

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: "Direct to Mayor and Council - DL"

Date: 12/23/2024 8:33:02 AM

Subject: Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guide

Attachments: Metro 2050 Type 3 Amendment – Implementation Guideline - 2024 Nov 07 - Outgoing to City of Vancouver.pdf

Dear Mayor and Council,

Attached is the *Metro 2050, Type 3 Amendment - Regional Affordable Rental Housing Target Implementation Guideline*

- At its July 26, 2024 meeting, the Metro Vancouver Regional District (MVRD) Board endorsed the *Regional Affordable Rental Housing Target Implementation Guideline*, which defines the methodology for the *Regional Affordable Rental Housing Target* and at the September 27, 2024 regular meeting, the Board of Directors of the MVRD passed the following resolution:

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the Metro 2050 Type 3 amendment to align Metro 2050 and the Regional Affordable Rental Housing Target Implementation Guideline;*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1398, 2024"; and*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

- The amendment is currently in the notification to affected local governments stage and comments are due by Dec, 23, 2024.
- Metro 2050 includes a target that requires municipalities, by the year 2050, to have at least 15% of new housing units built in the Region to be affordable rental housing.
- Currently, Metro only counts affordable rental housing units constructed within an Urban Centre or a Frequent Transit Development Area (FTDA). For the City of Vancouver this includes the Metro Core, Oakridge Municipal Town Centre and the FTDA along Cambie Street.
- PDS staff has reviewed the proposed Type 3 Amendment and supports the amendment and the addition of Major Transit Growth Corridors (i.e. Hastings, Broadway 41st/49th Cambie and Kingsway) to the list of areas where affordable rental housing completions can be counted/monitored. This addition will allow the City of Vancouver to continue leading the way in achieving the Region's affordable rental target.

If you have any questions, please reach out to Chris Robertson (chris.robertson@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca

2/26/2025

Office of the Chair
 Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

November 7, 2024

File: CR-12-01
 Ref: RD 2024 09 27

Mayor Ken Sim and Council
 City of Vancouver
 453 12th Ave W
 Vancouver, BC V5Y 1V4
 VIA EMAIL: ken.sim@vancouver.ca; ccclerk@vancouver.ca

Dear Mayor Ken Sim and Council:

Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline

Metro 2050, the regional growth strategy, is the regional federation’s plan for managing growth coming to Metro Vancouver that outlines the protection of important lands like agriculture, ecologically important and industrial lands; contains growth within an urban containment boundary and directs it to transit-oriented locations; and supports the efficient provision of utilities and transit. To support these objectives, *Metro 2050* includes several regional targets for all member jurisdictions to collectively work towards. *Metro 2050* outlines the process for proposed amendments to these targets.

Since *Metro 2050* was adopted on February 24, 2023, Metro Vancouver staff have worked on developing the methodology to measure each of the regional targets contained within the regional growth strategy. At its July 26, 2024 meeting, the Metro Vancouver Regional District (MVRD) Board endorsed the *Regional Affordable Rental Housing Target Implementation Guideline*, which defines the methodology for the *Regional Affordable Rental Housing Target*. In developing the methodology, staff recommended that Major Transit Growth Corridors (MTGCs) be included in the transit-oriented geographies being monitored in addition to Urban Centres and Frequent Transit Development Areas (FTDAs). The addition of MTGCs addresses challenges with data suppression and allows for newly completed affordable rental housing units added within a contiguous geography that is well-served by public transit to be monitored.

To ensure consistency between the endorsed *Regional Affordable Rental Housing Target Implementation Guideline* and *Metro 2050*, a Type 3 amendment to *Metro 2050* is required in three areas pertaining to the regional affordable rental housing target, to add MTGCs to the description of the target geography. The proposed revisions are administrative, and do not alter the policy intent of *Metro 2050*, which is to increase affordable rental housing in regionally significant, transit-oriented geographies.

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- b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1398, 2024"; and*
- c) *direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.*

The proposed amendment is a Type 3 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative 50% + 1 weighted vote. For more information on regional growth strategy amendment procedures, please refer to Sections 6.3 and 6.4 of *Metro 2050*. Enclosed is a Metro Vancouver staff report dated August 19, 2024, titled "*Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline*" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

You are invited to provide written comments on the proposed amendment. If you have questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391, or by email at jonathan.cote@metrovancover.org by **December 23, 2024**.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Board

MH/JC/dj

cc: Paul Mochrie, City Manager, City of Vancouver
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [Metro Vancouver Board report dated August 19, 2024, titled "Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline"\(page. 282\)](#)

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