospital Site, located immediately south of Kwantlen Polytechnic University Cloverdale Campus. The amendment proposes to change the regional land use designation of the site from 'Industrial' to 'Mixed Employment' in order to allow the development of the new Cloverdale Hospital and Cancer Centre by the Fraser Health Authority.

Staff note that if the development of the hospital site proceeds, changes to the associated road network should be done in a manner that does not restrict truck access or goods movement potential to the surrounding industrial land and existing KPU Campus, and the possible future development of the lands to the east.

Overall, the proposed amendment allows the hospital use, which is consistent with the surrounding neighbourhood context and ensures employment generating uses in close proximity to a Municipal Town Centre and future enhanced transit service area. Based on this, staff recommend Alternative 1, to initiate the proposed amendment to *Metro 2040* for the City of Surrey Cloverdale Hospital Site.

Attachments

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application *(48005060)*
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021

Reference

City of Surrey Report (No. 7921-0139-00), dated July 12, 2021

47471242

CITY OF SURREY

ATTACHMENT 1

the future lives here.

July 30, 2021

File: 3900-20-18020 (OCP)
7921-0139-00 (New Surrey Hospital and Cancer Centre)

Metro Vancouver Board
c/o Chris Plagnol, Corporate Officer
4730 Kingsway (Metrotower III)
Burnaby, BC
V5H 0C6

Dear Mr. Plagnol:

RE: City of Surrey Regional Growth Strategy Amendment Application

The City of Surrey is processing a development application for the proposed New Surrey Hospital and Cancer Centre (Development Application No. 7921-0139-00) that includes amendments to the Official Community Plan ("OCP"), rezoning, and a Development Permit for Sensitive Ecosystems. The application also requires an amendment to the Metro Vancouver Regional Growth Strategy prior to final adoption.

On July 12, 2021, at the Regular Council – Land Use Meeting, Surrey Council approved recommendations in the Planning & Development Report for Development Application No. 7921-0139-00 (Attachment "1"). This included resolutions to give first and second readings to the required OCP Bylaw amendments and instructed the City Clerk to set a date for Public Hearing (Attachment "2").

On July 26, 2021, at Regular Council - Public Hearing Meeting, Surrey Council passed a resolution to give third reading to the proposed Surrey's OCP Bylaw amendments and endorsed referring an application to Metro Vancouver to support an amendment to the Regional Growth Strategy ("RGS") (Attachment "3"). The proposed RGS amendment is to the Regional Land Use Designation for the subject site from Industrial to Mixed Employment.

Proposed New Surrey Hospital and Cancer Centre

The proposed new Surrey Hospital and Cancer Centre represents a $1.66 billion investment in health care, the largest provincial contribution in the history of BC. The Hospital and Cancer Centre are anticipated to employ over 1,900 people. The new hospital is proposed to be approximately 71,000 square metres, with 168 beds, an emergency centre, cancer centre, and childcare centre.

The subject site is currently designated Industrial in Metro Vancouver's RGS. Areas designated as Industrial in the RGS are "intended for heavy and light industrial activities, and appropriate accessory uses."

The proposed development of a hospital on site, therefore, requires an RGS amendment of the Regional Land Use Designation from Industrial to Mixed Employment. Mixed Employment areas are "intended for employment related uses to help meet the needs of the regional

economy." Mixed Employment areas within Urban Centres, such as the Cloverdale Town Centre, are "intended as priority locations for employment and services" including institutional uses."

The following RGS amendment is proposed:

- Amend the RGS Land Use Designations for the subject site from Industrial to Mixed Employment (as shown in Attachment "4")

The applicant is aiming to have the Development Application (No. 7921-0139-00) complete, including the RGS amendment, OCP amendment, rezoning, and Development Permit issuance, by February 2022 in order move forward with the procurement process and Building Permit application, and to keep on track with the overall project timelines.

Conclusion

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy to amend Regional Land Use Designations from Industrial to Mixed Employment (as shown in Attachment "4").

Should Metro Vancouver staff require any additional information regarding this application, please contact Christa Brown, Planner, at 604-591-4216 or at Christa.Brown@surrey.ca.

Sincerely,



Rémi Dubé, P.Eng.
Acting General Manager, Planning & Development

Cc Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Sean Galloway, Director, Regional Planning, Metro Vancouver
Ron Gill, Manager, Area Planning & Development – North Division, City of Surrey
Preet Heer, Manager, Community Planning, Planning & Development, City of Surrey
Christa Brown, Planner, Planning & Development, City of Surrey

Attachment "1"	Planning Report for Development Application No. 7921-0139-00
Attachment "2"	Council Resolutions- July 12, 2021 Regular Council - Land Use Meeting
Attachment "3"	Council Resolutions- July 26, 2021 Regular Council - Public Hearing Meeting
Attachment "4"	Proposed RGS Land Use Designation Amendment

METRO VANCOUVER REGIONAL DISTRICT
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1327, 2021
A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010"

WHEREAS:

A. The Metro Vancouver Regional District Board (the "Board") adopted the *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* on July 29, 2011;

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

1. The *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* is hereby amended as follows:

   a) re-designating the subject site from 'Industrial' to 'Mixed Employment', as shown in Schedule "A"; and

   b) the official regional land use designation maps numbered 2, 6, and 12 are revised to record the change in regional land use designation, as shown in the maps contained in Schedule "B".

Citation

2. The official citation for this bylaw is *"Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1327, 2021".* This bylaw may be cited as *"Regional Growth Strategy Amendment Bylaw No. 1327, 2021".*

Schedules

3. The following Schedules are attached to and form part of this bylaw:
   Schedule "A"; and
   Schedule "B".

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

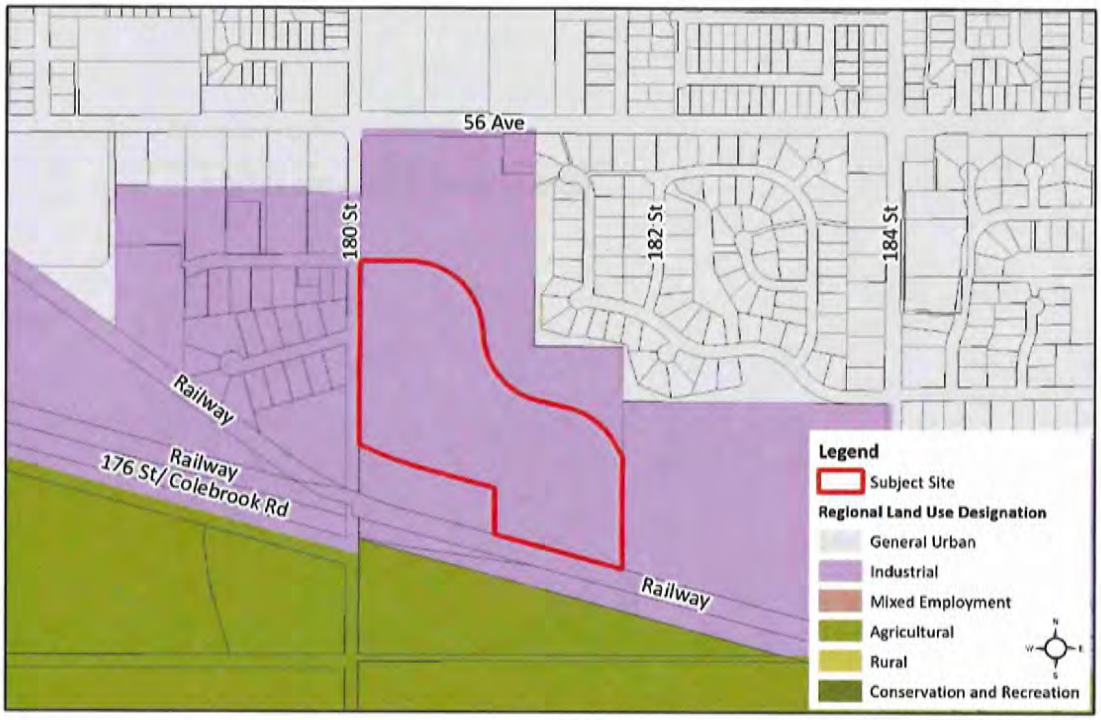
Read a third time this _____ day of _____, _____.

Passed and finally adopted this _____ day of _____, _____.

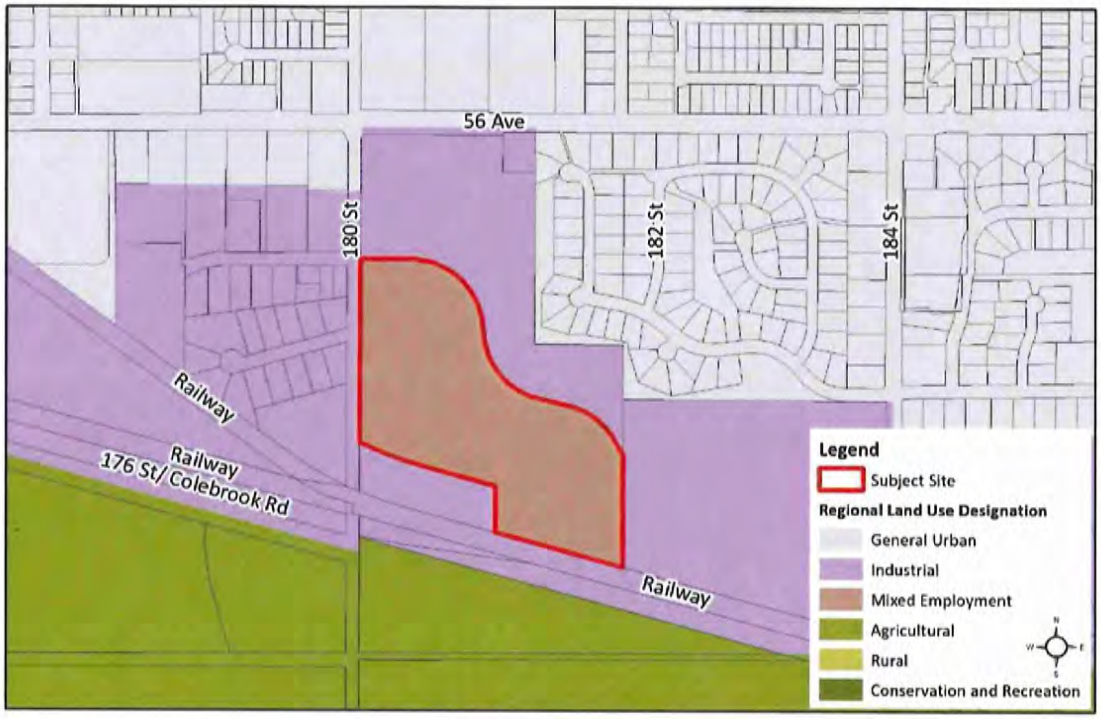
Sav Dhaliwal, Chair

Chris Plagnol, Corporate Officer

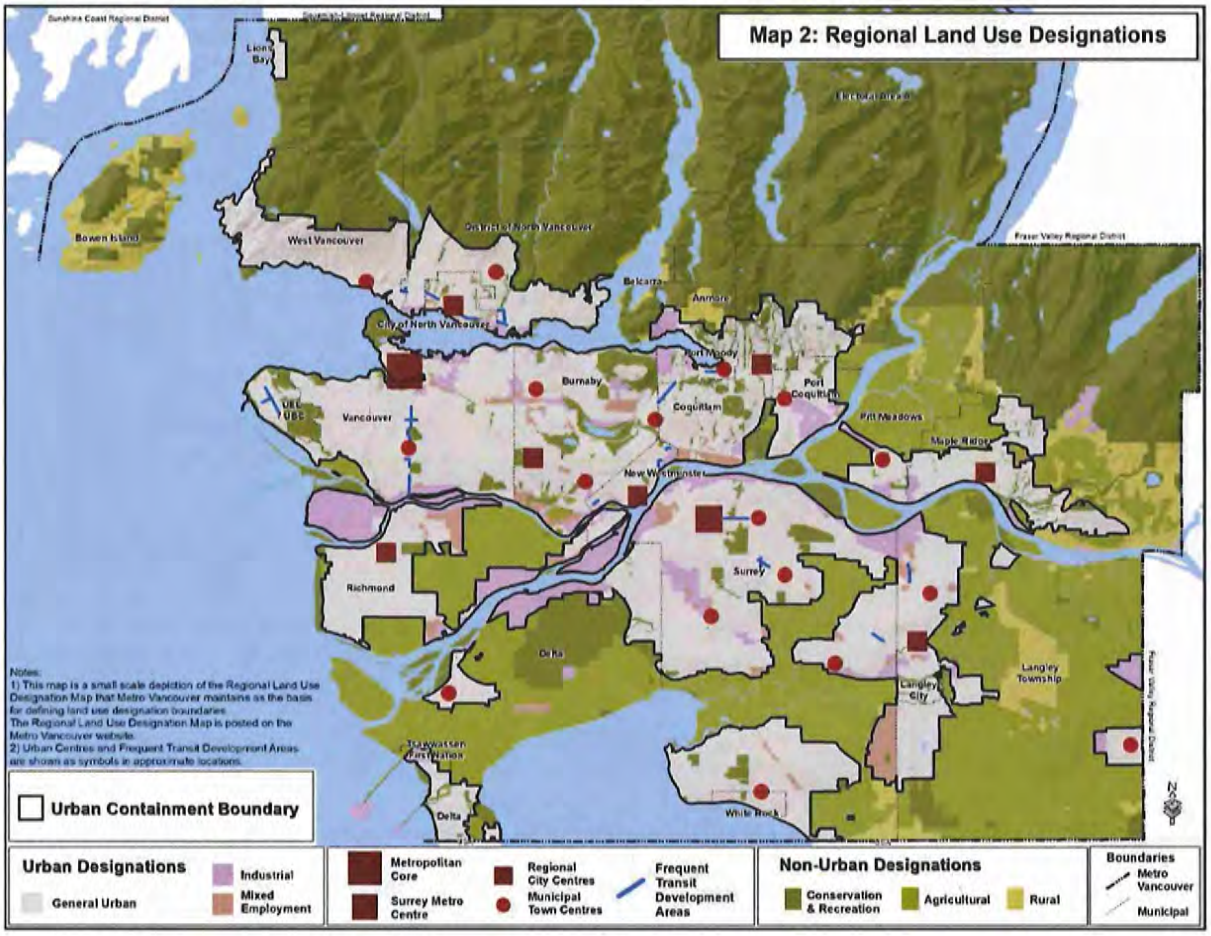
Prior to Amendment



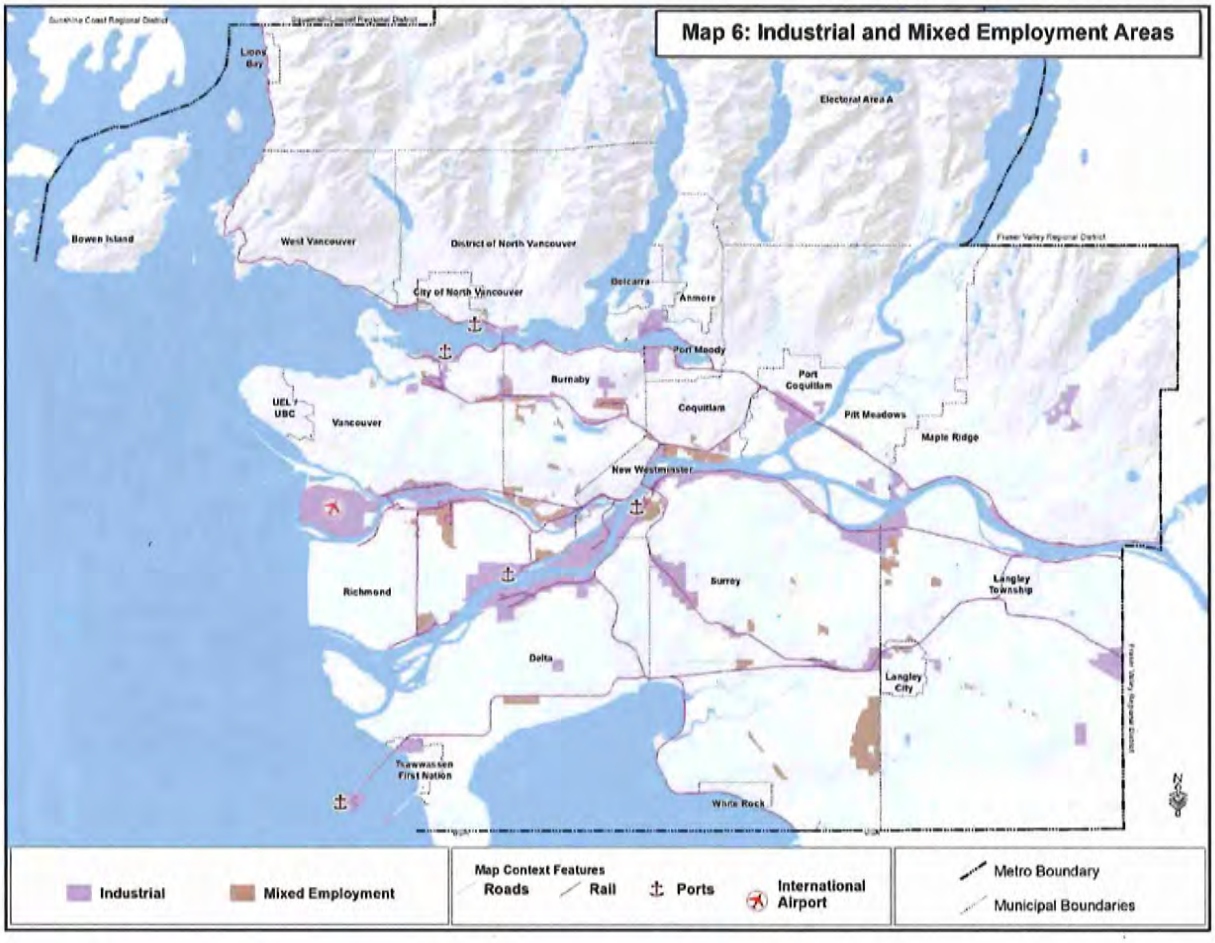
Post Amendment



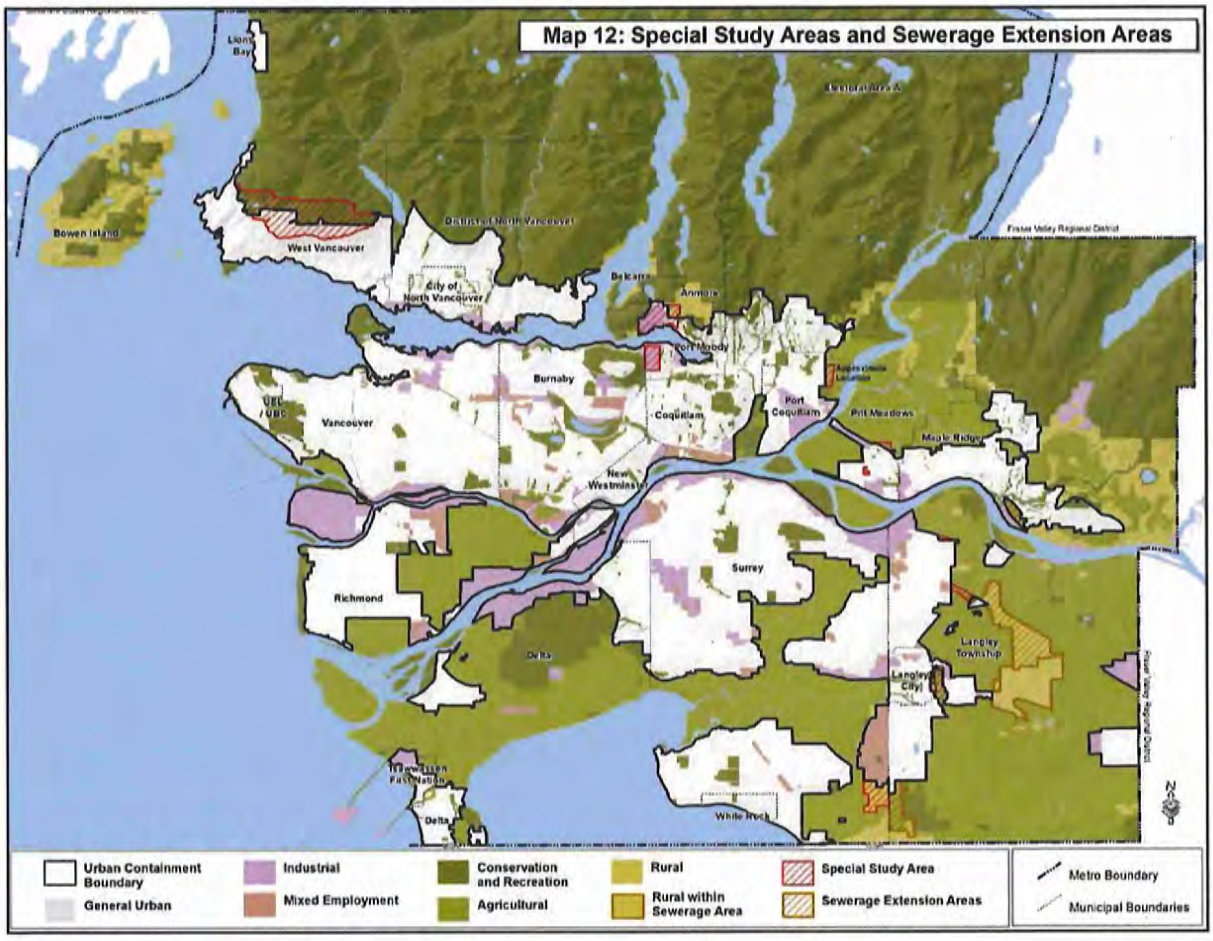
Map 2: Regional Land Use Designations



Map 6: Industrial and Mixed Employment Areas



Map 12: Special Study Areas and Sewerage Extension Areas



metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

RECEIVED
NOV 16 2021
Village of Anmore

Office of the Chair
Tel. 604 432-6215 or via Email
CAOAdministration@metrovancouver.org

File: CR-12-01
Ref: RD 2021 Oct 29

NOV 10 2021

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road RR1
Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com

Dear Mayor McEwen and Council:

Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for the area corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan. The requested amendment includes: the redesignation of regionally designated "Rural" lands (within a Special Study Area) to "Mixed Employment" (160.8 ha), "Conservation and Recreation" (55.5 ha) and "Agricultural" (12.1 ha); extension of the Urban Containment Boundary by 223.7 hectares; and redesignation of "Mixed Employment" lands within the Urban Containment Boundary to "Conservation and Recreation" (13.4 ha).

At its October 29, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

a) *initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;*
b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021";*
c) *direct staff to notify and seek comment from affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future; and*
d) *direct staff to notify and seek comment from local First Nations on the proposed Metro 2040 amendment.*

48827428

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

The proposed amendment is a Type 3 minor amendment to *Metro 2040,* which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040,* is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovancouver.org.

Yours sincerely,

Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Juli Halliwell, Chief Administrative Officer, Village of Anmore

Encl: Report dated October 8, 2021, titled "*Metro Vancouver 2040: Shaping Our Future* Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights" *(Doc# 47807222)*

48827428

To: MVRD Board of Directors

From: Regional Planning Committee

Date: October 8, 2021 Meeting Date: October 29, 2021

Subject: ***Metro Vancouver 2040: Shaping Our Future* Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights**

REGIONAL PLANNING COMMITTEE RECOMMENDATION

That the MVRD Board:

a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;
b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021";
c) direct staff to notify and seek comment from affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*; and
d) direct staff to notify and seek comment from local First Nations on the proposed *Metro 2040* amendment.

At its October 8, 2021 meeting, the Regional Planning Committee considered the attached report titled "*Metro Vancouver 2040: Shaping Our Future* Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights", dated September 20, 2021. The Committee subsequently amended the recommendation as presented above in underline style.

The Committee members expressed support for increasing employment lands, given the shortage in the region as well as the site's location in relation to the goods movement network and the existing Campbell Heights development. In addition, Committee members recognized the Special Study Area overlay for the lands, which indicates contemplated land use change after additional municipal planning work. The Committee members recognized the additional protection of nearly 70 hectares of land adjacent to the Little Campbell River by designating them Conservation / Recreation in *Metro 2040*.

However, four areas of concern were discussed:

- Concern was expressed about the lack of environmental work undertaken to date. Most environmental work is being planned for Phase II of the local planning process, but the proposed land use change is being advanced now without better understanding about how environmental values will be protected, particularly impacts on infiltration and groundwater;
- Concern was expressed that local First Nations, and particularly the Semiahmoo First Nation, had not been engaged regarding the proposal to date;
- Concern was expressed about the broad nature of the Mixed Employment designation and the potential commercial job sprawl and climate impacts this would enable. It was noted that if the intent is to create industrial jobs, that the regional designation proposed should be Industrial, not Mixed Employment; and

- Concern was expressed about the proposal's extension south of 16 Avenue, despite the 2018 MVRD Board response seeking to limit extension of the Urban Containment Boundary to 16 Avenue.

This matter is now before the Board for its consideration.

Attachment
"Metro Vancouver 2040: Shaping Our Future Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights", dated September 20, 2021

47807222 FINAL

To: Regional Planning Committee

From: James Stiver, Division Manager Growth Management and Transportation and Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: September 20, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping Our Future* Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights**

RECOMMENDATION

That the MVRD Board:

e) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;

f) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021"; and

g) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

EXECUTIVE SUMMARY

The City of Surrey is requesting a *Metro 2040* amendment corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan. This is an update to a proposed amendment for the area considered by the MVRD Board in 2018 that was referred back to the City of Surrey for further refinement of the of the proposal. The requested amendment includes: the redesignation of Rural designated lands (within a Special Study Area) to Mixed Employment (160.8 ha), Conservation and Recreation (55.5 ha) and Agricultural (12.1 ha); extension of the Urban Containment Boundary by 223.7 hectares; and redesignation of some Mixed Employment lands within the Urban Containment Boundary to Conservation and Recreation (13.4 ha).

Consideration of requested regional land use amendments is often about evaluating the trade-offs among regional growth strategy objectives. The implications of introducing much needed job lands must be considered against the expansion of the Urban Containment Boundary in terms of regional servicing and transit costs, and impacts to the natural environment and climate action. These lands have long been contemplated for land use change, and their Special Study Area overlay highlights that fact. On balance, the requested amendment for South Campbell Heights is supportable based on the evaluation against *Metro 2040's* policy framework.

PURPOSE

This report provides the Regional Planning Committee with the opportunity to review and comment on the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for the South Campbell Heights area.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to the regional growth strategy. The proposed amendments are intended to enable approval of the Revised Stage 1

South Campbell Heights Land Use Plan (Reference 1), which was given 3rd reading by Surrey City Council on July 26, 2021. On July 12, 2021, City of Surrey Council initiated *Surrey Official Community Plan Amendment Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20393* by undertaking 1st and 2nd readings. A municipal public hearing was held on July 26, 2021 and subsequently, at the same meeting, City Council at 3rd reading of *Bylaw No. 20393* passed the following resolution:

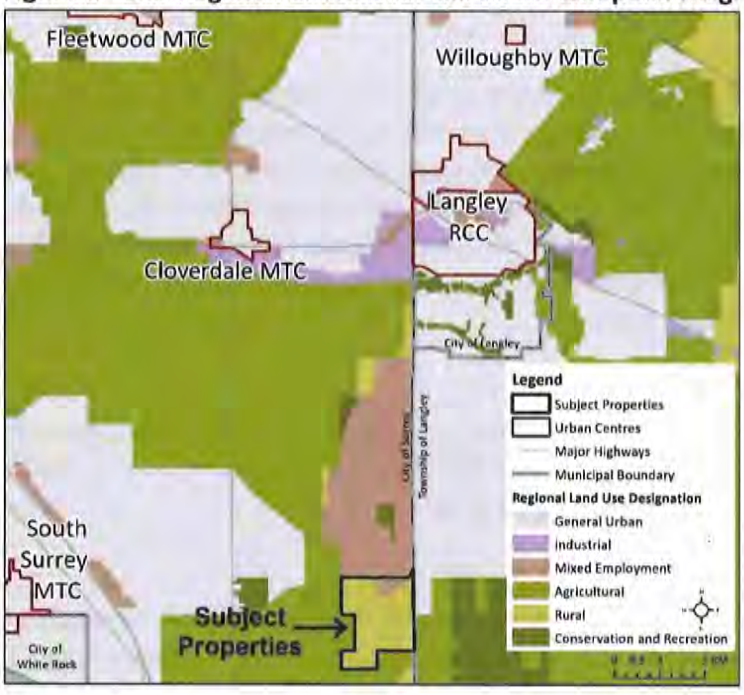
> *Subject to Council granting third reading to Amendment Bylaw No. 20393, authorize staff to submit a Type 3, Minor Regional Growth Strategy amendment and Regional Context Statement amendment application to the Metro Vancouver Board for approval of the Regional Growth Strategy Regional Land Use Designation amendments as shown in Appendix "IV" and Appendix "V".*

On July 30, 2021, Metro Vancouver received a written request (Attachment 1) from the City of Surrey to consider an amendment to *Metro 2040* for the subject area in South Campbell Heights. The requested amendment constitutes a Type 3 minor amendment; this requires adoption of the amending through an affirmative 50%+1 weighted vote of the MVRD Board. Additionally, there is no requirement for a regional public hearing. A Council decision on the final adoption of the Official Community Plan (OCP) Bylaw will be scheduled following the decision of the MVRD Board on the requested.

SITE CONTEXT

The South Campbell Heights area is located in the southeast area of the City of Surrey adjacent to the municipal boundary with the Township of Langley (Figure 1). The area is characterized by rural development and forested natural areas. The Little Campbell River and its tributaries run diagonally through the area, and large-lot rural residences exist alongside pastures and other small-scale uses such as a kennel and a cemetery. One property is currently being used for agricultural production.

Figure 1 - Sub-Regional Context for the South Campbell Heights Area

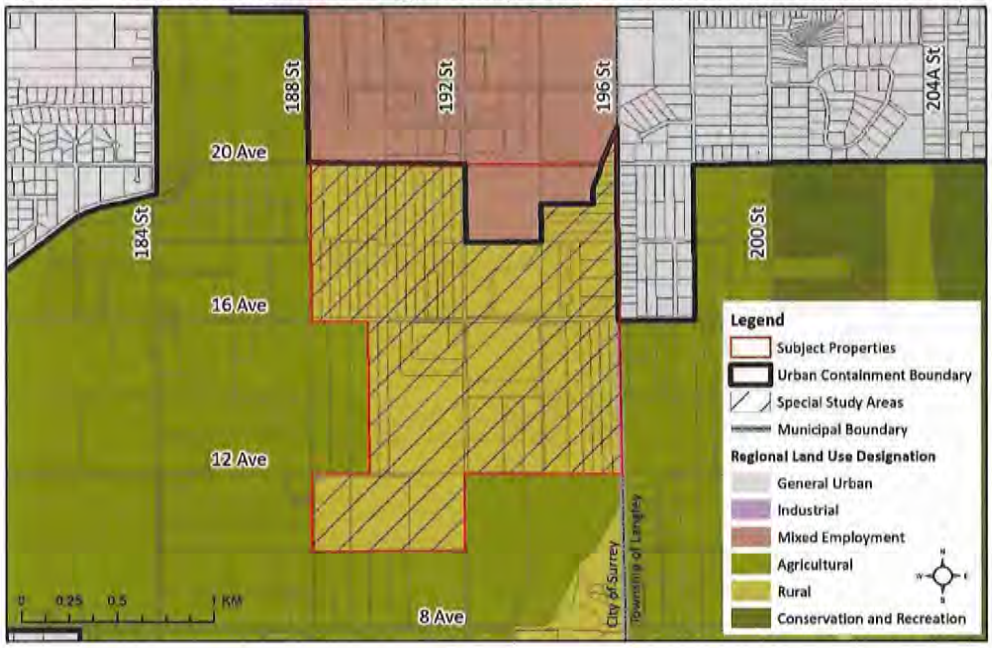


Existing Regional Land Use Designations and Special Study Area

The subject area includes lands currently identified in *Metro 2040* as a Special Study Area. This overlay was established in *Metro 2040* to reflect where, prior to its adoption in 2011, a municipality had expressed intent for future land use changes following further municipal planning work. The Special Study Area overlay does not alter the underlying regional land use designations. All lands in the South Campbell Heights Special Study Area (228.29 ha) are designated Rural in *Metro 2040*, and are located outside the Urban Containment Boundary.

The proposed amendment also includes 13.38 ha of Mixed Employment lands within the Urban Containment Boundary that does not form part of the Special Study Area (Figure 2).

Figure 2 - Regional Land Use Designations, Urban Containment Boundary and Special Study Area



PROPOSED AMENDMENT

The proposed amendment is an update to the City of Surrey's 2018 application that was previously considered by the MVRD Board for the same lands (Reference 2). That application was referred back to the City of Surrey, citing that the extension of the Urban Containment Boundary and redesignation of Rural lands to General Urban (for urban residential development), particularly south of 16 Avenue, were inconsistent with the policy framework in *Metro 2040*.

The updated proposal encompasses 72 properties, as depicted below in Figure 3. The amendment seeks to:

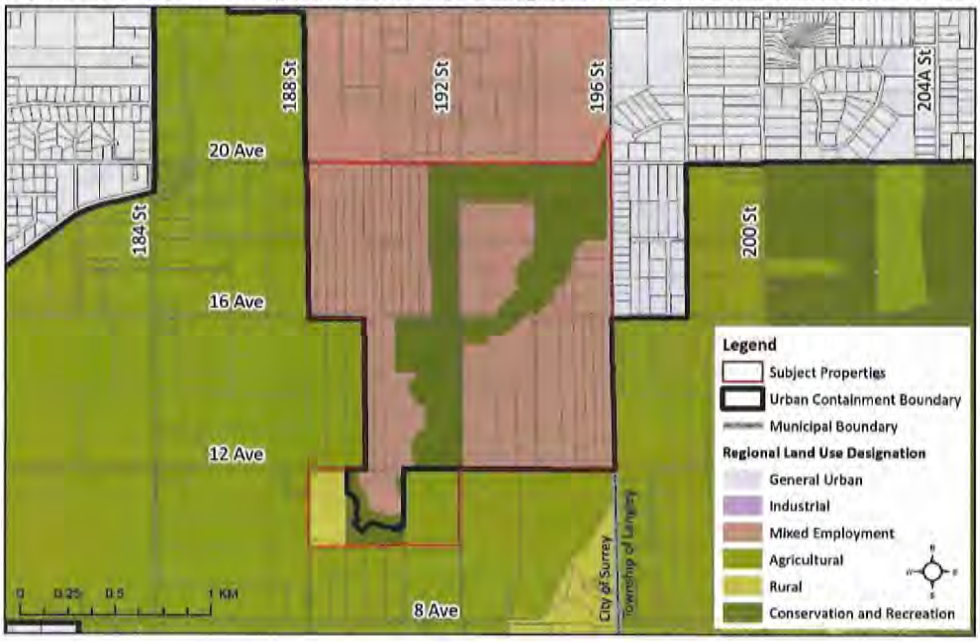
a) redesignate 13.4 ha from Mixed Employment to Conservation and Recreation within the Urban Containment Boundary;[1]
b) redesignate a total of 228.4 hectares outside the Urban Containment Boundary and within the Special Study Area from:

[1] There is an adjacent 7.91 ha Mixed Employment parcel within the subject area that is proposed to remain designated as Mixed Employment. No regional land use designation amendment is required.

i. Rural to Mixed Employment (160.8 ha)
ii. Rural to Conservation and Recreation (55.5 ha)
iii. Rural to Agricultural (12.1 ha);

c) extend the Urban Containment Boundary to include an additional 223.7 hectares; and
d) remove the Special Study Area designation from the entire South Campbell Heights area.

Figure 3 - Proposed Regional Land Use Designations and Urban Containment Boundary Alignment



The proposed amendment is a Type 3 minor amendment as per sections 6.3.4(b) and (g) of *Metro 2040*. Type 3 minor amendments require an amendment bylaw that receives a 50%+1 weighted vote of the Board at each reading, with no regional public hearing.

REGIONAL PLANNING ANALYSIS

The proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being updated. The assessment focuses on potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

The current proposal updates Surrey's 2018 regional growth strategy amendment request (Reference 1). The 2018 proposed amendment was assessed for alignment with the goals, strategies and objectives of *Metro 2040*. The policy framework, supported amending the Rural lands north of 16 Avenue to Mixed Employment, and protecting ecologically important lands by amending the designation on such lands to Conservation and Recreation. As a result, this report does not re-evaluate those aspects of the proposed amendment.

The main difference between the two applications is that the 2018 application requested that 143 ha be redesignated from a regional land use designation of Rural to General Urban to facilitate urban residential development. The 2021 application seeks instead to redesignate from Rural to Mixed Employment, thereby eliminating the residential component, and focusing on responding to the

region's strong need for industrial and job lands. As a result, the updated request from the City addresses many of the concerns previously noted with respect to introducing new urban residential development in this area. However, the proposed Mixed Employment land uses introduces some additional regional planning issues that have been examined through the *Metro 2040* policy framework below.

GOAL 1: Create a Compact Urban Area - Implications of Expanding the Urban Containment Boundary

Metro Vancouver's analysis of Surrey's 2018 application noted that residential development would increase pressure on nearby Rural lands by signaling potential availability for urban development; there is some risk that Mixed Employment development in the same area could generate similar outcomes. However, given market dynamics of residential comparative to employment development, this pressure will likely be less intensive.

The Urban Containment Boundary (UCB) is intended to be a long term, stable boundary for urban growth in Metro Vancouver. Regional Planning projections and analysis demonstrates that there is sufficient land within it to accommodate future growth in the region over the coming decades. As such, the current policy framework does not generally support its expansion.

However, the subject lands are identified as a Special Study Area in *Metro 2040*. This overlay does not alter the underlying regional land use designation(s), however it does reflect a municipality's intent to seek future land use change following more detailed local planning work. Reflecting this potential for change, the Special Study Area overlay reduces the MVRD Board's voting threshold needed for a proposed amendment to *Metro 2040* on lands outside the UCB and designated Rural, from a 2/3 weighted vote of the Board to a 50%+1 vote; additionally, it also removes the requirement for a regional public hearing.

The UCB is also an essential tool for supporting the efficient provision of urban infrastructure across the region. Regional sewerage and water services and transit expansions are necessitated by realigning the UCB, ultimately requiring increased service levels and costs. If the proposed amendment is adopted, the City of Surrey will need to seek an amendment to the Fraser Sewerage Area (FSA) from the GVS&DD Board; the review of this amendment would be predicated on the technical and financial feasibility and capacity of services. Staff note that the existing Metro Vancouver sewerage infrastructure required to service these lands may not be sufficient; further analysis will need to be undertaken in this regard.

GOAL 2: Protect the Supply of Industrial Land: Regional Need for Employment Lands

The proposed amendment proposes four times as much Mixed Employment designated lands than 2018 application. The City's planning report (Reference 1) cites the constrained supply of industrial lands as a rationale for redevelopment of the South Campbell Heights area. The report specifically addresses the demand for, and availability of, alternative employment lands within the Urban Containment Boundary, estimating that the existing North Campbell Heights employment area will reach its development capacity within seven to nine years. The recently-completed Regional Industrial Lands Strategy documented the extremely limited supply of industrial lands in the region, the consistently strong demand for industrial space, and the few opportunities to add more lands to

the regional market. In many areas, existing industrial lands are also being threatened by conversion to other uses.

The proposal for South Campbell Heights is for a Mixed Employment, not Industrial, regional land use designation, which is an important distinction. While the Mixed Employment designation permits industrial uses, it also permits commercial and other employment-related uses. Staff appreciate the flexibility Surrey would like to retain for land uses in the South Campbell Heights area, and that residential use is not intended. However, an extension of the UCB and use of these lands for Mixed Employment uses does have the potential to attract employment uses away from the City's existing Urban Centres and transit-rich locations. If the amendment is supported, it will be incumbent on the City of Surrey to ensure that the land uses in this area support industry and do not compete with major trip-generating uses that are more appropriately located in Urban Centres, in an effort to reduce auto-oriented "job sprawl." The existing North Campbell Heights business park area is designated Mixed Employment in *Metro 2040*, and primarily supports light industrial uses, with some commercial and other employment uses.

GOAL 3: Protect the Environment and Respond to Climate Change Impacts

A significant land use change for 160 ha of rural lands to more urban forms of development will have ecological impacts. The City has identified ecologically-sensitive locations which it has indicated will be protected through the South Campbell Heights Land Use Plan, providing for a continuous biodiversity hub along the Little Campbell River riparian corridor. As a result of this work, The City is proposing to redesignate 55.52 ha from Rural to Conservation and Recreation to support the protection of this ecological corridor. These lands are being introduced, in part, to provide a buffer function, with stream setbacks that exceed the requirements of The City of Surrey's Zoning Bylaw and riparian area regulations. The proposed Conservation and Recreation designation component totals 86 ha, or 35 percent of the subject area.

Beyond the conservation plans for the Little Campbell River corridor itself, questions remain about broader aquifer protection and potential infiltration into neighbouring communities. The City of Surrey has committed to additional study and monitoring of groundwater impacts through subsequent phases of the South Campbell Heights Land Use Plan.

The City of Surrey's comprehensive Climate Adaptation Strategy sets out progressive policies and initiatives and will help the City anticipate and respond to a changing climate. Any expansion of the UCB will have impacts on the area's resilience to climate change and will contribute to increased greenhouse gas emissions. If the proposed amendment is adopted, the City's future local planning work will need to ensure that that the policies of the Strategy are applied to the development of the South Campbell Heights lands; this will support our collective actions in meeting our shared climate targets.

GOAL 5: Support Sustainable Transportation Choices

The 2018 Metro Vancouver report noted that "as the location of the proposed redesignation is adjacent to the existing Campbell Heights industrial area and a major transportation route, it is an appropriate and regionally-strategic location for industrial related development." While the area is accessible by two truck routes and the Major Road Network, most roads in the area are two-lane roads, with a rural cross-section, that have the potential of not accommodating the additional

commercial vehicles/traffic; in addition, the road network south of 16 Avenue is incomplete and fragmented. Future road upgrades by the City will likely be necessary to accommodate the increases in commercial truck traffic.

If the regional land use designation amendment is adopted, pressure will increase to expand transit service beyond what is contemplated in the current TransLink Investment Plan for the area. This creates challenges from a transit service design and fare recovery perspective, particularly due to South Campbell Heights' outlying location and limited street connectivity.

The area is strategically located from a goods movement and jobs perspective. South Campbell Heights is proximate to the United States border and adjacent to an existing Mixed Employment area; it connects with the regional truck route network and Major Road Network; and it would serve job markets in both South Surrey and Langley.

Regional Planning Advisory Committee Comments

As required by *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for its meeting of September 27, 2021. The City of Surrey presented the application, and RPAC members were able to ask questions and discuss. RPAC received the report for information.

AMENDING *METRO 2040* AND NEXT STEPS

Metro 2040 is the region's collective vision for how to manage regional growth in a way that reflects the federation's values. It includes regional land use designations, which are a key tool for protecting and enhancing the region's supply of Conservation and Recreation, Mixed Employment, Agricultural, and Industrial lands.

In accordance with Subsections 6.3.4(c) of *Metro 2040*, for sites within a Special Study Area or within the Urban Containment Boundary, land use designation amendments are a Type 3 Minor Amendment. Adoption of a Type 3 amendment requires an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a regional Public Hearing.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
   a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendments for the South Campbell Heights area, including extension of the Urban Containment Boundary and removal of the Special Study Area overlay;

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021"; and
c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

2. That the MVRD Board decline the proposed amendments for South Campbell Heights and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy* (Reference 3).

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board's decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

CONCLUSION

The City of Surrey has submitted a request for a *Metro 2040* amendment corresponding with the Revised Stage 1 South Campbell Heights Land Use Plan (Reference 1). The plan includes the redesignation of 228.39 hectares of Rural designated lands outside the Urban Containment Boundary (within a Special Study Area) to Mixed Employment (160.77 ha), Conservation and Recreation (55.52 ha) and Agricultural (12.1 ha). It also includes the redesignation of 13.38 ha of Mixed Employment lands, within the Urban Containment Boundary, to Conservation and Recreation.

The proposed amendment aligns with the *Metro 2040* policy framework in the following ways:

- The extension of the Urban Containment Boundary can be supported by a demonstrated land need as there are few alternative employment lands available within the UCB;
- The subject area will provide jobs and expand the supply of much-needed employment-generating lands in the region;
- Given planned land use change in this area, environmental impacts have been largely addressed through the designation of Conservation and Recreation lands including buffer areas around the Little Campbell River and its tributaries; and
- The area is strategically located from a goods movement and trade perspective.

It should be noted that passenger transportation will be a challenge, particularly given the current lack of transit service, bikeways and pedestrian facilities. Further work will need to be undertaken in an effort to resolve these issues. This is also a significant addition to the Urban Containment Boundary, which has significant servicing impacts. These will not be as substantial as if the land use contemplated was residential, however the City of Surrey will need to apply to the GVS&DD for inclusion in the Fraser Sewerage Area, and there remains uncertainty as to the capacity of the current sewerage infrastructure to accommodate this planned use. And, there are significant environmental impacts when this scale of land use change is occurring, despite mitigating efforts.

Consideration of proposed regional land use amendments is often about evaluating the trade-offs among regional growth strategy objectives. The implications of introducing much-needed job lands must be considered against the expansion of the Urban Containment Boundary in terms of regional servicing and transit costs, impacts to the natural environment and climate action. On balance, the requested amendment for South Campbell Heights is supportable based on the above analysis of *Metro 2040's* policy framework. Staff recommend Alternative 1.

Attachments *(47807423)*

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application.
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021

References

1. City of Surrey Corporate Report, dated July 8, 2021 (No. R147): Revised South Campbell Heights Land Use Plan
2. *Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – South Campbell Heights. MVRD Board Regular Meeting, May 25, 2018
3. *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy*

47807222

the future lives here.

July 30, 2021

File: 3900-20-18020 (OCP)
6520-20 (South Campbell Heights)

Metro Vancouver Board
c/o Chris Plagnol, Corporate Officer
4730 Kingsway (Metrotower III)
Burnaby, BC
V5H 0C6

Dear Mr. Plagnol:

RE: City of Surrey Regional Growth Strategy Amendment Application

The City of Surrey is processing several Official Community Plan ("OCP") amendments that also require amendments to the Metro Vancouver Regional Growth Strategy ("RGS") prior to final adoption for the following areas:

1. Revised South Campbell Heights Land Use Plan

2. South Campbell Heights Agricultural Land Reserve ("ALR") Inclusion Property

Although these are two separate processes, they are included together in this RGS amendment application.

Background

On July 24, 2017, Surrey Council endorsed Stage 1 of the South Campbell Heights Land Use Plan ("the Plan") following a comprehensive land use planning process. Following Stage 1 approval of the Plan, Council also granted third reading to the necessary OCP amendments and bylaw readings that were consistent with the Stage 1 Plan. On January 16, 2018, the City submitted a request to Metro Vancouver to amend the RGS to accommodate the land uses proposed in the Plan.

The 2017 application proposed the Rural "Special Study Area" designation (235 hectares) within the Plan area to be amended to General Urban (143 hectares), Mixed Employment (37 hectares), and Conservation and Recreation (55 hectares). These changes necessitated an expansion of the regional Urban Containment Boundary ("UCB") which outlines the catchment for regional utility servicing. It also proposed land use amendments within the existing UCB, including 16.4 hectares from Mixed Employment to Conservation and 6.0 hectares from Mixed Employment to General Urban.

On April 20, 2018, the Metro Vancouver Regional Planning Committee ("RPC") received a report from Metro Vancouver staff titled "Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment from the City of Surrey - South Campbell Heights." The report indicated support for proposed amendments to redesignate lands to Mixed Employment, Conservation and Recreation, and Agricultural because these were generally consistent with the provisions of Metro 2040; however, for the portion of the proposed amendment that was seeking to extend the UCB and redesignate 143 hectares from Rural to General Urban for urban residential development, there was not the required support. The report indicated that this component of the request was inconsistent with Metro 2040 and recommended that the entire amendment application be referred back to the City to consider an alternate amendment.

At the May 25, 2018 Metro Vancouver Board meeting, the Board approved the RPC recommendations and referred the RGS amendment application back to the City to consider alternatives.

In response to the amendment application being referred back to the City, staff liaised with Metro Vancouver staff and employment lands stakeholders in Surrey to prepare a revised Stage 1 South Campbell Heights Land Use Plan that better responds to regional concerns.

On July 12, 2021 at the Regular Council - Public Hearing Meeting, Surrey Council approved recommendations in the report titled, "Revised Stage 1 South Campbell Heights Land Use Plan and Proposed Official Community Plan, Regional Context Statement, and Regional Growth Strategy Amendments" (Attachment "1"). This included approval of the revised Stage 1 Land Use Plan, resolutions to give first and second readings to the required OCP bylaw amendments, and instructions to the City Clerk to set a date for public hearing (Attachment "2").

On July 26, 2021, at Regular Council - Public Hearing Meeting, Surrey Council passed a resolution to give third reading to the proposed Surrey OCP bylaw amendments and endorsed referring an application to Metro Vancouver to support amendments to the RGS (Attachment "3"). These amendments include adjustments to the UCB, removal of the entire Special Study Area, and amendments to the Regional Land Use Designations from Rural and Mixed Employment to Conservation Recreation, Mixed Employment, and Agriculture.

Revised South Campbell Heights Local Area Plan

The Plan has been revised in consideration of the region's constrained industrial land supply and Metro Vancouver's previous refer back of Surrey's initial RGS amendment. The revised Plan focuses on creating more employment opportunities by increasing the inventory of regional employment lands. Residential uses have been removed from the revised Plan. The proposed UCB extension has been modified to only contain lands north of the southernmost reach of the Little Campbell River in this area. These proposed changes to the Plan better align with RGS goals.

Surrey is a significant contributor to regional industrial growth and holds a significant portion of the region's vacant industrial land; however, across the region the demand for industrial land continues to outpace supply. In the absence of additional land to meet continued demand, the region is anticipated to absorb all effective supply sometime between 2028 and 2035.

The proposed South Campbell Heights Plan will help address the industrial land supply and provide opportunities to accommodate both new industrial businesses and those businesses that are seeking to expand their operations. Given applicable lot sizes, the Plan has advantage for uses that require larger parcels with the necessary access to services and transportation infrastructure. It is important for the City and the region to remain open for business and to provide opportunity for businesses seeking to relocate or expand operations.

The following RGS amendments are proposed:

- Amend the RGS Land Use Designations for the South Campbell Heights Land Use Plan from 227.3 hectares of Rural and 22.4 hectares of Mixed Employment to 80.6 hectares of Conservation and Recreation and 169.1 hectares of Mixed Employment (as shown in Attachment "4").

- Remove the entire 247 hectares of regional Special Study Area Overlay for all areas of South Campbell Heights.

- Amend the RGS to extend the UCB by 223.7 hectares (as shown in Attachment "5"). to support the proposed land uses within the South Campbell Heights Land Use Plan

South Campbell Heights Agricultural Land Reserve Inclusion Property

In a separate process from the preparation of the South Campbell Heights Local Area Plan, an application to include land into the Agricultural Land Reserve ("ALR") was approved by the Agricultural Land Commission ("ALC") for the property shown in Attachment "6". In order to be consistent with that ALC decision, the Regional Land Use Designation is recommended to be adjusted from Rural to Agricultural as a housekeeping amendment.

Conclusion

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy to:

- extend the Urban Containment Boundary;

- remove Surrey's Special Study Area; and

- amend Regional Land Use Designations from Rural and Mixed Employment to Mixed Employment, Conservation Recreation, and Agricultural (as shown in Attachments "4" and "5").

The ALC has already approved the inclusion of the property shown in Attachment "6" into the ALR and is, therefore, simply a housekeeping measure to ensure the RGS is consistent with the existing designations.

Should Metro Vancouver staff require any additional information regarding this application, please contact Patrick Klassen, Community Planning Manager, at 604-598-5858 or at pklassen@surrey.ca.

Sincerely,

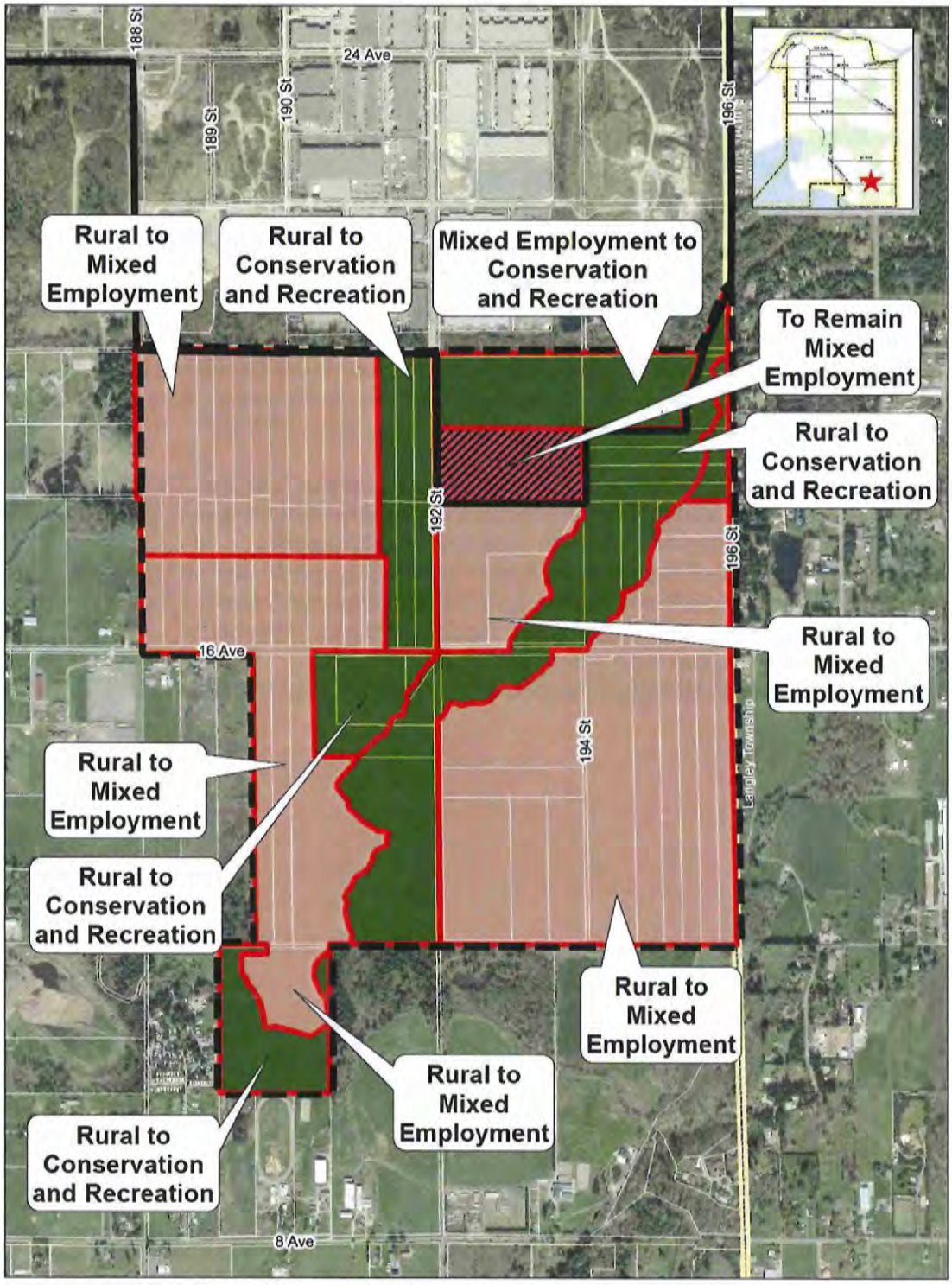


Rémi Dubé, P.Eng.
Acting General Manager, Planning & Development

Cc Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Sean Galloway, Director, Regional Planning, Metro Vancouver
James Stiver, Manager, Growth Management and Transportation
Mark Seinen, Senior Planner, Metro Vancouver
Preet Heer, Manager, Community Planning, Planning & Development, City of Surrey
Patrick Klassen, Community Planning Manager, Planning & Development, City of Surrey
Markus Kischnick, Community Planner, Planning & Development, City of Surrey
Yonatan Yohannes, Manager, Utilities, Engineering, City of Surrey

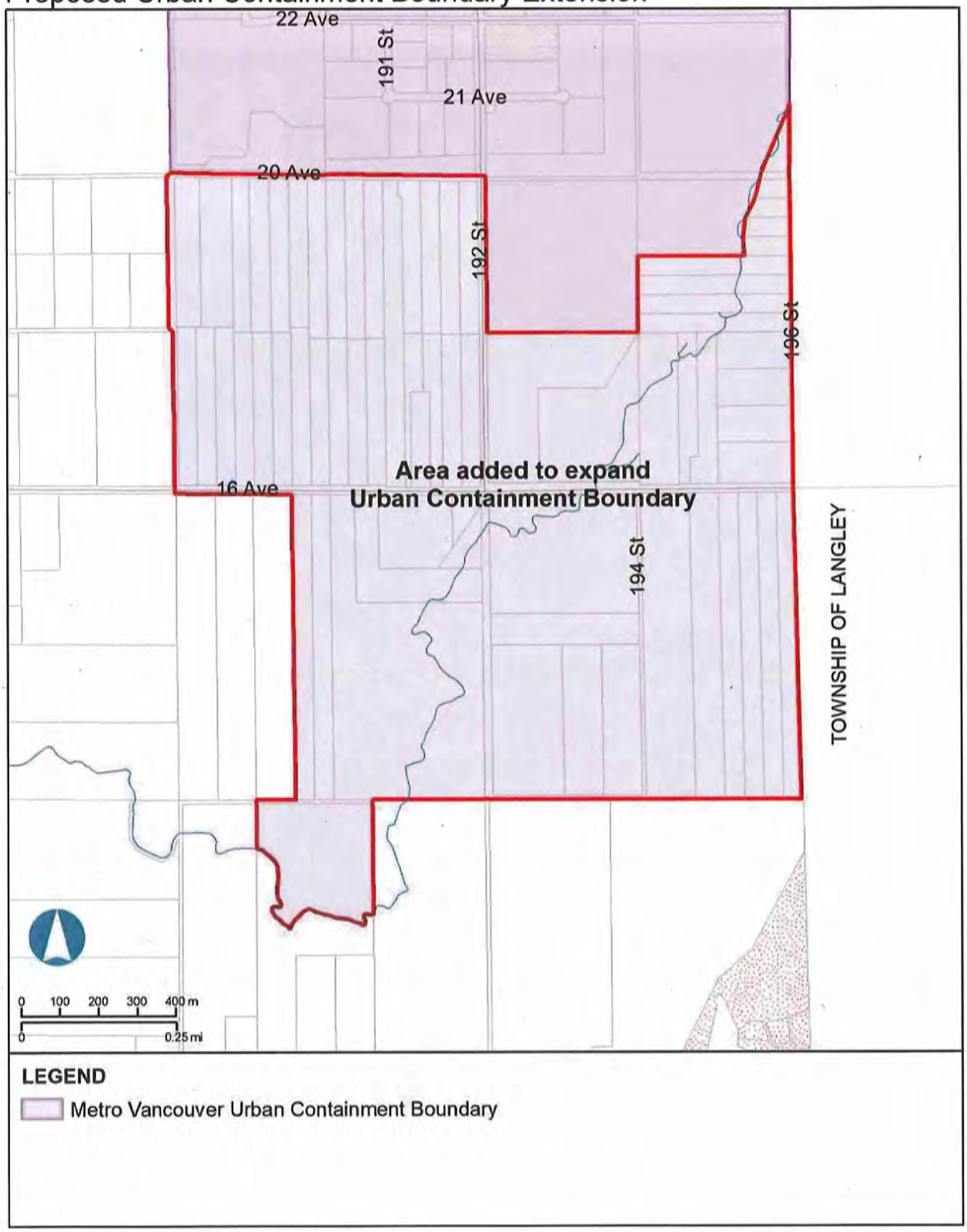
Attachment "1"	Corporate Report - "Revised Stage 1 South Campbell Heights Land Use Plan and Proposed Official Community Plan, Regional Context Statement, and Regional Growth Strategy Amendments"
Attachment "2"	Council Resolutions - July 12, 2021 Regular Council - Public Hearing Meeting
Attachment "3"	Council Resolutions - July 26, 2021 Regular Council - Public Hearing Meeting
Attachment "4"	Proposed RGS Land Use Designation Amendments
Attachment "5"	Proposed UCB Extension
Attachment "6"	South Campbell Heights ALR Inclusion Property

Proposed RGS Land Use Designation Amendments



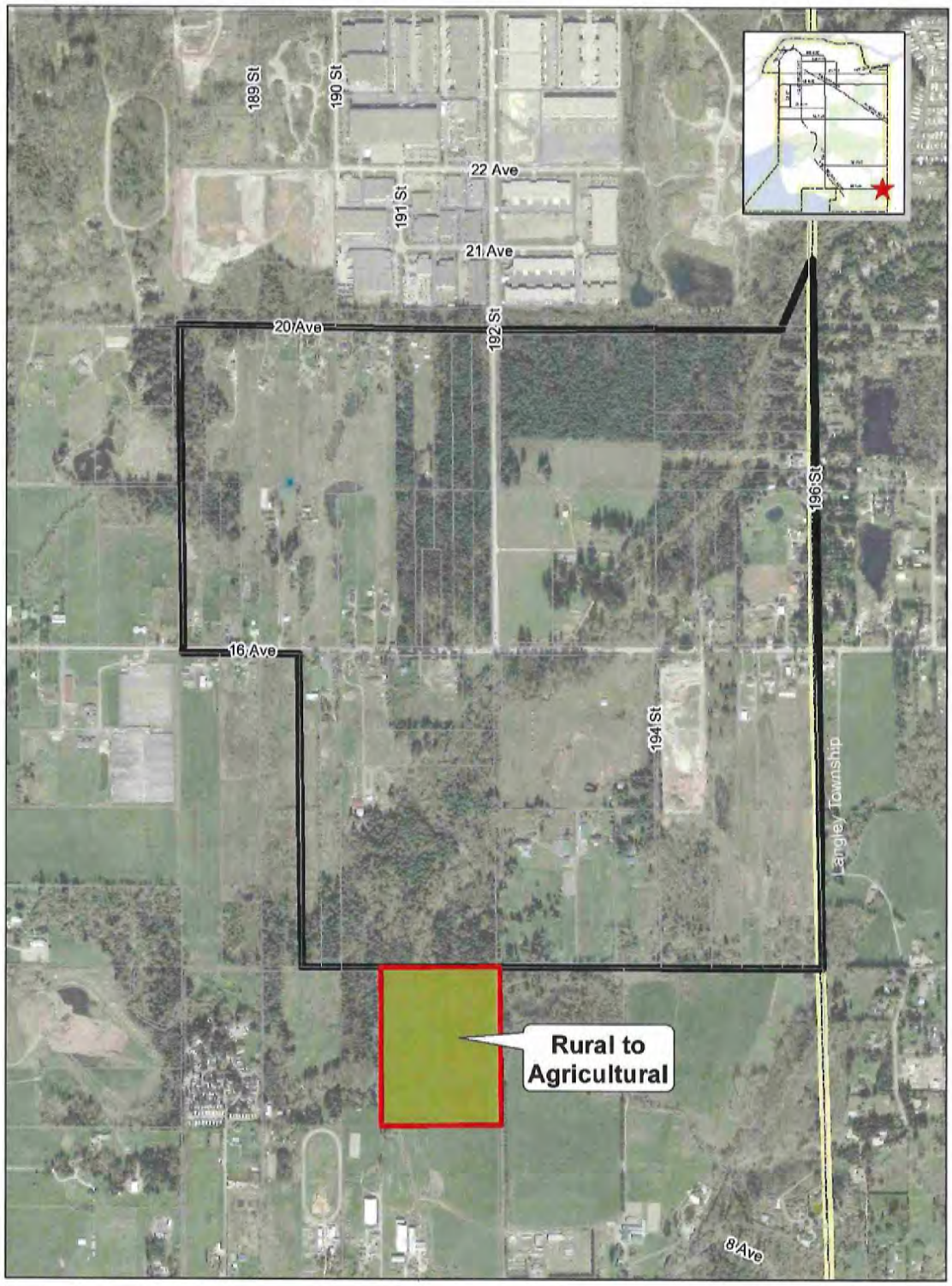
Attachment "5"

Proposed Urban Containment Boundary Extension



Attachment "6"

South Campbell Heights ALR Inclusion Property



METRO VANCOUVER REGIONAL DISTRICT
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1328, 2021
A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010"

WHEREAS:

A. The Metro Vancouver Regional District Board (the "Board") adopted the *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* on July 29, 2011;

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

1. The *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* is hereby amended as follows:

   a) re-designating portions of the subject properties from 'Rural' to 'Mixed Employment', re-designating portions of the subject properties from 'Rural' to 'Conservation and Recreation', re-designating portions of the subject properties from 'Rural' to 'Agricultural', re-designating portions of the subject properties from 'Mixed Employment' to 'Conservation and Recreation', removing the Special Study Area, and adjusting the Urban Containment Boundary, as shown in Schedule "A"; and

   b) the official regional land use designation maps numbered 2, 3, 4, 5, 6, 7, 8, 9, 11, and 12 are revised to record the changes in regional land use designation, removal of the Special Study Area, and adjustments to the Urban Containment Boundary, as shown in the maps contained in Schedule "B".

Citation

2. The official citation for this bylaw is *"Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1328, 2021"*. This bylaw may be cited as *"Regional Growth Strategy Amendment Bylaw No. 1328, 2021"*.

Schedules

3. The following Schedules are attached to and form part of this bylaw:
   Schedule "A"; and
   Schedule "B".

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

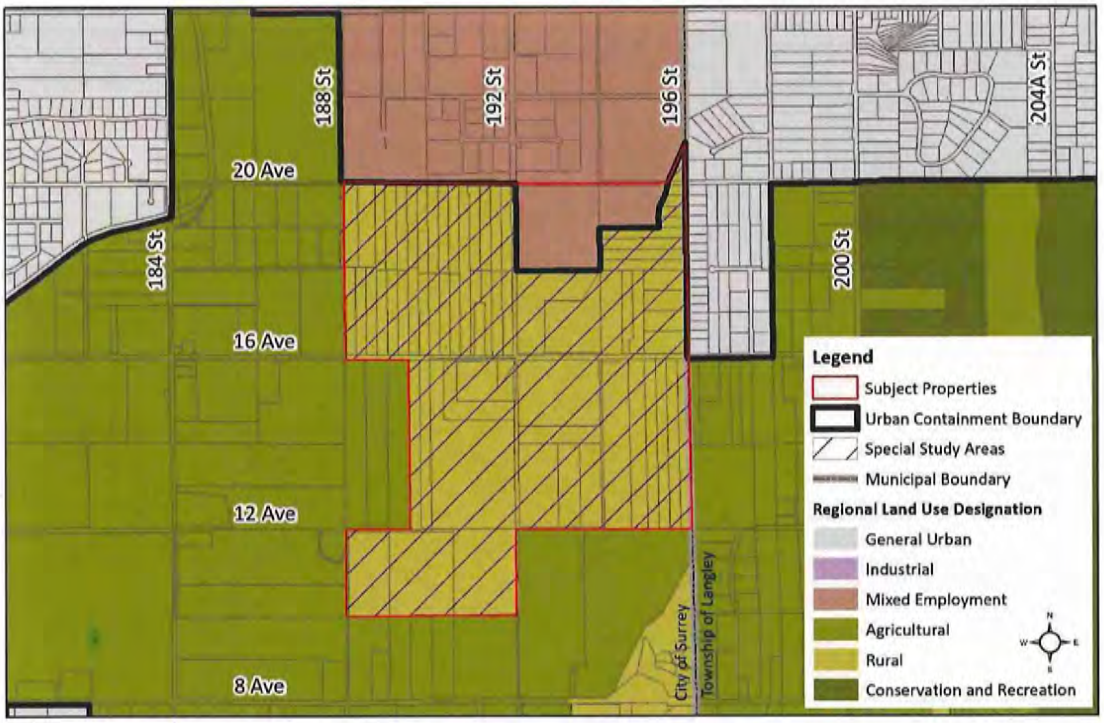
Passed and finally adopted this _____ day of _____, _____.

Sav Dhaliwal, Chair

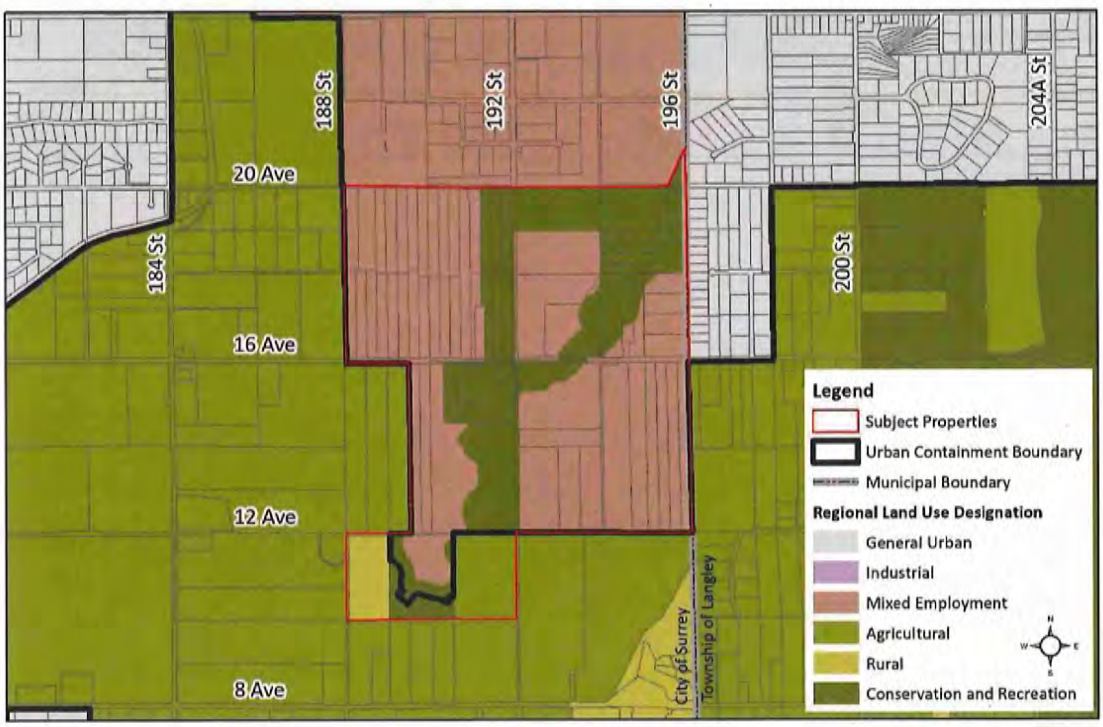
Chris Plagnol, Corporate Officer

Schedule A

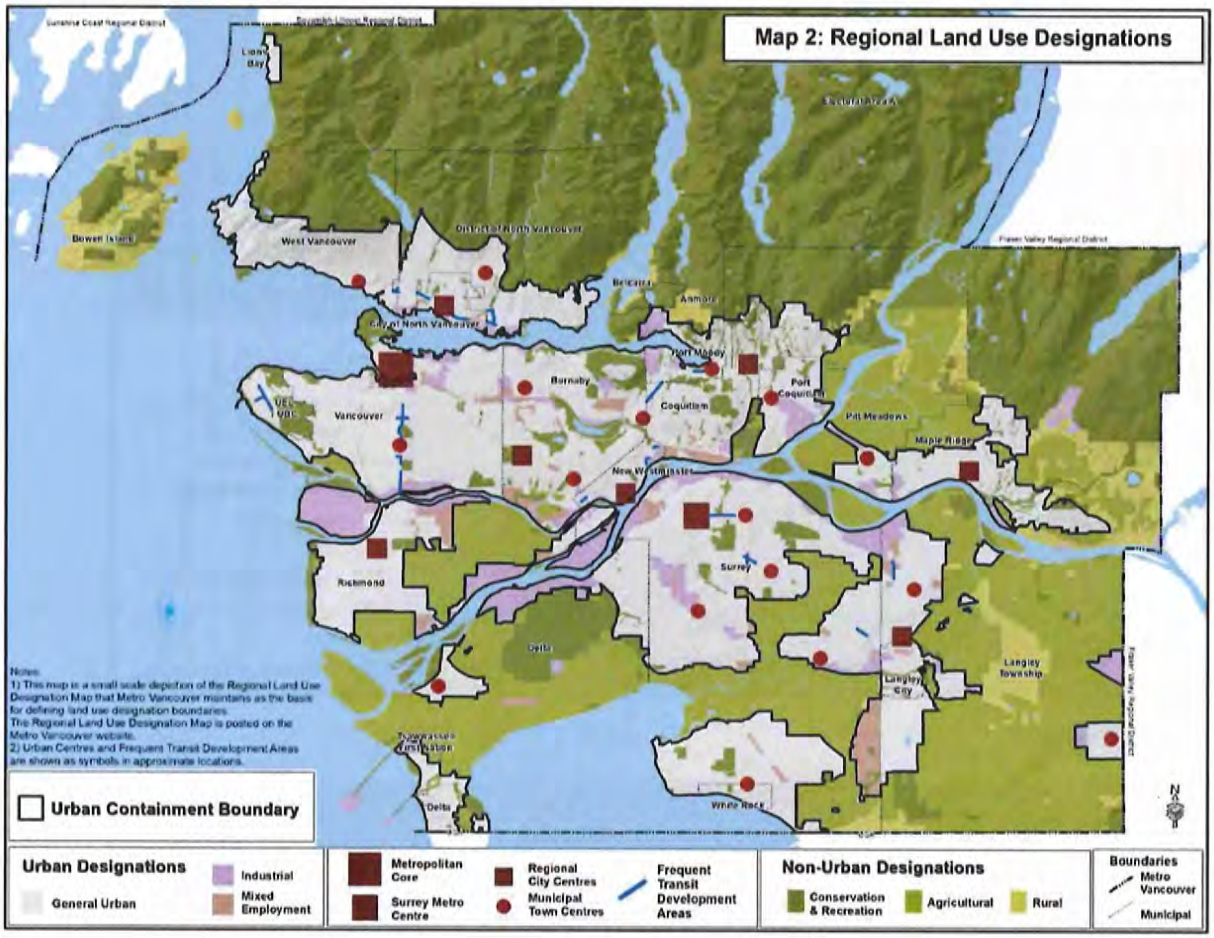
Prior to Amendment



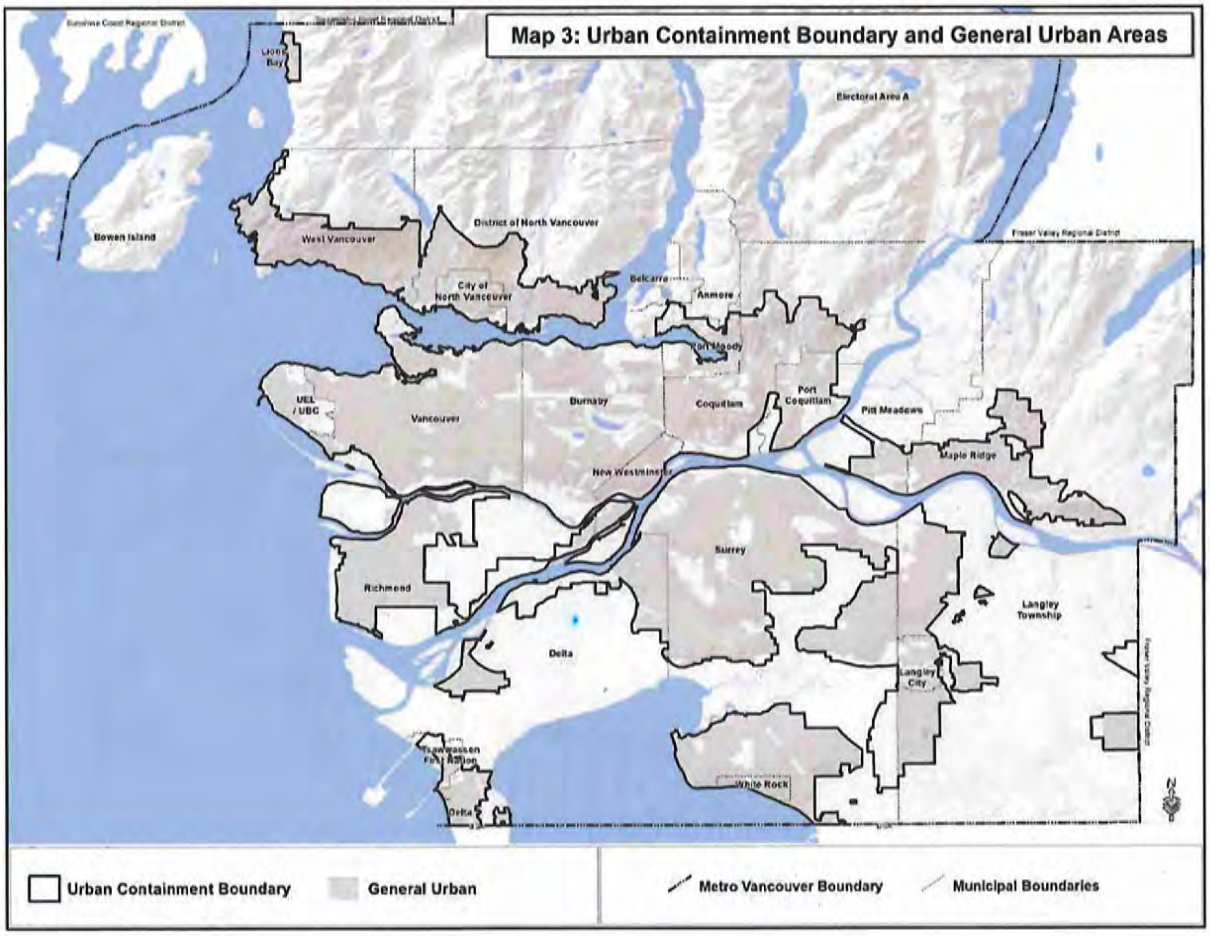
Post Amendment



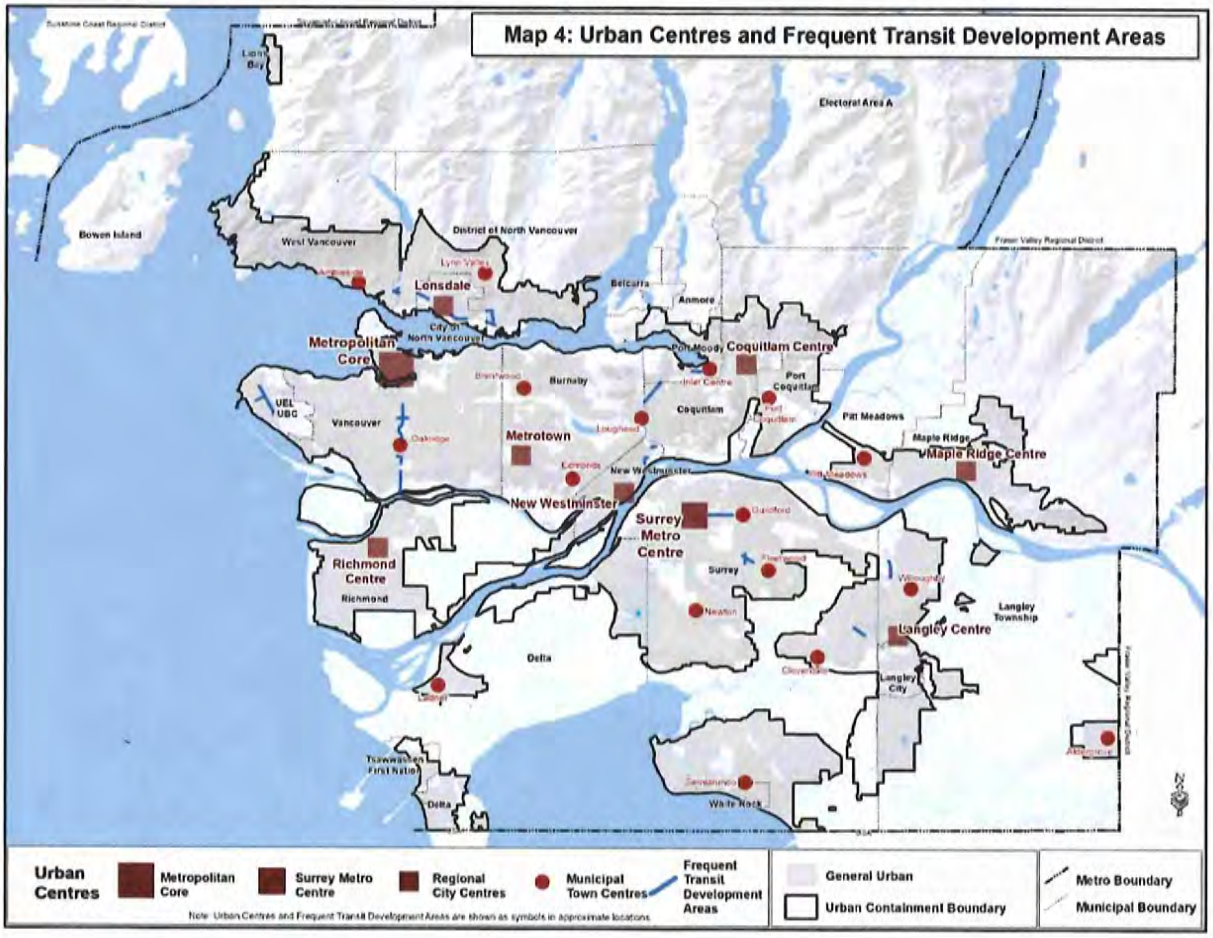
Map 2: Regional Land Use Designations



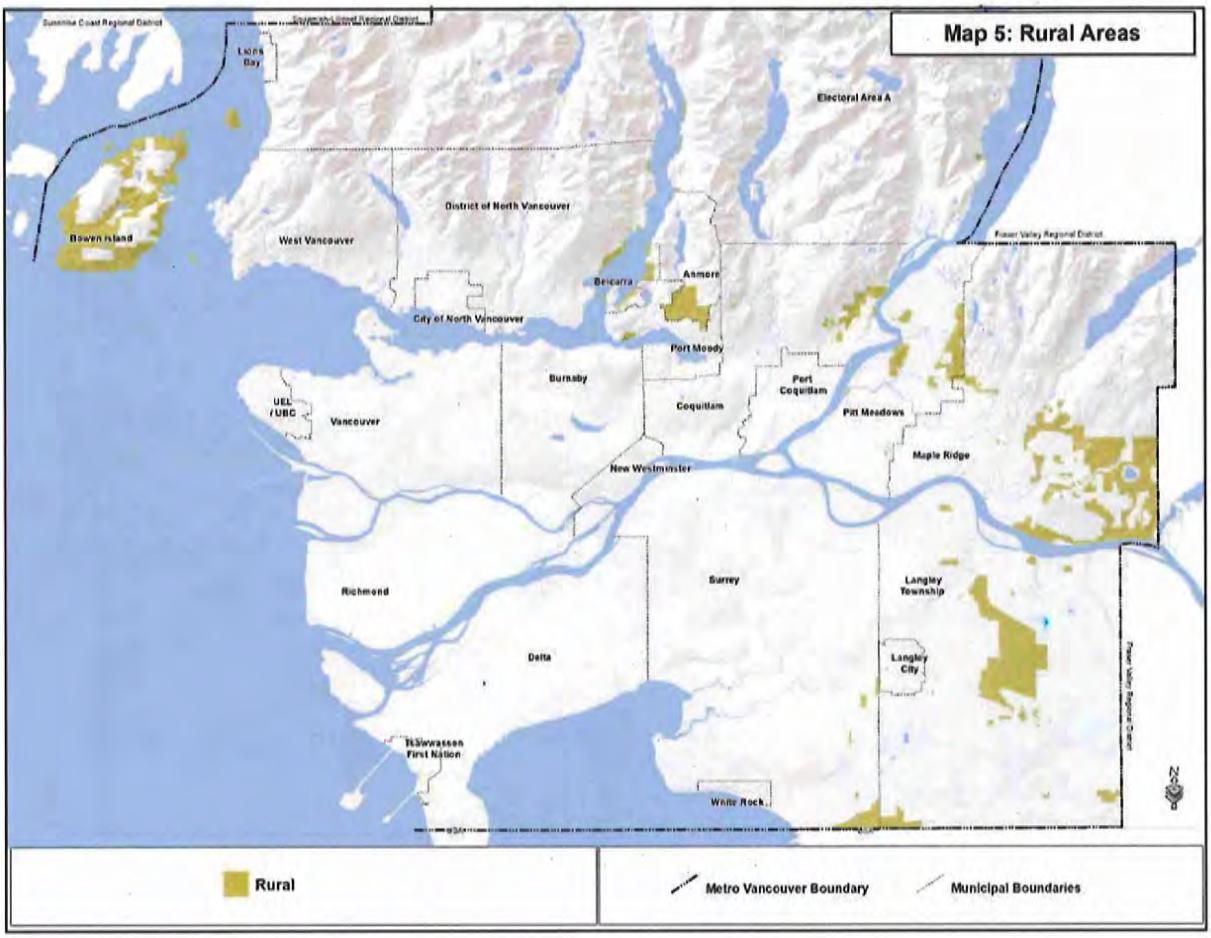
Map 3: Urban Containment Boundary and General Urban Areas



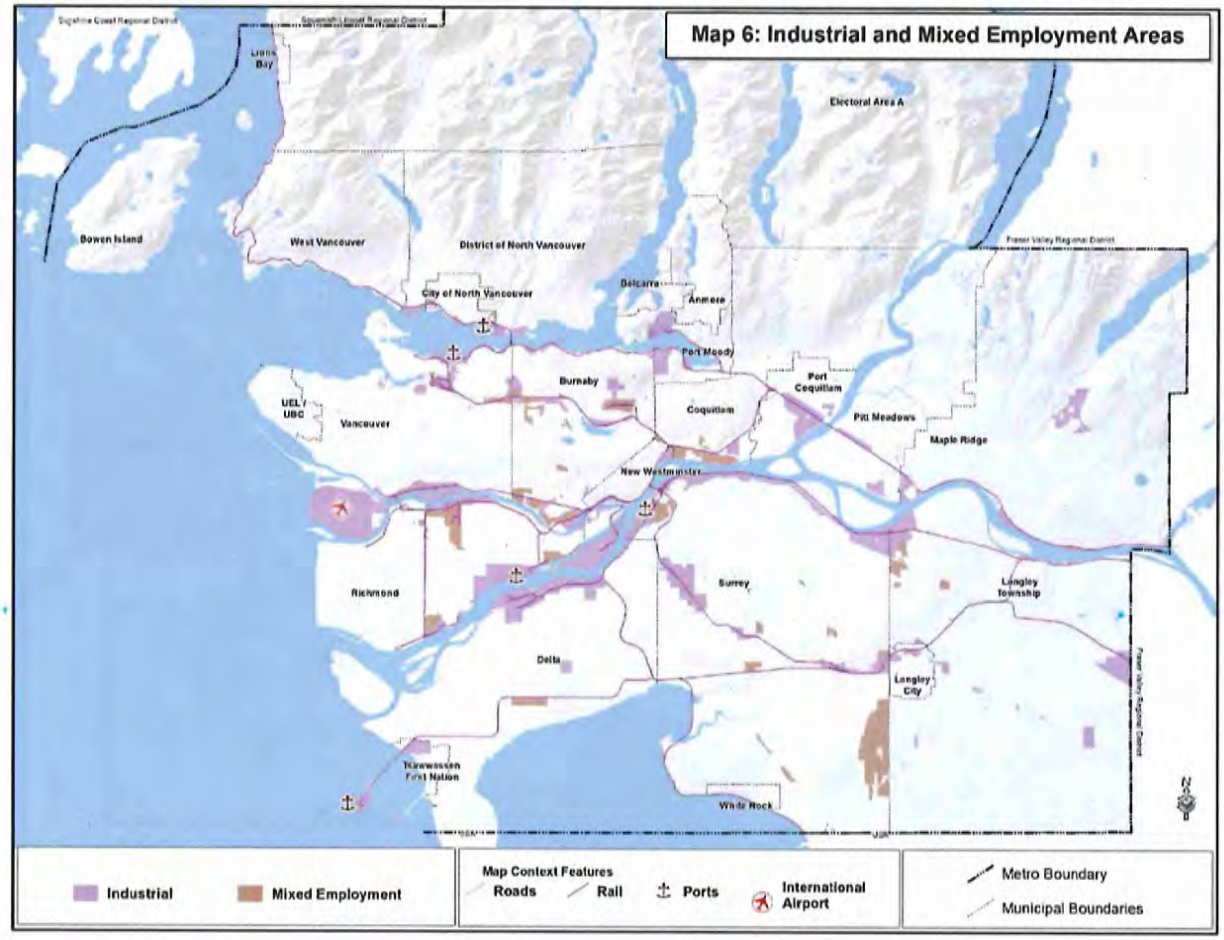
Map 4: Urban Centres and Frequent Transit Development Areas



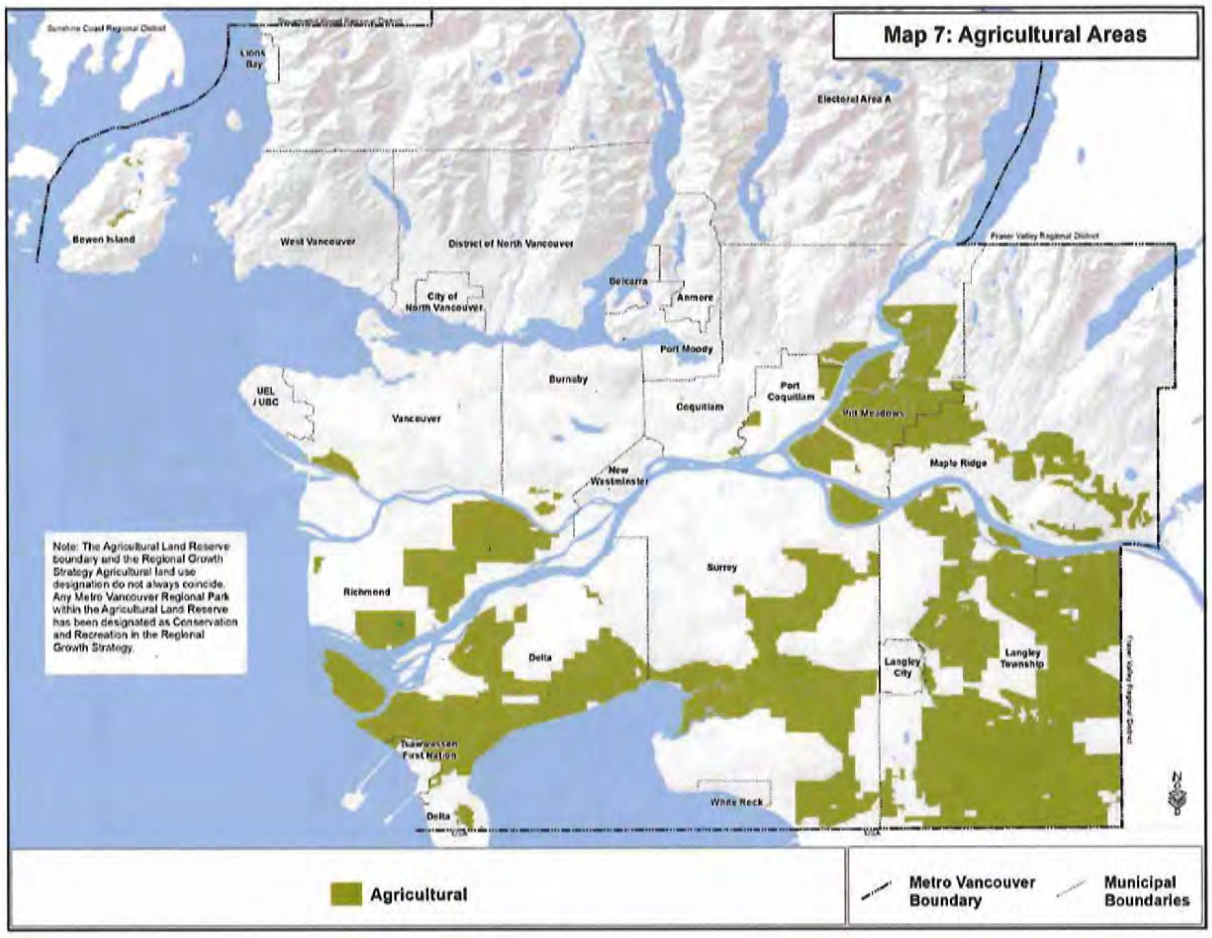
Map 5: Rural Areas



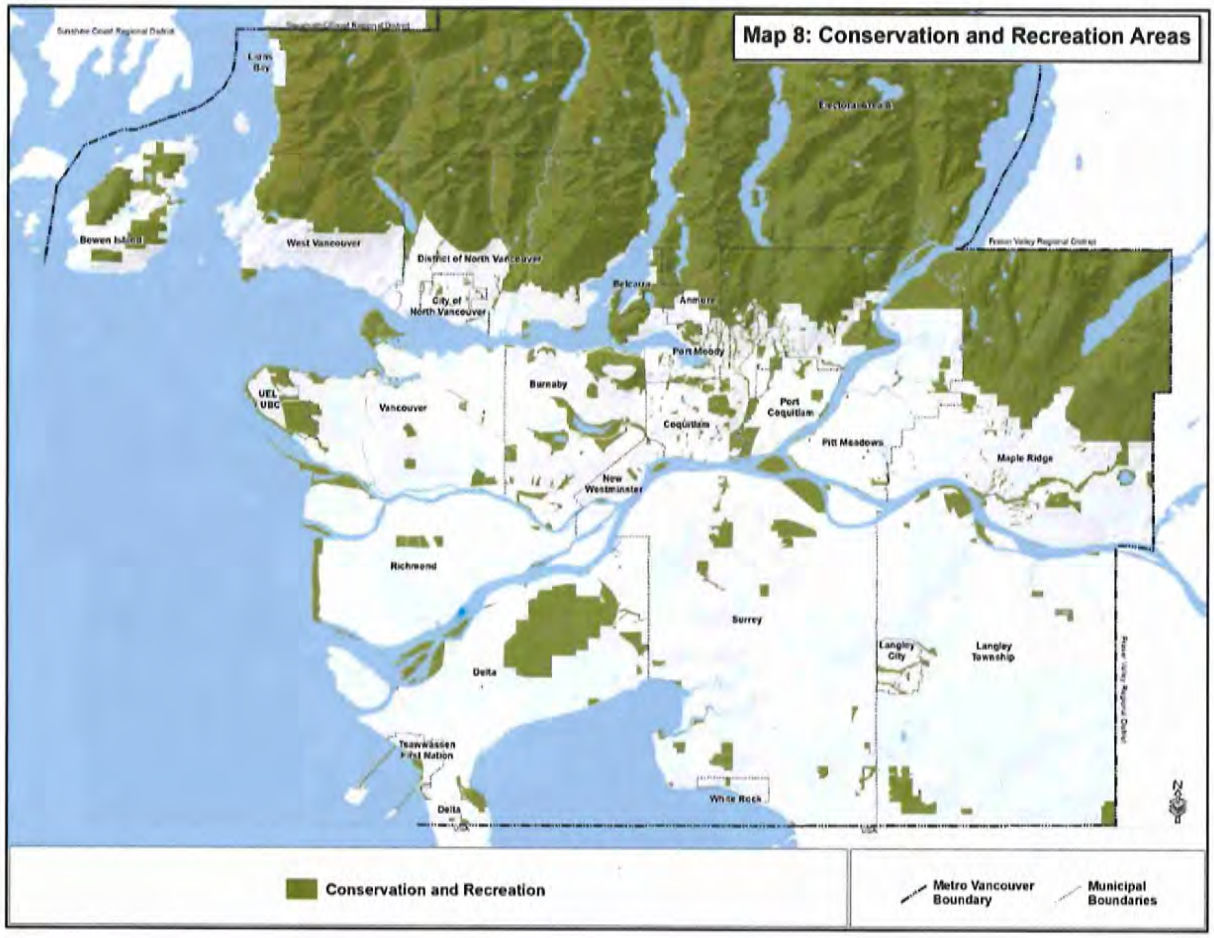
Map 6: Industrial and Mixed Employment Areas



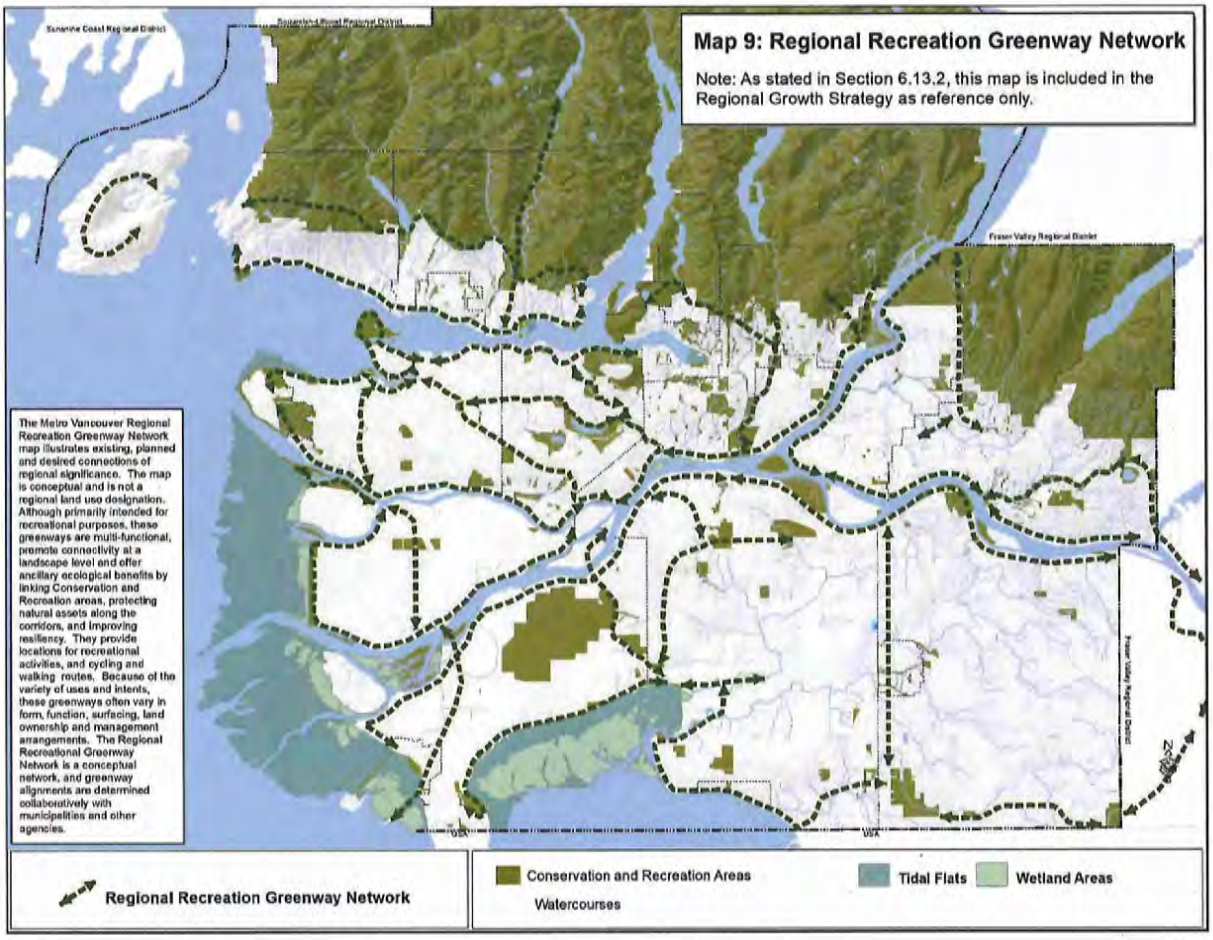
Map 7: Agricultural Areas



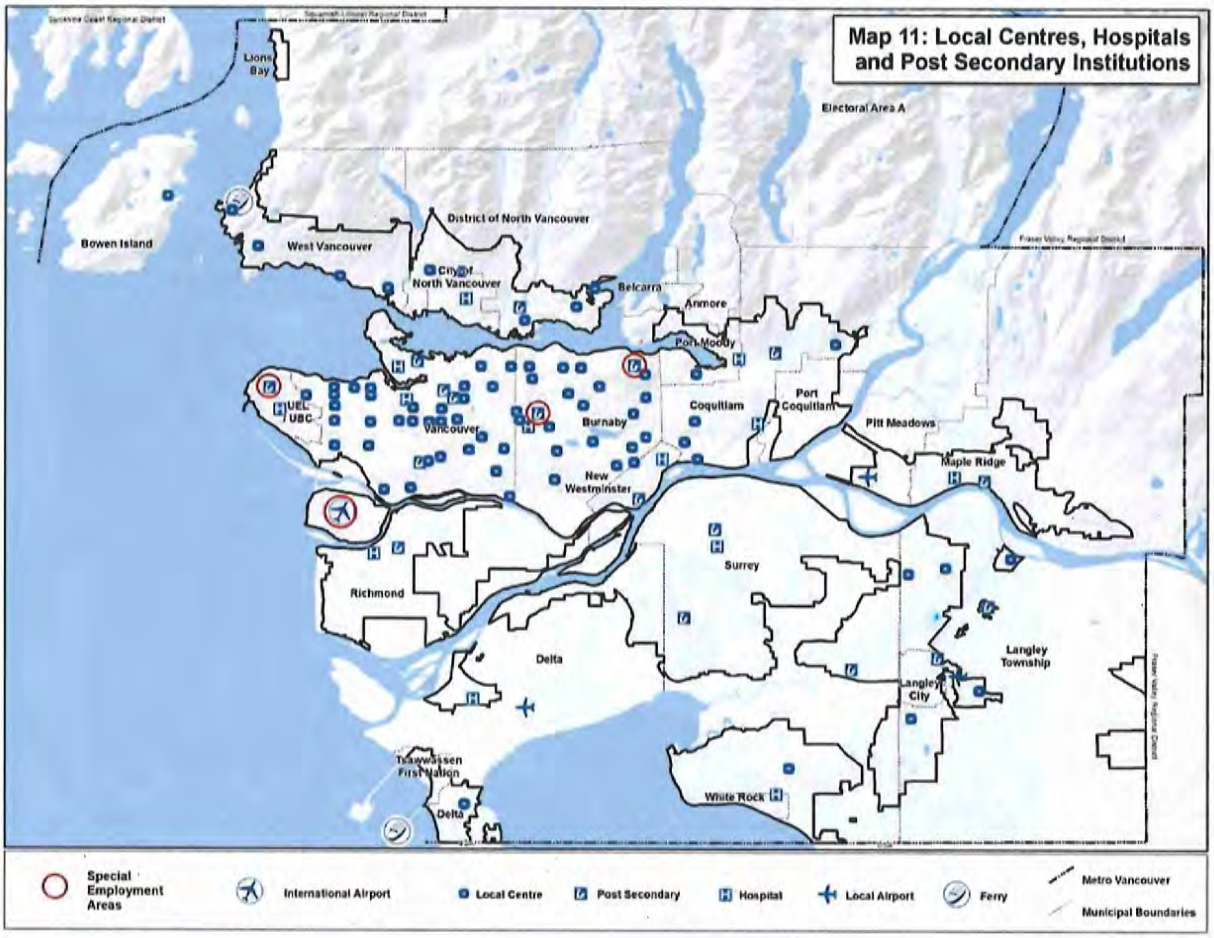
Map 8: Conservation and Recreation Areas



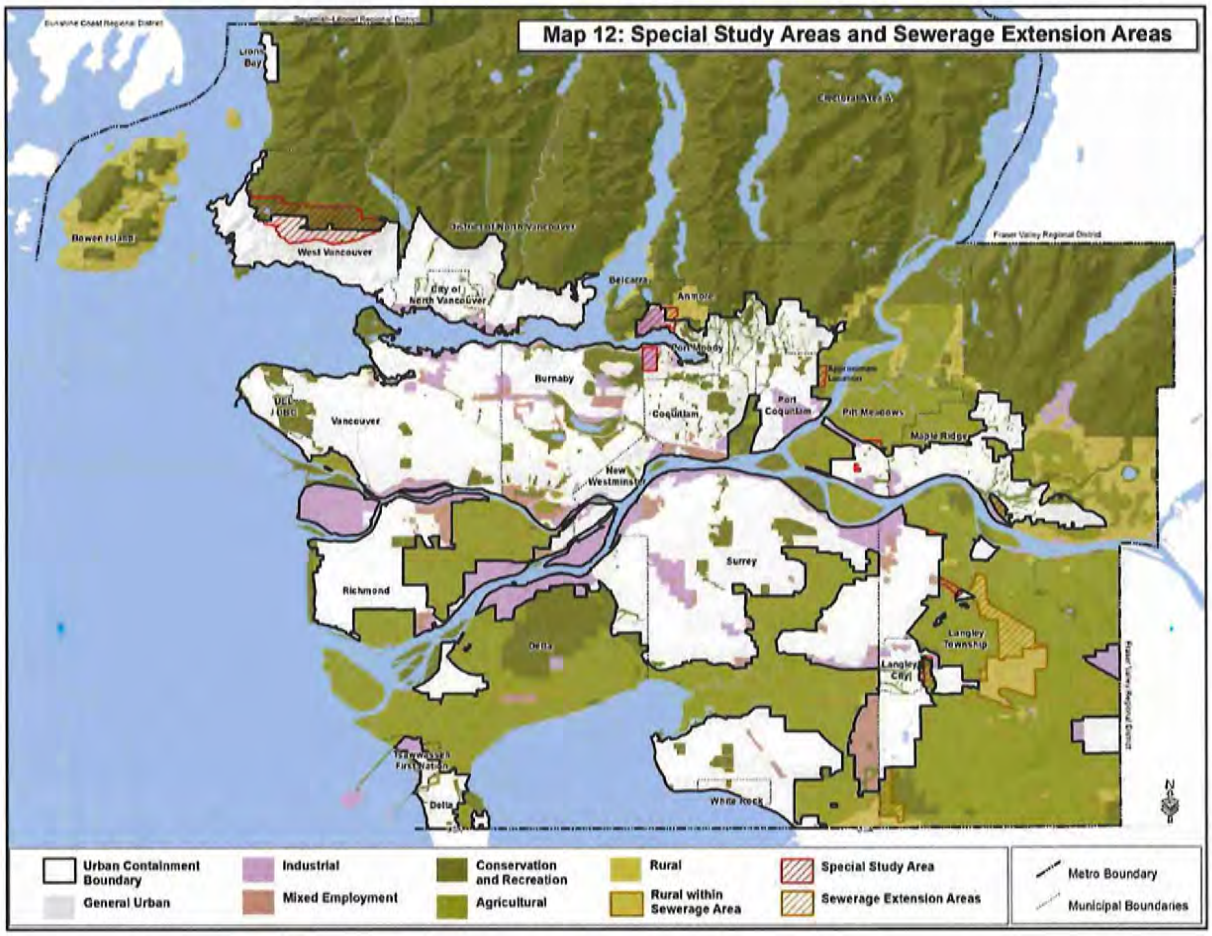
Map 9: Regional Recreation Greenway Network



Map 11: Local Centres, Hospitals and Post-Secondary Institutions



Map 12: Special Study Areas and Sewerage Extension Areas



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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

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NOV 16 2021
Village of Anmore

Office of the Chair
Tel. 604 432-6215 or via Email
CAOAdministration@metrovancouver.org

NOV 10 2021

File: CR-12-01
Ref: RD 2021 Oct 29

Mayor John McEwen and Council
Village of Anmore
2697 Sunnyside Road RR1
Anmore, BC V3H 5G9
VIA EMAIL: john.mcewen@anmore.com

Dear Mayor McEwen and Council:

Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment
Request from the City of Surrey – 228 175A Street

On July 30, 2021, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, for an approximately 2.5 hectare site located at 228 175A Street in the Douglas area of south Surrey. The amendment would redesignate the site from the current regional land use designation of "Mixed Employment" to "General Urban" to allow for proposed medium-density residential and commercial uses and an assisted living facility.

At its October 29, 2021 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolutions:

That the MVRD Board:

a) *initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;*
b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021"; and*
c) *direct staff to notify affected local governments as per section 6.4.2 of Metro Vancouver 2040: Shaping our Future.*

As required by both the *Local Government Act* and *Metro 2040*, the regional growth strategy amendment process requires a minimum 30-day notification period to allow all affected local governments and members of the public to provide comment on the proposed amendment. Following the comment period, the MVRD Board will review all comments received, and consider adoption of the amendment bylaw.

48827225

The proposed amendment is a Type 3 minor amendment to *Metro 2040,* which requires that an amendment bylaw be passed by the MVRD Board by a 50%+1 weighted vote. No regional public hearing is required. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2040*. A Metro Vancouver staff report providing background information and an assessment of the proposed amendment, regarding its consistency with *Metro 2040,* is enclosed.

You are invited to provide written comments on the proposed amendment. Please provide your comments **by January 7, 2022**.

If you have any questions with respect to the proposed amendment, please contact Sean Galloway, Director, Regional Planning and Electoral Area Services, by phone at 604-451-6616 or by email at Sean.Galloway@metrovancouver.org.

Yours sincerely,

Sav Dhaliwal
Chair, Metro Vancouver Board

SD/JWD/hm

cc: Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Neal Carley, General Manager, Parks and Environment, Metro Vancouver
Heather McNell, General Manager, Regional Planning and Housing Services, Metro Vancouver
Juli Halliwell, Chief Administrative Officer, Village of Anmore

Encl: Report dated September 27, 2021, titled "*Metro Vancouver 2040*: *Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – 228 175A Street" *(Doc# 47816118)*

48827225

To: Regional Planning Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: September 27, 2021 Meeting Date: October 8, 2021

Subject: ***Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request from the City of Surrey – 228 175A Street**

RECOMMENDATION

That the MVRD Board:

a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;
b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021"; and
c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 minor amendment to *Metro 2040*, the regional growth strategy, for an approximately 2.5 hectare site located at 228 175A Street in the Douglas area of south Surrey. The amendment would redesignate the site from the current regional land use designation of Mixed Employment to General Urban to allow for proposed medium-density residential and commercial uses and an assisted living facility.

The proposed amendment supports *Metro 2040* in several respects and provides needed jobs and housing. It is not anticipated to lead to further applications, as the site is surrounded by General Urban lands. Should the proposed amendment be approved by the MVRD Board, the City of Surrey is requested to mitigate transportation impacts through strategies such as noise reduction, continued active transportation investment, and Transportation Demand Management (TDM) programs.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future (Metro 2040)* to accommodate the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility.

BACKGROUND

Metro 2040 includes provisions for member jurisdictions to request amendments to regional land use designations. On July 30, 2021, Metro Vancouver received a written request from the City of Surrey to consider a *Metro 2040* amendment for the subject site (Attachment 1). The proposed amendment constitutes a Type 3 minor amendment requiring an amendment bylaw to *Metro 2040* that receives an affirmative 50%+1 weighted vote of the MVRD Board at each reading; there is no requirement for a regional public hearing. A Council decision on the final adoption of the Official Community Plan

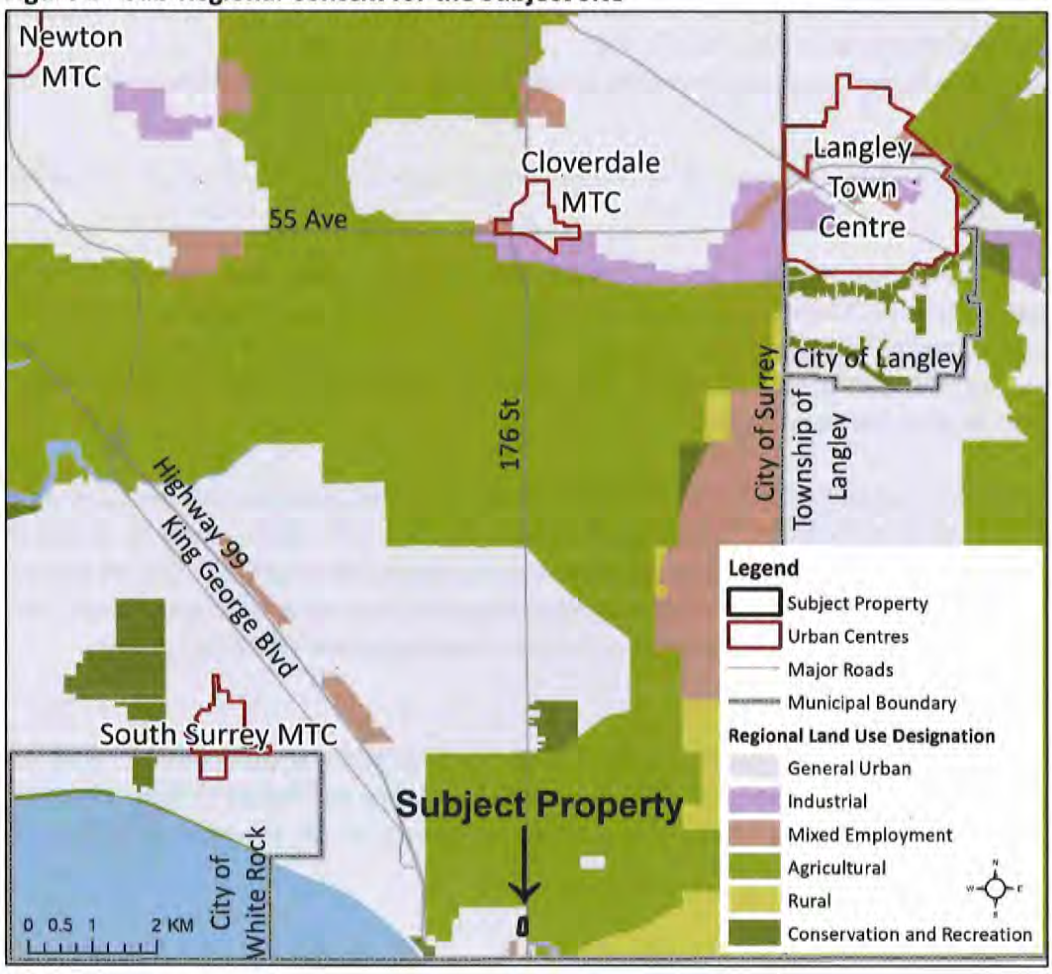
(OCP) Bylaw will be scheduled following a MVRD Board decision on the proposed *Metro 2040* amendment.

SITE CONTEXT

The City of Surrey is processing a development application (Reference 1) in the Douglas neighbourhood of south Surrey to permit the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility comprised of 86 senior assisted living units and 96 care rooms, with a commercial (office/retail) building.

The subject site, 2.5 hectares in size, is located approximately five kilometres southeast of Semiahmoo Municipal Town Centre (Figure 1). Located on Highway 15, the site is approximately 400 metres north of the Pacific Highway Border Crossing.

Figure 1 - Sub-Regional Context for the Subject Site



PROPOSED AMENDMENT

The site is within the Urban Containment Boundary and is currently designated Mixed Employment by *Metro 2040* (Figure 2). The proposed regional land use designation is General Urban (Figure 3). In Surrey's Official Community Plan, the current designation is Mixed Employment and the proposed designations are Multiple Residential and Commercial. The amendment constitutes a Type 3 minor amendment as per section 6.3.4(b) of *Metro 2040* (i.e. for sites within the Urban Containment

Boundary, and proposed amendments from Mixed Employment to any other regional land use designation).

Figure 2 - Current Regional Growth Strategy Land Use Designations



Figure 3 - Proposed Regional Growth Strategy Land Use Designations



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed amendment has been assessed in relation to the applicable *Metro 2040* goals and policies, noting that the regional growth strategy is currently being reviewed for an update. The intent of the assessment is not to duplicate that of the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of the regional growth strategy.

Goal 1: Create a Compact Urban Area

Metro Vancouver and its member jurisdictions have committed to focusing growth within the Urban Containment Boundary (UCB), and more specifically, within Urban Centres. The site at 228 175A street is located within the UCB, but is about five km from the nearest Urban Centre. However, the application is not expected to result in further nearby applications, as the surrounding lands are designated as General Urban.

Goal 2: Support a Sustainable Regional Economy

Metro 2040 commits to promoting land development patterns that support a diverse regional economy and protecting the region's supply of Industrial land. The proposed regional land use designation amendment for 228 175A Street supports jobs creation through the seniors' care facility and commercial building. Although it represents the loss of Mixed Employment lands located in a strategic trade location (near the US border crossing and along a significant truck route), the proposed development nonetheless creates significant job space. Moreover, considering the significant addition of Mixed Employment lands through other concurrent proposed amendments proximate to this site, the subject site is relatively small.

Goal 4: Develop Complete Communities

Metro 2040 strives to provide diverse and affordable housing choices in communities that are complete with a range of services and amenities. The proposal expands the housing supply through a variety of compact development forms (i.e. townhouse and apartment). However, since all the housing units will be strata tenure, the project will make only minor contributions to regional housing affordability objectives.

Goal 5: Support Sustainable Transportation Choices

The strategies under this goal encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

The proposed development is not served by public transit and is not well-connected to regional walking and cycling networks. The majority of trips to and from this location will be made by motor vehicle. The site is located on a truck route and provincial highway, so residents and workers may experience excessive noise, vibration, and air quality impacts. These impacts may be particularly acute for the more sensitive seniors' centre uses, located closest to Highway 15.

Should the proposed regional land use designation amendment be advanced by the MVRD Board, the City of Surrey is encouraged to take steps to mitigate noise, vibration, and air quality impacts from the adjacent highway on the residential units; integrate active transportation options to and from the site and the adjacent neighbourhoods; and work with the applicant to develop Transportation Demand Management programs (e.g. vanpools, secure bicycle parking) for the future residents.

Regional Planning Advisory Committee Comments

As required by *Regional Growth Strategy Procedures Bylaw No. 1148, 2011*, Metro Vancouver staff prepared a report to the Regional Planning Advisory Committee (RPAC) for information at its meeting of September 27, 2021. The following questions were asked by RPAC members at that meeting:

- *What would be the employment capacity of the subject site under its current Mixed Employment designation?* City of Surrey confirmed that, at 22 jobs per acre, the subject site would actually provide a higher job density than comparable Mixed Employment sites in the area.
- *What is the difference between the loss of Mixed Employment land in this proposal versus the proposed addition of Mixed Employment land in South Campbell Heights?* Surrey staff noted that, in terms of scale, this site is relatively small, so it is less regionally-significant than South Campbell Heights and is more constrained in terms of the types of employment uses that could be accommodated. This site will involve the conversion of some 2.5 hectares of Mixed Employment land, while the South Campbell Heights proposal represents a net gain of approximately 147 hectares.
- *What noise and air quality interventions are proposed?* The City of Surrey requires that any development next to an arterial roadway perform an acoustic analysis and submit a report.

AMENDING *METRO 2040* AND NEXT STEPS

Metro 2040 is the region's collective vision for how to manage regional growth in a way that reflects the federation's values. It includes regional land use designations which are a key tool for protecting and enhancing the region's supply of Conservation and Recreation, Mixed Employment, Agricultural, and Industrial lands. In accordance with Subsections 6.3.4(c) of *Metro 2040*, for sites within the Urban Containment Boundary, land use designation amendments are a Type 3 Minor Amendment. Adoption of a Type 3 amendment requires an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a regional Public Hearing.

If the amendment bylaw (Attachment 2) receives 1st, 2nd, and 3rd readings by the MVRD Board, it will be referred to affected local governments and other agencies, as well as posted on the Metro Vancouver website for a minimum of 30 days for the opportunity to provide comment. Any comments received would be summarized and included in the report advancing the bylaw to the MVRD Board for consideration of final adoption. Should the initial readings of the amendment bylaw be given, staff will report back to the MVRD Board at a meeting in early 2022 with a summary of any comments received on the proposed amendment, and the amendment bylaw for consideration of final reading. The City's updated Regional Context Statement will also be provided to the Board for consideration of acceptance at the same time as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
   a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Mixed Employment to General Urban for the lands located at 228 175A Street;
   b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021"; and
   c) direct staff to notify affected local governments as per section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.

2. That the MVRD Board decline the proposed amendment for 228 175A Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, notification will be given to all affected local governments as laid out in the *Local Government Act* and *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy* (Reference 2).

If the MVRD Board chooses Alternative 2, the City of Surrey will be notified of the Board's decision. A dispute resolution process may take place as described in the *Local Government Act*. The cost of this dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

CONCLUSION

The City of Surrey has submitted a request for a *Metro 2040* amendment for the site located at 228 175A Street. The request proposes changing the regional land use designation of approximately 2.5 hectares of land from Mixed Employment to General Urban, to facilitate the development of residential units, a commercial building, and an assisted living facility for seniors.

The proposed amendment supports *Metro 2040* in several respects, and provides needed jobs and housing. The proposal is not anticipated to lead to further applications, as it is surrounded by General Urban lands. Should the proposed amendment be approved by the MVRD Board, the City of Surrey is requested to mitigate the transportation impacts through strategies such as noise reduction, continued active transportation investment, and Transportation Demand Management programs. Staff recommend Alternative 1.

Attachments *(47816117)*

1. Correspondence, dated July 30 2021, from City of Surrey, to Metro Vancouver Board re: City of Surrey Regional Growth Strategy Amendment Application
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021

References

1. City of Surrey Planning Report, dated June 28, 2021 (Application No.: 7916-0679-00)
2. *Regional Growth Strategy Implementation Guideline #2: Amendments to the Regional Growth Strategy*

47816118

CITY OF SURREY

ATTACHMENT 1

the future lives here.

July 30, 2021

File No: 3900-20-18020 (OCP)
7916-0679-00

Metro Vancouver Board
c/o Chris Plagnol, Corporate Officer
4730 Kingsway (Metrotower III)
Burnaby, BC
V5H 0C6

Dear Mr. Plagnol:

RE: City of Surrey Regional Growth Strategy Amendment Application

The City of Surrey is processing a development application in South Surrey to permit the development of a mixed-use project consisting of 39 townhouse units, 77 apartment units, and a care facility comprised of 86 senior assisted living units and 96 care rooms, with a commercial/office building. The proposal includes a Regional Growth Strategy ("RGS") amendment application to redesignate a portion of the site from "Mixed Employment" to "General Urban," making the entire site "General Urban".

Summary of Proposal and Background

The proposal includes subdivision of the site into two lots, rezoning to Comprehensive Development ("CD") Zones, amendments to the Official Community Plan ("OCP"), and the Metro Vancouver RGS, as well as a Development Permit for Form & Character.

The proposal partially complies with the Mixed Employment and Commercial designations in the OCP. The proposed amendments include the expansion of the Commercial designation from approximately 4% of the site to 10.9% of the site, with the remainder of the site proposed to be redesignated to Multiple Residential. The proposed amendments will provide housing opportunities, while still providing employment opportunities through the proposed care facility and commercial/office building.

The proposal partially complies with the Mixed Employment and General Urban designation in the Metro Vancouver RGS. There is a small northern portion of the site that is already designated General Urban (4%). This proposal includes the redesignation of the remainder of the site from Mixed Employment to General Urban, so that the entire site would be designated General Urban.

The applicant has demonstrated community support and has held two Public Information Meetings over the past five years to present the proposal to the public and collect comments.

47816117

Council Resolution

At the Regular Council – Land Use meeting held on June 28, 2021, Surrey Council passed resolution R21-1196 (Attachment "A") to refer Development Application No. 7916-0679-00 to Metro Vancouver for consideration to amend the RGS Regional Land Use Designations, upon the application receiving third reading. This resolution was passed after reviewing the June 28, 2021, Planning Report (Attachment "B") detailing the extent of development and the subsequent Surrey OCP and Metro Vancouver RGS amendments that would be required prior to any final development approvals being granted. Application No. 7916-0679-00 subsequently received third reading from Council at its Regular Council – Public Hearing meeting on July 12, 2021 (Attachment "A"); therefore, an application is now being made to Metro Vancouver for the above proposed amendments.

Prior to the June 28, 2021, resolution from Surrey Council to refer Application No. 7916-0679-00 to Metro Vancouver, Council received two previous Planning Reports, which are attached to the June 28, 2021 report as appendices, for reference.

City staff have discussed the proposed RGS amendments with Metro Vancouver staff, and it was confirmed that, in order for the Surrey OCP amendment to be finalized to permit the proposed development, the RGS amendment would need Metro Vancouver Board approval.

The City requests that the Metro Vancouver Board amend the Regional Growth Strategy for the property illustrated in Attachment "C" from General Urban and Mixed Employment to General Urban.

Should Metro Vancouver staff require any additional information regarding this matter, please contact Luci Moraes, Planner, at 604-591-4615 or at LFMoraes@surrey.ca.

Sincerely,

Rémi Dubé, P.Eng.
Acting General Manager, Planning & Development

Attachment "A"	June 28, 2021, and July 12, 2021, Surrey Council Resolutions Supporting Application to Metro Vancouver and grating third reading to the Application
Attachment "B"	Surrey Development Application Planning Report dated June 28, 2021
Attachment "C"	Regional Growth Strategy Land Use Designation Adjustment

Cc Preet Heer, Manager, Community Planning, Planning & Development, City of Surrey
Luci Moraes, Planner, Planning & Development, City of Surrey

METRO VANCOUVER REGIONAL DISTRICT
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1326, 2021
A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010"

WHEREAS:

A. The Metro Vancouver Regional District Board (the "Board") adopted the *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* on July 29, 2011;

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

1. The *Greater Vancouver Regional District Regional Growth Strategy Bylaw No. 1136, 2010* is hereby amended as follows:

   a) re-designating the subject site from 'Mixed Employment' to 'General Urban', as shown in Schedule "A"; and

   b) the official regional land use designation maps numbered 2, 3, 4, 6, and 12 are revised to record the change in regional land use designation, as shown in the maps contained in Schedule "B".

Citation

2. The official citation for this bylaw is *"Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1326, 2021"*. This bylaw may be cited as *"Regional Growth Strategy Amendment Bylaw No. 1326, 2021"*.

Schedules

3. The following Schedules are attached to and form part of this bylaw:
   Schedule "A"; and
   Schedule "B".

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

Passed and finally adopted this _____ day of _____, _____.

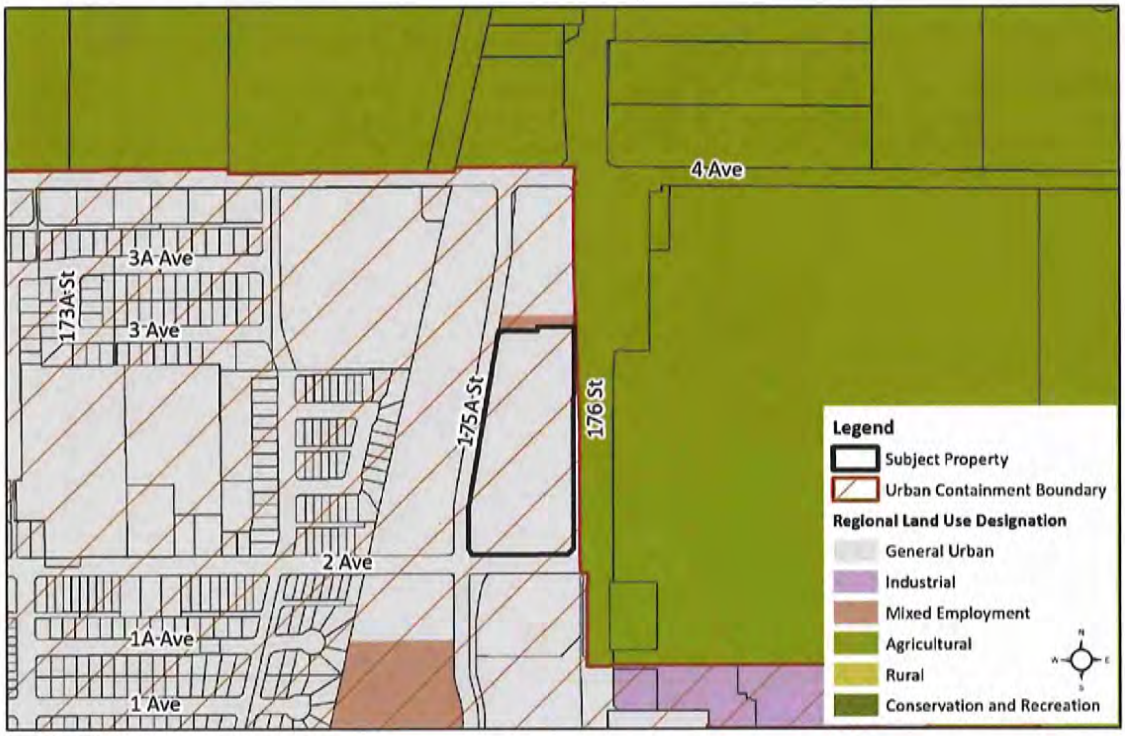
Sav Dhaliwal, Chair

Chris Plagnol, Corporate Officer

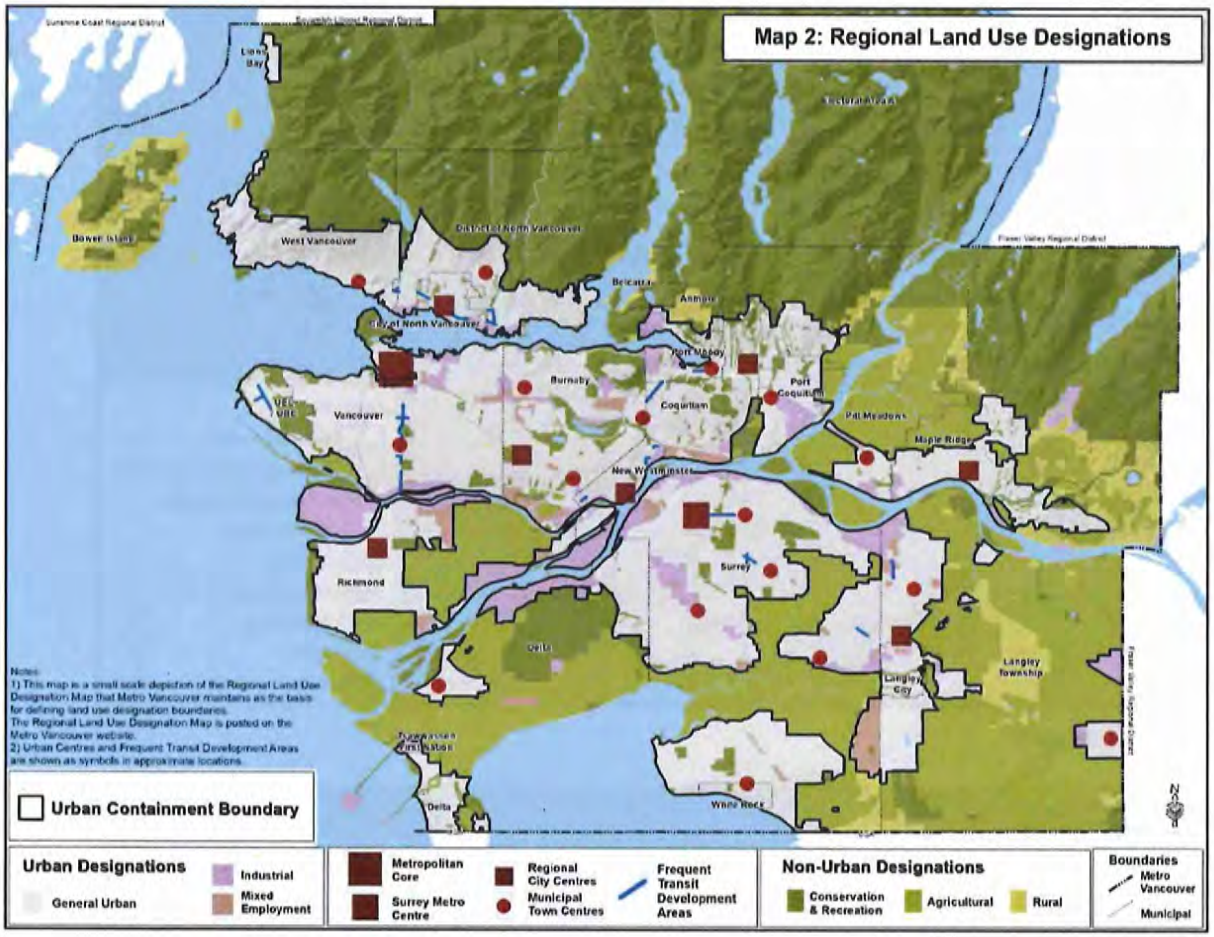
Prior to Amendment



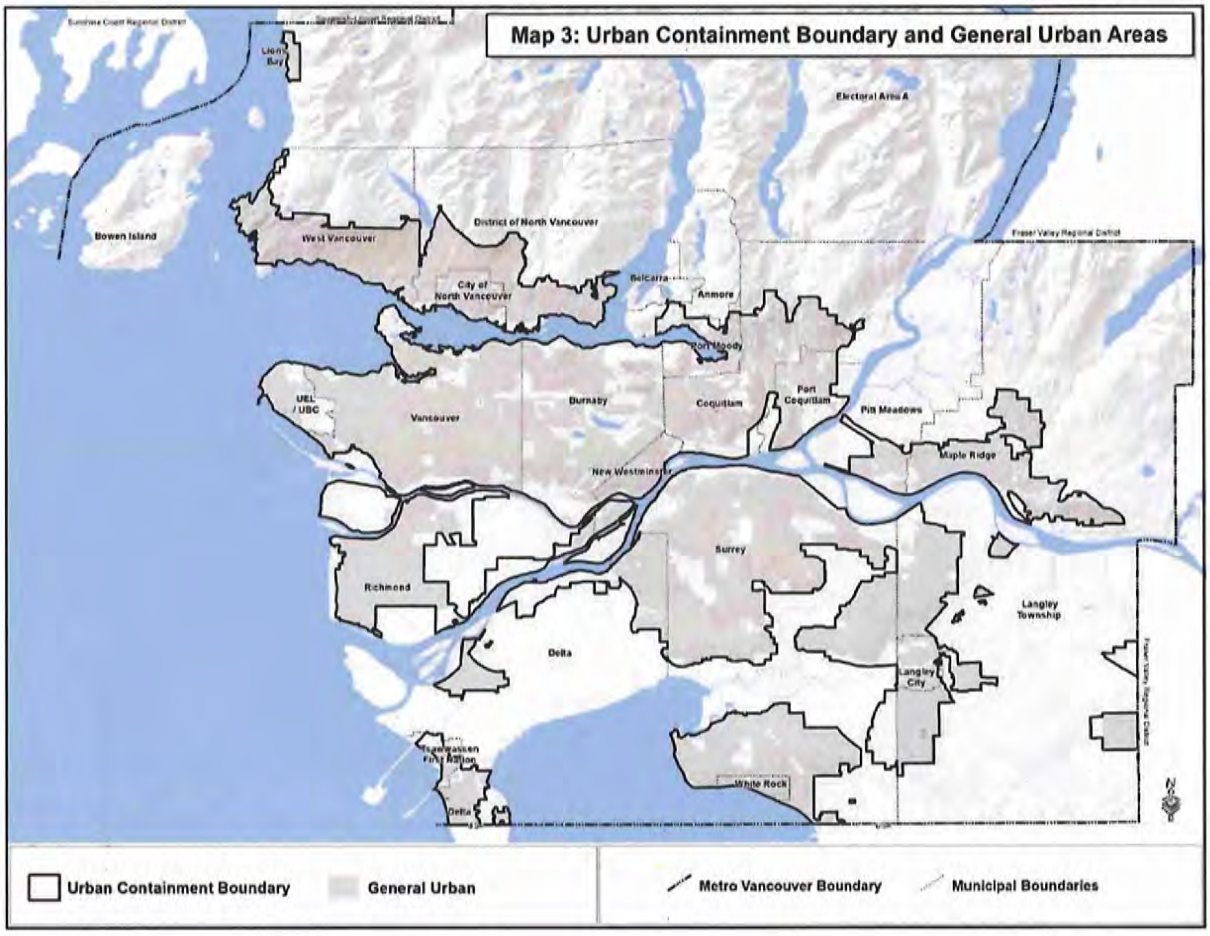
Post Amendment



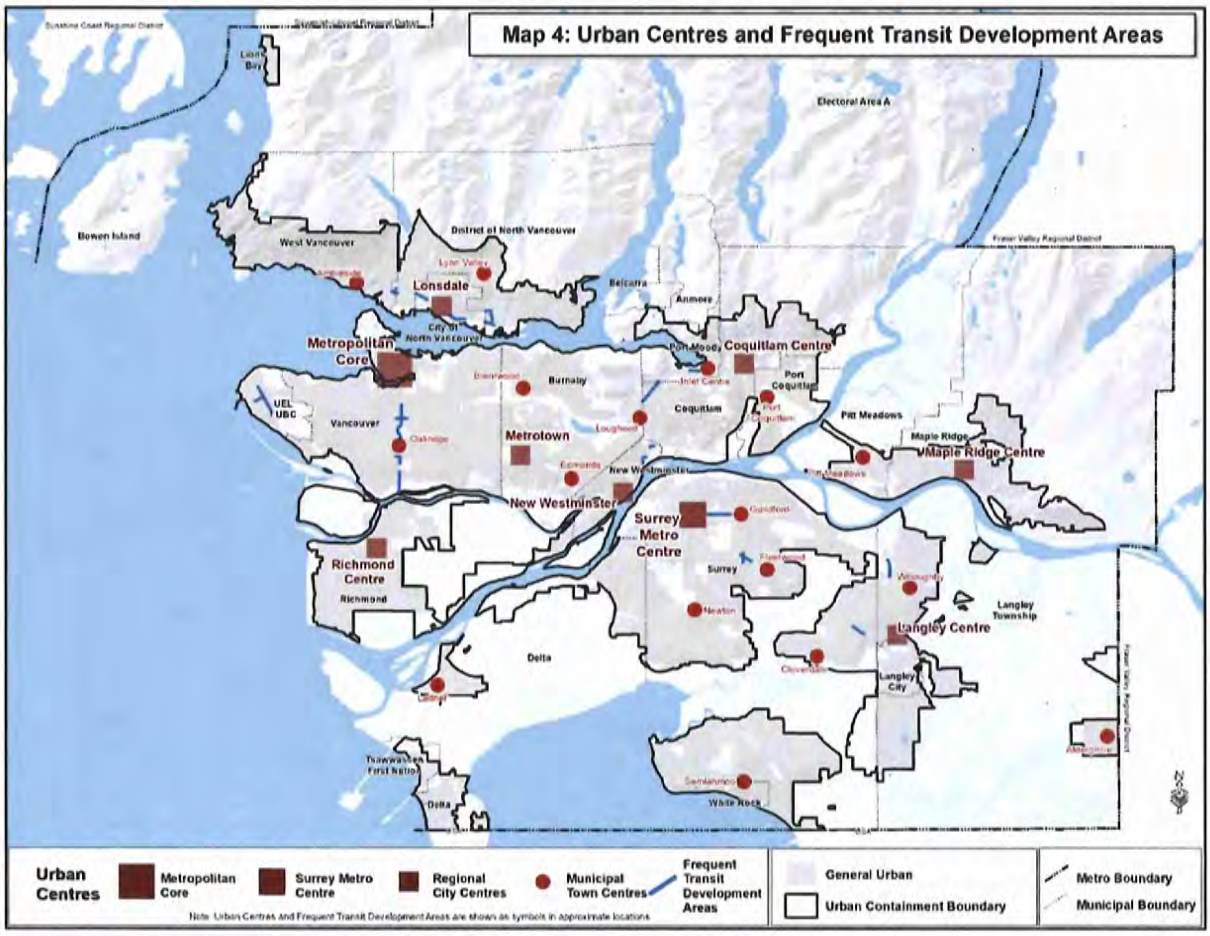
Map 2: Regional Land Use Designations



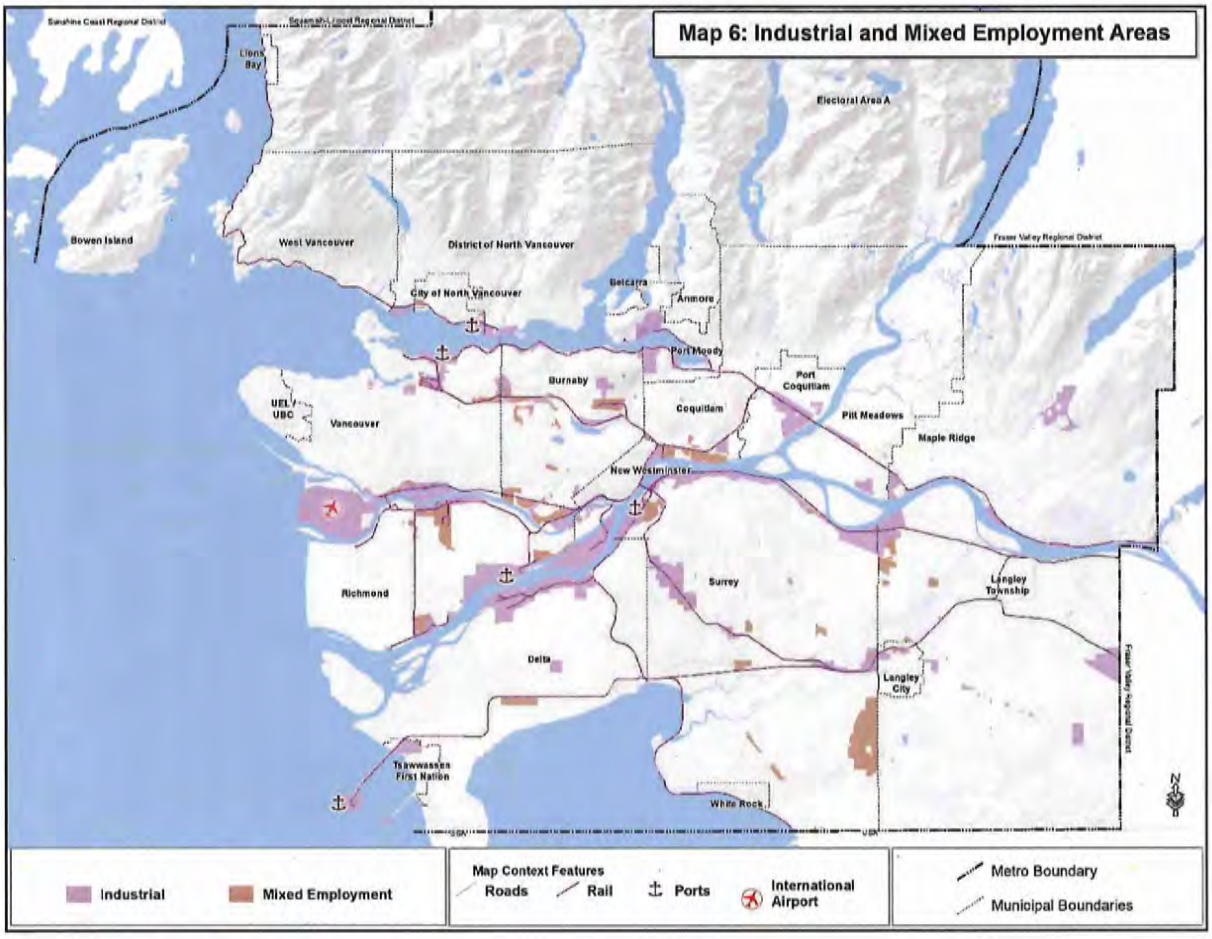
Map 3: Urban Containment Boundary and General Urban Areas



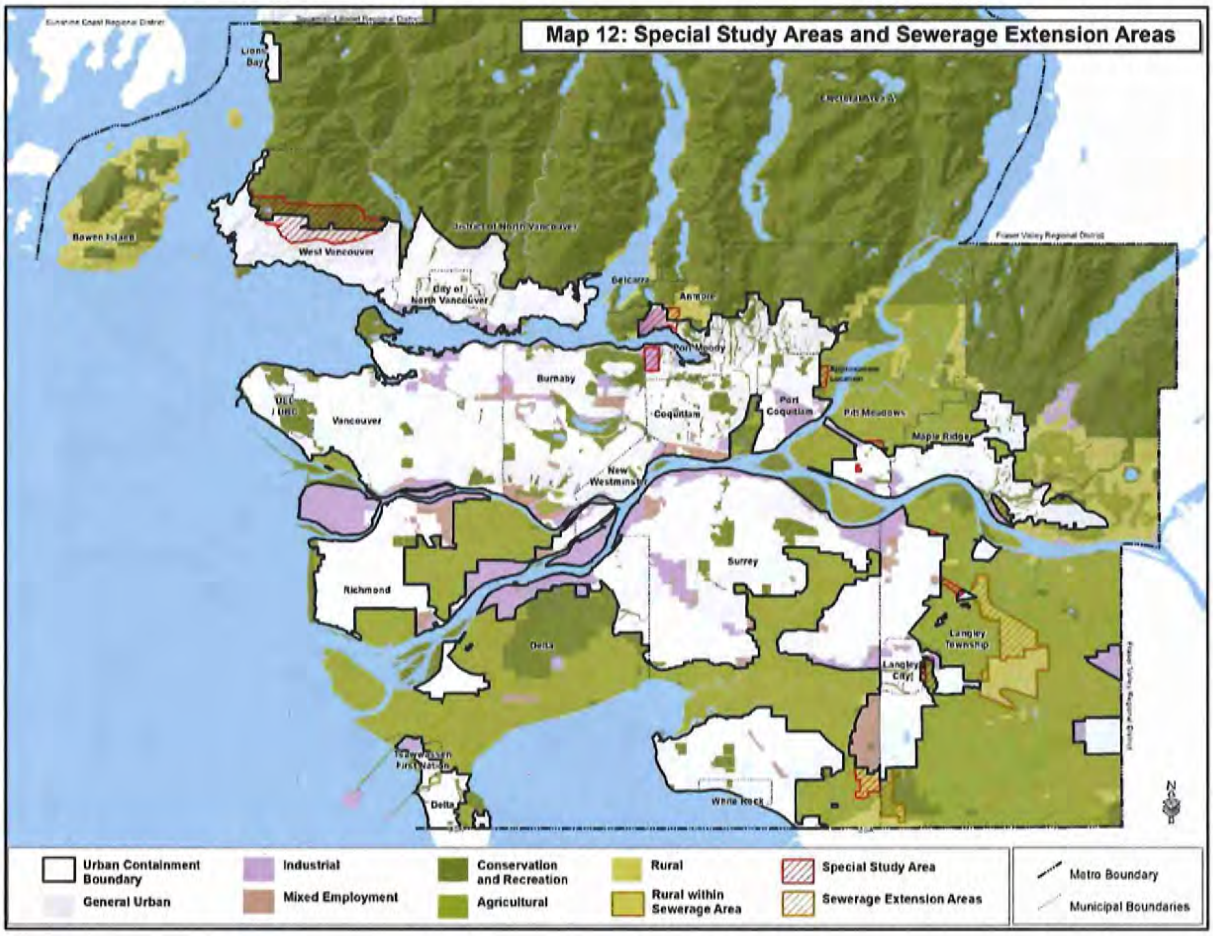
Map 4: Urban Centres and Frequent Transit Development Areas



Map 6: Industrial and Mixed Employment Areas



Map 12: Special Study Areas and Sewerage Extension Areas



VILLAGE OF
ANMORE

ADMINISTRATIVE POLICY

Policy	Mandatory Vaccination	**Policy No.**	72
Effective Date	January 31, 2022	**Approved by**	CAO
Date Established	December 1, 2021		
Date(s) Amended			

1. BACKGROUND

The Village of Anmore is committed to providing a safe and healthy workplace for all of its employees. To that end, the organization has implemented health and safety policies regarding a number of issues and has met or exceeding the requirements imposed by the PHO orders, guidelines and WorkSafeBC. The COVID-19 pandemic has given rise to significant health and safety risks in the workplace. Public health and other government officials have repeatedly affirmed the importance of vaccination against COVID-19 as the most effective tool for preventing serious illness and death from COVID-19.

During the course of COVID-19, the Village has sought to reduce the potential for infection by mandating that the majority of employees work remotely. However, the continuation of such practices is not sustainable on a longer term or permanent basis. It is a requirement to efficiently perform and discharge many responsibilities of the Village that employees be regularly in attendance at their various work sites. Additionally, some employees are required to interact closely with the public in order to perform their duties. On August 23, 2021, the Provincial Health Officer announced updated measures and guidance including an order concerning mandatory masks and the requirement to provide proof of vaccination by members of the public as a precondition to participating in various discretionary activities.

This policy complements and is not intended to replace nor contradict any Provincial Health Officer orders, public health guidance and any Ministry's guidelines which set out additional health and safety measures and procedures for local governments. This safety policy sets out the Village's requirements and process for employees, volunteers and contractors to provide confirmation of vaccination. This policy also explains how such information will be collected, used and disclosed by the organization in accordance with applicable laws.

2. PURPOSE

The purpose of this policy is to support a safe return to the workplace of all employees through the implementation of health and safety measures designed to incorporate PHO guidance, thereby increasing the protection of all employees, visitors and members of the public from risk of serious illness and death from COVID-19.

3. SCOPE

This policy applies to the Village's employees, volunteers, and contractors and their employees performing work or volunteering at the Village of Anmore's facilities when those facilities are occupied and events. This policy will be effective from January 31, 2021 until June 30, 2022, subject to review and extension. This policy may be amended at any time and particularly in response to updated information from the PHO or other government entities.

4. COMPLIANCE

In order to protect the health and safety of the Village's employees, all employees, volunteers, and contractors and their employees must comply with this policy.

5. DEFINITIONS

Approved Vaccine: A COVID-19 vaccine has been approved for use by Health Canada.
Workplace: All facilities at which the organization's work functions and responsibilities are performed or discharged.

Chief Administrative Officer: The appointed Chief Administrative Officer or acting Chief Administrative Officer for the Village of Anmore.

Fully Vaccinated: An individual is considered fully vaccinated under this policy 7 days after they have received all required doses of an approved vaccine. The Employer may amend this definition in accordance with direction from the PHO.

Partially Vaccinated: An individual is partially vaccinated under this safety procedure 7 days after they have received the first dose of a two-dose approved vaccine.

Proof of Vaccination: Government issued or provided documentation which indicate that the individual has been vaccinated with an approved vaccine.

Village: The Village of Anmore.

6. POLICY

- Effective January 31, 2022 all employees, volunteers and contractors and their employees must provide the Village's Chief Administrative Officer with proof of

vaccination, establishing that they have been fully vaccinated when in attendance at any workplace while those workplaces are occupied, committee meeting or event of the Village.

- Proof of vaccination will be collected by the Chief Administrative Officer.
- Employees, volunteers and contractors and their employees who do not comply with the requirements of the Policy will not be allowed to attend Village worksites while they are occupied.

7. EXEMPTIONS/ACCOMMODATIONS

a. The Village will consider requests for an accommodation or exemption from the requirements under Section 6 above on an individual basis for those individuals who are entitled to protection under *Human Rights Code of BC*.
b. Exemption and accommodation requests can be submitted to the Chief Administrative Officer. The Village reserves the right to obtain supporting medical documentation and to verify that documentation prior to commencing the accommodation process.
c. To continue to protect the health and safety of the organization's workplace, individuals with an approved exemption or accommodation may be required to follow other health and safety protocols.
d. Employees, volunteers and contractors and their employees who provide false information or documents as proof of vaccination may be subject to disciplinary action up to and including termination of employment, appointment or contract.

8. PRIVACY STATEMENT

a. The Village will collect, use and disclose personal health information, including proof of vaccination, in accordance with privacy legislation including the *Freedom of Information Protection of Privacy Act* and *BC Public Health Act*.
b. The Village will limit access to personal health information on a strictly need to know basis and only for the purposes described above. The Village may share personal health information externally with its service providers, professional advisors as necessary for the purposes set out in this safety procedure or to other third party such as law enforcement officials, public health officials or other government agencies as permitted or required by law.

9. MONITORING/AUTHORITY

The Chief Administrative Officer or designate will be responsible for administering this policy.

VILLAGE OF ANMORE

BYLAW NO. 654-2021

A bylaw to amend the Five-Year Financial Plan for the years 2021 through 2025

WHEREAS pursuant to the provisions of the *Community Charter* the Municipal Council adopted a Five-Year Financial Plan Bylaw for the period 2021-2025 inclusive;

AND WHEREAS the Financial Plan Bylaw may be amended at any time;

NOW THEREFORE the Council of the Village of Anmore enacts as follows:

1. This bylaw may be cited as "Anmore Five-Year Financial Plan Amendment Bylaw No. 654-2021".

2. Council hereby amends the Five-Year Financial Plan Bylaw No. 642-2021, as set out in Schedules A and B attached hereto and forming part of this bylaw.

3. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

READ a first time the 16th day of November, 2021

READ a second time the 16th day of November, 2021

READ a third time the 16th day of November, 2021

ADOPTED the

_____

MAYOR

_____

CORPORATE OFFICER

SCHEDULE "A"

2021-2025 FINANCIAL PLAN STATEMENT OF OBJECTIVES AND POLICIES

1. In accordance with the *Community Charter*, the Village of Anmore is required to include in the Five-Year Financial Plan, objectives and policies, regarding each of the following:

   (a) The proportion of total revenue that comes from each of the funding sources described in the Community Charter;
   (b) The distribution of property taxes among the property classes; and
   (c) The use of permissive tax exemptions.

2. Funding Sources

   Table 1, below, shows the proportion of total revenue proposed to be raised from each fund source in 2021.

   Property value tax revenues are the largest portion of planned revenues. Property Taxation provides a stable and consistent revenue source for general services that cannot be recovered from user-pay fees. It is simple to administer and easy for residents to understand.

   Fees & charges provide the second largest proportion of revenue and are sourced from the utility fees collected for water and garbage & organic waste collection, as well as various permit fees.

   Government grants provide for the third largest proportion of revenue and are sourced from the Major Road Network Fund (MRN), the Small Communities Fund, grants in lieu of taxes, as well as from miscellaneous grants.

   Objectives

   - Over the next five years, the Village will increase the portion of revenue received from user fees and charges to reflect service levels and changes in inflation.

   Policies

   - All user-fee levels will be reviewed, on an annual basis, to ensure they are adequately meeting both the respective service delivery and capital costs.
   - Revenues will be recovered from user fees and charges where possible, rather than general taxation, to lessen the burden on the Village's limited property tax base.

Table 1 – Sources of Revenue

REVENUE SOURCE	% OF TOTAL REVENUE	DOLLAR VALUE
Taxation	52	$ 2,425,584
Fees and Charges	28	1,289,510
Government Grants	12	547,680
Interest and Other	8	371,390
TOTAL	**100**	**$ 4,634,164**

3. Distribution of Property Tax Rates

Table 2 outlines the distribution of property taxes among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class also forms the largest portion of the assessment base and consumes the majority of Village services.

Objectives

- Tax rates set maintain tax stability in accordance with the Village's operational and capital requirements.

Policies

- Supplement, where possible, revenues from user fees and charges to help to offset the burden on the entire property tax base.
- Regularly review and compare the Village's distributions of tax burden relative to other municipalities having similar property class composition.

Table 2 – Distribution of Property Tax Rates

PROPERTY CLASS	% OF TOTAL PROPERTY TAXATION
Residential (1)	97.0
Utilities (2)	1.5
Business and Other (6)	1.0
Rec/Non Profit (8)	0.5
TOTAL	**100**

4. Permissive Tax Exemptions

No property in the Village of Anmore is permissively exempt. Village properties do not meet the legislated criteria.

SCHEDULE "B"

Village of Anmore					
Financial Plan					
2021 - 2025					
	2021	2022	2023	2024	2025
REVENUES					
Property Tax	$ 2,425,584	$ 2,617,600	$ 2,796,225	$ 2,865,088	$ 2,933,699
Permits, Fees and Charges	$ 1,289,510	$ 1,313,640	$ 1,338,290	$ 1,363,900	$ 1,389,490
Grants	$ 547,680	$ 547,680	$ 547,680	$ 550,010	$ 550,010
Interest & Other	$ 371,390	$ 371,520	$ 396,650	$ 401,110	$ 401,250
SUBTOTAL REVENUES	$ 4,634,164	$ 4,850,440	$ 5,078,845	$ 5,180,108	$ 5,274,449
EXPENSES					
General Government	$ 1,232,164	$ 1,282,512	$ 1,284,120	$ 1,308,778	$ 1,332,966
Public Works	$ 772,180	$ 788,092	$ 801,644	$ 819,608	$ 831,532
Planning & Development	$ 376,560	$ 384,296	$ 392,374	$ 406,670	$ 415,130
Water Utility	$ 1,475,600	$ 662,960	$ 676,720	$ 689,020	$ 703,300
Debt Interest	$ -	$ 42,125	$ 83,129	$ 81,988	$ 80,827
Amortization	$ 920,000	$ 920,000	$ 920,000	$ 920,000	$ 920,000
SUBTOTAL EXPENSES	$ 4,776,504	$ 4,079,985	$ 4,157,987	$ 4,226,064	$ 4,283,755
SURPLUS / (DEFICIT)	-$ 142,340	$ 770,455	$ 920,859	$ 954,045	$ 990,694
INTERNAL TRANSFERS					
Capital	-$ 9,204,331	-$ 40,000	-$ 40,000	-$ 40,000	-$ 40,000
Debt Principal	$ -	-$ 32,037	-$ 64,074	-$ 64,074	-$ 64,074
Transfer to (from) Reserves	$ 5,924,071	-$ 1,685,690	-$ 1,780,640	-$ 1,819,730	-$ 1,857,280
Transfer to (from) Surplus	$ 2,600	$ 67,272	$ 43,856	$ 49,760	$ 50,660
Debt	$ 2,500,000	$ -	$ -	$ -	$ -
Investment in TCA	$ 920,000	$ 920,000	$ 920,000	$ 920,000	$ 920,000
SUBTOTAL INTERNAL EXPENSE	$ 142,340	-$ 770,455	-$ 920,858	-$ 954,044	-$ 990,694
FINANCIAL PLAN BALANCE	$ -	$ -	$ -	$ -	$ 0

Village of Anmore

Proposed Birch Wynde Bike Park Community Survey

Community Engagement Summary Report

November 25, 2021

Purpose & Scope of Engagement

The Anmore Parks and Recreation Committee recommended that Anmore Council consider building a bike park amenity in the green space on Birch Wynde near the cul-de-sac. In making the recommendation, the noted goal is to provide local residents with a safe place to ride along with opportunities to enjoy trails for beginner and intermediate skills.

The proposed Birch Wynde Bike Park would provide a recreational space to promote an active and healthy lifestyle in a safe environment. The location on Birch Wynde was selected as it would be in a low traffic neighbourhood at the end of a cul-de-sac that is also close to an elementary school.

When designing the park, preserving trees and other natural landscapes would be a priority. The park would include features designed to appeal to young children who are just learning to ride as well as youth who would like some terrain challenges like ramps and jumps.

Before going ahead with any further work on the project, the Village reached out to residents to determine whether there was interest/support for the project.

The purpose of the engagement process is to:

- gain insight into whether Anmore residents support the proposed bike park; and
- gain insight into what the priority features would be for the bike park.

Community Engagement Methodology

The community engagement methodology and materials included the following considerations:

1. While the idea for the proposed bike park had been brought forward for Council consideration, it was important to first reach out to residents to see whether there was interest/support before moving forward with any further work or investment in the project.
2. As the area most affected by the proposed bike park, the residents in the Birch Wynde neighourhood are a priority and as such, the information flyer with details about the survey was mailed to them directly in addition to the online posts. As well, the survey included a request for postal codes so that the input from respondents in the Birch Wynde neighbourhood could be separated and highlighted.
3. The information in the flyer included background on why the idea for a bike park on Birch Wynde was being put forward to residents for input, the goals for the bike park (e.g. safe place to ride, for local residents) and the type of park (e.g. family-friendly, designed for beginner and intermediate cyclists and integrating a mix of natural and built features). The flyer also noted that the Village was seeking input from residents about whether they support the bike park and their priorities before any further work was done.
4. Recognizing that bike park terminology and features may not be broadly known in the community, examples of features, surfaces and course designs were provided for context.

Notification and Information

The Village of Anmore applied several methods to share information and invite Anmore residents to participate in the community engagement.

- Developed an information flyer to provide background details about the proposed bike park along with the URL and QR code for the online survey. There was also an offer to provide a print copy of the survey on request.
- Mailed flyer to each household in the Birch Wynde neighbourhood to ensure they would be notified about the proposed project and the opportunity to provide input.
- Posted the flyer with hyperlinks to the online survey on anmore.com.
- Posted a notice about the proposed bike park and the online survey as a news item on anmore.com.
- Emailed a notice about the proposed bike park and the opportunity to provide input as well as a link to the flyer on the Village website to Level 1, Level 2 and Level 3 Residents & Owners, totalling 480 recipients.
- Posted a notice about the proposed bike park and the opportunity to provide input as well as a link to the flyer on the Village website on Facebook.

Community Survey

The survey was designed to first gain insight into whether there was support in general for the proposed bike park. This included:

- a data-based question related to level of support; and
- an open-ended question to provide an opportunity for any other input for Council to consider when assessing whether to proceed with the proposed bike park.

The follow-up questions related to:

- a date-based question about priorities (level of importance) for potential design features that could be considered; and
- an open-ended question to provide an opportunity for other ideas about bike park features.

The questions related to park feature priorities were included as, if there was support, Council would have some initial input from residents that related to design rather than having to initiate another survey process for this information. As well, this information is useful for gaining some insight into feature priorities for any future bike parks that are considered for the community.

The Village received input from residents via the following:

- Online Community Survey: 78 respondents
- Printed Community Survey: no requests or submissions
- Correspondence sent to the Village of Anmore: 2 emails

Community Input

The following is an overview of the data results and key themes from the community engagement.

Summary of Input

Overall, there were 78 respondents to the survey, and 57.69% of respondents are opposed to the bike park (52.56% strongly oppose, 5.13% somewhat oppose). Most notably, 41 of the 78 respondents are from the Birch Wynde neighbourhood (listed postal code as V3H4Y5) and of these respondents, 73.2% indicated they strongly oppose the project.

While 42.31% of respondents indicated they support the project (32.05% strongly support and 10.26% somewhat support), most of these respondents were not from the Birch Wynde neighbourhood.

When it comes input on priorities for different bike features, it was noted that many of the respondents who indicated they are strongly opposed to the project also indicated that the park features were "not at all important". This is not a surprising outcome and resulted in most of the features being heavily weighted as not important.

However, when looking at the results in the context of features that are a priority for those who support a bike park, the following are the top priorities:

- Mix of natural trails *(32.84% very important, 11.94% somewhat important)*
- Mix of trails marked clearly by colours and shapes to identify trail difficult for beginner and intermediate cyclists *(30.88% very important, 16.18% somewhat important)*

Breakdown of Input

For this assessment, the input from the respondents from the Birch Wynde neighbourhood (respondents who listed postal code V3H4Y5) is noted separately from the other respondents as this is the most affected group of residents.

Question 1: Looking at the proposed Birch Wynde Bike Park location and suggested amenities, please indicate your level of support for the project.

Birch Wynde Neighbourhood Respondents (41 respondents)

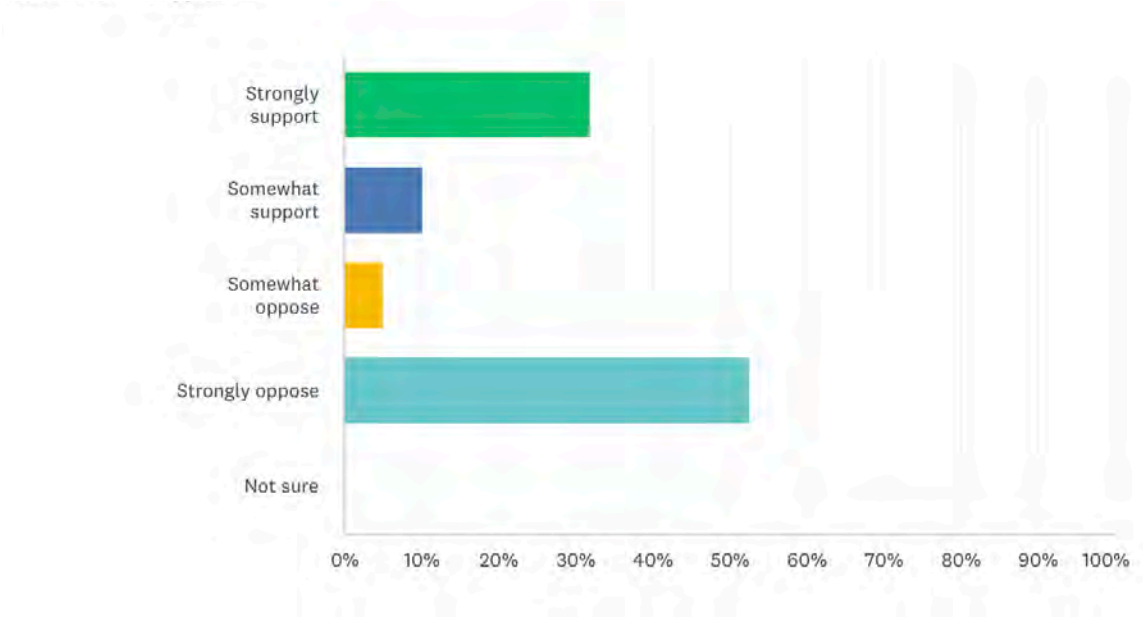
- Strongly Support: 7 respondents
- Somewhat Support: 4 respondents
- Somewhat Oppose: 0 respondents
- Strongly Oppose: 30 respondents

Respondents from other postal codes: (37 respondents)

- Strongly Support: 18
- Somewhat Support: 4
- Somewhat Oppose: 4
- Strongly Oppose: 11

Results overall (78 respondents)

- Strongly Support: 25
- Somewhat Support: 8
- Somewhat Oppose: 4
- Strongly Oppose: 41



Question 2: Looking at the features being considered for the bike park, please indicate how important you consider the following

Not surprisingly, the "not at all important" responses primarily align with those who oppose the bike park, eight respondents skipped the question (some noting that they did not respond to the question about features as they do not support the project) and others only partially completed the question. The following is an overview of respondent priorities by feature.

- ### Mix of natural and built features like ramps and jumps

  Birch Wynde Neighbourhood Respondents (34 respondents)

  - Very important: 8 respondents
  - Somewhat important: 2 respondents
  - Not very important: 3 respondents
  - Not at all important: 17 respondents
  - Not sure: 4 respondents

  Respondents - Other Postal Codes: (33 respondents)

  - Very important: 14 respondents
  - Somewhat important: 6 respondents
  - Not very important: 1 respondent
  - Not at all important: 9 respondents
  - Not sure: 3 respondents

Total Results (67 respondents)

- Very important: 22 respondents
- Somewhat important: 8 respondents
- Not very important: 4 respondents
- Not at all important: 26 respondents
- Not sure: 7 respondents

- Natural jumps and terrain only

Birch Wynde Neighbourhood Respondents (34 respondents)

- Very important: 4 respondents
- Somewhat important: 6 respondents
- Not very important: 2 respondents
- Not at all important: 17 respondents
- Not sure: 5 respondents

Respondents - Other Postal Codes: (34 respondents)

- Very important: 6 respondents
- Somewhat important: 9 respondents
- Not very important: 8 respondents
- Not at all important: 9 respondents
- Not sure: 2 respondents

Total Results (68 respondents)

- Very important: 10 respondents
- Somewhat important: 15 respondents
- Not very important: 10 respondents
- Not at all important: 26 respondents
- Not sure: 7 respondents

- Built ramps, embankments and terrain features only

Birch Wynde Neighbourhood Respondents (35 respondents)

- Very important: 2 respondents
- Somewhat important: 5 respondents
- Not very important: 2 respondents
- Not at all important: 21 respondents
- Not sure: 5 respondents

Respondents - Other Postal Codes: (33 respondents)

- Very important: 0 respondents
- Somewhat important: 10 respondents
- Not very important: 10 respondents
- Not at all important: 11 respondents
- Not sure: 2 respondents

Total Results (68 respondents)

- Very important: 2 respondents
- Somewhat important: 15 respondents
- Not very important: 12 respondents
- Not at all important: 32 respondents
- Not sure: 7 respondents

- Course surface using natural trails only

Birch Wynde Neighbourhood Respondents (34 respondents)

- Very important: 4 respondents
- Somewhat important: 7 respondents
- Not very important: 3 respondents
- Not at all important: 16 respondents
- Not sure: 4 respondents

Respondents - Other Postal Codes: (34 respondents)

- Very important: 7 respondents
- Somewhat important: 9 respondents
- Not very important: 8 respondents
- Not at all important: 7 respondents
- Not sure: 3 respondents

Total Results (68 respondents)

- Very important: 11 respondents
- Somewhat important: 16respondents
- Not very important: 11 respondents
- Not at all important: 22 respondents
- Not sure: 7 respondents

- Course surface using materials like gravel and mulch only

Birch Wynde Neighbourhood Respondents (34 respondents)

- Very important: 1 respondent
- Somewhat important: 4 respondents
- Not very important: 4 respondents
- Not at all important: 21 respondents
- Not sure: 4 respondents

Respondents - Other Postal Codes: (31 respondents)

- Very important: 1 respondent
- Somewhat important: 7 respondents
- Not very important: 9 respondents
- Not at all important: 10 respondents
- Not sure: 4 respondents

Total Results (65 respondents)

- Very important: 2 respondents
- Somewhat important: 11 respondents
- Not very important: 13 respondents
- Not at all important: 31 respondents
- Not sure: 8 respondents

- Course surface using a mix of natural trails and materials like gravel and mulch

Birch Wynde Neighbourhood Respondents (34 respondents)

- Very important: 3 respondents
- Somewhat important: 4 respondents
- Not very important: 5 respondents
- Not at all important: 17 respondents
- Not sure: 4 respondents

Respondents - Other Postal Codes: (32 respondents)

- Very important: 5 respondents
- Somewhat important: 9 respondents
- Not very important: 9 respondents
- Not at all important: 6 respondents
- Not sure: 4 respondents

Total Results (66 respondents)

- Very important: 8 respondents
- Somewhat important: 13 respondents
- Not very important: 14 respondents
- Not at all important: 23 respondents
- Not sure: 8 respondents

- Mix of trails, marked clearly by colours and shapes to identify trail difficulty levels for beginner and intermediate cyclists (like ski hill signage)

Birch Wynde Neighbourhood Respondents (35 respondents)

- Very important: 2 respondents
- Somewhat important: 7 respondents
- Not very important: 3 respondents
- Not at all important: 20 respondents
- Not sure: 3 respondents

Respondents - Other Postal Codes: (33 respondents)

- Very important: 19 respondents
- Somewhat important: 4 respondents
- Not very important: 1 respondent
- Not at all important: 7 respondents
- Not sure: 2 respondents

Total Results (68 respondents)

- Very important: 21 respondents
- Somewhat important: 11 respondents
- Not very important: 4 respondents
- Not at all important: 27 respondents
- Not sure: 5 respondents

- Beginner trails only

Birch Wynde Neighbourhood Respondents (34 respondents)

- Very important: 3 respondents
- Somewhat important: 4 respondents
- Not very important: 4 respondents
- Not at all important: 18 respondents
- Not sure: 5 respondents

Respondents - Other Postal Codes: (32 respondents)

- Very important: 3 respondents
- Somewhat important: 3 respondents
- Not very important: 10 respondents
- Not at all important: 13 respondents
- Not sure: 3 respondents

Total Results (66 respondents)

- Very important: 6 respondents
- Somewhat important: 7 respondents
- Not very important: 14 respondents
- Not at all important: 31 respondents
- Not sure: 8 respondents

- Intermediate trails only

Birch Wynde Neighbourhood Respondents (35 respondents)

- Very important: 3 respondents
- Somewhat important: 3 respondents
- Not very important: 4 respondents
- Not at all important: 21 respondents
- Not sure: 4 respondents

Respondents - Other Postal Codes: (32 respondents)

- Very important: 0 respondents
- Somewhat important: 4 respondents
- Not very important: 15 respondents
- Not at all important: 10 respondents
- Not sure: 3 respondents

Total Results (67 respondents)

- Very important: 3 respondents
- Somewhat important: 7 respondents
- Not very important: 19 respondents
- Not at all important: 31 respondents
- Not sure: 7 respondents

- Seating areas/benches around the park

Birch Wynde Neighbourhood Respondents (35 respondents)

- Very important: 2 respondents
- Somewhat important: 6 respondents
- Not very important: 1 respondent
- Not at all important: 22 respondents
- Not sure: 4 respondents

Respondents - Other Postal Codes: (33 respondents)

- Very important: 7 respondents
- Somewhat important: 8 respondents
- Not very important: 7 respondents
- Not at all important: 9 respondents
- Not sure: 2 respondents

Total Results (68 respondents)

- Very important: 9 respondents
- Somewhat important: 14 respondents
- Not very important: 8 respondents
- Not at all important: 31 respondents
- Not sure: 6 respondents

- Picnic tables

Birch Wynde Neighbourhood Respondents (34 respondents)

- Very important: 0 respondents
- Somewhat important: 3 respondents
- Not very important: 3 respondents
- Not at all important: 24 respondents
- Not sure: 4 respondents

Respondents - Other Postal Codes: (32 respondents)

- Very important: 3 respondents
- Somewhat important: 9 respondents
- Not very important: 5 respondents
- Not at all important: 11 respondents
- Not sure: 4 respondents

Total Results (66 respondents)

- Very important: 3 respondents
- Somewhat important: 12 respondents
- Not very important: 8 respondents
- Not at all important: 35 respondents
- Not sure: 8 respondents

- Access for strollers

Birch Wynde Neighbourhood Respondents (34 respondents)

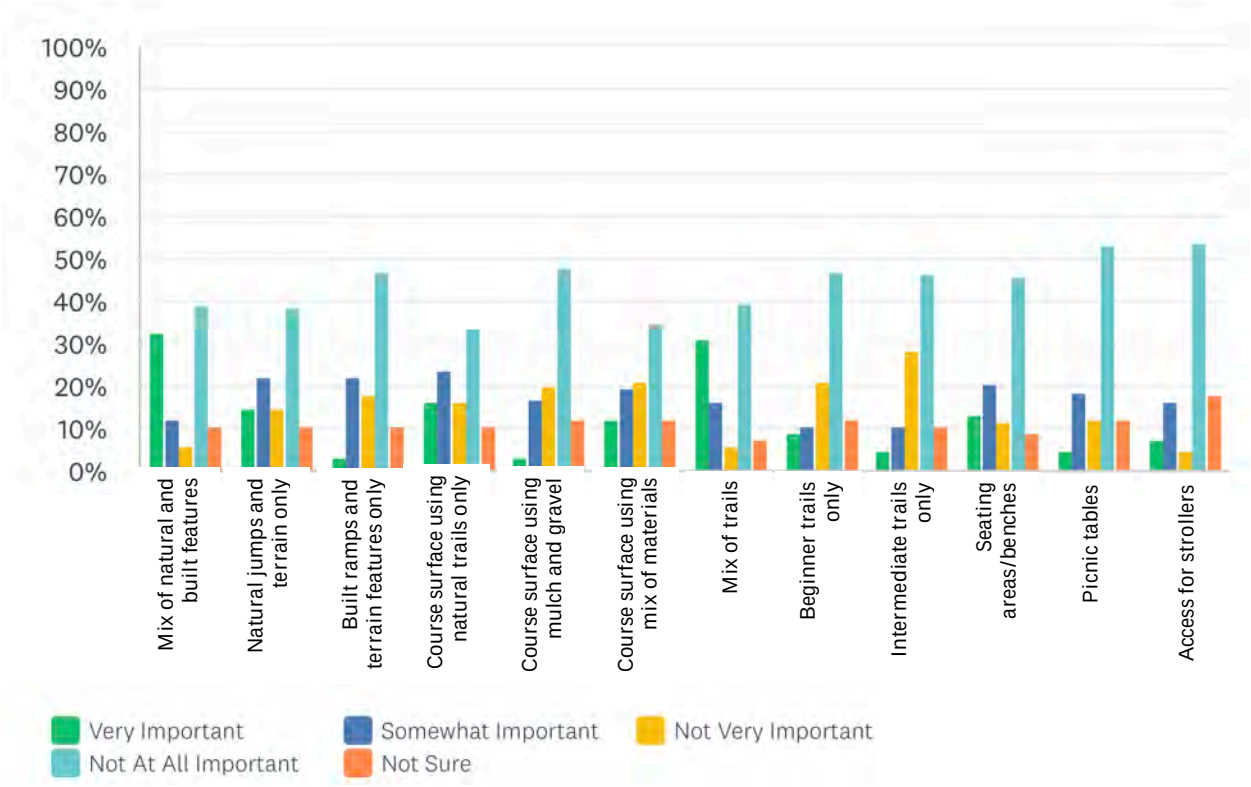
- Very important: 1 respondent
- Somewhat important: 2 respondents
- Not very important: 1 respondent
- Not at all important: 24 respondents
- Not sure: 6 respondents

Respondents - Other Postal Codes: (33 respondents)

- Very important: 4 respondents
- Somewhat important: 9 respondents
- Not very important: 2 respondents
- Not at all important: 12 respondents
- Not sure: 6 respondents

Total Results (67 respondents)

- Very important: 5 respondents
- Somewhat important: 11 respondents
- Not very important: 3 respondents
- Not at all important: 36 respondents
- Not sure: 12 respondents



Key Themes

Key themes reflect consistent input from respondents – they are not a verbatim list.

Key themes shared by respondents in Birch Wynde Neighbourhood

- Most of the comments noted that they are strongly opposed to the bike park.
- Prefer to leave the area as a natural neighbourhood park, where residents in the area can walk with strollers, ride bikes and have kids play games.
- Concerned about traffic and parking in the area.
- The respondents in the neighbourhood who supported the idea for a bike park were interested in ramps and bridges, a skills park for kids, and progressive trails.

Key themes shared by respondents from other postal codes:

- Prefer to keep the area as a natural park that can continue to be used for more than just bikes.
- Interested in a bike park for Anmore but not at that location – prefer something more centralized or connected to Bert Flinn bike trails.
- Concerned about cost to build and maintain.
- Support bike park for kids and families, with trails, ramps and other features as means to provide a safe option for users, provide good amenity for youth in the community and support a healthy lifestyle.
- Concerned about safety and liability, both from perspective of a built bike park and from people building their own jumps and ramps.
- Want to see adequate challenges for more advanced riders but with moderate features for less experienced as well.
- Concerned about parking.

Correspondence Key Themes

Two emails were received from Birch Wynde residents, and the key themes were consistent with comments in the survey:

- The proposed area is used by many residents for activities that go beyond biking, such as imagination games and going for walks.
- Support the idea for a bike park, but not in this area.
- Concerned about traffic and parking.

VILLAGE OF ANMORE

REPORT TO COUNCIL

Date:	December 1, 2021	File No. 6440-01
Submitted by:	Juli Halliwell, Chief Administrative Officer	
Subject:	Housing Needs Assessment Report Results	

Purpose / Introduction

To provide Council with the results of the Housing Needs Assessment report for information.

Recommended Option

That Council receive the Housing Needs Report dated November 2021 for information

And that Council direct staff to forward the Village of Anmore Housing Needs Assessment report to the Union of British Columbia Municipalities, Metro Vancouver Regional District and Province of British Columbia as well as post the report publicly on the Village's website.

Background

On April 16, 2019, the Ministry of Municipal Affairs and Housing mandated the requirement for all British Columbia municipalities to develop and submit a Housing Needs Assessment by April 2022 and again every five (5) years following.

At the October 6, 2020 Regular Council meeting, Anmore Council passed the following resolution:

> *"That Staff be directed to apply to the Union of British Columbia pursuant to the requirements of the BC Housing Needs Reports Program for a grant to offset the costs of Anmore's Housing Needs Report.*
>
> *And That Staff be directed to combine efforts with other interested jurisdictions in order to most effectively complete the Housing Needs Report."*

The Village applied and was successful in receiving a $15,000 grant from the Union of British Columbia Municipalities (UBCM).

Report/Recommendation to Council
Housing Needs Assessment Report Results
December 1, 2021

At the March 30, 2021 Regular Council meeting, Anmore Council passed the following resolution:

> *"That Council authorize the direct award of the consulting contract for the Housing Needs Report to RWPAS Ltd. for an amount not to exceed $15,000."*

Discussion

To help determine current and projected housing needs, local governments are generally required to collect approximately 50 distinct kinds of data about:

- Current and projected population
- Household income
- Significant economic sectors
- Currently available and anticipated housing units

A complete list of the Province of BC's ("Province") requirements for the Housing Needs Assessment report can be found at the following link:

https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports

Following the mandate in 2019, the Metro Vancouver Regional District (MVRD) and its member municipal planners agreed that the MVRD would provide data for these studies given their planning department has historically collected and maintained similar data. Using the data provided by the MVRD and data obtained through Statistics Canada, the assessment was prepared by RWPAS Ltd., who are familiar with the Village of Anmore, along with Focus Consulting, who are housing specialists based in Ottawa.

Raw data from the MVRD and Statistics Canada have been provided to the Village for their records and the bulk of the data used for the assessment was from the 2016 Census.
To realize some efficiencies in data collection and analysis, the Villages of Anmore, Belcarra and Lion's Bay all worked with the same consultant team to develop individual assessment reports. Belcarra and Lion's Bay have recently had their assessments presented to their respective Councils.

In addition to responding to the Province's requirements, Council, the public and housing service agencies will be able to use the findings of the report (and future reports) when

considering new housing and service initiatives. The Province has announced that affordable and work force related housing is a major focus in its work over the next several years. Future updates and amendments to the Village's Official Community Plan (OCP) and Regional Growth Strategy are also required by the Province to take into consideration the Housing Needs Assessment report results.

Options

1. That Council receive the Housing Needs Report dated November 2021 for information

   And that Council direct staff to forward the Village of Anmore Housing Needs Assessment report to the Union of British Columbia Municipalities, Metro Vancouver Regional District and Province of British Columbia.

2. That Council request additional information in relation to the Village of Anmore Housing Needs Assessment report.

Financial Implications

There are no direct financial implications associated with the Housing Needs Assessment Report.

Communications / Civic Engagement

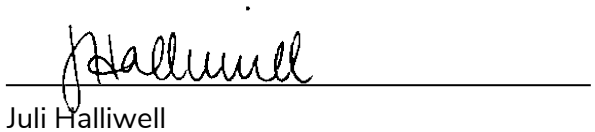
The report will be posted on the Village's website and shared with the Province of BC, the Union of British Columbia Municipalities and Metro Vancouver Regional District.

Council Strategic Plan Objectives

The Housing Needs Assessment supports Council's strategic objective to have sustainable housing opportunities that represent the interests of all our citizens, by identifying demographic projections and potential housing needs associated with that data.

Attachments:

1. Village of Anmore – Housing Needs Assessment Report dated November 2021

Prepared by:
 Juli Halliwell Chief Administrative Officer



HOUSING NEEDS ASSESSMENT

Village of Anmore

Prepared by:
RWPAS
&
Focus Consulting

Completed November 2021

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Appendix B: Metro Vancouver Housing Needs Report Part 1: Community and Housing Profile 13

Introduction

In 2019 the Province passed legislation requiring local governments to collect data, analyze trends, and prepare reports that describe current and projected housing needs in their communities.

The intent of this legislated requirement is to strengthen the ability of local governments to understand their current and future housing needs, and to ensure that subsequent local policies, plans, and development decisions are based on current evidence. The Provincial legislation dictates that each community provide a consolidated data summary; this is included here as Appendix A.

In support of this statutory obligation, Metro Vancouver have prepared detailed statistical descriptions for all municipalities in Metro. The descriptive detail assembled by Metro is included here as Appendix B.

This brief extracts and elaborates on key data to draw out the more critical issues that the Village of Anmore should address to ensure a healthy balanced housing market over the coming decade. This covers:

- Brief synthesis of local demographic and market conditions
- Identifying anticipated housing requirements based on the trends and projections
- Quantifying housing need, where the market does not respond and require pro-active policy and programming by the municipality

In undertaking a municipal level housing need analysis (HNA) it is important to note that Anmore (the Village) is situated within a large metropolitan region, with a metropolitan housing and labour market that is indifferent to local jurisdictional boundaries. This is especially important since Anmore accounts for only 0.1% of the regional population. As the regional population grows, mainly because of migration, even a small portion of regional growth could potentially have significant impacts on Anmore. Similarly, the Village may be encouraged by Provincial or Regional policy to respond to unmet local demand.

Local land supply, redevelopment of existing properties and policies that either encourage or constrain construction of new housing, and the form and size of these homes will in turn

influence how potential growth evolves in the Village of Anmore. This will then impact on both housing requirements and need.

In undertaking this assessment, it is helpful at the outset to distinguish between two key concepts: housing requirements and housing need.

- **Housing requirements** derive from household growth and reflect the total number of new homes that will be required to meet anticipated demand.
- **Housing need** is a more distinct subset. For the purpose of this HNA the term "need" is used to enumerate households that are already housed, but do not have sufficient income to afford this housing without financial stress. And because their income is low, they lack "effective demand". In such cases some form of assisted non-market housing is typically required. This includes constructing social or affordable housing as well as providing assistance to help cover the cost of housing (increase effective demand).

Overview of the local demographic and market context

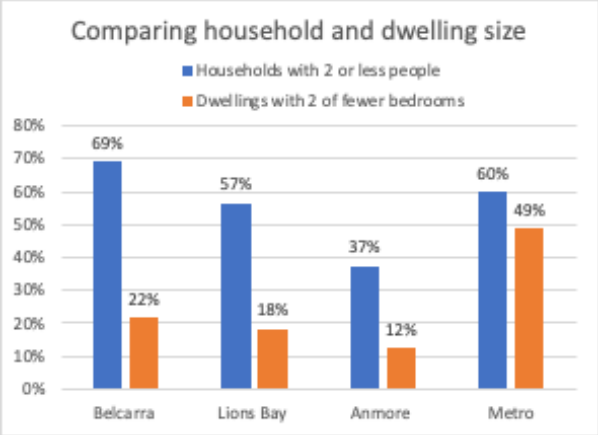
The Village of Anmore is primarily a residential suburb with minimal local economic activity and employment. Commuting patterns reveal that 97.8% of the working adult population leave the Village daily to work in other parts of the region; by comparison only 1.7% live and work in Anmore. In addition to commuting required by Village residents, the long-term viability of the tax base weighted very heavily to residential properties and taxpayers is a topic of regional discussion.

The housing stock is predominantly in the form of owner occupied single detached dwellings. Almost three-quarters of homes are detached and 91% are owner occupied (this compares to an owner rate of 64% in Metro and 68% across BC). There is a very small number of multi-unit dwellings mainly in the form of semi-detached and duplexes, although a notable proportion of moveable dwellings (11% of stock), according to the 2016 census. The redevelopment of trailer lots will not be shown until the 2021 census is published.

The high rate of ownership reflects a high median household income ($148,500), double that of the Metro average ($72,500). And notably while the income of owners ($153,800) is higher than those of renters ($100,760), the income of renters in Anmore is twice as high as those of the median Metro renter ($49,000).

Again, reflecting the characteristics of the housing stock, family households, especially younger families with children dominate. The average number of persons in an Anmore household was 3.2, which was higher than the average household size in Metro Vancouver (2.5) and BC (2.4).

Clearly this is influenced by the absence of multi-unit apartment structures, which tend to house smaller households, especially 1-2 person households. That said 37% of households in 2016 were only one (9%) or two person (28%), suggesting some degree of over-housing – by comparison 88% of dwellings have 3 or more bedroom and only 12% have 2 or fewer bedroom that may be a sufficient size for the many smaller households. The amount of 1 and 2 person households in larger homes suggest that many Anmore households are over-housed because few small dwellings are available.



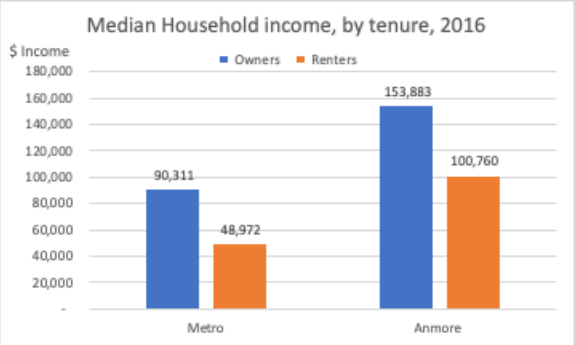
This raises an important issue of mismatch – while many of these smaller households may wish to remain in the family home, is there demand for smaller dwellings in the village so that they can downsize but remain in the same community? Can or should the planning process seek to encourage and enable this type of development?

Home prices and affordability

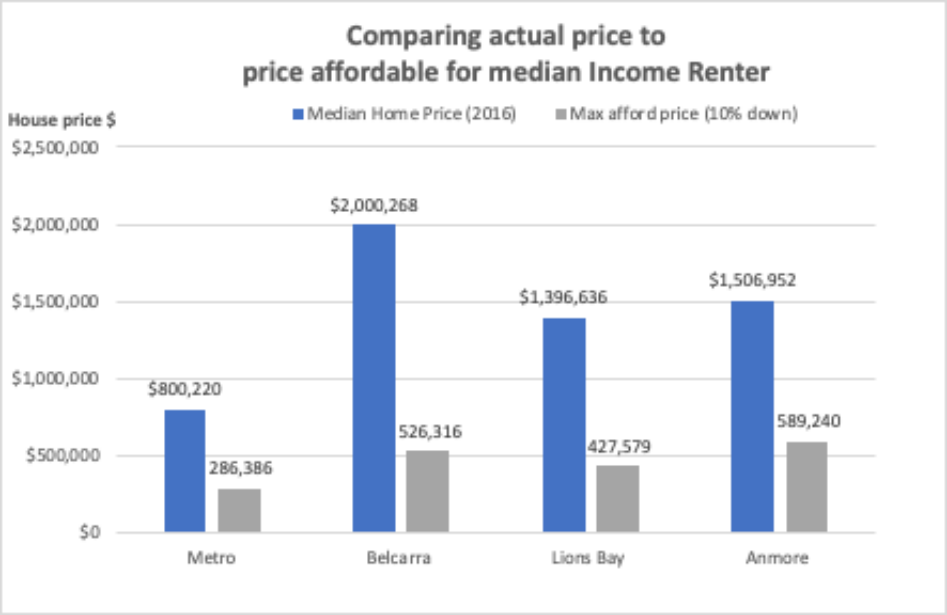
Due to the small market size, real estate transaction data from data collecting agencies, are not available for Anmore, so to identify home prices the occupant assessed home values as reported in the 2016 census are used here. In part reflecting the existing stock, almost entirely comprised of single detached homes, home values are high, at $1.506 million almost double the Metro median of $800,000 (and these are 2016 estimates – now obviously much higher).

With few rentals, and again, these being in the form of rented houses, there is also no data, but the rent distribution reveals that 35 out of 60 renters pay over $1,500 so the median rent is over this amount.

But while prices and rents are high, so are incomes. The average renter household in Anmore ($100,760) brings home more than twice that of the Metro average ($48,900). And owners enjoy a median over $150,000. While this suggests an income to price multiplier just under 10, many of these owners are long term owners and paid much less initially, so this metric is misleading.



At this median price few renters – neither those from rest of Metro, nor local renters already resident in Anmore can afford to buy.



Assuming a mortgage amortized over 25 years at 3% with a 10% down payment we can determine the price that would be affordable at the median income (Metro and in Anmore). Comparing the affordable price for a median renter household to the actual 2016 values reveals that in Anmore fewer than 8% of existing renters can afford to buy a median priced home; and only 4% of Metro median income renters can do so.

Core housing need

The standardized measure of housing need in Canada is the concept of core housing need, designed and implemented by Canada Mortgage and Housing Corp (CMHC). This determines if a household falls below any of three standards – adequacy (physical condition), suitability (crowding), and affordability (pay over 30% gross income for housing); and if their income is below that required to afford a median rent in the local area (in this case Metro Vancouver). National, Provincial, and Metro data show that core need is far higher among renters and is predominantly a problem of affordability.

Unfortunately, because the population of Anmore is very small and there are very few renters it is not possible to test this pattern; core need can be determined only at an aggregate level (combining renters and owners). And reflecting the noted high incomes of local households, the incidence rate of core need is quite low, only 5.3% of all households are in need. This compares with the much higher rates of 17.6% in Metro and 14.9% province wide.

Because the number in need is so small, the data support only minimal detailed analysis by type of household and age cohort.[1]

When examining households found to be in core need the incidence is greatest among lone parents, where roughly one-in-three are in need and core need is concentrated in households aged 45-65. Currently, it is not lower income seniors (house rich cash poor) that have the greatest incidence of need, but these current older lone parents (45-64) will gradually become single seniors so this may evolve into higher incidence of need among those over 65.

Recent population, household growth and housing market response

Among the three Villages in the metropolitan region, Anmore is the largest and fastest growing. Between 2006 and 2016 its population increased by 425 people, living in 150 households.

[1] Statistics Canada round values randomly up or down to nearest 5, so for example, a raw count of 37 may appear at 35 or 40. This impacts calculation of percentages resulting in a lack of precision in the incidence rates presented here.

To accommodate this growth, new housing construction (2011-2019) added, on average, 16 homes per year, almost all were single detached. Most are targeted to owner-occupants - on average only 1 in 10 were constructed as rentals. And not all were net additions, on average 2 homes per year were demolished to enable new construction, so net construction averaged 14 homes per year.

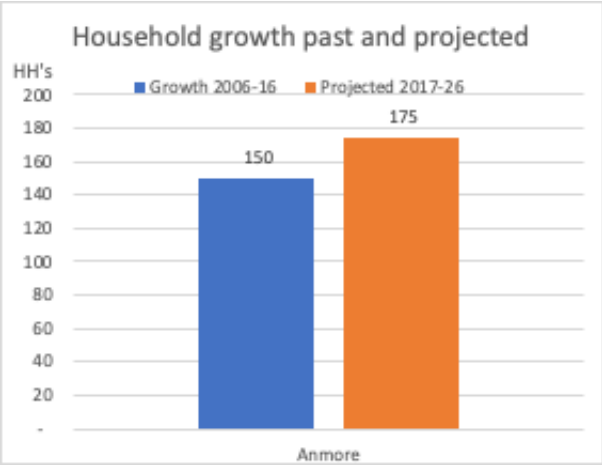
A key objective of this HNA is to anticipate future growth and need. This is explored by drawing on projections developed by Metro.[2]

Metro use a cohort survival model (births and deaths) augmented by estimates of likely migration. Migration (including international, but mainly domestic) is the primary factor influencing growth and is the most challenging to predict. What attracts people (households) either from elsewhere in the region, or from outside the region. And how does housing availability (new supply or from homes being vacated by current occupants) impact migration? Does new housing construction respond to latent demand, or does demand materialize as a result of the availability of homes?

In a small community that exists within a larger region in which there is a wide array of choice and affordability, it is more likely that new migration is driven by availability of homes and by their design, size, and price, relative to other parts of the region.

Therefore, the Village can influence and manage growth. It can attract growth by expanding the supply of serviced lots or regulating increased density in existing developed areas; and it can equally restrict new migration and growth by constraining serviced land supply and development capacity. In developing estimates of population and household growth, Metro uses information on recent activity and plans for servicing and infrastructure to adjust natural growth estimates.

[2] Metro Vancouver planners provided estimates based on the draft for Metro 2050, the regional growth strategy. At the time of publication, Metro 2050 has not yet been adopted by the Metro Vancouver Regional District Board.



On this basis the Metro projections for 2016-26 suggest potential growth of 570 persons which equates to another 175 households.

This represents a slightly faster rate than the prior decade 2006-16 and will require net additions to the stock of 17.5 homes per year. This compares to the net annual additions of 14 over the most recent decade. These estimates assume that sufficient serviced land supply is made available.

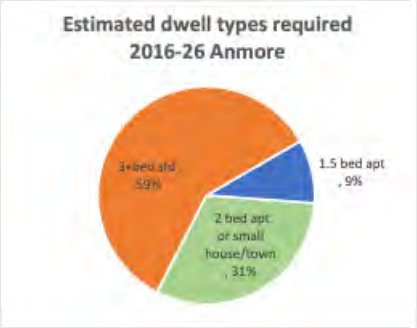
Anticipated future housing requirements

The Provincial guidelines for HNAs require projections to distinguish the mix of dwelling types/sizes that will be required as well as how the number in core need might grow.

Looking first to dwelling type requirements, based on current demographics. Examining the mix of current household types and sizes and assigning these against an assumed dwelling type typology it is assumed that the household types align with the following dwelling configurations.

Household type	**Dwell type**
Singles	1.5 bed dwelling
Couple (no children), Lone parents, Non-Family 2+	2 bed small house/town
Couple with kids, other (multi-family)	3+bed sfd

We then examine the distribution of household types (in 2016 census) and apply this to the projected growth in population and households (reported above) to estimate the mix required over the decade 2016-26. Applying the 2016 distribution against the overall projection of an addition al 175 homes suggests that 59% of homes (103) should be 3+ bedroom detached; 31% (55) should be small townhome, bungalow or semi-detached and 9% (17) should be 1 bed+den.



This mix is considerably different from the pattern of recent construction, almost exclusively single detached homes.

This more diverse mix would enable migration of smaller households as well the opportunity for existing empty nesters to downsize, while remaining in the community.

Anticipating future core housing need

Given the high-income profile in Anmore, the number and incidence of core need is much lower than the Provincial and Metro average. Only 5.3% of households were found to be in need. If this incidence rate is applied to the expected growth over the decade 2016-26, an additional 9 households would be in core need, fewer than one per year. And given the absence of lower rent housing in the community the migration of potential core need households in unlikely.

Housing Needs Reports – Summary Form

Appendix A

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Village of Anmore

REGIONAL DISTRICT: Metro Vancouver Regional District

DATE OF REPORT COMPLETION: November 2021 **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	**Neighbouring municipalities and electoral areas:** Village of Anmore, Electoral Area A, City of Port Moody, City of Coquitlam, City of Burnaby **Neighbouring First Nations:** Tsleil-Waututh Nation, Katzie First Nation, Kwikwetlem First Nation

POPULATION	**Population:** 2,210 (2016); 2,550 (2021)	**Change since** 2006 **:**	23.8 **%**
	***Projected* population in 5 years:** 2,780	**Projected change:**	8.5 **%**
	Number of households: 685 (2016); 820 (2021)	**Change since** 2006 **:**	28 **%**
	***Projected* number of households in 5 years:** 910	**Projected change:**	11 **%**
	Average household size: 3.2		
	***Projected* average household size in 5 years:** 3.1		
	Median age (local): 42.9	**Median age (RD):** 40.7	**Median age (BC):** 43.0
	Projected median age in 5 years: 41.7 (MVRD)		
	Seniors 65+ (local): 12 **%**	**Seniors 65+ (RD):** 15.7 **%**	**Seniors 65+ (BC):** 18.3 **%**
	***Projected* seniors 65+ in 5 years:**		14.3 **%**
	Owner households: 91.2 **%**	**Renter households:**	8.8 **%**
	Renter households in subsidized housing:		0 **%**

	Median household income	Local	Regional District	BC
INCOME	**All households**	$ 148,582	$ 72,585	$ 69,979
	Renter households	$ 100,760	$ 48,959	$ 45,895
	Owner households	$ 153,883	$ 90,278	$ 84,976

ECONOMY	**Participation rate:** 78.9 % **%**	**Unemployment rate:** 2.9 **%**
	Major local industries: health care and social assistance (13.7% of the workforce), professional, scientific and technical services (12.6% of the workforce), and construction (12.2% of the workforce)	

HOUSING	**Median assessed housing values: $** 1,506,952	**Median housing sale price: $** N/A
	Median monthly rent: $ N/A	**Rental vacancy rate:** N/A **%**
	Housing units - total: 690	**Housing units – subsidized:** 0
	Annual registered new homes - total: 10 (2020)	**Annual registered new homes - rental:** 3 (2020)
	Households below *affordability* standards (spending 30%+ of income on shelter): 19 **%**	
	Households below *adequacy* standards (in dwellings requiring major repairs): 4.4 **%**	
	Households below *suitability* standards (in overcrowded dwellings): 0 **%**	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   Both municipal and regional planning policies do not propose much more residential development in Anmore. All of the Village is outside the Growth Concentration Area of Metro Vancouver. Infill suites and coach houses are allowed, both providing for existing and additional rental homes.

2. **Any community consultation undertaken during development of the housing needs report:**

   This analysis was shared and discussed with officials in Village of Anmore.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   The Village collaborated with Metro Vancouver's Housing and Regional Planners to produce this HNA. The methodology followed adheres to the Metro pattern. In addition the three Villages communities in Metro Vancouver used the same approach and consulting team to prepared each of our HNA.

4. **Any consultation undertaken with First Nations:**

   None, there are no First Nation reserve on or near Anmore.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0	0
1 bedroom	20	87
2 bedrooms	65	286
3+ bedrooms	605	540
Total	685	913

Comments:

This applies a best fit lens, historic patterns reveals persistent domination of larger single detached, which is inconsistent with demographics and household size.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	685	100		100		100
Of which are in core housing need					35	5.3%
Of which are owner households					35	5.9%
Of which are renter households					n/a	n/a

Comments:

The number of renters is too small to generate meaningful estimates of need by tenure.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area		100		100		100
Of which are in extreme core housing need					30	4.5%
Of which are owner households					n/a	n/a
Of which are renter households					n/a	n/a

Comments:

The number of renters is too small to generate meaningful estimates of need by tenure.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Homes in the Village are high value, as are incomes. Fewer than 9% are affordable to the median renter income (only 4% to Metro median renter). There is no stock of low rent units in this municipality. The more affordable ownership units are exclusively in the form of moveable modular homes.

2. **Rental housing:**

   Only 8% of existing stock is rented – mainly secondary suites in homes, and some moveable homes. There are few, if any, homes affordable to low-income households, and as a result few if any low income households in this community.

3. **Special needs housing:**

   As a small community current this is not addressed – it may become a concern as households age in place.

4. **Housing for seniors:**

   This is a relatively young family-oriented community, with younger median age and larger average household size than Metro overall. As families age and transition to empty nesters there are limited opportunities for existing residents to downsize, there is a need to add smaller dwellings both to accommodate this transition.

5. **Housing for families:**

   As noted, this is the dominant household type and tends to perpetuate a construction pattern that favours larger detached dwellings. Most are high priced and accordingly do no address demand from low-moderate income families.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   n/a

7. **Any other population groups with specific housing needs identified in the report:**

   Only as noted, there are few opportunities for the growing number of smaller households to downsize and remain in community (other than continuing to live in larger family home).

Were there any other key issues identified through the process of developing your housing needs report?

There is an existing mismatch between household size and dwelling types, and an ongoing new construction process that continues almost exclusively on expanding supply of larger and quite expensive detached homes.

HOUSING NEEDS REPORT
Part 1: Community and Housing Profile

Village of Anmore

May 2021

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1. INTRODUCTION

Local governments across the Metro Vancouver region and across British Columbia encounter challenges in their efforts to achieve a diverse and affordable housing supply for all residents. Housing needs reports collect, review, and analyze data about current and projected population, household income, significant economic sectors, and the currently available and anticipated housing units in a given community, in order to establish a baseline understanding of housing need and demand. The housing needs report becomes the basis for determining current and projected housing need, and provides evidence-based information to support local planning efforts in addressing these gaps.

This report is structured in three parts:

1. Introduction
   Describes the housing needs report requirement for local governments in British Columbia, the study purpose, and regional context.
2. Community Profile
   Provides key demographic, household, and economic data, including population and household projections.
3. Housing Profile
   Provides an overview of housing supply, market conditions, and housing indicators.

1.1 PURPOSE

New legislative requirements in British Columbia (BC) took effect April 16, 2019 requiring local governments to collect data, analyze trends and prepare reports that describe current and projected housing needs in their communities. Municipalities and regional districts in BC are required to complete publicly accessible housing needs reports by April 2022 and every five years thereafter.

Housing needs reports are intended to strengthen the ability of local governments to understand their current and future housing needs, and to ensure that local policies, plans, and development decisions that follow are based on recent evidence. These reports can identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. Having a housing needs report is a critical input that supports the development of a comprehensive housing strategy or action plan.

1.2 REGIONAL CONTEXT

Local governments are required to consider the most recently collected information and housing needs report when amending an official community plan or regional growth strategy. In Metro Vancouver, member jurisdictions are required to adopt Regional Context Statements which include policies or strategies that will work toward meeting future housing demand as set out in the regional growth strategy.

2. COMMUNITY PROFILE

The community profile section examines key demographic, household, and economic indicators for the Village of Anmore (referred to as “Anmore” from now), including population growth, age, household

characteristics, and labour force statistics. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

2.1 DEMOGRAPHICS

Population

According to the 2016 Census of Population, there were 2,210 people living in Anmore. Anmore represented 0.1% of the Metro Vancouver population, which was 2.5 million in 2016. Between 2006 and 2016 (the three most recent census periods), Anmore grew by 23.8%, adding 425 people, and representing 0.1% of the region's total population growth. Table 1 shows the population growth in Anmore, Metro Vancouver and British Columbia from 2006 to 2016.

Table 1. Population Growth, Anmore, Metro Vancouver, and BC (2006, 2011, 2016)

Community / Area	Population Growth	2006	2011	2016
Anmore	23.8%	1,785	2,092	2,210
Metro Vancouver	16.4%	2,116,581	2,313,328	2,463,431
British Columbia	13.0%	4,113,487	4,400,057	4,648,055

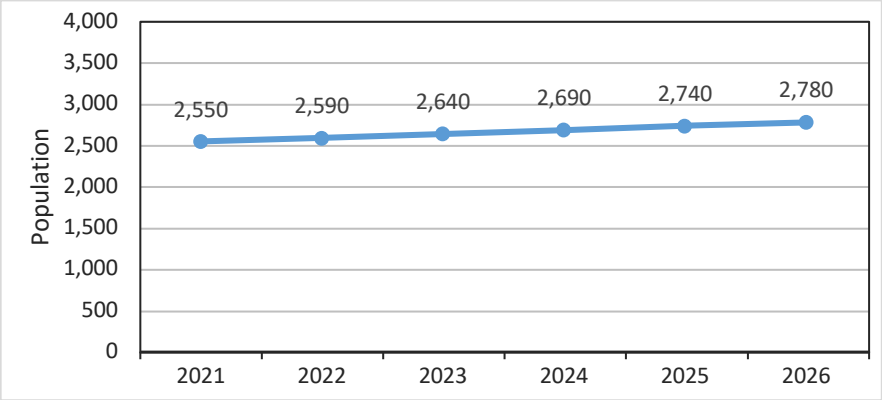
Source: Statistics Canada, Census of Population, 2006, 2011, 2016.

ANTICIPATED POPULATION

Metro Vancouver prepares population and growth projections for the region and its member jurisdictions. According to the most recent projections[1], Anmore's population is anticipated to increase by 230 people, from 2,550 residents in 2021 to 2,780 residents in 2026.

[1] The projections included here represent the latest available draft projections at the time of publication, and may change once the final regional projections are adopted by the Metro Vancouver Regional District Board.

Figure 1. Anticipated Population, Anmore (2021 to 2026)



Source: Metro Vancouver

The growth shown in Figure 1 represents an anticipated population growth of 9.0% over a 5-year period. In comparison, the Metro Vancouver region is expected to experience 8.5% population growth over the 5-year period, 2021-2026 (Table 2).

Table 2. Anticipated Population Growth, Anmore and Metro Vancouver (2021 to 2026)

Community/Area	Anticipated Population Growth	2021	2026
Anmore	9.0%	2,550	2,780
Metro Vancouver	8.5%	2,807,470	3,046,860

Source: Metro Vancouver

Age Profile

Table 3 shows the median age of Anmore's population, as reported in the three most recent census periods. Anmore's median age (42.9) was higher than that of the region (40.9).

Table 3. Median Age, Anmore and Metro Vancouver (2006, 2011, 2016)

Age	2006	2011	2016
Anmore	36.9	40.9	42.9
Metro Vancouver	39.1	40.2	40.9

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The fastest growing segment of the population in Anmore between 2006 and 2016 was people aged 20 to 24 years (+94.4%), followed by people aged 65 to 84 years (+89.5%), and 45 to 64 years (+73.2%). Table 4 shows the population by age group in Anmore during the last three Census periods (2006, 2011 and 2016).

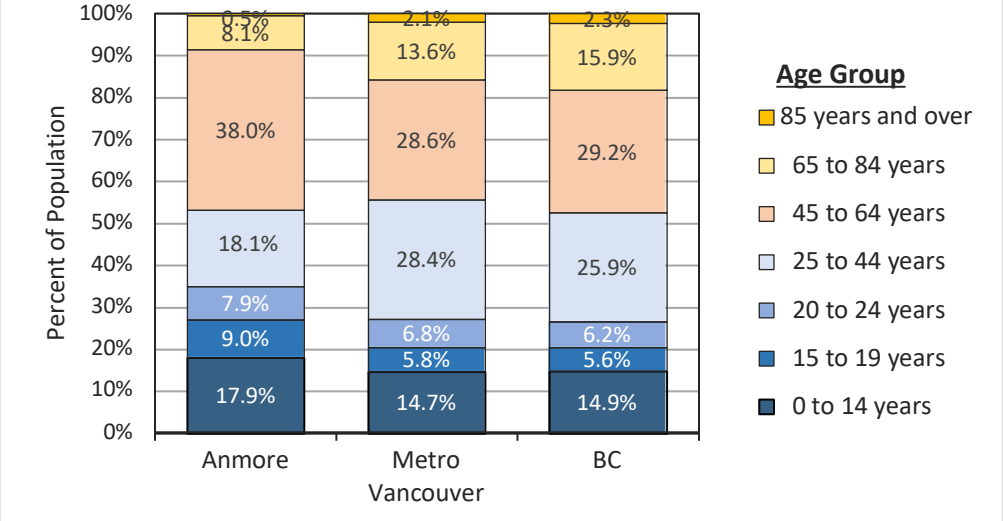
Table 4. Population by Age Group, Anmore (2006, 2011, 2016)

Age Group	2006		2011		2016		Percent change 2006-2016
0 to 14 years	455	25.5%	415	19.9%	395	17.9%	-13.2%
15 to 19 years	145	8.1%	210	10.0%	200	9.0%	37.9%
20 to 24 years	90	5.0%	150	7.2%	175	7.9%	94.4%
25 to 44 years	510	28.6%	440	21.1%	400	18.1%	-21.6%
45 to 64 years	485	27.2%	715	34.2%	840	38.0%	73.2%
65 to 84 years	95	5.3%	145	6.9%	180	8.1%	89.5%
85 years and over	10	0.6%	5	0.2%	10	0.5%	0.0%
Total	**1,785**	**100%**	**2,090**	**100%**	**2,210**	**100%**	**23.8%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The age distribution of the population in Anmore differed from that of Metro Vancouver and the province of BC. The proportion of children and youth aged 19 years or under was higher in Anmore (26.9%) than in Metro Vancouver (20.5%) and in BC (20.4%). The proportion of seniors 65+ years old in Anmore (8.6%) was lower than that in Metro Vancouver (15.7%) and BC (18.3%). Figure 2 compares the total population of Anmore, Metro Vancouver, and BC by age group.

Figure 2. Population by Age Group, Anmore, Metro Vancouver, and BC (2016)



Source: Statistics Canada, Census of Population, 2016

ANTICIPATED AGE PROFILE

According to Metro Vancouver growth projections, the most significant growth in Anmore is expected to occur among 25 to 44 year olds (+33.3%) and seniors aged 65 to 84 years (33.3%). Table 5 shows the anticipated population growth by age group in Anmore from 2021 to 2026.

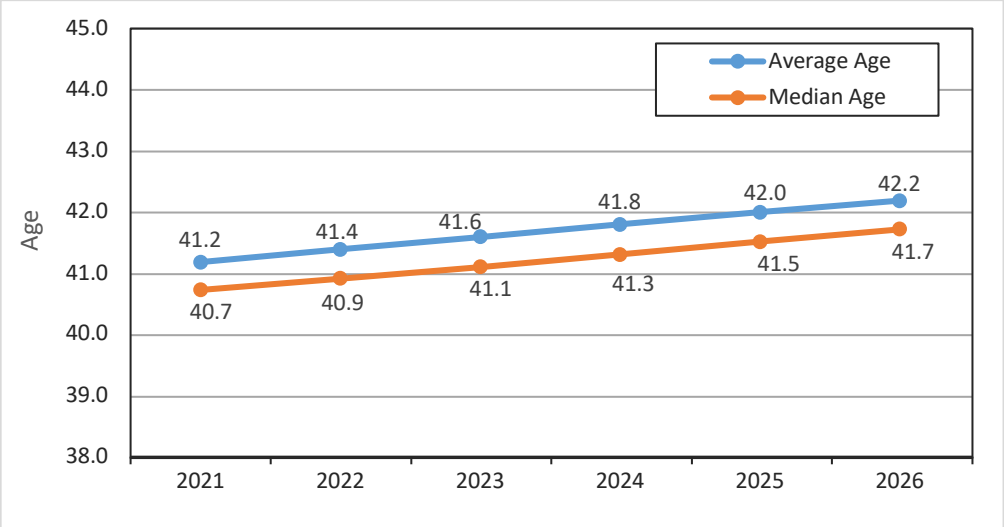
Table 5. Anticipated Population Growth by Age Group, Anmore (2021 to 2026)

Age Groups	2021		2026		Population Change 2021 - 2026	
0 to 14 years	300	12.0%	350	12.5%	50	16.7%
15 to 19 years	250	10.0%	200	7.1%	-50	-20.0%
20 to 24 years	250	10.0%	250	8.9%	0	0.0%
25 to 44 years	600	24.0%	800	28.6%	200	33.3%
45 to 64 years	850	34.0%	800	28.6%	-50	-5.9%
65 to 84 years	300	12.0%	400	14.3%	100	33.3%
85 years and over	0	0.0%	0	0.0%	0	0.0%
Total	**2,500**	**100%**	**2,800**	**100%**	**300**	**12.0%**

Source: Metro Vancouver

BC Stats also prepares population estimates and projections at a regional district level. According to BC Stats' most recent projections which are shown in Figure 3, the median age of the anticipated population in Metro Vancouver will increase from 40.7 years in 2021 to 41.7 years by 2026, suggesting that the trend over the 5-year period will be an aging of the region's population. This is concurrent with the findings of Metro Vancouver's projections, and trends experienced across the province and country.

Figure 3. Average and Median Age of the Anticipated Population, Metro Vancouver (2021 to 2026)



Source: BC Stats

2.2 HOUSEHOLDS

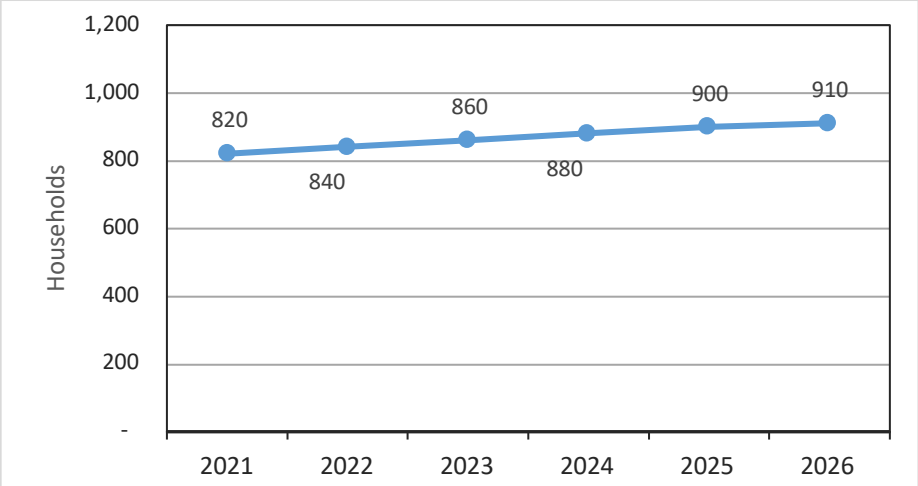
Number of Households

In 2016, the total number of households in Anmore was 685. This is an increase in the total households from the previous two census periods. In 2011, there were 630 households in Anmore, and in 2006 there were 535. This represented a 28.0% growth in the number of households between 2006 and 2016.

ANTICIPATED HOUSEHOLDS

According to Metro Vancouver population and housing projections[2], the anticipated number of households in Anmore is expected to grow to a total of 910 households by 2026, a 11.0% increase from 2021. Figure 4 contains information on the household projections for Anmore from 2021 to 2026.

Figure 4. Anticipated Total Number of Households, Anmore (2021 to 2026)



Source: Metro Vancouver

Household Size

Less than half (39.4%) of Anmore households were 1-person households and 2-person households, as shown in Table 6. Households containing 5 or more persons accounted for 18.2% of all households. According to the 2016 Census, the average number of persons in an Anmore household was 3.2, which was higher than the average household size in Metro Vancouver (2.5) and BC (2.4).

[2] The projections included here represent the latest available draft projections at the time of publication, and may change once the final regional projections are adopted by the Metro Vancouver Regional District Board.

Table 6. Number and Percentage of Households by Household Size, Anmore (2006, 2011, 2016)

Household Size	2006		2011		2016	
1 person	60	11.2%	55	8.8%	75	10.9%
2 persons	145	27.1%	175	28.0%	195	28.5%
3 persons	80	15.0%	110	17.6%	130	19.0%
4 persons	135	25.2%	165	26.4%	170	24.8%
5 or more persons	115	21.5%	130	20.8%	125	18.2%
Total	**535**	**100.0%**	**625**	**100.0%**	**685**	**100.0%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

ANTICIPATED HOUSEHOLD SIZE

By 2026, the average number of persons in an Anmore household is expected to be 3.1.

Household Tenure

In 2016, 92.0% of Anmore households were owners. This proportion was the same as the previous two census years (92.0% in 2011 and 91.6% in 2006). Anmore's ownership rate was significantly higher than that of Metro Vancouver (63.7%) and the province as a whole (68.0%). Table 7 shows the tenure breakdown for Anmore households for the past three Census periods.

Table 7. Number and Percentage of Households by Household Tenure, Anmore (2006, 2011, 2016)

Tenure	2006		2011		2016	
Owner households	490	91.6%	575	92.0%	630	92.0%
Renter households	45	8.4%	50	8.0%	60	8.8%
Total	**535**	**100%**	**625**	**100%**	**685**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

According to the Statistics Canada Census, 'subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

Of the 60 renter households in Anmore in 2016, no households self-reported that they were living in subsidized housing / receiving a subsidy. Table 8 shows information on the subsidy status for renter households in Anmore during the past three Census periods.

Table 8. Number and Percentage of Renter Households in Subsidized Housing, Anmore (2006, 2011, 2016)

Subsidized Renter Households	2006		2011		2016	
Renter households with subsidy	n/a	n/a	0	0.0%	0	0.0%
Renter households without subsidy	n/a	n/a	50	100.0%	60	100.0%
Total	535	100%	50	100%	60	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Note: 2006 Census did not collect information on the presence of rental subsidies.

Household Income

In 2016, the median income for all Anmore households was $148,582, and the average income was $186,134. These were significantly higher than the incomes of households throughout BC as a whole ($69,979 median income; $90,354 average income) and households in the Metro Vancouver region ($72,585 median income; $96,423 average income). Table 9 shows the median household incomes for Anmore, Metro Vancouver, and BC during the past three census periods.

Table 9. Median Household Incomes, Anmore, Metro Vancouver, and BC (2006, 2011, 2016)

Median Household Income	2006	2011	2016
Anmore	$126,769	$158,132	$148,582
Metro Vancouver	$65,342	$68,830	$72,585
British Columbia	$62,372	$65,555	$69,979

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

In Anmore, 16.1% of households were earning less than $60,000 per year during the latest census period, as shown in Table 10. The proportion of households earning less than $30,000 per year was 5.1% in 2016. These households often require below market housing such as rent-geared-to-income housing.

Table 10. Number and Percentage of Households by Household Income Bracket (Constant 2015$), Anmore (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under $5,000	10	1.9%	0	0.0%	0	0.0%
$5,000 to $9,999	0	0.0%	0	0.0%	0	0.0%
$10,000 to $14,999	0	0.0%	0	0.0%	15	2.2%
$15,000 to $19,999	0	0.0%	0	0.0%	10	1.5%
$20,000 to $24,999	0	0.0%	0	0.0%	0	0.0%
$25,000 to $29,999	0	0.0%	0	0.0%	10	1.5%
$30,000 to $34,999	15	2.8%	15	2.4%	15	2.2%
$35,000 to $39,999	10	1.9%	20	3.2%	20	2.9%
$40,000 to $44,999	10	1.9%	0	0.0%	10	1.5%
$45,000 to $49,999	10	1.9%	15	2.4%	15	2.2%
$50,000 to $59,999	15	2.8%	25	4.0%	15	2.2%

Household Income	2006		2011		2016	
$60,000 to $69,999	20	3.7%	35	5.6%	20	2.9%
$70,000 to $79,999	35	6.5%	20	3.2%	30	4.4%
$80,000 to $89,999	25	4.7%	35	5.6%	35	5.1%
$90,000 to $99,999	25	4.7%	0	0.0%	30	4.4%
$100,000 to $124,999	70	13.1%	85	13.5%	60	8.8%
$125,000 to $149,999	70	13.1%	20	3.2%	55	8.0%
$150,000 to $199,999	85	15.9%	105	16.7%	135	19.7%
$200,000 and over	120	22.4%	220	34.9%	200	29.2%
Total households	**535**		**630**		**685**	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Compared to the median income for all Anmore households ($148,582) renter households had a lower median income ($100,760). Among renters, the proportion of households earning less than $60,000 was 30.8%. The proportion of households earning less than $30,000 per year was 15.4% in 2016. Table 11 shows the number and percentage of renter households by household income bracket for the past three census periods.

Table 11. Number and Percentage of Renter Households by Household Income Bracket (Constant 2015$), Anmore (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under $ 5,000	0	0.0%	0	0.0%	0	0.0%
$5,000 to $9,999	0	0.0%	0	0.0%	0	0.0%
$10,000 to $14,999	0	0.0%	0	0.0%	0	0.0%
$15,000 to $19,999	0	0.0%	0	0.0%	10	15.4%
$20,000 to $24,999	0	0.0%	0	0.0%	0	0.0%
$25,000 to $29,999	0	0.0%	0	0.0%	0	0.0%
$30,000 to $34,999	10	22.2%	0	0.0%	10	15.4%
$35,000 to $39,999	0	0.0%	0	0.0%	0	0.0%
$40,000 to $44,999	10	22.2%	0	0.0%	0	0.0%
$45,000 to $49,999	0	0.0%	0	0.0%	0	0.0%
$50,000 to $59,999	0	0.0%	0	0.0%	0	0.0%
$60,000 to $69,999	0	0.0%	0	0.0%	10	15.4%
$70,000 to $79,999	10	22.2%	0	0.0%	0	0.0%
$80,000 to $89,999	10	22.2%	0	0.0%	10	15.4%
$90,000 to $99,999	0	0.0%	0	0.0%	0	0.0%
$100,000 to $124,999	0	0.0%	0	0.0%	0	0.0%
$125,000 to $149,999	0	0.0%	0	0.0%	15	23.1%
$150,000 to $199,999	10	22.2%	0	0.0%	15	23.1%
$200,000 and over	10	22.2%	0	0.0%	0	0.0%
Total renter households	**45**		**50**		**65**	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Conversely, owners had a higher median income when compared to renter households in Anmore. With a median household income of $153,883, owner households made $53,000 more than the median income of renter households. The median income of owner households was 1.5 times higher than the median income of renter households. Table 12 shows the number and percentage of owner households by household income bracket for the past three census periods.

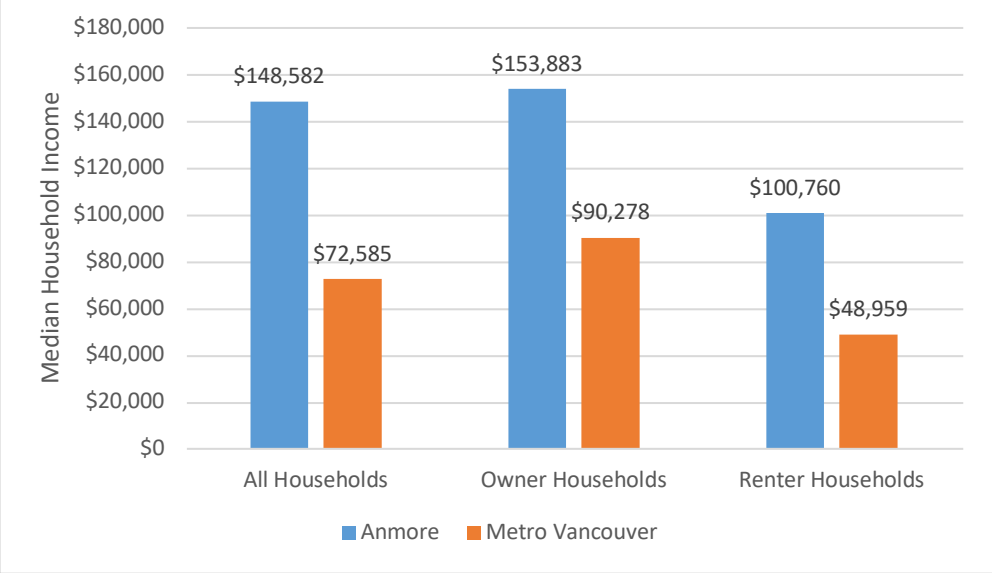
Table 12. Number and Percentage of Owner Households by Household Income Bracket (Constant 2015$), Anmore (2006, 2011, 2016)

Household Income	2006		2011		2016	
Under $ 5,000	10	2.1%	0	0.0%	10	1.6%
$5,000 to $9,999	0	0.0%	0	0.0%	0	0.0%
$10,000 to $14,999	0	0.0%	0	0.0%	15	2.4%
$15,000 to $19,999	10	2.1%	0	0.0%	0	0.0%
$20,000 to $24,999	0	0.0%	0	0.0%	0	0.0%
$25,000 to $29,999	10	2.1%	0	0.0%	10	1.6%
$30,000 to $34,999	10	2.1%	0	0.0%	10	1.6%
$35,000 to $39,999	10	2.1%	25	4.3%	15	2.4%
$40,000 to $44,999	10	2.1%	0	0.0%	15	2.4%
$45,000 to $49,999	10	2.1%	15	2.6%	10	1.6%
$50,000 to $59,999	15	3.1%	20	3.4%	15	2.4%
$60,000 to $69,999	20	4.1%	25	4.3%	20	3.2%
$70,000 to $79,999	25	5.2%	25	4.3%	30	4.8%
$80,000 to $89,999	15	3.1%	30	5.2%	30	4.8%
$90,000 to $99,999	30	6.2%	0	0.0%	30	4.8%
$100,000 to $124,999	65	13.4%	75	12.9%	60	9.6%
$125,000 to $149,999	70	14.4%	25	4.3%	45	7.2%
$150,000 to $199,999	85	17.5%	100	17.2%	120	19.2%
$200,000 and over	115	23.7%	215	37.1%	205	32.8%
Total owner households	**485**		**580**		**625**	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

Finally, Figure 5 compares the median household incomes in Anmore and Metro Vancouver by household tenure, highlighting the significantly higher incomes of owner households compared with renter households.

Figure 5. Median Household Income by Tenure, Anmore and Metro Vancouver (2016)



Source: Statistics Canada, Census of Population, 2016 (custom data provided by BC Ministry of Municipal Affairs and Housing)

2.3 ECONOMY & EMPLOYMENT

Labour Force

The local economy has a significant impact on housing need and demand. Anmore's participation rate was higher than that of Metro Vancouver and higher than the province as a whole. Its unemployment rate was lower than Metro Vancouver's and BC's, as shown in Table 13.

The number of workers in the labour force increased by 25.4% between 2006 and 2016, which is consistent with the 23.8% increase in the overall population of Anmore over the same period.

Table 13. Labour Force Statistics, Anmore, Metro Vancouver, and BC (2016)

	Anmore	Metro Vancouver	British Columbia
Total Population Aged 15 Years and Over	1,325	2,064,615	3,870,375
In Labour Force	1,045	1,355,520	2,471,665
Employed	1,015	1,276,900	2,305,690
Unemployed	30	78,620	165,975
Not In Labour Force	280	709,095	1,398,710
Participation Rate	78.9%	65.7%	63.9%
Unemployment Rate	2.9%	5.8%	6.7%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

The largest proportion of workers residing in Anmore worked (regardless of whether their place of work was in Anmore or not) in health care and social assistance (13.7% of the workforce), professional, scientific and technical services (12.6% of the workforce), and construction (12.2% of the workforce). Table 14 displays the number and percentage of workers by industry for the past three Census periods for workers who lived in Anmore.

Table 14. Number and Percentage of Workers by NAICS Sector, for workers who lived in Anmore (2006, 2011, 2016)

Sector	2006		2011		2016	
Industry - Not applicable	10	1.0%	25	2.1%	10	0.8%
All industry categories	1,035	99.0%	1,175	97.9%	1,300	99.2%
Agriculture, forestry, fishing and hunting	10	1.0%	20	1.7%	10	0.8%
Mining, quarrying, and oil and gas extraction	0	0.0%	0	0.0%	10	0.8%
Utilities	15	1.4%	0	0.0%	0	0.0%
Construction	85	8.1%	100	8.3%	160	12.2%
Manufacturing	95	9.1%	80	6.7%	85	6.5%
Wholesale trade	45	4.3%	35	2.9%	70	5.3%
Retail trade	90	8.6%	95	7.9%	120	9.2%
Transportation and warehousing	90	8.6%	70	5.8%	65	5.0%
Information and cultural industries	20	1.9%	35	2.9%	45	3.4%
Finance and insurance	55	5.3%	80	6.7%	60	4.6%
Real estate and rental and leasing	20	1.9%	30	2.5%	35	2.7%
Professional; scientific and technical services	105	10.0%	100	8.3%	165	12.6%
Management of companies and enterprises	0	0.0%	0	0.0%	0	0.0%
Administrative and support; waste management and remediation services	40	3.8%	95	7.9%	50	3.8%
Educational services	110	10.5%	120	10.0%	65	5.0%
Health care and social assistance	40	3.8%	115	9.6%	180	13.7%
Arts; entertainment and recreation	35	3.3%	10	0.8%	45	3.4%
Accommodation and food services	60	5.7%	60	5.0%	55	4.2%
Other services (except public administration)	40	3.8%	40	3.3%	55	4.2%
Public administration	90	8.6%	80	6.7%	40	3.1%
Total	**1,045**		**1,200**		**1,310**	

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Commuting Destination

In Metro Vancouver, commuting destination is also an important factor when considering a household's housing and transportation cost burden. Almost all of Anmore's residents (97.8%) commuted to a different part of the region for work, compared to 1.7% who both lived and worked within Anmore. Table 15 shows the breakdown of commuting destinations for workers with a usual place of work (workers who have a specific work address outside their home).

Table 15. Number and Percentage of Workers with a Usual Place of Work by Commuting Destination, Anmore (2016)

Commuting Destination	2016	
Within Anmore	15	1.7%
Within Region of Metro Vancouver but outside Anmore	880	97.8%
Within BC but outside of Metro Vancouver	0	0.0%
To a different Province or Territory	10	1.1%
Total - Worker Population with a Usual Place of Work	**900**	**100%**

Source: Statistics Canada, Census of Population, 2016

Mobility

Mobility status provides information about the movement of residents. Non-movers are persons who lived in the same residence as on the same date 5 years earlier. Non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in Anmore (moved within the Census Subdivision). Migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

Table 16. Mobility Status as Compared to 5 Years Ago, Anmore (2006, 2011, 2016)

Mobility Status	2006		2011		2016	
Non-movers	765	46.9%	1,335	66.3%	1,320	62.3%
Non-migrants	190	11.7%	120	6.0%	165	7.8%
Migrants	675	41.4%	555	27.5%	635	30.0%
Total	**1,630**	**100.0%**	**2,015**	**100.0%**	**2,120**	**100.0%**

Source: Statistics Canada, 2006 Census of Population, 2011 National Household Survey, 2016 Census of Population

As shown in Table 16, 62.3% of Anmore residents were non-movers according to the 2016 Census, meaning they had lived in the same residence five years ago. Movement from other parts of Canada and other countries is an important source of new residents to many parts of the Metro Vancouver region, and has an impact on housing supply.

3. HOUSING PROFILE

The housing profile section provides an overview of key housing indicators for Anmore, including dwelling units currently occupied and available, changes in the housing stock, and housing values. Where it is relevant, Metro Vancouver and the Province of BC are used as a benchmark for comparison.

3.1 HOUSING SUPPLY

Housing Unit Types

Most of the 690 housing units in Anmore were single-detached houses (70.3%). Following this housing type, apartment/duplex (most commonly a secondary suite within a house) were the most common form of housing, comprising 13.8% of the total housing units.

From 2006 to 2016, apartments/duplexes saw the largest increase (+72.7%). Table 17 shows dwelling units by structure type in Anmore during the past three Census periods.

Table 17. Number and Percentage of Dwelling Units by Structure Type, Anmore (2006, 2011, 2016)

Structure Type	2006		2011		2016	
Single-detached house	380	71.0%	440	69.8%	485	70.3%
Semi-detached house	25	4.7%	25	4.0%	30	4.3%
Apartment (duplex)	55	10.3%	85	13.5%	95	13.8%
Row house	0	0.0%	0	0.0%	0	0.0%
Apartment (fewer than 5 storeys)	0	0.0%	0	0.0%	0	0.0%
Apartment (5 or more storeys)	0	0.0%	0	0.0%	0	0.0%
Other single-attached house	0	0.0%	0	0.0%	5	0.7%
Movable dwelling	70	13.1%	80	12.7%	75	10.9%
Total	535	100%	630	100%	690	100%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

In terms of the breakdown of housing units by type (i.e. number of bedrooms), almost all of Anmore's housing units (97.8%) was housing that could be suitable for families (2 bedroom or 3+ bedroom units). Between 2006 and 2016, there was a decrease (-42.9%) in the number of dwelling units with 1 bedroom, and an increase in units with 4 or more bedrooms (+63.6%). Table 18 shows the dwelling units by number of bedrooms in Anmore during the past three Census periods.

Table 18. Number and Percentage of Dwelling Units by Number of Bedrooms, Anmore (2006, 2011, 2016)

Number of Bedrooms	2006		2011		2016	
0 bedrooms	0	0.0%	0	0.0%	0	0.0%
1 bedroom	35	6.5%	20	3.2%	20	2.9%
2 bedrooms	60	11.2%	50	7.9%	65	9.5%
3+ bedrooms	445	83.2%	560	88.9%	605	88.3%
Total	**535**	**100%**	**630**	**100%**	**685**	**100%**

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

According to the 2016 Census, one in six of dwelling units in Anmore were built prior to 1981 (15.9%), and almost a third of dwelling units (29.7%) were constructed in the most recent 10-year period, from 2006-2016. Table 19 shows information on dwelling units in Anmore by period of construction.

Table 19. Number and Percentage of Dwelling Units by Period of Construction, Anmore (2016)

Period of Construction	2016	
1960 or before	20	2.9%
1961 to 1980	90	13.0%
1981 to 1990	45	6.5%
1991 to 2000	215	31.2%
2001 to 2005	105	15.2%
2006 to 2011	120	17.4%
2011 to 2016	85	12.3%
Total	**690**	**100.0%**

Source: Statistics Canada, Census of Population, 2016

Rental Housing

Due to the small population size of the village of Anmore and associated confidentiality concerns, data on the rental market is not available through Statistics Canada or the Canada Mortgage and Housing Corporation.

Non-Market Housing

Non-market housing is affordable housing that is owned or subsidized by government, non-profits, or housing cooperatives; where the housing is provided at below market rents or prices. Non-market housing is found across the housing spectrum, ranging from emergency housing, to supportive housing and cooperatives.

BC Housing assists in meeting the needs of BC's most vulnerable residents through the provision of affordable non-market housing, and by making housing in the private rental market more affordable through the provision of rent supplements.

The information in this section is based on BC Housing's summary of housing units identified as emergency, supportive and independent housing in Anmore.

Table 20 summarizes the number of dwelling units that were identified by BC Housing as non-market units in Anmore and Metro Vancouver in 2020, and Table 21 summarizes the total number of non-market housing units and shelter beds specifically available for the homeless population in Anmore and Metro Vancouver.

Table 20. Number of Dwelling Units that are Non-Market (Subsidized) Units, Anmore and Metro Vancouver (2020)

Community	Transitional Supported and Assisted Living	Independent Social Housing		Total Units
		Low Income Families	Low Income Seniors	
Anmore	0	0	0	0
Metro Vancouver	9,477	10,834	13,296	33,607

Source: BC Housing

Table 21. Number of Housing Units and Shelter Beds for the Homeless, Anmore and Metro Vancouver (2020)

Community	Housing Units for the Homeless	Shelter Beds	Total
Anmore	0	0	0
Metro Vancouver	7,565	1,339	8,904

Source: BC Housing

Changes in Housing Stock

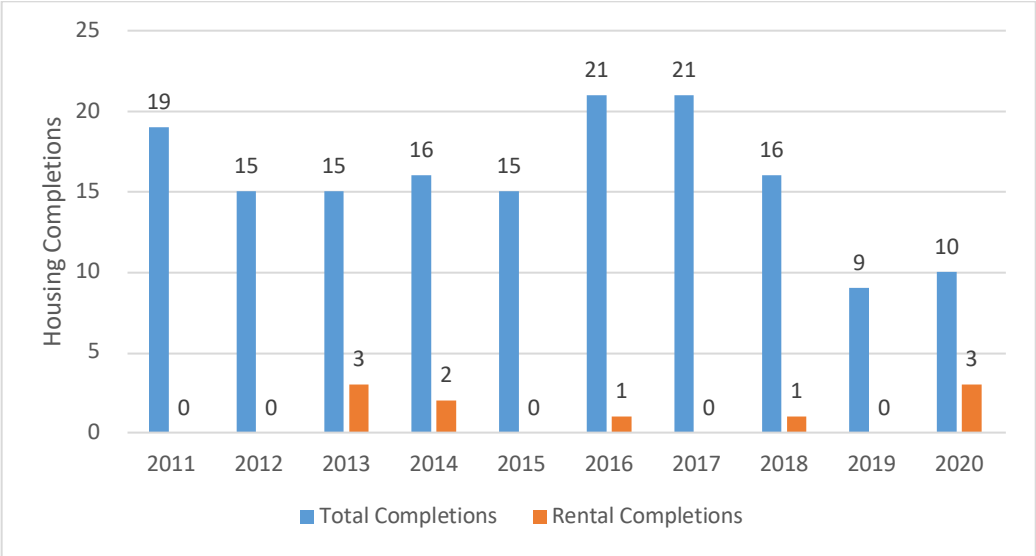
Housing completions are a measure of increasing housing supply. Table 22 shows housing completions by structure type over time in Anmore. Since 2011, the number of housing completions has varied, reaching a peak of 21 units in 2016 and 2017. All completions in Anmore have been for single detached homes. The number of rental housing completions has also increased in the past year, as shown in Figure 6.

Table 22. Number of Housing Completions by Structure Type, Anmore (2011 to 2020)

Housing Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Secondary Suite	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*	*
Single Detached	19	15	15	16	15	21	21	16	9	10
Semi-Detached	0	0	0	0	0	0	0	0	0	0
Row House	0	0	0	0	0	0	0	0	0	0
Apartment	0	0	0	0	0	0	0	0	0	0
Total	**19**	**15**	**15**	**16**	**15**	**21**	**21**	**16**	**9**	**10**

Source: Canada Mortgage and Housing Corporation
Note: 2019 data for secondary suite is combined into apartment category.

Figure 6. Number of Housing Completions by Tenure, Anmore (2011 to 2020)



Source: Canada Mortgage and Housing Corporation

As housing developments age over time, the renewal and redevelopment of these dwellings can result in demolitions. Demolitions affect net additions to the housing stock. Housing demolitions have varied in Anmore since 2011. In 2019, one unit was demolished. Table 25 shows the number of housing demolitions by structure type from 2011 to 2019.

Table 23. Number of Housing Demolitions by Structure Type, Anmore (2011 to 2019)

Housing Demolitions	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Detached	0	6	1	4	4	0	2	2	1
Duplex	0	0	0	0	0	0	0	0	0
Row house	0	0	0	0	0	0	0	0	0
Apartment	0	0	0	1	0	0	0	0	0
Total	**0**	**6**	**1**	**5**	**4**	**0**	**2**	**2**	**1**

Source: Canada Mortgage and Housing Corporation

3.2 HOUSING MARKET CONDITIONS

Housing Values

Tables 24 and 25 show the median values of housing for all units, by structure type, and by types of housing unit (0, 1, 2, 3, and 4+ bedrooms) in Anmore based on data from the 2016 Census of Population. As of 2016, the median housing values were highest for duplexes (basically, houses with basement suites)

($1,999,314), and lowest for semi-detached houses (1,003,036). Median housing values were highest for 4+ bedroom dwellings ($1,900,524).

Table 24. Median Housing Values by Structure Type, Anmore (2016)

Structure Type	Number of Dwellings	Median Value
Single-detached house	460	$1,794,905
Apartment (5 or more storeys)	-	-
Apartment (fewer than 5 storeys)	-	-
Apartment (duplex)	60	$1,999,314
Row house	-	-
Semi-detached house	35	$1,003,036
Total	**625**	**$1,506,952**

Source: Statistics Canada, Census of Population, 2016

Table 25. Median Housing Values by Number of Bedrooms, Anmore (2016)

Number of Bedrooms	Number of Dwellings	Median Value
0 bedrooms	0	-
1 bedroom	10	-
2 bedrooms	45	$552,095
3 bedrooms	145	$1,002,478
4+ bedrooms	430	$1,900,524
Total	**625**	**$1,506,952**

Source: Statistics Canada, Census of Population, 2016

Sale Prices

The Real Estate Board of Greater Vancouver also tracks home sales in the Metro Vancouver region through the MLSLink Housing Price Index® (MLSLink HPI®) which measures benchmark or typical home prices. The MLSLink® Housing Price Index (HPI), established in 1995, is modelled on the Consumer Price Index. Instead of measuring goods and services, the HPI measures the change in the price of housing features. Thus, the HPI measures typical, pure price change (inflation or deflation). The HPI benchmarks represent the price of a typical property within each market. The HPI takes into consideration what averages and medians do not – items such as lot size, age, and number of bedrooms, for example. Each month's sales determine the current prices paid for bedrooms, bathrooms, fireplaces, etc. and apply those new values to the 'typical' house model.

Data for Anmore, along with other smaller municipalities, is not available.

Affordable Sales

Metro Vancouver is often identified as having the highest home prices relative to household income in North America. Factors such as sale price, household income and mortgage rates impact affordability within the ownership market. Ownership units are considered to be affordable if households with median

household income can purchase the unit, with 10% down, 25-year amortization period and pay no more than 30% of their income. Based on these considerations the estimated affordable price is set at $420,000 (previously set to $385,000 for 2011-2015).

Data for Anmore, along with other smaller municipalities, is not available.

Rental Prices

Data on rental prices is collected by the Canada Mortgage and Housing Corporation. Data for Anmore, along with other smaller municipalities, is not available.

Affordable Rents

Affordability is a function of high housing costs relative to incomes and it can be made worse if rents grow at a faster rate than incomes. Affordability pressures can also be more severe for households falling at the lower end of the income distribution.

Rental units are considered to be affordable to a household if that household spends 30% or less of their household income on rent. Based on this consideration, units that rent for $940 per month or less are deemed to be affordable for households earning $37,500 per year (approximately 50% of the 2016 regional median household income), and units that rent between $940 and $1,500 are deemed to be affordable for households earning $60,000 (approximately 80% of the 2016 regional median household income).

Data for Anmore, along with other smaller municipalities, is not available.

3.3 HOUSING INDICATORS

Affordability

According to Statistics Canada, affordability means housing that costs less than 30% of a household's before-tax household income, including the following costs:

- For renters: rent and any payments for electricity, fuel, water and other municipal services;
- For owners: mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

In 2016, 19.0% of all private households (130 households) were living below the affordability standard in Anmore. Table 26 shows the number and percentage of households in Anmore spending 30% or more of their income on shelter costs but less than 100% for the three most recent census periods.

The proportion of owner households spending 30%-100% of their income on shelter costs in Anmore (17.5%%) was lower than that in the Metro Vancouver region as a whole (20.3%) but higher than the proportion province-wide (17.1%) in 2016.

In Anmore, Metro Vancouver, and BC, significantly more renter households spent 30%-100% of their income on shelter costs. In Anmore, 25.0% of renter households fell below the affordability standard, which was lower than the proportion of Metro Vancouver renter households (33.8%) and BC renter households (35.2%).

Table 26. Households Spending 30%-100% of Their Income on Shelter by Tenure, Anmore (2006, 2011, 2016)

Affordability	2006		2011		2016	
Total Private Households	535	100%	625	100%	685	100%
Below the affordability standard	105	19.6%	145	23.2%	130	19.0%
Owner Households	485	100%	580	100%	630	100%
Below the affordability standard	100	20.6%	135	23.3%	110	17.5%
Renter Households	45	100%	50	100%	60	100%
Below the affordability standard	0	0.0%	0	0.0%	15	25.0%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Adequacy

Adequacy refers to housing that does not require any major repairs, according to its residents. Table 27 shows that a relatively small proportion of the total private households in Anmore reported that their housing required major repair. In 2016, 30 households experienced adequacy challenges, representing 4.4% of all households.

Table 27. Households Requiring Major Repair by Tenure, Anmore (2006, 2011, 2006)

Adequacy (Requiring Major Repair)	2006		2011		2016	
Total Private Households	535	100%	625	100%	685	100%
Below the adequacy standard	30	5.6%	30	4.8%	30	4.4%
Owner Households	490	100%	575	100%	625	100%
Below the adequacy standard	20	4.1%	30	5.2%	25	4.0%
Renter Households	45	100%	50	100%	60	100%
Below the adequacy standard	0	0.0%	0	0.0%	0	0.0%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Suitability

Suitability is a measure of whether housing has enough bedrooms for the size and make-up of the resident households, according to National Occupancy Standard (NOS) requirements. As shown in Table 28, there were no households living in overcrowded conditions in Anmore in 2016.

Table 28. Households Living in Overcrowded Conditions by Tenure, Anmore (2006, 2011, 2016)

Suitability (Overcrowding)	2006		2011		2016	
Total Private Households	535	100%	625	100%	685	100%
Below the suitability standard	25	4.7%	0	0.0%	0	0.0%
Owner Households	490	100%	575	100%	625	100%
Below the suitability standard	10	2.0%	0	0.0%	0	0.0%
Renter Households	45	100%	50	100%	60	100%
Below the suitability standard	15	33.3%	0	0.0%	0	0.0%

Source: Statistics Canada, Census of Population, 2006, 2011, 2016

Homelessness

The Metro Vancouver regional Homeless Count, which occurs every three years, provides a point-in-time snapshot of homelessness in the region. Data for Anmore, and other smaller municipalities, is not available.

Social Housing Waitlist

BC Housing collects data on households that have applied for social housing in Metro Vancouver through the Housing Registry, a centralized database for those non-profit housing providers that have chosen to participate. The waitlist tracks applicant households by municipality across the region, as well as by specific characteristics including family or single person households, seniors, persons with disabilities and households needing wheelchair access. Data for Anmore was not available.

APPENDIX: GLOSSARY

ADEQUATE in relation to housing, means that, according to the residents in the housing, no major repairs are required to the housing.

AFFORDABLE HOUSING has shelter costs equal to less than 30% of total before-tax household income.

APARTMENT means a dwelling unit in a building with three or more dwelling units. Typically, apartments are classified as either: (a) apartment in a building that has fewer than five storeys; and, (b) apartment in a building that has five or more storeys.

APARTMENT (DUPLEX) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings. Apartment (duplex) units are commonly the main units and the secondary suite units in houses with secondary suites.

CENSUS DIVISION the general term for provincially legislated areas (such as county and regional district) or their equivalents. Census divisions are intermediate geographic areas between the province/territory level and the municipality (census subdivision).

CENSUS SUBDIVISION the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes.

COOPERATIVE HOUSING is a type of housing that residents own and operate as part of a membership.

CORE HOUSING NEED means a household living in housing that falls below at least one of the adequacy, affordability or suitability standards and that would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.

DWELLING STRUCTURAL TYPE refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

EXTREME CORE HOUSING NEED has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

HOMELESSNESS is the situation of an individual or family that does not have a permanent address or residence.

HOUSEHOLD refers to a person or a group of persons who occupy the same dwelling.

MARKET HOUSING means housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market.

MEDIAN is the value which is in the centre of a group of values.

MIGRANT means a migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, migrants include both internal migrants (who lived in a different municipality or province within Canada 5 years ago), and external migrants (those who did not live in Canada 5 years ago).

MOBILITY STATUS means a mobility status within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census;

MOVABLE DWELLING means a single dwelling, other than a mobile home, used as a place of

residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer houseboat, or floating home.

MOVER means a mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, movers are persons who did not live in the same residence as on the same date 5 days earlier. Movers include before non-migrants and migrants.

NAICS means the North American Industry Classification System Canada 2012, published by Statistics Canada;

NAICS sector means a sector established by the NAICS.

NON-MIGRANT means a non-migrant within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-migrants are persons who did not live in the same residence 5 years earlier, but who still lived in the same census subdivision (moved within the Census Subdivision)

NON-MOVER means a non-mover within the meaning of the Mobility and Migration Reference Guide, published by Statistics Canada for the 2016 Census. For the purposes of this report, non-movers are persons who lived in the same residence as on the same date 5 years earlier.

NON-MARKET HOUSING means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby rent or mortgage payments are not solely market driven.

OTHER SINGLE-ATTACHED HOUSE means a single dwelling that is attached to another building and that does not fall into any of the other dwelling structural types, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).

OWNER HOUSEHOLD refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

PARTICIPATION RATE means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

PRIMARY RENTAL MARKET means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

RENTAL ASSISTANCE PROGRAM (RAP) is a type of rent supplement program that BC Housing offers to eligible low-income families.

RENTER HOUSEHOLD refers to private households where no member of the household owns their dwelling.

ROW HOUSE means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

SECONDARY RENTAL MARKET means a market for rental housing units that were not purpose-built as rental housing;

SEMI-DETACHED DWELLING means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached

dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

SHELTER AID FOR ELDERLY RENTERS (SAFER) is a type of rent supplement program that BC Housing offers to eligible low-income older adults and people with disabilities.

SINGLE-DETACHED DWELLING means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

STRUCTURE TYPE see 'Dwelling Structural Type'.

SUBSIDIZED HOUSING refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.

SUITABLE HOUSING means housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

TENURE refers to whether the household owns or rents their private dwelling.



Anmore Housing Needs Assessment Report

RWPAS – Richard White, Katherine White
Focus Consulting – Steve Pomeroy

Introduction

- Starting in 2019 – local governments must collect, analyze trends and prepare reports that describe current and projected housing needs in their communities.
- Metro Vancouver has prepared detailed statistical descriptions for all municipalities.
- The report prepared by RWPAS & Focus Consulting contains:
  - Brief synthesis of local demographic and market conditions
  - Anticipated housing requirements based on the trends and projections
  - Quantifying housing need, where the market does not respond and require pro-active policy and programming by the municipality

Clarifying two concepts: housing required and housing need

Housing requirements derive from household growth and reflect the total number of new homes that will be required to meet anticipated demand.

Housing need is a more distinct subset. For the purpose of this Housing Needs Assessment the term “need” is used to enumerate households that are already housed, but do not have sufficient income to afford this housing without financial stress.

And because their income is low, they lack “effective demand”.

Overview of the local demographic and market context

97.8% of working adults leave the village daily for work

Approximately **75%** of homes are detached, and **91%** are owner occupied

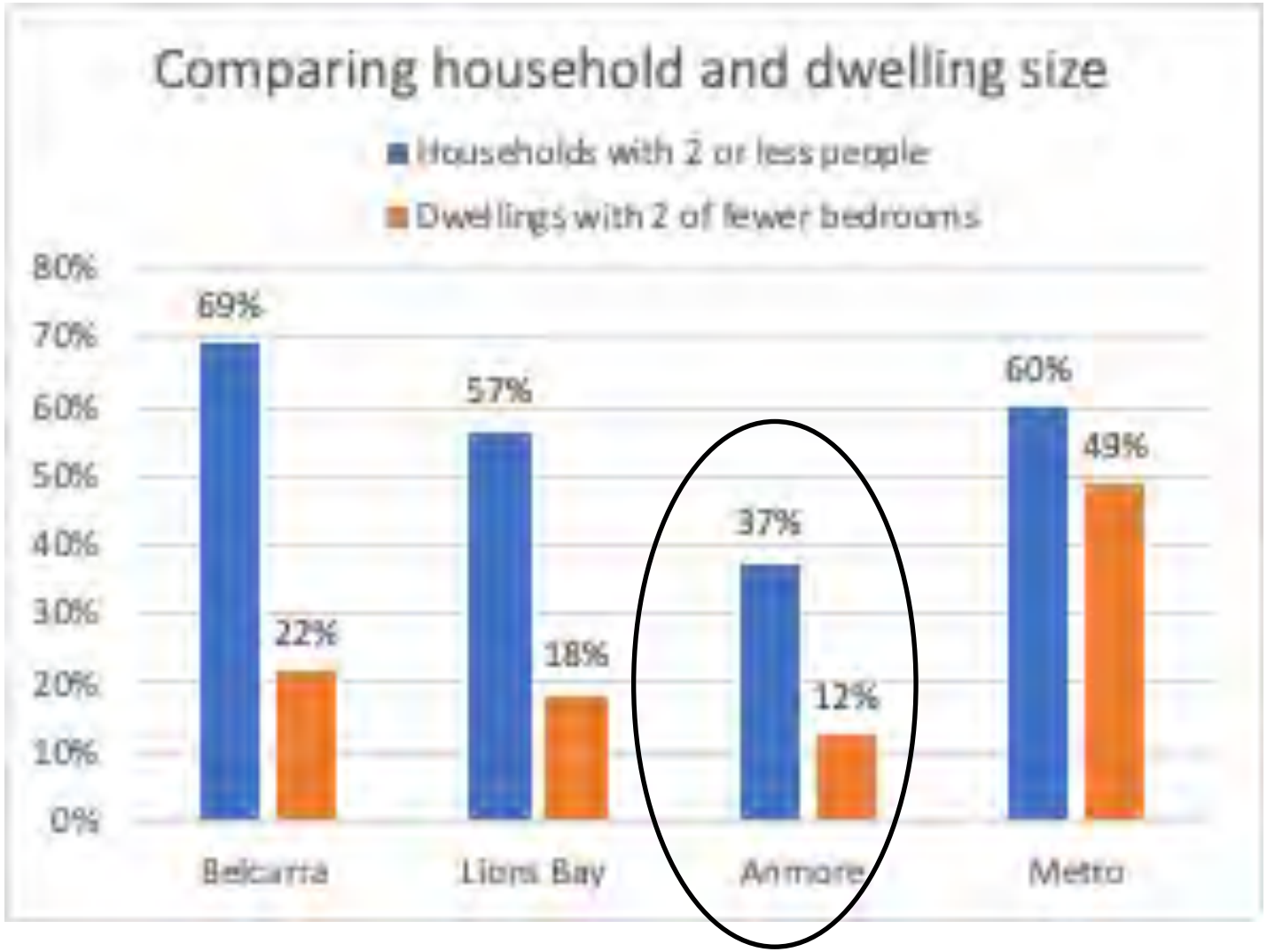
(vs 30% sfd and 64% own in Metro)

Small number of multi-unit dwellings, and **11%** are moveable dwellings

High median household income ($148,500), nearly double Metro average ($72,500)

Family households, especially younger families with children dominate – average 3.2 persons/household

Potential mismatch in size of homes vs size of households

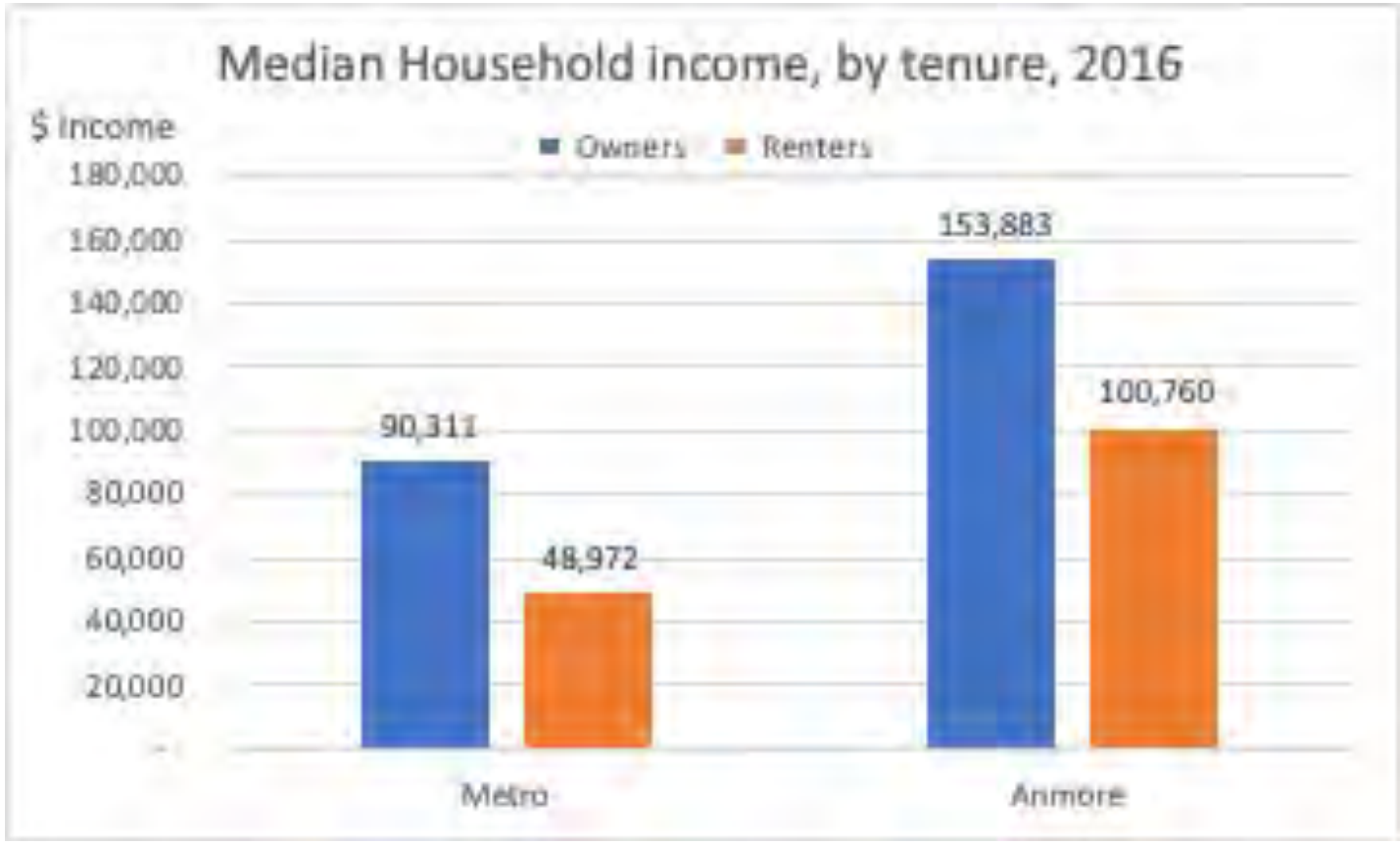


Home prices and affordability

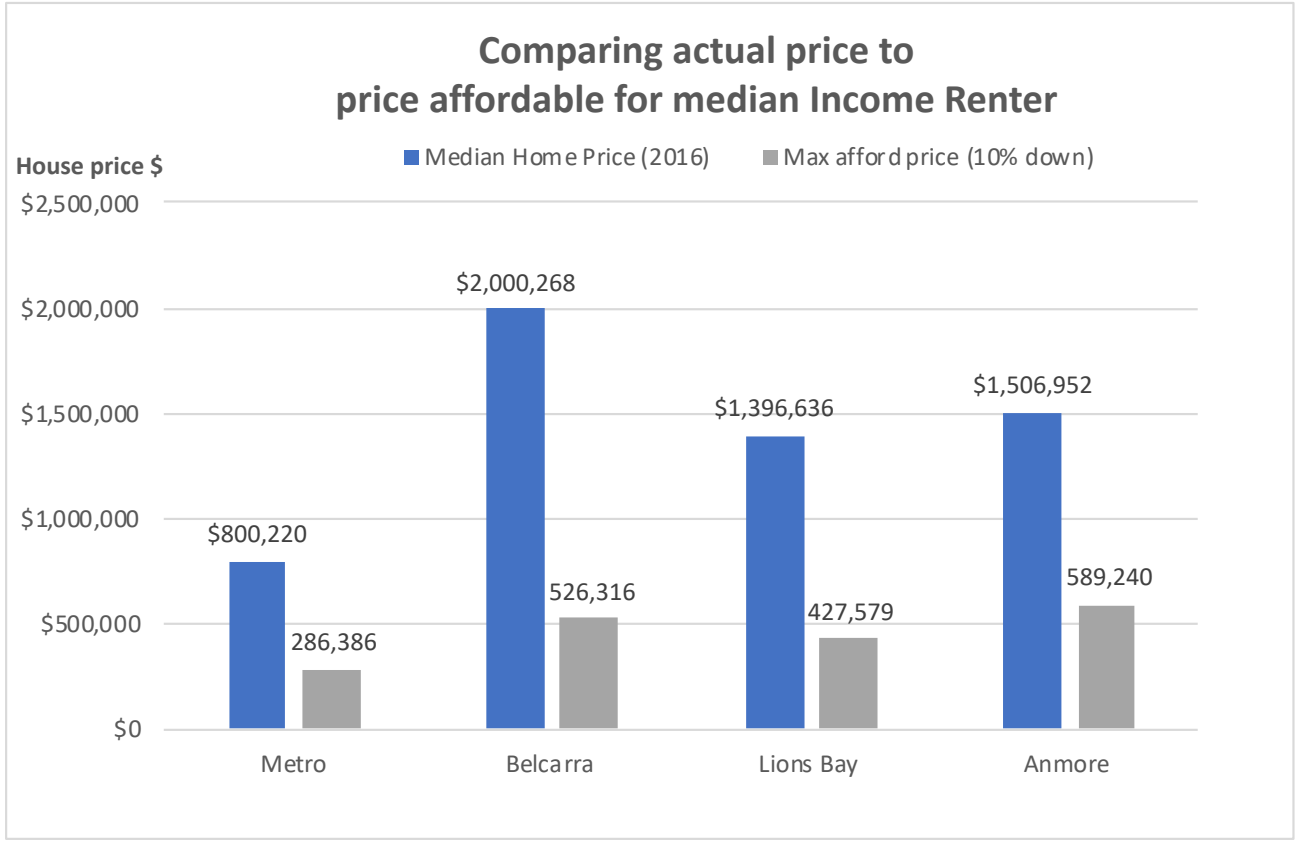
Median household price of **$1.506 million**, almost double the Metro median of $800,000 (2016 values)

35 out of 60 renters pay **over $1,500** so the median rent is over this amount

High incomes – reduces affordability issues



High home values: unaffordable to median renters



Core housing Need = much lower than metro

- The standardized measure of housing need in Canada, designed and implemented by Canada Mortgage and Housing Corp (CMHC). This determines if a household falls below any of three standards:
  - adequacy (physical condition),
  - suitability (crowding) and,
  - affordability (pay over 30% gross income for housing);
- and if their income is below that required to afford a median rent in the local area (in this case Metro Vancouver) at 39% of income.
- In Anmore **only 5.3% all households in core need** (vs 17.6% in metro)

Who is in core housing need (Incidence)

Roughly one-in-three lone parent homes are in need and core need is concentrated in households aged 45-65.

These current older lone parents (45-64) will gradually become single seniors so this may evolve into higher incidence of need among those over 65.

Recent population, household growth and housing market response

- Among the three villages in the metropolitan region, Anmore is the largest and fastest growing.
- Between 2006 and 2016 its population increased by 425 people, living in 150 households (i.e. 15 per year).
- Average net 14 new homes/year added between 2011-2019

Estimating future housing required

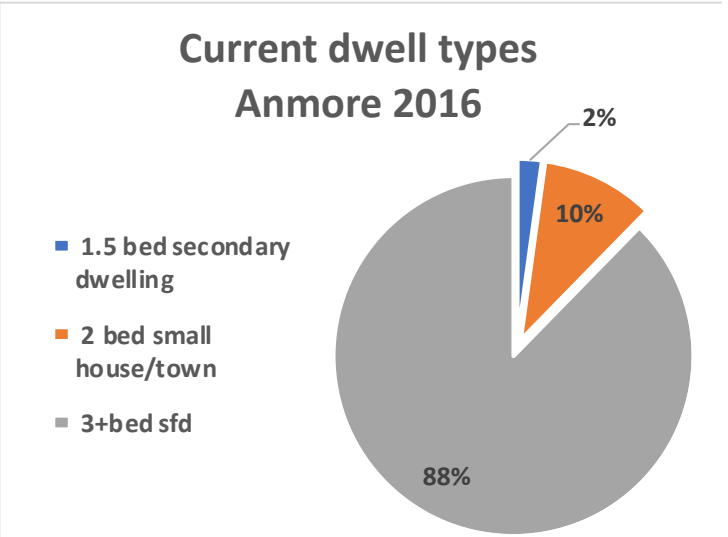
- Metro projections for 2016-26 suggest potential growth of 570 persons
- This equates to another 175 households over 10 years
  - A slight increase in annual new construction vs 2011-19

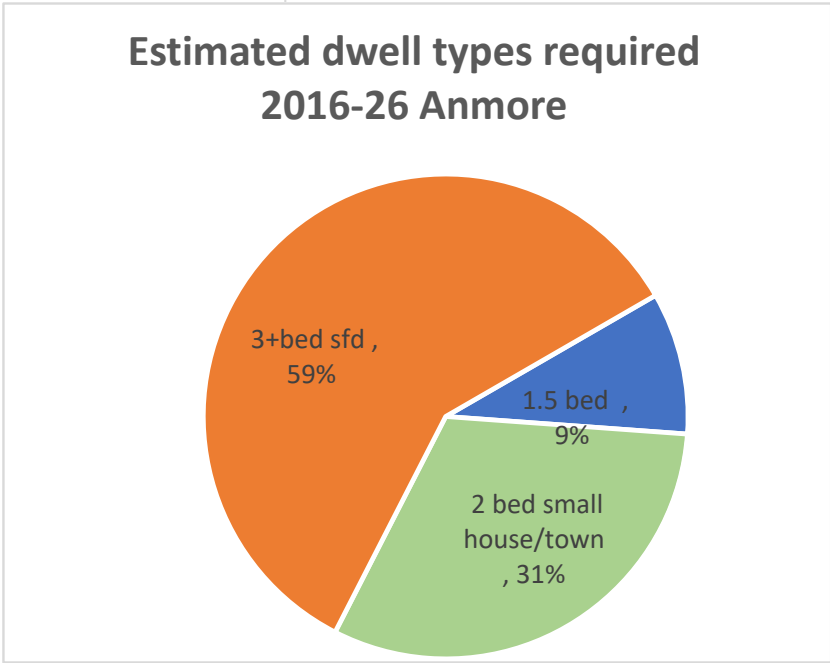
Estimating future housing requirements Based on household size and composition

- Project requirement for additional 175 homes, decade 2016-26

Household type	Dwell type
Singles	1.5 bed dwell (e.g. coach house, in-law suite)
Couple (no children), Lone parents, Non-Family 2+	2 bed small house/townhouse
Couple with kids, other (multi-family)	3+bed single detached

Anticipated future housing requirements: Suggests all new should focus on smaller types





Anticipating future core housing need

Only 5.3% of households were found to be in need.

Expected growth over the decade 2016-26, an additional 9 households would be in core need

Conclusions – key takeaway for Anmore

- Project household growth and need to add roughly 17 homes per year (next 10 yrs)
  - Anticipates expansion in serviced lots
- Some mismatch between form of existing homes – and population characteristics
  - Predominantly larger detached homes vs. increasing number empty nesters
- Need to plan/build smaller dwelling types
- Need to work with development industry to encourage more smaller homes, possibly including secondary apartments in existing homes

Thank you

Questions and discussion

Memorandum

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201-3999 Henning Drive, Burnaby, BC V5C 6P9, T: 604.629.2696 F: 604.629.2698

To:	**Village of Anmore**	Date:	**November 10, 2021**
Attention:	**Karen Elrick**	Project No.:	**32880**
Cc:			
Reference:	**Parks Committee – GIS Map**		
From:	**Chris Boit, P.Eng**		

Based upon the resolution passed on September 14th RC Agenda regarding Trail Mapping

"That the Committee recommend that Council direct staff to determine the cost and feasibility creating a trail map of similar quality and appearance to City of North Vancouver with our existing GIS system showing text and data points; and to promote the map on website and Village social media and report back to Council."

ISL has reviewed the capability of the existing GIS website and determined that the system can be updated to meet the requirements as requested by the Committee. We have assumed that the Village will provide the promotion of the map via their website and social media channels.

The approximate cost of creating the trail network layers and content for the GIS website will be approximately $7,000 + GST.

If you require and further information regarding the scope of work please contact the undersigned.

Regards

Chris Boit, P.Eng
Senior Engineer

VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: December 3, 2021 0550-01

Submitted by: Karen Elrick, Manager of Corporate Services

Subject: 2022 Council Calendar and Council Appointments

Purpose / Introduction

The purpose of this report is to provide, for Council's approval, the 2022 Council Meeting Schedule, Acting Mayor Appointments for 2022, and 2022 Appointment to the Sasamat Volunteer Fire Department Board of Trustees.

Recommended Options

THAT Council:

A. **Approve the 2022 Council Calendar as attached to the report dated December 3, 2022 from the Manager of Corporate Services; and**

B. **Approve the following Acting Mayor Schedule for 2022:**

Nov/Dec/Jan	**Councillor Krier**
Feb/Mar/Apr	**Councillor Laidler**
May/Jun/Jul	**Councillor Trowbridge**
Aug/Sep/Oct	**Councillor Weverink**

C. **Appoint Mayor John McEwen, Councillor Kim Trowbridge, and Councillor Paul Weverink as Trustees to the Sasamat Volunteer Fire Department for 2022.**

Background

Pursuant to section 127 of the *Community Charter*, Council must make available to the public a schedule of the date, time, and place of regular council meetings at least once a year. Acting Mayor appointments are made by Council on an annual basis pursuant to the *Anmore Procedure Bylaw* to designate a Councillor as the member responsible for acting in the place of the Mayor when the Mayor is absent or otherwise unable to act. Further, under the *Sasamat Volunteer Fire Department Administration and Regulation Bylaw*, the Village of Anmore, by resolution of Council, shall appoint three trustees, on or before January 1 of each year.

Report/Recommendation to Council

2022 Council Calendar and Council Appointments

December 3, 2021

Discussion

The Anmore *Procedure Bylaw* stipulates that Regular Council meetings are generally held on the first and third Tuesday of each month, with the exception of August. For 2022, adjustments to the general schedule have been made in the month of January taking into consideration the holiday closure, and to schedule one meeting for the month of December which leaves Council with the flexibility to schedule a second meeting as a Special Council meeting should the need arise before the holiday closure for 2022. In addition, as the Local Government Election will take place on October 15, 2022, November 1, 2022 has been set as the Inaugural Meeting date in accordance with the *Community Charter* and Anmore *Procedure Bylaw*.

Annually, Council must choose from amongst its members, designated Councillors to serve on a rotating basis as the member responsible for acting in place of the Mayor when the Mayor is absent or otherwise unable to act. The proposed rotation is consistent with the rotation that was set for the 2021 calendar year.

Three members of Village of Anmore Council serve as trustees to the Sasamat Board of Fire Trustees and appointment of those members, by resolution of Council, is required on an annual basis. The proposed appointments are consistent with the 2021 trustee appointments.

Other Options

THAT Council:

A. **Approve the 2022 Council Calendar as attached to the report dated December 3, 2022 from the Manager of Corporate Services; and**
B. **Approve the following Acting Mayor Schedule for 2022:**

Nov/Dec/Jan	**Councillor Krier**
Feb/Mar/Apr	**Councillor Laidler**
May/Jun/Jul	**Councillor Trowbridge**
Aug/Sep/Oct	**Councillor Weverink**

C. **Appoint Mayor John McEwen, Councillor Kim Trowbridge, and Councillor Paul Weverink as Trustees to the Sasamat Volunteer Fire Department for 2022.**

(recommended)

Or

A. Council may choose to provide alternative dates or amendments to the 2022 Council Meeting Schedule prior to approval.

Or

B. Council may choose to provide an alternate rotating schedule for Acting Mayor appointments for 2022.

Or

C. Council may wish to change the current Councillor appointments as Trustees to the Sasamat Volunteer Fire Department.

Financial Implications

There are no financial implications.

Communications / Civic Engagement

Notice of the 2022 Council Meeting Schedule will be advertised in the Tri-City News. Further, the schedule will be shared through the Village's social media outlets, posted at Village Hall, and shared through the Village's email distribution list.

Corporate Strategic Plan Objectives

We provided responsive, efficient, transparent and engaged service.

Attachments:

1. Draft 2022 Council Meeting Schedule

Report/Recommendation to Council

2022 Council Calendar and Council Appointments

December 3, 2021

Prepared by:
Karen Elrick Manager of Corporate Services
Reviewed for Form and Content / Approved for Submission to Council:
Chief Administrative Officer's Comment/Concurrence **Chief Administrative Officer**

2022 Council Meeting Schedule

Council Meeting Dates by Month

January	18	
February	1	15
March	1	15
April	5	19
May	3	17
June	7	21
July	5	19
August	no meetings	
September	6	20
October	4	18
November	1	15
December	6	

VILLAGE OF ANMORE

Council Members

Mayor John McEwen
Councillor Polly Krier
Councillor Tim Laidler
Councillor Kim Trowbridge
Councillor Paul Weverink

Acting Mayor Schedule

Nov/Dec/Jan	Councillor Krier
Feb/Mar/Apr	Councillor Laidler
May/Jun/Jul	Councillor Trowbridge
Aug/Sep/Oct	Councillor Weverink

Subject to change November & December 2022

JANUARY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY

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13	14	15	16	17	18	19
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27	28					

MARCH

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27	28	29	30	31		

APRIL

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MAY

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22	23	24	25	26	27	28
29	30	31				

JUNE

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JULY

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313						
1						

AUGUST

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28	29	30	31			

SEPTEMBER

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25	26	27	28	29	30	

OCTOBER

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23	24	25	26	27	28	29
30	31					

NOVEMBER

S	M	T	W	T	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

- Regular Council Meeting
- Statutory & Non-Statutory Holidays Observed
- Conferences to Note for 2022 (Council may attend)
- Local Government Election
- Inaugural Meeting

Lower Mainland Local Government Association Conference in Whistler, BC
May 4 to May 6, 2022

Federation of Canadian Municipalities Conference in Regina, SK
June 2 to June 5, 2022

Union of British Columbia Municipalities Conference in Whistler, BC
September 12 to September 16, 2022

Council meetings are typically held on the first and third Tuesday of each month. Exceptions apply.

Meetings commence at 7:00 p.m. and are held in Council Chambers at Village Hall, located at:
2697 Sunnyside Road
Anmore BC.

All public are welcome to attend.

2697 Sunnyside Road
Anmore, BC V3H 5G9
Phone 604 469 9877
Email village.hall@anmore.com

PARKS AND RECREATION COMMITTEE MEETING – MINUTES

Minutes of the Parks and Recreation Committee Meeting held on Wednesday, July 21, 2021 at 7:00 p.m. at Village Hall, Council Chambers 2697 Sunnyside Road, Anmore, BC

MEMBERS PRESENT
Councillor Kim Trowbridge (Chair)
Bruce Scatchard
Jay Sheere
Zahra Zaker

MEMBERS ABSENT
Susan Mueckel

OTHERS PRESENT
Stewart Campbell, Labourer

1. CALL TO ORDER

Chair Trowbridge called the meeting to order at 7:10 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

That the Agenda be approved as circulated.

Carried Unanimously

3. MINUTES

(a) Minutes of the Meeting held on May 19, 2021

It was MOVED and SECONDED:

That the Minutes of the Parks and Recreation Committee Meeting held on May 19, 2021 be adopted as circulated.

Carried Unanimously

4. BUSINESS ARISING FROM THE MINUTES

None.

5. UNFINISHED BUSINESS

(a) Update on Mossom Creek Bridge Construction Grant application

Due to grant application being denied, Cllr. Trowbridge would like to ask Anmore resident who expressed an interest in donating funds towards this project if they would still like to consider a donation in which case the committee could consider fundraising to complete the project.

Action Item: Staff to request details on projects that received funds under this grant application and any feedback on where the Village proposal fell short of being successful.

6. NEW BUSINESS

(a) Interactive Trail Map Options

Key points of discussion were:

- committee in favour of using the current GIS system to create a trail map with some text and data point links
- City of North Vancouver website example could be followed

It was MOVED and SECONDED:

That the Committee recommend that Council direct staff to determine the cost and feasibility creating a trail map of similar quality and appearance to City of North Vancouver with our existing GIS system showing text and data points; and to promote the map on website and Village social media and report back to Council.

Carried Unanimously

(b) Trail Connection in lieu of Summerwood Stairs

It was MOVED and SECONDED:

That the Parks & Recreation Committee request That Council write a letter to the Mossom Creek Hatchery requesting support of a trail connection through City of Port Moody in lieu of a staircase at Summerwood; and THAT the Parks & Recreation Committee request That Council direct staff to continue to engage with City of

Port Moody regarding a potential trail connection during Port Moody's Parks Master Plan Review scheduled for 2022.

Carried Unanimously

(c) Birch Wynde Recreation Improvements

Mr. Stewart Campbell, Labourer, presented a proposal to the committee to consider park trails to be cut into Birch Wynde Park for a youth bike path.

Discussion points included:

- Creation of youth bike trails through the park would create another amenity for the community
- Committee members to schedule a walk through with Stew
- Would like to commit money from the Parks budget to have the work complete this fall

It was MOVED and SECONDED:

That the Parks & Recreation Committee request that Council direct staff

1. to determine a budget and report back to Council for approval to create bicycle paths through Birch Wynde park
2. to consult with adjacent residents on Birch Wynde to confirm support of this project.

Carried Unanimously

7. ADJOURNMENT

It was MOVED and SECONDED:

That the meeting be adjourned at 8:20 p.m.

Carried Unanimously

Certified Correct:

"Karen Elrick"

_____

Karen Elrick
Manager of Corporate Services

Approved:

"Kim Trowbridge"

_____

Councillor Kim Trowbridge
Chair, Parks and Recreation Committee

ENVIRONMENT COMMITTEE MEETING – Minutes

Minutes of the Environment Committee Meeting held on Thursday, October 21, 2021 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

MEMBERS PRESENT	MEMBERS ABSENT
Councillor Paul Weverink, Chair	
Bill Cooke	
Al Harmer	
Alex Stein	
Elaine Willis	

1. CALL TO ORDER

Chair Weverink called the meeting to order at 7:00 p.m.

2. APPROVAL OF THE AGENDA

IT WAS MOVED AND SECONDED:

That the agenda be approved as circulated.

Carried Unanimously

3. MINUTES

(a) Minutes of the Meeting held on July 15, 2021

IT WAS MOVED AND SECONDED:

That the Environment Committee request staff to correct page 2, under section 6. (a) to show as “Lack of pesticide bylaw in Anmore”.

The Minutes of the Environment Committee Meeting held on July 15, 2021 be adopted as amended.

Carried Unanimously

The Chair invited members of the public to provide public input:

Doug Richardson, Anmore, regarding Tree Management Bylaw including consistency of definition of “tree” within the bylaw and desire for tree retention requirements regardless of lot size

4. BUSINESS ARISING FROM THE MINUTES

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

(a) Committee Round Table

Committee topics for discussion included:

- Tree Management Bylaw
- Open Ditch Policy

The Committee discussed the Tree Management Bylaw and made recommendations included in the resolution for consideration of Council.

IT WAS MOVED AND SECONDED:

That the Environment Committee recommend that staff review items identified by the Environment Committee within the Tree Management Bylaw and prepare a report for Council consideration.

1. Define “tree” better and consider naming the species, add specifics to the bylaw “tree definition”.
2. Incorporate climate change considerations in the replanting guidelines in detail.
3. Consider clearer language other than “may”, to consider the word “shall”.
4. “Administrator” should be more specific. It implies that someone “singular/one person” perhaps unqualified can make decisions. Everything should be signed off by a qualified professional (QEP).
5. Include specifics for significant trees and wildlife trees.
6. Have a policy that applies our tree bylaw to municipal land (refer to North Vancouver District policy regarding environmental protection on municipal land).
7. Clarify who follows up, as per the terms of the bylaw on the permit (three-year period). What is the reporting?
8. The bylaw needs to proofread and tightened up. Some typos could be shortened. Example: two different fines and penalties for two similar offences. Page 2 under definition “diameter” says “trucks” not “trunks”.
   Note: Environment Committee would like to know how many fines had been collected penalties in the past.
9. Replacing trees one month after cutting a tree down is not enough time in the case of development. Consider three months after occupancy to replant is more reasonable.

Carried Unanimously

The Environment Committee shared a brief discussion regarding the Open Ditch Policy and its environmental benefits.

IT WAS MOVED AND SECONDED:

That the Environment Committee endorse Anmore's Open Ditch Policy.

Carried Unanimously

(b) Future Topics for discussion

- Environment Committee would like to review Anmore's current pesticide practices policy, consider expanding a toxic substances bylaw.

7. ADJOURNMENT

It was MOVED and SECONDED:

To adjourn this meeting at 8:55 p.m.

Carried Unanimously

Certified Correct:

"Karen Elrick"

_____

Karen Elrick
Manager of Corporate Services

Approved:

"Paul Weverink"

_____

Councillor Paul Weverink
Chair, Environment Committee

PUBLIC HEARING– MINUTES

Minutes for the Public Hearing scheduled for
Tuesday, November 16, 2021 at 6:30 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

ELECTED OFFICIALS PRESENT
Mayor John McEwen, Chair
Councillor Polly Krier
Councillor Kim Trowbridge
Councillor Paul Weverink

ABSENT
Councillor Tim Laidler

OTHERS PRESENT
Juli Halliwell, CAO
Chris Boit, Manager of Development Services

1. Call to Order

The meeting was called to order at 6:30 p.m.

2. Opening Statement by Chair – Mayor John McEwen

Mayor John McEwen read the public hearing statement which is included as Attachment 1 and forms part of these minutes.

The Chief Administrative Officer confirmed that legislative requirements for notice of the public hearing was met. Ms. Halliwell confirmed that one written submission was received and is available for viewing and part of the public record.

3. Presentation of Zoning Bylaw Amendment Bylaw No. 651-2021.

Mr. Chris Boit, Manager of Development Services provided an overview of the proposed bylaw amendment including a general overview of the proposed zone and 4 properties included in the zoning bylaw amendment.

Mayor McEwen called for speakers for the first time:

Trudy Schneider, regarding that the rezoning application applied to only the 4 properties included in the bylaw amendment.

Mayor McEwen called for speakers for the second and third time and seeing none:

4. Close of Public Hearing

Mayor McEwen declared the public hearing closed at 6:37 p.m.

_____	_____
Karen Elrick	John McEwen
Corporate Officer	Chair

City of Pitt Meadows

OFFICE OF THE MAYOR

November 17, 2021 File: 05-1900-01/21

Selina Robinson
Minister of Finance
PO Box 9048 Stn Prov Govt
Victoria, BC V8W 9E2
Sent via email: FIN.Minister@gov.bc.ca

Dear Minister Robinson:

Re: Unfair Taxation Benefitting Railway and Industrial Operations

Further to your November 4, 2021 letter advising the Province has no plans to explore reclassification with respect to Railway and Industrial Operations, we are writing to express our significant disappointment with this information.

Although your letter is in response to the September 10, 2021 UBCM meeting it does not appear to consider the overwhelming support of over 90% of UBCM members (90.4% for fair taxation from railway operations and 94.9% for fair taxation from industrial parks) requesting a review of the legislation. Given the high level of support from around the province, we were hopeful more due consideration would be given to our request.

Additionally, over 25 years has passed since the legislation was changed. However, over the last 25 years there have been significant changes in the environment, health and safety considerations as well as continued and increasing pressures on local services and infrastructure.

With regards to your comment on reviewing the assessment methodology of linear properties we would appreciate understanding the rationale, approach and expectation of this review.

For clarity, there were two separate requests for legislation review.

1. Railway Operations - Create fairer taxation by removing section 5(e) of the Assessment Act – Prescribed Classes of Property Regulation B.C. Reg. 438/81 endorsed by UBCM under NR23 Fair Taxation from Railway Operations.
2. Industrial Operations - Create fairer taxation by removing section 5(f) of the Assessment Act – Prescribed Classes of Property Regulation B.C. Reg. 438/81 endorsed by UBCM under NR25 Fair Taxation from Industrial Parks.

Your letter appears to address the railway operations fair taxation request by not wishing to reconsider the 1995/96 decision which is specific to railway operations. However, the review of fair taxation in industrial operations does not appear to have been addressed.

We look forward to a favourable response in regards to our concerns.

Yours Truly,



Mayor Bill Dingwall
BGS, LL.B., CPHR

cc: UBCM Executive
UBCM Member Municipalities

550 Poirier Street, Coquitlam, BC Canada V3J 6A7 • Phone: 604-939-9201 • Fax: 604-939-6758

November 24, 2021

Mayor John McEwen & Council
Village of Anmore

Via email: village.hall@anmore.com

Dear Mayor and Council,

On behalf of School District No. 43 (Coquitlam) I am pleased to announce that the Board of Education acclaimed Michael Thomas as Chair of the Board and Carol Cahoon as Vice-Chair of the Board at the November 23rd Board meeting.

Contact information is below:

Chair: Michael Thomas
Phone: 604-715-7320
Email: mithomas@sd43.bc.ca

Vice-Chair: Carol Cahoon
Phone: 604-787-3435
Email: ccahoon@sd43.bc.ca

Yours truly,

SCHOOL DISTRICT NO. 43 (COQUITLAM)

Chris Nicolls
Secretary-Treasurer/CFO

cc: Board of Education
Patricia Gartland, Superintendent/CEO

Coquitlam

November 25, 2021
Our File: 13-6440-01/000/2021-1
Doc #: 4264126.v1

Chris Plagnol, Corporate Officer / Director Board and Information Services
Metro Vancouver
4330 Kingsway
Burnaby, BC V5H 4G8

VIA EMAIL: chris.plagnol@metrovancouver.org

Dear Mr. Plagnol:

RE: City of Coquitlam Comments on Draft Metro 2050 Regional Growth Strategy

Please be advised that at the November 22, 2021 Regular Meeting of Council for the City of Coquitlam the following resolution was adopted:

> That Council forward the report of the General Manager Planning and Development dated November 12, 2021 and entitled "City of Coquitlam Comments on Draft Metro 2050 Regional Growth Strategy" to the Metro Vancouver Regional District Board of Directors for consideration, with copies to member municipalities, expressing the City of Coquitlam's concerns, including the overly prescriptive targets and language, inadequate timelines for review, and the need to increase support for office growth in Urban Centres rather than only focused on the Metropolitan core.

Please find enclosed a copy of the report of the General Manager Planning and Development dated November 12, 2021 entitled "City of Coquitlam Comments on Draft Metro 2050 Regional Growth Strategy".

Should you have any questions or require further information with respect to this matter please contact me directly at 604-927-3016 or slam@coquitlam.ca.

Yours truly,

Stephanie Lam
Legislative Services Manager

City of Coquitlam
3000 Guildford Way
Coquitlam, BC Canada V3B 7N2
Reception Desk: 604-927-3000
cityofcoquitlam | coquitlam.ca

File #: 09-3710-01/000/2021-1 Doc #: 4264126.v1

Coquitlam

For Council

November 12, 2021
Our File: 13-6440-01/000/2021-1
Doc #: 4230494.v2

To: City Manager
From: General Manager Planning and Development

Subject: **City of Coquitlam Comments on Draft Metro 2050 Regional Growth Strategy**

For: **Council**

Recommendation:

That Council forward the report of the General Manager Planning and Development dated November 12, 2021 and entitled "City of Coquitlam Comments on Draft Metro 2050 Regional Growth Strategy" to the Metro Vancouver Regional District Board of Directors for consideration, expressing the City of Coquitlam's concerns, including the overly prescriptive targets and language, inadequate timelines for review, and the need to increase support for office growth in Urban Centres rather than only focused on the Metropolitan core.

Report Purpose:

This report seeks Council endorsement to provide official comments from the City of Coquitlam to Metro Vancouver Regional District (MVRD) in regards to the draft *Metro 2050* regional growth strategy as part of the official comment period.

Strategic Goal:

The ongoing collaboration with MVRD and fellow member jurisdictions in the development of *Metro 2050* supports the strategic goal of 'Excellence in City Governance'.

Background:

MVRD has been undertaking a review of the current *Metro 2040* regional growth strategy. This update, known as *Metro 2050*, began in 2019 and anticipates completion in 2022. The regional growth strategy provides a long-term vision and set of goals guiding changes across the region between now and 2050. The *Metro 2050* update to the regional growth strategy represents a continuation of planning which dates back to the Livable Region Strategic Plan of the 1990s.

Since the beginning of the *Metro 2050* update process, MVRD, Coquitlam and other municipalities and stakeholders have assessed the existing regional growth strategy, conducted policy reviews, and updated growth projections through MVRD's staff-level Intergovernmental Advisory Committee (IAC) and the Regional Planning Committee for elected officials.

The structure of *Metro 2050* is significantly similar to the current regional growth strategy, including a vision and five goals. Each goal has subsidiary strategies and policy actions to guide MVRD, TransLink, and member jurisdictions, like Coquitlam.

The draft *Metro 2050* update was issued by the MVRD Board for comment at the end of June. MVRD has also sent two delegations to Coquitlam to present and discuss the *Metro 2050* update directly with Council. The first delegation was on May 17, 2021, while the second was on November 1, 2021.

Discussion/Analysis:

Staff have undertaken a thorough and interdepartmental review of the draft *Metro 2050* update to the regional growth strategy. In addition to the staff review, Council has had two opportunities to relay comments, concerns and questions to MVRD delegations presenting to Council-in-Committee. This feedback has been collected in detail in Attachment 1, and is summarized in this section:

- Regional employment remains concentrated within Vancouver's metro core, meaning longer, more congested, and more polluting commutes for many residents. Measures in *Metro 2050* should more directly support new jobs in urban centres, such as Coquitlam, through policy, advocacy, and investment in infrastructure and services.
- Coquitlam accommodates a high share of regional growth and is expected to continue to do so in the future. The high growth rate may be an obstacle to achieving other *Metro 2050* goals, like increasing tree canopy coverage or lands protected for nature, and additional supports and flexibility should be extended to Coquitlam and other high growth cities.
- The *Metro 2050* update includes a number of challenging regional targets, such as 15% affordable rental housing in certain growth areas and 40% tree canopy coverage within the Urban Containment Boundary. There is concern about how these targets were derived and tested, as well as questions of feasibility, flexibility, and local geographic distinctions.
- The Province issued the "Opening Doors: Unlocking Housing Supply for Affordability" report in summer 2021. This report, generally supported by Coquitlam, includes a goal of increasing housing supply for the region. There is concern that some *Metro 2050* policy actions may inadvertently work against the goals of this report, and should be assessed with this in mind.
- A number of the strategies and policy actions within *Metro 2050* are highly detailed and directive. Given the long-term, regional nature of the document, it may be appropriate to scale back certain details and allow for greater flexible at the municipal level, recognizing that local government is better suited to flesh out the details within their own communities.

- The overall timeline to review and provide commentary on the draft *Metro 2050* update is challenging, with only five months available to coordinate feedback across the City and region. Coquitlam supports taking additional time to enable fuller review of this important document which will set regional direction for the coming decades.

Finally, based on staff level discussions between the City and MVRD, a series of minor notes on *Metro 2050* will be provided separately. This is intended to give the more significant comments noted above more prominence and enable more efficient workflows. The minor comments pertain to matters such as typographical errors, clarification of terms and metrics, and simplifying language.

Next Steps:

Subject to Council support of the recommendation in this report, staff will provide formal comments from the City of Coquitlam on the draft *Metro 2050* update to the regional growth strategy to the MVRD Board ahead of the November 26, 2021 deadline for public comments.

Following receipt of public comments, MVRD staff will assess the feedback and the timeline. Subsequent revisions to *Metro 2050* would occur prior to consideration of the document by the MVRD Board at a first and second reading and a public hearing in early 2022. Member jurisdictions, including local municipalities like Coquitlam, would then need to adopt the regional growth strategy update prior to the final adoption by the MVRD Board, expected by summer 2022.

Future work items following final approval and adoption of *Metro 2050* would include collaboration with MVRD and regional partners on Implementation Guidelines and an update of the City of Coquitlam's Regional Context Statement to reflect *Metro 2050*.

Financial Implications:

There are no immediate financial impacts related to this report. Following anticipated adoption of *Metro 2050*, Community Planning staff resources will be need to be allocated to support the update to the City's Regional Context Statement, which will be accommodated within the annual operating budget.

Conclusion:

Providing formal feedback from the City of Coquitlam on *Metro 2050* is an important step in ensuring our voice is heard at the regional level. It supports Coquitlam's ongoing involvement in regional planning and collaboration with other partners within the MVRD federation and supplements past advice and discussion from both City Council and staff

that has occurred throughout the process. Coquitlam staff will continue to liaise and work with MVRD through subsequent steps to update and implement the regional growth strategy.

Don Luymes

ZB/bk/ce

Attachment:

1. City of Coquitlam *Metro 2050* Feedback (Doc# 4246806)

This report was prepared by Zak Bennett, Senior Planner, and reviewed by Genevieve Bucher, Director Community Planning.

ATTACHMENT 1

November XX, 2021
Our File: 13-6440-00/08-001/1
Doc #: 4246806.v1

Heather McNell, General Manager, Housing and Regional Planning
Metro Vancouver
4330 Kingsway
Burnaby, BC V5H 4G8

VIA EMAIL: heather.mcnell@metrovancouver.org

Dear Ms. McNell:

RE: City of Coquitlam *Metro 2050* Feedback

The City of Coquitlam would like to express its thanks to you and your team for the ongoing opportunity to engage and provide feedback on the draft *Metro 2050* update to the regional growth strategy. In addition to the staff-level conversations that have been occurring throughout the process, Metro Vancouver has also provided direct engagement with our city Council through delegations to the May 17 and November 1, 2021, Council-in-Committee meetings.

We are encouraged by the commitments to listen and respond to the comments and concerns of member jurisdictions such as ourselves. This is reflected in changes made between the previous and current draft *Metro 2050*. In that same spirit, this letter provides official feedback from the City of Coquitlam, approved by Council resolution at the November 22, 2021. We look forward to continued collaboration and are available for further discussions through the next steps of the *Metro 2050* process and subsequent implementation efforts.

Staff have identified the following feedback to-date:

- The continued concentration of employment in the Metropolitan Core increasingly means longer commutes, more congestion, and higher levels of air pollution. This works against other goals identified in *Metro 2050*. Language within the regional growth strategy (For instance, 1.2.1, 1.2.16, and 1.3.6) should more aggressively support employment in other Urban Centres in the region in tandem with supporting community services and amenities. This would enable more efficient usage of transportation and other infrastructure in support of regional goals.

- Coquitlam has been and is expected to remain a city of high population growth in the regional growth strategy, as the Tri-Cities are again expected to accommodate a large population increase (Table 1). While Coquitlam is supportive of planning and accommodating a higher share of regional growth, policies in *Metro 2050* should include additional recognition, flexibility and supports for Coquitlam and similar municipalities who take the brunt of regional growth.

- The 15% regional affordable rental housing target (4.2.3) within Urban Centres and Frequent Transit Development Areas should be reframed to better reflect the challenges and economics underlying the target. Current development within Coquitlam adjacent to the Evergreen Line can achieve this mark, however there may be potential burdens on some local governments with existing area plans. Further, it is unclear if the 15% target has been tested for economic viability or how this will be measured over time. The policy, and concomitant advocacy from Metro Vancouver to the federal and provincial governments, should explicitly recognize that additional supports from senior governments may be necessary to achieve this target.

- The 40% regional tree canopy coverage target (3.2.1 b) within the Urban Containment Boundary is an area of concern. Local conditions vary significantly across the region, including geographic size, presence of significant parks and green space, and anticipated growth. Coquitlam is expecting above-average population growth which may impact its ability to contribute to the 40% canopy target. The policy should acknowledge that local context and achieving other regional goals may conflict with the tree canopy target. Further, additional testing of this target should occur prior to its adoption to measure feasibility.

- Provincial government released the "Opening Doors: Unlocking Housing Supply for Affordability" report in summer 2021. On the whole, Coquitlam supports increasing housing supply as one means to improve affordability. *Metro 2050* policies should be reviewed to ensure that they don't lead to inadvertent conflicts with the "Opening Doors" recommendations.

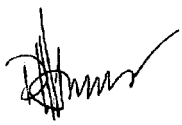
- Some policy actions are highly detailed and directive, particularly in consideration of *Metro 2050* as a long-term regional document. We suggest that it is more appropriate that these areas are vested with local governments, who are best equipped to know and determine local needs and context. Examples include requiring communities to identify strategies to increase community acceptance of different housing types (4.3.7 b), increasing social connectedness (4.1.8 c. vi) or high-quality urban design (4.1.8 c vii). With respect to these directions, wording should be softened to "consider" or "explore" in lieu of "require" or similar language.

- The tight timeline of the *Metro 2050* process makes detailed and meaningful review by member jurisdictions challenging. There is also a risk that revisions stemming from the five month public comment period will be difficult for Metro Vancouver staff to accommodate in the coming months. Coquitlam encourages Metro Vancouver to take sufficient time to review and revise inputs on the *Metro 2050* regional growth strategy update, even if this means a delay to the anticipated adoption of the *Metro 2050* update in early 2022. The regional significance of the document means timing is a crucial consideration.

Additional minor comments inclusive of editorial notes, simplifying language, clarifying performance monitoring metrics, and definition of terms have been provided directly to Metro Vancouver staff. For brevity and clarity, they are omitted from this letter.

Coquitlam staff are available to discuss any of the aforementioned feedback or process. Should you have any questions or require further information with respect to this matter please contact Genevieve Bucher, Director of Community Planning at 604-927-3490 or gbucher@coquitlam.ca.

Yours truly,



Don Luymes
General Manager, Planning and Development

cc – Mayor and Council
Peter Steblin, City Manager
Raul Allueva, Deputy City Manager
Jerry Dobrovolny, Commissioner / CAO Metro Vancouver
Sean Galloway, Director of Regional Planning Metro Vancouver