



To: Regional Parks Committee

From: Mike Redpath, Director, Regional Parks

Date: July 28, 2025 Meeting Date: September 10, 2025

Subject: **Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025**

RECOMMENDATION

That the MVRD Board:

- a) give first, second and third readings to *Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025* (the “Bylaw”);
 - b) direct the Corporate Officer to carry out an alternative approval process to obtain elector approval for the Bylaw pursuant to section 269(b) of the *Local Government Act*;
 - c) establish the deadline for receiving elector responses in relation to the approval process as November 17, 2025;
 - d) establish that elector response forms shall be in the form set out in Attachment 5 of the report dated July 28, 2025, titled “Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025”;
 - e) direct the Corporate Officer that the area to which the approval process applies is the entire area of the Metro Vancouver Regional District, and a fair determination of the total number of electors of the area to which the approval process applies is 1,752,298; and
 - f) direct staff to report the results of the alternative approval process detailed in Recommendation b) to the Board and, if such approval has been obtained, to forward the Bylaw to the Board for final reading and adoption.
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EXECUTIVE SUMMARY

The Ministry of Transportation and Transit (MOTT), through the Transportation Investment Corporation (TI Corp), plans to replace the aging George Massey Tunnel with an eight-lane tunnel (the “Project”). To accommodate the Project, MOTT requires parts of the Deas Island Regional Park (the “Park”) being approximately 1,846 square metres for permanent highway expansion (the “Highway Land”) and approximately 42,791 square metres for temporary construction laydown and working space during construction of the Project (the “Lease Land”, and collectively with the Highway Land the “Park Dedication Removal Lands”). Following the completion of the Project, the Lease Lands will be restored at the cost of MOTT, and rededicated. The Park Dedication Removal Lands are shown on the map in Attachment 2.

To dispose of the Park Dedication Removal Lands, Metro Vancouver Regional District (MVRD) must first remove park dedication from these lands. Park dedication removal can be achieved by way of the bylaw set out in Attachment 1. The adoption of the Bylaw requires approval of the electors, which can be obtained by means of an alternative approval process. After the park dedication has been removed, the lands can be disposed of in accordance with the Real Estate Authority Policy.

PURPOSE

The purpose of this report is to seek MVRD Board approval of the Bylaw (Attachment 1). The purpose of the Bylaw is to remove park dedication from the Park Dedication Removal Lands (Attachment 2). The intent is that the Highway Land will be subsequently sold, and the Lease Land will be subsequently leased, to MOTT in connection with the Project. To proceed with the Bylaw, MVRD will need to conduct an alternative approval process. After the alternative approval process has completed, staff will report back to MVRD Board on the results and, if approval has been obtained, will forward the Bylaw to the Board for adoption.

BACKGROUND

MVRD is the registered owner of the fee simple lands (the “Lands”) described in Attachment 3. The Lands form part of the Park and are located within the City of Delta (the “City”). Established in 1981, the Park is composed of 91 hectares and includes 5.9 kilometers of trails, washrooms, picnic tables, and a dock. The Park had approximately 354,900 visits in 2024.

MOTT, through TI Corp, plans to replace the aging George Massey Tunnel with the Project. To facilitate construction of the Project, MOTT requires the Highway Land and Lease Land, which are zoned as light industrial, designated as environmentally sensitive area, located within the Agricultural Land Reserve, and are currently used as a regional park.

The Highway Land, a narrow triangular parcel adjacent to the east of Highway 99, is shown in the map attached as Attachment 4. This land is required for permanent highway expansion.

The Lease Land is a larger area, as shown in the map attached as Attachment 4, and is required for temporary construction laydown, working space, and storage and other supporting activities to facilitate the construction of the Project, which may include the erection of temporary cranes, offices, and concrete batch plant structures. The use of the land will require the clearing of trees and vegetation. While MOTT will be undertaking restoration of the Lease Land once the Project is complete, it will likely take multiple decades for the Park to be re-established to its current condition. Due to the scale of the Project, the length of the initial term of the lease is seven years, with two automatic renewal terms of one year each. Further Lease renewals will be considered, as needed, in the event construction takes longer than anticipated.

For MOTT’s required uses, the park dedication must be removed from the Park Dedication Removal Lands. In accordance with section 278 of the *Local Government Act*, which incorporates section 30 of the *Community Charter*, a bylaw, with the approval of the electors, is required to remove park dedication from the Park Dedication Removal Lands. If the Bylaw is adopted, the Park Dedication Removal Lands will be free of dedication for park purposes and can thereafter be disposed of in accordance with the Real Estate Authority Policy. Staff will introduce a bylaw to restore the park dedication for the Lease Land after the Project is complete.

APPROVAL OF THE ELECTORS

In order to proceed with consideration of the Bylaw, MVRD must seek approval of the electors which can be achieved by means of an alternative approval process.

In accordance with the *Community Charter* and the *Local Government Act*, the alternative approval of the electors is obtained if: (1) notice of the approval is published, (2) through elector response forms, electors are provided an opportunity to indicate that the MVRD Board may not proceed with the bylaw unless it is approved by assent of the electors, and (3) at the end of the time for receiving elector responses, the number of elector responses received is less than 10% of the number of electors in the area to which the approval process applies, which for the Bylaw is the entire Metro Vancouver Regional District area. The Elector Response Form that electors must complete to object to the Bylaw is found in Attachment 5.

Section 86(3)(c) of the *Community Charter* requires that a fair determination of the total number of electors of the participating area to which the alternative approval process applies be made. The participating area of the alternative approval process is the entire area of Metro Vancouver Regional District. To make the determination of the number of electors, staff requested a voters' list for the participating area from Elections BC. This was received on April 22, 2025. This list indicated that there are 1,752,298 eligible electors. It is recommended that 1,725,298 be considered a fair determination of the number of eligible electors for the participating area. Based on the number of eligible electors, 175,230 is the number of electors who must submit signed elector response forms in order to prevent the Board from adopting the Bylaw.

Upon completion of the alternative approval process, the Corporate Officer will bring forward a subsequent report to an open MVRD Board meeting certifying the results, and if alternative approval of the electors is obtained, recommending that the proposed Bylaw be brought forward for final reading and adoption. If the Bylaw is adopted, the Highway Land and the Lease Land will be free of dedication for park purposes and can thereafter be disposed of in accordance with the Real Estate Authority Policy.

ALTERNATIVES

1. That the MVRD Board:
 - a) give first, second and third readings to *Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025*;
 - b) direct the Corporate Officer to carry out an alternative approval process to obtain elector approval for the Bylaw pursuant to section 269(b) of the *Local Government Act*;
 - c) establish the deadline for receiving elector responses in relation to the approval process as November 17, 2025;
 - d) establish that elector response forms shall be in the form set out in Attachment 5 of the report dated July 28, 2025, titled "Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025";
 - e) direct the Corporate Officer that the area to which the approval process applies is the entire area of the Metro Vancouver Regional District, and a fair determination of the total number of electors of the area to which the approval process applies is 1,752,298; and

- f) direct staff to report the results of the alternative approval process detailed in Recommendation b) to the Board and, if such approval has been obtained, to forward the Bylaw to the Board for adoption.
2. That the MVRD Board receive for information the report dated July 28, 2025, titled “Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025”.

FINANCIAL IMPLICATIONS

If the Board approves Alternative 1, as described above, and MVRD obtains the approval of the electors by way of the alternative approval process and adopts the Bylaw, the Highway Land and the Lease Land will be free of park dedication enabling MVRD to thereafter sell the Highway Land and to lease the Lease Land to MOTT.

As part of the alternative approval process, electors will be notified of the opportunity to indicate that they would like MVRD to seek the assent of electors before proceeding, by notices published in local news media. This advertising will cost approximately \$9,276 and staff will seek reimbursement from MOTT for this cost.

OTHER IMPLICATIONS

If MVRD Board does not approve Alternative 1, MOTT may elect to seek an alternative process to acquire rights to these lands, which may affect the negotiated compensation package.

CONCLUSION

The purpose of this report is to seek MVRD Board consideration of the first three readings of the Bylaw, direction to proceed with an alternative approval process to obtain approval of the electors for the removal of park dedication for the Park Dedication Removal Lands, and, thereafter, assuming having received approval of the electors, proceed with the Board’s consideration of final adoption of the Bylaw with the intent to thereafter sell the Highway Land and lease the Lease Land to MOTT in connection with the Project.

ATTACHMENTS

1. MVRD Park Dedication Bylaw No. 1382, 2025.
2. Map of Park Dedication Removal Lands.
3. The Lands.
4. Map of Highway Land and Lease Land.
5. Elector Response Form.

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**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1382, 2025**

A bylaw to Authorize Park Dedication Removal of Certain Land in Deas Island Regional Park

WHEREAS:

- A. Pursuant to Section 278 of the *Local Government Act* and Section 30(3) of the *Community Charter*, a regional district, by bylaw adopted with the approval of the electors, may remove park dedication;
- B. Metro Vancouver Regional District (“MVRD”) is the registered owner in fee simple of certain lands (the “Lands”) in Deas Island Regional Park legally described as:
- PID: 013-086-316
District Lot 704, Except: Part on SRW Plan 21733, Group 2, New Westminster District; and
- PID: 013-087-401
District Lot 781, Group 2 New Westminster District;
- C. The Province of British Columbia, as represented by the Ministry of Transportation and Transit (“MOTT”), wishes to buy from MVRD a portion of the Lands measuring 1,846 square meters to expand Highway 99 (the “Highway Land”). MOTT also wishes to lease from MVRD another portion of the Lands measuring 42,791 square meters to use as temporary staging area during the construction of the George Massey Tunnel replacement (the “Lease Land”);
- D. The total area of the Highway Land and the Lease Land (together, the “Park Dedication Removal Lands”) is 44,637 square metres as shown in the sketch plan attached as Schedule “A,” and the sketch plan showing the Highway Land and the Lease Land is attached as Schedule “B”, all forming part of this Bylaw; and
- E. The Board of Directors of the MVRD has obtained the approval of the electors by way of alternative approval process to remove regional park dedication from the Park Dedication Removal Lands, with the intent to subsequently sell the Highway Land and to lease the Lease Land to MOTT.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is “Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025”.

Schedules

- 2. The following schedules are attached to and form part of the bylaw:
 - Schedule "A", Sketch Plan of the Park Dedication Removal Lands; and
 - Schedule "B", Sketch Plan of the Highway Land and the Lease Land.

Park Dedication Removal Lands

- 3. MVRD shall remove regional park dedication from the Park Dedication Removal Lands as outlined in Schedule A of this Bylaw.
- 4. The Park Dedication Removal Lands shall be free of any dedication to the public for the purpose of a regional park.

Read a first, second, and third time this ____ day of _____, _____.

Approved by the Electors this ____ day of _____, _____.

Adopted this ____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

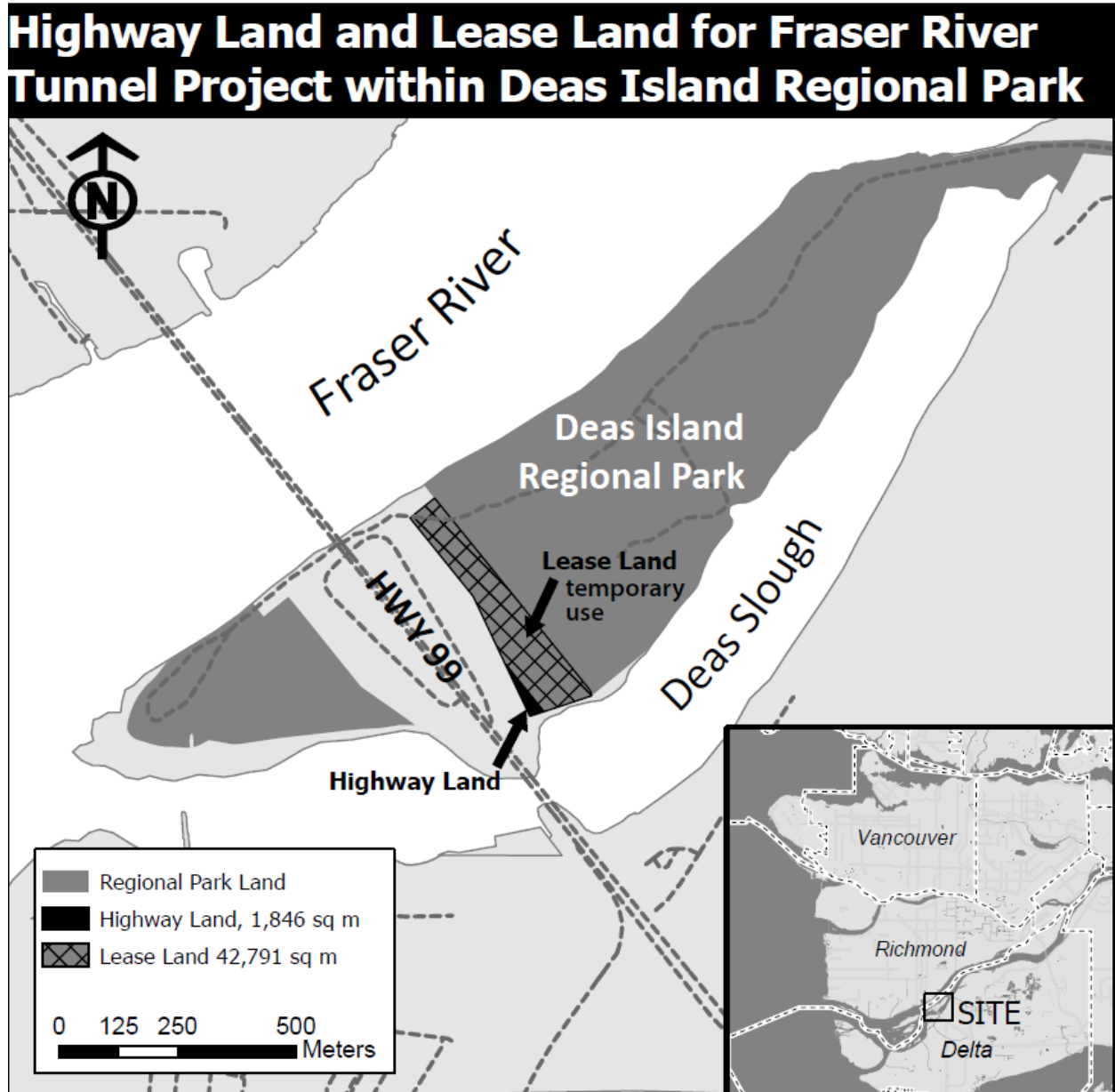
Schedule A

Sketch Plan of the Park Dedication Removal Lands



Schedule B

Sketch Plan of the Highway Land and the Lease Land



MAP OF THE PARK DEDICATION REMOVAL LANDS



THE LANDS

Parcel Identifier: 013-086-316

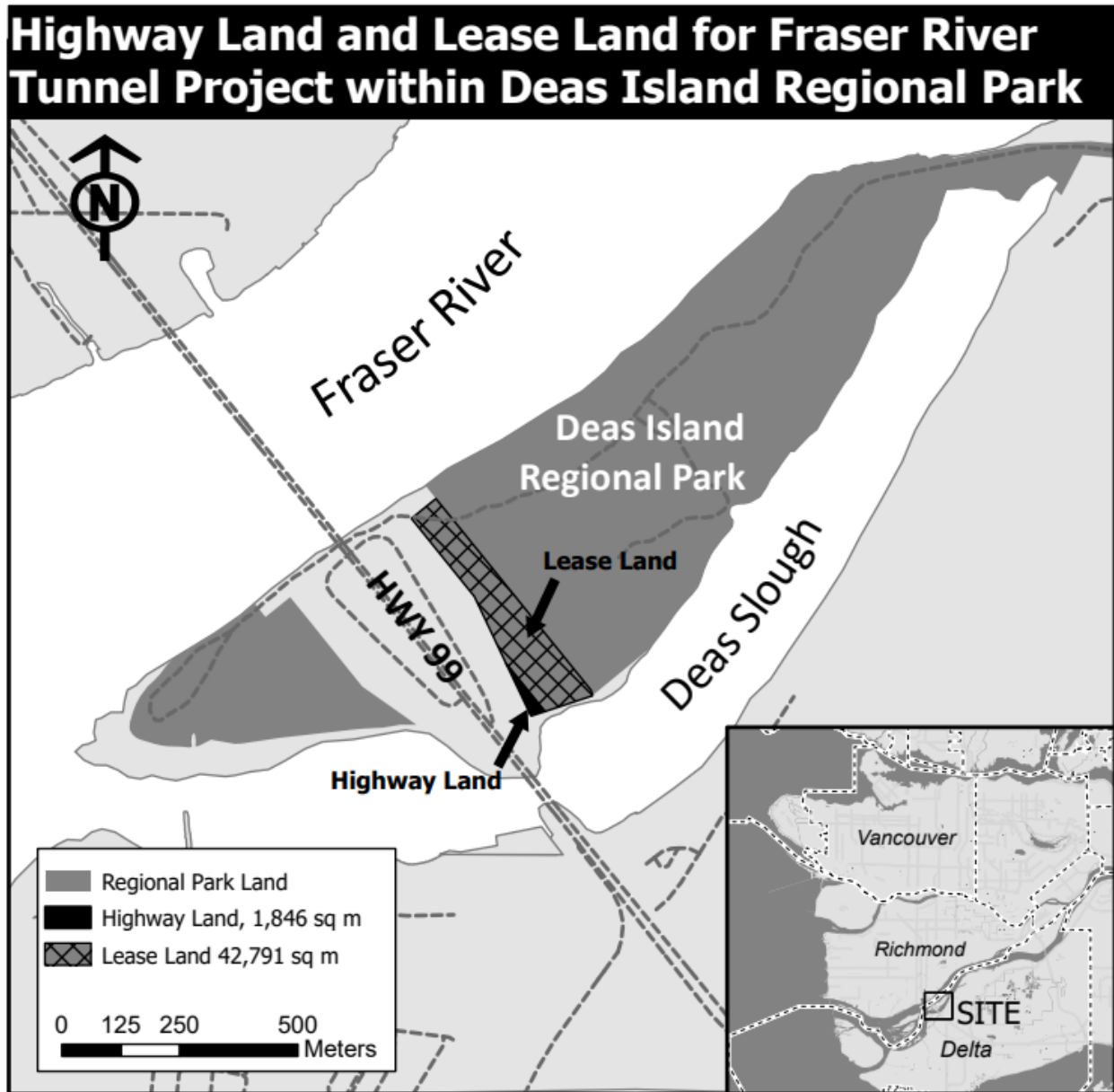
Legal Description: District Lot 704 Group 2 NWD Except: Part on SRW Plan 21733;

and

Parcel Identifier: 013-087-401

Legal Description: District Lot 781 Group 2 NWD.

MAP OF THE HIGHWAY LAND AND THE LEASE LAND





**Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island
Regional Park Bylaw No. 1382, 2025**

ELECTOR RESPONSE FORM

By completing this Elector Response Form, I oppose the Metro Vancouver Regional District’s (“MVRD”) intention to adopt without assent of the electors the bylaw titled *Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025* authorizing MVRD to remove regional park dedication from 44,637 square meters of Deas Island Regional Park.

I, the undersigned, hereby certified that:

- I am a Canadian citizen;
- I am 18 years of age or older;
- I have resided in British Columbia for at least 6 months before the day I signed this form;
- I have resided in, or been for at least 30 days the registered owner of real property in, the Metro Vancouver Regional District, where the alternative approval process is being conducted;
- I am not disqualified under the *Local Government Act*, or any other enactment from voting in an election or otherwise disqualified by law; and
- I have not signed or submitted another Elector Response Form with respect to this Bylaw.

Address			
Full Name			
	Last Name (Surname)		First Name
Signature		Date	

- Choose one: I am a resident elector (see attached for eligibility requirements); or
 I am a non-resident property elector who lives in another community and owns property in the jurisdiction located at:

_____ (address)

(see attached for additional eligibility requirements)

The deadline for submitting this elector response form to the MVRD is **4:30 pm on November 17, 2025**. Electronic copies will not be accepted. Mail the completed form to the attention of the Corporate Officer at: *Metro Vancouver Regional District, 4515 Central Blvd, Metrotower III, Burnaby, BC V5H 0C6*; or deliver the completed form in person to the Information Centre on the 29th floor of Metrotower III, 4515 Central Blvd, Burnaby.

The Metro Vancouver Regional District Board may proceed with the adoption of *Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025* unless 175,230 electors sign and submit a completed copy of this Elector Response Form to the Metro Vancouver Regional District by the deadline of 4:30 pm on November 17, 2025.

A person must not sign more than one Elector Response Form in relation to this alternative approval process.

Additional information can be found on the attached information sheet titled *Alternative Approval Process Background Information*.

REGISTERED OWNER CONSENT TO A PERSON REGISTERING AS A NON-RESIDENT PROPERTY ELECTOR

Complete the following section only if there is more than one registered owner of the property. Each registered owner must provide written consent to the person registering as a Non-Resident Property Elector. The person designated as the Non-Resident Property Elector must be one of the owners of the property and must be one of the individuals granting consent.

We, together with the person registering as a Non-Resident Property Elector, constitute the majority of registered owners of real property situated in the Metro Vancouver Regional District, and hereby give consent to:

Surname, Given Name of Person Designated to be the Non-Resident Property Elector

to be registered as the Non-Resident Property Elector for the jointly-owned property described above.

Registered Owner's Surname, Given Name

Signature

Registered Owner's Surname, Given Name

Signature

Registered Owner's Surname, Given Name

Signature

Add a page with additional signatures if required.