

Attachment 2
Updates to the Regional Plan

Attachment #2: Updates to the Regional Plan

New Emphasis on Climate, Equity, Reconciliation and Housing

The draft updated RGS, Metro 2050, integrates emergent and important lenses. The updated plan includes a stronger overarching climate and resilience lens, for example by:

- requiring that Regional Context Statements identify how local plans contribute to meeting the regional greenhouse gas reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;
- working towards more protection of ecosystems through a new regional target, more support for a green infrastructure network, and integration of the regional Sensitive Ecosystem Inventory into regional planning; and
- supporting regional growth patterns that incorporate emergency management, utility planning, and climate change adaptation considerations.

The plan integrates an equity lens, and includes policies on ways in which regional growth and development patterns impact equity, such as:

- encouraging equity considerations in neighbourhood planning (e.g. by ensuring tenants are protected in redevelopment processes);
- increasing equitable access and exposure to public spaces and green spaces;
- supporting equitable access to employment and transit;
- promoting housing adequacy, suitability and affordability; and
- consideration of the differing impacts of climate change and natural hazards.

The updated strategy also addresses reconciliation and emphasizes building relationships with First Nations. Although the land use policies of the RGS do not apply to reserve lands, the regional growth that is anticipated through the updated RGS would occur on unceded Indigenous lands. The updated draft plan does a better job of acknowledging ancestral and present day territory and land, water and ecosystem stewardship by Indigenous people since time immemorial, and encouraging mutually supportive plans and actions. The plan includes, for example, a commitment from Metro Vancouver to incorporate development plans and population, employment and housing projections from First Nations into the regional growth strategy to support potential infrastructure and utilities investments.

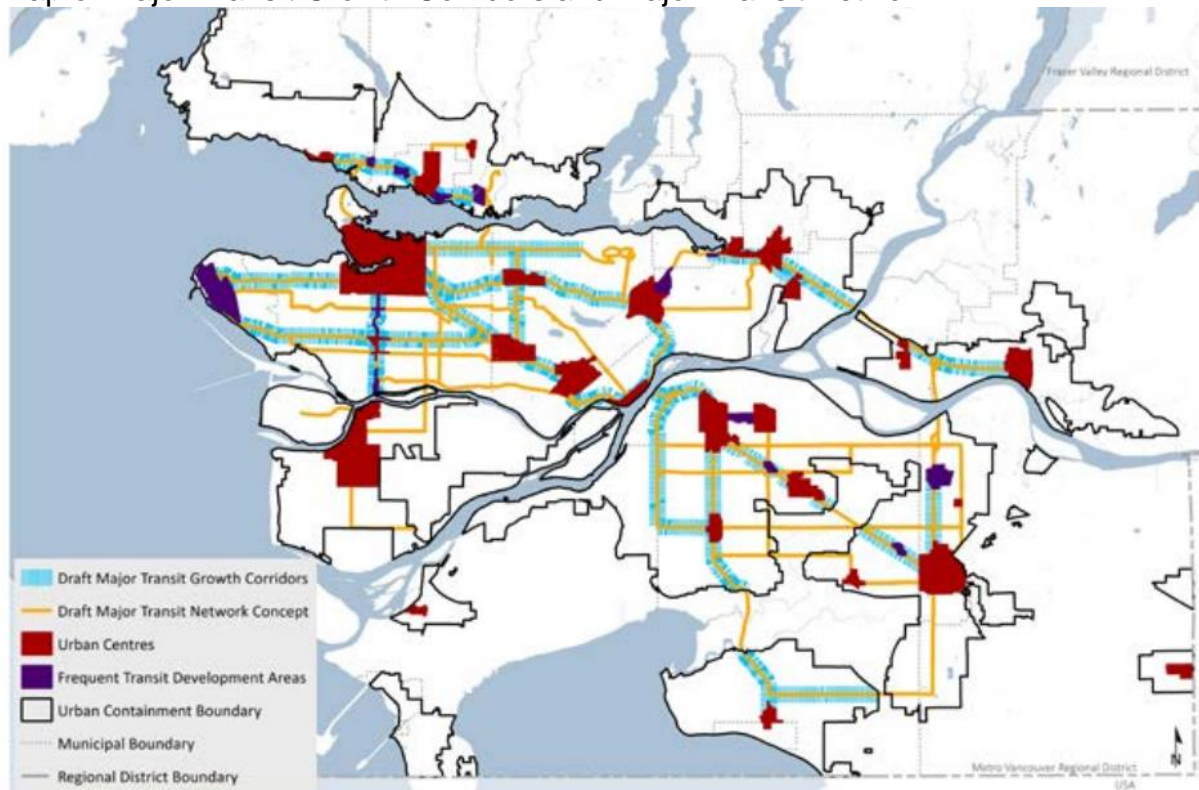
The updated strategy gives more prominence to the critical need for affordable housing by including a new goal on housing diversity and affordability, including the need to expand transit-oriented affordable rental housing, renter protection, and providing options for people experiencing or at risk of homelessness and people with very low incomes. The plan also includes new advocacy actions, such as calling on senior governments to give local governments the ability to mandate affordable housing through inclusionary zoning powers.

New Overlays and Growth Organizing Principles

The plan also introduces some new regional overlays and organizing principles:

- *Different types of Urban Centres and Frequent Transit Development Areas:*
 - The updated draft plan removes local centres, which had no related policy content in the plan. New Westminster's Uptown has no regional designation in the updated draft.
 - The updated plan also breaks Municipal Town Centres into regular municipal centres that serve as the municipal activity centres accommodating local growth, and High Growth Municipal Town Centres that accommodate more regional growth. New Westminster's Downtown remains a Regional City Centre.
 - The updated plan provides two types of FTDA's: corridors and station areas. New Westminster's FTDA's reflect the station area typology.
- *Major Transit Growth Corridors:* This new growth organizing principle refers to areas extending approximately 1km from the road centerline in each direction along some of TransLink's new Major Transit Network. These areas could accommodate new Frequent Transit Development Areas should Metro's criteria be met and should municipalities wish to include the FTDA overlay in their updated Regional Context Statement. In New Westminster, the SkyTrain line has been designated as a Major Transit Growth Corridor in the updated draft RGS. Eighth Street, though on the draft Major Transit Network, is not designated by Metro Vancouver as a growth corridor as it is not an area where significant growth is anticipated or being directed.

Map of Major Transit Growth Corridors and Major Transit Network:



(source: draft Metro 2050 Map 5)

Note: New Westminster FTDAs are not shown on the draft Map 4 or Map 5 due to a mapping error that Metro Vancouver staff confirmed will be addressed in the final plan.

- *Trade-Oriented Lands:* This new overlay option could be applied by municipalities through their Regional Context Statement updates to industrial lands that are required to support goods movement in, out and through the Metro Vancouver region, and that keep British Columbia and Canada connected to the global supply chain. The intent of this overlay is to limit fragmentation and better protect these regionally significant lands. Industrial lands in New Westminster provide important employment opportunities and support a diversified economy, but sites are fairly small and the City does not contain major freight forwarding centres or terminal facilities. Whether to apply the trade-oriented lands overlay on any parcels in New Westminster will be explored further when the City updates its Regional Context Statement following the adoption of the updated regional plan.
- *Natural Resource Areas:* This new overlay has been applied where there are existing provincially-approved natural resource uses on Conservation and Recreation lands, such as landfills, quarries, and active forest tenure managed licenses (does not apply in New Westminster).
- *Special Employment Areas:* The Special Employment Areas overlay was removed from the updated draft, as it was determined that there was no need for this overlay that had limited corresponding policy. Whether or how to amend land

use policies applying to the areas around Royal Columbian Hospital will be considered through the Regional Context Statement update process.

New Regional Targets

Metro 2050 also includes new regional targets. The table below outlines these targets, current regional levels, and current City levels or targets.

Regional Target	Regional Context	New Westminster Target and Context
50% of the region's land base protected for nature as conservation or wildlife management areas, municipal or regional parks	40% is protected now	The OCP notes that the city contains 177 ha of parkland, and this converts to approximately 11% of the land area of the city. The City does not currently have an overarching target for protection of land for nature.
40% tree canopy cover within the Urban Containment Boundary	32% coverage exists across the region now	The City's Urban Forest Management Strategy includes a target of 27% canopy coverage. Existing canopy coverage was estimated to be 18% in 2014.
15% of new and redeveloped housing in urban centres and frequent transit development areas as affordable rental housing	No regional estimate provided	The City's inclusionary housing policy calls for 20% of units or floor area as built affordable rental units when applications request OCP amendments and/or exceed the Density Bonus Policy, and either 5% non-market or 10% below-market rental units for applications within OCP / Density Bonus Limits. The City also proactively pursues purpose-built affordable housing projects where there are opportunities to support the business and non-profit communities and/or senior levels of government, and is committed to furthering this work through more investment and continued improvements to policy and process.

When the City updates its Regional Context Statement, consideration will need to be given to how the City's policies and targets on these issues contribute to and advance the regional goals.

Updated Growth Projections

The updated plan includes new and higher population, dwelling and employment projections to 2040, and extends these projections out to 2050. The City is estimated to have slightly exceeded growth projections to 2020. The revised projections for New Westminster are very similar to the year 2040, and project continued growth to 2050 (with a projected population of 110,320).

The municipal projections sum to the regional projections, but are no longer explicitly included in the plan. Instead, the regional numbers are broken only into sub-regions, recognizing that there is a margin of error with these projections and they are most useful at the smaller scale.

Through the Regional Context Statement update process, the City will consider how the portion of employment, housing and population growth that is anticipated to be located within Urban Centres and FTDAs. It is anticipated that municipal growth continues to be focused within these geographies, which include the City's Downtown and station areas that are accommodating significant development.