

**METRO VANCOUVER REGIONAL DISTRICT  
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Board of Directors held at 9:01 am on Friday, March 22, 2024, in the 28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Delta, Chair, Director George V. Harvie  
Anmore, Vice Chair, Director John McEwen  
Belcarra, Director Jamie Ross  
Bowen Island, Director Andrew Leonard\*  
(departed at 10:43 am)  
Burnaby, Director Pietro Calendino  
Burnaby, Director Sav Dhaliwal  
Burnaby, Director Mike Hurley  
Coquitlam, Director Craig Hodge  
Coquitlam, Director Teri Towner  
Delta, Director Dylan Kruger  
Langley City, Director Paul Albrecht  
Langley Township, Director Steve Ferguson  
Langley Township, Director Eric Woodward  
Maple Ridge, Director Dan Ruimy\*  
New Westminster, Director Patrick Johnstone  
North Vancouver City, Director Linda Buchanan  
North Vancouver District, Director Lisa Muri  
Pitt Meadows, Director Nicole MacDonald  
Port Coquitlam, Director Brad West  
Port Moody, Director Meghan Lahti  
Richmond, Director Chak Au\*  
Richmond, Director Malcolm Brodie

Richmond, Director Bill McNulty  
Surrey, Director Mike Bose  
Surrey, Alternate Director Doug Elford for  
Director Harry Bains  
Surrey, Director Gordon Hepner  
Surrey, Director Pardeep Kooner  
Surrey, Director Brenda Locke  
Surrey, Director Rob Stutt  
scəwəθən məsteyəx<sup>w</sup> (Tsawwassen First Nation),  
Director Laura Cassidy\* (arrived at 9:22 am)  
Vancouver, Director Rebecca Bligh (arrived at  
9:04 am)  
Vancouver, Director Adriane Carr  
Vancouver, Director Lisa Dominato\* (departed  
at 11:27 am)  
Vancouver, Director Sarah Kirby-Yung (arrived at  
9:13am)  
Vancouver, Director Mike Klassen  
Vancouver, Alternate Director Peter Meiszner  
for Director Ken Sim  
Vancouver, Director Lenny Zhou  
West Vancouver, Director Mark Sager  
White Rock, Director Megan Knight

**MEMBERS ABSENT:**

Electoral Area A, Director Jen McCutcheon      Lions Bay, Director Ken Berry

**OTHERS PRESENT:**

Olga Kuznetsova, Vice President Financial Services, TransLink  
Sarah Ross, Vice President, Planning & Policy, TransLink

**STAFF PRESENT:**

Jerry W. Dobrovolny, Chief Administrative Officer  
Dorothy Shermer, Corporate Officer  
Rapinder Khaira, Legislative Services Coordinator, Board and Information Services

\* denotes electronic meeting participation as authorized by the *Procedure Bylaw*

**A. ADOPTION OF THE AGENDA**

**1. March 22, 2024 Meeting Agenda**

**It was MOVED and SECONDED**

That the MVRD Board amend the agenda by adding the following delegations:

- C1 – Rob Blackwell, Executive VP, Development, Anthem Properties; and
- C2 – Dean Johnson, Vice President, Development, Wesgroup Properties.

**CARRIED**

**It was MOVED and SECONDED**

That the MVRD Board adopt the agenda for its meeting scheduled for March 22, 2024 as amended and address Item J – Resolution to Close Meeting immediately.

**CARRIED**

**Agenda Order Varied**

Agenda order was varied to consider Item J – Resolution to Close Meeting at this point.

**J. RESOLUTION TO CLOSE MEETING**

**It was MOVED and SECONDED**

That the MVRD Board close its meeting scheduled for March 22, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (c) labour relations or other employee relations;
  - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
  - (g) litigation or potential litigation affecting the municipality; and
  - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
- (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED**

9:04 am Director Bligh arrived at the meeting.

**It was MOVED and SECONDED**

That MVRD Board recess its regular meeting of March 22, 2024.

**CARRIED**  
**(Time: 9:05 am)**

**Reconvene**

The MVRD Board reconvened its regular meeting of March 22, 2024 at 9:21 am.

9:22 am Director Cassidy arrived at the meeting.

**B. ADOPTION OF THE MINUTES**

**1. February 23, 2024 Meeting Minutes**

**It was MOVED and SECONDED**

That the MVRD Board adopt the minutes for its meeting held February 23, 2024 as circulated.

**CARRIED**

**C. DELEGATIONS**

**1. Rob Blackwell, Executive VP, Development, Anthem Properties**

Rob Blackwell, Executive VP, Development, Anthem Properties, provided the MVRD Board with a presentation titled “The Impact on Housing from Metro Vancouver DCCs”, regarding *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023* as presented in Item G2.1 of the agenda.

The delegation requested that the MVRD Board not adopt the bylaw presented in Item G2.1 – Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023.

In response to questions, Rob Blackwell noted:

- DCCs will significantly increase the rental costs for tenants;
- municipalities should increase property taxes to support infrastructure growth; and
- activity in the construction industry is low due to increased construction costs.

**2. Dean Johnson, Vice President, Development, Wesgroup Properties**

Dean Johnson, Vice President, Development, Wesgroup Properties, spoke about *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023* as presented in Item G2.1 of the agenda.

The delegation requested that Metro Vancouver conduct a thorough financial analysis to understand the impact that DCCs will have on housing delivery before imposing DCCs. Mr. Johnson also noted that many in-stream development projects will not proceed if DCCs are imposed, as the projects will no longer be financially viable. Mr. Johnson requested that in-stream projects be exempted from the proposed DCC requirements.

**D. INVITED PRESENTATIONS**

**1. Olga Kuznetsova, Vice President Financial Services, TransLink  
Sarah Ross, Vice President, Planning & Policy, TransLink**

Olga Kuznetsova, Vice President Financial Services, and Sarah Ross, Vice President, Planning & Policy, TransLink, provided a presentation titled “Consultation on TransLink’s 2024 Investment Plan”, regarding item G2.2 of the agenda. Ms. Ross provided an overview of the proposed services, investments, and changes to revenue in 2024.

**It was MOVED and SECONDED**

That MVRD Board vary the order of the agenda to deal with Item G2.2 at this point.

**CARRIED**

**Agenda Order Varied**

The order of the agenda was varied to consider Item G2.2 at this point.

**G. 2.2 TransLink's 2024 Investment Plan and Borrowing Limit**

Report dated March 15, 2024, from Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, providing the MVRD Board with the opportunity to review TransLink’s projects and programs, and the proposed increase to TransLink’s borrowing limits associated with the TransLink’s 2024 Investment Plan.

The report titled “TransLink's 2024 Investment Plan and Borrowing Limit” was released from the closed MVRD Board meeting of March 22, 2024 and referred to this meeting for the Board’s consideration.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) support TransLink’s proposed 2024 Investment Plan as aligned with *Metro 2050*, the regional growth strategy, as presented in the report dated March 15, 2024, titled “TransLink's 2024 Investment Plan and Borrowing Limit”;
- b) receive for information the materials regarding TransLink’s required increase to its borrowing limit as presented in the report dated March 15, 2024, titled “TransLink’s 2024 Investment Plan and Borrowing Limit”; and
- c) direct staff to send letters to the Provincial Minister of Transportation and Infrastructure, Parliamentary Secretary for TransLink, TransLink Board, and Mayors’ Council on Regional Transportation noting that the 2024 Investment Plan is aligned with *Metro 2050*.

**CARRIED**

**It was MOVED and SECONDED**

That MVRD Board recess its regular meeting of March 22, 2024.

**CARRIED**

**(Time: 10:01 am)**

## Reconvene

The MVRD Board reconvened its regular meeting of March 22, 2024 at 11:06 am.

## Agenda Order Resumed

The order of the agenda resumed with Item E being before the Board at this point.

### E. CONSENT AGENDA

At the request of the Directors, the following items were removed from the Consent Agenda, for consideration under Section F. Items Removed from the Consent Agenda:

- 2.1 Pilot Program to Permit Alcohol Consumption in Regional Parks
- 3.1 Regional Multi-Hazard Mapping Project

It was MOVED and SECONDED

That the MVRD Board adopt the recommendations presented in the following items as presented in the March 22, 2024 MVRD Board Consent Agenda:

- 1.1 Barnston Island Dike Improvement Project – Updated Dike Assessment
- 1.2 Electoral Area A Community Works Fund – University Endowment Lands Project
- 1.3 Electoral Area A Emergency Response Reimbursement – Update
- 2.2 Amended tæmtæmíxʷtæn/Belcarra South Design Concept
- 2.3 Manager’s Report – Regional Parks
- 3.2 Metro 2050 Implementation Guideline – Sewerage Area Amendment Applications
- 3.3 Request for Sanitary Service Connection at 4276 – 248 Street, Township of Langley
- 3.4 Acceptance of the Fraser Valley Regional District Regional Growth Strategy – Bylaw No. 1706, 2023
- 3.5 Inclusionary Housing Policy Review – Final Report and Regional Model Policy Framework
- 4.1 Metro Vancouver Long Term Financial Plan Framework and Timeline
- 5.1 Provincial Housing Legislation: Provincial Advocacy and Supportive Roles

**CARRIED**

The items and recommendations referred to above are as follows:

#### 1.1 Barnston Island Dike Improvement Project – Updated Dike Assessment

Report dated February 8, 2024, from Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, Regional Planning and Housing Services, seeking MVRD Board approval to use the cost and priority rating table in this report as a guide to implement improvements to the Barnston Island Dike and presenting the updated Barnston Island Dike Assessment for information.

#### *Recommendation:*

That the MVRD Board:

- a) receive for information the report dated February 8, 2024, titled “Barnston Island Dike Improvement Project – Updated Dike Assessment”; and
- b) direct staff to use the cost and priority rating table, as presented in Table 1 of this report, as a guide for implementing individual Barnston Island Dike infrastructure improvements.

*Adopted on Consent*

- 1.2 Electoral Area A Community Works Fund – University Endowment Lands Project**  
Report dated February 8, 2024, from Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, Regional Planning and Housing Services, seeking MVRD Board approval for funding through the Electoral Area A Community Works Fund for the Chancellor Blvd. Sidewalk project in the University Endowment Lands with an estimated cost of \$157,000.

*Recommendation:*

That the MVRD Board approve funding from the Electoral Area A Community Works Fund as described in the report dated February 8, 2024, titled “Electoral Area A Community Works Fund – University Endowment Lands Project” for the Chancellor Blvd. Sidewalk Project up to \$157,000.

*Adopted on Consent*

- 1.3 Electoral Area A Emergency Response Reimbursement – Update**  
Report dated February 8, 2024, from Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, Regional Planning and Housing Services, providing the MVRD Board with an overview of the Regional Public Works Mutual Aid Agreement and how local authorities would be reimbursed for responding to emergencies in areas of Electoral Area A outside of UBC and the University Endowment Lands (UEL).

*Recommendation:*

That the MVRD Board receive for information the report dated February 8, 2024, titled “Electoral Area A Emergency Response Reimbursement – Update”.

*Adopted on Consent*

- 2.2 Amended t̑mt̑m̑x̑t̑n/Belcarra South Design Concept**  
Report dated February 14, 2024, from Mike Redpath, Director, Regional Parks, seeking MVRD Board approval of the Amended t̑mt̑m̑x̑t̑n/Belcarra South Design Concept to improve visitor experience and resource management at t̑mt̑m̑x̑t̑n/Belcarra Regional Park, and reduce capital and operating expenses.

*Recommendation:*

That the MVRD Board approve the Amended t̑mt̑m̑x̑t̑n/Belcarra South Design Concept as presented in the report dated February 14, 2024, titled “Amended t̑mt̑m̑x̑t̑n/Belcarra South Design Concept.”

*Adopted on Consent*

### **2.3 Manager's Report – Regional Parks**

Report dated February 28, 2024 from Mike Redpath, Director, Regional Parks, providing the MVRD Board with information on the January 27, 2024 volunteer appreciation and networking event, the Metro Vancouver Regional Parks Foundation 2023 Annual Report, and some regional parks updates including on the Regional Park at Cape Roger Curtis.

*Recommendation:*

That the MVRD Board receive for information the report dated February 28, 2024, titled "Manager's Report – Regional Parks".

*Adopted on Consent*

### **3.2 Metro 2050 Implementation Guideline – Sewerage Area Amendment Applications**

Report dated January 15, 2024, from Victor Cheung, Regional Planner, Regional Planning and Housing Services, providing the MVRD Board with the proposed updates to *Metro 2050* Implementation Guideline – Sewerage Area Amendment Applications. The main changes include the description of common sewerage area amendment scenarios and corresponding board procedures, updates to the sewerage area amendment application process diagram, and formatting for better readability.

*Recommendation:*

That the MVRD Board endorse the *Metro 2050* Implementation Guideline – Sewerage Area Amendment Applications as presented in the report dated January 15, 2024, titled "*Metro 2050* Implementation Guideline – Sewerage Area Amendment Applications".

*Adopted on Consent*

### **3.3 Request for Sanitary Service Connection at 4276 – 248 Street, Township of Langley**

Report dated February 12, 2024, from Victor Cheung, Regional Planner, Regional Planning and Housing Services, seeking MVRD Board concurrence that the regional sewerage service for 4276 – 248 Street, in the Township of Langley, is generally consistent with *Metro 2050*.

*Recommendation:*

That the MVRD Board:

- a) resolve that sewer service for the property at 4276 – 248 Street, Township of Langley is generally consistent with the provisions of *Metro 2050*; and
- b) forward the requested Fraser Sewerage Area amendment application for the property at 4276 – 248 Street in the Township of Langley to the GVS&DD Board for consideration.

*Adopted on Consent*

### **3.4 Acceptance of the Fraser Valley Regional District Regional Growth Strategy - Bylaw No. 1706, 2023**

Report dated February 12, 2024, from Victor Cheung, Regional Planner, Regional Planning and Housing, providing the MVRD Board with the *Fraser Valley Regional District Fraser Valley Future 2050 Regional Growth Strategy Bylaw No. 1706, 2023* for review. The report seeks MVRD Boards acceptance of the Fraser Valley Regional District regional growth strategy and presents staff's review of the bylaw relative to the five goals of *Metro 2050* that found the two regional growth strategies to be well aligned.

*Recommendation:*

That the MVRD Board:

- a) accept the *Fraser Valley Regional District Fraser Valley Future 2050 Regional Growth Strategy Bylaw No. 1706, 2023* pursuant to section 436 of the *Local Government Act*; and
- b) send a letter forwarding the Board resolution to the Fraser Valley Regional District Board.

*Adopted on Consent*

### **3.5 Inclusionary Housing Policy Review – Final Report and Regional Model Policy Framework**

Report dated February 20, 2024, from Jessica Hayes, Acting Program Manager, Housing Policy and Planning, Regional Planning and Housing Services, providing the MVRD Board with the final report and recommendations of the Inclusionary Housing Policy Review, including a regional model policy framework. The report seeks to assist member jurisdictions seeking to adopt or update inclusionary housing policies and encourage policy consistency across the region.

*Recommendation:*

That the MVRD Board:

- a) receive for information the report dated February 20, 2024, titled "Inclusionary Housing Policy Review – Final Report and Regional Model Policy Framework"; and
- b) send correspondence to member jurisdictions, requesting that the regional model policy framework be considered when adopting or updating inclusionary housing policies.

*Adopted on Consent*



#### **4.1 Metro Vancouver Long Term Financial Plan Framework and Timeline**

Report dated March 4, 2024, from Harji Varn, Chief Financial Officer/General Manager, Financial Services, and Sonu Kailley, Director, Financial Planning, seeking MVRD Board direction to continue the work on the Long-Term Financial Plan per the staff proposed framework and timeline that targets completion by Quarter 4, 2024.

*Recommendation:*

That the MVRD Board approve the Metro Vancouver Long Term Financial Plan Framework and Timeline as presented in the report dated March 4, 2024, titled “Metro Vancouver Long Term Financial Plan Framework and Timeline”.

*Adopted on Consent*

#### **5.1 Provincial Housing Legislation: Provincial Advocacy and Supportive Roles**

Report dated February 23, 2024, from Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, and Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services, providing the MVRD Board with an update on the new provincial housing legislation, the feedback that Metro Vancouver has received through engagement with member jurisdictions, and recommendations for Metro Vancouver actions including advocacy to the Province.

*Recommendation:*

That the MVRD Board:

- a) Direct staff to provide an ‘opt in’ opportunity for member jurisdictions for Metro Vancouver to undertake the Housing Needs Reports as per the provincial methodology and requirements;
- b) Direct staff to advance and coordinate ‘opt in’ opportunities for co-operative procurement of consultants for member jurisdictions necessary for implementing the new provincial housing legislation; and
- c) Advance advocacy actions to the Province directed towards: infrastructure programs and funding to ensure that sufficient infrastructure is in place to accommodate the increases in population and housing projected; better alignment with *Metro 2050*; and stronger support for non-market and affordable housing.

*Adopted on Consent*

#### **F. ITEMS REMOVED FROM THE CONSENT AGENDA**

Items removed from the Consent Agenda for consideration under Section F. were considered in numerical order.

##### **2.1 Pilot Program to Permit Alcohol Consumption in Regional Parks**

Report dated February 14, 2024, from David Leavers, Division Manager, Visitor and Operations Services, Regional Parks, seeking MVRD Board approval for a pilot program to permit seasonal alcohol consumption in designated areas of six regional parks during 2024.

**It was MOVED and SECONDED**

That the MVRD Board:

- a) approve the Pilot Program to Permit Alcohol Consumption in Regional Parks in designated areas of six regional parks in 2024, as outlined in the report dated February 14, 2024, titled “Pilot Program to Permit Alcohol Consumption in Regional Parks”; and
- b) direct staff to report back with the required bylaw amendment to *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1177, 2012* to authorize the designation of specific areas of select regional parks where liquor may be consumed; and
- c) direct staff to report back with a draft “Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw” to ensure compliance with the *Liquor Control and Licensing Act* of the Province of British Columbia.

**CARRIED**

Directors Bose, Dhaliwal, Hepner, Knight, Kooner, Locke, McNulty, and Stutt voted in the negative.

11:27 am Director Dominato departed the meeting.

**3.1 Regional Multi-Hazard Mapping Project**

Report dated February 12, 2024, from Edward Nichol, Senior Planner, Regional Planning and Housing Services, providing the MVRD Board with the results of the Regional Multi-Hazard Mapping project, which includes the completion of regional single-hazard maps, data quality rating maps, and multi-hazard maps for coastal flooding, riverine flooding, earthquake, and wildfire.

In response to questions, Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, noted that the coastal flood map includes data for high and low sea level rise.

**It was MOVED and SECONDED**

That the MVRD Board receive for information the report dated February 12, 2024, titled “Regional Multi-Hazard Mapping Project”.

**CARRIED**

## **G. REPORTS NOT INCLUDED IN CONSENT AGENDA**

### **1.1 Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024**

Report dated February 27, 2024, from Linda Sabatini, Director, Financial Operations, recommending that the MVRD Board give first, second, and third reading to the *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024*, authorizing the MVRD Board to borrow from the Municipal Finance Authority (MFA) a sum not exceeding \$70 million of the purpose of lending such monies, under an agreement, to the Metro Vancouver Housing Corporation (MVHC), in order to fund their anticipated capital requirements over the next five years.

#### **It was MOVED and SECONDED**

That the MVRD:

- a) approve that MVRD enter into an agreement with MVHC authorizing borrowing on behalf of MVHC from MFA in order to provide funding for MVHC's capital programs;
- b) give first, second and third readings to the "*Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024 (the "Bylaw")*" and forward to the Inspector of Municipalities for approval;
- c) upon approval from the Inspector of Municipalities, direct the Corporate Officer to undertake an alternative approval process to obtain participating area approval for the Bylaw pursuant to section 407(3)(b) of the *Local Government Act*;
- d) establish the deadline for receiving elector responses as 4:00pm, June 13, 2024;
- e) establish that the electoral response shall be in the form set out in Attachment 3;
- f) determine that a fair determination of the total number of electors in the area to which the approval process applies is 1,709,078; and
- g) provide that the participating area approval be obtained for the entire service area under the Bylaw pursuant to section 407(3)(b) of the *Local Government Act*.

**CARRIED**

### **2.1 Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023**

Report dated March 8, 2024, from Harji Varn, Chief Financial Officer, and Sonu Kailley, Director, Financial Planning, Financial Services, recommending that the MVRD Board adopt *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*.

#### **It was MOVED and SECONDED**

That the MVRD Board adopt the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*.

**CARRIED**

**H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

No items presented.

**I. OTHER BUSINESS**

**1. MVRD Board Committee Information Items and Delegation Summaries**

**K. ADJOURNMENT**

**It was MOVED and SECONDED**

That the MVRD Board adjourn its meeting of March 22, 2024.

**CARRIED**

(Time: 12:01 pm)

CERTIFIED CORRECT

  
\_\_\_\_\_  
Dorothy Shermer, Corporate Officer

  
\_\_\_\_\_  
George V. Harvie, Chair

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