

RGS Amendment at 15238 64

Ave

Application 22-0111, from Agricultural to Industrial



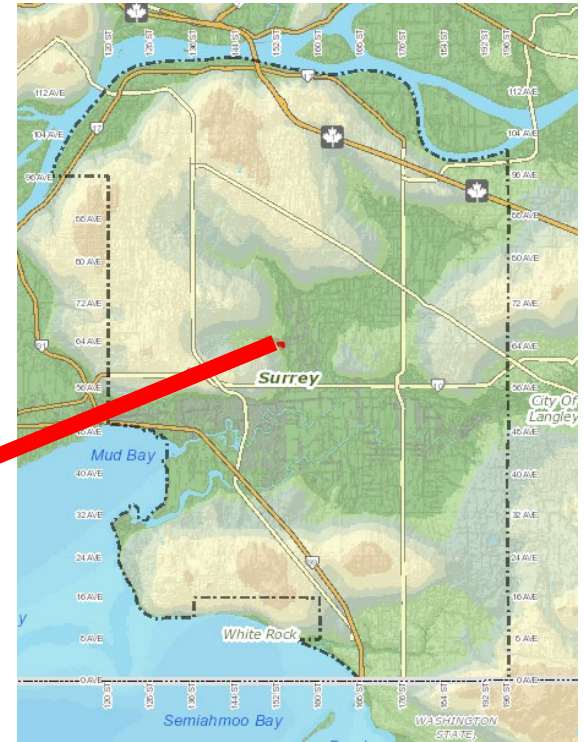
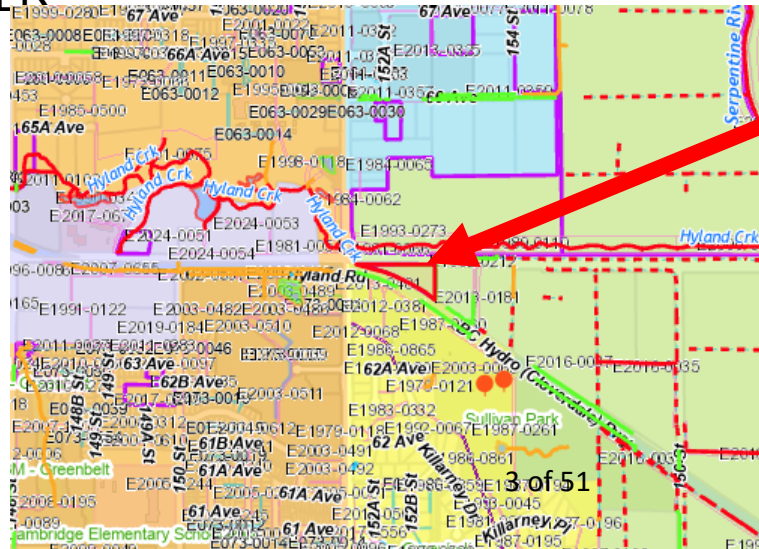
Agenda



- Introduction and Project Overview
- Restaurant, Office, Warehouse, and Volleyball Facility Details
- Timeline
- Conclusion

Location at 15238 64 Avenue

- Southeast corner of 152 St and 64 Ave
- Transition between suburban, urban, industrial and agricultural
- Geographical centre of Surrey
- Adjacent ALR



Amendments proposed

OCP Amendment

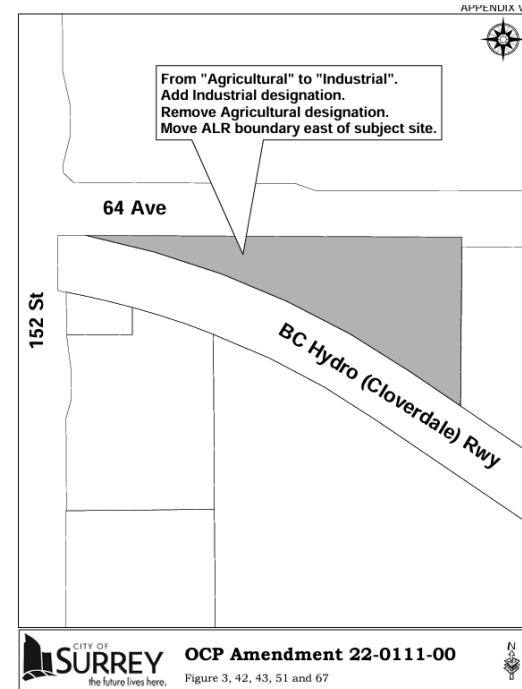
- OCP Amendment from Agricultural to Industrial

RGS Amendment

- RGS amendment from Agricultural to Industrial and inclusion in the Urban Containment Boundary and the GVS&DD Fraser Sewerage Area

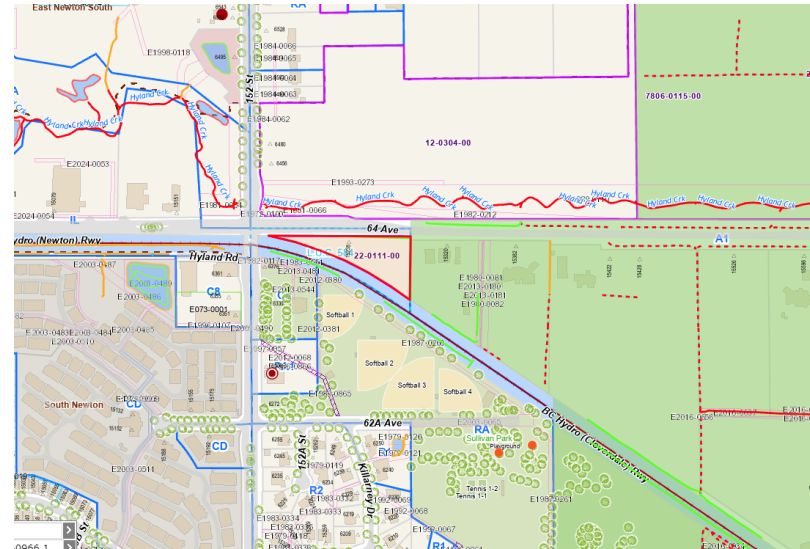
ALR exclusion

- Approved



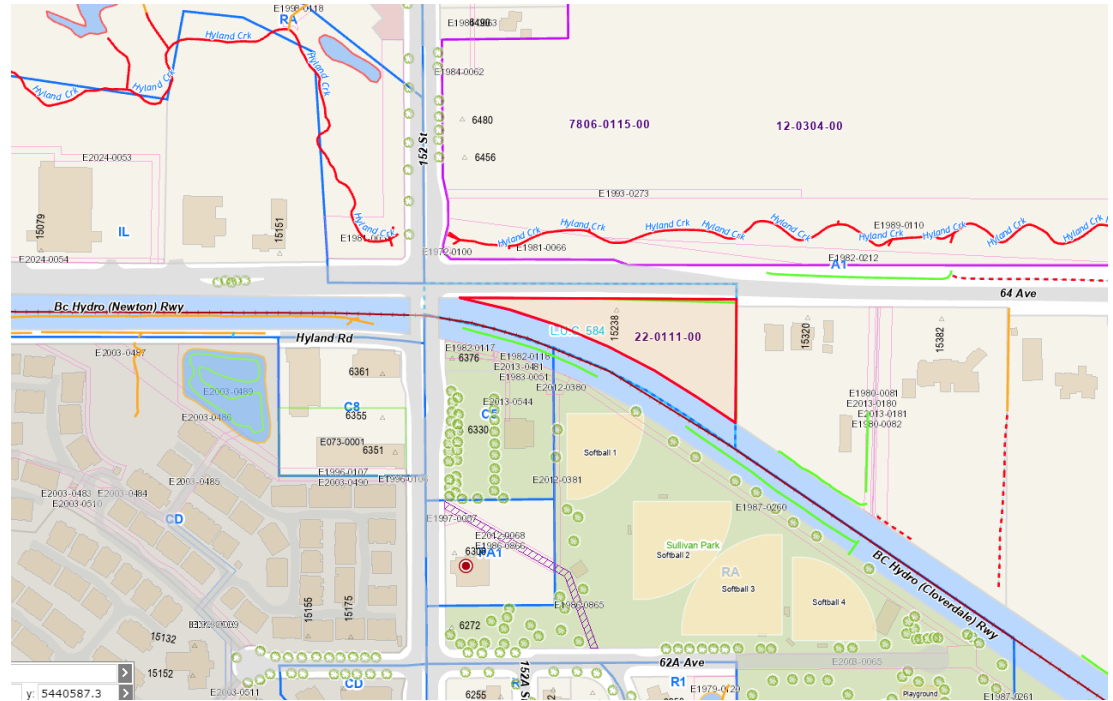
ALR and Regional Growth Strategy

- The property was in the Agricultural Land Reserve (ALR).
- The property is exempt from the ALC Act, as it is under 2 acres
- An application to the Agricultural Land Commission (ALC) for exclusion from the ALR would not be required for the proposed use
- However, as the application proposes expansion of the Urban Containment Boundary (UBC), an ALR exclusion is proposed for consistency with both Metro Vancouver's RGS and the City's OCP
- This is to avoid a precedent where a property is in the UBC, but is designated Agricultural and in the ALR
- This ALR exclusion is not required for the proposed industrial use but was recommended for consistency



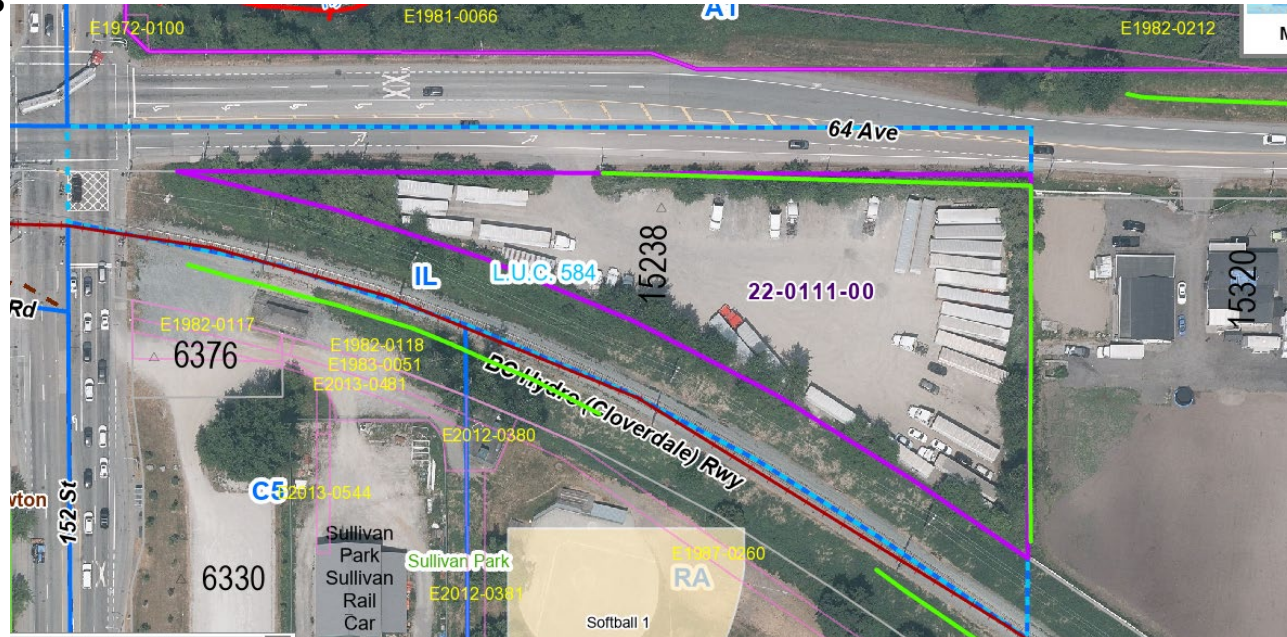
LUC

- Property was under LUC, with an underlying zone of IL
- In the ALR, but under 2 acres, and exempt from the Act
- Historical industrial uses
- LUC for cement plant



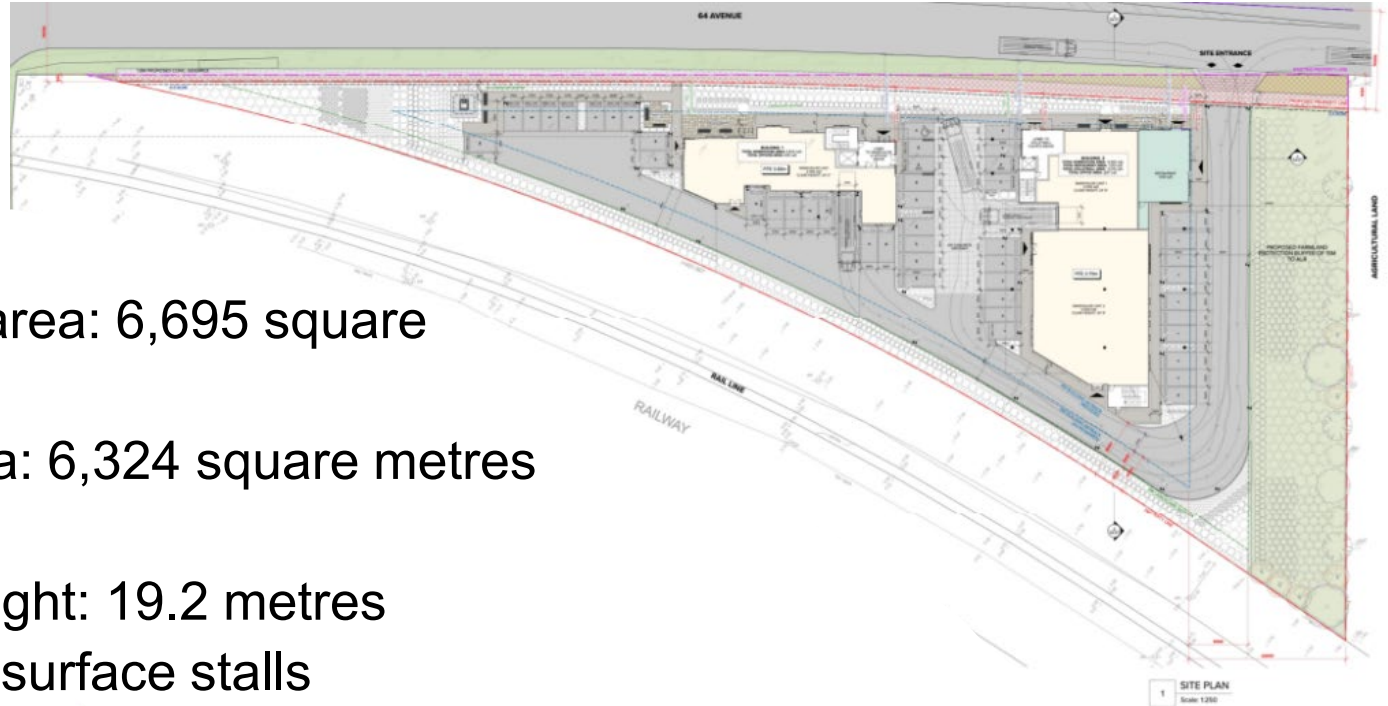
Background

Property has been used as unauthorized truck parking for the past 10+ years



Context and Proposal

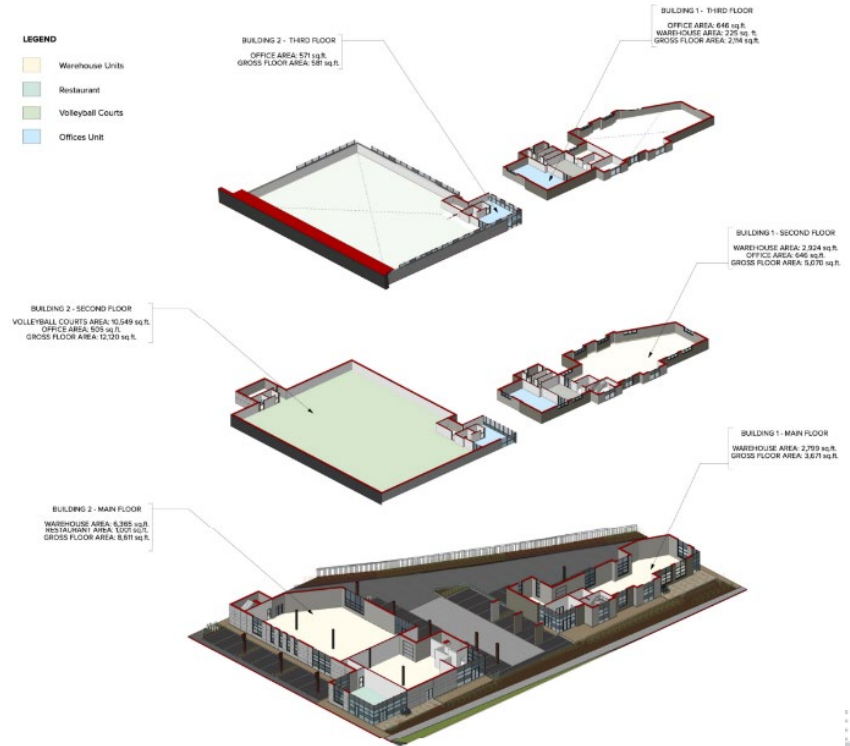
- Gross Site area: 6,695 square metres
- Net site area: 6,324 square metres
- FAR: 0.5
- Building Height: 19.2 metres
- Parking: 46 surface stalls
- 15 m planted landscape buffer to ALR



Restaurant, office, warehouse and volleyball facility

The proposal consists of an industrial development with:

- Restaurant (93 square metres)
- Warehouse (1,244 square metres)
- Office (179 square metres)
- Volleyball facility (991 square metres)
- TOTAL: 2,507 square metres



Timelines



Thank you

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Community
Planning



Metro Vancouver Region

2025 – 2029 Financial Plan Overview

Jerry W. Dobrovolny, P. Eng, MBA

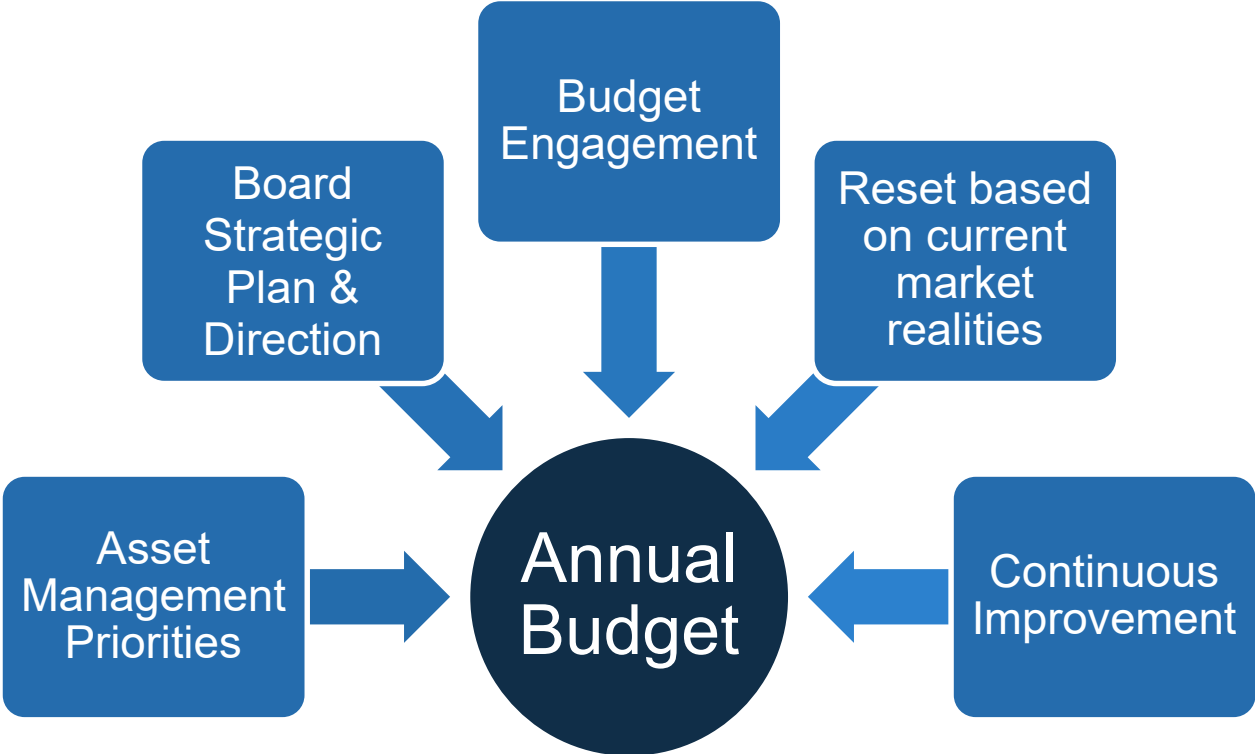
Commissioner / Chief Administrative Officer

Harji Varn

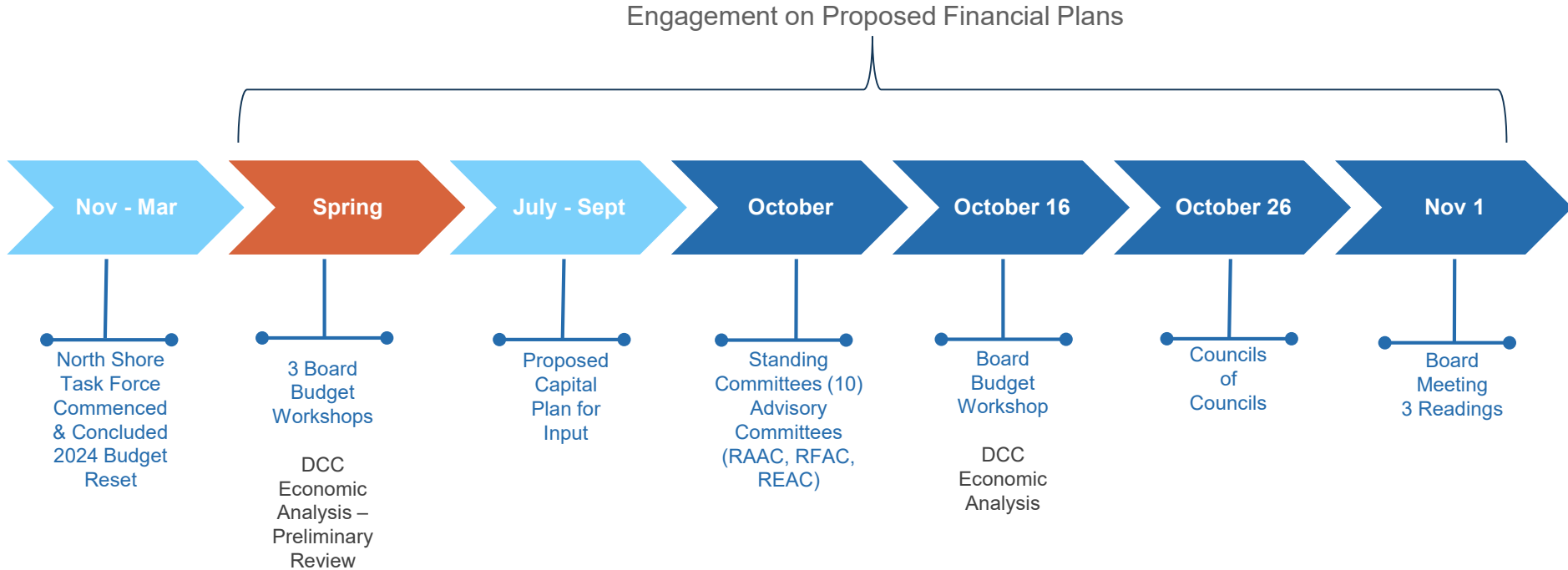
GM Financial Services / Chief Finance Officer

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METRO VANCOUVER BUDGET APPROACH



2025 BUDGET CYCLE TIMELINE



COMMUNICATIONS AND ENGAGEMENT

Public Engagement Period, July 31 – September 16

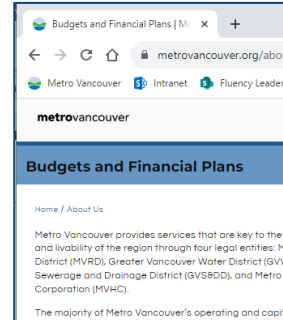
- 291,956+ budget video views
- 14 days at PNE (90,000 showcase visitors)
- 8,483 PNE budget game players
- 1,453 budget webpage visits
- 422 online survey responses
- 79 paper survey responses
- 36 promotional and educational posts on social



COMMUNICATIONS AND ENGAGEMENT

Overall Communications / Member Engagement

- Budget webpage with video
- Budget Overview one pager
- MetroUpdate newsletter article
- Live stream Committee and Board meetings
- Regional Advisory Committees
- Council of Council meetings
- Budget communications throughout the year



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Metro Vancouver Budget | 2024 Overview
 OCTOBER 2023

Financial Plan Overview
 Metro Vancouver provides services that are key to the prosperity, resilience, equity and livability of the region. These include providing drinking water, wastewater treatment, and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable housing, and serves as a regional federation. Metro Vancouver embraces a culture of continuous improvement, and in 2024 did an extensive evaluation of the capital program which resulted in a reduction of \$655 million in capital cash flows required for the utilities. The majority of Metro Vancouver's operating and capital budgets are financed through utility fees, four districts, water, sewerage, and...

2024 Budget at a Glance

- \$2.6 billion: Total combined expenditures planned for 2024
 - \$1.206 billion for operating
 - \$1.423 billion for capital
- \$698: Approximate average household cost ("household impact") for all regional services (a 12% increase)
 - Less than previously projected 14.2% increase of \$711 for 2024
 - Over four years, increase reduced to only 3% increase
- \$75: Increase in household impact over 2023 (Water \$12, Liquid Waste \$52, Solid Waste \$3, MVRD \$8)
- Major projects and initiatives include: Coquitlam Water Main and Supply Projects, wastewater treatment plant upgrades (ona Island, North Shore, Northwest Langley, Annacis), affordable housing projects, parks expansion, reconciliation
- New development cost charge rates will support a principle that growth pays for growth

Approximate average cost per household*

	Per Year	Per Month
Regional Planning	\$4	\$0.33
Air Quality Management	\$7	\$0.58
Regional Parks	\$60	\$5
Solid Waste Services	\$68	\$5.60
Drinking Water Services	\$189	\$15.75
Liquid Waste Services	\$349	\$29.08

*Also known as "household impact." Metro Vancouver does not direct bill customers, so cost per household may vary based on how rates are distributed by the member jurisdiction.

Where the Money Comes From

Other Revenues 4%	Water Sales 31%
Business 9%	MV Housing Corporation 12%
Housing 4%	MV Housing Corporation 12%
MVRD 9%	Solid Waste Services 12%
Solid Waste Tipping Fees 11%	Water Services 31%
Liquid Waste Levy 32%	Liquid Waste Services 40%

Where the Money Goes

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 Together we make our region strong

lcs@metrovancover.org
 metrovancover.org

Metro Vancouver is a federation of 27 municipalities, one aboriginal area and one treaty First Nation that collaboratively plans for and delivers regional scale services. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality plans for urban growth, manages a regional parks system and provides affordable housing. The regional district is governed by a Board of Directors of elected officials from each local authority.



COMMITMENT TO CONTINUOUS IMPROVEMENT

- Continue culture of continuous improvement
- Continue to Monitor financial performance
- Continue to utilize data to drive decision making
- Continue to seek alternative funding strategies/sources
- Continue with long range planning and procurement strategies for multi-year programs and project delivery



CONTINUOUS IMPROVEMENT – 2024 COMPLETED OR ONGOING

Initiative	Outcomes
Cyber Resilience (CS)	<ul style="list-style-type: none">• Improve cyber security and resilience to proactively mitigate the risks posed by evolving cyber security threats
Weigh Scale Software Upgrade Implementation (SWS)	<ul style="list-style-type: none">• Range of new features: license plate readers, emailing bills, real-time customer feedback; system resilience.
Refined Environmental Management System (WS)	<ul style="list-style-type: none">• Revised the review and approval process for regulatory reporting, which is freeing up time for our frontline, engineering, and legal teams

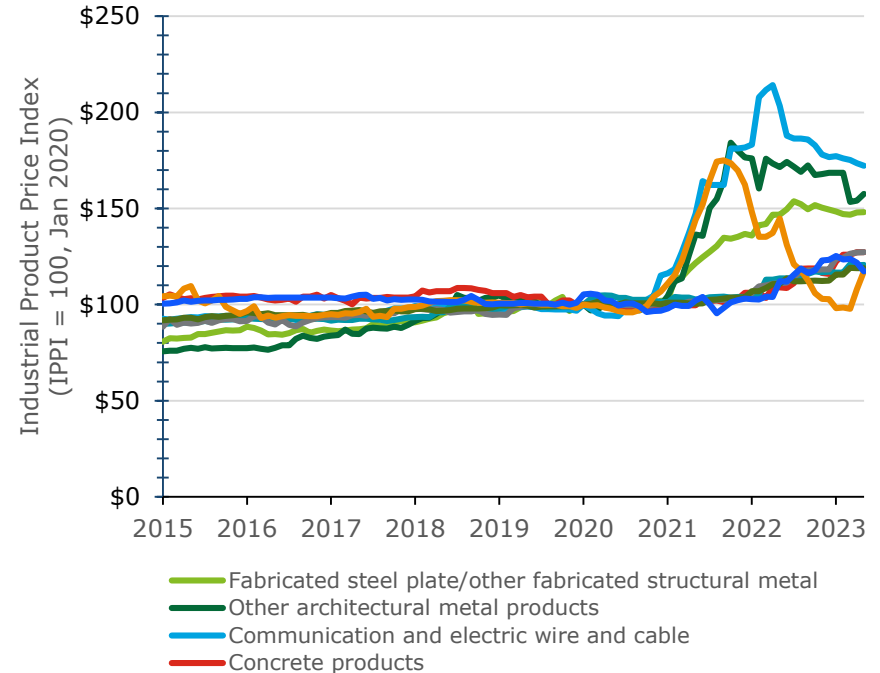
CONTINUOUS IMPROVEMENT – 2025 NEW

Initiative	Outcomes
Waste-to Energy District Energy (SWS)	<ul style="list-style-type: none">Up to 70,000 tonnes GHG per year emissions reduction.
Biosolids Hauling de-carbonization (LWS)	<ul style="list-style-type: none">Trials of low-carbon hauling vehicles (battery electric vehicles and hydrogen electric vehicles) for short to medium haul routes.
Project Quality Management (PD)	<ul style="list-style-type: none">Consistent implementation of Project Quality Management and reduction of quality related risks. Efficiencies due to risk avoidance and streamlined processes.

MAJOR DRIVERS – INFLATION AND COST ESCALATION

WHAT WE ARE DOING

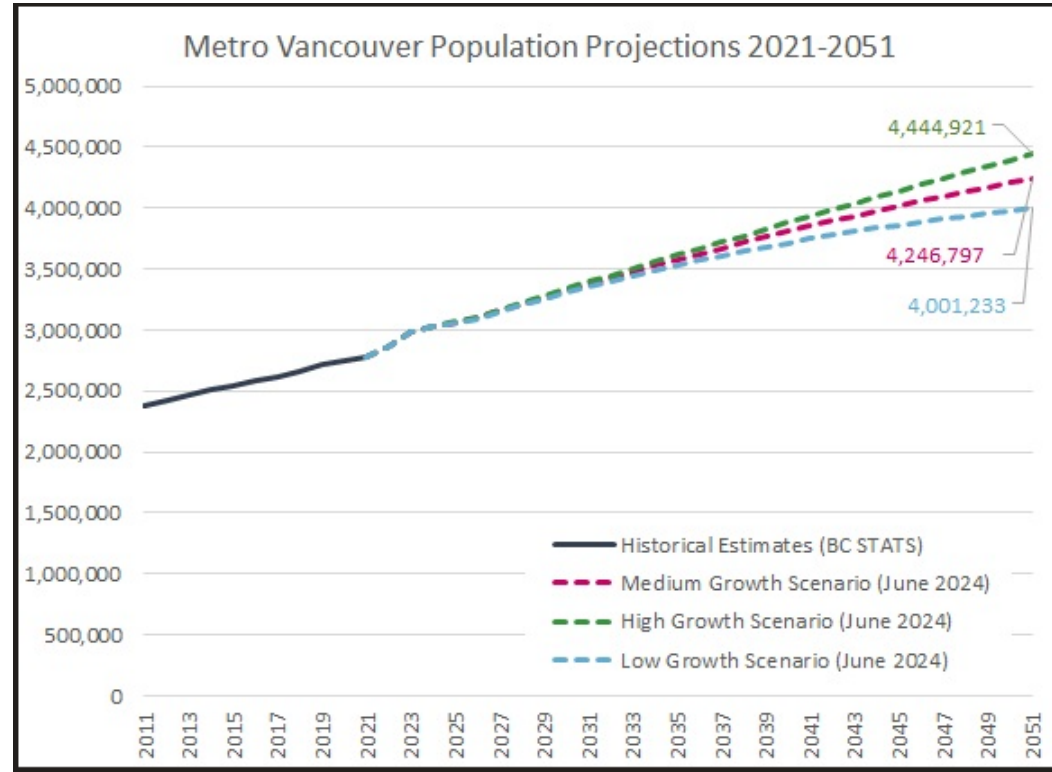
- Strengthening procurement strategies
- Examining revenue sources and partnerships
- Timing and scope of projects and programs



MAJOR DRIVERS - POPULATION GROWTH

WHAT WE ARE DOING

- Examining impacts to infrastructure
- Regular updates and review of DCCs
- Alignment with Province and member jurisdictions



MAJOR DRIVERS - CLIMATE CHANGE AND RESILIENCE

WHAT WE ARE DOING

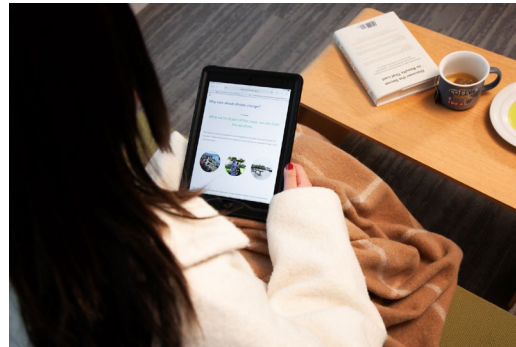
- Infrastructure resilience
- Metro 2050 Policy
- Climate action strategies and programs



King tide in West Vancouver



Minnekhada fire



Climate Literacy Program

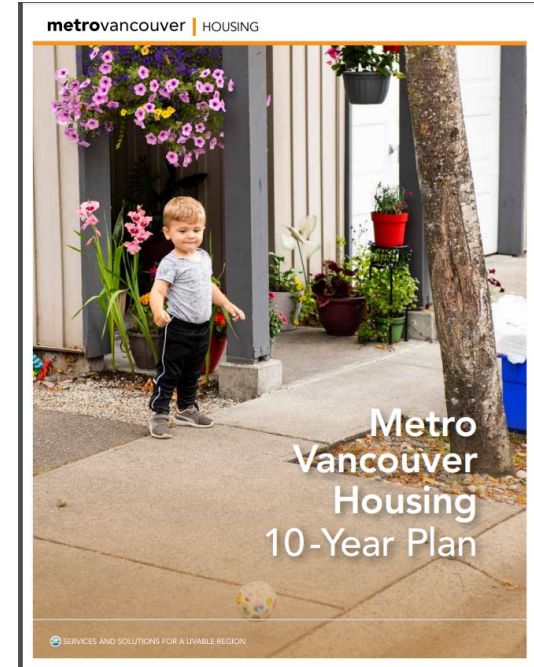


Smoky conditions in Metro Vancouver

MAJOR DRIVERS – BELOW MARKET RENTAL HOUSING

WHAT WE ARE DOING

- Metro Vancouver Housing development and renewal projects (2,100+ units underway)
- Partnerships with member jurisdictions, development community and others
- Historic funding agreement with Province; new federal program



APRIL 2023 BOARD BUDGET WORKSHOP DIRECTION

That the MVRD/MVHC/GVS&DD/GVWD Board at the April 19, 2023 Board Budget Workshop:

- a) *direct staff to proceed through the 2024 budget cycle with household impact targets as follows*
 - i. *2024 – 12%*
 - ii. *2025 – 11%*
 - iii. *2026 – 5%*
 - iv. *2027 – 5%*
- b) *direct staff to prepare the 2024–2028 Financial Plan with the following development cost charge (DCC) rate assumptions:*
 - i. *Liquid Waste Development Cost Charges moving to a 1% assist factor with interest as part of the 2024–2028 Financial Plan*
 - ii. *Water Development Cost Charges moving to a 1% assist factor with interest as part of the 2024–2028 Financial Plan; and*
 - iii. *Implementation of a Development Cost Charge for Regional Parks and move to a 1% assist factor within the 2024–2028 Financial Plan*

MARCH 2024 BOARD MEETING

- The DCC Bylaws received Provincial Inspector Approval in February 2024
- On March 22, 2024, the MVRD/ GVS&DD/ GVWD Board had 4th reading and final adoption of the 3 DCC Bylaws
- The DCC Bylaws have a 3-year phase-in January 1, 2025; January 1, 2026; and January 1, 2027

SPRING 2024 BOARD BUDGET WORKSHOPS DIRECTION

April 17 and May 17, 2024 Board Budget Workshops direction to staff was to continue with the direction from April 2023 which were to:

- Maintain the following HHI targets:
 - 2025 – 11%
 - 2026 – 5%
 - 2027 – 5%
 - 2028 – 5%
- Continue with Liquid Waste DCCs, Water DCCs, and Regional Parks DCCs to a 1% assist factor with interest as part of the financial plan

BOARD BUDGET WORKSHOP DIRECTION

May 2024 Board Budget Workshop Resolution

That the GVS&DD Board direct staff to prepare the 2025 Budget and 2025–2029 Financial Plan by allocating the \$2.8B required to complete the NSWWTP Program according to Option 3 from Table 6 in the report dated May 10, 2024, titled “2025 Budget and 5-Year Financial Plan Scenarios for Consideration.”

That the GVS&DD Board direct staff to prepare the 2025 Budget and 2025–2029 Financial Plan by allocating the \$2.8B required to complete the NSWWTP Program according to Option 4 from Table 7 in the report dated May 10, 2024, titled “2025 Budget and 5-Year Financial Plan Scenarios for Consideration.”

	2025	2026	2027	2028	2029
VSA	+\$150	-	-	-	-
NSSA	+\$118	+\$118	+\$118	+\$118	+\$118
LIWSA	+\$80	-	-	-	-
FSA	+\$90	-	-	-	-

2025–2029 FINANCIAL PLAN OVERVIEW

2025 Budget – Bottom Line

11.0%	Prior Projection for 2025
\$88	Increase for the average household in 2025 (Water: \$14, Liquid Waste: \$69, Solid Waste: \$3, MVRD: \$2)
\$884	Average annual cost for all Metro Vancouver services
9.9%	Proposed 2025 Budget
\$79	Increase for the average household in 2025 (Water: \$11, Liquid Waste: \$63, Solid Waste: \$3, MVRD: \$2)
\$875	Average annual cost for all Metro Vancouver services

OVERALL AVERAGE HOUSEHOLD IMPACT 2025–2029

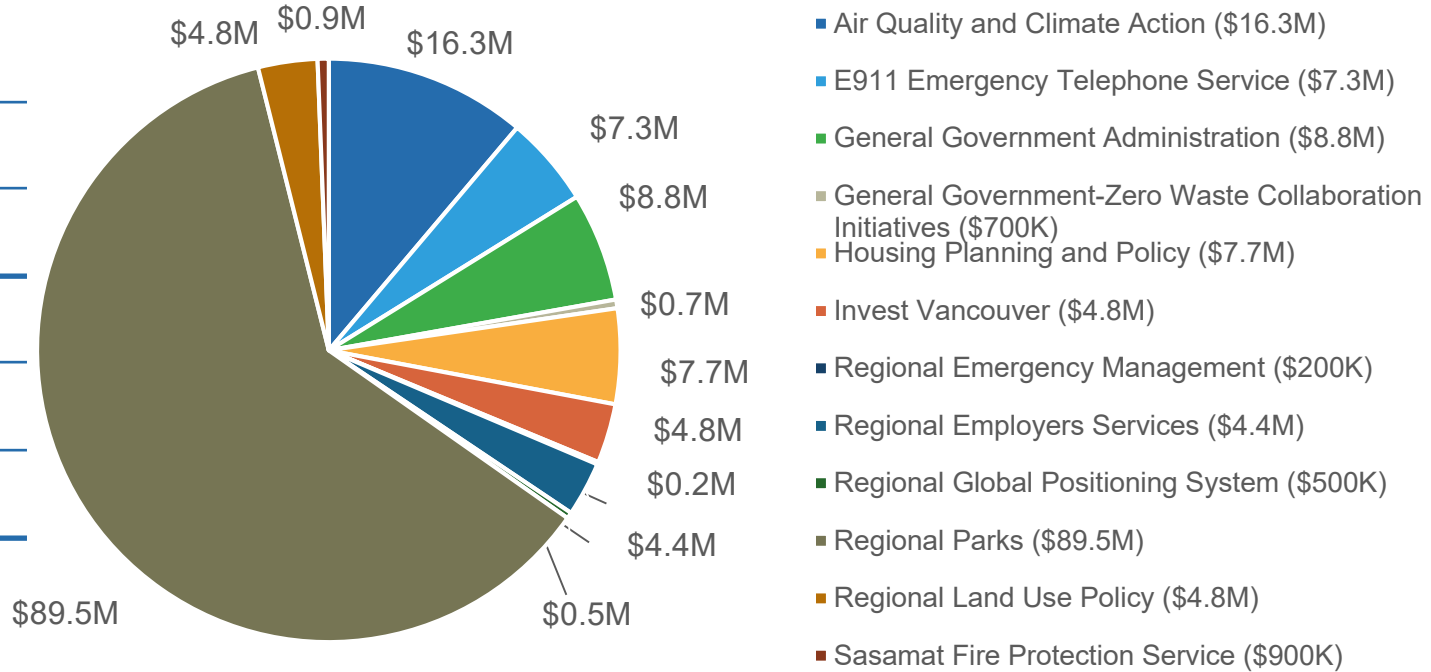
	2024	NSWWTP Amended	2025	2026	2027	2028	2029
Water Services	\$189	\$189	\$200	\$211	\$215	\$218	\$218
Liquid Waste Services	\$349	\$447	\$510	\$549	\$587	\$627	\$672
Solid Waste Services	\$68	\$68	\$71	\$74	\$78	\$82	\$86
Regional District Services	\$92	\$92	\$94	\$84	\$85	\$86	\$87
Total Household Impact	\$698	\$796	\$875	\$918	\$965	\$1,013	\$1,063
Prior Year Forecast - amended			\$884	\$933	\$981	\$1,033	

BUDGET OVERVIEW

2025 MVRD Budget

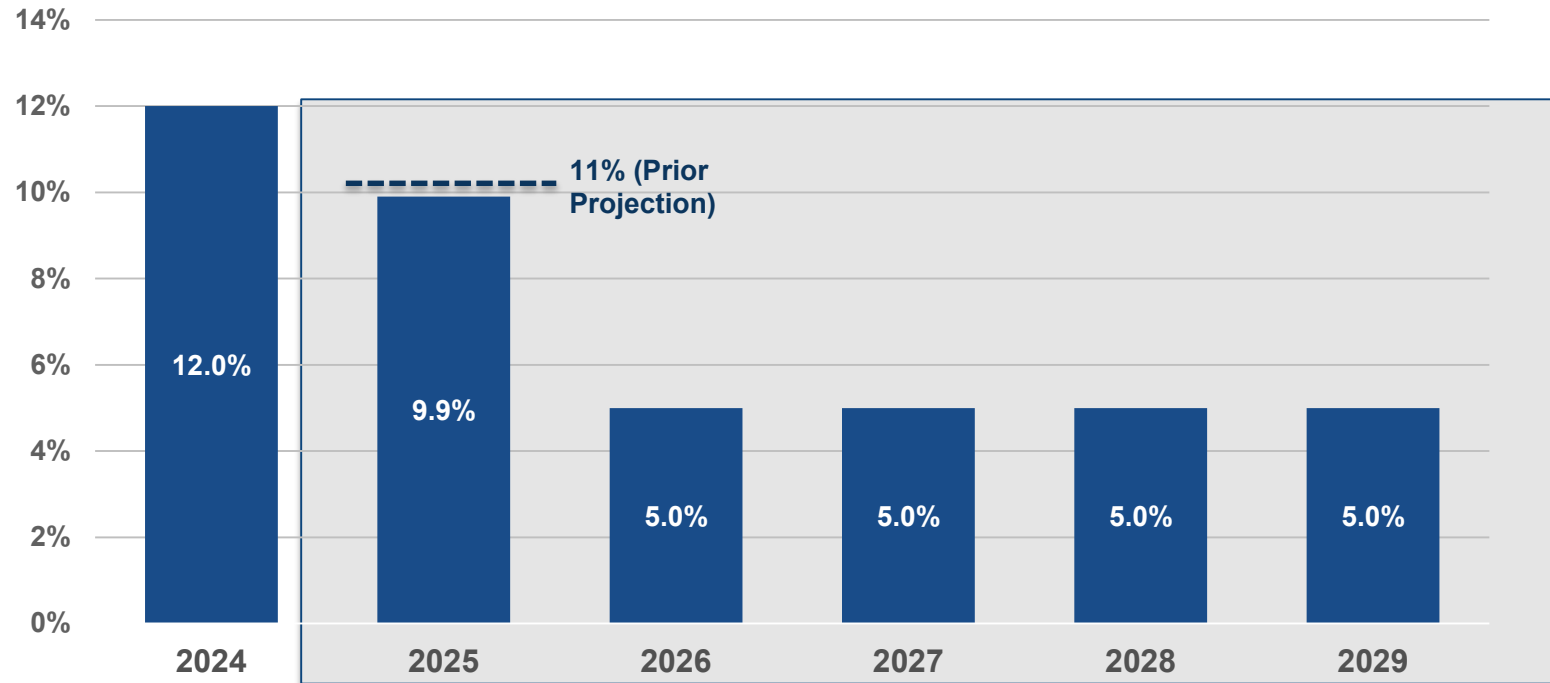
Revenues (millions)	
MVRD Requisition	\$117M
Transfer from Reserves	\$16M
Other Revenues	\$13M
Total	\$146M

Expenditure by Department



METRO VANCOUVER HOUSEHOLD IMPACT % CHANGE

Proposed 2025–2029 Financial Plan



An aerial photograph of a city and its surrounding landscape. The city is in the center, with a river flowing through it. The surrounding area is a mix of green fields and brown mountains. A dark blue vertical bar is on the left side of the image, containing the title text.

2025 -2029 Proposed Financial Plan

Metro Vancouver

METRO VANCOUVER OPERATING BUDGET

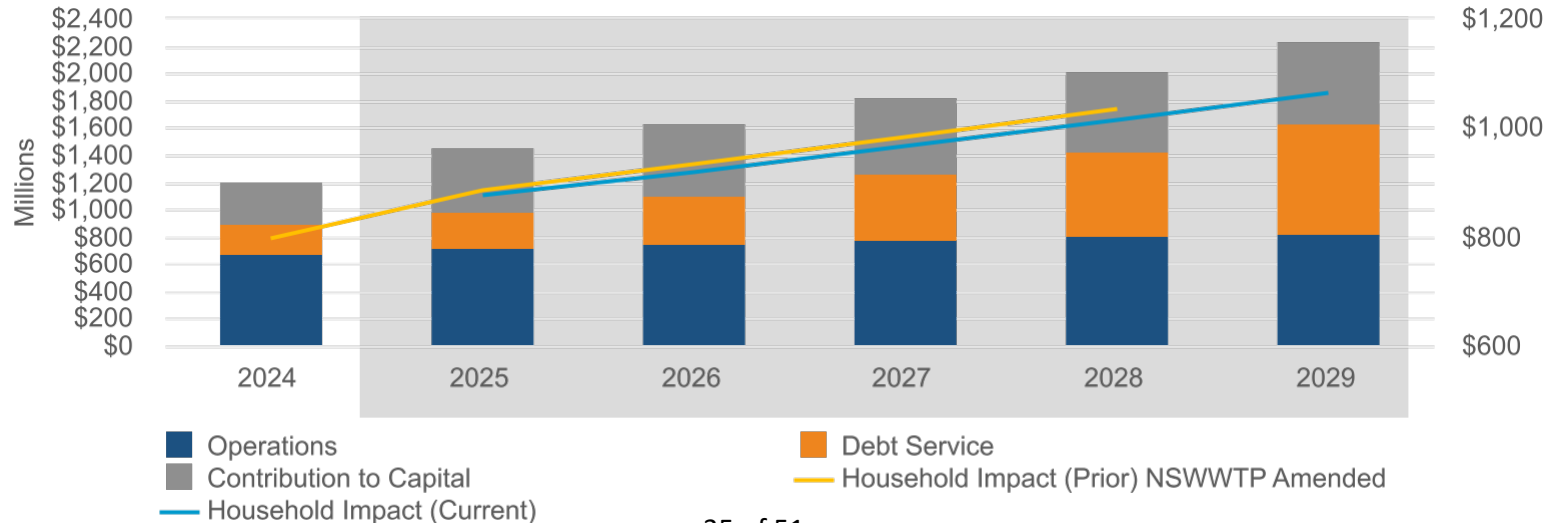
Expenditures

Overview:

- 2024 Operating Budget: \$1,216.0M
- 2025 Operating Budget: \$1,463.7M

Drivers:

- Operating Program is inflationary over the 5 years
- Funding capital program through debt service and contribution to capital in accordance with Board policy



METRO VANCOUVER OPERATING BUDGET

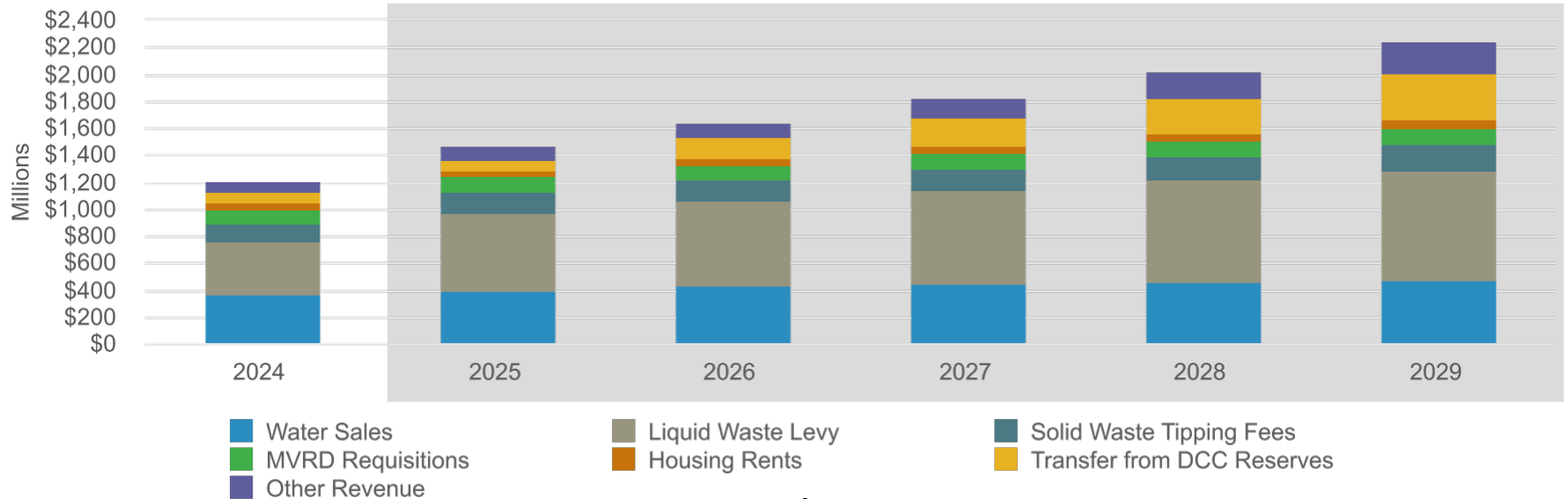
Revenues

Overview:

- Primary funding sources: water sales, sewer levy, tipping fees, rents, MVRD requisition
- Relative stability for primary sources

Drivers:

- Anticipated DCC revenues received and applied having downward pressure on HHI
- Continuously seeking partner funding for support



METRO VANCOUVER CAPITAL PLAN

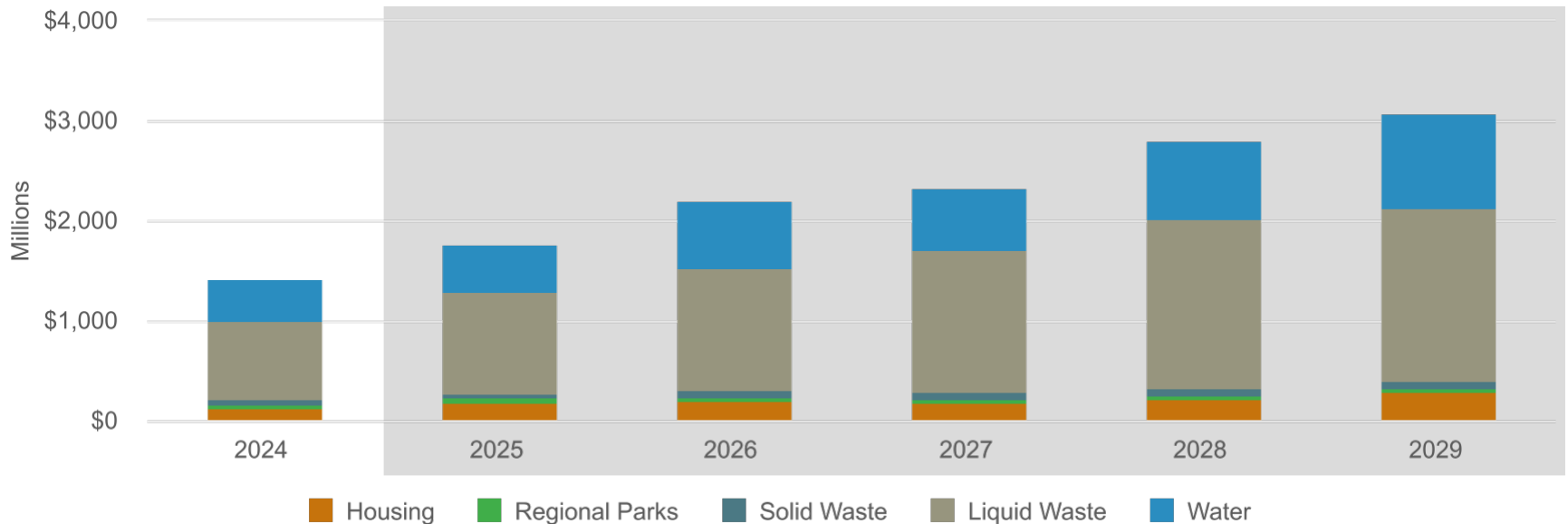
Expenditures

Overview:

- 2024 capital cash flow \$1.42B
- 2025 capital cash flow \$1.77B

Drivers:

- Continued activity on previously approved projects
- Regulatory upgrades and growth projects





Pacific Spirit Regional Park

TOGETHER
WE MAKE OUR REGION
STRONG

Questions?



Pacific Spirit Regional Park

2025 – 2029 FINANCIAL PLAN

REGIONAL PLANNING

Jonathan Coté

Deputy General Manager, Regional Planning and Housing Development

Regional Planning Committee October 4, 2024
68638789

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metrovancouver



Port Moody Skytrain

REGIONAL PLANNING OVERVIEW

Regional Planning over the next 5 years

Regional Planning develops, stewards, and monitors the federation’s collective plan to manage growth in a way that protects important lands, supports complete, resilient and connected communities, and supports the efficient provision of urban infrastructure.



Port Moody Skytrain

REGIONAL PLANNING CORE SERVICES

- Projections / Data / Land Use Inventories
- Policy Research / Best Practices
- Convene on issues of common interest
- Planning Resource for members
- Advocacy to other orders of government

Support utility, transportation, and community planning throughout the region

PERFORMANCE METRICS

Measure	Past Performance (Average)	Expected Performance 2025
% of residential growth occurring within the Urban Containment Boundary (UCB)	98%	98%
% of new dwelling units located within Urban Centres (target = 40%)	41% of growth to Urban Centres; 25% to transit corridors	40% of growth to Urban Centres; 28% to transit corridors
Regional Planning External Outreach Events	15 per year	15-20

CONTINUOUS IMPROVEMENT – 2024 COMPLETE OR ONGOING

Regional Planning

Initiative	Outcomes
Implementation Guidelines	<ul style="list-style-type: none">Update new guidance for member jurisdictions to help effectively advance <i>Metro 2050</i> goals and strategies.
Develop closer alignment between Housing Policy and Planning and Regional Planning	<ul style="list-style-type: none">To better support the housing strategies included in Goal 4 of Metro 2050, the housing policy and regional planning teams will collaborate and work in closer alignment.
Regional Planning Advisory Committee SharePoint site	<ul style="list-style-type: none">Building a dedicated site to share planning information among member jurisdictions and other agencies, to facilitate greater collaboration and knowledge sharing. Site launched in 2024.

CONTINUOUS IMPROVEMENT – 2025 NEW

Regional Planning

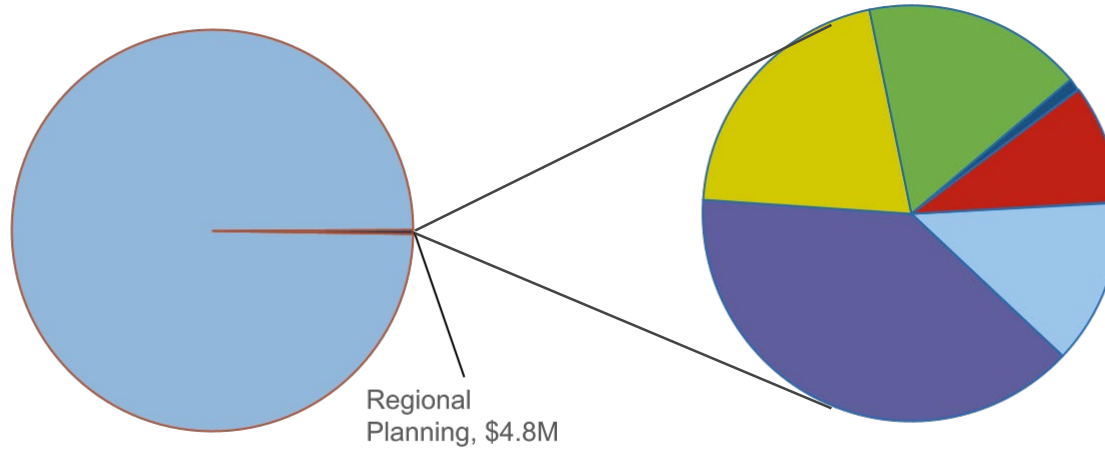
Initiative	Outcomes
Improved communication of project outcomes	<ul style="list-style-type: none">• Explore innovative approaches to share the results and outcomes of Regional Planning projects to increase awareness and utilization.
Helping member jurisdictions implement provincial housing legislation	<ul style="list-style-type: none">• Metro Vancouver will provide ongoing data and support for Housing Needs Reports and offer housing-related joint procurement opportunities.
Improved internal capacity for data processing within the Planning Analytics team	<ul style="list-style-type: none">• Projects involving monitoring requirements will now include detailed methodologies and computer scripts to enable future updates to be completed internally by Metro Vancouver staff.
Standardized Regulations and Designs to Streamline Rental Housing	<ul style="list-style-type: none">• Collaborate with members to explore co-creation and implementation of standardized regulations and reference designs for six-story rental housing.

BUDGET OVERVIEW

Regional Planning Financial Plan

2025 Total Operating Budget Breakdown - Regional Planning

Total 2025
MV Budget
\$1,463.7M



- Implementation Services
- Planning Analytics
- Administration and Department Support
- Allocated Programs
- Regional Land Use Policy
- Regional Sustainability Initiatives
- Communications Program

OPERATING EXPENDITURES

Regional Planning Financial Plan

Overview:

2024 Operating Budget: **\$5.6M**

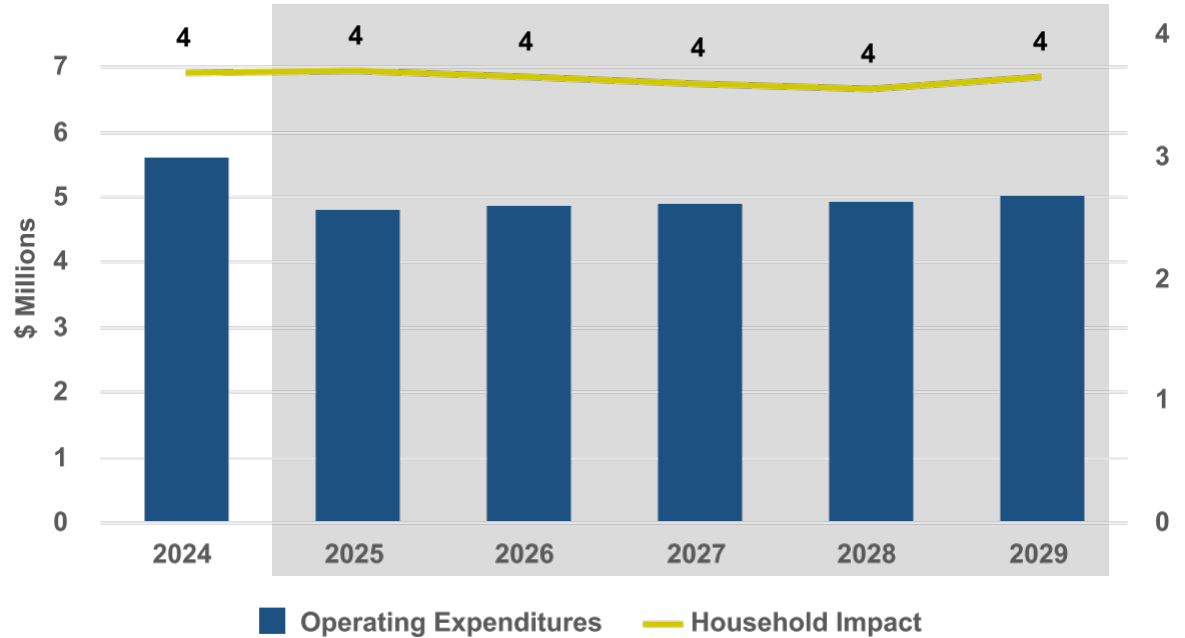
2025 Operating Budget: **\$4.8M**

14.1% decrease

Drivers for Change:

- Operations are inflationary
- Budget decrease in 2025 is related to a reduction in use of Sustainability Innovation Fund.

2025 - 2029 Regional Planning Financial Plan



OPERATING FUNDING

Regional Planning Financial Plan

Overview:

2024 Operating Budget: **\$5.6M**

2025 Operating Budget: **\$4.8M**

14.1% decrease

Drivers for Change:

- MVRD Requisitions are inflationary
- Budget is largely stable over the next 5 years.

2025 - 2029 Regional Planning Financial Plan



OPERATING HIGHLIGHTS

Regional Planning 2025

Budget	Initiative	Description
2025	Regional Non-Market Housing Strategy Update	Housing 2050 will focus on impactful new directions to address the region's housing supply and affordability challenges, particularly related to non-market and below-market rental housing
	Population and Infrastructure Impacts of Provincial Housing Legislation Study	Explore impact of provincial legislation on housing unit form, priority growth locations and complete a sub-regional assessment on infrastructure impacts
	Development Cost Charge Review	Conduct a review of Metro Vancouver's DCC program to ensure the program is aligned with Metro 2050 goals and strategies, particularly as it relates to impacts on housing
	Best Practice Guide – Transit Oriented Development	Develop best practice guide to assist member jurisdictions with implementing provincially-required Transit-Oriented Areas
	Enhancing Urban Forestry	Conduct research to better understand the impacts of provincial housing legislation on tree canopy in the urban environment and on the feasibility of meeting <i>Metro 2050's</i> 40% regional tree canopy cover target

OPERATING HIGHLIGHTS

Regional Planning 2025 - 2029

Budget	Initiative	Description
2025-2029	Regional Food System Strategy Update	Update RFSS to ensure strategy remains relevant and that newly identified concerns are recognized, considered and addressed.
	Bring-to-Market Industrial Lands Initiative	Assess a specific study site / area with vacant or under-developed industrial lands to prepare a bring-to-market strategy to increase the industrial land supply.
	Regional Hazard, Risk, and Vulnerability Analysis Assessment	Consider and analyze options for a future regional-scale hazard, risk, and vulnerability analysis.
	Land Use Resilience Best Practices Guide (Floods, Wildfires, Landslides, Earthquakes)	Develop a land use resilience best practices guide that would be a resource for local jurisdictions to improve land use policies and emergency management principles related to natural hazards.

REGIONAL PLANNING FINANCIAL PLAN SUMMARY

Regional Planning 2025 – 2029

	2024	2025	2026	2027	2028	2029
Total Expenditures (\$ Millions)	\$5.6	\$4.8	\$4.9	\$4.9	\$4.9	\$5.0
% Change		(14.1%)	1.4%	0.3%	0.6%	2.1%
MVRD Requisition (\$ Million)	\$4.4	\$4.5	\$4.5	\$4.5	\$4.6	\$4.8
Household Impact (\$)	\$4	\$4	\$4	\$4	\$4	\$4
% Change		0.4%	(1.3%)	(1.7%)	(1.3%)	2.9%
Prior Cycle Household Impact Change (%)		4.8%	(1.1%)	(0.6%)	0.6%	N/A



Camosun Bog

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