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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

METRO VANCOUVER REGIONAL DISTRICT (MVRD)

BOARD OF DIRECTORS

BOARD MEETING
Friday, November 28, 2025
9:00 am
28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

O N T A B L E

1. **Delegation: Roderick Louis**
   Re: MVRD Board Agenda Item E1.5 – Urban Tree Canopy Cover and Housing Study: Scope of Work

1. **Delegation: Roderick Louis**
   Re: MVRD Board Agenda Item E1.5 – Urban Tree Canopy Cover and Housing Study: Scope of Work

November 26, 2025

To: Metro Vancouver Regional District Board, C/O Board and Information Services,
#4515 Central Boulevard,
Burnaby, BC, Canada, V5H 0C6 ;
delegations@metrovancouver.org
604-432-6250; 604.432.6284; 604-216-3288

From: Mr Roderick V. Louis,
Personal Information ,
White Rock, BC,
Canada, V4b 3w5
Personal
Personal

November 23-2025

Amended Delegation Request/ executive summary for November 28-2025 MV RD board mtg re agenda Item **E1.5:** ***"Urban Tree Canopy Cover and Housing Study****…"*
https://metrovancouver.org/boards/GVRD/RD-2025-11-28-AGE.pdf

I own property & pay taxes in the City of White Rock. As such, am affected by MV RD boards' and member municipalities' officials' decisions responding to development applications.. decisions that are substantially constrained and affected by the BC govt's *"recent" amendments to provincial housing legislation* (November-2023 ***Local Government Act*** amendments via "Bill 44" and "Bill 47")…

Requested Actions:

1) Send the report back to staff for amendments that include:

a) Identifying the date(s) when the "*recent" amendments to provincial housing legislation* (that this agenda Item's staff report repeatedly refers to) occurred;

b) Identifying the names of, and specific provisions of the *provincial housing legislation* that, according to the report- was "recently" amended (November-2023)… and that is of concern to the report's authors and MV & member municipalities' officials;

c) Descriptions of known and reasonable-hypothetical negative consequences of the *provincial housing legislation's* amendments- in terms of how the amendments may or will restrict and remove Metro Vancouver's and member municipalities' (& their officials') legal authorities, roles & decision-making abilities… when deciding how to respond to development applications;

d) Specifically describing the November-2023 amendment to **section 464*** of BC's **Local Government Act** that prohibits Metro Vancouver and member municipalities from conducting public hearings regarding certain types of development applications;
* https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_14#division_d0e42888

e) Descriptions of alternatives that Metro Vancouver and member municipalities (& their officials) may use to, in effect, circumvent the s. 464 LGA public hearing prohibition… such as by invoking section 83 of BC's Community Charter Act:
https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/03026_04#section83 -

> ***"83) Council may seek community opinion***
>
> ***(1)*** *A council may seek community opinion on a question that the council believes affects the municipality, by voting or any other process the council considers appropriate."*

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Background:

Concerns regarding November-2023 amendments to BC's Local Government Act- via "Bill 44" and "Bill 47"- and the amendments' effects on Metro Vancouver and member municipalities'(& their officials') legal authorities, discretion, and decision-making- are the primary basis for this agenda Item's staff report…

Despite this fact, the LGA amendments that are of concern… are not specifically identified or described in the report…

The report's stated purpose is counterproductively narrow:

> ***"Purpose:*** *To provide the Regional Planning Committee and MVRD Board with the scope of work for a project to study the impacts of provincial housing legislation on tree canopy cover goals…"*
>
> ***SCOPE OF WORK*** *The Urban Tree Canopy and Housing Study will involve:*
>
> *• researching and analyzing the potential impacts of provincial housing legislation and associated changes in density on the ability to retain, replace, and maintain trees in the urban environment;*
>
> *• exploring and compiling potential policy tools to mitigate these challenges; …*
>
> *• supporting advocacy for provincial housing legislation amendments if significant tree canopy cover impacts <u>are predicted</u>."*

The Scope of Work should be expanded to add:

• Empirical evidence that supports the contention that Metro Vancouver and member municipalities have ethical and fiduciary obligations to meaningfully advise, consult and seek input from their respective business associations, owners and residents regarding development applications that, if approved, are likely to fundamentally alter the character, socio-economic and demographic factors, physical environment and "Built Form" of a community/ neighborhood…

• Specific descriptions of stakeholder-advisement and public consultation avenues and mechanisms that Metro Vancouver and member municipalities may use in order to mitigate the November-2023 Local Government Act amendments, and in particular the amendment that prohibits public hearings;

November 2023 LGA amending legislation:

<u>Bill 44</u> "Housing Statutes (Residential Development) Amendment Act, 2023":
https://www.bclaws.gov.bc.ca/civix/document/id/bills/billsprevious/4th42nd:gov44-3

<u>Bill 47</u> "***Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023":***
https://www.bclaws.gov.bc.ca/civix/document/id/bills/billsprevious/4th42nd:gov47-3

LGA: https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_00

Electoral Area A Official Community Plan:
https://metrovancouver.org/services/electoral-area-a/official-community-plan

https://metrovancouver.org/boards/Bylaws/MVRD_Bylaw_1250.pdf

Roderick V. Louis

To speak to agenda Item E1.5: Staff report: *"Urban Tree Canopy Cover and Housing Study…"* https://metrovancouver.org/boards/GVRD/RD-2025-11-28-AGE.pdf

The report is deficient and should contain explanatory-details that delineate:

1) The names of, and specific provisions of the *provincial housing legislation* that, according to the report- was "*recently amended"* and that is of concern to the report's authors and MV & member municipalities' officials;

2) The date(s) when the "recent" amendments to provincial housing legislation (that the report repeatedly refers to)…occurred;

3) Descriptions of known and reasonable-hypothetical negative consequences of the provincial housing legislation's amendments- in terms of how the amendments may or will restrict/ remove Metro Vancouver's and member municipalities' (& their officials') legal authorities, roles & decision-making abilities… when deciding how to respond to development applications;

E1.5 Staff report deficiencies **continued 1:**

The report should contain explanatory-details that delineate & describe:

4) The November-2023 amendment to ***section 464*** * ***of BC's Local Government Act*** that prohibits Metro Vancouver and member municipalities from conducting public hearings regarding certain types of development applications;

* https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_14#division_d0e42888

5) Alternatives that Metro Vancouver and member municipalities (& their officials) may use to, in effect, circumvent the s. 464 LGA public hearing prohibition… such as by invoking ***section 83*** ** of BC's ***Community Charter Act***:
https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/03026_04#section83 -

> ** ***"83) Council may seek community opinion***
>
> ***(1) <u>A council may seek community opinion</u>*** *on a question that the council believes affects the municipality,* ***<u>by voting or any other process</u>*** *the council considers appropriate."*

E1.5 Staff report deficiencies **continued 2:**

Concerns regarding **November-2023** amendments to BC's ***Local Government Act***- via ***"Bill 44"*** and ***"Bill 47"***- & the amendments' effects on Metro Vancouver & member municipalities'(& their officials') legal authorities, discretion, & decision-making… are the primary basis for this report…

Despite this fact, the LGA amendments that are of concern… are ***not*** specifically identified or described in the report…

November 2023 LGA amending legislation:

Bill 44 **"*Housing Statutes (Residential Development) Amendment Act, 2023*":**
https://www.bclaws.gov.bc.ca/civix/document/id/bills/billsprevious/4th42nd:gov44-3

Bill 47 **"*Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*":**
https://www.bclaws.gov.bc.ca/civix/document/id/bills/billsprevious/4th42nd:gov47-3

Local Government Act (RSBC):
https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_00

Electoral Area A Official Community Plan:
https://metrovancouver.org/services/electoral-area-a/official-community-plan
https://metrovancouver.org/boards/Bylaws/MVRD_Bylaw_1250.pdf

E1.5 Staff report deficiencies **continued 3:**

The report's stated purpose & "scope of work" are counterproductively narrow:

> ***"Purpose:*** *To provide the Regional Planning Committee and MVRD Board with the scope of work for a project to study the impacts of provincial housing legislation on tree canopy cover goals…"*
>
> ***"Scope Of Work:*** *The Urban Tree Canopy and Housing Study will involve:*
>
> *• researching and analyzing the potential impacts of provincial housing legislation and associated changes in density on the ability to retain, replace, and maintain trees in the urban environment… ;*
>
> *• exploring and compiling potential policy tools to mitigate these challenges; …*
>
> *• supporting advocacy for provincial housing legislation amendments if significant tree canopy cover impacts are predicted."*

Requested actions:

Send the report back to staff for amendments that include-

Adding explanatory-details that delineate:

1) The names of, and specific provisions of the provincial housing legislation that, according to the report- was "recently amended" and that is of concern to the report's authors and MV & member municipalities' officials;

2) The date(s) when the "recent" amendments to provincial housing legislation (that the report repeatedly refers to)…occurred;

3) Descriptions of known and reasonable-hypothetical negative consequences of the provincial housing legislation's amendments- in terms of how the amendments may or will restrict/ remove Metro Vancouver's and member municipalities' (& their officials') legal authorities, roles & decision-making abilities… when deciding how to respond to development applications;

Requested actions 2:

Send the report back to staff for amendments that include-

Adding explanatory-details:

4) The November-2023 amendment to ***section 464*** ***of BC's Local Government Act*** that prohibits Metro Vancouver and member municipalities from conducting public hearings regarding certain types of development applications;

* https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_14#division_d0e42888

5) Alternatives that Metro Vancouver and member municipalities (& their officials) may use to, in effect, circumvent the s. 464 LGA public hearing prohibition… such as by invoking ***section 83*** ** of BC's ***Community Charter Act***:
https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/03026_04#section83 -

> ** ***"83) Council may seek community opinion***
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> ***(1) <u>A council may seek community opinion</u>*** *on a question that the council believes affects the municipality,* ***<u>by voting or any other process</u>*** *the council considers appropriate."*

Requested actions 3

Send the report back to staff for amendments that include-

Adding explanatory-details:

6) The LGA amendments that are of concern to the report's authors and Metro Vancouver + member municipalities' officials…

November-2023 LGA amending legislation:

Bill 44 **"*Housing Statutes (Residential Development) Amendment Act, 2023*":**
https://www.bclaws.gov.bc.ca/civix/document/id/bills/billsprevious/4th42nd:gov44-3

Bill 47 **"*Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*":**
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Electoral Area A Official Community Plan:
https://metrovancouver.org/services/electoral-area-a/official-community-plan
https://metrovancouver.org/boards/Bylaws/MVRD_Bylaw_1250.pdf

Requested actions 4

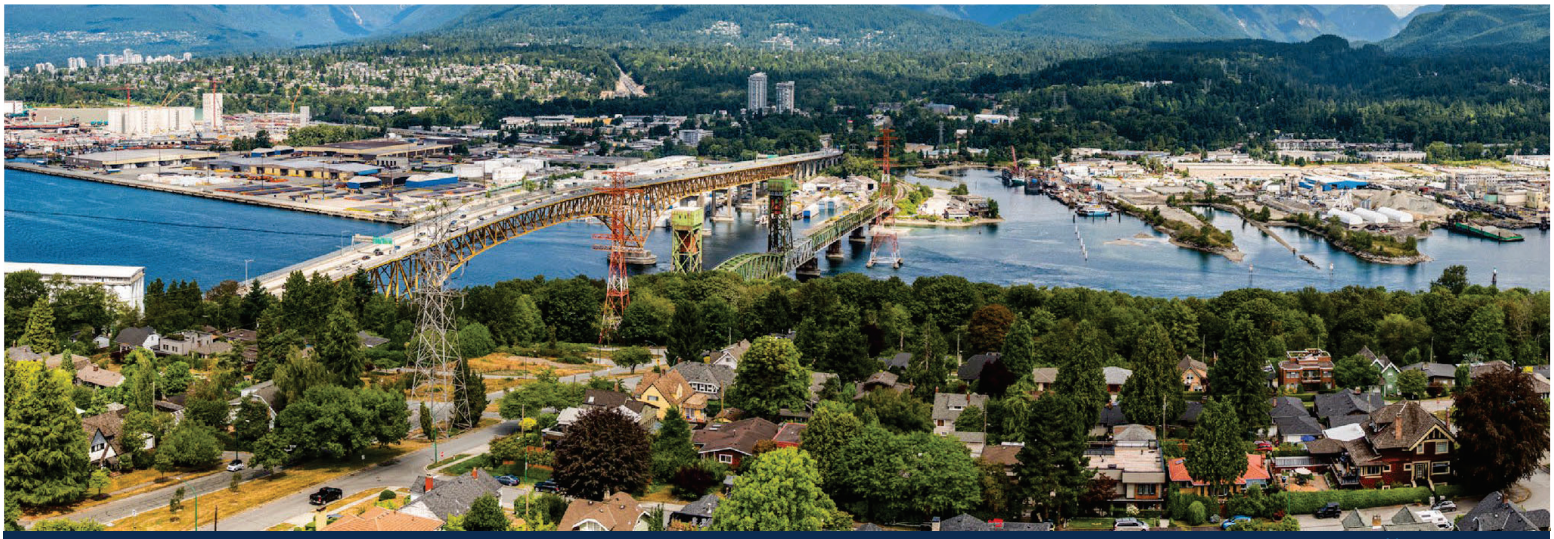
Send the report back to staff for amendments that include additions to the report's "purpose" and "scope of work" statements-

- **Empirical evidence that supports the contention that:**

  - ***Metro Vancouver and member municipalities have ethical and fiduciary obligations to meaningfully advise, consult and seek input from their respective business associations, owners and residents*** *regarding development applications that, if approved, are likely to fundamentally alter the character, socio-economic and demographic factors, physical environment and "Built Form" of a community…*

- **Specific descriptions of:**

  - ***Stakeholder-advisement and public consultation avenues and mechanisms*** *that Metro Vancouver and member municipalities may use in order* ***to mitigate*** *the November-2023 Local Government Act amendments, and in particular* ***the LGA amendment that prohibits public hearings****;*



Vancouver

Standing Committees: Considerations for 2026

FEEDBACK FROM GOVERNANCE COMMITTEE

Heather McNell
Deputy Chief Administrative Officer, Policy and Planning

MVRD Board November 28, 2025
80319253

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RECOMMENDATION #4

"The Board should continue to seek ways to reduce or optimize the time investment in Committee meetings.

Ultimately the selected Board structure will influence the number and composition of Committees. ***In the interim***, this could immediately be achieved by:

- Continuing to reduce and amalgamate Committees;
- Tightening the scope and terms of the current Committees;
- Reducing the number of Committee members; and
- Reducing the frequency and duration of the meetings."

FOUR AREAS FOR CONSIDERATION

- Four areas for consideration to provide potential recommendations to the Chair:
  - Number of Standing Committees
  - Number of Standing Committee meetings
  - Size and Composition of Standing Committees
  - Choosing Standing Committee members
- Strong interdependency among the four areas.
- **Objective is improved governance**

ISSUES TO BE ADDRESSED

- Flow, volume, and complexity of information (e.g. sufficient information to support good decision making at the Board, time to digest and engage with committee materials, and manageable agenda packages);
- Perception of preferential appointments;
- Concerns about the make-up of Committees - ensuring the right skills and experience are present;
- Some misalignment between Standing Committee discussions / membership and the Board's priorities;
- Size of standing committees is too large in some cases / hinders discussion;
- Standing Committees should have more Board Directors.

OPTIONS: 2026 STANDING COMMITTEES

Current Status (14 Cmtes)

- Water (10)
- Liquid Waste (10)
- Zero Waste (10)
- Metro Vancouver Housing (10)
- Finance (10)
- Governance (10)
- Mayors Committee (6)
- Caucus of Committee Chairs (6)
- Regional Planning (10)
- Regional Parks (10)
- Air Quality and Climate (10)
- Indigenous Relations (4)
- Invest Vancouver Management Board (4)
- Electoral Area and Small Communities (4)

(*) Bracketed number is the number of scheduled meetings / year

Option: Light Streamline (12 Cmtes)

- Water (10)
- Liquid Waste (10)
- Zero Waste (6)
- Metro Vancouver Housing (10)
- Performance and Audit (10)
- Governance (10)
- Mayors Committee (5)
- Regional Planning (6)
- Regional Parks (6)
- Air Quality (6)
- Invest Vancouver Management Board (4)
- Electoral Area and Small Communities (4)

Option: Medium Streamline (10 Cmtes)

- Water (10)
- Liquid Waste (10)
- Zero Waste (10)
- Metro Vancouver Housing (10)
- Performance and Audit (10)
- Governance (10)
- Regional Planning and Air Quality (10)
- Parks (6)
- Invest Vancouver Management Board (4)
- Electoral Area (4)

* Mayors meet at the call of the Board Chair
* Small Communities meet at the call of the Board Chair

NUMBER OF STANDING COMMITTEES AND MEETINGS

Governance Committee Feedback

- Standing Committees should largely align with service areas.
- Majority of Standing Committees are appropriate & effective.
- Respect for Chair's discretion in setting Committees.
- Consideration of a 'committee of a whole' approach.
- Calendar holds with a lower number of meetings is working well.
- Continue to align number of meetings per year w/ scope and scale of committees.

NUMBER OF STANDING COMMITTEES AND MEETINGS

Governance Committee Feedback

- Good discussion about the three options & different permutations; Recommended Standing Committees and number of meetings noted on p. 294 of agenda package
- Size of Committees should be 9-11 members
- Committee Composition: Retain minimum 50% Board Directors; maintain ability for Councillors to participate
- Review Terms of Reference for Mayors Committee to clarify
- Integrate climate action and indigenous relations into all Committee Terms of Reference

NEXT STEPS

- Input from Governance Committee and input from Board members today will be provided to the Chair for consideration in setting up 2026 Standing Committees

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Thank you

Minnekhada Regional Park