



**metrovancover** | METRO 2050

# LIONS BAY & THE REGIONAL GROWTH STRATEGY

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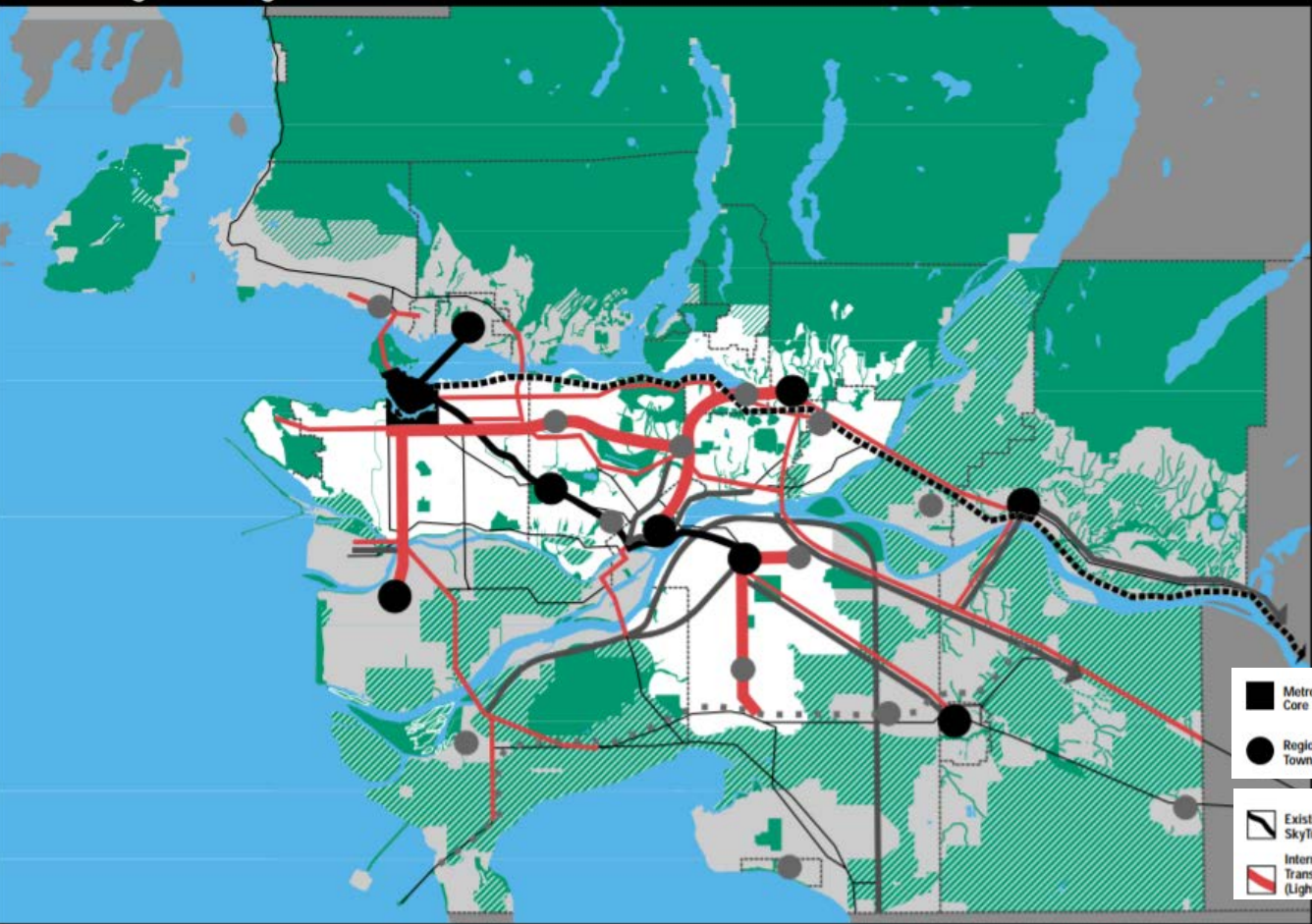
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Lions Bay Council Meeting | July 6, 2021

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# HISTORY OF LIONS BAY AND REGIONAL GROWTH STRATEGIES

- 1971: Lions Bay joins GVRD
- 1996: **Livable Region Strategic Plan** adopted
- Lions Bay part of the “Urban Area”



- Metropolitan Core
- Regional Town Centres
- Municipal Town Centres
- Green Zone Areas
- Agricultural Lands in the Green Zone
- Growth Concentration Area
- Urban Areas
- Areas Under Municipal Consideration
- Existing SkyTrain / SeaBus
- Intermediate Capacity Transit System (Light Rail/Busway)
- Bus Lane/Priority: High Occupancy Vehicle Facility
- Regional Roads Connections and Goods Movement
- New or Upgraded Inter-Regional Highway Connection
- Commuter Rail

# HISTORY OF METRO 2040 DEVELOPMENT

- 2007: Development of *Metro 2040* initiated
- 2008: Draft of Metro 2040 released for comment
- UCB and 6 parcel based regional land use designations proposed to replace Green Zone / Urban Area and / Growth Concentration Area

# HISTORY OF METRO 2040 DEVELOPMENT

- 2009: Lions Bay provides comments on draft *Metro 2040*. Attached consultant report notes:

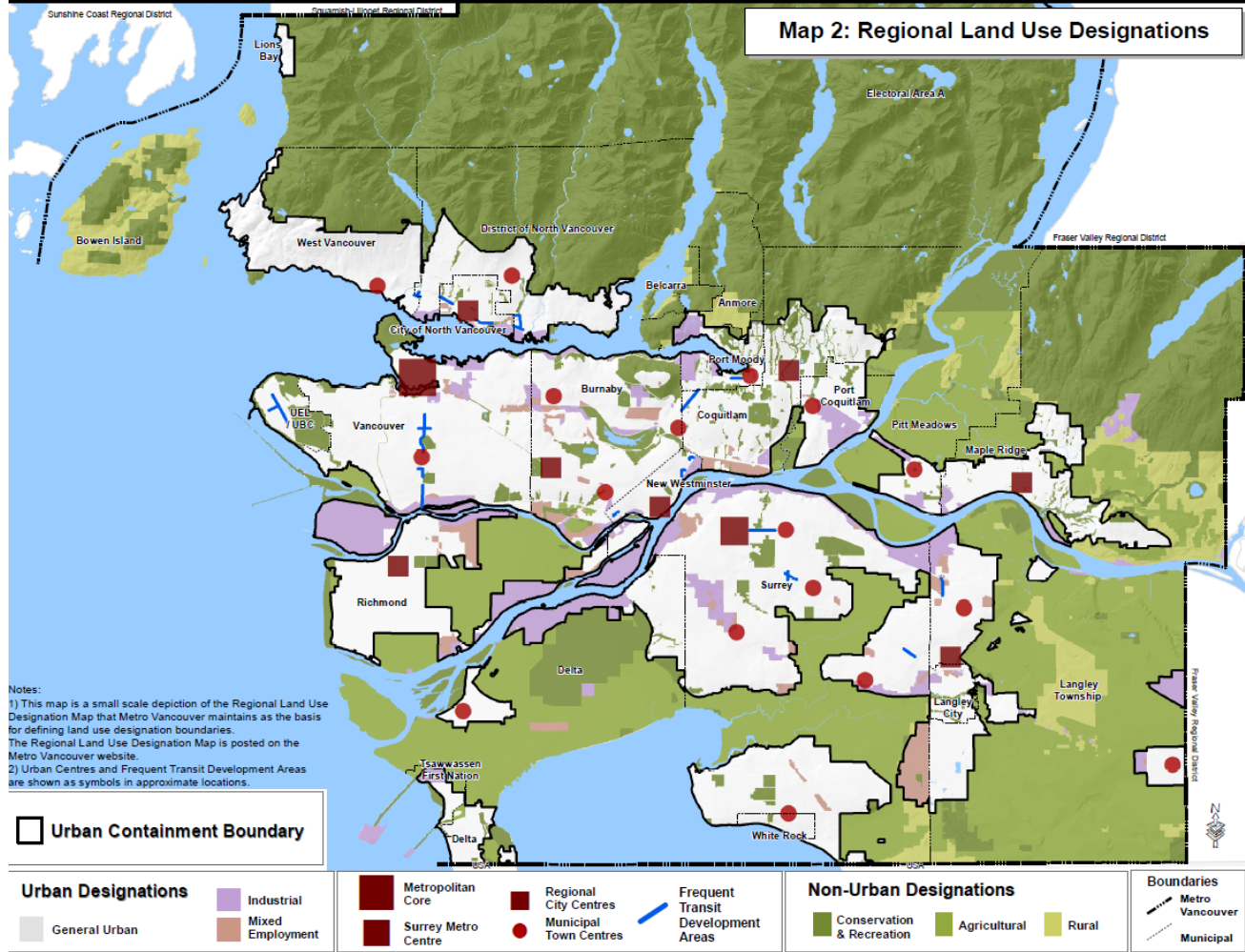
...[General Urban] designation is consistent with the manner in which the Village has been treated in the existing Livable Region Strategic Plan...this designation is the most appropriate one for Lions Bay...
- Jan 2011: Lions Bay accepts *Metro 2040* by resolution
- Feb 2016: Lions Bay adopts RCS to show alignment with *Metro 2040*

RCS Content: Policies include encouraging secondary suites and increased densities in existing residential areas; notes that the community is open to densification, both to increase the tax base and to produce a more complete community; OCP update exploring if there are suitable parts of Lions Bay for multi-family.



# Metro 2040 (2011)

- Urban Containment Boundary &
- 6 Regional Land Use Designations



# COMPARING REGIONAL LAND USE DESIGNATIONS

## General Urban

- Residential neighbourhoods, shopping, services, institutions, recreation, parks – ‘urban densities’
- Place-making, enriched public realm, transit-oriented communities
- Transit, multiple-occupancy vehicles, cycling, and walking are the preferred modes of transportation.

## Rural

- Level of development does not require urban services (sewer or transit);
- Protect character of rural communities, landscapes, and environmental qualities;
- Uses: low density residential; small scale commercial, industrial, and institutional uses; agriculture;
- Not intended for future urban development.

# ***METRO 2040* AMENDMENT PROCESS**

## **General Urban to Rural Land Use Designation**

- Type 3 Minor Amendment
- Amendment bylaw passed by 50%+1 vote at Board
- Comment from all members
- No Regional Public Hearing
- Reflect long term aspirations of the local community
- Forward to Metro Vancouver after public hearing and subsequent reading of OCP amendment bylaw (with updated RCS)
- Timing challenges with *Metro 2050* adoption



# CONSIDERATIONS

- Rural is a high level definition in *Metro 2040* as there are different manifestations throughout the region
- No measurable metrics (e.g. minimum lot size etc.) – policy intentions and urban services as limiting factor
- Your OCP defines Rural and the long term land use objectives of your community. RCS shows alignment of your community vision (as expressed in your OCP) with the federation's objectives as expressed in *Metro 2040*
- When renewing OCP – opportune time to assess community vision and propose changes to your RCS and *Metro 2040* if appropriate



Thank you

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Together we make our region strong

# ***METRO 2040 AMENDMENT PROCESS*** (~ 5 MONTHS)

## Type 3 Minor Amendment

- Receive Council resolution requesting the amendment
- Staff report to RPAC (municipality presents)
- Staff report to Regional Planning Committee and Board to consider 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings of amendment bylaw (municipality presents)
- Receive Council resolution requesting amended RCS
- 45 day comment period for affected local governments
- Board considers comments and final reading and adoption of the amendment bylaw and RCS

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