Schedule B to Bylaw 8743

Schedule C: Regional Context Statement

AUTHORITY AND PURPOSE OF THE REGIONAL CONTEXT STATEMENT

The District of North Vancouver is required under Section 866 of the *Local Government Act* to include a Regional Context Statement in its Official Community Plan. This legislation establishes that the function and requirement of the Regional Context Statement is to identify the relationship between the Official Community Plan and the Regional Growth Strategy and, if applicable, identify how the Official Community Plan will be made consistent with the Regional Growth Strategy over time. This document is included as Schedule C of the District's OCP to meet that requirement with respect to Metro 2050 Regional Growth Strategy (Bylaw No. 1339, 2022).

The District of North Vancouver may amend the Official Community Plan to adjust the boundaries of the District's regional land use designations within the Urban Containment Boundary, provided such adjustments satisfy the requirements set out in section 6.2.7 of the Regional Growth Strategy (Metro 2050 Regional Growth Strategy, Bylaw No. 1339).

The District of North Vancouver may amend the Official Community Plan to adjust the boundaries of the District's Urban Centres or Frequent Transit Development Areas, provided such adjustments satisfy the requirements set out in section 6.2.8 of the Regional Growth Strategy (Metro 2050 Regional Growth Strategy, Bylaw No. 1339).

INTRODUCTION

The District of North Vancouver is a member municipality of Metro Vancouver and Council has endorsed Metro 2050 Regional Growth Strategy. The District provides a number of significant regional assets and will continue to play a valuable role within the wider Metro Vancouver region.

The District's extensive and pristine alpine areas provide a high quality drinking water supply and outstanding recreational opportunities. Major highway and railway transportation corridors, in addition to nationally significant deep water port terminals, help connect and strengthen the regional economy.

Traditionally, the District has functioned as an inner suburb of Metro Vancouver, providing predominantly residential land uses within close commuting proximity to the City of North Vancouver and the downtown peninsula.

While the character of residential neighbourhoods will be sensitively preserved, the OCP recognizes and promotes the maturation of the District into a more complete and diverse community. These directions work very effectively in concert with the broader vision and strategy for a sustainable future for the region expressed in the Metro 2050 Regional Growth Strategy.

Compact Growth Management

Metro Vancouver 2050: Goal 1: Create a Compact Urban Area

- The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

Sustainable Economy

Metro Vancouver 2050: Goal 2: Support a Sustainable Economy

- The District OCP facilitates greater opportunities for local economic development and employment. Concentrated populations and enhanced transit and pedestrian access support businesses in centres. Industrial lands are protected, and economic activity are intensified and diversified.

The Natural Environment and Climate Change

Metro Vancouver 2050: Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

- The District OCP protects local environmental assets through the establishment of an Urban Containment Boundary. Conservation, recreation and ecological functions are preserved. Growth is directed to established urban areas through coordinated land use, transportation and infrastructure planning to reduce energy consumption and greenhouse gases.

Housing Options

Metro Vancouver 2050: Goal 4: Provide Diverse and Affordable Housing Choices

- The District OCP supports a diversity of housing types for a balanced population. Centres provide for mixed-use and multifamily housing forms, while neighbourhoods provide for ground-oriented detached and attached housing forms. The need for affordable and supportive housing is recognized and supported.

Transportation Choice

Metro Vancouver 2050: Goal 5: Support Sustainable Transportation Choices

- The District OCP enables greater alternatives to the car through transit supportive settlement patterns and high pedestrian and bicycle design standards. Pedestrian, bicycle, transit and road networks are managed and integrated to provide safe and efficient options for all modes of transportation and users.

The District's OCP is supported by other planning documents that detail actions and strategies to achieve the goals of the OCP on a neighbourhood, theme, or sector basis. The District has adopted supporting planning documents that help achieve goals related to the environment, climate, economy, housing, tenant protection, child care, poverty reduction and homelessness, accessibility, transportation, parking, and parks. The District has also approved implementation plans for the four growth centres:

- Lynn Creek (originally named Lower Lynn) Town Centre (2013)
- Lions Gate (originally named Lower Capilano-Marine) Village Centre (2013)
- Lynn Valley Town Centre (2013)
- Maplewood Village Centre (2017)

The remaining sections 1 to 5 of the RCS, and the accompanying Regional Features Map, identify more closely the consistency of District OCP policies and objectives with the five regional goals contained in Metro 2050 Regional Growth Strategy (Bylaw No. 1339, 2022).

METRO 2050 GOAL 1: CREATE A COMPACT URBAN AREA

The District OCP manages growth to achieve an efficient and compact urban structure with 75-90% of residential development directed to four compact centres (Chapters 1 and 2). The OCP also directs office and retail growth to a transit efficient network of centres. Growth is restricted outside the Urban Containment Boundary. The character of established low density neighbourhoods is preserved.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 1.1.9 Adopt Regional Context Statements that:	
1.1.9 a Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	Urban Containment Boundary illustrated on Regional Features Map.
1.1.9 b Provide Member Jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	Urban Containment Boundary established and growth restricted outside it (Policies 1.1 and 1.2). Parks, Open Space, and Natural Areas and Rural Residential Land Use designations applied to areas outside Urban Containment Boundary (OCP map 2). Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) and Rural Residential Land Use designations does not envision intensification through the extension of services. The OCP identifies capacity for an additional 20,000 population, 10,000 housing units, and 10,000 jobs for year 2030 (Chapter 1). The assumed baseline population for the OCP is 85,000 (2011 census counted 84,500). The OCP therefore provides capacity for a population of 105,000 by 2030. The assumed baseline dwelling unit count is 30,500 (2006 census counted 30,000 units, 2011 census confirmed 30,500). The OCP therefore provides capacity for 40,500 housing units by 2030. The assumed baseline employment for the OCP is around 26,000 (2006 census counted 22,000 fixed workplace jobs, and around 4,000 no fixed workplace jobs are assumed). The OCP therefore provides capacity for 36,000 jobs by 2030.

RGS Roles for Municipalities	District OCP Actions
	Metro Vancouver's subregional population projections by decade are as follows for the District (June 2024, Medium Growth Scenario[1]): • 2021 – 91,595 • 2031 – 100,497 • 2041 – 108,462 • 2051 – 116,717 Metro Vancouver's subregional dwelling unit projections by decade are as follows for the District (June 2024, Medium Growth Scenario): • 2021 – 33,950 • 2031 – 38,419 • 2041 – 42,534 • 2051 – 46,678 Metro Vancouver's subregional employment projections by decade are as follows for the District (June 2024, Medium Growth Scenario): • 2021 – 35,972 • 2031 – 40,649 • 2041 – 44,856 • 2051 – 48,556 Metro Vancouver's projections for 2041 and 2051 are beyond the 2030 planning horizon of the District's OCP. The District commits to working towards consistency with Metro Vancouver's projections to 2041 and 2051 in future OCP updates. The OCP's 2030 projections (2011) are comparable to Metro Vancouver's projections for 2031 (June 2024, Medium Growth Scenario): - OCP projects 105,000 people by 2030 compared to Metro Vancouver's population projection of 100,497 by 2031 - OCP projects 40,500 housing units by 2030 compared to Metro Vancouver's dwelling unit projection of 38,419 by 2031 - OCP projects 36,000 total jobs by 2030 compared to Metro Vancouver's employment projection of 40,649 by 2031
1.1.9 c Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	Commitment to work with Metro Vancouver (Policies 1.8, 10.4.2).

[1] Metro Vancouver subregional population, dwelling units, and employment projections do not include Indian Reserve Lands.

RGS Roles for Municipalities	District OCP Actions
1.1.9 d Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	Land use and integrated employment land and economic development policies manage and minimize conflict between residential and industrial areas (Section 3, Section 8). The Industrial land use designation (Map 2, Section 3.5), which includes port-related uses, limits uses for residential, commercial, and office in these areas. The movement of goods and access to key port and industrial areas is facilitated to minimize potential impacts to residents (Policies 5.5.3, 3.4.1, 8.1.4).
Policy 1.2.23 Adopt Regional Context Statements that:	
1.2.23 a Provide dwelling unit and employment projections that indicate the Member Jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	The OCP provides for approximately 10,000 net new housing units up to 2030. The assumed baseline dwelling unit count for the OCP is 30,500 (2011 Census). The OCP therefore provides capacity for 40,500 residential units by 2030 (or 33% growth in the number of residential units from 30,500 in 2011 to 40,500 in 2030). The OCP directs 75 to 90% of the residential growth to four centres (shown on Map 1 in the OCP): • ~2,500 new units in Lynn Valley Town Centre (Municipal Town Centre) (up to ~25% of the residential growth) • ~3,000 new units in Lynn Creek Town Centre (FTDA) (up to ~30% of the residential growth) • ~2,000 new units in Lions Gate/Marine Drive (which captures Lions Gate FTDA) (up to ~20% of the residential growth) • ~1,500 new units in Maplewood Village Centre (up to ~15% of the residential growth) Medium and higher density residential and mixed use land use designations are applied to the four growth centres, as shown in OCP Map 2. Additional policies direct residential growth to the four growth centres (Policies 1.3, 2.1.2, 2.2.3, 2.2.4, 2.2.5). One of the District's four growth centres (Lynn Valley Town Centre) is designated as a Municipal Town Centre in the RGS, and two (Lynn Creek Town Centre and Lions Gate Village Centre) are FTDAs. As the OCP designates Lynn Creek as a Town Centre and this area is beginning to redevelop as such with high rise and higher density forms, it is the District's intention to seek an amendment to the RGS in the future to recognize this area as a Municipal Town Centre. The District's Interim Housing Needs Report (2024) (HNR) identifies the District's 20-year housing need (2021-2041) as 22,369 net new housing units. The assumed baseline household unit count for the Housing Needs Report is 32,700 in 2021. The HNR therefore anticipates a total of 55,069 housing units are needed in the District by 2041 (or 68% growth in the number of residential units from 32,700 in 2021 to 55,069 in 2041).

RGS Roles for Municipalities	District OCP Actions
	Table 2 of the RGS includes residential growth targets for urban centres and FTDAs (from 2006 – 2041). The region-wide guideline is for 28% of residential growth to be located in FTDAs and 13% in Municipal Town Centres. The District's OCP plans for a 33% increase in the number of residential dwelling units between 2011 and 2030, with 75-90% of new dwelling units directed to our four growth centres (including Lynn Valley Municipal Town Centre, Lynn Creek FTDA, and Lions Gate FTDA). This growth pattern supports the RGS targets of directing 41% of future residential growth to FTDAs (28%) and Municipal Town Centres (13%). **Employment growth:** The OCP plans for 36,000 total jobs in the District by 2030. The assumed baseline of total jobs in the OCP is around 26,000 total jobs (in 2011). The OCP therefore plans for an increase of 10,000 new jobs by 2030 (or 38% growth in the number of total jobs from 26,000 in 2011 to 36,000 in 2021). The OCP provides significant policy support for job growth in Lynn Valley Town Centre (Municipal Town Centre), Lynn Creek Town Centre (FTDA), Lions Gate Village Centre (FTDA), and Maplewood Village Centre. Higher density Commercial Residential Mixed Use land use designations are applied to the four growth centres to facilitate office and retail development, as shown in OCP Map 2. Office and retail development are directed to the four growth centres (Policies 2.1.3, 3.1.3, 3.1.4). Table 2 of the RGS includes employment growth targets for Urban Centres and FTDAs (from 2006 – 2041). Table 2 of the RGS indicates employment growth region-wide is anticipated to occur at specific regional locations beyond the boundaries of the District, such as the Metropolitan Core (10% of job growth), Surrey Metro Core (5% of job growth) and across Regional City Centres (19% of job growth). Table 2 of the RGS also anticipates 16% of the region's overall job growth may occur within the 17 Municipal Town Centres (Map 4 in the RGS), of which Lynn Valley Town Centre is one. RGS Table 2 also indicates 27% of regional job growth may occur in Frequent Transit Development Areas, which includes Lynn Creek Town Centre and Lions Gate Village Centre. The RGS targets for employment growth are up to the year 2041, which is beyond the planning horizon of the OCP. The District commits to working towards consistency with Metro Vancouver's RGS employment growth targets beyond 2030 in future OCP updates. The OCP directs new jobs to the Municipal Town Centre and FTDAs through policies and land use designations in a manner consistent with the job distribution described in the RGS Table 2. The District anticipates working towards detailed job allocation between each of the four growth centres that align with Table 2 in the RGS in future OCP reviews.

RGS Roles for Municipalities	District OCP Actions
1.2.23 b include policies and actions for Urban Centres and Frequent Transit Development Areas that:	
1.2.23 b i identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	Urban Centres and FTDAs illustrated on Regional Features Map (OCP Map 14).
1.2.23 b ii focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.12	Lynn Valley (the District's Municipal Town Centre) is designated a Town Centre (Policy 2.1.1). The District's intent is to request Lynn Creek, which is also designated as a Town Centre in the District's OCP, be designated as a Municipal Town Centre in the RGS once development in this centre has advanced. Medium and higher density residential and Commercial Residential Mixed Use land use designations are applied, including Residential Level 6 (up to 2.5 FSR), Commercial Residential Mixed Use Level 2 (up to 2.5 FSR), and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR), to focus residential and commercial development as shown on Land Use Map (OCP Map 2). Mix and intensity of land uses, and transit-oriented infrastructure and design, facilitated to support frequent transit (Policy 1.4, Section 5.1). Residential growth directed to centres, including focus on affordable and rental housing (Policies 2.1.2, 7.2.7). Infrastructure investment directed to centres (Policy 2.1.4) and infrastructure planning coordinated with centres planning (Section 11.1). Major office and retail development directed to centres, specifically regionally designated FTDAs and the Municipal Town Centre (Policies 2.1.3, 3.1.3, 3.1.4). New park and open space planned for Town Centres (Policy 4.2.2). Objective established for Town Centres to create complete communities with diverse housing, employment and recreation (Objective for Section 2.1).

RGS Roles for Municipalities	District OCP Actions
	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on growth and developments of these centres.
1.2.23 b iii encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	Major office development directed to centres, specifically regionally designated FTDAs and the Municipal Town Centre (Policies 2.1.3, 3.1.4). Higher density mixed use land use designations are applied to centres to facilitate office development, Commercial Residential Mixed Use Level 2 (up to 2.5 FSR) and Commercial Residential Mixed Use Level 3 (up to 3.5 FSR) as shown on Land Use Map (OCP Map 2).
1.2.23 b iv support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDAs and consider the use of parking maximums	Parking reductions in centres and corridors considered (Policy 5.1.8).
1.2.23 b v consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on growth and development while planning for housing diversity and affordability, community services and amenities, environmental protection, and infrastructure, all of which contribute to equity and resiliency. In order to support future growth, additional OCP policies include the need to plan for community services and social programs (Section 6.3), retain and maintain existing rental buildings (Section 7.2), mitigate against natural hazards (Section 9.4), and emergency response (Section 6.4, Policy 10.4.1). Implementation strategies (Section 12.3.1) include direction to undertake Centres Implementation Plans to achieve OCP goals and objectives for each of the centres. When developing supporting planning documents and neighbourhood plans, the District anticipates the use of tools and measures to ensure resiliency and equity.
1.2.23 b vi consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	Support for child care across the District, including in centres (Policy 6.3.4). Focus community facilities and services, such as child care, in centres to meet the needs of expanded populations in these areas (Policy 2.1.4).
1.2.23 b vii consider the implementation of green infrastructure	Support for green infrastructure, including the creation of parks (Policy 4.2.2), protection and enhancement of forest, trees, and soils (policies in section 9.2), and stormwater management (Policies 9.3.4, 9.3.5, 11.2.3).
1.2.23 b viii	Focus infrastructure and amenity investment in centres (Policies 2.1.4, 11.1.1).

RGS Roles for Municipalities	District OCP Actions
focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	
1.2.23 b ix support the provision of community services and spaces for non-profit organizations	Support for community services and social programs (Section 6.3), many of which are delivered by non-profit organizations.
1.2.23 b x consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	N/A (no Employment lands in the District)
1.2.23 b xi take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Manage streets that serve residential areas using traffic-calming measures (Policy 5.5.6). Consider public health implications, including air quality and noise, when evaluating new developments (Policy 9.5.2).
1.2.23 c include policies for General Urban lands that:	
1.2.23 c i identify General Urban lands and their boundaries on a map generally consistent with Map 2	General Urban lands illustrated on Regional Features Map.
1.2.23 c ii exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	Major office and retail uses (Policies 2.1.3, 3.1.3, 3.1.4) and community infrastructure investment (Policy 2.1.4) are directed to centres. The existing non-residential major trip generating uses of Capilano University, Capilano Suspension Bridge, and Grouse Mountain are already established on the transit network. New non-residential major trip generating uses, defined as non-residential major trip generating uses excluding those related to tourism, recreation and/or education, are excluded outside of centres consistent with the land use designations in Map 2, DNV OCP Land Uses. Further definition and policy guidance regarding major office and retail uses is anticipated to occur in future OCP reviews.
1.2.23 c iii encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking	Sensitive infill may be enabled through potential intensification of established centres (Section 2.2), neighbourhoods (Policies 2.3.5, 2.3.6, 7.1.2) and transit corridors (Policies 2.4.2, 2.4.3).

RGS Roles for Municipalities	District OCP Actions
distance of the Frequent Transit Network;	
1.2.23 c iv encourage neighbourhood-serving commercial uses	Neighbourhood-serving commercial needs are supported by policies for Town Centres, Village Centres, and neighbourhoods. New retail and commercial development is concentrated in Town Centres (Policy 2.1.3, Commercial Residential Land Use Designations shown on Map 2). Commercial uses to serve the surrounding neighbourhoods accommodated in Village Centres (Policy 2.2.3). Local commercial uses in neighbourhoods to be preserved and encouraged (Policy 2.3.5).
1.2.23 d with regards to Actions 1.2.15 and 1.2.23 c) ii), include a definition of "non-residential Major Trip Generating uses" that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	Non-residential major trip generating uses is defined in the RCS as "non-residential major trip generating uses excluding those related to tourism, recreation and/or education" (referenced in regards to Action 1.2.23 c) ii)). The District anticipates adding a definition of "non-residential Major Trip-Generating uses" to the OCP in future OCP reviews. In relation, the District anticipates further definition and policy guidance regarding major office and retail uses to occur in future OCP reviews.
1.2.23 e consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	Of the District's four growth centres, one is designated as a Municipal Town Centre (Lynn Valley Town Centre) and two are designated as FTDAs (Lynn Creek Town Centre and Lions Gate Village Centre). Both FTDAs – Lynn Creek and Lions Gate – are either partially or fully within Major Transit Growth Corridors (Metro 2050, Map 5).
1.2.23 f consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Commitment to work with Translink (Policies 5.1.2, 5.3.7, 5.4.2, 5.4.3, 5.4.7) and other public, private, and non-profit partners (Policies 5.3.4, 5.4.10, 5.5.10) to improve the transportation network.
Policy 1.3.7 Adopt Regional Context Statements that:	
1.3.7 a support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	The Network of Centres land use concept supports compact, complete, mixed-use communities that are well connected by transit (Section 2 Urban Structure). The concentration of mixed-uses maximizes transit and pedestrian access in the centres (Policies 2.1.3, 5.1.1). Transportation policies for the centres plan for pedestrian connectivity (Policy 5.1.6) and cycling infrastructure (Policy 5.1.7). In addition to supporting multi-modal transit in the centres, the OCP supports District-wide pedestrian and cycling connectivity (Policies 5.2.2, 5.3.2; Map 4 Bicycle Plan Concept Map).

RGS Roles for Municipalities	District OCP Actions
1.3.7 b locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	The Network of Centres land use concept focuses growth to centres and corridors to support enhanced transit provision (Map 1; Section 1). This includes concentrating community infrastructure (i.e., facilities and services) and major retail uses in centres (Policies 2.1.3, 2.1.4, 2.2.3). Section 6.2 provides additional direction to provide library, arts, cultural, and recreation services in developing neighbourhoods. Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on planning for commercial uses and community amenities, including recreation centres, public and open spaces, parks, public art, child care, adults/senior facilities, libraries, and other programs and services.
1.3.7 c provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Section 4.1 outlines the District's objective to maintain a diverse, high quality parks and open space system across the District that serves community needs. Parks, open spaces, and recreational opportunities in neighbourhoods (Policies 2.3.3, 4.2.1) and in new developments (Policy 4.1.10) is supported. Place-making amenities, including community gardens, playgrounds, and gathering places is supported (Policies 6.3.12, 4.1.10, Schedule A Town and Village Centre Policies). Accessibility for parks, open spaces, and community spaces for all people and abilities is promoted (Policies 4.1.8, 6.4.7). Support to create spaces that provide social connection and are accessible for a diversity of people and abilities (Policies 6.3.3, 6.3.6, 6.3.7, 6.3.12).
1.3.7 d respond to health and climate change-related risks by providing equitable access to:	
1.3.7 d i recreation facilities	Accessibility for all community members to participate in leisure and recreation activities, which includes recreation facilities (Policies 6.2.4, 6.2.5), is encouraged. Facilitate the creation of accessible community and public spaces (Policy 6.4.7).
1.3.7 d ii green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Equitable access to green and public spaces is supported by OCP policies that aim to create and maintain green spaces across the District. Target established to exceed 2 hectares of community and neighbourhood park per 1,000 residents (Section 4). The objective in Section 4.1 is to maintain a diverse, high quality parks and open space system across the District that serves community needs. Parks and open spaces in neighbourhoods (Policy 2.3.3) and in centres (Policy 4.2.5) are encouraged. Additional policy supports improving accessibility of parks, open spaces, and public spaces for a diversity of people and abilities (Policies 4.1.8, 6.4.7).

RGS Roles for Municipalities	District OCP Actions
1.3.7 d iii safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	Target established of achieving a 35% mode share of transit, walking, and cycling trips (Target 5), which is supported by policies in Sections 5.2, 5.3, and 5.4. Support for pedestrian-friendly features, accessibility, and cycling infrastructure for the pedestrian network (Policy 5.2.4), cycling network (Policy 5.3.3), and trail network (Policy 4.1.8).
1.3.7 e support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	Urban agriculture, community gardens, and farmers markets are supported (Policies 6.3.12, 6.3.13). Retail uses, such as grocery stores, are supported across the District (Policy 2.1.3 for Town Centres, Policy 2.2.3 for Village Centres, and Policy 2.3.5 for neighbourhoods).
1.3.7 f consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre provide guidance on development of these centres, including support for the health and well-being of residents. Public health implications are considered when evaluating new developments (Policy 9.5.2, Schedule B design guidelines). The District plans to consider the mitigation of significant negative social and health impacts in future OCP reviews.
1.3.7 g provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	Development Permit Area for Form and Character (Schedule B) includes design guidelines that aim to achieve barrier-free development and accessibility, improve safety, and reduce opportunities for crime.
1.3.7 h consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDAs, and other local centres	Work and partner with First Nations to foster the expression of their cultural identity (Policy 6.2.3).
Policy 1.4.3 Adopt Regional Content Statements that:	
1.4.3 a identify Rural lands and their boundaries on a map generally consistent with Map 2	Rural lands illustrated on Regional Features Map.

RGS Roles for Municipalities	District OCP Actions
1.4.3 b limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	Growth restricted outside Urban Containment Boundary (Policy 1.2) and Rural Residential land use designation does not envision intensification of use through subdivision. Infrastructure extension beyond the Urban Containment Boundary limited (Policy 11.1.2) and Rural Residential land use designation does not envision intensification of use through the extension of services. Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary as shown on Land Use Map (OCP Map 2) and Regional Features Map (OCP Map 14).
1.4.3 c specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	Rural Residential Land Use designations applied to residential areas outside Urban Containment Boundary as shown on Land Use Map (OCP Map 2), providing for low density detached housing on large lots (up to 0.35 FSR).
1.4.3 d prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	The District does not have any agricultural areas. Urban agriculture and other food initiatives are supported (Policies 6.3.12, 6.3.13, 6.3.14, 6.3.15).
1.4.3 e support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	Direction to map ecologically important areas and develop a management plan (Policy 9.1.1). Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7). Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4) Measures to protect, enhance and restore ecosystems include: acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3); and conservation tools such as covenants, land trusts, and tax exemptions supported where appropriate (Policy 9.1.6).

METRO 2050 GOAL 2: SUPPORT A SUSTAINABLE ECONOMY

The urban structure, employment lands and economic development policies contained in the District's OCP (Chapters 1, 2, 3 and 8) place a strong emphasis on supporting sustainable economic activity in the District. This OCP protects employment lands for economic activity, seeks to intensify and diversify activity in these lands, encourage office development within a Network of Centres, and create a positive investment climate. Concentrated populations and enhanced transit and pedestrian access support businesses in centres.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 2.1.10 Adopt Regional Context Statement that:	
2.1.10 a include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	New retail, service and major office development concentrated in the District's two Town Centres (Lynn Valley and Lynn Creek). Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres. Appropriate industrial and light industrial commercial economic activity is protected, intensified, diversified, and a high quality business environment ensured through policies in Chapter 3. Note: the District does not have lands within Metro Vancouver's 'Employment lands' designation. Economic development is promoted by: maintaining community competitiveness and providing competitive government services (policies in Chapter 8), encouraging appropriate and compatible economic activity including office, retail and live-work uses in and adjacent to centres, and industrial and light industrial uses in employment lands (Policy 8.1.3 b and c).
2.1.10 b support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	New retail, service, and major office development concentrated in the District's two Town Centres: Lynn Valley Municipal Town Centre, and Lynn Creek FTDA (Policies 2.1.3, 3.1.4). Land use designations of Commercial Residential Mixed Use Level 2 (2.5 FSR) and Commercial Residential Mixed Use Level 3 (3.5 FSR) provide medium to high density opportunities for commercial development. These designations are only applied in the District's centres. Schedule A (Town and Village Centre Policies) includes policies that promote office development in Lynn Valley Municipal Town Centre, and commercial floorspace in Lynn Creek FTDA, Lions Gate FTDA, and Maplewood Village Centre.
2.1.10 c discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	Retail, service, major office and community infrastructure investment are directed to centres (Policies 2.1.3, 2.1.4, 3.1.3, 3.1.4). Infrastructure provision is integrated with land use and transportation planning (Policy 1.6) and coordinated with the District's centres (Section 11.1). A target of providing one community hub type facility within easy access of every centre is established (Chapter 6, Policy 6.3.6). Commercial and Commercial Residential Mixed Use designations applied outside of centres are generally of a lower density (1.75 FSR) than those applied within centres (2.5 FSR and 3.5 FSR). Institutional and/or commercial development within Capilano University is integrated with the District's Network of Centres (Policy 2.2.8). Capilano University is connected via transit corridors to the Network of Centres (Map 1) and is deemed suitable for development where this is integrated with the District's

RGS Roles for Municipalities	District OCP Actions
	urban structure. Capilano University is identified OCP Map 14 (Regional Features Map).
Policy 2.2.9 Adopt Regional Context Statements that:	
2.2.9 a identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	Industrial lands illustrated on Regional Features Map (OCP Map 14). Note: the District does not have lands within Metro Vancouver's 'Employment lands' designation.
2.2.9 b identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the Regional Growth Strategy. Strata and/or small lot subdivisions on these lands should not be permitted	N/A – The District's OCP does not identify Trade-Oriented lands. The District anticipates identifying Trade-Oriented lands in future OCP reviews.
2.2.9 c include policies for Industrial lands that:	
2.2.9 c i consistently define, support, and protect Industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	Industrial lands are supported and protected (Policy 1.7, Section 3.1). Land use designations for employment lands in Section 3.5 identify the intended uses for industrial lands, and limit non-industrial uses. Policy direction further limits non-industrial use in industrial areas (Policies 1.7, 3.1.2, 3.1.4). The District's Industrial land use designation (Section 3.5) is generally consistent with Metro 2050's Industrial designation. Reviewing the District's Industrial land use designation for consistency with Metro 2050's is anticipated to occur in future OCP reviews.
2.2.9 c ii support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	Accessory caretaker residential and accessory commercial uses may be permitted (Policies 3.1.2, 3.1.3, and description of Industrial land use designation in Section 3.5).
2.2.9 c iii exclude uses that are not consistent with the intent of Industrial lands and not supportive of Industrial activities, such as medium and large format retail uses, residential uses, and	Retail uses are restricted to accessory and limited, conditional uses (Policy 3.1.3) and major retail and office uses are directed to centres (Policies 3.1.3, 3.1.4) and residential uses are limited to accessory caretaker units (Policy 3.1.2).

RGS Roles for Municipalities	District OCP Actions
stand- alone office uses, other than ancillary uses, where deemed necessary	
2.2.9 c iv encourage improved utilization and increased intensification/densification of Industrial lands for Industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Intensification and better utilization of industrial areas encouraged (Section 3.2).
2.2.9 c v review and update parking and loading requirements to reflect changes in Industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over-supply of parking	Improvements in transportation, infrastructure, and municipal services in industrial areas is supported (Policy 3.4.1). Policy to support effective access to industrial areas (Policy 5.5.3). The District anticipates reviewing parking and loading requirements in industrial areas in future OCP reviews.
2.2.9 c vi explore municipal Industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Section 3.1 outlines the District's objective to ensure an adequate supply of land for businesses to enable significant economic activity and jobs in the community. Policies in this section look to support and protect industrial lands while supporting economic growth.
2.2.9 c vii provide infrastructure and services in support of existing and expanding Industrial activities	Services and infrastructure to support industrial uses is promoted (Policy 3.4.1).
2.2.9 c viii support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented Industrial uses	Services and infrastructure to support industrial uses is promoted (Policy 3.4.1). Facilitate the movement of goods – including by rail and water - and improve access to key industrial, port, and commercial areas (Policy 5.5.3).
2.2.9 c ix consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between Industrial and sensitive land uses, and to improve resilience to the impacts of climate change	Schedule B includes design guidelines for Industrial and Business Park Development. The design guidelines encourage employment opportunities through provision of well-designed, attractive, high-quality development that is visually integrated with surrounding land uses and minimizes negative environmental impacts. Guidance around tree planting, landscaping, and fencing and screening is provided.
2.2.9 c x do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	N/A – The District's OCP does not identify Trade-Oriented lands. The District anticipates identifying Trade-Oriented lands in future OCP reviews.
2.2.9 d include policies for Employment lands that:	
2.2.9 d i support a mix of Industrial, small scale commercial and office, and other related employment uses, while	N/A - The District does not have Employment lands.

RGS Roles for Municipalities	District OCP Actions
maintaining support for the light Industrial capacity of the area, including opportunities for the potential densification/intensification of Industrial activities, where appropriate	
2.2.9 d ii allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the Regional Growth Strategy	N/A - The District does not have Employment lands.
2.2.9 d iii support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	N/A - The District does not have Employment lands.
2.2.9 d iv support higher density forms of commercial and light Industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	N/A - The District does not have Employment lands.
2.2.9 d v do not permit residential uses, except for: • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light Industrial uses, where appropriate and subject to the consideration of municipal objectives and local context.	N/A - The District does not have Employment lands.

RGS Roles for Municipalities	District OCP Actions
2.2.9 e include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	N/A - The District does not have Employment lands.
2.2.9 f include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the Regional Growth Strategy (Table 5)	N/A - The District does not have Employment lands.
Strategy 2.3.12 Adopt Regional Context Statements that:	
2.3.12 a specify the Agricultural lands within their juris- diction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	N/A - The District does not have Agricultural lands.
2.3.12 b consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Community gardens, urban agriculture, and farmers markets are promoted (Policies 6.3.12, 6.3.13). Note, the District does not have Agricultural lands.
2.3.12 c include policies that protect the supply of Agricultural land and strengthen agriculture viability including those that:	N/A - The District does not have Agricultural lands.
2.3.12 c i assign appropriate land use designations to protect Agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen Agricultural viability	N/A - The District does not have Agricultural lands.
2.3.12 c ii encourage the consolidation of small parcels and discourage the subdivision and fragmentation of Agricultural land	N/A - The District does not have Agricultural lands.
2.3.12 c iii support climate change adaptation including: • monitoring storm water, flooding, and sea level rise impacts on Agricultural land,	N/A - The District does not have Agricultural lands.

RGS Roles for Municipalities	District OCP Actions
• implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support Agricultural production, where appropriate and in collabo- ration with other governments and agencies	
2.3.12 c iv protect the integrity of Agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to Agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	N/A - The District does not have Agricultural lands.
2.3.12 c v demonstrate support for economic development opportunities for Agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary Agricultural production as defined by the *Agricultural Land Commission Act*	N/A - The District does not have Agricultural lands.
2.3.12 c vi align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	N/A - The District does not have Agricultural lands.
Strategy 2.3.13 In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	Initiatives promoting healthy local foods and food production supported (Policy 6.3.12). Collaboration with agencies and partners to provide food access (Policy 6.3.14). A food policy to support community and environmental health to be developed (Policy 6.3.15).

METRO 2050 GOAL 3: PROTECT THE ENVIRONMENT, ADDRESS CLIMATE CHANGE, AND RESPOND TO NATURAL HAZARDS

The District's OCP protects local environmental assets through the establishment of an Urban Containment Boundary. The Environmental Management and Climate Action policies contained in the District's OCP (Chapters 9 and 10) seek to preserve our vast natural assets and mitigate and adapt to climate change. This OCP preserves natural areas for conservation and recreation, protects and enhances ecosystems and habitats, and manages land use and infrastructure to reduce greenhouse gases, adapt to climate

change and to manage risks from natural hazards. The Conservation and Recreation areas illustrated on the Regional Features Map (Map 14) include regionally significant natural assets, major parks, watersheds and ecologically important areas.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 3.1.9 Adopt Regional Context Statements that:	
3.1.9 a identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	Conservation and Recreation areas illustrated on Regional Features Map (OCP Map 14).
3.1.9 b include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation (Section 4.3) which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, outdoor recreation, and tourism (Map 2 DNV OCP Map). Map 3 (DNV Parks and Trails Concept Map) identifies different types of park and conservation areas and trail linkages. A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where uses include outdoor recreation, watershed and resource management, conservation, and research (Policy 1.2).
3.1.9 b i drinking water supply areas	
3.1.9 b ii environmental conservation areas	
3.1.9 b iii wildlife management areas and ecological reserves	
3.1.9 b iv forests	
3.1.9 b v wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	
3.1.9 b vi riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
3.1.9 b vii ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	

RGS Roles for Municipalities	District OCP Actions
3.1.9 b viii uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: o major parks and outdoor recreation areas; o education, research and training facilities, and associated uses that serve conservation and/or recreation users; o commercial uses, tourism activities, and public, cultural, or community amenities; o limited agricultural use, primarily soil-based; and o land management activities needed to minimize vulnerability / risk to climate change impacts	
3.1.9 c Include policies that:	
3.1.9 c i protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	Schedule B of the OCP, Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment, its Ecosystems and Biodiversity (Natural Environment and Streamside) and for Protection of Hazard Conditions (Wildfire, Creek and Slope Hazard) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.
3.1.9 c ii encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation	Conservation and Recreation areas have Parks, Open Space, and Natural Areas land use designation (Section 4.3) which provides for a range of uses including the protection of ecologically important habitats, the regional drinking water supply, outdoor recreation, and tourism (Map 2 DNV OCP Map). These lands are protected from urbanization (Policy 4.1.3). A significant portion of Conservation and Recreation areas exist outside the urban containment boundary, where growth and development are not accommodated. Development Permit Areas (DPAs), includes DPAs for the Protection of the Natural Environment and for Protection of Hazard Conditions (Schedule B) which serve to manage how development occurs in these areas to protect natural systems and avoid natural hazards.
Policy 3.2.7 Adopt Regional Context Statements that:	
3.2.7 a identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	Section 4 and Section 9 include policy to maintain, protect, and enhance the ecology and natural systems in the District, including to increase the area of protected natural land (Policies 4.2.1, 4.2.5, 4.2.6, 4.2.7, 9.1.3, 9.1.6). Policy direction in Section 9 and Schedule B supports protecting, retaining, and planting trees. These policies will contribute to the Metro

RGS Roles for Municipalities	District OCP Actions
	Vancouver targets of increasing the area of protected natural land and tree canopy cover regionally. The District anticipates identifying targets for area of lands protected for nature and tree canopy cover in supporting policies, plans, strategies, or future OCP reviews.
3.2.7 b refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
3.2.7 b i support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	Policy direction to map ecologically important areas and develop a management plan (Policy 9.1.1). Policies in Section 9.1 established to protect biodiversity, including ecosystem and habitat management and restoration (Policies 9.1.5, 9.1.7). Policy sections address distinct elements of the District's natural environment, its forests and soils (Section 9.2), its aquatic systems (Section 9.3), and its potential natural hazards (Section 9.4). Acquisition, such as eco-gifting, or dedication of parkland considered to preserve ecological functions (Policies 4.2.6, 4.2.7, 9.1.3). Conservation tools such as covenants, land trusts and tax exemptions supported where appropriate (Policy 9.1.6).
3.2.7 b ii seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	Support for the regional connectivity of green infrastructure through protection and maintenance (Policies 4.1.3, 4.1.5, 4.1.14). Policy 9.1.11 provides additional direction to collaborate with other municipalities, First Nations, and community organizations to manage and conserve ecologically important areas.
3.2.7 b iii discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	Development Permit Areas (DPAs) (Schedule B) for Protection of the Natural Environment and Streamside Protection aim to protect nature, ecological systems, wildlife corridors, and ecosystem connectivity. The DPAs serve to manage how development occurs in these areas to protect natural systems.
3.2.7 b iv indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements	Development Permit Areas (DPAs) (Schedule B) for Protection of the Natural Environment and Streamside Protection aim to protect nature, ecological systems, wildlife corridors, and ecosystem connectivity. The DPAs serve to manage how development occurs in these areas to protect natural systems.
3.2.7 c include policies that:	
3.2.7 c i support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	The value of ecological services is reflected and supported in OCP policy. Natural assets (which provide clean air and water, healthy soils, rainwater interception, soil stability, temperature regulation, and recreational opportunities) are supported by policies that protect and improve the nature and ecology in the District (Section 4, Section 9, Policy 11.2.3).

RGS Roles for Municipalities	District OCP Actions
	Town and Village Centre Policies (Schedule A) include policy direction to consider ecosystem services in the urban context, such as encouraging green walls and roofs, rain gardens and features, and native landscaping.
3.2.7 c ii enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	Trees and forests are protected and enhanced, including management of the urban forest (Section 9.2, Policies 9.2.4, 9.2.5). Guidance on tree retention, replacement, and/or compensation (Policy 9.2.2, Development Permit Areas in Schedule B).
3.2.7 c iii reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	Policy direction to develop and implement an integrated invasive species management strategy (Policy 9.1.9).
3.2.7 c iv increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	The District anticipates exploring policy direction to support increasing green infrastructure along greenways, trails, the transit network in supporting policy or strategy documents or future OCP reviews.
3.2.7 c v support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives	Policy and Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1). Policies in Section 9.3 established to manage watershed and foreshore aquatic systems (Section 9.3). Target established to prepare integrated stormwater management plans for all urban watersheds (Target 9, Policy 9.3.1). Green building practices promoted (Policy 10.1.1, and Centres policies in Schedule A), includes water conservation.
Policy 3.3.7 Adopt Regional Context Statements that:	
3.3.7 a identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	Target to reduce greenhouse gas emissions by 33% by 2030 (Target 10), which works towards regional target. Growth management strategy to direct 75-90% of anticipated residential development to four transit friendly centres (Target 1, Policy 1.3, 1.4).

RGS Roles for Municipalities	District OCP Actions
	High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1). Transit, bicycle, pedestrian mode share of 35% established for 2030 (Target 5). The District anticipates updating the greenhouse gas emission reduction target and considering alignment with the regional reduction target in future OCP reviews.
3.3.7 b identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as: • existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geoexchange systems, and zero emission vehicle charging infrastructure; and • community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	Network support for alternative energy vehicles provided as necessary (Policy 5.5.8). Green building practices promoted (Policy 10.1.1, and Town and Village Centre Policies in Schedule A). Building retrofits and energy ratings for home sales encouraged (Policies 10.1.2, 10.1.3). Section established to support alternative energy systems, including district systems (Section 10.2). Air quality considered in land use and transportation planning (Policies 9.5.2, 9.5.3). High quality pedestrian, bicycle, and transit facilities and infrastructure provided in centres to promote alternatives to the car (Section 5.1), includes design expectations (Policies 5.1.3, 5.1.4, 5.1.5, 5.2.4, 5.3.6). Improve connections and access between the pedestrian and bicycle network to transit (Policies 5.2.7, 5.3.7, 5.4.5, 5.5.6).
3.3.7 c focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	Infrastructure provision integrated with land use, transportation planning, energy conservation considerations and urban design (Policy 1.6) . Infrastructure investment directed to centres (Policy 2.1.4). Infrastructure planning, management, and investment, coordinated with the Network of Centres and corridors connecting them (Policies in Section 11.1). Specific Community Amenity Contributions strategies to be developed for growth centres (Section 12.3.3).
Policy 3.4.5 Adopt Regional Context Statements that:	

RGS Roles for Municipalities	District OCP Actions
3.4.5 a include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2). Facilitate mitigation measures to reduce risks of landslide, flood, debris flow, and forest interface wildfire (Policy 9.4.2). Continue developing information and communication systems to advance the natural hazard management program (Policy 9.4.3).
3.4.5 b include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B).
3.4.6 Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services	Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2).
3.4.7 Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies	Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2). Section 9.4 provides policy direction to reduce and mitigate risks associated with natural hazards. Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B). Proactively prevent risk and respond to emergencies, including fire safety and disaster response (Policies 6.4.1, 6.4.5, 6.4.6, 6.4.8, 6.4.9, 10.4.1).
3.4.8 Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles	Section 9.4 provides policy direction to reduce and mitigate risks associated with natural hazards. Natural hazard risks managed in development (Policies 9.4.1, 10.4.1) and through development permit areas (Schedule B). Development permit for Protection of Hazard Conditions (Wildfire, Creek, and Slope Hazard) serve to manage how development occurs in these areas to avoid natural hazards. Climate change risks to be assessed to inform asset management, community planning, and infrastructure planning (Policy 10.4.2)

METRO 2050 GOAL 4: PROVIDE DIVERSE AND AFFORDABLE HOUSING CHOICES

The District's OCP supports housing choices across the full continuum of housing needs. The Network of Centres land use concept supports diverse housing forms, with mixed-use and multifamily developments directed to the four growth centres (Chapters 1, 2, 7), while neighbourhoods support ground-oriented detached and attached housing forms (Chapter 1). Policies support diverse and affordable housing options that are needed for seniors, young singles, couples, and families with children, and emergency, transitional, and supportive housing that is needed to support vulnerable populations (Chapter 7). The Plan Implementation Strategies in Section 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Housing. Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) to support low intensity infill housing options.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 4.1.8 Adopt Regional Context Statements that:	
4.1.8 a indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	As referenced in the OCP, a Housing Needs Report (HNR) is a provincial legislative requirement for municipalities to have completed as of 2024. HNRs are required by provincial legislation to be updated every five years thereafter. The HNR document is separate from the OCP and the 2024 report is summarized here for reference only. The District's Interim Housing Needs Report (2024) identifies our 20-year housing need as 22,369 new units from 2021 to 2041. The Interim Housing Needs Report (HNR) (2024) estimates the District's five-year housing need (2021-2026) by number of bedrooms as: • 2,023 studio units • 1,406 1-bedroom units • 1,228 2-bedroom units • 1,001 3-bedroom units • 749 4-bedroom+ units The HNR (2024) estimates the District's five-year housing need (2021-2026) by tenure as: 3,950 ownership units, 2,458 rental units. The HNR (2024) estimates the District's five-year housing need (2021-2026) based on affordability by maximum monthly shelter costs: • 958 units under $1,125 • 646 units from $1,125 to $1,750 • 509 units from $1,750 to $2,250 • 1,025 units from $2,250 to $3,125 • 1,864 units from $3,125 to $5,000 • 1,407 units over $5,000 The District intends to work towards meeting estimated future demand as described in the most recent HNR.

RGS Roles for Municipalities	District OCP Actions
4.1.8 b articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	As referenced in the OCP, a Housing Needs Report (HNR) is a provincial legislative requirement for municipalities. The HNR document is separate from the OCP and the 2024 report is summarized here for reference only. The District's 2024 Housing Needs Report (HNR) identifies the need for more rental and ownership units, units with a variety of bedroom sizes ranging from studio to 4+ bedrooms, and units with a range of affordability levels including more affordable units. Policies in the OCP support the needs identified in the HNR: support for different tenure types including rental, support for diverse unit sizes and housing forms, and support for developing affordable and non-market housing (further details below). The District's OCP supports a diversity of housing forms: • Higher-density Commercial Residential Mixed Use and multifamily developments directed to centres (Policies 2.1.2, 2.2.4, 2.2.5). • Plan for low intensity infill housing options in single-family neighbourhoods(Policy 7.1.2). • Permit suites and lock-off units (Policy 7.2.2). OCP policies support diverse needs regarding tenure, size, and affordability of housing units (Policies in Section 7.1, 7.2, and 7.3): • Facilitate market, non-market, and supportive housing (Policy 7.1.1). • Support development of affordable housing through incentives such as density bonusing, pre-zoning, and parking reductions (Policy 7.3.3). • Require multifamily developments to contribute to the provision of affordable housing (Policy 7.3.4). Policy direction to pursue an inclusionary zoning tool (Policy 7.3.3). • Use District land to support the development of social and affordable housing (Policy 7.4.4). • Support the development and retention of rental housing including through development and zoning incentives, limiting conversion of rental units, and parking reductions (Policies 7.2.3, 7.2.4, 7.2.5, 7.2.8). • Facilitate a range of multifamily unit sizes (including smaller apartments and family-sized units) (Policy 7.1.5) Policy direction to update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans, including consideration of the most recent Housing Needs Report housing classes and target populations (Policy 7.2.11). Schedule A, Town and Village Centre Policies, includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible housing relative to specific centres current and future profiles.

RGS Roles for Municipalities	District OCP Actions
	Housing Action Plan(s) are also directed to be undertaken (Policies 2.3.5, 7.1.2) to support low intensity infill housing options and are identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1). Target established to move from 70% detached (i.e. single-family housing) and 30% attached (i.e. multi-family housing) to 55% detached and 45% attached by 2030 (Target 2) to increase housing diversity, range of sizes, range of price points, and range of tenures.
4.1.8 c identify policies and actions that contribute to the following outcomes	
4.1.8 c i increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	Section 7 focuses on the District's objective to increase housing choices across the full continuum of housing needs. Policies in this section include support for and facilitation of market, non-market, and supportive housing; infill housing types; multifamily housing; and accessible housing. Incentives for development of affordable and social housing include density bonusing, pre-zoning, reduced development charges, reduced parking requirements, inclusionary zoning, and contribution of District land (Section 7.3, Section 7.4). Ensure affordable housing has an appropriate mix, type, and size of units to support residents' needs (Policy 7.3.1). Direction to establish a minimum acceptable standard of for rental housing (Policy 7.2.6). Facilitate a diverse mix of housing type, tenure, and affordability to accommodate the needs or people at all stages of life (Policy 7.1.6). Require accessibility features in new multifamily developments where feasible (Policy 7.1.5). Facilitate unit suitability in multifamily housing by facilitating a wide range of unit sizes (Policy 7.1.4). Additional guidance on the size of units that are needed is outlined in the Housing Needs Report (2024), which estimated the five-year need (2021-2026) by number of bedrooms as: • 2,023 studio units • 1,406 1-bedroom units • 1,228 2-bedroom units • 1,001 3-bedroom units • 749 4-bedroom+ units Schedule A (Town and Village Centre Policies) includes housing policies for each growth centre which encourage family, seniors, rental, affordable, and adaptable/ accessible housing.
4.1.8 c ii increased supply of family-friendly, age-friendly, and accessible housing	Facilitate a diverse mix of housing type, tenure, and affordability to accommodate the needs or people at all stages of life (Policy 7.1.6). Accessibility features in multifamily developments required (Policy 7.1.5).

RGS Roles for Municipalities	District OCP Actions
	Having a range of unit sizes in multifamily developments, including units that are suitable for families is supported (Policy 7.1.4). Additional guidance on the number of units that are needed – including larger units that are suitable for families - is outlined in the HNR, which estimates the five-year housing need (2021-2026) by number of bedrooms as: • 2,023 studio units • 1,406 1-bedroom units • 1,228 2-bedroom units • 1,001 3-bedroom units • 749 4-bedroom+ units The District implements the HNR 2024's guidance on bedroom variety through the negotiated rezoning process. Housing units for people with disabilities promoted (Policies 7.4.1, 7.4.5). Schedule A (Town and Village Centre Policies) includes housing policies for each centre which encourage family, seniors, rental, affordable and adaptable/ accessible.
4.1.8 c iii increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Section 7 includes policies that support market, non-market, and supportive housing. More specifically, Section 7.2 focuses on providing alternatives to home ownership and support for rental housing in various forms. Affordable ownership options in multifamily developments is encouraged (Policy 7.3.4). Opportunities for co-operative housing is supported (Policy 7.4.2).
4.1.8 c iv increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	Residential land use designations support ground-oriented infill housing options in single-family neighbourhoods (Section 2.5, Map 2): • Residential Level 2: Detached Residential – accommodates secondary suites and coach houses • Residential Level 3: Attached Residential – accommodates ground-oriented multifamily housing such as duplexes and triplexes • Residential Level 4: Transition Multifamily – accommodates multifamily housing such as townhouses Support ground-oriented housing forms (e.g., townhouses, duplexes) to transition between centres and single-family neighbourhoods (Policies 2.1.5, 2.2.5). Permit secondary suites or lock-off units in townhouses and row houses (Policy 7.2.2). Neighbourhood Infill Plans and Housing Action Plans to be undertaken to identify infill options (such as duplexes, triplexes, row houses, and townhouses), particularly in areas near Town and Village Centres, commercial uses, and schools (Policies 2.3.5, 2.3.6, 7.1.2, Section 12.3.1).

RGS Roles for Municipalities	District OCP Actions
4.1.8 c v integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	An appropriate mix and intensity of land uses established to support enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6). The Network of Centres urban structure facilitates greater transit between centres and walking/cycling within centres (Chapter 2). High quality transit, pedestrian and bicycle facilities and infrastructure promoted within centres (Section 5.1). Mobility maps and associated policies in sections on Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking (Schedule A).
4.1.8 c vi increased social connectedness in multi-unit housing	Design guidelines (Schedule B) include various features that promote sense of community in multi-family housing, including communal outdoor spaces. Open space and play opportunities in multi-family developments encouraged (Policy 4.1.10). Policies in Schedule A support social connectedness in multi-unit housing, including through requirements for on-site play spaces, and encouraging community gardens.
4.1.8 c vii integrated housing within neighbourhood contexts and high quality urban design	High quality urban design promoted (Policies 1.6, 2.1.6, 2.2.6, 7.1.3, design guidelines in Schedule B). The District's urban structure balances housing type and form within neighbourhood contexts: Commercial Residential Mixed Use and multifamily developments directed to centres (Policies 2.1.2, 2.2.4, 2.2.5); sensitive transitions between centres and villages to adjacent residential neighbourhoods (Policies 2.1.5, 2.2.5); ground-oriented housing in residential neighbourhoods (Policies 2.3.1, 2.1.5); and densification along transit corridors (Policy 2.4.3). Schedule A (Town and Village Centre Policies) includes housing policies for each centre that fit the neighbourhood context.
4.1.8 c viii existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	Section 10 focuses on the District's objective to reduce greenhouse gas emissions while adapting to climate change. This includes policies for energy efficient residential and multifamily buildings (Policies 10.1.1, 10.1.2) and assessing climate change risks in community and infrastructure planning (Policy 10.4.2). Design guidelines (Schedule B) include objectives and guidelines related to rainwater management, green roofs, durable materials, and energy efficiency, which further contribute to low carbon and resilient buildings. Town and Village Centre Policies (Schedule A) promote green building practices that further contribute to reduced energy use and emissions in residential buildings, as well as resiliency to climate change impacts.

RGS Roles for Municipalities	District OCP Actions
Policy 4.1.9 Prepare and implement housing strategies or action plans that:	
4.1.9 a are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1). Consistency with regional expectations of the housing actions plans and strategies - described in 4.1.9 sub-bullets a to d - will be achieved through the District's Housing Action Plan(s) and housing strategies. Policy direction to update the Rental and Affordable Housing Strategy and/or rental and affordable housing policies in town and village centre implementation plans, including consideration of the most recent Housing Needs Report housing classes and target populations (Policy 7.2.11).
4.1.9 b are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	
4.1.9 c identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	
4.1.9 d identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	
Policy 4.2.7 Adopt Regional Context Statement that:	
4.2.7 a indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	Strategies to support the development of affordable housing outlined in Section 7, which will contribute towards the regional target. Concentrate affordable housing in centres (which are the regionally designated FTDAs and the Municipal Town Centre) (Policy 7.3.2). Require multifamily developments - which are primarily concentred in the centres - to contribute to the provision of affordable housing (Policy 7.3.4). Policy direction to consider inclusionary zoning as a tool to build more affordable units (Policy 7.3.3). Incentives for development of affordable and social housing include density bonusing, pre-zoning, reduced development charges, reduced parking requirements, and contribution of District land (Section 7.3, Section 7.4).

RGS Roles for Municipalities	District OCP Actions
	The District anticipates considering a target percentage of new housing units in centres be affordable rental housing units in supporting policies, plans, strategies, or future OCP reviews.
4.2.7 b articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4). Policy to support the maintenance and quality of rental housing (Policy 7.2.6). Limit the conversion of rental units to strata title ownership (Policy 7.2.5). Support residential tenants who face displacements as a result of redevelopment (Policy 7.2.12).
.2.7 c identify the use of regulatory tools that protect and preserve rental housing	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4). Policy to support the maintenance and quality of rental housing (Policy 7.2.6). Limit the conversion of rental units to strata title ownership (Policy 7.2.5).
4.2.7 d identify policies and actions that contribute to the following outcomes:	
4.2.7 d i increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Affordable housing directed to the centres (which are the regionally designated FTDAs and the Municipal Town Centre) (Policy 7.3.2), which support high quality transit and transit-oriented development (Section 5.1). District land considered for developing social and affordable housing (Policy 7.4.4).
4.2.7 d ii increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4). Policy to support the maintenance and quality of rental housing (Policy 7.2.6). Limit the conversion of rental units to strata title ownership (Policy 7.2.5).
4.2.7 d iii protection and renewal of existing non-market rental housing	Section 7 includes policy to protect and renew existing rental housing. The District plans to identify policies and actions that specifically speak to the protection and renewal of existing non-market rental housing in future OCP reviews.
4.2.7 d iv mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	Support for retention of existing rental units (Policy 7.2.3) and ensuring rental replacement through redevelopment (Policy 7.2.4). Policy to support the maintenance and quality of rental housing (Policy 7.2.6).

RGS Roles for Municipalities	District OCP Actions
	Limit the conversion of rental units to strata title ownership (Policy 7.2.5). Support residential tenants who face displacements as a result of redevelopment (Policy 7.2.12).
4.2.7 d v reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Section 10 focuses on the District's objective to reduce greenhouse gas emissions, including support for energy efficient residential and multifamily buildings, energy conservation, and building retrofits. The Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area (Schedule B) aims to reduce energy, water, and greenhouse gas emissions in new buildings. Design guidelines (Schedule B) include objectives and guidelines related to energy efficiency in residential buildings. Town and Village Centre Policies (Schedule A) promote green building practices that further contribute to reduced energy use and emissions in residential buildings. In implementing policy to reduce energy use and emissions for rental housing, the District anticipates the consideration of impacts on tenants and affordability.
Policy 4.2.8 Prepare and implement housing strategies or action plans that:	
4.2.8 a encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1). Consistency with regional expectations of the housing actions plans and strategies - described in 4.2.8 sub-bullets a to c - will be achieved through the District's Housing Action Plan and housing strategies.
4.2.8 b encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	
4.2.8 c cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	
Policy 4.3.7 Adopt Regional Context Statements that:	
4.3.7 a indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Collaboration with senior levels of government and community partners to provide affordable, social, non-market, and supportive housing promoted (Section 7.3, Section 7.4).
4.3.7 b identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations	Collaboration with senior levels of government and community partners to provide affordable, social, non-market and supportive housing promoted (Section 7.3, Section 7.4). This includes working with non-profits, housing groups, developers, and senior levels of government to develop transitional housing for homeless people and supportive housing for people with mental health and/or addictions issues.

RGS Roles for Municipalities	District OCP Actions
experiencing or at risk of homelessness	Support community partners in providing support services related to mental health, addictions, health services, housing, employment, and food security (Policy 7.4.8, Section 6.3).
Policy 4.3.8 Prepare and implement housing strategies or actions that	
4.3.8 a identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Direction to undertake Housing Action Plan(s) provided for (Policies 2.3.5, 7.1.2) with Housing Action Plan(s) identified as an implementation strategy to achieve OCP housing goals and objectives (Section 12.3.1). Objective to work with senior levels of government and social service providers to support those experiencing or at risk of homelessness and those with substance abuse and mental health issues (Section 7.4). Direction to work with and advocate to senior levels of government to develop affordable housing, transitional housing, and supportive housing (Policies 7.3.6, 7.4.1). Consistency with regional expectations of the housing actions plans and strategies - described in 4.3.8 sub-bullets a to c - will be achieved through the District's Housing Action Plan and housing strategies.
4.3.8 b identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	
4.3.8 c are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	

METRO 2050 GOAL 5: SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

The District's OCP coordinates land use and transportation planning to enable greater alternatives to the car, and provides for safe and efficient goods and vehicle movement (Chapters 2 and 5). The Network of Centres provides a compact and connected urban form that supports walkable communities, hubs for the bicycle network and enhanced transit potential. Managing the road network strategically enhances port access and supports people and goods movement. The Plan Implementation Strategies in Section 12.3 of the OCP include preparation of Strategic Action Plans in specific policy areas including Transportation.

Specific Actions

RGS Roles for Municipalities	District OCP Actions
Policy 5.1.4 Adopt Regional Context Statements that:	
5.1.14 a identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	Target established of achieving a 35% mode share of transit, walking and cycling trips (Target 5). An appropriate mix and intensity of land uses established to support enhanced transit (Policy 1.4) and transportation planning integrated with land use (Policy 1.6). Urban structure of a Network of Centres facilitates greater transit between centres and walking/cycling within (Chapter 2). High quality transit, pedestrian and bicycle facilities and infrastructure promoted within centres (Section 5.1). Mobility maps and associated policies in sections on Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking (Schedule A).
5.1.14 b support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Parking reductions in centres considered (Policy 5.1.8, Regional Features Map). Support for transportation demand management measures, including end-of-trip facilities, secure bicycle or scooter parking facilities, transit passes, and car-sharing (Policy 5.1.9). Transit priority measures provided where appropriate (Policies 5.4.4, 5.5.2). Policies supporting pedestrian facilities in Section 5.2. Policies supporting bicycle infrastructure including end of trip facilities (Policy 5.3.6) in Section 5.3. Policies in Schedule A for Lynn Valley Town Centre, Lynn Creek Town Centre, Maplewood Village Centre, and Lions Gate Village Centre support transit, cycling and walking.
5.1.14 c manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	Municipal infrastructure provision integrated with land use, transportation, parks planning and urban design (Policy 1.6). Infrastructure investment focussed in transit, cycle and pedestrian friendly centres (Policy 2.1.4).

RGS Roles for Municipalities	District OCP Actions
	Pedestrian, bicycle, and transit needs considered in all road projects (Policies 5.2.1, 5.3.1, 5.4.1, 5.5.1). Transit supportive road treatments provided for (Policies 5.4.4, 5.5.2). Pedestrian and bicycle infrastructure enhanced (Policies 5.1.6, 5.1.7, 5.2.2, 5.2.3, 5.3.2, 5.3.3). Parks and trails integrated with pedestrian and bicycle networks (Policies 5.2.6, 5.3.5).
5.1.14 d support the transition to zero-emission vehicles	Low-emission vehicles and charging infrastructure supported (Policies 5.5.8, 9.5.3).
5.1.14 e support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	Greenways and trails system managed and coordinated with regional and other authorities (Policies 4.1.3, 4.1.4, 4.1.5, 4.1.14, 4.1.15). New trails planned for in growth areas (Policy 4.2.2). Region-wide cycling network coordinated (Policy 5.3.4). Pedestrian and bicycle networks integrated with trails system (Policies 5.2.6, 5.3.5).
5.1.14 f support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Encourage and facilitate access for people of all abilities in centres and transit corridors (Policy 5.1.4). Encourage high-quality, accessible pedestrian facilities (Policies 5.1.5, 5.2.4). Support for bicycle facilities in new developments (Policy 5.3.6). Encourage enhanced walking and cycling facilities to encourage a multi-modal network (Policy 5.4.6). Advance the Spirit Trail multi-use trail linking Deep Cove to Horseshoe Bay (Policy 4.1.15). Support for improving connectivity for active transportation, including connectivity with greenways, trails, transit, and the pedestrian and cycle network (Policies 4.1.5, 5.1.6, 5.2.2, 5.2.6, 5.2.7, 5.3.2, 5.3.4, 5.3.5, 5.3.7).
Policy 5.2.6 Adopt Regional Context Statements that:	
5.2.6 a identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	'Roads and Goods Movement Concept Map' is included in the OCP as Map 5, which indicates routes for goods and service vehicles.
5.2.6 b	Land use and integrated transportation policies creating a Network of Centres optimize passenger and goods movement

RGS Roles for Municipalities	District OCP Actions
identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	on the road network by facilitating transit, pedestrian and bicycle transportation, thereby taking pressure off road network (Sections 2.1, 2.2, 5.1, 5.2, 5.3, 5.4). Goods movement facilitated (Policy 5.5.3). Arterials managed to maintain flow and mobility (Policy 5.5.5). Partner with regional, provincial and federal authorities to facilitate bridgehead and port access (Policies 5.5.3, 5.5.10). Employment Lands Policy 3.4.1 to promote infrastructure, transportation, and municipal service improvements in employment lands.
5.2.6 c support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Transit priority and network management supported through features such as signal timing and lanes (Policies 5.4.4, 5.5.2).
5.2.6 d identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Policy 5.5.3 to facilitate effective goods movement and work with federal and provincial agencies to improve access to key port, industrial, and commercial areas, while encouraging goods movement by rail or water. Industrial land uses as indicated on Map 2, DNV OCP Land Use Map which protects port uses. Map 5 – DNV Roads and Goods Movement Concept Map maintains rail corridors. Goods movement and transportation improvements promoted for employment areas, including port (Policies 3.4.1, 8.1.4).
5.2.6 e identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Policies that support reduction of air pollution include support for low-emission vehicles and charging infrastructure, and anti-idling initiatives (Policies 5.5.8, 9.5.3, 9.5.4). Consideration of air quality and noise for new developments (Policy 9.5.2, design guidelines in Schedule B).
5.2.6 f identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	Section 5.5 outlines the District's objective to manage road infrastructure in a way that enables the efficient movement of goods and people, while minimizing negative impacts on local neighbourhoods. Promote infrastructure and transportation improvements in industrial areas (Policy 3.4.1). Support low-emission vehicle charging infrastructure (Policies 5.5.8, 9.5.3).

RGS Roles for Municipalities	District OCP Actions
	Facilitate effective goods movement (Policy 5.5.3).

Regional Features Map 14

