

Regional Context Statement

Regional Growth Strategy

- Accepted by Vancouver Council on March 3, 2011; adopted by Metro Board on July 29, 2011
- Result of considerable consultation and work among region's municipalities
- Builds on principles of the Livable Region Strategic Plan (1996)



Municipal Requirement

- The Local Government Act requires all Councils to prepare and adopt a Regional Context Statement in support of the Regional Growth Strategy
- In Vancouver, the Regional Context Statement is adopted as an Official Development Plan
- Deadline for submission: to Metro Board by **July 29, 2013**

What is a Regional Context Statement?

A Regional Context Statement is the link between existing municipal policies and plans and the Regional Growth Strategy.



The Regional Growth Strategy

Five Goals:



Goal 1 Create a Compact Urban Area



Goal 2 Support a Sustainable Economy



Goal 3 Protect the Environment and Respond to Climate Change Impacts



Goal 4 Develop Complete Communities

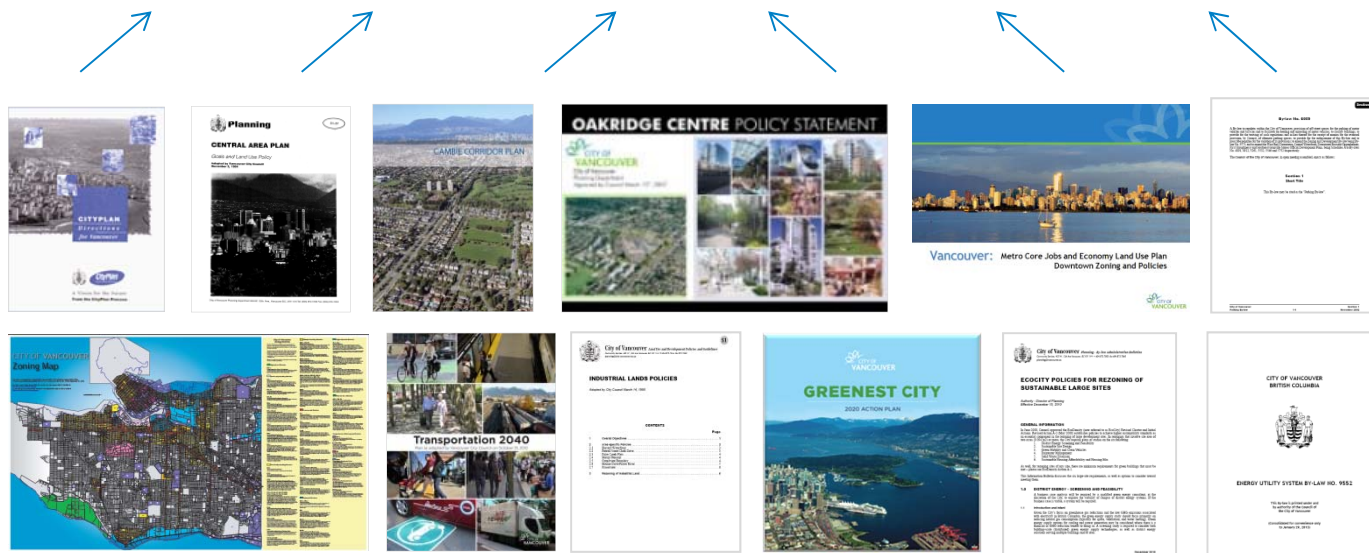


Goal 5 Support Sustainable Transportation Choices

For Example ...



Goal 1 Create a Compact Urban Area



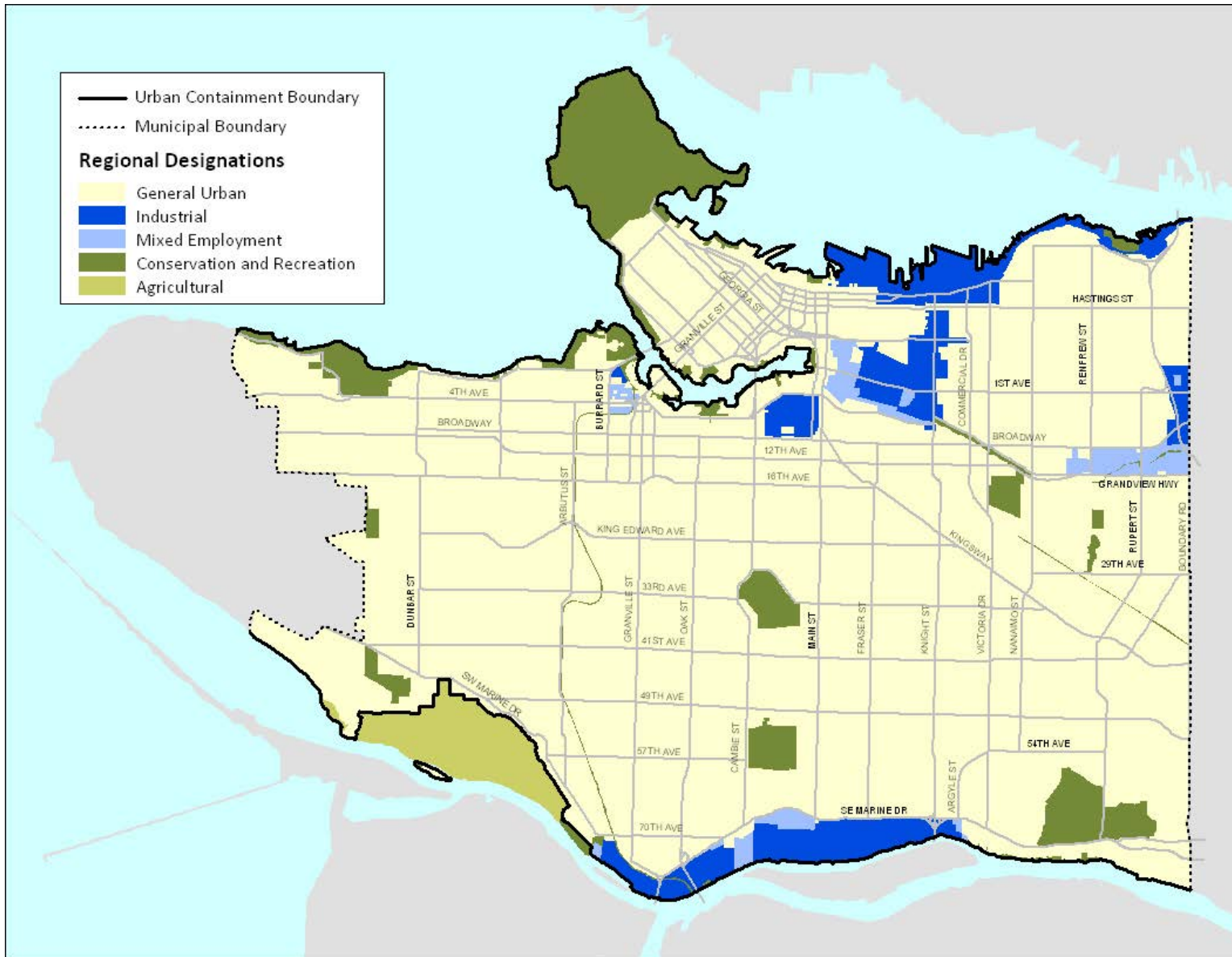
This approach is repeated throughout each of the 5 Goals

How It Was Developed ...

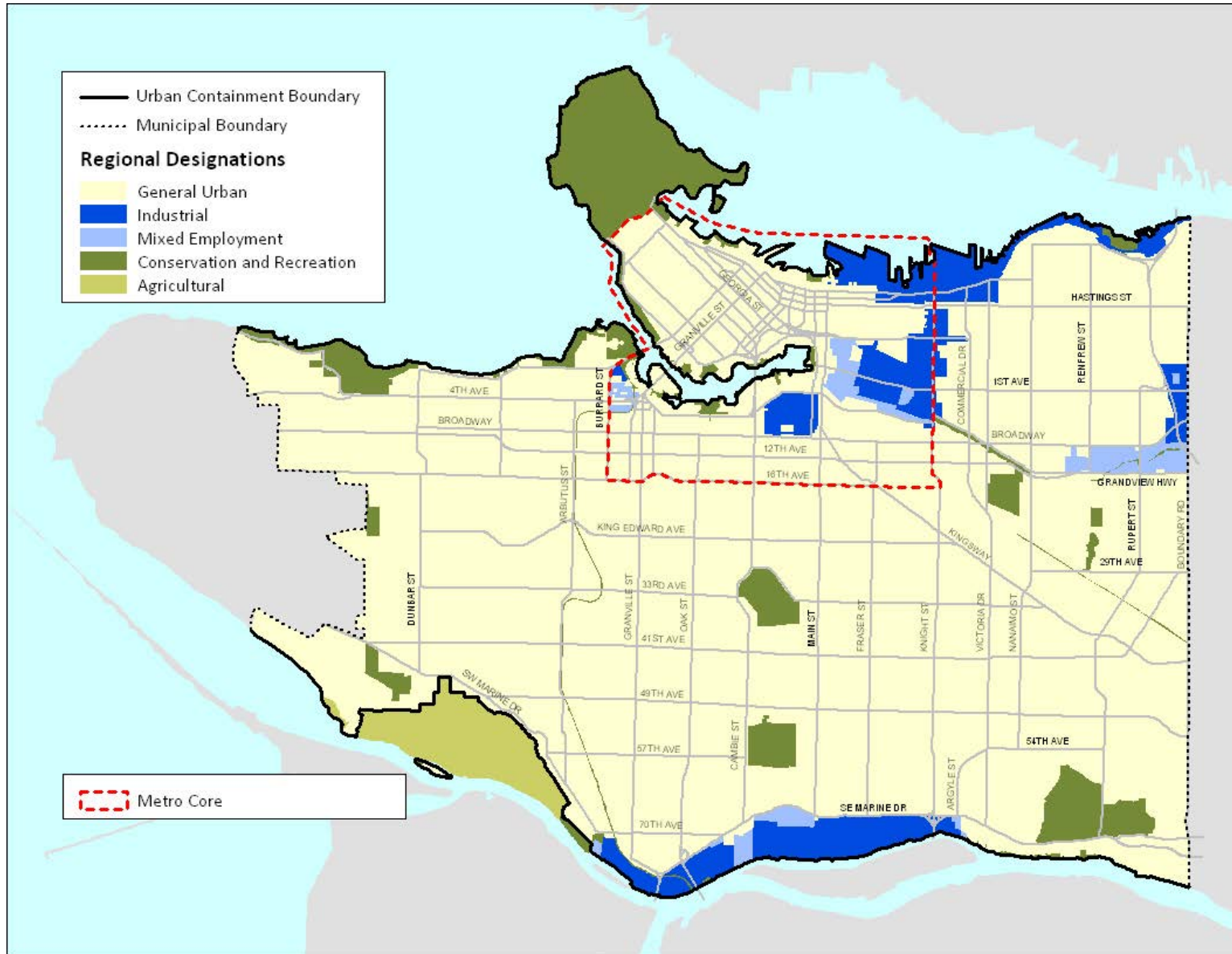
- Coordinated an interdisciplinary staff team ...
 - Engineering
 - Housing
 - Parks
 - Social Policy
 - Sustainability
- Undertook a comprehensive review, analysis and distillation of City policies as they relate to the Regional Growth Strategy goals.
- Talked with Metro staff to ensure the intent and direction of the Regional Growth Strategy was met.



Land Use Designations: Consistent with the Regional Growth Strategy



Urban Centre Boundaries: Metro Core

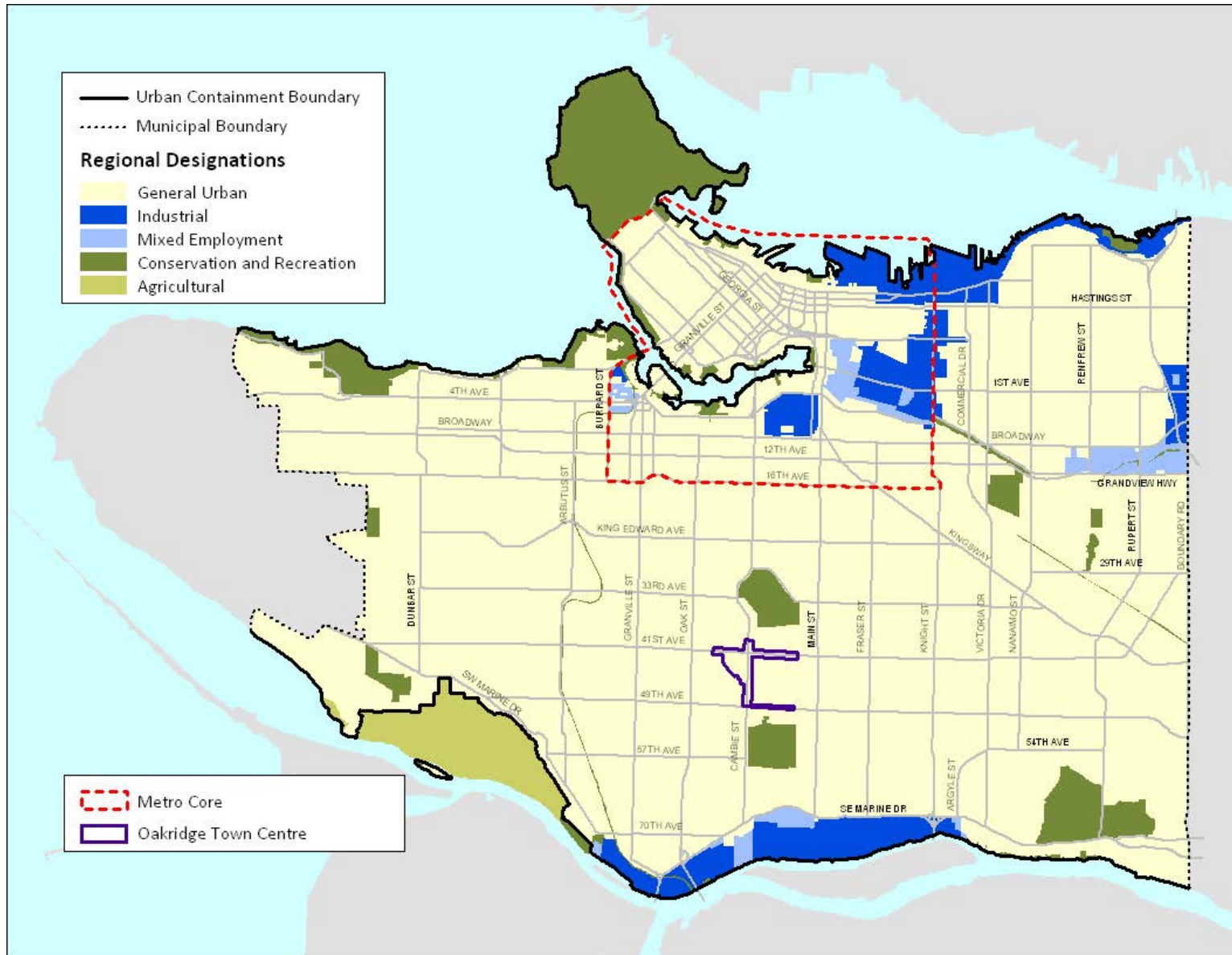


Metro Core

- The *Region's Downtown*
- Includes the downtown peninsula plus the lands bounded by Burrard, 16th Avenue and Clark
- The principal business, employment, cultural and entertainment location for the region
- The highest population and employment densities in the Province
- Includes large portion of Broadway Corridor



Urban Centre Boundaries: Oakridge Municipal Town Centre

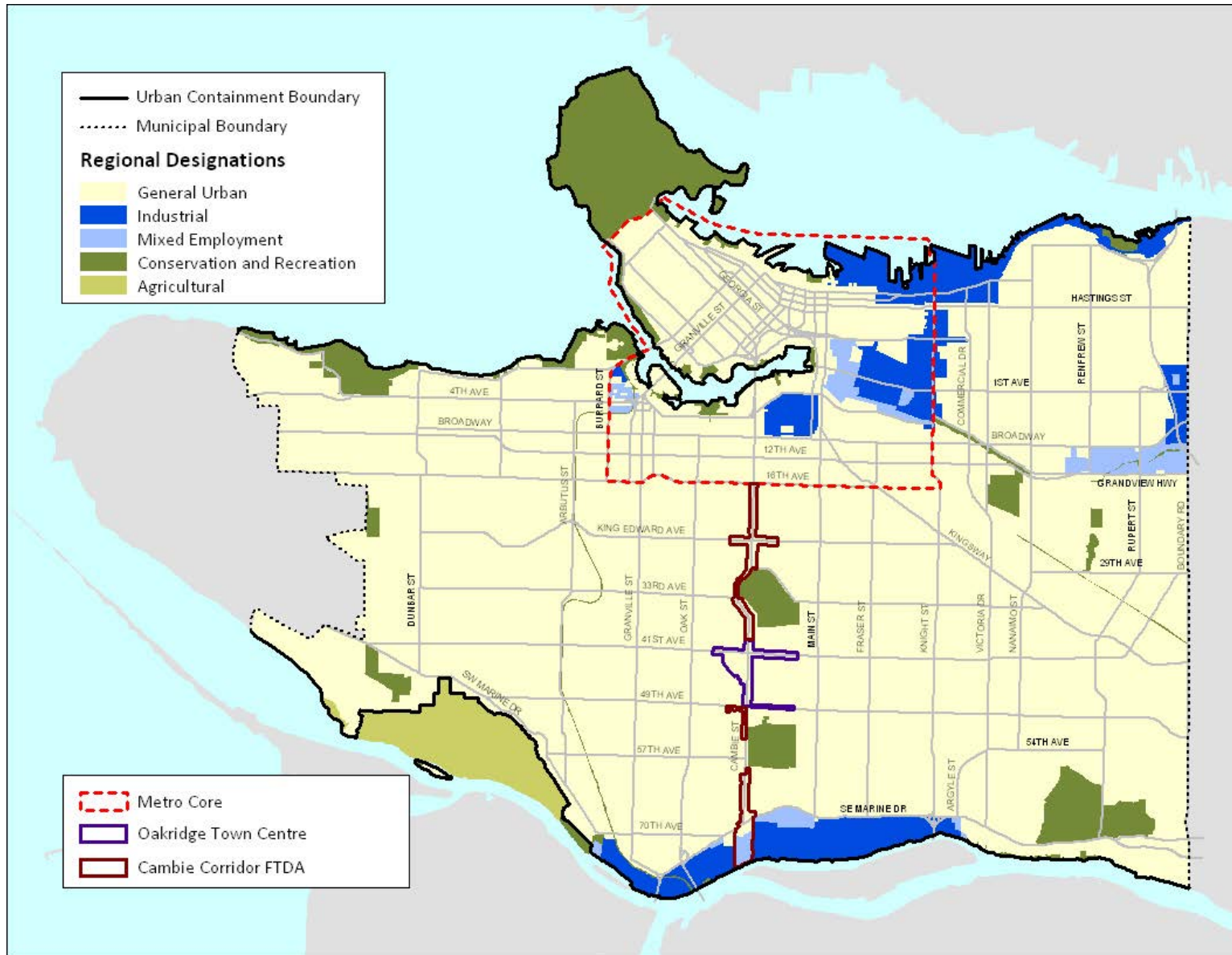


Oakridge Municipal Town Centre

- Located along Cambie Street from 39th Avenue to 49th Avenue (Cambie Corridor Phase 2 plus Oakridge Centre)
- Well served by rapid transit
- Includes high to medium density residential development
- Provides a range of business and commercial services
- Other Town Centres in this category include Brentwood, Lougheed, and Guildford

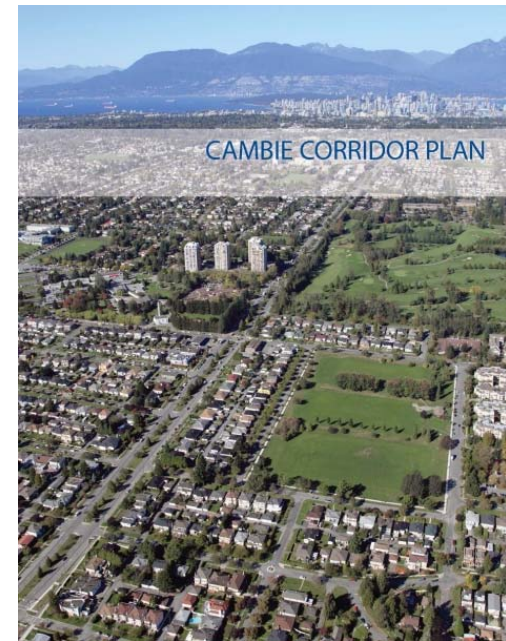


Frequent Transit Development Area: Cambie Corridor

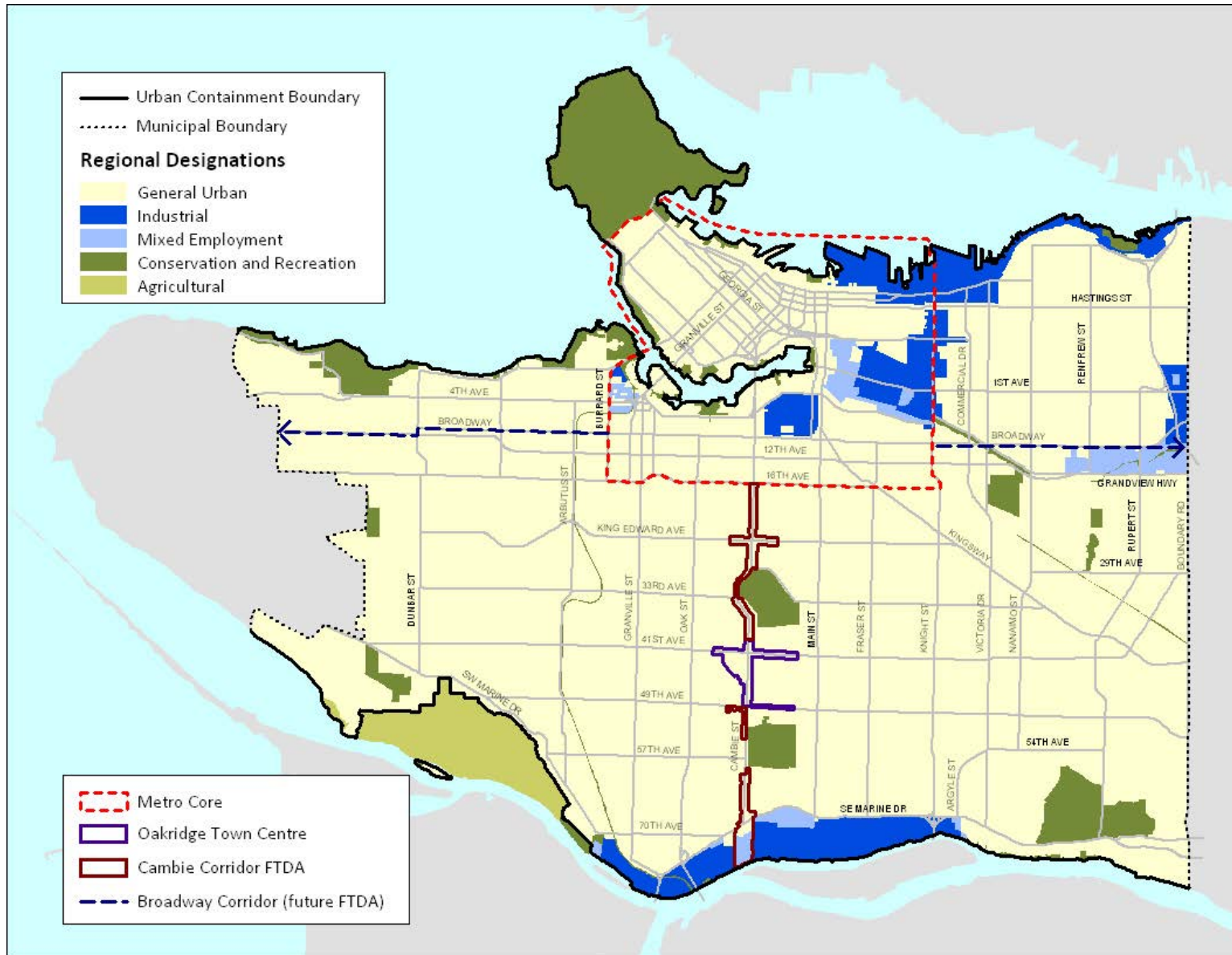


Cambie Corridor Frequent Transit Development Area

- New concept in Regional Growth Strategy
- Focus higher density growth at appropriate locations along the Frequent Transit Network
- Aligns planned density and growth with transit
- Identified as the Cambie Corridor Phase 2 area (outside of the Oakridge Municipal Town Centre)



Future Frequent Transit Development Area: Broadway, East and West of the Metro Core



Future Frequent Transit Development Areas

- The Broadway Corridor east and west of the Metro Core is a prime candidate for designation as a future Frequent Transit Development Area
- Designation of Broadway east and west of the Metro Core as a Frequent Transit Development Area would be aligned with the delineation of a study area and public consultation
- Other Frequent Transit Development Areas could also be designated in the future

Populations Projections

The Regional Context Statement will include the most up to date population projections.

Total Population, Dwelling Unit and Employment Projections

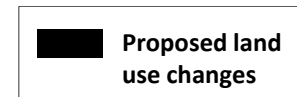
Vancouver	2006	2021	2031	2041*
Population	601,200	685,000	725,000	765,000
Dwelling Units	264,500	309,000	336,000	362,000
Employment	393,000	445,600	477,000	505,000

* Under a high regional growth scenario, the 2041 projections for Vancouver would increase to 788,000 people and 373,000 dwellings. Employment projections would remain the same.

Changes to Land Use Designations

Three minor changes are being proposed to the regional land use designations that were adopted in the Regional Growth Strategy:

- The recently day lighted and restored portions of Still Creek to be re-designated from Mixed Employment to Conservation and Recreation (consistent with the designation for the other restored portions of Still Creek).
- Nootka Elementary School to be re-designated from Conservation and Recreation to General Urban (consistent with the General Urban land use designation).
- Lands in the Kiwassa neighbourhood to be re-designated from Industrial to General Urban (consistent with the Strathcona Policies adopted by Council in 1992).



Consultation Approach

Considerable consultation and process associated with:

- Existing City plans and policies
- Regional Growth Strategy

Regional Context Statement outreach included:

- Open house
- Comment form
- Webpage
- Referral to other agencies and First Nations



RCS Consultation Highlights

- **Public Open House:** hosted May 16, 2013. 33 people attended.
- **Comment form:** received 15 comment forms from the Open House and online survey
- Key issues identified included:
 - amount of public consultation/ process
 - the role of the Metro Vancouver Board and TransLink (i.e. FTDA)
 - growth projections and zoned capacity
- **Referrals:** 3 First Nations, neighbouring municipalities, Vancouver School Board, University of British Columbia, University Endowment Lands, Agricultural Land Commission, Metro Vancouver, TransLink, Vancouver City Planning Commission

Process and Next Steps

1. Recommend that Council forward the Regional Context Statement (with changes) to the Metro Board for acceptance.
2. Metro Board will consider the Regional Context Statement for acceptance.
3. Following acceptance by the Metro Board, Council may adopt the Regional Context Statement Official Development Plan.

Thank you.