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For Metro Vancouver special meetings on Friday, July 24, 2026
Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancouver.org.

Metro Vancouver Regional District

E1.1 Metro 2050 Regional Context Statement – City of New Westminster **ACCEPTED**

The City of New Westminster completed the draft update to its Official Community Plan and submitted a revised Regional Context Statement demonstrating how the new OCP is consistent with the regional federation's goals, strategies and actions as laid out in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure local aspirations align with the regional federation's goals.

The Regional Context Statement supports the regional federation's vision by advancing:

- *Compact Urban Growth*: Supporting transit-oriented growth by increasing density in Frequent Transit Development Areas, the Downtown Urban Centre, and other designated Urban Areas, while enabling a mix of housing, employment, and services in locations well served by transit, consistent with *Metro 2050* Goal 1.
- *Sustainable Economy*: Minimizing barriers to office development, not supporting conversion of industrial sites, and supporting a comprehensive food strategy, consistent with Goal 2.
- Environmental Protection and Climate Action: Implementing the Biodiversity and Natural Areas Strategy, developing a Green Infrastructure Network, implementing the Community Energy and Emissions Plan, and regularly updating hazard and risk assessments, consistent with Goal 3.
- *Housing Diversity and Affordability*: Ensuring policies and development decisions are based on recent evidence, completing a Rental Replacement Policy, and partnering to develop affordable and non-market housing, consistent with Goal 4.
- *Sustainable Transportation*: Implementing transit priority measures and end-of-trip facilities and minimizing the impact of goods movement on adjacent land uses, consistent with Goal 5.

While the current OCP update introduces modest changes, primarily in the area of housing, Metro Vancouver and City staff will work together in the next OCP and RCS update to establish growth targets for Centres and Corridors, strengthen policies for nature protection, and integrate updated dwelling unit and employment projections.

Metro Vancouver staff recommended that the MVRD Board accept the City of New Westminster's Regional Context Statement.

The Board accepted the City of New Westminster's Regional Context Statement, directed staff to notify the City of New Westminster of the decision and to include in the correspondence to the City of New Westminster that future updates to the Official Community Plan and Regional Context Statement be in line with the *Local Government Act*'s request to show how the Official Community Plan is to be made consistent with the regional growth strategy over time.

E1.2 Correction to Metro 2050 Regional Context Statement – District of North Vancouver ACCEPTED

This report serves as a housekeeping update to correct a minor error in the report titled "Metro 2050 Regional Context Statement – District of North Vancouver," dated October 29, 2025 and presented to the MVRD Board on November 28, 2025.

In the previous report, there was a misalignment between the map of proposed Urban Centre and Frequent Transit Development Areas in the staff report and the attachment. The Regional Context Statement was accurate, but the report recommendation referenced the content in the staff report instead of the attachment. To ensure clarity for all parties going forward, this report brings back the Regional Context Statement for approval . Metro Vancouver staff recommended that the MVRD Board accept the District of North Vancouver's Regional Context Statement.

The MVRD Board accepted the District of North Vancouver's Regional Context Statement and directed staff of notify the District of North Vancouver of the decision.

E1.3 The Cost of Infrastructure Required to Support Growth in the Metro Vancouver Region DEFERRED

This report presents an evidence-based case for advocacy to the provincial and federal governments for sustained, predictable infrastructure funding, and dialogue on new local government funding tools. As the region works to address the need for approximately 570,000 additional homes by 2041, as identified through the Housing Needs Reports prepared by member jurisdictions, understanding the scale of infrastructure investment required to support this growth is critical. The analysis provides a high-level, order of magnitude estimate of infrastructure needs using the replacement cost of existing assets as a proxy for future demand. While not a precise forecast, this approach illustrates the scale of investment required across all orders of government.

The estimated investment requirement translates into a significant per-capita and per-unit housing cost, with responsibility distributed across provincial, regional, and municipal governments is estimated at $114.8 billion total over the next 15 years, equivalent to:

- $80,000 per person; or
- $201,000 per new home
  - $81,000 for infrastructure delivered by the Province (40%)
  - $26,000 for infrastructure delivered by Metro Vancouver (13%)
  - $20,000 for infrastructure delivered by TransLink (10%)
  - $74,000 for infrastructure delivered by member jurisdictions (37%)

These findings underscore a structural fiscal challenge. While local and regional governments are responsible for delivering much of the infrastructure needed to support growth, their primary revenue tools, such as property taxes and development cost charges, are limited in their ability to scale with population growth and long-term service demand. By contrast, provincial and federal governments rely on broader-based tax systems that grow more directly with population and economic activity. To address the underlying issues, new funding programs and tools are needed. This report recommends two key steps to advance advocacy:

- Engage in dialogue with the Province and federal government to develop a new infrastructure funding framework; and,
- Conduct additional analysis on potential revenue and financial tools.

The MVRD Board deferred the report to the September Board meeting and requested a presentation.

E2.1 2026 Regional Parks Capital Program Update No. 2 **RECEIVED**

This report provides a status update of the Regional Parks Capital Program with summaries for larger projects (over $3M value) that highlight progress, schedule, budget and upcoming milestones, and an overall summary of remaining projects. As part of the Regional Parks capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations and financial sustainability. Overall, the capital program is progressing on time and within budget, with some manageable scheduling impacts on two projects due to archaeological and permitting requirements.

These updates are provided three times a year for the Regional Parks Committee and MVRD Board in February, July and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end-of-year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received the report for information.

E3.1 UBCM 2026 Community Excellence Award Nomination **APPROVED**

At its July 8, 2026 meeting, the Housing Committee considered the report titled “UBCM 2026 Community Excellence Award Nomination”, dated June 3, 2026. Members requested more information regarding the nature of the partnership between Metro Vancouver Housing and Food Link Society.

Since 2017, Metro Vancouver Housing (MVH) has partnered with Food Link Society (formerly Immigrant Link Centre Society) to deliver the Free Food Program at MVH communities. Food Link Society, a volunteer-driven organization, plays a critical operational role by rescuing surplus perishable food from grocery retailers and coordinating its redistribution to MVH sites through the efforts of its staff and volunteers.

MVH supports program delivery by providing a monthly honorarium on a per-site basis to offset transportation, fuel, and other logistical costs, as outlined in a Letter of Understanding between the two organizations. The program's success is the result of this longstanding collaboration, combining Food Link Society's expertise, volunteer capacity, and community connections with MVH's funding, site access, resident engagement, and program coordination.

The proposed Union of BC Municipalities (UBCM) award application is not intended to diminish or overlook Food Link Society's contribution. Rather, as the award category is open only to local government applicants, the nomination recognizes MVH's role in establishing, funding, and expanding the program within its housing communities, while explicitly highlighting that the program's impact has been achieved through a valued partnership with Food Link Society. Any award recognition received by MVH would also acknowledge the essential contributions of Food Link Society in making the program possible.

The Board supported Metro Vancouver's submission to the Union of BC Municipalities (UBCM) 2026 Community Excellence Award in the Service Delivery category for the Metro Vancouver Housing Free Food Program.

E4.1 Engagement Summary on Potential Changes to the Size and Structure of Each of Metro Vancouver's Boards of Directors **RECEIVED**

The 2025 independent Metro Vancouver Board Governance Review concluded that there is an opportunity to optimize the size and structure of Metro Vancouver's four Boards to improve governance effectiveness, oversight, and enhance decision making and risk management. Consideration of such options is a major workplan item for the Governance Committee and Boards in 2026.

This report summarizes feedback from engagement activities undertaken on potential changes to the size and structure of each of Metro Vancouver's four Boards.

Deloitte Canada interviewed Board Directors, Mayors, and provincial representatives. A report from their engagement is Attachment 1 to report E2 in the Governance Committee agenda for meeting date July 9, 2026. In addition, staff, with support from Deloitte Canada, conducted engagement with the following audiences:

- Council of Councils (110 participating elected officials from across the region);
- Two presentations to member Councils upon request;
- Member jurisdiction staff through a Joint Advisory Committee webinar (with RAAC, RFAC, REAC and RPAC members);
- Public input through 2 public webinars (100+ registered), an online survey (530 completed surveys), market research (regional representation), and Metro Vancouver's Youth and Education Advisory Panel; and
- Written responses from First Nations and Board Directors (Attachment 2 of the report).

A full engagement summary including the engagement promotions, activities, and further detail on the input heard is found in Attachment 1 to the report. Input was sought on a series of options for potential changes to size and structure considered by the Governance Committee and Boards for the MVRD, MVHC, GVWD, and GVS&DD Boards.

The Board received the report for information.

E4.2 Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors **APPROVED**

At its July 9, 2026 meeting, the Governance of Committee considered the report titled "Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors", dated June 30, 2026 .

The Committee discussed options for implementing changes to the size and structure of each of Metro Vancouver's four Boards. For the MVRD Board, considerations included whether to expedite changes by recommending an option that can be executed without legislative change, or to recommend changes that are more effective from a governance perspective, but may take longer to implement. The Committee also discussed whether a cap on the number of directors per member jurisdiction should be three or four. For the MVRD Board, with the aim of reducing the number of Board Directors, maintaining proportional voting, slowing the growth of the Board over time and improving governance, the Committee recommended the option of capping the number of Board Directors at three per member jurisdiction.

In addition, the Committee considered additional recommendations reflecting the results of the engagement on the size and structure of the MVRD Board, and passed resolutions to advance to the MVRD Board for consideration regarding Board onboarding and orientation, 2027-2030 Board Strategic Plan, the streamlining of information, and sending correspondence received from First Nations to the Minister of Housing and Municipal Affairs.

The Board endorsed capping the number of MVRD Board Directors at 3 per member jurisdiction while maintaining existing methodology for number of votes; this would reduce the current Board size to 34, slow growth of the Board over time, and achieve gains in governance effectiveness while maintaining proportional representation. The Board also forwarded the endorsed changes to the Province to implement.

The Board affirmed its commitment to: implementing a robust onboarding and orientation program for Q4 2026, and prioritizing board culture and director development in this work; and to developing a Board Strategic Plan in Q1 2027 for the 2027-2030 Board term with a focus on affordability, core services, utilities analysis, and regional alignment. The Board resolved that as part of its strategic planning, the MVRD Board meet with the Ministry of Housing and Municipal Affairs and the Union of British Columbia Municipalities (UBCM) regarding any potential review of the *Local Government Act* regarding regional districts, and requested that the Board Chair share the correspondence received from kʷikʷəƛ̓əm̓ (Kwikwetlem First Nation) and Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) regarding Board size and structure with the Minister of Housing and Municipal Affairs for information.

E5.1 Audit, Risk and Assurance – Strategic Road Map and Risk Assessment Update **RECEIVED**

This report provides an update on the Audit, Risk and Assurance (ARA) team's Strategic Roadmap which will support a risk assessment across Metro Vancouver using an Enterprise Risk Management framework, and the development of a Corporate Audit and Advisory Plan.

The 2025 independent Board Governance Review recommended that Metro Vancouver strengthen the Internal Audit function and integrate an enterprise risk management framework. In April 2026, Metro Vancouver appointed a Program Manager, Audit, Risk and Assurance. The core objective of the enhanced ARA team is to support the Board with insight into internal controls, risk management, project oversight, and financial control effectiveness.

The ARA Division will strive to be an agile, collaborative, and trusted business partner for the organization, and to be responsive to the Performance and Audit Committee and the four Boards. This is supported by three core pillars: Oversight, which ensures that internal controls are appropriately designed and operating effectively; Insight, which provides right-fit best practices and expertise in governance, risk management, and internal controls while identifying opportunities for continuous improvement; and Foresight, which involves monitoring emerging risks and offering forward-looking recommendations to support informed decision-making.

The Board received the report for information.

E5.2 Metro Vancouver 2026 Financial Performance Report No. 1 **RECEIVED**

This report presents the Metro Vancouver 2026 Financial Performance Report No. 1. The Metro Vancouver 2026 Financial Performance Report No. 1 indicates a forecasted year-end operating surplus of approximately $15.7 million (1.0% of the total $1.6 billion operating budget). Forecasted surpluses are in Liquid Waste Services of $13.5 million, Metro Vancouver Housing of $2.2 million, and Regional District Services of $2.5 million, primarily from lower than budget core operational expenses for Liquid Waste, and overall lower contracted services. The forecasted surplus is offset by forecasted deficit in Water Services of $0.3 million primarily due to lower water sales, and forecasted deficit in Solid Waste Services of $2.2 million mainly due to increased contingency disposal costs.

Year-end capital expenditures are forecasted at approximately 80% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and will continue for 2026, such as Stanley Park Water Supply Tunnel, Annacis Water Supply Tunnel, and North Shore Wastewater Treatment Plant. As a result of construction advancement in major projects in 2026, MFA borrowing in 2026 is forecasted at $700 million, an increase of $100 million compared to the borrowing of $600 million in 2025. Investment returns are currently averaging 3.04% and are expected to remain stable for the remainder of the year. Year-to-date procurement activity includes four awards approved by the Board representing 50% of the total value of contracts awarded. In addition, two contracts that were previously corporately awarded under $10 million were amended whereby the cumulative effect of the change resulted in the total contract value exceeding $10 million. Across the organization there are over 119 continuous improvement initiatives underway.

The Board received the report for information.

E6.1 Sanitary Sewer Service Eligibility for Properties in the Salmon River Uplands Area, Township of Langley **APPROVED**

The Township of Langley is seeking eligibility for regional sewer servicing for properties in the Salmon River Uplands Area) that are currently located outside the Fraser Sewerage Area (FSA), or are already located within the FSA, but are not currently eligible for regional sewer services.

In line with the requirements set out in the *Local Government Act* and *Metro 2050*, the request is being presented to the MVRD Board to consider consistency with the regional growth strategy prior to consideration by GVS&DD staff (for properties already within the FSA) and GVS&DD Board (for properties requiring FSA expansion).

Staff have determined that the application is generally consistent with *Metro 2050*. The subject properties are located within the "Rural within the Sewerage Area" and "Sewerage Extension Area" regional growth strategy overlays, which specifically contemplate regional sewer servicing if the proposed land uses are consistent with applicable regional land use designations and subject to normal GVS&DD technical considerations. The application does not involve amendments to the Township of Langley Official Community Plan, rezoning, or any changes to land use designations. Consistent with the 2023 Memorandum of Understanding between Metro Vancouver and the Township of Langley, future subdivision potential in the area remains limited and the rural character of the area is intended to be maintained. In addition, the subject properties are outside the Agricultural Land Reserve (ALR) and the proposal would not introduce development beyond that already contemplated through existing planning policies. Therefore, the subject properties appear to align with regional land use designations and do not conflict with any *Metro 2050* policy.

To accommodate the limited remaining Committee and Board meeting schedule this year and support timely consideration by the GVS&DD Board, the report is being presented directly to the MVRD Board.

The Board resolved that sewer service for the properties in the Salmon River Uplands Area, as depicted in the report, are generally consistent with the provisions of *Metro 2050*, and directed staff to forward the requested Fraser Sewerage Area amendment application for the applicable properties as depicted in the report to the GVS&DD Board for consideration.

G1.1 Metro 2050 Type 3 Proposed Amendment – City of Vancouver (Molson Site) APPROVED

The City of Vancouver is requesting a Type 3 amendment to *Metro 2050* for 1550 Burrard Street and 1655 West 1st Avenue (the Molson site). The proposed amendment would re-designate Industrial lands to General Urban to accommodate a mixed-use neighbourhood. The subject site is within the Urban Containment Boundary and Vancouver Sewerage Area and currently contains the former Molson brewery building that has not been operational since 2019. The site is adjacent to the significant new Seṅáḵw residential development and the federal Seaforth Armoury and Hoffmeister Building, and is surrounded by parks, residential and commercial uses, and employment areas.

Regional Planning analysis concludes that, on balance, the proposed amendment is supportable. The proposed amendment reflects the site's unique context and strategic location within the Metropolitan Core, where a transition to mixed-use development can deliver significant benefits, including new housing supply, expanded employment opportunities, and a more complete, transit-oriented community. While the amendment involves the loss of regionally-designated Industrial lands, this trade-off is acceptable given the site's limited suitability for continued industrial use and the potential to advance broader regional objectives related to housing, economic diversification, and sustainable urban growth.

The requested *Metro 2050* Type 3 amendment bylaw requires adoption through an affirmative 50% + 1 weighted vote of the MVRD Board.

The Board initiated the *Metro 2050* amendment process for the City of Vancouver's requested regional land use designation amendment from Industrial to General Urban for the site located at 1550 Burrard Street and 1655 West 1st Avenue, gave three readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*, and directed staff to notify (i) affected local governments and to post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of *Metro 2050,* and (ii) local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

G2.1 Metro Vancouver Regional District Dedication of Land as Regional Park Bylaw No. 1454, 2026 **ADOPTED**

Metro Vancouver undertakes an annual process to dedicate regional park land acquired in the previous year. Included in the proposed bylaw, *Metro Vancouver Regional District Dedication of Land as Regional Park Bylaw No. 1454, 2026* is the regional park land acquired in 2025 in Kanaka Creek Regional Park.

The Board gave three readings to and adopted *Metro Vancouver Regional District Dedication of Land as Regional Park Bylaw No. 1454, 2026.*

G2.2 MVRD Regional Parks Regulation Amendment Bylaw No. 1466, 2026 – Amends Bylaw No. 1420, 2025 **ADOPTED**

This report outlines proposed amendments to Schedule B – Fees and Charges of the *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1420, 2025*. The bylaw is reviewed annually to ensure that fees and charges reflect relevant current market conditions. The proposed fee adjustments are intended for implementation in the upcoming calendar year.

Most fee increases are related to inflation, applying primarily to commercial use permits, select indoor and outdoor facility rentals, camping, and filming rates. New additions include introducing a single day commercial use permit option and adding a weekend/holiday non-profit rate for picnic shelters. Other changes include a new fee for commercial use of parking lots, updated late checkout penalties for indoor facilities, and targeted increases to specialized areas such as designated nature spaces and filming locations. Several existing fees have also been adjusted to better reflect market conditions, support cost recovery, and improve administrative clarity.

The proposed adjustments are expected to generate approximately $10,000 in revenue, helping to offset rising operational costs. All changes to Schedule B are included in the proposed *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1466, 2026* which is scheduled to take effect on January 1, 2027.

The Board gave three readings to and adopted *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1466, 2026.*

G3.1 MFA 2026 Borrowing for the Greater Vancouver Water District (MVRD Security Issuing Bylaw No. 1465, 2026) **APPROVED**

For the upcoming Municipal Finance Authority (MFA) debt offering, based on cash requirements and capital expenditures incurred, MVRD is planning to borrow $130 million on behalf of GVWD. To execute the borrowing, MVRD is required to adopt a security issuing bylaw, as a drawdown against G*reater Vancouver Water District Borrowing Bylaw No. 261, 2023* . The proposed $130 million aligns with the new borrowing anticipated in the 2026 GVWD budget and five-year financial plan, and will primarily fund capital expenditures incurred during 2026 for projects that are underway, including but not limited to the Coquitlam Lake Water Supply, Coquitlam Water Main, Stanley Park Water Supply Tunnel, Annacis Water Supply Tunnel, Kennedy Newton Main, Central Park Main No. 2, and Capilano Raw Water Pump Station – Back-up Power.

The total estimated debt servicing costs for the new proposed annual debt is approximately $9.5 million, which has been included in the debt servicing amounts in the operating budgets. When combined with existing debt, MVRD's total debt servicing costs will be approximately $319.3 million, resulting in a debt service ratio of 20.3%, slightly higher than half of the MVRD's maximum debt service level of 40%, set by Board policy.

The GVWD has met the regulatory requirements and has legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver Regional District Security Issuing Bylaw No. 1465, 2026* will authorize the MVRD to undertake the requested borrowing from the MFA on behalf of the GVWD.

The Board gave consent to the request for financing from the Greater Vancouver Water District in the amount of $130,000,000 pursuant to Section 3 of the *Greater Vancouver Regional District Regulation, BC Reg 173/90.* The Board also gave three readings to and adopted *Metro Vancouver Regional District Security Issuing Bylaw No. 1465, 2026*.

G4.1 Results of the Alternative Approval Process for MVRD Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026 **ADOPTED**

An Alternative Approval Process (AAP) was conducted to determine if the electors approve of *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026* (MVRD Bylaw No. 1462, 2026). This report provides the certification of elector approval for MVRD Bylaw No. 1462, 2026, and presents the bylaw for consideration of adoption.

The Board adopted *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026.*

G4.2 Metro Vancouver Regional Development Cost Charge Amendment Bylaw No. 1452, 2026 **ADOPTED**

At its April 15, 2026 meeting, the MVRD Board gave first, second, and third reading to the *Metro Vancouver Regional District Development Cost Charge Amendment Bylaw No. 1452, 2026* ("MVRD DCC Amendment Bylaw"). The MVRD DCC Amendment Bylaw will roll back the 2026 Development Cost Charge (DCC) rates to 2025 levels and reduce the increase to the 2027 DCC rates. In addition, the Metro Vancouver Boards approved slowing the transition to a 1% assist factor over the subsequent two years, reaching 1% by 2029. The transition to the 1% assist factor by 2029 will be incorporated into the updated DCC program that will be presented to the Board in early 2027.

Following first, second, and third reading, the MVRD DCC Amendment Bylaw was submitted to the Province for review. Metro Vancouver received the Certificate of Statutory Approval from the Inspector of Municipalities issued on June 30, 2026, enabling the MVRD DCC Amendment Bylaw to now be brought forward to the Board for final adoption.

The Board's decision to roll back 2026 and reduce the increase for the 2027 DCC rates is expected to lower DCC revenue across Metro Vancouver entities by $389 million over the next six years, which includes $43M for MVRD's Parkland acquisition. The Boards provided direction to fill the funding gap for parkland acquisition by adding it back to ratepayers in the upcoming 2027-2031 Financial Plan.

Adoption by the MVRD Board on July 24, 2026 of the *Metro Vancouver Regional District Development Cost Charge Amendment Bylaw No. 1452, 2026*, will have an immediate impact on the DCC rates collected. The revised rates will apply from the date of MVRD DCC Amendment Bylaw adoption.

The Board adopted the *Metro Vancouver Regional District Development Cost Charge Amendment Bylaw No. 1452, 2026* to amend the MVRD Development Cost Charge rates for 2026 and 2027.

G4.3 Regional Growth Strategy Amendment Bylaw No. 1456, 2026 – Special Study Areas **ADOPTED**

On April 24, 2026, the MVRD Board initiated a Type 3 amendment to *Metro 2050* and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026* ("MVRD Bylaw No. 1456, 2026") .

The proposed bylaw would establish a new Special Study Area (SSA) for the Fraser Highway Employment Lands in the Township of Langley, an area that has been subject to extensive technical analysis and planning, and would remove two existing SSAs in the Township. SSAs identify areas where municipalities have an interest in future land use changes, and reduce the voting threshold required for related *Metro 2050* amendments, recognizing municipal planning intentions. The amendment bylaw also would clarify the framework for considering new SSAs, enabling the MVRD Board to consider requests until December 31, 2027. After that date, new SSAs would only be considered through the development of a new Regional Growth Strategy.

The amendment stems from a request by three South of the Fraser mayors regarding *Metro 2050*'s Urban Containment Boundary and amendment process. Following Board direction, staff conducted pre-consultation with affected local governments on four potential amendment options. Amendments related to SSAs, including the proposed changes for the Township of Langley, received initial Board endorsement. The Board also directed staff to advance process improvements in response to comments from Delta and to continue engagement with the City of Surrey regarding concerns with *Metro 2050* and future development aspirations in southeast Surrey.

In accordance with the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments, local First Nations, regional agencies, and the public, providing an opportunity for comment. Seven responses were received. *MVRD Bylaw No. 1456, 2026* is now before the Board for consideration of adoption.

The Board received comments from affected local governments, local First Nations, and regional agencies as presented in the report for information and adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026*.

I1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received four information items from two standing committees and one delegation summaries.

Regional Planning Committee – July 2, 2026

Delegations:

C1 Hale Jones-Cox, Senior Planner, Special Projects Office
City of Vancouver Regional Growth Strategy Amendment Application for the Former Molson Brewery Site (1550 Burrard Street and 1655 West 1st Avenue)

Regional Parks Committee – July 8, 2026

Information Items:

E1 Regional Parks Building Strategy

The regional parks system includes 354 buildings that play a vital role in supporting safe and enjoyable access to nature, as well as the effective management and operation of the regional park system.

The Regional Parks Building Strategy was developed to guide the effective management of regional parks buildings. It establishes levels of service, confirms appropriate building uses, and introduces an assessment system to support long-term maintenance, capital planning, and the identification of surplus buildings.

Using this assessment system, the regional parks building portfolio was evaluated, resulting in 74% of buildings classified as 'keep and maintain', 11% as 'keep and maintain with ongoing assessment', and 15% identified as 'surplus'.

Completion of the Regional Parks Building Strategy was identified in the MVRD Board approved Regional Parks Plan (2022) and as a priority action in the Regional Parks 2026 Committee Work Plan. It informs the Regional Parks Asset Management Plan, which is currently underway. The building strategy is provided to the Regional Parks Committee for information, with key outcomes summarized in this report.

E2 DRAFT Five Year Capital Plan (2027 - 2031) Regional Parks

The DRAFT Five Year Capital Plan for Regional Parks has been prepared following the direction received at the April 15, 2026 Board Budget Workshop to proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%.

Regional Parks estimates capital spending of $224.8M over the next five years funded from grants, development cost charges (DCC) and reserves. The DRAFT Five Year Capital Plan for Regional Parks includes land acquisition, park and greenway development across the regional park system. Key projects included the continued development of Widgeon Marsh Regional Park and the Delta Nature Reserve Boardwalk; greenway development at the Delta–South Surrey Greenway, Boundary Bay and Aldergrove Regional Parks; expansion of the campground at Derby Reach Regional Park; and development of the təmtəmíxʷtən/Belcarra South Picnic Area.

The net change from the previous 5 Year Capital Plan is an overall increase of $20.2M, largely due to timing of cash flow from previous years.

E5 Natural Resource Management Restoration Program Update

In 2026, 54 restoration projects are planned across the regional parks system. These planned projects include stream daylighting and maintaining wetland habitats, removal of invasive species, improving forest resilience, improving habitat diversity, restoring disturbed areas, buffer plantings, creating wildflower meadows, as well as restoring forested and riparian areas. This report highlights a selection of projects for 2026. This work improves the health of regional parks ecosystems contributing to improved regional resilience and provides opportunities for residents to engage in environmental stewardship, deepening their connection with nature.

Invest Vancouver Management Board – July 16, 2026

Information Items:

E1 Invest Vancouver Governance Review Workshop

Invest Vancouver is a service of the Metro Vancouver Regional District (MVRD). In contrast, peer economic development organizations (EDOs) in Canada operate at arm's length from the municipalities they serve. These alternative governance arrangements often offer greater operational flexibility, stronger connections to key stakeholders, and more effective coordination and delivery of economic development activities. The Invest Vancouver value proposition and governance structure review concluded that transitioning Invest Vancouver to an arm's-length governance model offers the most effective path for enhanced and effective performance, increased access to funding opportunities, and long-term organizational sustainability.

Invest Vancouver engaged Dalberg Consulting to identify and assess governance options that would enhance the service's value delivery and financial sustainability. Dalberg identified key features that potential governance models would need to meet, including the ability to effectively deliver on the core functions driving the value proposition, funding certainty and flexibility, fiscal feasibility, and strategic autonomy and operational efficiency. These criteria were then used to assess governance models that will be presented for discussion at the July 16, 2026 Invest Vancouver Management Board meeting.

Metro Vancouver Housing Corporation

E1.1 Mortgage Renewal 3120 Coast Meridian Road, Port Coquitlam (Meridian Village) APPROVED

The mortgage for Meridian Village, a 202-unit affordable housing project in Port Coquitlam, is up for renewal on September 1, 2026, with an outstanding balance of approximately $2.35 million and final maturity in 2031. Staff reviewed available renewal options, including remaining with the incumbent lender (First National), refinancing with another lender, and borrowing through the Municipal Financing Authority (MFA). While slightly lower rates are available, any potential savings would be offset by transaction costs, added administrative requirements, and the limited benefit of lower rates given the loan is nearing maturity. In this context, renewing with First National provides a competitive rate while avoiding unnecessary costs and complexity. It is therefore recommended that the Board authorize renewal with the incumbent lender as the most practical and cost-effective option.

The Board authorized the Metro Vancouver Housing Corporation (MVHC) to renew the mortgage for Meridian Village, located at 3120 Coast Meridian Road, Port Coquitlam, BC, with the incumbent lender, First National Financial LP.

E1.2 2026 Housing Capital Program Update No. 2 RECEIVED

This report provides a status update of the Metro Vancouver Housing (MVH) Capital Program with summaries for larger projects, highlighting progress, schedule, budget and upcoming milestones and an overall summary of remaining projects. These updates are provided three times a year for the Housing Committee and MVHC Board in February, July and November. The updates provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end-of-year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received the report for information.

E2.1 Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors APPROVED

At its July 9, 2026 meeting, the Governance of Committee considered the report titled "Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors", dated June 30, 2026.

The Committee discussed options for implementing changes to the size and structure of each of Metro Vancouver's four Boards. For the MVHC Board, the Committee discussed the merits of both continuing to align with the MVRD Board and having a smaller, hybrid Board comprised of both local elected officials (MVRD Board Directors) with independent housing sector directors. Given the scale of change being presented overall, and the expression that the MVHC Board is working well the Committee opted to recommend remaining aligned with any changes made to the MVRD Board.

The Board supported the continued alignment of the MVHC Board size and structure with any changes made to the MVRD Board, with a preferred option of capping the number of Board Directors at 3 per member jurisdiction while maintaining existing methodology for number of votes. This would reduce the current Board size to 34, slow growth of the Board over time, and achieve gains in governance effectiveness while maintaining proportional representation.

I1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received two information items from one standing committee and no delegation summaries.

Housing Committee – July 8, 2026

Information Items:

E3 2026 Update on Regional District Sustainability Innovation Fund Projects – Metro Vancouver Housing

This report provides an update on seven Metro Vancouver Housing projects that received Board approved contributions from the Regional District Sustainability Innovation Fund and that are in progress or have been completed/discontinued since the last update to the Housing Committee.
Projects funded by the Sustainability Innovation Fund support regional sustainability, protect the environment, advance resilience, and continuously improve service delivery by allowing Metro Vancouver Housing to demonstrate new approaches with cost and time savings for housing delivery. Of the seven projects described in this report, all seven are in progress, with three nearing completion.

These projects are as follows:
- Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure
- Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings
- 1-in-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings
- Decarbonized On-Demand Domestic Hot Water Systems
- Living Building Challenge for Existing Affordable Housing Projects
- Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings; and
- Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods.

E5 DRAFT Five Year Capital Plan (2027 - 2031) Metro Vancouver Housing Corporation

The DRAFT Five Year Capital Plan for Metro Vancouver Housing Corporation (MVHC) has been prepared following direction received at the April 15, 2026 Board Budget Workshop to proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%.

MVHC estimates capital spending of $566.3M over the next five years funded from grants, loans, largely from provincial and federal funding providers, and reserves. The plan includes seven active redevelopment and expansion projects, and ten renewal projects as well as funding for contemplated future projects. The net change from the previous five year capital plan is an overall decrease of $561.5M, reflecting a repacing of new housing and redevelopment projects owing to revised granting assumptions from senior government.

Greater Vancouver Water District

E1.1 Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors **APPROVED**

At its July 9, 2026 meeting, the Governance of Committee considered the report titled "Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors", dated June 30, 2026.

The Governance Committee discussed options for implementing changes to the size and structure of each of Metro Vancouver's four Boards. The Committee reviewed engagement materials, and for the GVWD (and GVS&DD) Board, with the aim of reducing the number of Board Directors, maintaining proportional voting, slowing the growth of the Board over time and improving governance, the Committee recommended continuing to align with the MVRD Board as well as adding a select Committee to oversee the largest, most complex infrastructure capital projects. The Committee noted the importance of continuing to have elected representation at the Board regarding major infrastructure decisions for the region, yet at the same, prioritizing stronger technical input and oversight for the largest, most complex capital utility projects.

The Board supported the continued alignment of the GVWD Board size and structure with the MVRD Board, with a preferred option of capping the number of Board Directors at 3 per member jurisdiction while maintaining existing methodology for number of votes; this would reduce the current Board size, slow growth of the Board over time, and achieve gains in governance effectiveness while maintaining proportional representation.

The Board directed staff to advance a select committee titled the 'Major Projects Oversight Board' by bringing forward for consideration by January 2027:

- governance structure options that clearly identify the relationship to the Water / Liquid Waste Committees and GVWD / GVS&DD Boards;
- how projects are selected to be included in the Committee's terms of reference (e.g. by dollar value / stage gate);
- implementation implications for Corporate and Board policies and procedures;
- selection criteria and remuneration for independent Directors; and
- options for delegated authority.

E2.1 2026 GVWD Capital Program Update No. 2 RECEIVED

This report provides a status update of the GVWD Capital Program with summaries for larger projects (i.e. cost of >$100M), highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. As part of the GVWD capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations and financial sustainability. These updates are provided three times a year for the Water Committee and GVWD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received the report for information.

E2.2 Award of RFP 25-333 for Consulting Engineering Services for the Coquitlam Lake Water Supply Project – Intake and Tunnel Design APPROVED

Mott MacDonald Canada Limited's (Mott) proposal ranked highest overall, did not provide the lowest cost, had the highest technical score, and demonstrated best value overall for Metro Vancouver. Although not the lowest cost proponent, Mott's price is only 1.8% higher than the lowest cost proponent. The strengths of Mott's proposal, namely successful experience on very relevant projects, particularly in the key areas of geotechnical, intakes, lake taps, and tunnels will ensure Metro Vancouver receives value for money.

Metro Vancouver requires Consulting Engineering Services for the design of a new intake and tunnel for the Coquitlam Lake Water Supply Project. The project will enable the doubling of capacity from the Coquitlam source, which will address growing regional water demand to the latter part of the century, and prepare for the anticipated impacts of climate change.

RFP 25-333 for Consulting Engineering Servies for the Coquitlam Lake Water Supply Project – Intake and Tunnel Design was issued on November 20, 2025. RFP 25-333 was advertised publicly, and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP 25-333 evaluation team have considered the proposals received, and on that basis recommended that the GVWD award Consulting Engineering Servies for the Coquitlam Lake Water Supply Project – Intake and Tunnel Design to Mott MacDonald Canada Limited.

The Board awarded RFP 25-333 for Consulting Engineering Services for the Coquitlam Lake Water Supply Project – Intake and Tunnel Design, in the amount of up to $119,747,306.00 (exclusive of taxes) to Mott MacDonald Canada Limited, for a term of 15-years, as recommended.

E2.3 Water Supply Area Access Policy **APPROVED**

Protecting GVWD water supply areas through restricted access has been fundamental to maintaining high-quality source drinking water since 1924, effectively reducing risks associated with point-source contamination, human-caused wildfire, and other activities that could compromise water quality. The Water Supply Area Access Policy supports a proactive, multi-barrier approach to drinking water protection, aligns with public health guidance, and fulfills legal obligations under provincial licences and long-term land agreements.

A *Watershed Access Policy* has been in place since the late 1990s and has been routinely updated to reflect evolving watershed management practices and to improve policy language and processes. The proposed 2026 policy further modernizes the framework by updating “Water Supply Area” terminology, updating definitions, aligning with the recently approved bylaw, clarifying approval authorities and access processes, and introducing a dedicated section for Indigenous cultural access. These updates improve policy rationale clarity, administrative efficiency, and provide relationship-building opportunities with Indigenous Nations while maintaining highly restricted access as the cornerstone of source water protection.

The Board rescinded *Watershed Access Policy* (Policy No. UT-001) and adopted the *Water Supply Area Access Policy* (Policy No. UT-021).

G1.1 Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026 **ADOPTED**

At its April 15, 2026 meeting, the GVWD Board gave first, second, and third reading to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026* . The GVWD DCC Amendment Bylaw will roll back the 2026 Development Cost Charge (DCC) rates to 2025 levels and reduce the increase to the 2027 DCC rates. In addition, the Metro Vancouver Boards approved slowing the transition to a 1% assist factor over the subsequent two years, reaching 1% by 2029. The transition to the 1% assist factor by 2029 will be incorporated into the updated DCC program that will be presented to the Board in early 2027.

Following first, second, and third reading, the GVWD DCC Amendment Bylaw was submitted to the Province for review. Metro Vancouver received the Certificate of Statutory Approval from the Inspector of Municipalities issued on June 30, 2026, enabling the GVWD DCC Amendment Bylaw to now be brought forward to the Board for final adoption.

The Board’s decision to roll back 2026 and reduce the increase for the 2027 DCC rates is expected to lower DCC revenue across Metro Vancouver entities by $389 million over the next six years, which includes $270.5M to fund GVWD growth related capital projects. The Boards provided direction to fill this funding gap through additional borrowing.

Adoption by the GVWD Board on July 24, 2026 of the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026*, will have an immediate impact on the DCC rates collected. The revised rates will apply from the date of bylaw adoption.

The Board adopted the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026* to amend the GVWD Development Cost Charge rates for 2026 and 2027.

I1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received five information items from one standing committee and no delegation summaries.

Water Committee – July 15, 2026

Information Items:

E2 Wildfire Preparedness Update
Water Services Wildfire Protection Program staff have expertise in wildfire management, specialized equipment, and are prepared for strategic deployment. The program maintains strong and proven partnerships with the BC Wildfire Service (BCWS) and local municipal fire departments to ensure wildfire season readiness.

Metro Vancouver provides a reliable supply of high-quality drinking water to three million residents through its member jurisdictions. Source water protection relies on safeguarding the forested lands of the Capilano, Seymour, and Coquitlam water supply areas from wildfires.

These areas have historically low wildfire incidence due to restricted public access and strict limitations on the type of work undertaken during fire season. With this approach, the primary wildfire risk remains lightning strikes during moderate to extreme fire risk levels. To ensure quick fire detection and response, staff utilize patrols, drones, weather reports, near real-time lightning maps, public and air traffic smoke reports, and rapid deployment of dedicated wildfire crews.

E3 DRAFT Five Year Capital Plan (2027 – 2031) Greater Vancouver Water District

The DRAFT Five Year Capital Plan for the Greater Vancouver Water District (GVWD) has been prepared following direction received at the April 15, 2026, Board Budget Workshop to prepare the Financial Plan and proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0 per cent and 2028 to 2031 at 5.0 per cent. The GVWD estimates capital spending of $3.4 billion over the next five years funded by a combination of long-term debt, reserves, contributions from the operating budget, some external contributions from other agencies, as well as Development Cost Charges (DCCs) specifically funding growth projects. The net change from the previous five-year plan is an overall increase of $357.7 million.

E6 2025 GVWD Dam Safety Program Annual Update

The GVWD owns and operates seven dams that are regulated by the Ministry of Water, Land and Resource Stewardship – Dam Safety Section, five of which are regional drinking water supply dams and two of which store water for ecological and recreational purposes. The GVWD Dam Safety Program is compliant with the requirements outlined in the provincial Dam Safety Regulation (BC Regulation 40/2016; amended by Regulation 32/2023) for the water supply dams.

There were no unsafe or unacceptable conditions identified from the check and review activities carried out at the GVWD dams in 2025, including routine surveillance, monitoring, and formal dam inspections.

E8 2026 Update on Water Sustainability Innovation Fund Projects

This report provides an update on 20 projects that received Board-approved contributions from the Water Sustainability Innovation Fund (WSIF) and are currently in-progress or have been completed or discontinued since the last update to the designated Standing Committee, in June of 2025.

Projects receiving funding support regional sustainability, protect the environment, advance resilience, and continuously improve service delivery by allowing Metro Vancouver to explore and implement innovative approaches, and respond to emerging issues and evolving best practices. Of the 20 projects mentioned in this report, five have been recently completed, one is on hold, and 14 are in progress, with three of those nearing completion. WSIF projects in progress include the assessment of emerging contaminants; enhancements to water supply monitoring; development of early earthquake warning systems; and modernization of hydrological and hydraulic analytical processes.

E9 Kennedy Newton Water Main and Newton Pump Station Replacement

The Kennedy Newton Water Main and Newton Pump Station Replacement projects are key components of the Greater Vancouver Water District’s long-term strategy to increase resiliency and transmission system capacity to deliver high-quality drinking water to the growing population south of the Fraser River. The projects have attained significant milestones over the past year with completion of pipe installation on the Kennedy Newton Main and commencement of construction of the Newton Pump Station.

Water Services undertook careful project planning, early stakeholder and community engagement, and pre-vetted well-qualified consultants and contractors to implement these significant water infrastructure projects. This has resulted in a program that has been delivered a significant upgrade to our drinking water system, while mitigating impacts to the public.

Greater Vancouver Sewage and Drainage District

E1.1 2026 Solid Waste Services Capital Program Update No. 2 **RECEIVED**

This report provides a status update of the Solid Waste Capital Program with summaries for projects, highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. These updates are provided three times a year for the Zero Waste Committee and GVS&DD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and five-year financial plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.
Solid waste capital projects include projects at the Coquitlam Landfill, recycling and waste centres and the Waste-to-Energy Facility. Key projects include the recycling and waste centre recycling depot construction at North Surrey and Langley recycling and waste centres and various Waste-to-Energy Facility projects. Projects are proceeding on schedule and on budget. Any updates will be provided in future capital update reports.

The Board received the report for information.

E1.2 Nitrous Oxide Cylinder Update **APPROVED**

Inappropriate disposal of large single-use nitrous oxide cylinders continues to create safety, financial and operational impacts in the solid waste system. Following direction from the Board, staff are advocating for the prohibition of the sale and import of large single-use valved nitrous oxide cylinders. Cylinders are accepted for free at recycling and waste centres, and Metro Vancouver is supporting member jurisdictions that are either collecting the cylinders at depots or picking them up through abandoned waste or other programs.

The provincial government has added compressed gas cylinders to the list of products for which producers are required to fund recycling. Product stewards are now engaging on implementation plans to start recycling programs in 2027.

Staff recommended that the Board request the Board Chair and Zero Waste Committee Chair write to the Minister of Environment and Parks to communicate the importance of including nitrous oxide cylinders in an extended producer responsibility plan. The cost of recycling the cylinders is approximately $500,000 per year based on the current numbers of cylinders received at Metro Vancouver recycling and waste centres. The cost associated with damage to Waste-to-Energy Facility equipment continues to be reviewed, but is estimated in the millions of dollars per year.

The Board requested that the Board Chair and Zero Waste Committee Chair write to the Minister of Environment and Parks, expressing the importance of including nitrous oxide cylinders in an extended producer responsibility plan, highlighting significant financial and operational risks borne by Metro Vancouver, its member jurisdictions, and other local governments.

E2.1 Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors **APPROVED**

At its July 9, 2026 meeting, the Governance of Committee considered the report titled "Recommendations for Changes to the Size and Structure of Each of Metro Vancouver's Four Boards of Directors", dated June 30, 2026 .

The Governance Committee discussed options for implementing changes to the size and structure of each of Metro Vancouver's four Boards. The Committee reviewed engagement materials, and for the GVS&DD (and GVWD) Board, with the aim of reducing the number of Board Directors, maintaining proportional voting, slowing the growth of the Board over time and improving governance, the Committee recommended continuing to align with the MVRD Board as well as adding a select Committee to oversee the largest, most complex infrastructure capital projects. The Committee noted the importance of continuing to have elected representation at the Board regarding major infrastructure decisions for the region, yet at the same, prioritizing stronger technical input and oversight for the largest, most complex capital utility projects.

The Board supported the continued alignment of the GVWD Board size and structure with the MVRD Board, with a preferred option of capping the number of Board Directors at 3 per member jurisdiction while maintaining existing methodology for number of votes; this would reduce the current Board size, slow growth of the Board over time, and achieve gains in governance effectiveness while maintaining proportional representation.

The Board directed staff to advance a select committee titled the 'Major Projects Oversight Board' by bringing forward for consideration by January 2027:

- governance structure options that clearly identify the relationship to the Water / Liquid Waste Committees and GVWD / GVS&DD Boards;
- how projects are selected to be included in the Committee's terms of reference (e.g. by dollar value / stage gate);
- implementation implications for Corporate and Board policies and procedures;
- selection criteria and remuneration for independent Directors; and
- options for delegated authority.

The Board directed staff to report back in Q1 2027 with options for a single sewerage rate structure that is consistent across the region, implemented through a staged transition process.

E3.1 2026 Liquid Waste Services Capital Program Update No. 2 **RECEIVED**

This report provides a status update of the GVS&DD Capital Program with summaries for larger projects (i.e. cost of >$100M), highlighting progress, schedule, budget, and upcoming milestones, and an overall summary of remaining projects. As part of the GVS&DD capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations and financial sustainability. These updates are provided three times a year for the Liquid Waste Committee and GVS&DD Board in February, July, and November to provide timely line of sight for the April Board Budget Workshop, input into the annual budget and Five-Year Financial Plan for October, and an end of year update. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

The Board received the report for information.

E3.2 Sewage Diversion and Funding Agreement for Richmond Sewer Heat Recovery Project **APPROVED**

This report seeks authorization to execute a Sewage Diversion and Funding Agreement with Lulu Island Energy Company (LIEC), as directed by the GVS&DD Board, in alignment with the Sewage and Waste: Heat Recovery Policy, using approved capital funds. The agreement is based on a GVS&DD Board resolution from November 24, 2023 that authorized a capital expenditure for this sewer heat recovery project and directed staff to enter into contract negotiations with LIEC.

The Board authorised the investment of $10 million (exclusive of taxes) from approved capital budget funds for GVS&DD infrastructure for a sewer heat recovery project, as recommended.

E3.3 Award of RFP 25-038 for Construction Services for the North Surrey Interceptor Relocation for the North Surrey Interceptor Maintenance Hole 35 Sanitary Sewer Overflow Storage Tank **APPROVED**

Jacob Bros. Construction Inc.'s proposal ranked highest overall, provided the lowest cost and the highest technical score, and demonstrated best value overall for Metro Vancouver.

The work to be provided under RFP 25-038 involves realigning a section of the existing North Surrey Interceptor to enable construction of the future North Surrey Storage Tank, which will reduce sanitary sewer overflows into the Fraser River during wet weather and enable sewer inspections and maintenance during low flow periods. More specifically, this work includes preload activities; installation of 190 metres of 1200 millimetre (mm) diameter reinforced concrete pipe supported on piles; implementation of bypass systems; tie-ins and decommissioning of the existing North Surrey Interceptor; and provisional improvements along 115 Avenue and 136A Street.

RFP 25-038 was issued February 23, 2026. RFP 25-038 was advertised publicly and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP 25-038 evaluation team has considered the proposals received, and on that basis recommended that the GVS&DD Board award RFP 25-038 to Jacob Bros. Construction Inc.

The Board awarded RFP 25-038 for Construction Services for the North Surrey Interceptor Relocation for the North Surrey Interceptor Maintenance Hole 35 Sanitary Sewer Overflow Storage Tank, in the amount of up to $28,335,710.00 (exclusive of taxes) to Jacob Bros. Construction Inc, as recommended.

E3.4 Award of RFP 25-596 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works **APPROVED**

Stantec Consulting Ltd.'s proposal ranked highest overall, had the highest technical score, and demonstrated best value overall for Metro Vancouver.

Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works are required to increase the service population from 1.25 million to 1.5 million residents. Construction management services are required to manage five (5) remaining work packages.

RFP 25-596 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works was issued on December 19, 2025 to three (3) prequalified respondents of RFQ 25-246 – Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Expansion and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP 25-596 evaluation team have reviewed the proposals received, and on that basis recommended that the GVS&DD award RFP 25-596 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works to Stantec Consulting Ltd.

The Board awarded RFP 25-596 for Construction Management Services for the Annacis Island Wastewater Treatment Plant Stage 5 Phase 2B Completion Works, in the amount of up to $16,594,975.60 (exclusive of taxes) to Stantec Consulting Ltd. for a term of five years, as recommended.

E3.5 Award of Construction and Post-Construction Engineering Services for RFP 20-358 Engineering Services for Annacis Island Wastewater Treatment Plant Stage 5 Expansion Trickling Filter Pump Station and Trickling Filters **APPROVED**

RFP 20-358 was awarded to the highest-ranked and best overall proponent, Brown and Caldwell, in January 2022 following a public procurement process. The RFP included Preliminary and Detailed Design Services, as well as Construction and Post-Construction Engineering Services. The initial award covered only the Preliminary and Detailed Design. As outlined in the RFP, the subsequent Construction and Post-Construction Services were to be negotiated upon successful completion of the design phase and brought forward to the GVS&DD Board for approval. Negotiations have now concluded. It was recommended that the GVS&DD Board award the Construction and Post-Construction Engineering Services to Brown and Caldwell in the amount of $29,952,375 (exclusive of taxes). The Annacis Island Wastewater Treatment Plant Stage 5 Expansion will increase the capacity of the plant to accommodate regional growth.

The Board awarded Construction and Post-Construction Engineering Services for RFP 20-358 Annacis Island Wastewater Treatment Plant Stage 5 Expansion Trickling Filter Pump Station and Trickling Filters, in the amount of up to $29,952,375 (exclusive of taxes) to Brown and Caldwell Consultants Canada Ltd. for a term of five (5) years, as recommended.

G1.1 Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 403, 2026 **ADOPTED**

The *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 403, 2026* is presented for Board consideration and adoption.

In January 2025, staff received Board direction to update rates annually starting with phased-in rate increases over two years for 2025 to 2026. Now that the phase-in period has concluded, this amendment bylaw proposes new trucked liquid waste (TLW) discharge fees for 2027 that will recover 100% of costs to receive and treat trucked liquid waste discharges. The proposed rates for 2027 will increase by 4% compared with 2026 rates, to bring in a projected revenue of $7.2 million.

Five-year rate projections are provided to help the industry anticipate future fee changes. These projections have been well-received by stakeholders as they provide predictability for planning purposes.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 403, 2026*.

G1.2 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 402, 2026 – Fraser Sewerage Area – Surrey (Hazelmere) **ADOPTED**

The City of Surrey requested that the FSA boundary be amended to include a 23.7-hectare area at 18115, 18147, and 18253 – 0 Avenue in Surrey (Hazelmere). The proposed development is a 145-lot residential subdivision with a maximum potential build out of 580 units.

A Liquid Waste Services review found the site is about 10 km from the nearest GVS&DD sewer main, dry weather impacts on regional infrastructure would be negligible, and wet weather overflows may increase slightly during major events, but impacts are expected to be manageable as long as growth expansion projects for the Cloverdale Trunk Sewer and Cloverdale Pump Station are completed as contemplated in the currently endorsed 2026-2030 Capital Plan.

As the application, on its own, is consistent with *Metro 2050* sewer service provisions and raises no significant regional technical or financial concerns, staff recommended adoption of the bylaw to amend the Fraser Sewerage Area (FSA) boundary to include the subject properties identified in Schedule A of the bylaw attached to this report.

If the City of Surrey proposes additional FSA amendment applications in the Hazelmere Valley, more in depth utility planning, by both the City and GVS&DD will be required to ensure regional systems can accommodate the additional growth.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 402, 2026*

G1.3 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. **ADOPTED**

The City of Maple Ridge requested that the Fraser Sewerage Area (FSA) boundary be amended to include the properties in the North 256 Street Industrial Lands Area Plan that are not already within the FSA. The proposed development scenario is a light industrial hub consistent with the Area Plan.

A technical review by Liquid Waste Services confirmed that the proposed development can be accommodated within the regional sewerage system, with negligible dry weather impacts, manageable wet weather impacts, and no need for additional regional infrastructure beyond what is already planned.

As the application is consistent with *Metro 2050* sewer service provisions and presents no significant regional technical or financial concerns, staff recommended adoption of the bylaw to amend the FSA boundary to include the subject properties identified in Schedule A of the bylaw attached to the report.

The Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 401, 2026.*

G2.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026 . ADOPTED

At its April 15, 2026 meeting, the GVS&DD Board gave first, second, and third reading to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026* (GVS&DD DCC Amendment Bylaw). The GVS&DD DCC Amendment Bylaw will roll back the 2026 Development Cost Charge (DCC) rates to 2025 levels and reduce the increase to the 2027 DCC rates. In addition, the Metro Vancouver Boards approved slowing the transition to a 1% assist factor over the subsequent two years, reaching 1% by 2029. The transition to the 1% assist factor by 2029 will be incorporated into the updated DCC program that will be presented to the Board in early 2027.

Following first, second, and third reading, the GVS&DD DCC Amendment Bylaw was submitted to the Province for review. Metro Vancouver received the Certificate of Statutory Approval from the Inspector of Municipalities issued on June 30, 2026, enabling the GVS&DD DCC Amendment Bylaw to now be brought forward to the Board for final adoption.

The Board's decision to roll back 2026 and reduce the increase for the 2027 DCC rates is expected to lower DCC revenue across Metro Vancouver entities by $389 million over the next six years, which includes $75.5M to fund GVS&DD growth related capital projects. The Boards provided direction to fill this funding gap through additional borrowing.

Adoption by the GVS&DD Board on July 24, 2026 of the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026*, will have an immediate impact on the DCC rates collected. The revised rates will apply from the date of GVS&DD DCC Amendment Bylaw adoption.

The Board adopted *Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026* to amend the GVS&DD Development Cost Charge rates for 2026 and 2027.

G2.2 Apportionment of the $235 Million North Shore Wastewater Treatment Plant Settlement DEFEATED

The GVS&DD and Acciona entered into a Project Agreement for the design and construction of the North Shore Wastewater Treatment Plant (NSWWTP). Project-related disputes arose in 2021, leading both parties to initiate legal action. Following mediation, on May 1, 2026 the parties reached a settlement, wherein the contractor provided $235 million to the GVS&DD.

The *GVS&DD Cost Apportionment Bylaw No. 283, 2014,* as amended ("*Cost Apportionment Bylaw*"), sets out the methodology for apportionment of GVS&DD's annual estimated expenditures to GVS&DD's member municipalities. Board members will recall that in 2024, the GVS&DD Board approved amendments to the *Cost Apportionment Bylaw* to create a special apportionment methodology for NSWWTP costs in excess of $1.06 billion and up to a maximum of $3.86 billion (referred to in this report as the "special apportionment").

As of the date of the settlement (May 1, 2026) the NSWWTP project costs, net of revenues, were $717.0 million. Since the $1.06 billion threshold for special apportionment has not been reached, the $235 million settlement will be apportioned using the standard bylaw apportionment methodology. This will result in apportionments to the four sewerage areas shown in Table 1 of the report and reductions to the estimated Household Impact in the four sewerage areas over 2027-2030, as shown in Table 2 of the report.

Both the City of North Vancouver and District of North Vancouver Councils have written to the Board requesting that the full $235 million settlement be applied only to the North Shore Sewerage Area . A potential Board resolution was included in the report in the event the Board wished to give effect to two members' request.

The Board defeated a motion to fully apportioning the $235 million North Shore Wastewater Treatment Plant settlement to the three North Shore municipalities.

I1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received four information items from two standing committees and no delegation summaries.

Zero Waste Committee – July 2, 2026

Information Items:

E1 DRAFT Five Year Capital Plan (2027 - 2031) Solid Waste Services

The draft Five Year Capital Plan for Solid Waste Services has been prepared following direction received at the April 15, 2026 Board Budget Workshop to proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%.

Solid Waste Services estimates capital spending is $404.0M over the next five years with funding provided primarily through debt. Overall solid waste expenditures including debt services are funded through tipping fees. Key capital projects include various Waste-to-Energy Facility projects and North Surrey and Langley recycling depot development and site reconfiguration.

The Waste-to-Energy Facility Operational Certificate was amended on September 23, 2025, which may reduce acid gas reduction requirements. The requirements are not yet certain and therefore capital for acid gas reduction continues to be included in the plan.

The net change from the previous 5-year capital plan is an overall increase of $14.3M primarily due to changes in project timing and construction of the Waste-to-Energy Facility District Energy System entering full construction.

E3 2025 Disposal Ban Program Update

The disposal ban program encourages waste reduction and recycling through surcharges on garbage loads that contain banned materials above prescribed thresholds. Garbage loads are visually inspected to identify banned materials. Loads inspected increased from 169,625 in 2024 to 203,696 in 2025. Approximately 22% of the garbage loads received at Metro Vancouver and City of Vancouver solid waste facilities were inspected in 2025, and of those loads approximately 8% contained banned materials, with 2% receiving surcharges. More than 16,000 loads containing banned materials were not disposed of following the inspection process. Corrugated cardboard, electronic waste, and mattresses were the top three banned materials in loads receiving surcharges. Surcharge data continues to show consistent trends in both material types and customer performance.

Metro Vancouver is exploring a hauler incentive program to encourage waste haulers to maximize recycling opportunities for their customers and further reduce recyclable materials in the garbage stream. Metro Vancouver is also investigating the use of artificial intelligence analytics to assist inspectors with load inspections and the identification of banned materials, particularly those that pose operational and safety risks.

E5 2025 Construction and Demolition Waste Composition, Reuse and Recycling

In 2024, 320,130 tonnes of construction and demolition waste were disposed of in Metro Vancouver, representing 24% of total solid waste disposed. The 2025 Construction and Demolition Waste Composition Study, typically conducted every three to four years, found that disposed wood made up 54% of the construction and demolition waste composition. Overall, construction and demolition waste is trending downwards, declining 7% from 2018 to 2022 and a further 14% from 2022 to 2025.

Metro Vancouver and its members are collaborating on construction and demolition waste reduction, reuse, and recycling. Examples include:

- a disposal ban on clean wood at Metro Vancouver and City of Vancouver solid waste facilities;
- a construction and demolition waste reduction forum;
- a regional construction and demolition working group;
- exploring opportunities to expand end markets for reclaimed wood;
- supporting a national initiative to scale circularity in pre-fab and modular construction; and
- supporting the removal of barriers to using recycled materials.

Preventing the disposal of valuable building materials is a key focus area of the draft solid waste management plan.

Liquid Waste Committee –July 15, 2026

Information Items:

E1 Draft Five Year Capital Plan (2027 – 2031) Liquid Waste Services

The Draft Five Year Capital Plan for Liquid Waste Services has been prepared following direction received at the April 15, 2026 Board Budget Workshop to prepare the Financial Plan and proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0% and 2028 to 2031 at 5.0%.

Liquid Waste Services estimates capital spending of $7.6 billion over the five years funded by a combination of long-term debt, reserves, contributions from the operating budget, some external contributions from other agencies, as well as Development Cost Charges (DCC) specifically funding growth projects. The net change from the previous five-year plan is an overall increase of $784.8 million.