

For Metro Vancouver meetings on Friday, November 29, 2024

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancover.org.

Metro Vancouver Regional District

Election of Board Chair

Director Mike Hurley was acclaimed Board Chair.

Election of Board Vice Chair

Director John McEwen was acclaimed Board Vice Chair.

E1.1 Metro 2050 – 2023 Annual Performance Monitoring Report

RECEIVED

The *Metro 2050* Performance Monitoring Dashboard tracks 29 key performance measures for *Metro 2050*, and provides a framework for discussing its implementation for the Metro Vancouver Board, member jurisdictions, TransLink, other regional agencies, and the general public. The dashboard details each measure’s vision, offers transparency on the status, and supports information with relevant data. With these insights, the MVRD Board can review and evaluate the state of growth management in the region, monitor progress, address emerging issues, and facilitate collective decision-making among stakeholders.

A highlight of selected performance measures include:

- Between 2016 and 2021, 98% of Metro Vancouver’s total dwelling unit growth occurred within the Urban Containment Boundary, meeting the regional target of 98%;
- Between 2016 and 2021, 41% of Metro Vancouver’s total dwelling unit growth occurred within Urban Centres, with a total increase of 31,635 units, which exceeds the regional target of 40%;
- In 2021, 56% of Metro Vancouver residents live in the region’s priority growth areas (22% in Urban Centres, 2% in Frequent Transit Development Areas, and 32% in Major Transit Growth Corridors); and
- The 2020 Regional Industrial Lands Inventory identified 10,250 hectares of land with an Industrial or Employment regional land use designation. 81.61% was developed lands and 18.39% was vacant lands.

The *Local Government Act* and *Metro 2050* require annual reporting on the regional growth strategy’s progress. The 2023 Annual Performance Monitoring Report provides a summary of progress towards the 29 performance measures set out in *Metro 2050*. A complete profile of the performance measures with detailed data breakdown is available on the new *Metro 2050* Performance Monitoring Dashboard.

The Board received this report for information and directed staff to forward a copy of the report to the Ministry of Municipal Affairs, the Ministry of Citizen’s Services, and member jurisdictions.

E1.2 Economic Impact of Industrial Lands in Metro Vancouver Study

RECEIVED

Metro Vancouver updated the *Economic Impact of Industrial Lands Study* to document the economic value and employment contribution of the region’s industrial lands using the latest available data, including employment counts from the 2021 Census and land uses from the 2020 *Regional Industrial Lands Inventory*. The previous study was completed in 2019.

The updated study illustrates that:

- industrial lands continue to represent 4% of the Metro Vancouver land base and 22% of the region’s jobs;
- total industrial activity accounts for 31% of the jobs in the region and pays 14% higher on average;
- through indirect and induced impacts, activity located on industrial lands contributes a total of 468,600 jobs to the regional economy, 513,700 jobs in British Columbia, and 584,100 jobs in Canada;
- industrial lands account for 30% (\$43 billion) of the region’s overall GDP, and contribute \$8 billion annually in government tax revenues.

The updated and enhanced 2024 *Economic Impact of Industrial Lands Study* reiterates for Metro Vancouver, member jurisdictions, and stakeholders, that industrial lands are the foundation for a significant amount of the region’s total economic activity, with a disproportionately large amount of employment and wages above the regional average. The study also informs the ongoing implementation of the *Regional Industrial Lands Strategy* and *Metro 2050*.

The Board received this report for information and directed staff to forward a copy of the report member jurisdictions and offer to present findings to councils.

E1.3 Streamlining Rental Housing through Standardized Designs and Regulations: Project Update

RECEIVED

Metro Vancouver, in partnership with the Province, member jurisdictions, and other partners, is developing a blueprint to accelerate the delivery of six-storey rental housing through simplification of regulatory requirements and standardized design approaches. The project is supported by both the Metro Vancouver Regional District Sustainability Innovation Fund (SIF) and the Canada Mortgage and Housing Corporation’s (CMHC) Housing Supply Challenge Round 5 – ‘Level Up’ and is rapidly advancing due to recently confirmed additional funding from the CMHC program and associated timelines.

The Rental Housing Blueprint project is focused on six-storey multi-family apartment buildings, a housing form with strong potential to help meet the acute need for rental housing in the region. Project objectives include reducing overall housing delivery timelines, addressing skilled trade labour shortages, and creating a supportive environment for off-site construction. Using technology and innovation, and moving toward off-site construction, there is potential to reduce the cost and complexity of rental housing delivery, while still constructing quality housing with high standards for livability and sustainability. A final

draft of the standardized regulation is being reviewed by key partners, and will be presented to the Regional Planning and Housing Committees in early 2025. It is also anticipated that a full suite of reference designs will be available by February 2025, as well as training and support for municipalities who want to move toward using digital Building Information Modelling (BIM) and e-compliance systems in their approval processes.

There are opportunities for ongoing collaboration with member jurisdictions who want to participate in shaping the outcomes of the standardized regulatory and design approaches, and project milestones will be presented to the Regional Planning Advisory Committee (RPAC), the Regional Planning and Housing Committees, and the Metro Vancouver Board at regular intervals. Resources will also be available through the project to support implementation and demonstration of the project’s outcomes in municipalities that are currently advancing initiatives related to simplification and digitization, and will be coordinated through the Regional Administrators’ Advisory Committee (RAAC).

This report provided a project update and overview, including upcoming opportunities for support to Metro Vancouver member jurisdictions, and was presented to both the Regional Planning and Housing Committees for information.

The Board received this report for information.

E1.4 Metro Vancouver Dwelling Unit Projections Update

RECEIVED

This report follows the recently completed update on regional population projections. The region is expected to add, on average, approximately 21,000 net new units annually from 2021 to 2051. A higher growth rate is anticipated in the future for the region in comparison to previous projections in *Metro 2050*, with an average annual growth rate of 1.55%.

Metro Vancouver updates regional and municipal dwelling unit projections regularly. Metro Vancouver’s projections have been the main source for estimating future demand for land, housing, jobs, and utilities for many years and guide land use and infrastructure planning initiatives among Metro Vancouver’s utilities, member jurisdictions, TransLink, and other regional agencies. Projection modeling intends to promote collaboration and consistency among provincial, regional, and municipal planning agencies and establish a common basis of information, assumptions, and implementation methods. The projections incorporate recent higher federal immigration targets, but do not fully account for the impact of recent provincial housing legislation and housing targets. Staff will continue to work on analyzing the implications the updated projected growth will have on capital programs as well as changes in growth distribution across the region.

The Board received this report for information.

E1.5 Metro Vancouver Residents’ Housing and Neighbourhood Preferences Model

RECEIVED

Metro Vancouver has been leading a multi-year *Social and Community Data Land Use Project* to better understand housing and neighbourhood needs and preferences across the region. The “Metro Vancouver Residents’ Housing and Neighbourhood Preferences Model” extrapolates the survey-based movement behaviour (as “stickers”, “movers”, “bouncers”) and dwelling structure type preferences (single detached and multi-attached housing, row houses, apartments) of long-term residents to all households/household maintainers across the region. Key findings include:

- Most households can be classified as “stickers” (i.e., no recent relocations), who were more likely to prefer single detached housing.
- Those who relocated more often (i.e., “movers” and “bouncers”) were more likely to prefer a greater diversity of dwelling structure types.
- Multi-attached housing was a common second choice, especially by those who were younger (aged 18–44), with high household incomes (i.e., at least \$85,0000/year, total before-tax), and high household cost to income ratios.
- Apartment preference was greatest in areas with high current supplies (i.e., Burnaby, Vancouver, New Westminster) and was associated with low household cost to income ratios.

This study illustrates that some dwelling structure type preferences may not be fully aligned with current housing supplies, regional plans, and the new provincial housing legislation. The outcomes of this project may assist in the planning of future regional growth and urban design patterns.

The Board received this report for information.

E2.1 Metro Vancouver’s 2024 Financial Performance Report

RECEIVED

The 2024 Financial Performance Report indicates a forecasted year-end net operating surplus to budget of \$8.0M (0.7% of the total \$1.2 billion operating budget). Surpluses are forecasted in Liquid Waste (\$3.6M), Housing (\$4.7M), and Regional District (\$7.4M), primarily a result of staff vacancies, delays in projects, and lower debt service costs.

Budget shortfalls are expected in Water (\$4.8M) due to lower than anticipated water sales, and Solid Waste (\$2.9M) from increased contingency disposal costs. Year-end capital expenditures are forecasted at approximately 70% of the annual cash flow target of \$1.4B. Significant work has progressed on several multi-year projects and the majority of the 30% underspend is related to the status of major projects, such as the Coquitlam Water Main, Iona Island Waste Water Treatment Plant, and North Shore Waste Water Treatment Plant which have been accounted for in the 2025-2029 Financial Plan.

In 2024, \$350.0M has been borrowed versus \$482.0M targeted, resulting in lower debt servicing costs. Investment returns are currently averaging 4.59% and are expected to remain favorable for the remainder of the year. Year-to-date procurement activity includes 12 awards approved by the Board representing 84% of the total value of awarded contracts and across the organization there are over 120 continuous improvement initiatives underway.

The Board received this report for information.

E3.1 Atmospheric River Event – Flooding & Operational Impacts

RECEIVED

The Flood Resiliency Committee received a presentation on recent Atmospheric River Events and resolved to forward the presentation to the Board for information.

The Board received this presentation for information.

E4.1 Strategic Initiatives Update

RECEIVED

In 2024, Invest Vancouver focused on implementing and exploring strategic initiatives that would increase global profile and support transformational economic development opportunities. These efforts aimed to attract foreign direct investment and facilitate the creation of high-quality jobs for Metro Vancouver residents.

Invest Vancouver’s strategic initiatives include:

- working with partners on Web Summit Vancouver 2025 and the 2026 FIFA Men’s World Cup for global investment opportunities and to draw international attention to the region’s thriving tech sector and key industries;
- promoting innovation through cleantech initiatives at renowned events such as Globe Forum 2024 and hy-fcell Canada to support the green economy; and
- exploring opportunities for a maritime green shipping corridor and zero-emissions aviation innovation hub for sustainable growth and de-carbonization.

The Board received this report for information.

E4.2 Investment Attraction Update – Q3 2024

RECEIVED

The Metro Vancouver region continues to attract sustained interest from international companies looking to expand their operations to the Metro Vancouver region. Invest Vancouver added 15 new leads to the investor pipeline in Q3, contributing an additional \$270 million in potential direct investment and 370 local jobs. As of September 30, 2024, staff were working with a total of 90 prospective leads. The prospective leads represent \$2.6 billion in potential direct investment and 1,825 jobs in the Metro Vancouver region.

Two Digital Media and Entertainment companies, Peliplat and Code Wizards, decided to expand their operations to the region. Additionally, Samsung Research Canada (SRCA) and Akcelo – well established companies in the region – have expanded their operations in the last three months. Collectively, these four companies represent 55 jobs and \$16 million in direct investment. Invest Vancouver also welcomed three inbound delegations from key markets including Germany, Hong Kong, and Mexico, fostering international connections and promoting investment opportunities in these jurisdictions.

The Board received this report for information.

E4.3 Coordinated Approach to Address Issues Related to Recent Changes to Immigration Policy **DEFEATED**

The Invest Vancouver Management Board discussed the impact of recent changes to immigration policy and resolved to request that the Board send a letter to the Premier of British Columbia regarding the need for a coordinated approach to address arising issues.

The Board did not resolve to send a letter.

E5.1 Proposed Updates to Metro Vancouver’s Ambient Air Quality Objectives **APPROVED**

Health research shows that degraded air quality harms people and the environment. Metro Vancouver uses ambient air quality objectives to help manage air quality in the region. The Canadian Ambient Air Quality Standards (CAAQS) are national objectives adopted by the Canadian Council of Ministers of the Environment (CCME) that are used by air quality agencies across Canada to protect human health and the environment. The CCME is increasing the stringency of the CAAQS for ground-level ozone, nitrogen dioxide, and sulphur dioxide in 2025.

Consistent with past MVRD Board direction and practice, Metro Vancouver staff sought the Board’s endorsement to update four regional ambient air quality objectives to align with the national objectives. This alignment will ensure continuous improvement in regional air quality, maintaining Metro Vancouver’s leadership in North America for air quality management. Staff notified interest holders of the intended update by email in early October. To achieve the updated objectives, Metro Vancouver would continue to work with member jurisdictions and other partners to implement actions in the Board-adopted *Clean Air Plan* that reduce emissions of air contaminants that degrade regional air quality. If the proposed updates were not endorsed, the regional air quality management framework would be inconsistent with national objectives and the principles of the *Clean Air Plan*, which could cause confusion for interest holders.

The Board endorsed the updates to Metro Vancouver’s ambient air quality objectives.

E5.2 Air Quality Advisories During the Summer of 2024 **RECEIVED**

Another active wildfire season was experienced in BC in 2024, with more than twice the 10-year average area burned. Wildfire smoke covered much of the province for long periods, while the Lower Fraser Valley was largely unaffected, mainly due to its coastal location and prevailing winds. Elevated levels of ground-level ozone (smog) were experienced in the region for only a few days during the summer of 2024.

Metro Vancouver issued the only advisory of 2024 on July 8, a three-day smog advisory for eastern parts of Metro Vancouver and the Fraser Valley, due to a combination of emission sources in the region and hot, sunny weather. Metro Vancouver issues air quality advisories and bulletins for the Lower Fraser Valley airshed, including Metro Vancouver and the Fraser Valley Regional District, to help protect residents’ health during periods of degraded air quality.

The Board received this report for information.

E5.3 Climate 2050 Progress Report 2023/2024

RECEIVED

The *Climate 2050 Progress Report 2023/2024* provides a status update on progress towards *Climate 2050* and its roadmap actions. Between 2010 and 2022, Metro Vancouver's population increased by 22 percent, and regional GHG emissions increased by 9 percent, reaching 17.2 million tonnes per year of CO₂e in 2022. This increase was driven by growth in emissions from buildings, industrial facilities, and non-road engines (including construction and other equipment). For example, emissions from construction, manufacturing, and other commercial equipment (e.g., backhoes, generators, and forklifts) was responsible for about half of the growth in total regional emissions.

At the same time, effective climate policies and solutions are starting to have positive impacts. For example, since 2010, GHG emissions per person dropped 10% from 6.7 tonnes to 6.0 tonnes annually, and emissions in some sectors such as on-road transportation have reduced. Clean energy technologies are becoming more available and affordable, such as heat pumps, solar panels, electric vehicles, and batteries for energy storage. For another example, in 2023, electric vehicles made up 27% of new vehicle sales in the region and more residential heat pumps than natural gas furnaces were imported into BC. Local governments are building protected and connected walking and cycling networks, and micro-mobility (including e-bikes and e-scooters) is growing in popularity, collectively displacing motor vehicle trips.

Total regional emissions are expected to be reduced in future years, provided that *Climate 2050* and policies from other orders of government continue to be supported, resourced, and implemented, alongside continued development and roll-out of clean technology. Expanded and accelerated climate action in the region is needed to achieve GHG reduction and resilience to climate impacts, to align with global efforts needed to avoid the worst impacts of climate change.

The Board received this report for information.

E5.4 BC Hydro's 2024 Call for Power

RECEIVED

In April 2024, BC Hydro launched a competitive Call for Power to acquire approximately 3,000 GWh/y of clean electricity from independent power producers, adding 5% to the current supply. This supply is needed to support growing electricity demand driven by population growth, technology change, and GHG reduction efforts. The call yielded proposals totaling over 9,000 GWh/y, three times the target. The substantial interest from proponents signals opportunities to further expand and diversify the province's energy supply and enhance grid resilience.

The 2024 Call for Power aligns with BC Hydro's long-term plans and commitments to enhance energy efficiency, streamline connections, and introduce optional rates. These initiatives are essential to promote affordability, housing development, job creation, and climate action. BC Hydro projects new clean-energy projects from this call to generate \$2.3–3.6 billion in private investment, create 800–1,500 jobs annually, and benefit Indigenous communities. The call is one component of energy management planning, systems

and investments needed to support an efficient and affordable energy transition in BC and Metro Vancouver.

The Board received this report for information.

G1.1 MVRD Regional Parks Regulation Amendment Bylaw No. 1400, 2024 – Amends Bylaw No. 1177, 2012 **ADOPTED**

The annual update of the *Regional Parks Regulation Bylaw* ensures that fees and charges are appropriate and based upon current market conditions. Fee changes brought forward as part of the bylaw amendment are for implementation in the coming calendar year. While most fee increases are inflationary including parking permit rates, camping fees, and indoor facility rental rates, a number of additional changes are proposed that will affect administration of the schedule and the fees charged for public services provided by Regional Parks. Proposed changes are expected to generate a net increase of approximately \$100,000 in revenues to offset increasing operational costs. Proposed changes to Schedule A – Fees and Charges are included in the amendment bylaw and are to take effect January 1, 2025.

Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1400, 2024 was adopted.

G2.1 Sasamat Volunteer Fire Department Service Conversion Bylaw No. 1402, 2024 **APPROVED**

On June 19, 2024, the Village of Belcarra initiated a Service Review of the Sasamat Volunteer Fire Department (SVFD) Service under the *Local Government Act*, with the goal of updating the capital cost apportionment and recovery structures of the SVFD Service. The Sasamat Volunteer Fire Department Service is operating as a continued service authorized by Supplementary Letters Patent (SLPs). Before any changes can be made to a continued service, a service conversion bylaw must be adopted. At the preliminary meeting for the Service Review held on September 27, 2024, all participants of the Service Review agreed that a service conversion bylaw should to be drafted as soon as possible based on the existing terms set out in the SLPs.

The Board gave the bylaw three readings and directed staff to refer it to participating areas for approval, and upon obtaining participating area consent, refer it to the Inspector of Municipalities for approval.

G2.2 Adoption of MVRD Electoral Area A Zoning Amendment Bylaw 1399, 2024 **ADOPTED**

Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1399, 2024—a bylaw to amend *Greater Vancouver Regional District Electoral Area A Zoning Bylaw No. 1144, 2011* to align with the current provincial housing policy guidance—was given three readings at the MVRD Board meeting held on November 1, 2024. *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1399, 2024* was subsequently forwarded to the Ministry of Transportation and Infrastructure for approval. Approval was received on November 18, 2024.

The Board adopted *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1399, 2024*.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees as follows.

Regional Parks Committee – November 6, 2024

Information Items:

E2 Regional Parks Public Programming Strategy Implementation Update

Public programs and events in regional parks are designed to inspire appreciation and understanding of the environment. In 2023, Regional Parks interpretation specialists delivered 578 total programs, events and outreach activities throughout the region and connected 49,828 participants to nature.

All programs and events are guided by the Metro Vancouver *Regional Parks Public Programming Strategy* that was approved by the MVRD Board on April 24, 2020. Significant progress has been made regarding the implementation of the adopted strategic actions. This report provided an update on the deliverables of the strategy in the following five theme areas that are described in the report:

- Broaden Your Base
- Extend Your Reach
- Make a Deeper Connection
- Invest in Children and Youth
- Ensure Financial Sustainability

This report fulfilled the commitment to report out on the progress of the strategy as part of the Regional Parks Committee 2024 work plan.

E3 Manager’s Report – Regional Parks

Status updates to the Regional Parks Committee Work Plan for 2024 were presented.

Regional Planning Committee – November 8, 2024

Information Items:

E6 Scott Road Supply and Demand Study

Metro Vancouver regularly supports member jurisdictions and TransLink through the completion of collaborative corridor studies. In 2023, Metro Vancouver hired Urban Systems to prepare a supply and demand study for Scott Road on behalf of Metro Vancouver, the City of Delta, and the City of Surrey. The study’s aim is to support and unify ongoing planning efforts by the members along this busy inter-municipal corridor, which recently received RapidBus service from TransLink.

Key study findings include:

- The Scott Road corridor can accommodate a broader range of housing types and densities to help support increased transit ridership and provide developers with greater flexibility to meet housing demand;
- 6-storey wood frame apartments and concrete towers are expected to be the most viable development form along the corridor; and
- The future retail-commercial potential of the Scott Road area is expected to be relatively modest.

The completed study was presented to the City of Surrey Council on July 8, 2024, as part of its Imagine Scott Road Visioning Study, and to the City of Delta Council on July 10, 2024, where it was used to inform the City of Delta’s new official community plan. The study is an example of how Metro Vancouver partners with member jurisdictions on inter-municipal planning projects that help support the goals and objective of *Metro 2050*.

Finance Committee – November 13, 2024

Information Items:

E1 MVRD Audit Plan from KPMG LLP

Metro Vancouver Districts and the Metro Vancouver Housing Corporation are required under provincial legislation to prepare annual financial statements, audited by a public accounting firm and approved by the Board by May 15th each year. The 2024 Annual Financial Statements, along with the draft auditors report, will be presented to the Finance Committee at its April meeting, prior to Board approval.

Flood Resiliency Committee – November 20, 2024

Information Items:

E2 Committee Discussion of Impacts of the October 2024 Atmospheric River on Member Jurisdictions

The October 19, 2024 atmospheric river impacted number Metro Vancouver member jurisdictions. Given the widespread and varying impacts, this report set up an opportunity for members of the Flood Resiliency Committee to discuss how their communities were impacted and responded to the atmospheric river event.

Invest Vancouver Management Board – November 21, 2024

Information Items:

E1 Streamlining Rental Housing through Standardized Designs and Regulations: Project Update

Metro Vancouver, in partnership with the Province, member jurisdictions, and other partners, is developing a blueprint to accelerate the delivery of six-storey rental housing through simplification of regulatory requirements and standardized design approaches. The project is supported by both the Metro Vancouver Regional District Sustainability Innovation Fund (SIF) and the Canada

Mortgage and Housing Corporation’s (CMHC) Housing Supply Challenge Round 5 – ‘Level Up’ and is rapidly advancing due to recently confirmed additional funding from the CMHC program and associated timelines.

The Rental Housing Blueprint project is focused on six-storey multi-family apartment buildings, a housing form with strong potential to help meet the acute need for rental housing in the region. Project objectives include reducing overall housing delivery timelines, addressing skilled trade labour shortages, and creating a supportive environment for off-site construction. Using technology and innovation, and moving toward off-site construction, there is potential to reduce the cost and complexity of rental housing delivery, while still constructing quality housing with high standards for livability and sustainability. A final draft of the standardized regulation is being reviewed by key partners, and will be presented to the Regional Planning and Housing Committees in early 2025. It is also anticipated that a full suite of reference designs will be available by February 2025, as well as training and support for municipalities who want to move toward using digital Building Information Modelling (BIM) and e-compliance systems in their approval processes.

There are opportunities for ongoing collaboration with member jurisdictions who want to participate in shaping the outcomes of the standardized regulatory and design approaches, and project milestones will be presented to the Regional Planning Advisory Committee (RPAC), the Regional Planning and Housing Committees and the Metro Vancouver Board at regular intervals. Resources will also be available through the project to support implementation and demonstration of the project’s outcomes in municipalities that are currently advancing initiatives related to simplification and digitization, and will be coordinated through the Regional Administrators’ Advisory Committee (RAAC).

This report provides a project update and overview, including upcoming opportunities for support to Metro Vancouver member jurisdictions, and was presented to both the Regional Planning and Housing Committees for information.

I2 Update from CAO on Staff Travel and 2025 PNE

RECEIVED

The CAO provided a verbal report on staff travel and Metro Vancouver’s engagement at the Pacific National Exhibition.

I3 Identifying Cost Savings to Inform 2026 Budget Deliberations

APPROVED

The Board directed staff to report back in Q1 of 2025 with potential operational cost savings by department, including details of financial and service implications for any potential service revisions, to be considered as input into the 2026 budget and 2026-2030 Financial Plan.

Metro Vancouver Housing

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees as follows.

Housing Committee – November 8, 2024

Information Items:

E1 Streamlining Rental Housing through Standardized Designs and Regulations: Project Update

Metro Vancouver, in partnership with the Province, member jurisdictions, and other partners, is developing a blueprint to accelerate the delivery of six-storey rental housing through simplification of regulatory requirements and standardized design approaches. The project is supported by both the Metro Vancouver Regional District Sustainability Innovation Fund (SIF) and the Canada Mortgage and Housing Corporation's (CMHC) Housing Supply Challenge Round 5 – 'Level Up' and is rapidly advancing due to recently confirmed additional funding from the CMHC program and associated timelines.

The Rental Housing Blueprint project is focused on six-storey multi-family apartment buildings, a housing form with strong potential to help meet the acute need for rental housing in the region. Project objectives include reducing overall housing delivery timelines, addressing skilled trade labour shortages, and creating a supportive environment for off-site construction. Using technology and innovation, and moving toward off-site construction, there is potential to reduce the cost and complexity of rental housing delivery, while still constructing quality housing with high standards for livability and sustainability. A final draft of the standardized regulation is being reviewed by key partners, and will be presented to the Regional Planning and Housing Committees in early 2025. It is also anticipated that a full suite of reference designs will be available by February 2025, as well as training and support for municipalities who want to move toward using digital Building Information Modelling (BIM) and e-compliance systems in their approval processes.

There are opportunities for ongoing collaboration with member jurisdictions who want to participate in shaping the outcomes of the standardized regulatory and design approaches, and project milestones will be presented to the Regional Planning Advisory Committee (RPAC), the Regional Planning and Housing Committees and the Metro Vancouver Board at regular intervals. Resources will also be available through the project to support implementation and demonstration of the project's outcomes in municipalities that are currently advancing initiatives related to simplification and digitization, and will be coordinated through the Regional Administrators' Advisory Committee (RAAC).

This report provides a project update and overview, including upcoming opportunities for support to Metro Vancouver member jurisdictions, and was presented to both the Regional Planning and Housing Committees for information.

E2 2024 Canadian Multi-Residential Satisfaction Survey Results

The 2024 *Canadian Multi-Residential Satisfaction Survey* gathers data on residents' living experiences, preferences, and satisfaction levels in multi-family rental properties. The simplydbs survey team approached Metro Vancouver Housing (MVH) to participate in the survey to capture responses from the non-profit rental housing sector in addition to private rental. This report provides a high-level overview of the general survey results as well as some specific data for MVH. In future years, MVH could request additional questions to better understand trends and tenant preferences as well as measure satisfaction and performance.

MVH ranked as one of the top three performers in the overall survey with scores notably higher than the average rental provider across all categories for tenant satisfaction. MVH residents are more likely to feel they are getting good value for the rent they pay. Resident preferences also reflected walkable communities close to schools, jobs, and transit as well as energy efficiency.

Greater Vancouver Water District

E1.1 Update on the Development of a Construction Impact Mitigation Framework

RECEIVED

Metro Vancouver staff continue to work with member jurisdictions to review practices to improve how member jurisdictions and Metro Vancouver staff coordinate and liaise on regional infrastructure projects in member jurisdictions.

Construction impacts of Metro Vancouver utility capital projects on member jurisdictions are currently mitigated through case-by-case negotiations directly between Metro Vancouver staff and the member jurisdiction where the project is located. This results in varied levels of mitigation as well as unpredictable and often significant impacts on project scope, cost and schedule.

The *Construction Impact Mitigation Framework* has been developed as a transparent, consistent, equitable, and fiscally responsible approach to mitigating impacts on member jurisdictions during construction of region-serving utility infrastructure. The framework enables collaboration between Metro Vancouver staff and members by following a standard approach to assessing and mitigating construction-related impacts. This will support discussions with members in seeking mutually agreeable solutions and reduce risks and uncertainty for project delivery.

The Board received this report for information.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from a standing committee as follows.

Water Committee – October 6, 2024

Information Items:

E1 Summer 2024 Water Supply Performance

The water supply system performed well during the 2024 high-demand season. Metro Vancouver experienced a low snowpack year due to a milder winter caused by the El Nino weather pattern, however the spring was relatively cool and wet, which allowed the snowpack to build at higher elevations, and slowed snow melt. The climate outlook called for drier and warmer summer weather and in preparation Metro Vancouver took proactive steps to manage the water supply by starting seasonal dam and reservoir operations earlier than usual to maximize the storage ahead of the dry season.

Overall, the water supply areas received near-normal precipitation for the period of May 1 to October 15, 2024. July and September were notably dry and warm, but June and August saw above average precipitation. As a result, daily and peak day demands were slightly lower in 2024 than in 2023.

E2 2024 Water Conservation Communications and Public Outreach Results

Metro Vancouver undertakes annual communications to educate residents on the value of drinking water and to support drinking water conservation across the region. This includes communication of the annual water restrictions, the water conservation campaign, and the Water Wagon program. Also in 2024 was a promotion to celebrate the 100th anniversary of drinking water service in our region.

Media placements (broadcast, print, digital, and out-of-home) reached residents across the region, delivering 68.5 million impressions (compared to 59.6 million in 2023) and over 40,000 website visits. There were 277 earned media hits, delivering 324 million impressions for a total ad value equivalent of \$10.3 million. The post-campaign survey indicates that the campaign is effectively capturing attention (48% recall) and driving incremental change (23% made changes to use less water). The Water Wagon program resulted in 8,227 water bottle refills and fountain uses, and nearly 3,000 conversations with residents.

E4 Water Supply Tunnel Projects Updates

Metro Vancouver is upgrading its water transmission system to ensure resilience in the event of an earthquake. Included in these upgrades are six major water supply tunnels being managed and delivered by the Project Delivery department. These high risk, high value, and complex projects are in various stages of design and construction and are being designed to meet current seismic standards, protect against scour and other marine activities, and meet the drinking water needs of the growing region.

Once complete, these projects will significantly contribute to Metro Vancouver’s goals to ensure that the transmission components of the drinking water system are expanded and strengthened to allow the continued supply of high-quality drinking water to the region’s residents and businesses.

Greater Vancouver Sewerage and Drainage District

E1.1 Solid Waste Management Plan Independent Consultation and Engagement Panel Updated Terms of Reference RECEIVED

The Solid Waste Management Plan Independent Consultation and Engagement Panel provides advice on engagement related to the development of an updated solid waste management plan. The Terms of Reference for the Engagement Panel were originally received by the Board in 2020. This report provides an updated Terms of Reference including:

- Approval of new Engagement Panel members by the GVS&DD Board
- New Engagement Panel members to reside within the Metro Vancouver region to facilitate attendance at in-person meetings
- Addition of new members will follow a publicly promoted application process
- Board determines the number of Engagement Panel members

The updated Terms of Reference are being presented to the Zero Waste Committee and GVS&DD Board for information prior to launching a recruitment process to add new members to the Engagement Panel.

The Board received this report for information.

E2.1 Liquid Waste Management Plan Phase 2 Engagement RECEIVED

During the second phase of engagement on the *Liquid Waste Management Plan* review and update, Metro Vancouver worked with member jurisdictions to develop draft goals, strategies, and actions for the next plan. Metro Vancouver sought input from First Nations, the public, and a public advisory committee. First Nations expressed strong interest in regional and municipal actions that result in measurable water quality improvements (including a return to shellfish harvesting), actions to address stormwater pollutants and their impact on marine life, and access to detailed water quality data online. Comments received from the public and public advisory committee focused on reducing the quantity of wastewater and its contaminants at the source, capital project cost increases, and desire for expanded green infrastructure to manage rainwater. Staff will initiate the final phase of engagement following Board endorsement of the draft plan.

The Board received this report for information.

E2.2 Endorsement of the Interim Draft Liquid Waste Management Plan

APPROVED

The Liquid Waste Committee held a special workshop meeting on October 30, 2024 to review draft updates to the *Liquid Waste Management Plan* (LWMP). Feedback received by the Committee, First Nation delegations, and other stakeholders were considered and adjustments to the Interim Draft Liquid Waste Management Plan were made.

Staff sought endorsement on the draft LWMP and approval to proceed to Phase 3, which will include further consultations with municipal councils, First Nations councils, and stakeholders. The final LWMP is scheduled for submission to the provincial Ministry of Environment and Climate Change Strategy in the summer of 2025.

The Board endorsed the Interim Draft Liquid Waste Management Plan.

E2.3 Update on the Development of a Construction Impact Mitigation Framework

RECEIVED

Metro Vancouver staff continue to work with member jurisdictions to review practices to improve how member jurisdictions and Metro Vancouver staff coordinate and liaise on regional infrastructure projects in member jurisdictions.

Construction impacts of Metro Vancouver utility capital projects on member jurisdictions are currently mitigated through case-by-case negotiations directly between Metro Vancouver staff and the member jurisdiction where the project is located. This results in varied levels of mitigation as well as unpredictable and often significant impacts on project scope, cost and schedule.

The *Construction Impact Mitigation Framework* has been developed as a transparent, consistent, equitable, and fiscally responsible approach to mitigating impacts on member jurisdictions during construction of region-serving utility infrastructure. The framework enables collaboration between Metro Vancouver staff and members by following a standard approach to assessing and mitigating construction-related impacts. This will support discussions with members in seeking mutually agreeable solutions and reduce risks and uncertainty for project delivery.

The Board received this report for information.

E2.4 Authorization of a Contract Amendment to 19-112 Utility Residuals Management Hauling Services

APPROVED

Liquid Waste Services proposed to amend contract 19-112 Utility Residuals Management Hauling Services to incorporate the use of greenhouse gas (GHG) emission reduction measures associated with the residuals hauling fleet. These measures include replacing traditional fossil fuel-based diesel with renewable diesel and initiating a trial of a hydrogen fuel cell electric vehicle for long distance hauling. The additional cost of incorporating these GHG emission reduction measures is \$5,616,000 over five years, with a projected reduction of 11,210 tonnes of CO₂e. The next five-year extension term of the hauling contract is valued at \$75.6 million; amending the contract to add these two options represents an additional 7.4% increase to the cost of residuals hauling. Emissions reduction measures have been included in the 2025-2029 plan and there are sufficient funds in the operating budget to accommodate

this cost. Implementing these emission reduction measures will better align Metro Vancouver’s residuals management program with Metro Vancouver’s Climate 2050 strategy.

The trial of a hydrogen fuel cell electric vehicle in the residuals hauling fleet was referred to staff at the Liquid Waste Committee meeting held on November 13, 2024. The resolution passed by the committee was presented for GVS&DD Board consideration.

The Board approved the amendment of the contract.

E2.5 Seeking Federal Support for the Development of a Flushability Standard

APPROVED

Municipal wastewater systems have experienced significant issues with non-biodegradable wipes being labelled and advertised as “flushable” wipes. Due to product mislabeling and consumer misinformation, “flushable” wipes have had compromising effects on sewer infrastructure, resulting in equipment damage, clogs, and sewer overflows. These issues have led to avoidable and costly expenditures. Currently, there is no recognized standard for what can be defined as “flushable” and as a result, no regulations on what commercial product manufacturers can label as “flushable”. Metro Vancouver is working to address this challenge by seeking federal support for the development of a Canada-wide recognizable flushability standard through an accredited standards development organization by submitting a resolution to the Federation of Canadian Municipalities (FCM).

The Board resolved to submit a resolution to the Federation of Canadian Municipalities to advocate for federal government support on this initiative.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees as follows.

Liquid Waste Committee – October 30, 2024

Information Items:

C1 Draft Updates to the Liquid Waste Management Plan

Over the last three years, municipal and Metro Vancouver staff have worked to update the 2011 *Liquid Waste Management Plan* (LWMP). The plan covers all aspects of municipal and regional sanitary and rainwater systems. The new LWMP focuses on reducing demands at source to extend the deferral of capacity expansions and ultimately lower future costs. The plan includes strategies and actions related to sanitary and rainwater systems, and creating more meaningful opportunities for First Nations to have a voice in the delivery of sewer services. The Regional Engineers Advisory Committee (REAC) and the REAC Liquid Waste subcommittee have been extensively engaged throughout 2024 in co-developing updated strategies and actions for the LWMP.

Key elements in the attached LWMP will be reviewed on October 30, 2024, and subsequently submitted to the Liquid Waste Committee and the GVS&DD Board for consideration at their November 2024 meetings. If endorsed, the LWMP will be shared with municipal councils and First Nations councils to gather additional comments before the Board's final approval to submit the LWMP to the Province in 2025.

Zero Waste Committee – November 7, 2024

Information Items:

E2 Solid Waste and Recycling Industry Advisory Committee 2024 Feedback Summary

The Solid Waste and Recycling Industry Advisory Committee provides a forum for industry contribution, discussion, and advice on management planning, operations, and policy issues related to solid waste and recycling services in Metro Vancouver, as well as the ongoing solid waste management plan update. Committee activities are reported out to the Zero Waste Committee on an annual basis.

Discussion topics in 2024 were developed in collaboration with the committee and Co-Chairs and focus on collecting input for the solid waste management plan and increasing opportunities for member input.

The generator levy was a key topic of discussion, with some committee members commenting that the levy increases costs and stifles competition and innovation, as it discourages the use of private disposal sites and prevents private entities from disposing of waste outside the region. Other committee members commented that the levy benefits recyclers as it incentivizes recycling over disposal, and has helped to fund recycling initiatives such as mattress recycling and education. Other discussion topics in 2024 included recycling capacity, product markets, and long-term disposal planning.

E3 Construction and Demolition Waste Reduction Forum

Metro Vancouver regularly collaborates with member jurisdictions, industry, non-profits, and academia on programs and initiatives to encourage waste reduction in the construction and demolition sector. Metro Vancouver has initiated work to collaboratively plan and deliver a Construction and Demolition Waste Reduction Forum – a one-day event aimed at facilitating information sharing and discussions on strategies and policy incentives to reduce and prevent construction and demolition waste, such as interventions like house moving and deconstruction. The event would bring together member jurisdictions, and potentially other local governments outside of the region, with industry members invited to provide insights on demolition alternatives such as house moving and deconstruction. Metro Vancouver would provide financial and staff support for the forum, including contracting with Light House (a local non-profit organization focused on advancing circular practices in the built environment) to deliver the event. The work is supported by the Research and Knowledge Initiative federal grant secured by Light House and partner organizations.

In parallel, Metro Vancouver and its member jurisdictions continue to actively work on reducing construction and demolition waste in the region.

Liquid Waste Committee – November 13, 2024

Delegations:

C1 Lee Selzer, ACE Tank Services Inc.

No executive summary provided.

C2 Ravi Daniels, Pumperguys Tank Service Ltd

No executive summary provided.