METRO VANCOUVER REGIONAL DISTRICT (MVRD)

BOARD OF DIRECTORS

BOARD MEETING

Friday, April 24, 2026
9:00 am
28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

REVISED AGENDA

A. ADOPTION OF THE AGENDA

1. April 24, 2026 Meeting Agenda
THAT the MVRD Board adopt the agenda for its meeting scheduled for April 24, 2026 as circulated.

B. ADOPTION OF THE MINUTES

1. March 27, 2026 Meeting Minutes *pg. 18*
THAT the MVRD Board adopt the minutes of its meeting held March 27, 2026 as circulated.

C. DELEGATIONS

D. INVITED PRESENTATIONS

Added **1. Fraser River Tunnel Project**
Designated Speakers:
Amanda Farrell, Chief Executive Officer, Transportation Investment Corporation, and Amerigo Silvestri, Vice President, Major Projects, Transportation Investment Corporation

E. CONSENT AGENDA
Note: Directors may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request that an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

1. REGIONAL PARKS COMMITTEE REPORTS

1.1 Designated Smoking Areas in Regional Parks *pg. 28*
Report dated March 10, 2026 from Paul Brar, Division Manager, Regional Parks Services, Regional Parks.

Executive Summary

Metro Vancouver currently prohibits smoking and vaping within regional parks except in designated smoking areas and at registered campsites, as authorized under *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1420, 2025*.

Designated smoking areas were implemented as a transitional harm-reduction measure intended to limit wildfire risk, control tobacco litter, and reduce second-hand smoke exposure. Over time, the declining smoking rates, evolving public health data, and growing visitor expectations for smoke-free environments have led many jurisdictions to adopt fully smoke-free parks and open spaces.

This report outlines a proposed plan to remove designated smoking areas across Metro Vancouver regional parks, while maintaining exceptions for campgrounds, supported by a comprehensive public awareness campaign to ensure a smooth transition.

Recommendation

THAT the MVRD Board:

a) receive for information the report dated March 10, 2026, titled "Designated Smoking Areas in Regional Parks"; and
b) direct staff to remove the existing smoking areas in regional parks currently designated by posted notice, as proposed in the report dated March 10, 2026, titled "Designated Smoking Areas in Regional Parks.".

2. REGIONAL PLANNING COMMITTEE REPORTS

2.1 Growth Projections Program (2026 – 2027) – Overview of Process and Methodology *pg. 32*

Report dated March 5, 2026 from Sinisa Vukicevic, Program Manager, Planning Analytics, Regional Planning and Housing Services.

Executive Summary

Metro Vancouver produces annual growth projections to support long-range planning for utilities, housing, and transportation (References 1-3 of the report). This report outlines the process and methodology for the 2026–2027 Growth Projections Program, including updates that introduce small-area geographies to better support utility and infrastructure planning. These refinements will provide more precise inputs for water and liquid waste planning, Metro Vancouver's DCC program, municipal servicing strategies, and regional transportation modelling.

Each year, projections are updated to reflect demographic trends, policy changes, and inputs from member jurisdictions, following a consistent schedule aligned with Census releases, Statistics Canada updates, and federal and provincial immigration policies. Beginning in 2027, the projections program will expand to include additional small-area geographies, including detailed projections for sewage sub-catchments and nodal water supply areas, to provide more precise inputs for water and liquid waste planning, the DCC program, municipal servicing strategies, and regional transportation modelling.

Growth projections at the municipal level provide an important foundation for local and regional planning. They inform local forecasting, municipal growth management, and capital planning. The Growth Projections Program is a key service used by member jurisdictions, Metro Vancouver utilities, and TransLink to inform land-use decisions, long-range infrastructure planning, and transportation modelling. By providing consistent, evidence-based estimates of future growth the program strengthens Metro Vancouver's ability to support coordinated land use, infrastructure, and transportation planning across the region.

Recommendation
THAT the MVRD Board receive for information the report dated March 5, 2026, titled "Growth Projections Program (2026 – 2027) – Overview of Process and Methodology".

3. GOVERNANCE COMMITTEE REPORTS

3.1 Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis

pg. 38

Report dated April 9, 2026 from the Governance Committee.

Executive Summary
The 2025 independent Metro Vancouver Board Governance Review concluded that there is an opportunity to optimize the size and structure of the four Metro Vancouver Boards to improve governance and oversight, and to enhance decision making and risk management. Considerations of such options is a major piece of work for the Governance Committee and Boards in 2026. Earlier this year, the MVRD Board approved a *process* to consider potential changes and approved an *evaluation framework*.

The March and April Governance Committee meetings have been dedicated to discussion and evaluation of the options presented for all four of Metro Vancouver's Boards. During its March 12, 2026 meeting, the Governance Committee considered the report titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options and Analysis", dated March 6, 2026 (Attachment 1 of the report). The Committee discussed and deliberated the options for the Metro Vancouver Regional District (MVRD) and the Metro Vancouver Housing Corporation (MVHC) Boards.

The same report is being provided to the Committee for the April 9, 2026 meeting so that the Committee can continue its discussions focusing on the Greater Vancouver Water District (GVWD) and the Greater Vancouver Sewerage and Drainage District (GVS&DD) Boards (Attachment 1 of the report).

In addition to the information prepared for Committee consideration last month, the Committee will also receive a presentation by Dana Hayden of Hayden Consulting Services. Hayden completed work for the Board in 2021 subsequent to the Project Delivery Department being instituted. The resulting report titled, "Project Delivery Best Practice Response – Capital Project Governance & Stage Gate Framework" (Attachment 1 of the report) was one in a series of updates on implementation of best practices for capital projects at Metro Vancouver as requested by the Boards. Dana Hayden will present the earlier findings, and support the Committee's discussion about potential governance models for the utility boards.

At its April 9, 2026 meeting, the Governance Committee considered the report titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis", dated April 9, 2026 (Attachment 1 of the report). The Committee discussed options for potentially amending the size and structure of the GVWD and GVS&DD Boards (the Committee considered options for the MVRD and MVHC Boards in March, 2026) with the aim of improving governance effectiveness, scalability of the option into the future, how member jurisdictions are represented, broader stakeholder impacts, and how readily the options could be implemented.

The Committee discussed the pros, cons, and implications of three options:
1. Status Quo
2. Align with any changes to the structure of the MVRD Board
3. A Smaller Hybrid Board

In addition, the Committee discussed the option of Adding a Major Projects Committee to any Board Structure chosen.

The Committee was largely aligned with Option 2 for the GVS&DD and GVWD Boards – to align the size and structure of the GVS&DD and GVWD Boards with any changes made to the MVRD Board.

And, after hearing a presentation from Dana Hayden, from Hayden Consulting on best governance practices in oversight and management of major projects (Attachment 2 of the report), the Committee expressed interest in advancing discussions about a Major Projects Committee that has some delegated authority from the GVS&DD and GVWD Boards to take on responsibility for the largest, highest risk, highest cost utility projects, along with interest in seeing a majority of external appointed Directors along with some elected official Directors.

As a result, the Committee directed staff to bring back additional information on the implications of this option (e.g. on procurement, operations, service delivery, relationship to the existing committee and Board structure) as well as how it could be implemented (e.g. sample selection criteria for appointed Directors from other major project committees).

This matter is now before the Board for its consideration.

Recommendation
THAT the MVRD Board receive for information the report dated April 9, 2026, titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis.".

4. AIR QUALITY COMMITTEE REPORTS

4.1 Overview of Air Quality Communications Tools *pg. 121*

Report dated March 26, 2026 from Derek Jennejohn, Lead Senior Engineer, Air Quality and Climate Action Services, and Jay Soper, Communications Specialist, External Relations.

Executive Summary
This report provides an overview of the tools and approaches Metro Vancouver uses to communicate air quality information to the public. Communication helps to protect public health and encourage regulatory compliance. The tools include real-time air quality data platforms, public education displays, year-round social media, bylaw compliance communications, and air quality warnings. Used together, these tools allow Metro Vancouver to deliver timely public guidance and identify trends — particularly during wildfire smoke or degraded air quality events — while reinforcing its role in monitoring, planning, regulating, and enforcing air quality protection. Access to reliable, timely air quality information can help residents and businesses make cost-effective decisions and contributes to reducing long-term health system costs.

Recommendation
THAT the MVRD Board receive for information the report dated March 26, 2026, titled "Overview of Air Quality Communications Tools".

5. PERFORMANCE AND AUDIT COMMITTEE REPORTS

5.1 2025 Annual Financial Results and Audited Financial Statements *pg. 130*

Report dated April 17, 2026 from Linda Sabatini, Deputy Chief Financial Officer, Financial Services.

Executive Summary
This report presents the 2025 Annual Financial Results (Attachment 1 of the report) and the draft Audited Financial Statements for the year ended December 31, 2025 (Attachment 2 of the report). The 2025 financial statements received an unqualified ("clean") audit opinion by the external auditors, KPMG Canada LLP Chartered Professional Accountants ("KPMG") and will be finalized upon approval by the Boards on April 24, 2026.

The Metro Vancouver 2025 Annual Financial Results indicate a year-end operating surplus of $38.8 million (2.6% of the total $1.5 billion operating budget). Major drivers were in Solid Waste Services, $19.8 million, Metro Vancouver Housing, $9.7 million, and Regional District Services, $11.4 million, primarily as a result of recruitment timing, the timing of projects, and the sale of land in Solid Waste Services. Budget shortfalls occurred in Water Services, $1.6 million, primarily due to lower-than-anticipated water sales, and in Liquid Waste Services, $0.5 million, due to timing of maintenance work and associated cost structure. In accordance with policy, any operational shortfalls are funded from existing operating reserves at year-end.

Year-end capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and the majority of the 32% underspend is related to the status of major projects, such as the Coquitlam Water Main, Iona Island Wastewater Treatment Plant (IIWWTP), and North Shore Wastewater Treatment Plant (NSWWTP) which have been accounted for in the 2026-2030 Financial Plan.

At its April 17, 2026 meeting, the Performance and Audit Committee considered the attached report titled "2025 Annual Financial Results and Audited Financial Statements", dated April 13, 2026. The Committee subsequently passed the recommendation as presented below in underline style.

Updated information was received after the committee's agenda package was published. Pages 164 and 251 of the agenda were replaced on-table at the Performance and Audit Committee meeting. The updated pages are in the attached report package now before the MVRD Board.

Metro Vancouver received an unqualified audit opinion (clean opinion) by the external auditors, KPMG Canada LLP Chartered Professional Accountants, which will be finalized upon approval by the MVRD/ MVHC/GVWD/GVS&DD Boards. The change to the report is due to a reclassification between asset categories, and the updated information does not change any of the financial results or surplus amount.

This matter is now before the Board for consideration.

Recommendation

THAT the MVRD Board:

1. receive for information the report dated April 13, 2026, titled "2025 Annual Financial Results and Audited Financial Statements"; and
2. approve the Audited 2025 Consolidated Financial Statements for the Metro Vancouver Regional District.

5.2 2026 - Status of Financial Reserves *pg. 360*

Report dated April 10, 2026 from Linda Sabatini, Deputy Chief Financial Officer, Financial Services.

Executive Summary

This report is being brought forward for approval of reserve applications and transfers based on the 2025 year-end financial results. These proposed applications and transfers, as presented in Attachment 1 of the report, are consistent with the use of reserves as defined in the *Financial Reserves Policy.* The proposed application includes a) a transfer of $54 million from Operating Reserves ($15M for Water, $21M for Liquid Waste and $18M for Solid Waste) to fund capital expenditures, reducing long-term borrowing requirements, and b) for entities and functions that do not have a capital borrowing requirement, a transfer of $55.1 million from Operating Reserves to Discretionary Reserves and Statutory Reserves for funding future expenditure.

Recommendation

THAT the MVRD Board approve the applications and transfers of reserves related to the expenditures and provisions as set out in Attachment 1 of the report dated April 10, 2026, titled "2026 - Status of Financial Reserves".

5.3 Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks) *pg. 368*

Report dated April 2, 2026 from Linda Sabatini, Deputy Chief Financial Officer, Financial Services.

Executive Summary

This report provides Metro Vancouver's semi-annual update on Development Cost Charge (DCC) revenues collected for the second half of 2025, and outlines total amounts received during the year. DCCs are an important long term funding tool used to help finance growth related infrastructure for Liquid Waste, Water, and Regional Parkland Acquisition. However, revenues are inherently variable and are influenced by development activity, rate changes, and provincial legislative frameworks. As a result, DCC revenues are not expected to be stable year to year, and Finance actively monitors collections and plans for this volatility in long term financial and capital planning.

Total DCC revenues for 2025 were $357.01 million, comprised of $210.76 million in cash receipts and $146.25 million in amounts deferred/owing. This represents a significant increase compared to 2024, reflecting higher DCC rates that came into effect on January 1, 2025, and due to developers accelerating applications to secure lower 2024 rates under "in stream" protection provisions. Revenue collected in the second half of 2025 declined relative to both the first half of the year and the same period in 2024, reflecting changes to provincial legislation as well as increasingly challenging development market conditions across the region.

Looking forward, DCC revenues are expected to become more volatile given current development market uncertainty, continued effects of provincial legislative changes, and upcoming policy decisions. The Board is considering potential reductions to DCC rates as part of the 2027 budget process, which could also affect future revenue levels. Finance will continue to closely monitor DCC collection trends and report regularly to the Board.

Recommendation
THAT the MVRD Board receive for information the report dated April 2, 2026, titled "Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks)".

5.4 2026 Metro Vancouver Communications and Engagement Update No. 1 *pg. 372*
Report dated April 2, 2026 from Amanda McCuaig, Director, External Relations.

Executive Summary
Metro Vancouver's communications and engagement programs support all of Metro Vancouver's business activities. Highlights of communications and engagement reach in 2025 include:

- continued growth of followers and engagement across all social media platforms,
- strong reach of corporate stories through videos on YouTube with more than 19 million views,
- successful proactive media relations including 191 interviews arranged and resulting in improved media sentiment,
- more than 80 public outreach events and 7 dedicated events,
- 26 distinct engagement periods resulting in more than 27,000 online survey completions,
- more than 700 teachers and 250 high school youth engaged through teacher and youth programs, and
- 11 behaviour change campaigns reaching more than 300 million total impressions.

Recommendation
THAT the MVRD Board receive for information the report dated April 2, 2026, titled "2026 Metro Vancouver Communication and Engagement Update No. 1.".

6. CHIEF ADMINISTRATIVE OFFICER REPORTS

6.1 Appointment of Election Officials for the 2026 General Local Election *pg. 381*
Report dated April 7, 2026 from Dorothy Shermer, Corporate Officer, Director, Board and Information Services.

Executive Summary
In accordance with the *Local Government Act* (the "*Act*"), the next General Local Election for the Regional Director of MVRD Electoral Area A will be held on October 17,2026. For the purposes of conducting the election, the Board has a statutory requirement to appoint a Chief Election Officer and Deputy Chief Election Officer. The Acting Deputy Corporate Officer is recommended for appointment as Chief Election Officer and the Elections Coordinator is recommended for appointment as Deputy Chief Election Officer.

Recommendation
THAT the MVRD Board appoint Nikki Tilley as Chief Election Officer and Simon Zhen as Deputy Chief Election Officer for the 2026 General Local Election for the Regional Director of MVRD Electoral Area A and for any Alternative Approval Processes and Assent Voting to be held in 2026.

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1. REGIONAL PARKS COMMITTEE REPORTS

1.1 MVRD Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026 *pg. 383*
Report dated March 9, 2026 from Paul Brar, Division Manager, Regional Parks Services, Regional Parks.

Executive Summary
On February 27, 2026, the MVRD Board directed staff to bring forward a bylaw to amend the *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024.* Following two successful seasons of a pilot program, this bylaw amendment would transition the initiative to ongoing year-round implementation at five regional park sites. As part of the MVRD Board resolution, staff were directed to exclude Iona Beach Regional Park as a designated area.

The Province of British Columbia regulates the possession and consumption of liquor. Under the *Liquor Control and Licensing Act*, it is generally unlawful for individuals to possess open liquor or consume liquor in public places, including parks, unless those places are privately owned. The Act, however, provides a regulatory framework that enables regional districts and other local governments to designate specific public places where liquor consumption is permitted. This authority must be exercised by bylaw and in accordance with the procedural and regulatory requirements prescribed by the Province.

This bylaw amendment would update the dates and times that alcohol consumption is permitted and would exclude Iona Beach Regional Park from the list of sites. It ensures that Metro Vancouver continues to meet all provincial regulatory requirements while enabling a controlled and compliant approach to facilitating alcohol use in these specified public spaces.

Recommendation
THAT the MVRD Board:
a) give first, second, and third reading to *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026*; and
b) adopt *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026.*

Added **1.2 Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026** *pg. 398*
Report dated April 17, 2026, from Mike Redpath, Director, Regional Parks.

Executive Summary

The Ministry of Transportation and Transit ("MOTT"), through the Transportation Investment Corporation ("TI Corp"), is replacing 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"). On July 22, 2025, Metro Vancouver and the Province (represented by MOTT) entered into an Accommodation Agreement in connection with the Project (the "Accommodation Agreement"). On July 28, 2025, Metro Vancouver Regional District ("MVRD") and the Province (represented by MOTT) entered into a lease (the "Lease") of approximately 42,791 square metres of Park land (the "Leased Land") to be used as a temporary construction laydown and staging area, and into a Purchase and Sale Agreement to dedicate approximately 1,846 square metres of Park land for permanent provincial highway expansion (the "Highway Land"). On November 28, 2025, by *Bylaw No. 1382, 2025*, adopted with electoral approval, the Leased Land and the Highway Land were removed from park dedication (Attachment 1 of the report).

As the Project design has progressed, TI Corp is now looking for opportunities to reduce risk and increase efficiency. They have made a new request for additional use of the Park to support the Project (Attachment 2 of the report).

The new proposal includes changing permitted uses on the Leased Land to permit more extensive industrial use, including installing subsurface structures. Further, the new proposal requests the use of an additional 3.6 hectares of Park land for additional temporary construction and laydown area, and an extension and upgrade of the Park road for use by concrete trucks and material movement, all as set out in Attachment 2 of the report.

Accommodating this request requires removal of park dedication on additional Park lands. Park dedication removal can be achieved by way of the bylaw (the "Bylaw") attached in Attachment 3 of the report. 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, a new lease or license, as applicable, can be finalized.

Recommendation

THAT the MVRD Board:

a) give first, second and third readings to *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026* (the "Bylaw");

b) direct the Corporate Officer to initiate an Alternative Approval Process to obtain elector approval for the Bylaw pursuant to section 269(b) of the *Local Government Act*;

c) direct staff to negotiate with the Ministry of Transportation and Transit (MOTT) and the Transportation Investment Corporation (TI Corp) an amendment or an addendum to the July 22, 2025 Accommodation Agreement, and the associated July 28, 2025 Lease, between Metro Vancouver and the Province (represented by MOTT) to reflect the proposed additional use of Deas Island Regional Park, including impacts, mitigation measures, restoration requirements for park amenities and environment, and related compensation, all to the satisfaction of Metro Vancouver's CAO for execution.

2. REGIONAL PLANNING COMMITTEE REPORTS

2.1 Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests

pg. 416

Report dated April 8, 2026 from Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development.

Executive Summary

This report provides information and options for Committee and Board consideration in response to the requests from three South of Fraser Mayors regarding changes to *Metro 2050*'s Urban Containment Boundary and amendment process. In response to MVRD Board direction, staff undertook pre-consultation with affected local governments on four potential *Metro 2050* amendment options developed to respond to the requests.

Staff were requested to meet with five member Councils, met with the Regional Administrators Advisory Committee, the Regional Engineers Advisory Committee, and the Regional Planning Advisory Committee, and received correspondence from ten member jurisdictions, TransLink, and the Squamish Lillooet Regional District. While feedback was largely critical of the amendment options (including from the requesting municipalities), all of the responses from member jurisdictions and other affected local governments acknowledge the concerns raised by the requesting municipalities, including the challenges of rapid growth and the desire for flexibility and local autonomy.

Key themes in the correspondence include:

- Request for more time and information to consider and analyze the amendment options;
- Concern about undermining the fundamental tenets of the Regional Growth Strategy;
- Noting that *Metro 2050* already contains procedures for amendments that allow for regional dialogue;
- Recommendation that major changes to amendment processes are better managed through the next update to the Regional Growth Strategy; and
- Suggestion to undertake a more comprehensive analysis of the Urban Containment Boundary and sewerage areas.

This report responds to feedback by recommending a targeted Special Study Area for the Fraser Highway Employment Lands, initiating further process improvements to streamline Regional Growth Strategy amendments, and further engagement with Surrey and support for Surrey's city-led servicing and land use analysis for the Southeast Surrey area.

The Township of Langley identified the Fraser Highway Employment Lands as a potential Special Study Area where significant local planning and technical study is already completed or underway, and requested that Metro Vancouver bring the area forward for regional consideration. Establishing a regional Special Study Area for these lands acknowledges this work, and provides a structured mechanism for the Township to continue its detailed analysis, while ensuring any future regional land use changes proceed through the established *Metro 2050* amendment process. The Township is also proposing the removal of two existing Special Study Areas. This is reflected in recommendations a) through d).

The City of Delta emphasized that its primary concerns relate to the efficiency of the *Metro 2050* amendment process, not the proposed amendment options or voting framework. Through its submission, Delta noted that improving timelines and simplifying procedural steps would better support member jurisdictions when navigating *Metro 2050* amendments. In response, the recommendation includes the implementation of several process improvements identified through this consultation. These actions are intended to reduce administrative steps, shorten review timelines, and make the amendment process more straightforward for member jurisdictions. This is reflected in recommendation e).

The City of Surrey indicated that the four proposed amendment options do not meet its aspirations for greater flexibility in accommodating long-term residential and employment growth. Through subsequent discussions, Metro Vancouver and Surrey staff identified the Rurally designated Southeast portion of Surrey as the primary area of interest for potential land use change, and acknowledged that the infrastructure implications of development in this area are not yet fully understood. Both parties agreed that a City-led, and Metro Vancouver supported, study looking at future land use, servicing and infrastructure is a next step to inform future decision making. Staff also committed to continued engagement on broader *Metro 2050* issues. This is reflected in recommendation f).

At its April 2, 2026 meeting, the Regional Planning Committee considered the attached report titled “Reporting Back on *Metro 2050* Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors’ Requests”, dated March 25, 2026.

Metro Vancouver’s Regional Planning and Housing Services department has since received a late letter submission from the City of North Vancouver in response to a call for consultation on Proposed Metro 2050 Amendments (Attachment 2 of the report).

This matter is now before the Board for its consideration.

Recommendation

THAT the MVRD Board:

a) initiate the *Metro 2050* amendment process for Special Study Areas option as described in the report dated March 25, 2026, titled "Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests";
b) give first, second, and third reading to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026*;
c) notify affected local governments and post the proposed amendment on the Metro Vancouver website to provide an opportunity for comment as per Section 6.4.2 of *Metro 2050*;
d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment;
e) direct staff to initiate further process improvements to streamline amendment processes and timelines as described in the report dated March 25, 2026, titled "Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests"; and
f) direct staff to continue to engage with the City of Surrey regarding:
    i) concerns about *Metro 2050*; and
    ii) technical support regarding the regional servicing implications of potential development in the Southeast portion of Surrey.

3. AIR QUALITY COMMITTEE REPORTS

3.1 MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026 *pg. 506*

Report dated April 16, 2026 from Air Quality Committee.

Executive Summary

At its January 16, 2026 meeting, the Air Quality Committee considered proposed amendments to *MVRD Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (MVRD Bylaw No. 1330, 2021)* and directed staff to undertake further engagement with the Province of BC before returning with revised recommendations. This report provides the requested report back. It outlines the outcomes of additional discussions with Provincial staff, summarizes how Provincial recommendations and other engagement input have informed additional bylaw changes, and presents a replacement bylaw for consideration by the Committee and MVRD Board.

Based on the Committee's direction in January, Metro Vancouver staff engaged directly with Provincial staff over the past two months to address the concerns raised, particularly those related to competitiveness challenges in the BC economy. The proposed *MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026* presented in this report reflects the outcomes of that focused engagement and repeals and replaces *MVRD Bylaw No. 1330, 2021*. Affected businesses are aware of the revisions and are generally supportive.

The proposed bylaw remains time-sensitive, as delaying adoption could result in higher fees being charged to some permit holders under the current bylaw, as shown below:

Annual Total Emission Fees for Example Facilities			
Sector	Last Year	Current Bylaw	Proposed Bylaw
Wood Product Manufacturer (plywood for construction)	$100,900	$145,600	$115,600
Renewable Energy Producer (agricultural sector)	$8,300	$57,000	$9,800
Animal Feed Manufacturer	$2,200	$172,100	$3,500
Application Fees			
Cement Manufacturer (for local concrete)	No Application	$610,000	$50,000

The proposed bylaw includes changes to:

- Freeze fee rates at 2026 levels until late 2028, once the proposed updates described below have been incorporated;
- Cap permit application fees;
- Clarify and simplify the approach for odorous air contaminants and reduce some fee rates;
- Clarify definitions and align with provincial and federal legislation;
- Clarify fee calculations; and
- Include a provision to review fees by late 2028, and then every four years thereafter.

The changes improve competitiveness, clarity, and predictability of the fees, while supporting the costs of delivering an effective air quality management program.

At its April 10, 2026 meeting, the Air Quality Committee considered the attached report titled “MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026”, dated April 1, 2026. The Committee subsequently passed the recommendation as presented below in underline style.

In discussing the proposed Bylaw that repeals and replaces the current bylaw that establishes air quality management fees, the committee emphasized the importance of having alignment with the Province and requested more information regarding the time sensitivity of the proposed Bylaw.

On April 16, 2026, the Province sent the attached letter of support (Attachment 2 of the report) recognizing general alignment with the key recommendations previously provided to Metro Vancouver, while continuing to meet Metro Vancouver’s air quality protection and cost-recovery objectives.

Time Sensitivity of the Proposed Bylaw
MVRD bylaws cannot be applied retroactively. The proposed Bylaw remains time-sensitive, as delaying its consideration and potential adoption could result in higher fees being charged to some regulated businesses under the current bylaw. Annual invoicing work for authorized emissions from permitted facilities typically begins in April of each year. Invoicing work will not start this year until the MVRD Board decides on the proposed Bylaw.

In addition, the reduced permit application fees in the proposed Bylaw would apply only to applications received after the adoption of the proposed Bylaw. Some major permit applications are anticipated in 2026 and 2027.

Next Steps
This matter is now before the Board for its consideration.

Attachment 3 has been replaced.

Recommendation
THAT the MVRD Board:
a) give first, second, and third reading to *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026*; and
b) adopt *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026*.

4. PERFORMANCE AND AUDIT COMMITTEE REPORTS

4.1 Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development *pg. 682*

Report dated April 13, 2026 from Laurel Cowan, Division Manager, Regional Land Use Planning & Policy, Regional Planning and Housing Services.

Executive Summary
In 2024, the agricultural sector raised concerns about the unintended consequences of Metro Vancouver's new Water and Park Acquisition Development Cost Charges (DCCs) on agricultural development. Under Metro Vancouver's current DCC program, all non-residential development is grouped into a single rate category. Historically, Metro Vancouver collected DCCs only for liquid waste services, and because most agricultural lands fall outside regional sewerage areas, agricultural developments were not required to pay DCCs.

When Metro Vancouver introduced new DCCs for Water in 2023, followed by the addition of Regional Parkland Acquisition DCCs in 2025, these new charges began applying to agricultural buildings that require building permits, such as glass greenhouses. Agricultural developments were grouped into the employment DCC category alongside other non-residential uses, but the implications of applying this category to agricultural activities, given their distinct characteristics and minimal regional infrastructure impact had not been fully considered.

In response to concerns that were raised by the agricultural sector, Metro Vancouver committed to both immediate and longer-term solutions. Interim bylaws were adopted in 2025 to waive Regional Parkland Acquisition DCCs and to reduce Water DCCs by 98% for agricultural projects designed to have a low environmental impact. A subsequent technical study confirmed that agricultural development currently has negligible impact on regional water and wastewater systems and generates minimal growth-related demand. Based on these findings, the 2028–2030 DCC Bylaw Update proposes establishing a dedicated Agricultural DCC rate set at $0, with ongoing monitoring to reassess impacts over time.

To align current practice with this long-term direction, staff recommend the Boards adopt interim bylaws to convert the 98% Water DCC reduction to a full waiver, introduce a parallel waiver for Liquid Waste DCCs for agricultural properties within sewered areas, and make a minor housekeeping update to the existing Regional Parkland Acquisition waiver.

Recommendation

THAT the MVRD Board:

a) give first, second, and third reading to *Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026*; and

b) adopt *Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026*.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

1. The following Notice of Motion was submitted by Director Kooner on March 27, 2026 for April 24, 2026 MVRD Board Meeting: *pg. 727*

WHEREAS Section 5.4 of the Board Governance Review identified concerns regarding limited Board visibility into projects below approval thresholds, particularly where change orders materially increase total project costs;

AND WHEREAS such practices may expose the organization to financial risk and reduce transparency and oversight;

BE IT RESOLVED THAT the MVRD Board direct staff to engage KPMG to:

1. Conduct a comprehensive review of the current procurement policy, including signing authorities and the treatment of change orders that cumulatively may cause projects to exceed the $10 million approval threshold;

2. Assess existing financial policies for potential risks to the taxpayer, including analysis of open contractual liabilities as of December 31, 2025, and the projected 10-year financial outlook;

3. Provide recommendations that will continue to strengthen governance, enhance transparency, and align policies with best practices informed by benchmarking against comparable large regional districts with similar asset bases, growth trajectories, and debt and revenue structures;

BE IT FURTHER RESOLVED THAT the MVRD Board direct staff to report back to the Board with findings, recommendations, and options for implementation.

I. OTHER BUSINESS

1. MVRD Board Committee Information Items and Delegation Summaries *pg. 728*

J. RESOLUTION TO CLOSE MEETING

Note: The Board must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.

K. ADJOURNMENT

THAT the MVRD Board adjourn its meeting of April 24, 2026.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

METRO VANCOUVER REGIONAL DISTRICT (MVRD)

BOARD OF DIRECTORS

BOARD MEETING

Friday, March 27, 2026
9:01 am
28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

MINUTES

MEMBERS PRESENT:
Chair, Mike Hurley, Burnaby
Vice Chair, John McEwen, Anmore
Belcarra, Jamie Ross
Bowen Island, Andrew Leonard
Burnaby, Pietro Calendino
Burnaby, Sav Dhaliwal
Coquitlam, Craig Hodge
Coquitlam, Teri Towner
Delta, Rod Binder
Delta, Dylan Kruger
Electoral Area A, Alternate Director Claire Huxtable for Director Jen McCutcheon
Langley City, Paul Albrecht
Langley Township, Steve Ferguson
Langley Township, Eric Woodward
Maple Ridge, Dan Ruimy
New Westminster, Nadine Nakagawa
North Vancouver City, Linda Buchanan (departed at 9:53 am)
North Vancouver District, Lisa Muri
Pitt Meadows, Nicole MacDonald*
Port Coquitlam, Brad West
Port Moody, Alternate Director Agtarap for Director Meghan Lahti
Richmond, Malcolm Brodie
Richmond, Alexa Loo*
Richmond, Bill McNulty
Surrey, Harry Bains*
Surrey, Doug Elford
Surrey, Gordon Hepner
Surrey, Pardeep Kooner
Surrey, Brenda Locke
Surrey, Rob Stutt (arrived at 9:31 am)
Vancouver, Rebecca Bligh (arrived at 9:04 am)
Vancouver, Sarah Kirby-Yung* (arrived at 9:02 am)
Vancouver, Mike Klassen
Vancouver, Peter Meiszner
Vancouver, Alternate Director Brian Montague* for Director Ken Sim (arrived at 9:07 am)
Vancouver, Lenny Zhou* (arrived at 9:06 am)
West Vancouver, Mark Sager*
White Rock, Megan Knight*

MEMBERS ABSENT:
scəwaθən məsteyəxʷ (Tsawwassen First Nation), Laura Cassidy
Lions Bay, Ken Berry
Vancouver, Lisa Dominato

*denotes electronic meeting participation as authorized by the *Procedure Bylaw*

STAFF PRESENT:
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer
Dorothy Shermer, Corporate Officer
Carmen Chan, Legislative Services Assistant, Board and Information Services

A. ADOPTION OF THE AGENDA

1. March 27, 2026 Meeting Agenda

It was MOVED and SECONDED
THAT the MVRD Board amend the agenda for its meeting scheduled for March 27, 2026 by adding item C1 – Delegation – City of Surrey, Director Development Planning.

CARRIED

It was MOVED and SECONDED
THAT the MVRD Board amend the agenda for its meeting scheduled for March 27, 2026 by adding item C2 – Presentation from City of Maple Ridge.

CARRIED

It was MOVED and SECONDED
THAT the MVRD Board adopt the agenda for its meeting scheduled for March 27, 2026 as amended.

CARRIED

9:02 am Director Kirby-Yung joined the meeting.

B. ADOPTION OF THE MINUTES

1. February 27, 2026 Meeting Minutes

It was MOVED and SECONDED
THAT the MVRD Board adopt the minutes of its meeting held February 27, 2026 as circulated.

CARRIED

9:04 am Director Bligh joined the meeting.

9:06 am Director Zhou joined the meeting.

9:07 am Director Montague joined the meeting.

C. DELEGATIONS

1. Delegation – City of Surrey, Director of Development Planning

Ingrid Matthews, Director Development Planning, City of Surrey, spoke regarding G1.2 Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere).

Ingrid Matthews provided an overview on the proposal to amend *Metro 2050* and local plans in Surrey by redesignating part of the Hazelmere Golf Course site from rural to general urban and expanding the urban containment boundary. The proposal would allow completion of the community with new housing while preserving agricultural lands.

2. Presentation from City of Maple Ridge

Erik Aderneck, Industrial Lands Program Manager, City of Maple Ridge, and James Stiver, Director of Planning and Building, City of Maple Ridge, spoke regarding G1.1 Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge.

Erik Aderneck and James Stiver provided a presentation in relation to the proposal to redesignate the North 256th Street lands in Maple Ridge for industrial use to address regional industrial land shortages and support job creation and economic growth. The proposal involved Official Community Plan and Regional Growth Strategy amendments to expand the urban containment boundary, while considering environmental constraints and long-term infrastructure requirements.

D. INVITED PRESENTATIONS

1. Vancouver Fraser Port Authority Update

Designated Speakers: Darrell Mussatto, Municipal Representative to the Vancouver Fraser Port Authority Board of Directors, and Peter Xotta, President and Chief Executive Officer, Vancouver Fraser Port Authority

Darrell Mussatto and Peter Xotta delivered a presentation titled "Vancouver Fraser Port Authority Update" providing and overview of the Port of Vancouver's operations, performance, and business activities. The presentation highlighted the port's key role in supporting Canada's trade diversification and economic growth. The ongoing infrastructure projects to expand capacity and efficiency were noted, with increasing focus on non-US markets, and continued collaboration with governments, First Nations and stakeholders.

9:31 am Director Stutt joined the meeting.

9:32 am Director West left the meeting.

9:38 am Directors Albrecht and Hepner left the meeting.

9:39 am Director Bligh left the meeting.

E. CONSENT AGENDA

It was MOVED and SECONDED

THAT the MVRD Board adopt the recommendation for the following items as presented in the March 27, 2026 MVRD Consent Agenda:

1.1 təmtəmíxʷtən/Belcarra Regional Park – Admiralty Heights Plan – Phase 1 Engagement
2.1 Metro 2050 Regional Context Statement – City of Vancouver
2.2 Metro 2050 Regional Context Statement – City of Port Moody
2.3 Agriculture Data Update – Census of Agriculture
3.1 Approach to Engagement on Consideration of the Size and Structure of each of the Four Metro Vancouver Boards
3.2 Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis
4.1 Financial Board Policy Review – Amended Corporate Allocation Policy
4.2 Prioritization Matrix for Flood-related Capital Projects

CARRIED

1.1 təmtəmíxʷtən/Belcarra Regional Park – Admiralty Heights Plan – Phase 1 Engagement

Report dated February 10, 2026 from Jamie Vala, Division Manager, Parks Planning and Resource Management, Regional Parks, informing the MVRD Board about the planning and engagement process for the Admiralty Heights area of təmtəmíxʷtən/Belcarra Regional Park.

Recommendation

THAT the MVRD Board receive for information the report dated February 10, 2026, titled "təmtəmíxʷtən/Belcarra Regional Park – Admiralty Heights Plan – Phase 1 Engagement."

Adopted on Consent

2.1 Metro 2050 Regional Context Statement – City of Vancouver

Report dated February 23, 2026 from Mark Seinen, Senior Planner, Regional Planning and Housing Services, providing the Regional Planning Committee and the MVRD Board with an opportunity to consider acceptance of the City of Vancouver's Regional Context Statement.

Recommendation

THAT the MVRD Board accept the City of Vancouver's Regional Context Statement as attached to the report dated February 23, 2026, titled "Metro 2050 Regional Context Statement – City of Vancouver", and notify the City of Vancouver of the decision.

Adopted on Consent

2.2 Metro 2050 Regional Context Statement – City of Port Moody

Report dated February 9, 2026 from Victor Cheung, Regional Planner, Regional Planning and Housing Services, providing the Regional Planning Committee and the MVRD Board with an opportunity to consider acceptance of the City of Port Moody's Regional Context Statement.

Recommendation

THAT the MVRD Board accept the City of Port Moody's Regional Context Statement as attached to the report dated February 9, 2026, titled "Metro 2050 Regional Context Statement – City of Port Moody", and notify the City of Port Moody of the decision.

Adopted on Consent

2.3 Agriculture Data Update - Census of Agriculture

Report dated January 22, 2026 from Carla Stewart, Senior Planner, Regional Planning and Housing Services, providing Regional Planning Committee and the MVRD Board with the results from the 2021 Census of Agriculture.

Recommendation

THAT the MVRD Board receive for information the report dated January 22, 2026, titled "Agriculture Data Update – Census of Agriculture".

Adopted on Consent

3.1 Approach to Engagement on Consideration of the Size and Structure of each of the Four Metro Vancouver Boards

Report dated February 27, 2026 from Amanda McCuaig, Director, External Relations, outlining a proposed engagement plan to support potential changes to the size and structure of Metro Vancouver's four Boards.

Recommendation

THAT the MVRD Board endorse the engagement plan as outlined in the report dated February 27, 2026, titled "Approach to Engagement on Consideration of the Size and Structure of each of the Four Metro Vancouver Boards".

Adopted on Consent

3.2 Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis

Report dated March 12, 2026 from Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, providing information to support the Governance Committee and Boards in evaluating options to amend the size and structure of each of the four Metro Vancouver Boards, with a particular focus on options for amending the size and structure of the MVRD and MVHC Boards.

Recommendation

THAT the MVRD Board receive for information the report, titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis", dated March 12, 2026.

Adopted on Consent

4.1 Financial Board Policy Review – Amended Corporate Allocation Policy

Report dated March 11, 2026 from Linda Sabatini, Deputy Chief Financial Officer, Financial Services, providing the MVRD Board with feedback from the Regional Finance Advisory Committee (RFAC) and KPMG on the proposed changes to the *Corporate Allocation Policy*.

Recommendation

THAT the MVRD Board approve the amended *Corporate Allocation Policy* as presented in the report dated March 11, 2026, titled "Financial Board Policy Review – Amended Corporate Allocation Policy".

Adopted on Consent

4.2 Prioritization Matrix for Flood-related Capital Projects

Report dated March 9, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services, providing MVRD Board with an update on the Prioritization Matrix for Flood-related Capital Projects for feedback and next steps.

Recommendation

THAT the MVRD Board:

a) receive for information the report dated March 9, 2026, titled "Prioritization Matrix for Flood-Related Capital Projects"; and
b) direct staff to forward a copy of the report dated March 9, 2026, titled "Prioritization Matrix for Flood-Related Capital Projects" to member jurisdiction staff.

Adopted on Consent

9:40 am Director Hepner rejoined the meeting.

F. ITEMS REMOVED FROM THE CONSENT AGENDA

No items presented.

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

9:40 am Director Buchanan left the meeting.

9:41 am Director Albrecht rejoined the meeting.

1.1 Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)

Report dated February 12, 2026 from Laurel Cowan, Division Manager, Regional Land Use Planning and Policy, and Charles Pan, Senior Policy and Planning Analyst, Regional Planning and Housing Services, providing the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Maple Ridge's request to amend the *Metro 2050* to accommodate a light industrial hub through a Type 2 Regional Growth Strategy amendment.

It was MOVED and SECONDED

THAT the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Maple Ridge's requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in the report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)";

b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026*";

c) notify affected local governments and 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

d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

CARRIED

9:50 am Directors Bligh and West rejoined the meeting.

1.2 Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

Report dated February 3, 2026 from Laurel Cowan, Division Manager, Regional Land Use Planning and Policy, and Victor Cheung, Planner, Regional Planning and Housing Services, providing the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend the *Metro 2050* to expand the Urban Containment Boundary and re-designate 23.7 hectares from a Rural regional land use designation to a General Urban regional land use designation through a Type 2 amendment.

In response to member questions, staff confirmed that a report related to changes to the Metro 2050 urban containment boundary and amendment process will be presented to the MVRD Board at its April meeting.

It was MOVED AND SECONDED
THAT item G1.2 – Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere) be referred back to staff.

Other members expressed concerns about delays in the process, misinformation regarding the proposals, and inconsistent standards. They maintained that municipalities should be able to make their own informed decisions.

A recorded vote was requested.

Name	For	Against
Agtarap. S	2	
Albrecht. P	2	
Bains. H		5
Binder. R		3
Bligh. R		5
Brodie. M		4
Calendino. P	4	
Dhaliwal. S	4	
Elford. D		4
Ferguson. S		3
Hepner. G		5
Hodge. C	4	
Hurley. M	5	
Huxtable. C	1	
Kirby-Yung. S		5
Klassen. M		5
Knight. M		2
Kooner. P		5
Kruger. D		3
Leonard. A	1	
Locke. B		5
Loo. A		3
MacDonald. N		1
McEwen. J	1	
McNulty. W		4
Meiszner. P		4
Montague. B		5
Muri. L	5	
Nakagawa. N	4	
Ross. J	1	
Ruimy. D		5

Sager. M		3
Stutt. R		5
Towner. T	4	
West. B		4
Woodward. E		4
Zhou. L		5
Total Votes	**38**	**97**

DEFEATED

It was MOVED and SECONDED

THAT the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)";

b) give first, second, and third readings to "*Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026*";

c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*; and

d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

A recorded vote was requested.

Name	For	Against
Agtarap. S		2
Albrecht. P		2
Bains. H	5	
Binder. R	3	
Bligh. R	5	
Brodie. M	4	
Calendino. P		4
Dhaliwal. S		4
Elford. D	4	
Ferguson. S	3	
Hepner. G	5	
Hodge. C		4
Hurley. M		5
Huxtable. C		1
Kirby-Yung. S	5	
Klassen. M	5	
Knight. M	2	
Kooner. P	5	
Kruger. D	3	
Leonard. A		1

Locke. B	5	
Loo. A	3	
MacDonald. N	1	
McEwen. J		1
McNulty. W	4	
Meiszner. P	4	
Montague. B	5	
Muri. L		5
Nakagawa. N		4
Ross. J		1
Ruimy. D	5	
Sager. M	3	
Stutt. R	5	
Towner. T		4
West. B	4	
Woodward. E	4	
Zhou. L	5	
Total Votes	**97**	**38**

CARRIED

9:51 am Director Buchanan rejoined the meeting.

2.1 MVRD Electoral Area A Clean-up Service Establishment Bylaw No. 1433, 2026

Report dated March 6, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services, seeking direction from the MVRD Board to consider bylaw readings for a new service establishment bylaw to provide a barge and bin clean-up service to water access communities in Electoral Area A.

9:53 am Director Buchanan left the meeting.

It was MOVED and SECONDED

That the MVRD Board:

a) give first, second, and third readings to *Metro Vancouver Regional District Electoral Area A Clean-Up Service Establishment Bylaw No. 1433, 2026*;
b) direct staff to submit the service establishment bylaw to the Inspector of Municipalities for approval; and
c) direct staff to obtain elector approval for the service establishment bylaw through carrying out an alternative approval process.

CARRIED

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

The following Notice of Motion was submitted by Director Kooner on March 27, 2026 for April 24, 2026 MVRD Board Meeting:

WHEREAS Section 5.4 of the Board Governance Review identified concerns regarding limited Board visibility into projects below approval thresholds, particularly where change orders materially increase total project costs;

AND WHEREAS such practices may expose the organization to financial risk and reduce transparency and oversight;

BE IT RESOLVED THAT the MVRD Board direct staff to engage KPMG to:

1. Conduct a comprehensive review of the current procurement policy, including signing authorities and the treatment of change orders that cumulatively may cause projects to exceed the $10 million approval threshold;
2. Assess existing financial policies for potential risks to the taxpayer, including analysis of open contractual liabilities as of December 31, 2025, and the projected 10-year financial outlook;
3. Provide recommendations that will continue to strengthen governance, enhance transparency, and align policies with best practices informed by benchmarking against comparable large regional districts with similar asset bases, growth trajectories, and debt and revenue structures;

BE IT FURTHER RESOLVED THAT the MVRD Board direct staff to report back to the Board with findings, recommendations, and options for implementation.

I. OTHER BUSINESS

1. MVRD Board Committee Information Items and Delegation Summaries

J. RESOLUTION TO CLOSE MEETING

No items presented.

K. ADJOURNMENT

It was MOVED and SECONDED
THAT the MVRD Board adjourn its meeting of March 27, 2026.

CARRIED
(Time: 9:56 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

Mike Hurley, Chair

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metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Parks Committee

From: Paul Brar, Division Manager, Regional Parks Services, Regional Parks

Date: March 10, 2026 Meeting Date: April 1, 2026

Subject: **Designated Smoking Areas in Regional Parks**

RECOMMENDATION

THAT the MVRD Board:

a) receive for information the report dated March 10, 2026, titled "Designated Smoking Areas in Regional Parks"; and

b) direct staff to remove the existing smoking areas in regional parks currently designated by posted notice, as proposed in the report dated March 10, 2026, titled "Designated Smoking Areas in Regional Parks."

EXECUTIVE SUMMARY

Metro Vancouver currently prohibits smoking and vaping within regional parks except in designated smoking areas and at registered campsites, as authorized under *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1420, 2025*.

Designated smoking areas were implemented as a transitional harm-reduction measure intended to limit wildfire risk, control tobacco litter, and reduce second-hand smoke exposure. Over time, the declining smoking rates, evolving public health data, and growing visitor expectations for smoke-free environments have led many jurisdictions to adopt fully smoke-free parks and open spaces.

This report outlines a proposed plan to remove designated smoking areas across Metro Vancouver regional parks, while maintaining exceptions for campgrounds, supported by a comprehensive public awareness campaign to ensure a smooth transition.

PURPOSE

To review designated smoking areas in regional parks and seek direction from the MVRD Board on the removal of these areas based on health authority guidance, public expectations, environmental and wildfire risks, and regional and provincial approaches.

BACKGROUND

On September 23, 2011, the MVRD Board approved a tobacco smoking policy for regional parks that prohibited smoking in all regional parks except within designated smoking areas. This policy aligned with broader public health initiatives led by the Canadian Cancer Society and health authorities, reflecting growing efforts to reduce the harmful effects of second-hand smoke in public spaces and to promote healthier outdoor environments.

The policy was grounded in two key objectives:

- Protecting human health by minimizing exposure to second-hand smoke; and
- Protecting environmental health by reducing tobacco-related smoking litter and lowering the risk of human-caused fires.

The tobacco smoking policy and the implementation of designated smoking areas came into effect on January 1, 2012.

DESIGNATED SMOKING AREAS IN REGIONAL PARKS

Within the regional parks system, designated smoking areas are uncovered outdoor spaces equipped with ash receptacles and typically located in accessible, open areas such as parking lots or picnic sites. These areas were designed to concentrate smoking within controlled and clearly defined spaces. Most regional parks have at least one designated smoking area, with many parks having multiple sites.



Campbell Valley Regional Park

By directing smoking to specific locations, designated smoking areas help reduce unwanted exposure to second-hand smoke for other park visitors. Concentrating smoking activity to low-risk open spaces also supports environmental protection by limiting the spread of cigarette butts and decreasing the potential for human-caused wildfires.

REGULATORY FRAMEWORK FOR SMOKING IN REGIONAL PARKS

Smoking within regional parks is regulated through Metro Vancouver Reg*ional District Regional Parks Regulation Bylaw No. 1420, 2025* (the bylaw), which establishes the standards for visitor conduct and the management of park spaces. The bylaw defines smoking broadly to include the use of cigarettes, cigars, pipes, cannabis, and vapour products to ensure comprehensive regulation across all forms of smoking and inhaled substances.

Under Section 30, the bylaw sets a default smoke-free environment throughout the regional park system except for designated areas. Smoking is permitted only in locations explicitly designated by posted notice as allowing smoking or vaping. A registered campsite is exempt if that person is a registered camper or the guest of a registered camper. This approach provides clear and consistent expectations for park users while supporting public health, visitor safety, and environmental protection.

SMOKING TRENDS IN CANADA

Smoking prevalence in British Columbia has declined markedly over the past five decades. Historical trend analyses show that approximately 47.5% of British Columbians smoked in 1965, compared to 8.9% of British Columbians in 2022, with a steady decline across successive cohorts. Modelling indicates that this downward trend will continue under existing policy settings. The implication is that individuals who smoke are a declining minority of park users, while expectations among non-smokers for smoke-free public spaces have increased.

HEALTH AUTHORITY GUIDANCE

Health authorities advise that there is no known safe level of exposure to second-hand smoke, as even brief exposures can be considered harmful. Second-hand smoke contains chemicals that are linked to cardiovascular disease, lung cancer, respiratory illness, and adverse pregnancy outcomes.

While early research focused primarily on indoor environments, more recent studies have examined outdoor exposure. These studies show that outdoor second-hand smoke can pose a meaningful health risk at short distances, especially for vulnerable populations such as children, older adults, and individuals with chronic respiratory or cardiac conditions. Despite being situated away from high traffic areas, designated smoking areas may inadvertently expose other park visitors to second-hand smoke as people can move unpredictably through public spaces.

When effectively implemented and adequately enforced, smoke-free policies in public spaces have been instrumental in reducing smoking and improving health outcomes. These policies improve public health by reducing exposure to second-hand smoke, encouraging individuals who smoke to reduce or quit smoking, and discouraging non-smokers from starting. Smoke-free environments reinforce social norms that support non-smoking and model smoke-free living for all ages.

REGIONAL AND PROVINCIAL APPROACHES

Almost all municipal governments across Metro Vancouver have adopted policies or regulations that prohibit smoking in parks. For example:

- City of Vancouver prohibits smoking in all parks, beaches, trails, seawalls, playgrounds, sports fields, parking lots, and other park areas under the *Park Board Smoking Regulation Bylaw.*
- City of Burnaby's *Smoking Regulation Bylaw No. 14360, 2021* prohibits smoking and vaping in all City parks, multi-use paths, and most city-owned outdoor public spaces.
- City of Richmond's *Public Health Protection Bylaw No. 6989* prohibits smoking and vaping in all public parks and on all school grounds, including beaches, trails, playing fields, golf courses, docks, piers, and other City outdoor property.
- City of Surrey prohibits smoking and vaping in its parks under the *Surrey Parks, Recreation and Cultural Facilities Regulation Bylaw, 1998, No. 13480*. An area can be designated to permit smoking by posted notice, typically for temporary purposes such as a special event.
- City of Coquitlam prohibits smoking and vaping in its parks and trails under *Smoking Control Bylaw No. 3037, 1996*, with penalties increasing to $500 during summer wildfire-risk periods, and additional penalties for cigarette-butt littering.
- City of Delta prohibits smoking and vaping in its parks, trails, and open spaces under *Delta Smoking Regulation Bylaw No. 7779, 2018.*
- District of North Vancouver prohibits smoking in public places where second-hand smoke exposure may occur, including parks and beaches, under *Smoking Regulation Bylaw No. 7792, 2010*.

BC Parks prohibits smoking and vaping of both tobacco and cannabis in all areas of provincial parks, including trails, beaches, and day-use areas. Smoking or vaping is only permitted within the boundaries of some registered front-country campsites by registered campers and their guests. The policy aims to minimize second-hand smoke exposure and reduce wildfire risk.

RECOMMENDED ACTION

Based on guidance from health authorities, no level of second-hand smoke exposure is safe as well as public expectations for smoke-free environments, it is recommended that Metro Vancouver remove designated smoking areas in regional parks. This approach aligns Metro Vancouver with member jurisdictions which largely prohibit smoking and vaping throughout their park systems, including beaches, trails, and playgrounds.

Front-country reservable campsites will be the only exemption as registered campsites provide a controlled low-risk setting where smoking can be safely confined and monitored, consistent with provincial park practices. Unlike shared public areas, a campsite is a reservable, semi-private space that functions as a visitor's temporary residence for the duration of their stay.

It is proposed that the removal of the designated smoking areas is accompanied by a public education campaign that would communicate the upcoming changes, reinforce wildfire-risk awareness, and support voluntary compliance. It is proposed that implementation occur with full elimination of designated smoking areas completed by the end of 2026. This approach allows sufficient time for messaging and provides visitors with time to adapt.

RISKS AND IMPLEMENTATION CONSIDERATIONS

Removing designated smoking areas may introduce potential risks and operational impacts. Without controlled smoking locations, there is an increased risk of visitors smoking in unmanaged areas, potentially increasing cigarette butt litter and elevating fire risk. To mitigate these potential risks, the transition period would be accompanied by education, clear signage, and monitoring of high-use areas until new norms are established.

ALTERNATIVES

1. THAT the MVRD Board:
    a) receive for information the report dated March 10, 2026, titled “Designated Smoking Areas in Regional Parks”; and
    b) direct staff to remove the existing smoking areas in regional parks currently designated by posted notice, as proposed in the report dated March 10, 2026, titled “Designated Smoking Areas in Regional Parks.”

2. THAT the MVRD Board receive for information the report dated March 10, 2026, titled “Designated Smoking Areas in Regional Parks.”

FINANCIAL IMPLICATIONS

There are no financial implications resulting from this report. Costs related to removing receptacles and updating are minimal and will be funded through existing operating budgets. As each cigarette receptacle costs approximately $400, phasing them out will generate cost savings over time by eliminating the need for future replacements.

OTHER IMPLICATIONS

Phasing out designated smoking areas may create some operational challenges, including the potential for individuals to smoke in locations that are unmanaged, leading to an increase in cigarette butt litter and associated fire risks. These risks can be mitigated through clear signage and targeted enforcement during the transition period to reinforce expectations and promote compliance.

CONCLUSION

Removing designated smoking areas within regional parks will increase alignment with member municipalities, provincial parks, and public health guidance. This approach reflects declining smoking prevalence and increasing public expectations for smoke-free environments. This transition will ensure Metro Vancouver’s important natural areas continue to be protected and resilient, while supporting the health and wellbeing of residents throughout the region.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Planning Committee

From: Sinisa Vukicevic, Program Manager, Planning Analytics, Regional Planning and Housing Services

Date: March 5, 2026 Meeting Date: April 2, 2026

Subject: **Growth Projections Program (2026 – 2027) – Overview of Process and Methodology**

RECOMMENDATION
That the MVRD Board receive for information the report dated March 5, 2026, titled "Growth Projections Program (2026 – 2027) – Overview of Process and Methodology".

EXECUTIVE SUMMARY
Metro Vancouver produces annual growth projections to support long-range planning for utilities, housing, and transportation (References 1-3). This report outlines the process and methodology for the 2026–2027 Growth Projections Program, including updates that introduce small-area geographies to better support utility and infrastructure planning. These refinements will provide more precise inputs for water and liquid waste planning, Metro Vancouver's DCC program, municipal servicing strategies, and regional transportation modelling.

Each year, projections are updated to reflect demographic trends, policy changes, and inputs from member jurisdictions, following a consistent schedule aligned with Census releases, Statistics Canada updates, and federal and provincial immigration policies. Beginning in 2027, the projections program will expand to include additional small-area geographies, including detailed projections for sewage sub-catchments and nodal water supply areas, to provide more precise inputs for water and liquid waste planning, the DCC program, municipal servicing strategies, and regional transportation modelling.

Growth projections at the municipal level provide an important foundation for local and regional planning. They inform local forecasting, municipal growth management, and capital planning. The Growth Projections Program is a key service used by member jurisdictions, Metro Vancouver utilities, and TransLink to inform land-use decisions, long-range infrastructure planning, and transportation modelling. By providing consistent, evidence-based estimates of future growth the program strengthens Metro Vancouver's ability to support coordinated land use, infrastructure, and transportation planning across the region.

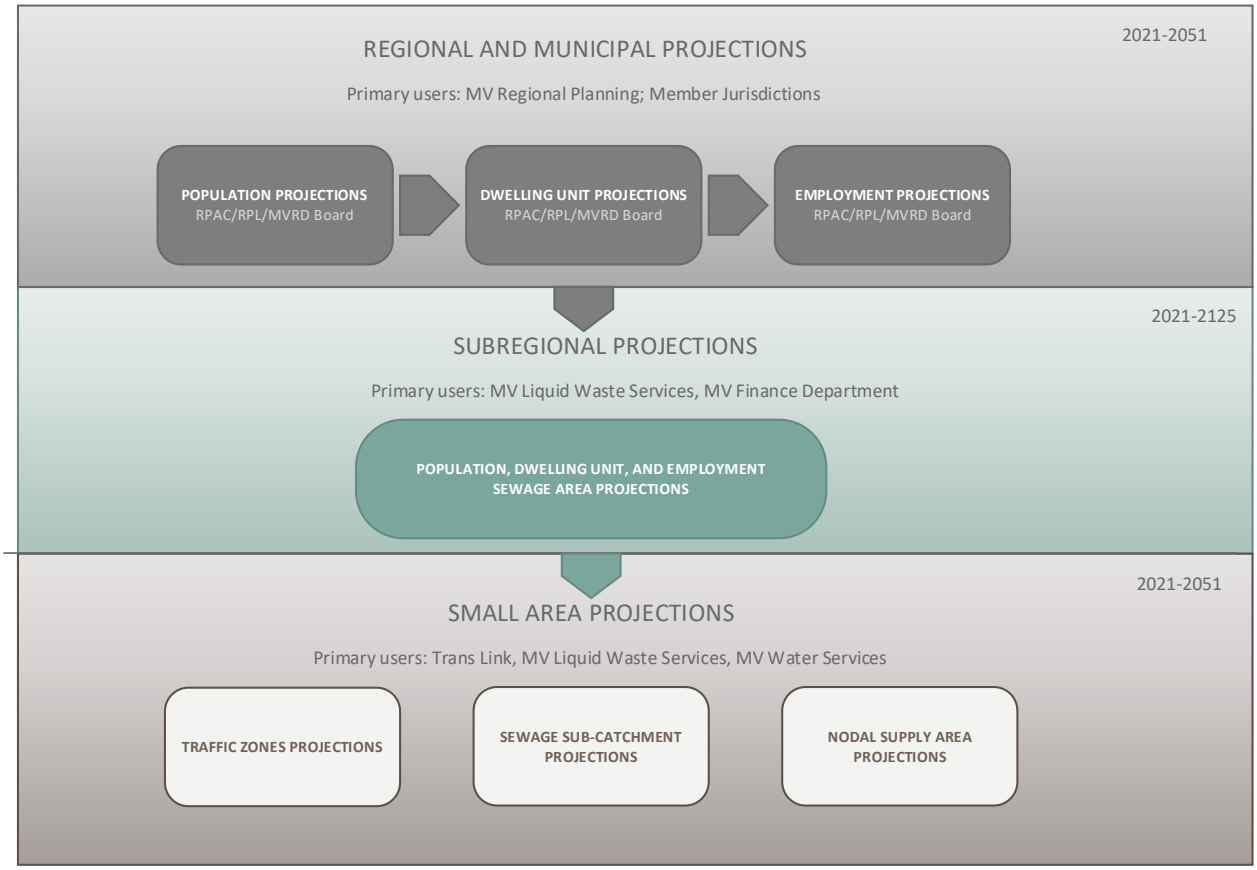
PURPOSE
To provide the Regional Planning Committee and MVRD Board with an update on Metro Vancouver's growth projections program for 2026/2027.

BACKGROUND
Regional Planning conducts annual updates to regional population projections to ensure alignment with evolving demographic trends, policy changes, and planning needs. These projections support long-range infrastructure planning across housing, utilities, transit, and land use, and are developed in collaboration with member jurisdictions and regional agencies. This report provides an overview of the entire program.

GROWTH PROJECTIONS PROGRAM 2026-2027

The 2026–2027 Growth Projections Program provides projections at several geographic levels, each designed to support different planning needs. Figure 1 illustrates how the program is structured across these levels, ranging from regional and municipal projections to detailed small-area projections and shows the planning time horizons associated with each. It also highlights the primary users of each level of projection, including member jurisdictions, Metro Vancouver utilities, and TransLink, demonstrating how the projections system is coordinated across the region.

Figure 1. Growth Projections Program Overview



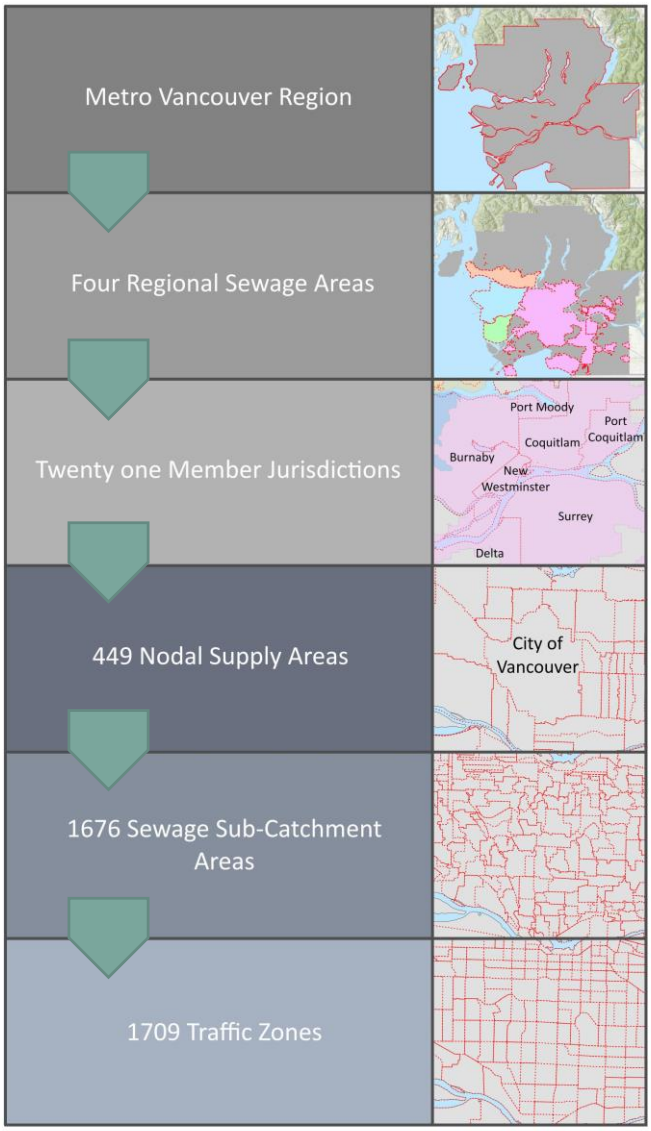
Geographies

Metro Vancouver includes 21 municipalities, one electoral area, and one treaty First Nation (Figure 2). Regional Planning prepares growth projections for all member jurisdictions over a 30-year horizon to support long-range regional and municipal planning. The projections program also covers the region's four sewerage areas, Vancouver, North Shore, Lulu, and Fraser, which provide the foundation for calculating Metro Vancouver's development cost charges.

In addition to these higher-level geographies, the region is divided into nearly 4,000 small-area geographies. These areas do not follow standard Census boundaries and sit within municipal limits. They include traffic zones, and beginning this year, newly added sewage sub-catchment areas and nodal water supply areas. These new geographic units significantly enhance the program by enabling more detailed, utility-focused projections to support Metro Vancouver's water and liquid waste infrastructure planning. Small-area projections extend over a 100-year horizon to align with long-term utility capital planning requirements.

Small-scale projections serve as critical inputs for regional systems modelling. TransLink uses traffic zone projections in its regional travel model to assess travel patterns and plan future investments. Liquid Waste Services uses sewage sub-catchment projections for sewer system modelling, while Water Services relies on nodal water supply area projections to assess future water demand and support the development of long-range water supply strategies.

Figure 2. Geographies that require long-range growth projections



Growth Projections Updates and Committee Reporting

Projections are updated annually to incorporate the latest demographic trends, policy changes, and adjustments to federal and provincial migration targets. Figure 3 outlines the timeline for the annual update cycle, beginning with model development and Census data requests, and followed by the sequential updates to population, dwelling unit, employment, and small-area projections.

Population, dwelling unit, and employment projection updates for regional and municipal geographies are brought forward to the Regional Planning Committee. The MVRD Board receives these updates for information, after which they are published on the Metro Vancouver website. More detailed projection breakdowns, such as population by age and gender, dwelling units by structure type, and employment by industry group are available to member jurisdictions upon request.

The timeline in Figure 3 also highlights when small-area projection updates occur, including the development of traffic zone projections and the new projections for sewage sub-catchment areas and nodal water supply areas.

Figure 1. Timeline for growth projections update

	MILESTONE	TIMELINE
1	Small-scale projections model development	Jan – May 2026
2	Custom Census data request for non-standard Census geographies	Jan 2026
3	Population projections update	Sept 2026
4	Sewage area projections	Sept 2026
5	Dwelling units projections	Sept 2026
6	Employment projections	Oct 2026
7	Traffic area zone projections	Dec 2026
9	Sewage sub-catchment and nodal supply areas projections	Jan 2027

Consultation Process

The level of consultation varies depending on the geographic scale of the projections. Regional and municipal projections involve the most extensive consultation with member jurisdictions, and this work is concentrated in the years immediately following the release of new Census data. These Census-based updates trigger a major review of demographic assumptions and growth patterns and therefore require a two-stage engagement process with local planning staff.

In the years between Census releases, Regional Planning continues to update projections annually using the latest information from Statistics Canada, federal and provincial immigration policy changes, and trends related to non-permanent residents and international students. While these interim updates do not involve the same level of consultation as the main Census update, significant local changes, such as new Official Community Plans, updated neighbourhood plans, or major land-use amendments are incorporated.

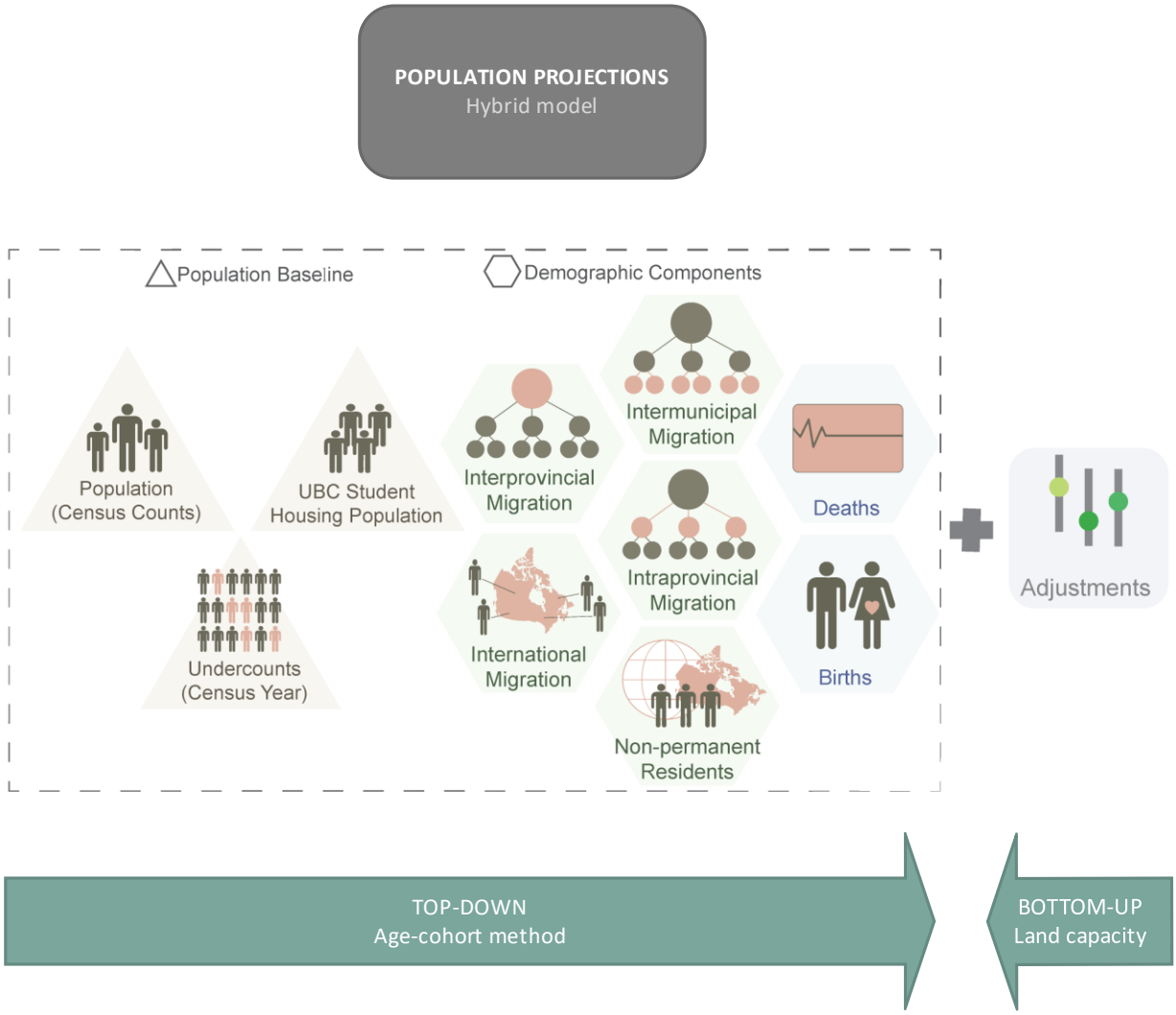
Methodology

The projection methodology varies by geographic scale. Higher-level projections, such as regional and municipal projections, are primarily driven by demographic factors, including births, deaths, and migration trends. Small-area projections, in contrast, rely more heavily on growth allocation methods informed by regional and municipal land-use policies.

Regional Planning uses the age-cohort (cohort-component) method to prepare regional and municipal projections. This top-down demographic method begins with adjusted Census data (including undercount adjustments and the UBC student housing population) and incorporates vital statistics and migration data to establish the population baseline and project future change.

To ensure the projections reflect local land-use capacity and planned development, the demographic model is supplemented with a series of bottom-up adjustment factors. These adjustments account for local area plans, zoning capacity, and anticipated redevelopment patterns. The result is a hybrid modelling approach that blends top-down demographic trends with bottom-up land-use realities, as illustrated in Figure 4.

Figure 4. Population projections method



Small-Scale Projections

Small-scale projections include traffic analysis zones, sewage sub-catchment areas, and nodal water supply areas. The baseline data for small-area projections is derived from custom Census data requests. Small-area projections must also remain consistent with higher-level projections. To ensure this alignment, staff apply a scaling method so that the sum of small-area projections corresponds with regional and municipal totals.

Historically, Regional Planning produced traffic zone projections for TransLink and member jurisdictions. Beginning this year, the program now also includes sewage sub-catchment and nodal water supply area projections to support Metro Vancouver's utility capital planning and the DCC program. The ability to produce projections at this level of detail may also support municipal utility planning and will be offered to member jurisdictions in 2027.

ALTERNATIVES

This report is for information; no alternatives are provided.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. All work related to long-range projections is undertaken in-house.

CONCLUSION

This report provides an overview of the process and methodology for Metro Vancouver's growth projections program. The process update reflects the latest demographic trends and planning information and introduces new projections for smaller geographic areas (sewage sub-catchment areas and nodal water supply areas), which enhance the program's ability to support long-range utility and infrastructure planning.

Growth projections are used by member jurisdictions, Metro Vancouver utilities, and TransLink to inform regional transportation modelling, water and liquid waste capital planning, the DCC program, and local land-use planning. By maintaining consistent, up-to-date projections across multiple geographic levels, the program continues to provide a reliable foundation for coordinated planning across the region.

REFERENCES

1. Vukicevic, S. & Czekajlo, A. (2025). *Population Projections Update* [Staff report to MVRD Board meeting on 2025, October 3]. https://metrovancouver.org/boards/GVRD/RD-2025-10-03-AGE.pdf#page=308
2. Vukicevic, S. & Czekajlo, A. (2025). *Dwelling Unit Projections Update* [Staff report to MVRD Board meeting on 2025, November 28]. https://metrovancouver.org/boards/GVRD/RD-2025-11-28-AGE.pdf#page=238
3. Vukicevic, S. (2025). *2025 Long Range Employment Projections* [Staff report to MVRD Board meeting on 2026, January 30]. https://metrovancouver.org/boards/GVRD/RD-2026-01-30-AGE.pdf#page=253

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: MVRD Board of Directors

From: Governance Committee

Date: April 9, 2026 Meeting Date: April 24, 2026

Subject: Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis

RECOMMENDATION

THAT the MVRD Board receive for information the report dated April 9, 2026, titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis."

At its April 9, 2026 meeting, the Governance Committee considered the report titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis", dated April 9, 2026 (**Attachment 1**). The Committee discussed options for potentially amending the size and structure of the GVWD and GVS&DD Boards (the Committee considered options for the MVRD and MVHC Boards in March, 2026) with the aim of improving governance effectiveness, scalability of the option into the future, how member jurisdictions are represented, broader stakeholder impacts, and how readily the options could be implemented.

The Committee discussed the pros, cons, and implications of three options:

1. Status Quo
2. Align with any changes to the structure of the MVRD Board
3. A Smaller Hybrid Board

In addition, the Committee discussed the option of Adding a Major Projects Committee to any Board Structure chosen.

The Committee was largely aligned with Option 2 for the GVS&DD and GVWD Boards – to align the size and structure of the GVS&DD and GVWD Boards with any changes made to the MVRD Board.

And, after hearing a presentation from Dana Hayden, from Hayden Consulting on best governance practices in oversight and management of major projects (**Attachment 2**), the Committee expressed interest in advancing discussions about a Major Projects Committee that has some delegated authority from the GVS&DD and GVWD Boards to take on responsibility for the largest, highest risk, highest cost utility projects, along with interest in seeing a majority of external appointed Directors along with some elected official Directors.

As a result, the Committee directed staff to bring back additional information on the implications of this option (e.g. on procurement, operations, service delivery, relationship to the existing committee and Board structure) as well as how it could be implemented (e.g. sample selection criteria for appointed Directors from other major project committees).

This matter is now before the Board for its consideration.

ATTACHMENTS

1. "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis," dated March 24, 2026.
2. Presentation re: "Capital Project Governance" Dana Hayden, Hayden Consulting.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Governance Committee

From: Heather McNell, Deputy Chief Administrative Officer, Policy and Planning

Date: March 24, 2026 Meeting Date: April 9, 2026

Subject: **Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis**

The 2025 independent Metro Vancouver Board Governance Review concluded that there is an opportunity to optimize the size and structure of the four Metro Vancouver Boards to improve governance and oversight, and to enhance decision making and risk management. Considerations of such options is a major piece of work for the Governance Committee and Boards in 2026. Earlier this year, the MVRD Board approved a *process* to consider potential changes and approved an *evaluation framework*.

The March and April Governance Committee meetings have been dedicated to discussion and evaluation of the options presented for all four of Metro Vancouver's Boards. During its March 12, 2026 meeting, the Governance Committee considered the report titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options and Analysis", dated March 6, 2026 (**Attachment 1**). The Committee discussed and deliberated the options for the Metro Vancouver Regional District (MVRD) and the Metro Vancouver Housing Corporation (MVHC) Boards.

The same report is being provided to the Committee for the April 9, 2026 meeting so that the Committee can continue its discussions focusing on the Greater Vancouver Water District (GVWD) and the Greater Vancouver Sewerage and Drainage District (GVS&DD) Boards (**Attachment 2**).

In addition to the information prepared for Committee consideration last month, the Committee will also receive a presentation by Dana Hayden of Hayden Consulting Services. Hayden completed work for the Board in 2021 subsequent to the Project Delivery Department being instituted. The resulting report titled, "Project Delivery Best Practice Response – Capital Project Governance & Stage Gate Framework" (**Attachment 3**) was one in a series of updates on implementation of best practices for capital projects at Metro Vancouver as requested by the Boards. Dana Hayden will present the earlier findings, and support the Committee's discussion about potential governance models for the utility boards.

ATTACHMENTS

1. "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis", dated March 6, 2026.
2. Presentation re: Considerations of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis.
3. "Project Delivery Best Practice Response – Capital Project Governance & Stage Gate Framework", dated May 3, 2021.

REFERENCES

1. Deloitte. (2026). "Considering Board Size and Structure for Metro Vancouver's Boards – Proposed Process", dated January 6, 2026. https://metrovancouver.org/boards/GVRD/RD-2026-01-30-AGE.pdf page#524

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2. Deloitte. (2025). *Metro Vancouver Board Governance Review.* [MVRD Board report on 2025, May 23]. https://metrovancouver.org/boards/Documents/Deloitte-MV-Board-Governance-Review-2025-05-23.pdf

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Governance Committee

From: Heather McNell, Deputy Chief Administrative Officer, Policy and Planning

Date: March 6, 2026 Meeting Date: March 12, 2026

Subject: **Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis**

RECOMMENDATION

THAT the MVRD Board receive for information the report titled "Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis", dated March 6, 2026.

EXECUTIVE SUMMARY

Metro Vancouver has four Boards of Directors, one for each of the legal entities that make up the organization - the Greater Vancouver Water District (GVWD), Greater Vancouver Sewerage and Drainage District (GVS&DD), Metro Vancouver Regional District (MVRD), and Metro Vancouver Housing Corporation (MVHC). The Boards provide strategic direction and oversight for Metro Vancouver's critical regional services to over three million people. The 2025 Metro Vancouver Board Governance Review, completed in May 2025, provided 47 recommendations for continuous governance improvement. A new Governance Committee has been guiding the implementation of recommendations, and in less than a year, Metro Vancouver has addressed and completed 20 of the 47 recommendations.

The Board Governance Review concluded that there is an opportunity to optimize the size and structure of the four Boards to improve governance and oversight, and to enhance decision making and risk management. Consideration of such options is a major piece of work for the Governance Committee and Boards in 2026. To date, the MVRD Board has approved a process to consider potential changes and considered an evaluation framework. Over the next two months options for the GVWD, GVS&DD, MVRD, and MVHC Boards will be evaluated. In March, the Governance Committee and Boards will evaluate options for improvements to the MVRD and MVHC Boards' size and structure. In April, they will evaluate options for the GVWD and GVS&DD Boards.

All options will be evaluated against the following evaluation criteria:

- Governance effectiveness
- Size / scalability
- Member jurisdiction representation and impact
- Broader stakeholder impact
- Transition readiness

For the MVRD Board, five options are provided: Status Quo; One Director per member jurisdiction; Cap Directors at three per member jurisdiction; Increase population threshold per vote to 25,000; and Increase voting divisor to seven (one Director for every 140,000 residents).

For the MVHC Board, all the options for the MVRD Board are considered, and two additional options are provided: a Hybrid Non-Profit Board (7-9 Directors comprised of a majority MVRD Board Directors + additional appointees selected based on merit), and a Fully Appointed Non-Profit Board (7-9 Directors appointed by the MVRD Board based on merit).

For the GVS&DD and GVWD Boards, all the options for the MVRD Board are considered, and two additional options are provided: Hybrid Board (9-11 Directors with majority member Elected Officials (ensure sub-regional representation) + External Appointed Directors) and Addition of a Major Projects Committee with delegated authority (Smaller Committee with majority GVS&DD / GVWD Board Directors + option of External Appointed Directors).

Engagement on options will take place throughout May and June, and in July 2026, the Governance Committee and Boards will have the opportunity to recommend and implement changes to the Board size and structure for one or more of the Metro Vancouver Boards. This would include subsequent provincial involvement if legislative change is required.

PURPOSE

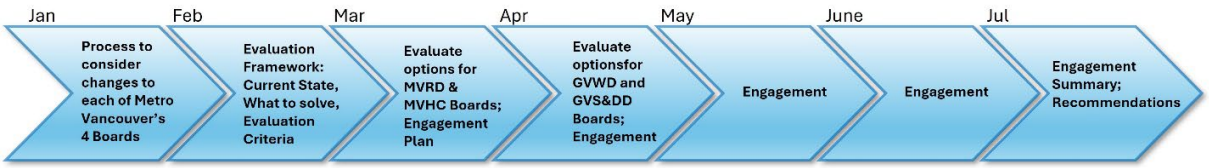
To provide information to support the Governance Committee and Boards in evaluating options to amend the size and structure of each of the four Metro Vancouver Boards. The focus for the March meeting will be on the MVRD and MVHC Boards.

BACKGROUND

At its May 23, 2025 meeting, the MVRD Board received Deloitte Canada's Metro Vancouver Board Governance Review (Reference 1). The report, commissioned to assess and enhance the effectiveness of the Boards' governance framework, included 47 recommendations for consideration, including initial recommendations on the size, structure, and composition of Metro Vancouver's Boards.

At its January 30, 2026 meeting, as part of the implementation of the 2025 Board Governance Review, the MVRD Board endorsed the process to consider the size and structure of each of Metro Vancouver's four Boards (Reference 1). At its February 27, 2026 meeting, the MVRD Board received a report from the Governance Committee establishing the evaluation framework for considering possible changes to the size and structure of each of Metro Vancouver's four Boards. This included a current state analysis, problem statements to specify the challenges any changes are intended to address, and an evaluation framework with criteria and weighting.

Figure 1. Process for Considering Possible Changes to Each of Metro Vancouver's Four Boards



During the March and April meetings, the Governance Committee will discuss size and structure options for each of the four Metro Vancouver Boards in relation to the evaluation framework. The Committee and Boards will consider options for the MVRD and MVHC Boards in March, and options for the GVS&DD and GVWD Boards in April. This work will be supported by staff, Deloitte Canada, and Dana Hayden, consultant on public, private and not for profit entities related to business and strategic planning, public policy and Board and infrastructure project governance.

Feedback from the March and April discussions will be incorporated into materials to support engagement with all Board Directors, representatives from the Province, member jurisdiction elected officials and staff, local First Nations, other agencies, and the public. A summary of engagement will be provided to the Boards to support deliberations on Board size and structure in July 2026.

In addition, options that complement Board size and structure, such as ways to improve information flow or structure meetings, are identified in this report to support improved governance with any recommended changes to Board size and structure. Out of scope of this report is consideration of any of the services that Metro Vancouver provides. These were confirmed as part of the 2025 Cost and Services Efficiency Review.

As reminder, Deloitte provided a current state analysis of Metro Vancouver's four Boards as a baseline for discussion. This is provided again to support discussion prior to consideration of each Board separately (Figure 2).

Figure 2. Deloitte Canada's Current State Analysis for Metro Vancouver's Four Boards

	Metro Vancouver Regional District (MVRD)	Greater Vancouver Water District (GVWD)	Greater Vancouver Sewerage & Drainage District (GVS&DD)	Metro Vancouver Housing Corporation (MVHC)
# of Directors	41	38	37	41
Elected	Y	Y	Y	Y
Member Jurisdictions	Full region (23)	Water-serving (20)	Wastewater/solid-waste (19)	Full region (23)
Operating Budget ($)	$133M	$450M	$926M	$62M
Capital Cash Flow ($)	$48M (Parks)	$488M	$1,027M	$207M
Information Flow	Board meeting freq: monthly Agenda load: high **Committees: 5***	Board meeting freq: monthly Agenda load: mod-high **Committees: 1***	Board meeting freq: monthly Agenda load: high **Committees: 2***	Board meeting freq: monthly Agenda load: low-mod **Committees: 1***
Decision-Making Complexity	**Moderate-High** — broad regional scope; multi-service decisions	**High** — deep technical requirements; large projects and budgets	**Very High** — deep technical requirements; largest budgets; four sewerage areas	**Low–Moderate** — focused mandate; smaller capital footprint
Transparency	Publicly available meeting agendas and minutes, and the public is allowed to attend meetings in person (except for legally closed sessions)			

***Note:** All committees are MVRD committees, but some serve the other legal entities; MVRD has **4 additional standing committees** that serve all legal entities: Performance and Audit, Mayors, Caucus of Committee Chairs and Governance

METRO VANCOUVER REGIONAL DISTRICT

The Metro Vancouver Regional District (MVRD) is governed by the *Local Government Act*. There are 27 regional districts throughout British Columbia. The Province notes that the purpose of a regional district is to take care of the region's public assets and to foster the current and future economic, social, and environmental well-being of the region. Collectively, the regional district Board is the governing body of the regional district. It has authority to make decisions through resolutions and bylaws, consistent with the purposes of the regional district. The Board is ultimately responsible for the services provided and actions taken by the regional district.

Each regional district in BC is governed by a Board consisting of a Chair and a varying number of Directors. Each electoral area has one elected Director while municipalities and Treaty First Nations' members may have one or more appointed Directors depending on size of their population. The Chair of the Board is elected from among the Directors each November and has specific responsibilities outlined in the legislation.

The number of Directors appointed is based on a proportional representation model, laid out in the *Local Government Act*, and the specifics around how population translates into Board seats and votes are included in the Letters Patent for each regional district. For Metro Vancouver, every member jurisdiction has a Director on the Board with at least one vote. Each member jurisdiction gets one vote for every 20,000 people (or fewer) in the community (voting unit). In addition, once a Director has five votes (the community reaches 100,000 residents), a second Director is added (voting divisor). The

current MVRD Board has 41 Directors from 23 member jurisdictions with a total of 145 votes. Over the next two Census periods, the size of the MVRD Board is expected to grow to over 50 Directors given the most recent population projections (49 Directors after 2026 Census and 52 after 2031 Census).

Figure 3. Current MVRD Board Voting Structure

Member Jurisdiction	Type	Population	# of Directors	Voting Strength	Voting %
Vancouver	City	662,248	7	34	23.4
Surrey	City	568,322	6	29	20.0
Burnaby	City	249,125	3	13	9.0
Richmond	City	209,937	3	11	7.6
Coquitlam	City	148,625	2	8	5.5
Township of Langley	District	132,603	2	7	4.8
Delta	City	108,455	2	6	4.1
Maple Ridge	City	90,990	1	5	3.4
District of North Vancouver	District	88,168	1	5	3.4
New Westminster	City	78,916	1	4	2.8
Port Coquitlam	City	61,498	1	4	2.8
City of North Vancouver	City	58,120	1	3	2.1
West Vancouver	District	44,122	1	3	2.1
Port Moody	City	33,535	1	2	1.4
City of Langley	City	28,963	1	2	1.4
White Rock	City	21,939	1	2	1.4
Pitt Meadows	City	19,146	1	1	0.7
Electoral Area A (incl UBC)	Electoral Area	18,612	1	1	0.7
Bowen Island	Island municipality	4,256	1	1	0.7
Anmore	Village	2,356	1	1	0.7
Tsawwassen First Nation	Treaty First Nation	2,256	1	1	0.7
Lions Bay	Village	1,390	1	1	0.7
Belcarra	Village	687	1	1	0.7
Metro Vancouver		**2,642,825**	**41**	**145**	**100.0**

Director seats are allocated by population per the Local Government Act; in weighted votes, each Director gets 1 vote per 20,000 residents (max 5 votes); 2021 Census

PROBLEM STATEMENT

As reminder, the Problem Statement for the MVRD Board identified by Deloitte Canada and input from the Governance Committee is as follows:

- Mixed response about whether current size of 41 is too large, but agreement that the growth trajectory is unsustainable
- Balancing the intent for all jurisdictions to have a voice at the table with differing expectations for collaboration for larger and smaller jurisdictions
- Public perception and reputational risk
- Board culture and decorum
- Decision making, such as the tendency to revisit controversial decisions (e.g. difference of opinion on Scope of Services or Financial Policies)
- Uneven trust that Committees have done the 'heavy lifting' to make an informed recommendation to the Boards.

EVALUATION CRITERIA

The Evaluation Criteria and associated weighting supported by the Governance Committee and received by the MVRD Board are as follows:

- Governance Effectiveness (30%)
- Size / Scalability (10%)
- Member Jurisdiction Representation and Impact (30%)
- Broader Stakeholder Impact (20%)
- Transition Readiness (10%).

SIZE AND STRUCTURE OPTIONS FOR THE MVRD BOARD
Five options for the MVRD Board are presented for discussion.

1. Status Quo (41 Board Directors)
2. One Director per member jurisdiction (23 Board Directors)
3. Cap the number of Directors at three per member jurisdiction (34 Board Directors)
4. Increase population threshold per vote to 25,000 (36 Board Directors)
5. Increase voting divisor to seven (one Director for every 140,000 residents) (34 Board Directors)

Each option will be assessed in turn below in relation to the evaluation criteria.

OPTION 1. STATUS QUO
Maintain current approach to Board size and structure where the size of the Board will increase with population growth as per a specified formula. There are currently 41 MVRD Board Directors and this will grow in proportion to population.

Evaluation Criteria	Considerations
Governance Effectiveness	• Retains established accountability between Metro Vancouver and member jurisdictions • Decision-making efficiency and oversight effectiveness may be increasingly strained by Board size • Larger Board can discourage active participation from all members
Size / Scalability	• Current size is 41 • Board size will continue to grow with population (after each census), reducing scalability • Larger Board may dilute accountability and make oversight of complex risks harder (e.g., financial, operational, reputational risks)
Member Jurisdiction Representation and Impact	• Strong jurisdictional representation is maintained • Challenge to balance intent for all jurisdictions to have a voice at the table with differing expectations for collaboration from larger and smaller jurisdictions • Voting power is concentrated in larger cities according to population with 52% of votes allocated to 16 Directors representing the three largest jurisdictions
Broader Stakeholder Impact	• Familiar accountability structure reflective of BC's regional district model • High transparency and public legitimacy • Political nature of issues and discussion can impact timely decisions and public confidence • Some external stakeholders view the large Board as less effective
Transition Readiness	• No transition required and aligned with legislation and Letters Patent • As with all options, there are ongoing opportunities within the current structure for process improvements to increase governance effectiveness

OPTION 2. ONE DIRECTOR PER MEMBER JURISDICTION

This option would see one representative from each member jurisdiction, or their designate making up the MVRD Board. There would be no change in the process for choosing the Directors. This would remain up to each jurisdiction council.

Evaluation Criteria	Considerations
Governance Effectiveness	• Could improve decision speed, manageability, and strategic focus • Clearer "who is accountable" for decisions: one designated representative per jurisdiction • Lower governance overhead (fewer Directors), improving meeting efficiency and staff support demands • Concentrates influence in a single representative per jurisdiction; will reduce breadth of perspectives and experience at the table • Majority of votes held by three Directors (replacing 16 Directors under status quo) • Largest municipalities lose multiple voices at the table
Size / Scalability	• Smaller, fixed-size Board (23) would be unaffected by population growth and remain the same as long as membership remains the same
Member Jurisdiction Representation & Impact	• Every jurisdiction maintains a seat • Weighted voting maintains proportional representation • Diversity of perspectives from within individual member jurisdictions will likely be removed, specifically impacting larger jurisdictions who currently have multiple Directors • Smaller member jurisdictions are unaffected in terms of the number of Directors
Broader Stakeholder Impact	• Accountability for decisions may be clearer with one designated representative per jurisdiction • Could improve decision timeliness • Public perception of fairness / equal representation may be affected
Transition Readiness	• Provincial legislative change required: Could amend the *Local Government Act* for Metro Vancouver only or add a provision under *Municipalities Enabling and Validating Act* (*MEVA*) • May require amendments to the MVRD Letters Patent to create consistency • Will require provincial engagement with interested parties • Likely 12-18 months (to be confirmed with Province)

OPTION 3. CAP THE NUMBER OF DIRECTORS AT 3 PER MEMBER JURISDICTION

This option would introduce a cap of three Board Directors from any one jurisdiction while maintaining the overall approach to Board composition. This would mean that jurisdictions with a population of over 300,000 residents would have a maximum of three Directors on the Board. The three Directors would retain the same proportional voting based on a vote for every 20,000 residents in the community. The impact would largely be that the cities of Vancouver and Surrey would see a reduction in the number of Directors, but no change in the number of votes.

Evaluation Criteria	Considerations
Governance Effectiveness	• Could improve decision speed, manageability, efficiency, and strategic focus with the reduced number of speakers at each Board meeting and potential for more time for discussion • Accountability remains diffused • Proportional representation maintained • Fewer Directors would modestly reduce governance overhead with more efficient meetings and reduced staff support needs
Size / Scalability	• Smaller Board (34) • Board will grow at a much slower rate with population growth compared to status quo • More consistent membership for larger member jurisdictions • Still a relatively large Board, but relatively resilient for the future • Size grows at a much slower rate with population growth compared to status quo
Member Jurisdiction Representation & Impact	• Established accountability between Metro Vancouver and member jurisdictions is largely retained • Impacts largest cities (Vancouver and Surrey) which would see a reduction in the number of Directors, but no impact on the number of votes • Larger member jurisdictions would look more similar in terms of the number of representatives at the Board: Vancouver, Surrey, Burnaby, Richmond • Smaller jurisdictions would be unaffected in terms of number of Directors
Broader Stakeholder Impact	• Public accountability would be maintained with political representation from each jurisdiction • Public perception of fairness or equal representation may be affected
Transition Readiness	• Provincial legislative change required: could amend the *Local Government Act* for Metro Vancouver only or add a provision under *MEVA* • May require amendments to the MVRD Letters Patent to create consistency • Will require provincial engagement with interested parties • Likely 12-18 months (to be confirmed with Province)

OPTION 4. INCREASE POPULATION THRESHOLD PER VOTE TO 25,000

In this option, the population threshold per vote would be increased from 20,000 to 25,000. All member jurisdictions under 25,000 would have one vote at the Board. Additional votes would be provided at 25,000 population intervals. The divisor of five per Director would remain the same, meaning that each Director would have a maximum of five votes for 125,000 residents (currently five votes for 100,000 residents). This option reduces the overall number of Board Directors.

Evaluation Criteria	Considerations
Governance Effectiveness	• Board size would be reduced without changing the overall governance framework • Decision speed, manageability, efficiency, and strategic focus could be modestly improved with the reduced number of speakers at each Board meeting and potential for more time for discussion • Fewer Directors would modestly reduce governance overhead with more efficient meetings and reduced staff support needs
Size / Scalability	• Smaller Board (36) • Board will grow at a much slower rate with population growth compared to status quo
Member Jurisdiction Representation & Impact	• Weighted voting maintains proportional representation while ensuring every jurisdiction has a seat • Concentrates accountability among fewer Directors, while maintaining proportional representation • Most of impact to be felt by larger communities with reduced number of Directors and number of votes, and communities on the threshold of an additional vote (e.g., Township of Langley, Port Moody) • Small communities that are not projected to grow rapidly are largely unaffected (e.g., Anmore, Belcarra, Bowen Island, Lions Bay, Tsawwassen First Nation) • Five jurisdictions have one fewer Director (Vancouver, Surrey, Burnaby, Richmond, Delta) • 12 jurisdictions have at least one fewer vote • Raises equity concerns
Broader Stakeholder Impact	• Public perception of fairness or equal representation may be affected • May be viewed as prioritizing efficiency over regional representation for local voices
Transition Readiness	• No legislative amendment required • A revision to the MVRD Letters Patent via provincial Order in Council or Cabinet decision • Consequential bylaw and process modifications within Metro Vancouver may be required • Shorter timeline to implement

OPTION 5. INCREASE VOTING DIVISOR TO 7 (ONE DIRECTOR PER 140,000 RESIDENTS)

This option would decrease the number of Directors on the Board by increasing the voting divisor from five to seven, increasing the number of residents represented by each Director from 100,000 to 140,000. The number of Directors is reduced while voting across jurisdictions remains the same.

Evaluation Criteria	Considerations
Governance Effectiveness	• Reduces Board size without changing the overall governance framework • Marginal efficiency gains • Decision speed, manageability, and strategic focus could be modestly improved with the reduced number of speakers at each Board meeting and potential for more time for discussion • Fewer Directors would modestly reduce governance overhead with more efficient meetings and reduced staff support needs
Size / Scalability	• Smaller Board (34) • Still a relatively large Board, but relatively resilient for the future • Size grows at a slower rate with population growth compared to status quo
Member Jurisdiction Representation & Impact	• Weighted voting maintains proportional representation while ensuring every jurisdiction has a seat • Number of Directors for larger member jurisdictions would be reduced while keeping the voting structure intact • • Member jurisdictions with populations close to the current threshold for an additional Director would be most immediately impacted • Member jurisdictions currently under 100,000 residents would not be impacted
Broader Stakeholder Impact	• Public perception of fairness or equal representation may be affected • May be viewed as prioritizing efficiency over regional representation for local voices
Transition Readiness	• Could be achieved through a revision to the MVRD Letters Patent via a provincial Order in Council / Cabinet decision; no legislative amendment required • Consequential bylaw and process modifications within Metro Vancouver may be required • Shorter timeline to implement

METRO VANCOUVER HOUSING CORPORATION

The Metro Vancouver Housing Corporation (MVHC) is incorporated under the *British Columbia Business Corporations Act* as a non-profit entity wholly owned by the Metro Vancouver Regional District (MVRD). MVHC has operated since 1974. It has a portfolio of 50 sites and provides non-market rental housing to nearly 10,000 residents. The corporation operates at no direct cost to taxpayers and is funded almost entirely through rental revenues, which account for approximately ninety-five per cent of its annual operating budget. A small number of legacy sites receive operating subsidies from BC Housing (approximately three per cent of the operating budget), with the remaining revenues generated through parking, laundry, and related sources (approximately two per cent).

Metro Vancouver Housing is growing its portfolio. Expansion is funded through operating surpluses where sites no longer have mortgages (equity), through significant partnerships with other orders of government, and from a $5/household tax levy. MVHC, as a non-profit, is eligible for grants and favourable loans from BC Housing and CMHC. MVHC is projected to grow by 50% over the next decade, with an increasingly large capital program (over $1 billion) and operational complexity, making this an ideal time to review governance to ensure it is fit for purpose.

Since October 17, 2016, the MVHC Articles have required the MVHC Board to comprise the same membership as the MVRD Board, and the business of the Board to be conducted according to the procedures established in the MVRD procedural bylaw under the *Local Government Act.* This change was made as a result of a governance review of the corporation. MVHC's governance structure is unique amongst non-profit and public sector housing delivery agencies.

Prior to 2016, the MVHC Board was comprised of 13 Directors appointed annually by the MVRD Board. Additionally, the MVHC had five officers appointed annually to the following positions: Housing Committee Chair as President, Housing Committee Vice Chair as Vice President, MVRD Corporate Officer as Secretary, MVRD Chief Financial Officer as Treasurer, and MVRD Housing Director as Director, Housing. Of the 13 MVHC Directors, 10 were also MVRD Directors and three were member jurisdiction councillors. The 2016 changes were made to align the number and identity of MVHC Directors and voting rights to the MVRD Board (and consequently, to the GVWD and GVS&DD Boards as well).

PROBLEM STATEMENT

As reminder, the Problem Statement for the MVHC Board identified by Deloitte Canada and input from the Governance Committee is as follows:

- Differing opinions about whether the current size of the Board is a problem, with some members noting that a much smaller Board may function better.
- Some expressed that broad membership from member jurisdictions is preferable.
- Some expressed that representation from all member jurisdictions is not required on a non-profit Board.
- There is an expectation of regional equity – having housing in every community.
- The mandate is that the non-profit delivers and operates affordable rental housing through partnerships in good, transit-oriented locations and is financially sustainable.
- MVHC is seen as functioning well and not requiring the same attention as other Boards.
- Strong support for MVHC's operations, growth and success.

EVALUATION CRITERIA

The Evaluation Criteria and associated weighting supported by the Governance Committee and received by the MVRD Board are as follows:

- Governance Effectiveness (30%)
- Size / Scalability (10%)
- Member Jurisdiction Representation and Impact (30%)
- Broader Stakeholder Impact (20%)
- Transition Readiness (10%).

SIZE AND STRUCTURE OPTIONS FOR THE MVHC BOARD

Four options for the MVHC Board are presented for discussion:

1. Status Quo (41 Board Directors)
2. Align with any Changes to Structure for MVRD Board (options 2 to 5 described above)
3. Smaller Hybrid Non-Profit Board (7-9 Directors comprised of a majority MVRD Board Directors + additional appointees selected on merit)
4. Fully Appointed Non-Profit Board (7-9 Directors appointed by the MVRD Board on merit).

Each of these options is assessed in turn below in relation to the evaluation criteria.

OPTION 1. STATUS QUO

This option maintains the current approach to Board size and structure where the size of the Board will increase with population growth as per a specified formula. There are currently 41 MVHC Board Directors.

Evaluation Criteria	Considerations
Governance Effectiveness	• Decision-making efficiency, timeliness, and oversight effectiveness may be increasingly strained by Board size • Changes to align with MVRD were made only ten years ago with the aim of consistent decision making and governance • Current governance model is an outlier in the non-profit and housing sector • Accountability to non-profit not necessarily linked to member jurisdictions. • Larger Board can discourage active participation from all members • 1:1 overlap with MVRD may result in less bandwidth available for MVHC oversight
Size / Scalability	• Board size = 41. Will continue to grow with population (after each census), reducing scalability • Larger Board can dilute clear accountability and make oversight of risks harder (e.g., financial, operational, and reputational risks)
Member Jurisdiction Representation & Impact	• Strong jurisdictional representation and participation is maintained • Challenge to balancing intent for all jurisdictions to have a voice at the table with differing expectations for collaboration from larger and smaller jurisdictions

	• Voting power is concentrated in larger cities according to population with 52% of votes allocated to 16 Directors representing the three largest jurisdictions
Broader Stakeholder Impact	• High transparency and public legitimacy • Political nature of issues and discussion can impact public confidence and timely decisions • External stakeholders may view a very large Board as less effective and efficient • Unique structure of a large MVHC Board and public meetings pose alignment issues with funders and programs designed for other non-profits
Transition Readiness	• No transition required; aligned with existing legislation, MVHC Articles and internal Metro Vancouver processes and practices • As with all options, there are ongoing opportunities within the current structure for process improvements to increase governance effectiveness

OPTION 2. ALIGN WITH ANY CHANGES TO STRUCTURE OF MVRD BOARD
With this option, MVHC follows the size and composition recommended for the MVRD Board, which may be any of the options considered in the previous section: status quo, one Director per member jurisdiction, cap the number of Directors at 3 per member jurisdiction, increase the population threshold per vote to 25,000, or increase the voting divisor to 7.

Evaluation Criteria	**Considerations**
Governance Effectiveness	• Governance effectiveness considerations reflected in the evaluation of each of the options for MVRD above would apply to the MVHC Board as well. Additional considerations specific to MVHC: • Simplicity from having same governance model as MVRD • Changes to align with MVRD were made only ten years ago with the aim of consistent decision making and governance • Not aligned with governance best practice for non-profits • Accountability to non-profit not necessarily linked to member jurisdictions • 1:1 overlap with MVRD may result in less bandwidth available for MVHC oversight
Size / Scalability	• Size and scalability considerations are reflected in the evaluation of each of the options above with no additional considerations specific to MVHC
Member Jurisdiction Representation & Impact	• Member jurisdiction representation and impact considerations are reflected in the evaluation of each of the options above with no additional considerations specific to MVHC

Broader Stakeholder Impact	• Broader stakeholder impact considerations are reflected in the evaluation of each of the options above Additional considerations specific to MVHC: • Political and public nature of issues and discussion can impact public confidence and timely decisions • External stakeholders and funders primarily working with non-profit housing providers may view a large, political Board as less nimble and less effective • Unique structure of a large MVHC Board poses alignment issues with funders and programs designed for other non-profits
Transition Readiness	• Since pursuant to MVHC Articles, MVHC Board composition and business are aligned with MVRD Board composition and MVRD procedural bylaw under the *Local Government Act*, revisions to MVRD Board and procedures will automatically apply to MVHC.

OPTION 3. SMALLER HYBRID NON-PROFIT BOARD

This option would create a new Board structure with 7-9 Directors, the majority being chosen from among MVRD Board Directors (four to five) plus additional external housing sector Directors (three to four) appointed by the MVRD Board either annually or for a four-year term. The current Board Standing Committee (Housing Committee) would be eliminated.

Evaluation Criteria	Considerations
Governance Effectiveness	• Additional professional and/or Board expertise (housing, finance, non-profit, development) could be added to support decision-making and to advance MVHC mandate • Smaller and more nimble structure could speed up decision-making in time-sensitive scenarios, including accelerating development and property acquisitions and partnerships • Potential for greater direct involvement and oversight from the Board • With smaller Board, would eliminate the need for a Board Standing Committee, creating efficiencies and better information flow for decision making
Size / Scalability	• Board size = 7-9 Directors. Smaller and future changes to the Board size would be guided by the needs of MVHC's mandate rather than population growth
Member Jurisdiction Representation & Impact	• Some regional representation can be maintained as part of Board selection criteria • Maintains accountability and connection to MVRD, with political representation on the Board

	• Some member jurisdictions may feel more disconnected from decision making and Metro Vancouver Housing
Broader Stakeholder Impact	• External expertise can be added to support development and operational goals, in-line with other housing-sector organizations, potentially improving partnerships and tenant experience • Potential perception of reduced transparency and accountability compared to other options with broad regional representation • Consistent with many other publicly held non-profit housing corporations (such as Toronto Community Housing, Calgary Housing, and Ottawa Community Housing)
Transition Readiness	• Revision to Board structure could be done quickly, via MVRD Board resolution and administrative filing with the BC Registry Services • Development of associated new and modified MVHC processes and procedures, such as determining member participation, criteria for/ identifying suitable independent Directors, and MVHC-specific Board procedures, would require more time

OPTION 4. FULLY APPOINTED NON-PROFIT BOARD
This option would create a new and much smaller Board structure with 7-9 Directors appointed by the MVRD Board for a set term (e.g. four years), with no political representation on the MVHC Board. It would be a return to the structure prior to 2016 to align with other non-profit housing providers. The change in 2016 was made to align with the other three Metro Vancouver Board structures.

Evaluation Criteria	**Considerations**
Governance Effectiveness	• All MVHC Board members would be selected by MVRD Board based on expertise (which could include housing, finance, non-profit, development, governance, lived experience, etc.) to support decision-making and advance MVHC mandate • Smaller and more nimble structure which could speed decision-making in time-sensitive scenarios, including accelerating development and property acquisitions and partnerships • May add challenges for timing and streamlining of Board meetings • Aligns with non-profit sector governance best practices
Size and Scalability	• Board size = 7-9 Directors. Remains unaffected by population growth
Member Jurisdiction Representation & Impact	• Accountability to MVRD as shareholder would be maintained through annual general meeting and annual or quarterly reports to MVRD • Shifts accountability and control from elected officials to appointed Directors, reducing member representation, control, and oversight

	• Member jurisdictions may feel disconnected from MVHC overall and is decision making in particular
Broader Stakeholder Impact	• Added external expertise could support development and operational goals • Potential to accelerate partnerships for faster delivery of capital projects • Potential perception of reduced transparency • Aligns MVHC Board with other comparable organizations, structure aligns with funding program expectations
Transition Readiness	• Revision to Board structure could be done relatively quickly, via MVRD Board resolution and administrative filing with the BC Registry Services • Development of associated new and modified MVHC processes and procedures, such as determining criteria for identifying suitable independent Directors, and MVHC-specific Board procedures, would require more time • Relationship to MVRD Centralized Services to be determined (e.g. legal, procurement, finance, etc.)

GREATER VANCOUVER WATER DISTRICT

Metro Vancouver provides clean, safe drinking water to residents and businesses through the member jurisdictions of the Greater Vancouver Water District (GVWD). This includes acquiring and maintaining water supply, as well as treating, testing, and delivering drinking water through a system of water supply areas, dams, treatment facilities, reservoirs, pump stations, and water mains. Metro Vancouver's source water supply is stored in three main reservoirs and three supplemental alpine reservoirs. The water comes from rainfall and snowmelt within three major water supply areas: Capilano, Seymour, and Coquitlam. These water supply areas cover about 60,000 hectares of protected land, which is closed to the public to safeguard the high quality of the source water.

Metro Vancouver is responsible for:

- Managing and protecting the water supply areas
- Storing, treating, and ensuring the quality of drinking water to meet provincial *Drinking Water Protection Ac*t and federal Guidelines for Canadian Drinking Water Quality regulatory requirements
- Transmission of drinking water directly to member jurisdictions
- Upgrading, maintaining, and expanding our system
- Planning for future supply and demand

The GVWD is governed by the *Greater Vancouver Water District Act* (established in 1926).

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Metro Vancouver provides reliable, cost-effective wastewater treatment that protects public health and the environment. This includes planning for the long-term resilience and sustainability of regional liquid waste and drainage systems. Metro Vancouver receives wastewater from municipal systems and carries it to one of five wastewater treatment plants, where it is treated and tested before being released into the Fraser River, Burrard Inlet, or Georgia Strait. This combined regional and municipal infrastructure includes over 15,000 km of sewers and processes over one billion litres of wastewater every day.

Metro Vancouver is responsible for:

- Operating a system that collects and treats wastewater
- Testing and environmental monitoring
- Developing and enforcing regulations to protect the wastewater system and the environment
- Issuing permits to industry and collecting fees associated with bylaws
- Recovering resources within the regional wastewater system, including heat, energy, and biosolids
- Planning for the future and building regional infrastructure

Under the GVS&DD, Metro Vancouver is also responsible for waste reduction and recycling planning for the region. Metro Vancouver also operates a series of solid waste facilities serving residents and businesses across the region. Metro Vancouver's solid waste and air quality regulatory frameworks support enterprises advancing zero waste and the circular economy and protecting the environment.

Metro Vancouver is responsible for:

- Operating solid waste facilities in the region that focus on recycling and reuse
- Disposing of all remaining waste in landfill, after material recycling and energy recovery
- Implementing bylaws and regulations to better manage waste within our system, improve recycling, and protect public health and the environment
- Protecting the receiving environment (air, land, and water)
- Seeking technologies that recover and recycle materials and recover energy

The GVS&DD is governed by the *Greater Vancouver Sewerage and Drainage District Act* (established in 1914 and re-incorporated in 1956).

RECENT CHANGES TO IMPROVE GOVERNANCE AND OVERSIGHT OF LARGE CAPITAL PROJECTS

Metro Vancouver has undertaken extensive continuous improvement measures to enhance the oversight of major capital projects. Several of these measures were informed by recommendations from KPMG following a review of Metro Vancouver's major capital project management in early 2020. This included the formation of the Project Delivery Department to be responsible for the delivery of the highest value, risk and consequence capital projects and act as a centre of project delivery expertise focusing on regulatory strategy, project and portfolio management, quality management, and project controls to ensure enhanced risk, schedule, and budget management.

The Project Delivery Department has led the development, implementation, and continuous improvement of a Corporate Stage Gate Framework and Project Management Framework including a suite of standards and templates, training and knowledge transfer programs, internal professional practice auditing, and advanced in-house digitalization and dashboarding for projects. The Department has also enhanced oversight of the organization's largest projects through formal stage gate reviews with Expert Advisory Panels, Committees and Boards, expanded use of Technical Review Boards, and increased progress and status reporting of the portfolio of highest value, risk and consequence projects to Regional Engineering Advisory Committee, Standing Committees, Boards, and the public.

PROBLEM STATEMENT
As reminder, the Problem Statement for the GVS&DD and GVWD Boards identified by Deloitte Canada and input from the Governance Committee is as follows:

For both Utility Boards:

- Differing opinions about whether the current size of the Board is a problem, but general agreement that the trajectory of growth of the Boards is unsustainable
- Duplication of work between Committee and Board, as well as some members expressing that as they were not part of a Committee discussion, where 'all the heavy lifting' is done, they feel less equipped when making decisions at the Board.
- Need for more trust at the Board
- Bringing expertise to the Board is not about having a private Board but rather utilizing and trusting the tools available to support Board decision making including: strong professional staff and expertise; strong project management controls including the cost estimating framework (independent estimates); stage gate process; and independent expert panels on large projects.

- For the GVS&DD, four sewerage areas and resulting equity and funding issues are a source of conflict and challenge (cost allocation with Tiers for both non-growth- and growth-related projects)
- For the GVWD, it was acknowledged that the funding model supports good governance without the challenges faced by separate GVS&DD sewerage areas

EVALUATION CRITERIA
The Evaluation Criteria and associated weighting supported by the Governance Committee and received by the MVRD Board are as follows:

- Governance Effectiveness (30%)
- Size / Scalability (10%)
- Member Jurisdiction Representation and Impact (30%)
- Broader Stakeholder Impact (20%)
- Transition Readiness (10%)

SIZE AND STRUCTURE OPTIONS FOR THE GVS&DD and GVWD BOARDS
Four options for the GVS&DD and GVWD Boards are presented for discussion.

1. Status Quo (38 GVWD Board Directors and 37 GVS&DD Board Directors, growing in proportion to population increases).
2. Align with recommended structure for MVRD Board (options 2 to 5 described above)
3. Smaller Hybrid Board (9-11 Directors blend of utility member MVRD Board Directors plus external appointed Directors selected on merit
4. Add Major Projects Committee (with or without delegated authority) to any Board Structure (smaller Committee with a blend of GVS&DD / GVWD Board Directors + external appointed Directors)

Each option will be assessed in turn below in relation to the evaluation criteria.

OPTION 1. STATUS QUO

Maintain current approach to Board size and structure where the size of the Board will increase with population growth as per a specified formula. There are currently 38 GVWD Board Directors and 37 GVS&DD Board Directors.

Evaluation Criteria	Considerations
Governance Effectiveness	• Decision-making efficiency and oversight effectiveness may be increasingly strained by Board size • Larger Board can discourage active participation from all members • 85% of Metro Vancouver's Budget / Five Year Financial Plan lies with these two highly technical and complex utilities • Potential gaps in subject matter expertise for complex issues, such those related to major projects • Stage Gate Process, Project Management Framework, Expert Advisory Panels and Project Technical Review Boards in place for due diligence and to support Board decision making
Size / Scalability	• Board size = 37/38. Continues to grow with population, reducing scalability • Larger Board can dilute clear accountability and make oversight of risks harder (e.g., financial, operational, and reputational risks)
Member Jurisdiction Representation & Impact	• Strong jurisdictional representation and participation is maintained • Increasingly disproportionate and unwieldy as population grows • Challenge to balancing intent for all jurisdictions to have a voice at the table with differing expectations for collaboration from larger and smaller jurisdictions • Voting power concentrated in larger cities according to population
Broader Stakeholder Impact	• High transparency and public legitimacy • Political nature of issues and discussion can impact public confidence and timely decisions • External stakeholders may view a very large Board as less effective
Transition Readiness	• No transition required, aligned with existing legislation and practices • As with all options, there are ongoing opportunities for process improvements to increase governance effectiveness

OPTION 2. ALIGN WITH STRUCTURE OF MVRD BOARD

With this option, the GVWD and GVS&DD Boards align with the recommended structure for the MVRD Board – accounting for variation in representation by utility areas – which may be any of the options considered in the previous section: status quo, one Director per member jurisdiction, cap the number of Directors at 3 per member jurisdiction, increase the population threshold per vote to 25,000, or increase the voting divisor to 7.

Evaluation Criteria	Considerations

Governance Effectiveness	• Governance effectiveness considerations reflected in the evaluation of each of the options for MVRD above would apply to the utility Boards as well
	• Additional considerations specific to the utility Boards:
	  • Simplicity in having same governance model as MVRD
	  • Not aligned with some other large utility governance models
	  • 85% of Metro Vancouver's Budget / Five Year Financial Plan lies with these two highly technical and complex utilities
	  • Potential gaps in subject matter expertise for complex issues, such those related to major projects
	  • Stage Gate Process, Project Management Framework, Expert Advisory Panels and Project Technical Review Boards in place for due diligence and to support Board decision making

Size / Scalability	• Size and scalability considerations reflected in the evaluation of each of the options above for MVRD above and would apply to the utility Boards as well with no additional considerations specific to the utility Boards
Member Jurisdiction Representation & Impact	• Member jurisdiction representation and impact considerations are reflected in the evaluation of each of the options for MVRD above and would apply to the utility Boards as well with no additional considerations specific to the utility Boards
Broader Stakeholder Impact	• Broader stakeholder impact considerations are reflected in the evaluation of each of the options for MVRD above and would apply to the utility Boards as well with no additional considerations specific to the utility Boards • External stakeholders may view a very large Board as less effective
Transition Readiness	• *GVWD* and *GVS&DD Acts* reflect and depend on the MVRD governance model under the *LGA* to determine the composition of the utility Boards • No legislative changes to the utility legislation would therefore be required to implement changes made to MVRD Board composition under the *Local Government Act*

OPTION 3. HYBRID BOARD

This option would see the creation of a new, smaller Board structure for both the GVS&DD and GVWD with 9-11 Directors on each Board. It would be a blend of MVRD Directors who are members of the utility in question (Sub-regional representation could be a requirement in selecting Directors) plus external Directors appointed by the MVRD Board (members of the utility in question) for a set term (e.g. four years).

Evaluation Criteria	Considerations
Governance Effectiveness	• Inclusion of independent Directors may encourage regional perspective over member jurisdiction interests • Potential for improvements in decision-making efficiency with smaller, purpose-built Board, combining technical expertise with a political lens • Direct involvement of independent expertise to support decision making, including anticipation and mitigation of challenges and issues • Risks moving Board focus into operational vs governance matters • Loss of experience / expertise and risk of large directional shifts as member Directors change over time • Lower diversity of member jurisdiction voices
Size / Scalability	• Board size = 9-11 Directors. Smaller Board size remains fixed in the future and unaffected by population growth
Member Jurisdiction Representation & Impact	• Some regional representation can be maintained as part of Board selection criteria • Some jurisdictions may feel more distant from decision-making and perceive a lack of representation
Broader Stakeholder Impact	• May receive support as better aligned with other large utilities
Transition Readiness	• Legislative changes to the *GVWD* and *GVS&DD Acts* would be required • Will require provincial engagement with interested parties /stakeholders • Additional consequential bylaw and process modifications within Metro Vancouver may be required, including the process for determining member participation over time. • Likely 18 to 24 months (to be confirmed by Province)

OPTION 4. ADD A MAJOR PROJECTS COMMITTEE (WITH OR WITHOUT DELEGATED AUTHORITY)
This option is available *irrespective of the Board structure chosen*. It could be added to the current Board structure for both the GVS&DD and GVWD or be utilized with any option that aligns with any changs to the MVRD Board.

For clarity, in May 2021, this option was recommended as part of the Capital Project Governance Practices Review. Committee members have asked for a summary of that review. The Review was undertaken just after the establishment of the Project Delivery Department.

It included:

- Review of capital project delivery challenges and best practice response (KPMG)
- Addition of Capital Project Cost Estimating Framework
- Addition of external expert advisor panel for highest value, risk, and consequence projects
- Benchmarking review of six North American jurisdictions on how they governed and managed their capital projects (Hayden Consulting)
- Set of recommendations regarding clearly defined objectives, robust project oversight, clear roles, responsibilities and authorities, effective risk management and rigorous project reporting and communication (Hayden Consulting)
- Adoption of Stage Gate Framework and Capital Project Governance Framework

These project management best practices have largely been implemented by Metro Vancouver.

There are a variety of ways that the Boards could implement a Major Projects Committee. It could:

a) Be a Standing Committee of the GVS&DD and GVWD Boards with regular reporting to those Boards for decision making;
b) Have delegated authority to have oversight over some or all of the highest value, risk, and consequence projects; and/or
c) Have a mix of GVS&DD / GVWD Board Directors and external, appointed Directors.

Evaluation Criteria	Considerations
Governance Effectiveness	• Additional independent expertise aligned with scope, scale, and complexity of major projects could support decision making, including anticipation and mitigation of challenges and issues • Clear and concentrated scope of responsibility and efficient decision making with delegated authority for project oversight
Size / Scalability	• Smaller Committee of 9-11 members and no future growth impacts
Member Jurisdiction Representation & Impact	• Reporting for information to the larger GVS&DD Board would be required on a regular cadence to retain connection and accountability to all member jurisdictions • Some jurisdictions may feel more distant from decision making on major projects

Broader Stakeholder Impact	• Likely to improve public understanding and confidence in utility governance over major projects • Additional independent expertise may improve confidence in decisions by public and other external stakeholders • Delegated authority may create perceptions of lack of representation when significant or controversial decisions are made
Transition Readiness	• GVS&DD and GVWD Boards are able to strike a Committee with delegated authority via a 2/3 weighted vote • Relatively short implementation timeline • Would require establishment of selection criteria, clear parameters for delegated authority, and means to remunerate External Committee members

ADDITIONAL CONSIDERATIONS COMPLEMENTARY TO BOARD SIZE AND STRUCTURE THAT COULD IMPROVE GOVERNANCE

The current structure and timing of monthly Board meetings is to hold up to eight Board meetings on the last Friday of every month. The intent is to minimize the number of times Board Directors come to Board meetings, and to bring all Metro Vancouver business into one agenda package for comprehensiveness and transparency.

One option for consideration is to hold multiple Board meetings per month to support smaller agenda packages where more consideration and time can be given to issues on the agenda. For example, if two Board meetings were held per month, it could be structured so that utility Boards are held on the second Friday of the month and MVRD and MVHC Boards are held on the last Friday of the month. Standing committees could be scheduled accordingly, or other modifications could be made, like a Committee of the Whole for both Water and Liquid Waste to further improve information flow and decision making. Once the Governance Committee and Boards have addressed size and structure, staff can look at additional changes and streamlining to support improved governance.

ALTERNATIVES

This report is provided for information, and therefore no alternatives are presented.

However, to prepare for engagement on Board size and structure options over the months of May and June, staff will be capturing the Committee conversation and any preferences or feedback on options to inform both a cover report to the Boards, and to inform the development of engagement materials.

FINANCIAL IMPLICATIONS

There are no financial implications to reviewing the Boards' size and structure options as all activities can be accomplished within the MVRD Board approved 2026 budget. Eventually, if changes are made to any of the Board's size or structure, there may be associated financial implications.

OTHER IMPLICATIONS

A separate report on the agenda provides an overview of planned engagement on this issue. Feedback from Board Directors, the Province, member jurisdictions, local First Nations, other agencies, and the public will be reported out to the Governance Committee and Boards in July.

CONCLUSION

Following recommendations from the independent 2025 Metro Vancouver Board Governance Review, changes to the size and structure of Metro Vancouver's four Boards to improve governance and to enhance decision making and risk management are being evaluated. First, in March, options for improvements to the MVRD and MVHC Boards' size and structure will be considered, and then in April, for the GVWD and GVS&DD Boards. Feedback from these discussions will be incorporated into engagement materials. In May and June, there will be opportunities for engagement on the options by Board Directors, the Province, member jurisdictions, First Nations other agencies and the public, and a final summary of feedback will be presented to the Boards as part of their deliberations in July.

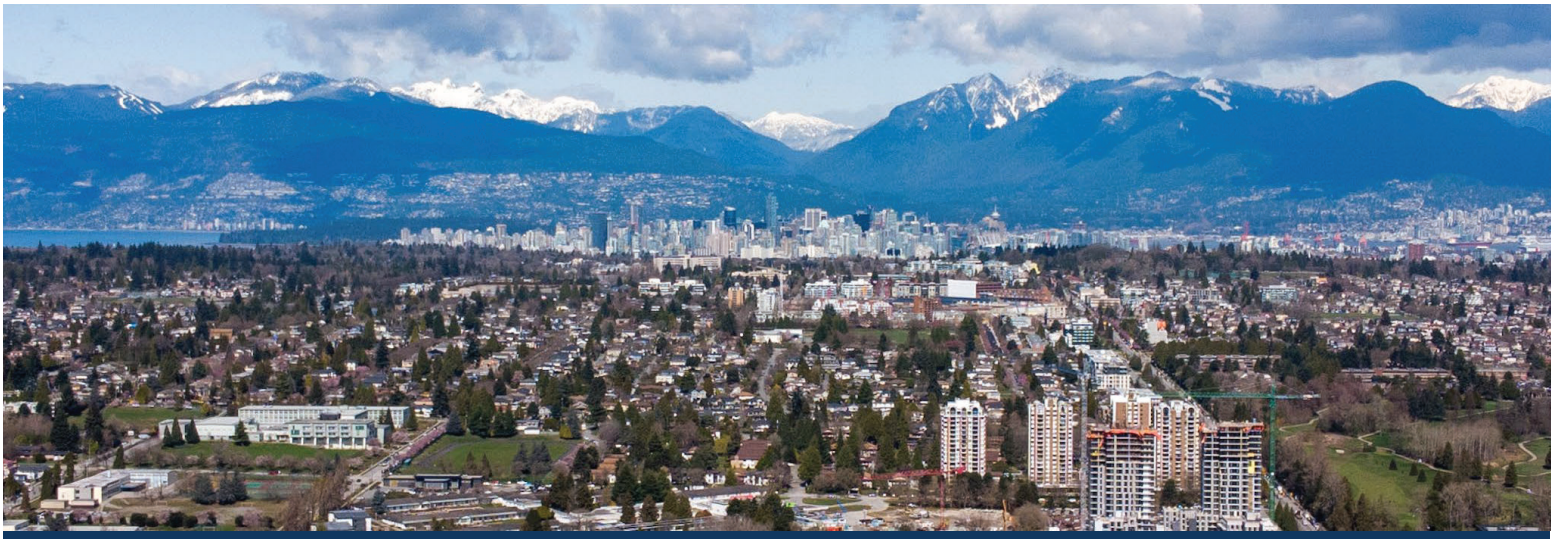
ATTACHMENTS

1. ~~Presentation re: Considerations of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis.~~

REFERENCES

1. Deloitte. (2026). "Considering Board Size and Structure for Metro Vancouver's Boards – Proposed Process", dated January 6, 2026. https://metrovancouver.org/boards/GVRD/RD-2026-01-30-AGE.pdf page#524
2. Deloitte. (2025). *Metro Vancouver Board Governance Review.* [MVRD Board report on 2025, May 23]. https://metrovancouver.org/boards/Documents/Deloitte-MV-Board-Governance-Review-2025-05-23.pdf

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Consideration of Changes to the Size and Structure of each of Metro Vancouver's Four Boards of Directors: Options Analysis

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Deputy CAO, Policy and Planning

Metro Vancouver Governance Committee Meeting: April 9, 2026
Orbit Link: Add when archiving presentation to Orbit

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Meeting Objectives

- Evaluate options to potentially amend the size and structure of each of the four Metro Vancouver Boards.
- The focus for the April meeting will be on the GVWD and GVS&DD Boards.
- The intent of the meeting is not to select a recommended option for each Board.
- From today's discussion, staff will identify themes, priorities and feedback, which will be provided to the Board at the end of the month.
- Feedback will inform engagement materials, with opportunities for public, stakeholder and Board input in May and June.



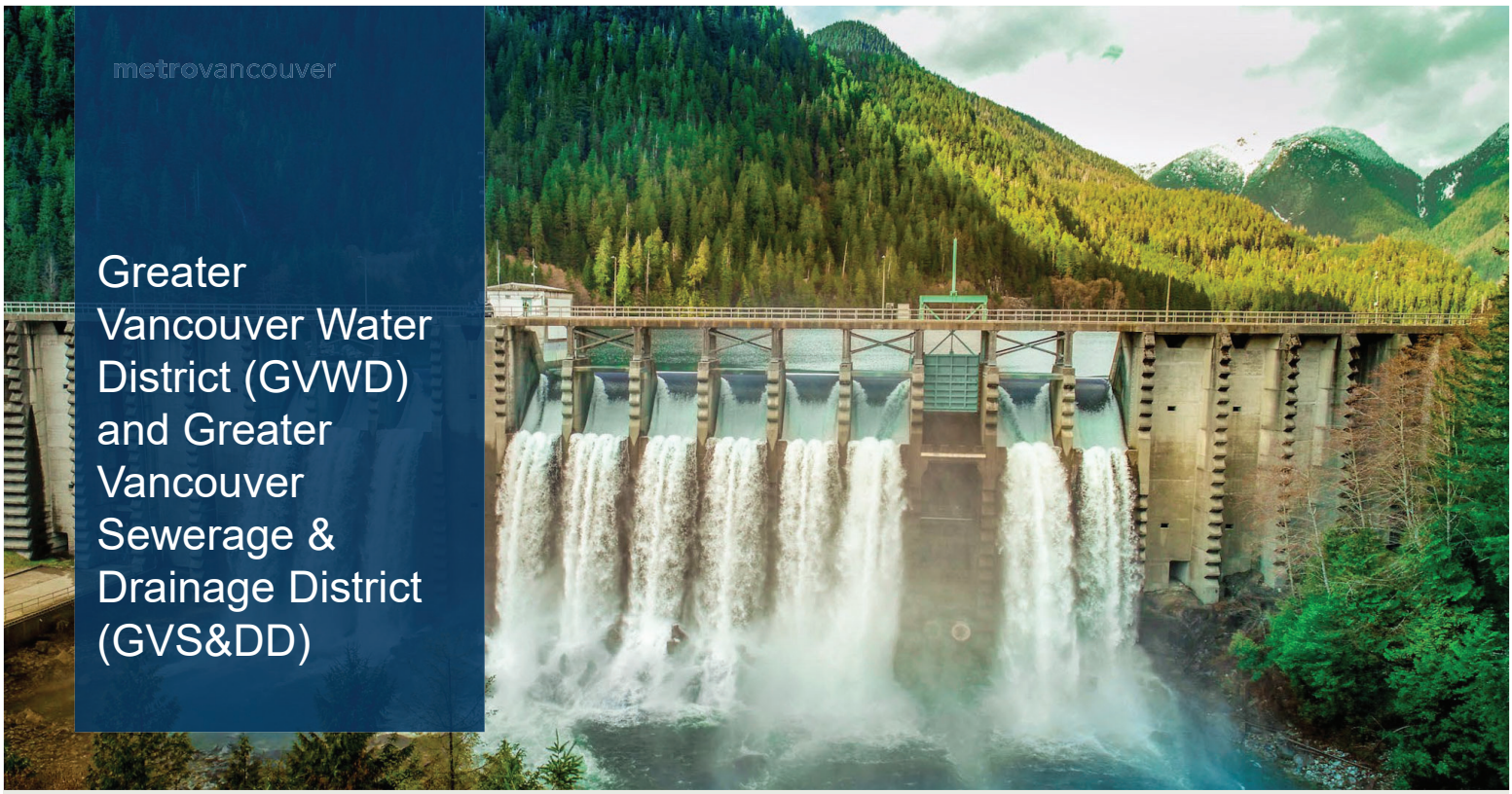
CURRENT STATE OF THE FOUR BOARDS: SIMILARITIES AND DIFFERENCES

	Metro Vancouver Regional District (MVRD)	Greater Vancouver Water District (GVWD)	Greater Vancouver Sewerage & Drainage District (GVS&DD)	Metro Vancouver Housing Corporation (MVHC)
# of Directors	41	38	37	41
Elected	Y	Y	Y	Y
Member Jurisdictions	Full region (23)	Water-serving (20)	Wastewater/solid-waste (19)	Full region (23)
Operating Budget ($)	$133M	$450M	$926M	$62M
Capital Cash Flow ($)	$48M (Parks)	$488M	$1,027M	$207M
Information Flow*	Board meeting freq: monthly Agenda load: high	Board meeting freq: monthly Agenda load: mod-high	Board meeting freq: monthly Agenda load: high	Board meeting freq: monthly Agenda load: low-mod
Decision-Making Complexity	**Moderate-High** — broad regional scope; multi-service decisions	**High** — deep technical requirements; large projects and budgets	**Very High** — deep technical requirements; largest budgets; four sewerage areas	**Low–Moderate** — focused mandate; smaller capital footprint
Transparency	Publicly available meeting agendas and minutes, and the public is allowed to attend meetings in person (except for legally closed sessions)			

***Note:** There are currently 15 Metro Vancouver Standing Committees addressing various topics, including a few that provide broader oversight in areas such as Performance and Audit, Mayors, Caucus of Committee Chairs and Governance

EVALUATION CRITERIA

Criterion	Considerations	Weighting
Governance Effectiveness	• Improved decision-making efficiency & effectiveness • Trusted oversight, collaboration, and strategic alignment • Operates effectively without unnecessary structural or administrative burden • Effectively identify and respond to risks • Reinforce clear decision-making accountability	30%
Size / Scalability	• Board size and scalability align with mandate and complexity	10%
Member Jurisdiction Representation and Impact	• Member jurisdiction representation for services provided • Fairness and equity; Support the broader provision of regional services • Proportional representation of the population served	30%
Broader Stakeholder Impact	• Support the broader provision of regional services to the public • Accountability and transparency; Public trust and expectations	20%
Transition Readiness	• Readiness and ease of implementation • Requirement to adjust enabling legislation. Timing and ease of legal structure change and impacts on funding, programs and projects • Impact on bylaws, policies, board meeting logistics, remuneration and other operational practicalities	10%



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GVWD and GVS&DD Board Problem Statement

- Differing opinions about whether the current size of the Boards is a problem, but general agreement that the trajectory of growth of the Boards is unsustainable
- Duplication of work between Committee and Board, as well as some members expressing that as they were not part of a Committee discussion, where 'all the heavy lifting' is done, they feel less equipped when making decisions at the Board.
- Need for more trust at the Board
- Bringing expertise to the Board is not about having a private Board but rather utilizing and trusting the tools available to support Board decision making including: strong professional staff and expertise; strong project management controls including the cost estimating framework (independent estimates); stage gate process; and independent expert panels on large projects.
- For the GVS&DD, four sewerage areas and resulting equity and funding issues are a source of conflict and challenge (cost allocation with Tiers for both non-growth- and growth-related projects)
- For the GVWD, it was acknowledged that the funding model supports good governance without the challenges faced by separate GVS&DD sewerage areas

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GVWD/GVS&DD Board Options

4 potential options

Option 1: Status Quo

- Current Board size and structure
- Board of 38 Directors (GVWD) and 37 Directors (GVS&DD)

Option 2: Align with Structure of MVRD Board

- Align with the option selected by the MVRD Board (2-5)
- Board will have between 23 and 36 Directors depending which option is selected

Option 3: Smaller Hybrid Board

- Smaller Hybrid Board with 9 to11 Directors
- Blend of utility member MVRD Board Directors plus external appointed Directors selected on merit

Option 4: Add Major Projects Committee to any Board Structure

- With or without delegated authority
- Smaller Committee with a blend of GVS&DD / GVWD Board Directors + external appointed Directors

GVWD / GVS&DD Option 1: Status Quo

Evaluation Criteria	Considerations	Evaluation
Governance Effectiveness	• Decision-making efficiency and oversight effectiveness increasingly strained by Board size • Larger Board can discourage active participation from all members • 85% of Metro Vancouver's Budget / Five Year Financial Plan lies with these two highly technical and complex utilities • Potential gaps in subject matter expertise for complex issues, e.g. for major projects • Stage Gate Process, Project Management Framework, Expert Advisory Panels and Project Technical Review Boards in place for due diligence and to support Board decision making	**X of 30**
Size / Scalability	• Board size = 37/38. Continues to grow with population, reducing scalability • Larger Board can dilute clear accountability and make oversight of risks harder (e.g., financial, operational, and reputational risks)	**X of 10**
Member Jurisdiction Representation & Impact	• Strong jurisdictional representation and participation is maintained • Increasingly disproportionate and unwieldy as population grows • Challenge to balancing intent for all jurisdictions to have a voice at the table with differing expectations for collaboration from larger and smaller jurisdictions • Voting power concentrated in larger cities according to population	**X of 30**
Broader Stakeholder Impact	• High transparency and public legitimacy • Political nature of issues and discussion can impact public confidence and timely decisions • External stakeholders may view a very large Board as less effective	**X of 20**
Transition Readiness	• No transition required, aligned with existing legislation and practices • As with all options, there are ongoing opportunities for process improvements to increase governance effectiveness	**X of 10**

GVWD / GVS&DD Option 2: Align with any changes to size and composition for MVRD Board

With this option, GVWD/GVS&DD follow the size and composition recommended for the MVRD Board, which may be any of the options considered in the previous section:

- status quo, one Director per member jurisdiction
- cap the number of Directors at 3 per member jurisdiction
- increase the population threshold per vote to 25,000
- increase the voting divisor to 7

GVWD / GVS&DD Option 2: Align with any changes to size and composition for MVRD

Evaluation Criteria	Considerations	Evaluation

Governance Effectiveness	• Governance effectiveness considerations reflected in the evaluation of each of the options for MVRD above would apply to the utility Boards as well
	• Additional considerations specific to the utility Boards:
	  • Simplicity in having same governance model as MVRD
	  • Not aligned with some other large utility governance models
	  • 85% of Metro Vancouver's Budget / Five Year Financial Plan lies with these two highly technical and complex utilities
	  • Potential gaps in subject matter expertise for complex issues (e.g. major projects)
	  • Stage Gate Process, Project Management Framework, Expert Advisory Panels and Project Technical Review Boards in place for due diligence and to support Board decision making
		X of 30

Size / Scalability	• Size and scalability considerations reflected in the evaluation of each of the options above for MVRD above and would apply to the utility Boards as well with no additional considerations specific to the utility Boards	**X of 10**
Member Jurisdiction Representation & Impact	• Member jurisdiction representation and impact considerations are reflected in the evaluation of each of the options for MVRD above and would apply to the utility Boards as well with no additional considerations specific to the utility Boards	**X of 30**
Broader Stakeholder Impact	• Broader stakeholder impacts that apply to MVRD would apply to the utility Boards as well with no additional considerations specific to the utility Boards • External stakeholders may view a very large Board as less effective	**X of 20**
Transition Readiness	• *GVWD* and *GVS&DD Acts* reflect and depend on the MVRD governance model under the *LGA* to determine the composition of the utility Boards • No legislative changes to the utility legislation would therefore be required to implement changes made to MVRD Board composition under the *Local Government Act*	**X of 10**

GVWD / GVS&DD Option 3: Smaller Hybrid Board

New, smaller Board structure for both the GVS&DD and GVWD with 9 to 11 Directors on each Board.

Blend of MVRD Directors who are members of the utility in question (Sub-regional representation could be a requirement in selecting Directors) plus external Directors appointed by the MVRD Board (members of the utility in question) for a set term (e.g. four years).

GVWD / GVS&DD Option 3: Smaller Hybrid Utility Boards

Evaluation Criteria	Considerations	Evaluation
Governance Effectiveness	• Inclusion of independent Directors may encourage regional perspective over member jurisdiction interests • Potential for improvements in decision-making efficiency with smaller, purpose-built Board, combining technical expertise with a political lens • Direct involvement of independent expertise to support decision making, including anticipation and mitigation of challenges and issues • Risks moving Board focus into operational vs governance matters • Loss of experience / expertise and risk of large directional shifts as member Directors change over time • Lower diversity of member jurisdiction voices	**X of 30**
Size / Scalability	• Board size = 9-11 Directors. Smaller Board size remains fixed in the future and unaffected by population growth	**X of 10**
Member Jurisdiction Representation & Impact	• Some regional representation can be maintained as part of Board selection criteria • Some jurisdictions may feel more distant from decision-making and perceive a lack of representation	**X of 30**
Broader Stakeholder Impact	• May receive support as better aligned with other large utilities	**X of 20**
Transition Readiness	• Legislative changes to the *GVWD* and *GVS&DD Acts* would be required • Will require provincial engagement with interested parties /stakeholders • Additional consequential bylaw and process modifications within Metro Vancouver may be required, including the process for determining member participation over time. • Likely 18 to 24 months (to be confirmed by Province)	**X of 10**

GVWD / GVS&DD Option 4: Add a Major Projects Committee

This option is available regardless of the Board structure chosen. It could be added to the current Board structure for both the GVS&DD and GVWD or be utilized with any option that aligns with changes to the MVRD Board.

Scalable option. The Board / Chair could add:

a) A committee of existing Boards reporting to the GVS&DD and GVWD Boards;

b) A committee with delegated authority from the two Boards fully responsible for the largest, highest cost, highest risk projects; and/or

c) External appointed Directors selected on merit for set term to either a) or b)

GVWD / GVS&DD Option 4: Add a Major Projects Committee

Evaluation Criteria	Considerations	Evaluation
Governance Effectiveness	• Additional independent expertise aligned with scope, scale, and complexity of major projects could support decision making, including anticipation and mitigation of challenges and issues • Clear and concentrated scope of responsibility and efficient decision making with delegated authority for project oversight	**X of 30**
Size / Scalability	• Smaller Committee of 9 to 11 members and no future growth impacts	**X of 10**
Member Jurisdiction Representation & Impact	• Reporting for information to the larger GVS&DD and GVWD Boards would be required on a regular cadence to retain connection and accountability to member jurisdictions • Some jurisdictions may feel more distant from decision making on major projects	**X of 30**
Broader Stakeholder Impact	• Likely to improve public understanding / confidence in utility governance for major projects • Additional independent expertise may improve confidence in decisions by public and other external stakeholders • Delegated authority may create perceptions of lack of representation when significant or controversial decisions are made	**X of 20**
Transition Readiness	• GVS&DD and GVWD Boards are able to strike a Committee with *delegated authority* via a 2/3 weighted vote • Relatively short implementation timeline • Would require establishment of selection criteria, clear parameters for delegated authority, and means to remunerate External Committee members	**X of 10**

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Next Steps

- Staff will summarize today's discussion, identify themes, priorities and feedback, and this will be provided to the Boards at the end of the month.
- Today's discussion will help inform the development of engagement materials to be used in May & June.
- In July 2026, the Governance Committee and Boards will have the opportunity to recommend changes to the Board size and structure for one or more of the Metro Vancouver Boards.



Discussion

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

5.3

To: Finance & Intergovernment Committee

From: Cheryl Nelms, General Manager, Project Delivery

Date: May 3, 2021 Meeting Date: May 12, 2021

Subject: **Project Delivery Best Practice Response – Capital Project Governance & Stage Gate Framework**

RECOMMENDATION

That the MVRD Board receive for information the report dated May 3, 2021 titled "Project Delivery Best Practice Response – Capital Project Governance & Stage Gate Framework."

EXECUTIVE SUMMARY

Metro Vancouver is implementing best practices related to governance and oversight on capital projects. A key deliverable is to implement a formalized stage gate framework, with the goal of supporting the Metro Vancouver Board and Committees in achieving greater insight and clarity into highest value, risk and consequence projects, including more consistent information with which to make decisions over the lifecycle of a project. A stage gate is a point in time where the governing body makes go/no-go decisions at defined points throughout the project lifecycle. The implementation of stage gates as a key measure to improve project governance is based on a KPMG review of Metro Vancouver project delivery practices and a review of governance practices and stage gate frameworks used by other jurisdictions.

PURPOSE

This report is the fifth in a series of updates on implementation of best practices for capital projects at Metro Vancouver as requested by the Board. It is focused on improvement areas related to project oversight and governance following an interjurisdictional review of practices by organizations delivering large capital programs and the introduction of a stage gate process for key decision points over the lifecycle of capital projects.

BACKGROUND

In the fall of 2019, the Board expressed interest in undertaking a review of Metro Vancouver's capital project delivery practices in order to ensure value for our residents. Since the formation of the Project Delivery Department in February 2020, Metro Vancouver has been conducting a high level review of practices related to project delivery. This work started with a review by an independent consultant (KPMG) and continues to progress with input from external advisors who bring expertise in reviewing, overseeing and constructing multibillion dollar projects.

These reviews are critical to responding to the complex challenges presented by the unprecedented scale of Metro Vancouver's capital projects, the layers of complexity, and market influences. The reviews have identified opportunities for improvement within the areas of leadership, governance, commercial practices, stakeholder engagement, and technical knowledge.

Updates on best practice framework to the Metro Vancouver Board to date have included:

- April 15, 2020 – KPMG review of capital project delivery challenges and best practice response.

- October 2, 2020 – Progress update on activities undertaken by the Project Delivery Department.
- November 18, 2020 – Capital project cost estimating best practices introduced.
- February 10, 2021 – Governance update and draft terms of reference for an external expert advisors panel for highest value, risk, consequence projects.

This fifth update to the Board provides information on project governance and oversight in other jurisdictions and the introduction to a stage gate process for Metro Vancouver. The annual budget and contract approval process is currently being used as a surrogate for a stage gate process in the organization and there are limited guidelines for staff to standardize information presented to the Board for decision making on highest value, risk, consequence projects. The intent of this work is to draw upon inter-jurisdictional best practices for the governance of highest value, risk, consequence projects to improve the processes and information provided for decision making by the Board using current approval mechanisms.

KEY TAKEAWAYS FROM CAPITAL PROJECT GOVERNANCE PRACTICES REVIEW

From December 2020 to February 2021, six North American jurisdictions were interviewed to learn how they governed and managed their capital projects. Jurisdictions were chosen by Metro Vancouver based on the size and complexity of their water and wastewater capital programs. The jurisdictions were: Toronto, Victoria Capital Regional District, San Francisco, Halifax, District of Columbia (Washington, DC), and Edmonton.

The comparator jurisdictions employ a broad range of governance frameworks to operate and manage water and wastewater (and in some cases other) utilities and related capital projects. At one end of the spectrum, Toronto manages and operates its utilities and capital projects internally. At the other end of the spectrum, Edmonton has privatized the ownership and operation of their water and wastewater utilities and the delivery of capital projects required to support it.

Table 1: Capital Project Governance Practices

Toronto	Capital Regional District	San Francisco	Halifax	DC	Edmonton
In-house city management	Project board for core area wastewater treatment project	Independent commission	Crown corporation	Multi-state independent authority	Privatized

Elements of good capital project governance[1]

A rigorous governance framework guides capital project owners in effective decision making and lays the groundwork for project success. Project owners who implement robust governance practices that are specifically designed to meet the demands of the capital project delivery process are the ones most likely to achieve their cost, schedule, performance, and quality goals. Good capital project governance generally has the following characteristics:

1. Clearly defined objectives
2. Robust project oversight

[1] Informed by: PWC: Successful capital project delivery: The art and science of effective governance

3. Clear roles, responsibilities, and authorities
4. Effective risk management
5. Rigorous project reporting and communication

The five criteria above were used to evaluate the maturity of project governance for successful project delivery.

GOVERNANCE PRACTICE REVIEW RECOMMENDATIONS FOR MV

The review of governance practices across these various jurisdictions has resulted in the following recommendations with respect to highest value, risk, consequence capital project governance at Metro Vancouver.

Clearly Defined Objectives

- Identify and recommend clear project objectives and associated performance targets for capital projects for endorsement by the Board. These objectives should include cost, scope, schedule, and potentially other objectives that the Board wants to achieve through its projects.
- Collect data to track and measure project progress against performance targets.

Robust Project Oversight

- Establish an expert project oversight group with the skills and experience required to effectively oversee projects.
- Consider using project outcomes to manage projects instead of relatively low value dollar approval limits and contract approvals.
- Formalize a process for the Board to review highest value, risk, consequence projects at stage gates with the benefit of input from an expert project oversight board.

Clear Roles, Responsibilities, and Authorities

- Continue with implementation of a centralized project management organization for highest value, risk, consequence capital projects. The core responsibilities of this group should be to:
    - Develop a clear project charter to define roles and responsibilities and authorities for efficient management and decision making;
    - Develop standardized processes, procedures, tools, and methodologies for managing and monitoring projects and for progress reporting;
    - Define KPIs and targets for projects;
    - Define project management oversight and support needs;
    - Recommend and assist with implementation of specific project management processes, procedures, and tools for individual projects;
    - Provide project management and contract administrative support through advice or through dedicated or shared staff; and,
    - Develop a database for key project information and lessons learned to improve future delivery practices.
- Operations and maintenance groups that identify the need for a project should work together with the capital construction group throughout the project lifecycle, including when seeking approvals where changes in requirements or performance metrics occur.

Effective Risk Management

- Focus attention early in the development of any capital project on assessing risks associated with construction and other project risks, and develop plans to continually assess, monitor and mitigate them should they arise.

- Evaluate a range of forms of construction contracts for projects to allocate risk and incentivize innovation and ensure the team has the skills and experience to manage the contract models being used.

Rigorous Project Reporting and Communication

- Ensure there are clear project success criteria in place that are reported against.
- Implement an external oversight group and have project managers present their results to them.
- Develop a consistent project and progress reporting structure that is reviewed at each level of oversight using the same data.

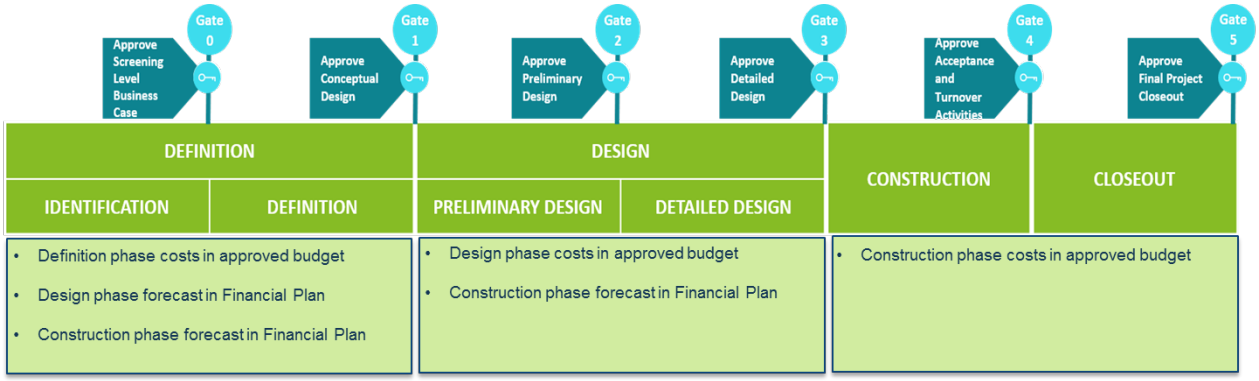
Each of these recommendations is now being planned for and/or implemented. Those recommendations that affect the way the MV Board oversees projects will be brought forward for the Board's consideration. One of these is that the MV Board should review highest value, risk, consequence projects at stage gates with the benefit of input from an expert advisors panel.

STAGE GATE FRAMEWORK AND CAPITAL PROJECT GOVERNANCE

To continue to improve project delivery across Metro Vancouver's portfolio of highest value, risk, consequence capital projects in line with the findings identified above, a project management framework will be developed that will provide the overarching foundation for the planning and delivery of highest value, risk, consequence capital projects. The project management framework will consist of processes, systems, and controls, anchored in project management best practices. A cornerstone element of this project management framework will be a formalized stage gate process for highest value, risk, consequence projects which can then be scaled for other projects across the organization.

As outlined in the attached white paper, a stage gate process provides decision makers with the opportunity to make informed decisions at key points through the entire project lifecycle.

Figure 1: Indicative Stage Gate Process



The stage gate process is used to determine whether a project is situated to meet objectives and therefore continues to warrant investment. When a decision is made to proceed to the next phase, the project team is authorized to spend the funds that were allotted for the next set of planned work activities. Stage gate reviews provide key communication opportunities as projects move through the project lifecycle. They also provide a formal means of controlling project risk, monitoring scope changes, and maintaining stakeholder interest. These reviews are also a means of ensuring implementation of standardized project management processes.

Metro Vancouver's current approach uses the annual budget and contract approval processes as a surrogate for stage gating. This report introduces the implementation of a formalized stage gate process to improve consistency and provide guidance to staff for checks and balances across the life cycle of a project. In addition, the new process will ensure that communication and decision making for the highest value, risk, consequence projects are not limited to the annual budget and contract approval processes.

The following are the lenses that are used to assess the information provided during the stage gate reviews.

- Alignment with organizational strategic goals
- Structure of the project/program
- Value proposition
- Risk mitigation plan
- Organizational implementation capacity
- Impact/ outcome measurement

At stage gate reviews, the project will either be endorsed to proceed for budget approval of the next stage/phase, terminated, or required to reconsider/revise all or part of the current stage/phase.

A stage gate process can be applied to all projects regardless of their classification (scale, risk, and complexity). How it is applied, the level of documentation, and the composition of decision makers are all scalable. Many organizations assess projects based on risk and complexity in addition to the project budget (scale) to determine the level of project governance and oversight required. The Project Management Office will be developing a project classification approach to determine which projects are considered highest value, risk, consequence projects in the organization.

Next Steps for Implementing the Stage Gate Process
The Project Delivery department is developing and implementing a stage gate process for highest value, risk, consequence capital projects that fall under the oversight of the Finance and Intergovernment Committee. An external expert advisors panel will provide input for the consideration of the Finance and Intergovernment Committee's at stage gates for highest value, risk, consequence capital projects. Upcoming projects that are coming to Finance and Intergovernment Committee for stage gate reviews include: Iona Wastewater Treatment Plant Project Definition; Coquitlam Water Supply Project Definition; and construction for Langley Wastewater Treatment Plant Project.

ALTERNATIVES
No alternatives are provided. This is an information report.

FINANCIAL IMPLICATIONS
There are no specific financial implications from this report.

CONCLUSION
This report is the fifth in a series of updates on implementation of best practices for capital projects at Metro Vancouver as requested by the Board. In order to support the Metro Vancouver Board and Committees in achieving greater insight and clarity into highest value, risk, consequence projects, including more consistent information with which to make decisions over the lifecycle of the project. Formalizing a stage gate process for Metro Vancouver and implementing it across the organization

will significantly improve the effectiveness of decision making and likelihood of success for capital projects for the organization. Processes under development will be consistent with best practices across other similar jurisdictions delivering large capital programs.

Attachments

1. "Capital Project Governance Practices in Selected Jurisdictions and Recommendations for Metro Vancouver", dated February 2021 by Dana Hayden *(Doc# 44611172)*
2. White paper "How a stage gate process enables informed decision making", dated March 2021 by Catherine Ella *(Doc# 44553865)*

44553967

Attachment 1

HAYDEN CONSULTING SERVICES

February 2021

Capital Project Governance Practices in Selected Jurisdictions and Recommendations for Metro Vancouver

Background

The purpose of this report is to provide information about practices evident in a selection of other jurisdictions related to their project management of major capital projects and programs.

During December 2020 to February 2021, Cheryl Nelms and Dana Hayden interviewed 6 North American jurisdictions learn how they governed and managed their capital projects. Jurisdictions were chosen by Metro Vancouver (MV) based on the size and complexity of their water and wastewater capital programs. The jurisdictions were: Toronto, Victoria Capital Regional District, San Francisco, Halifax, District of Columbia and Edmonton.

Appendix A provides a summary of information obtained from each jurisdiction. Appendix B includes questions that were provided in advance to representatives of these jurisdictions to consider prior to zoom meetings with their executive representatives.

Discussion

The jurisdictions examined employ a broad range of governance frameworks to operate and manage water and wastewater (and in some cases other) services and related capital projects. The jurisdictions interviewed and the models they utilize are:

B.C.'s Capital Regional District – Project Board for core area wastewater treatment project
Halifax – Crown corporation
District of Columbia Water – Multi-state independent authority
San Francisco - Independent Commission
Edmonton – privatized
Toronto – in-house city management

Elements of good capital project governance[1]

A rigorous governance framework guides capital project owners in effective decision making and lays the groundwork for project success. Project owners who implement robust governance practices that are specifically designed to meet the demands of the capital project delivery process are the ones most likely to achieve their cost, schedule, performance and quality goals. Good capital project governance generally has the following characteristics:

1. **Clearly defined objectives**
   Clear project definition through Key Performance Indicators (KPIs) and targets, including cost and schedule estimates and anticipated project scope but potentially also other performance measures such as employment, safety, carbon reduction, impacts on ratepayers, indigenous partnerships etc.

2. **Robust project oversight**
   Clearly understanding the performance of projects against a range of measures such as cost, schedule, and quality at every stage in a project's life cycle is vital to project success. Independent and unbiased expert perspectives assist in anticipating and managing issues that arise during a project.

3. **Clear roles, responsibilities and authorities**
   Having clear roles and authorities for those involved in the planning and development of projects leads to better project management. Planning and construction should be informed by end users so that transition to operations is smooth.

4. **Effective risk management**
   Project owners need to account for the unique risks that each project presents and have plans in place to manage them. An important part of risk management is the implementation of a contract framework that is best suited to those risks and to have staff with the experience to manage them.

5. **Rigorous project reporting and communication**
   To effectively communicate about and report on the status of projects, organizations need common sources of information and a standard set of key performance indicators that align with project and corporate goals.

"In our experience advising on the planning and execution of capital projects across multiple industries, project owners who implement robust governance practices that are specifically designed to meet the demands of the capital project delivery process are the ones most likely to achieve their cost, schedule, and performance and quality goals."[2]

[1] Informed by: PWC: Successful capital project delivery: The art and science of effective governance

[2] Daryl Walcroft, US Capital Projects & Infrastructure Leader, PWC

The 5 governance practices noted above were considered in the context of the jurisdictions interviewed and are summarized in Appendix A.

Key Themes and Recommendations for MV

Criterion 1: Clearly Defined Objectives

The success of a project is as closely tied to thorough project definition as it is to execution quality. Clear project performance definition in terms of cost, scope and schedule but also other performance measures such as employment, safety, carbon reduction, impacts on ratepayers, indigenous partnerships etc. inform all stakeholders about what the owner considers important for success. Without sufficient definition, post-contract changes will likely proliferate, introducing further complexities into project delivery.

Key Themes from our review

- The more that governance is delegated to project or fiduciary Boards the greater the likelihood that clear project performance measures and targets are established.
- When the role of oversight is delegated to a project or fiduciary Board it requires & enables the establishment of clear project deliverables to provide clarity on what the board is expected to achieve.
- The more outsourced governance is the less likely that “social” objectives are established and tracked.
- In many jurisdictions, performance objectives are identified but no targets have been set for them so it’s very difficult to know if the objectives have or have not been met.
- In several jurisdictions the data to report on performance measures beyond scope, schedule and cost are not available or collected making consistent and meaningful tracking against them impossible.

Recommendations for MV

- MV staff should develop and recommend clear project objectives and associated performance targets for its capital projects for endorsement by the MV Board. These objectives should include cost, scope and schedule, and potentially other objectives that the MV Board wants to achieve through its projects.
- MV staff should collect data to track and measure project progress against performance targets.

Criterion 2: Robust Project Oversight

Clearly understanding the performance of projects against a range of measures such as cost, schedule, and quality at every stage in a project’s life cycle is vital to project success. Having a

clear line of sight into project performance at each stage in a project's life cycle requires time and the application of appropriate skills and experience to provide oversight.

An important component of oversight is the anticipation of, and potential mitigation of challenges and issues. This may include construction issues such as geotechnical challenges, unforeseen soil contamination, regulatory approvals etc., and also issues that may not specifically be related to construction such as misalignment of objectives between contractors and the project owner, stakeholder challenges, and/or natural and uncontrollable challenges such as earthquakes and pandemics.

Independent and unbiased expert perspectives that address very complex and challenging issues faced over the life cycle of the project and that assist in anticipating and managing issues that arise during a project results in improved project outcomes.

Key themes from our review

- In most jurisdictions elected officials with a broad range of accountabilities had neither the time or the subject matter expertise to provide effective oversight of complex capital projects or programs.
- Elected officials in most jurisdictions have delegated their oversight role to individuals that have skills and experience to understand the implications of construction project performance as they proceed. Different jurisdictions have delegated more or less of the elected officials' oversight role.
- The more independent the oversight is, the greater the use of subject matter experts.
- Where capital project oversight is performed by elected officials, controls based on dollar value of contracts or variance against approved budget are commonly used as a surrogate for project management oversight.
- Using cost and contract approvals as project management tools tends to lead to inefficient allocation of capital.
- All jurisdictions where cost and contract approvals were used as the oversight checkpoint were planning to change associated policies and processes due to its inefficiency.
- The greater the delegation of responsibilities the less likelihood that political interests and/or issues influence project decisions.
- Those jurisdictions implementing the greatest rigor all use a stage gate process to review the progress of projects.

Recommendations for MV

- MV should put in place a project oversight board that has the expertise required to effectively oversee projects.
- MV should consider using project outcomes to manage projects instead of relatively low value dollar approval limits and contract approvals.

- MV should formalize a process for the MV Board to review major projects at stage gates with the benefit of input from an expert project oversight board.

Criterion 3: Clear Roles, Responsibilities and Authorities

A good governance framework enables project owners to clearly articulate the roles and responsibilities for decision making and accountabilities (who is responsible for doing what) using tools such as project charters or governance authority matrices. Because large capital projects often have multiple stakeholders, it is crucial to assign, define, and communicate all players' roles and responsibilities. Clarity on this front helps to avoid redundant control functions or gaps in important management tasks among various groups within the organization. Involving end users (operations group) in the design and development of projects ensures that the end project meets operational needs.

Key themes from our review

- Clarity in roles and responsibilities (Project charter) benefits capital project development regardless of the governance model.
- Many jurisdictions did not have standard processes, procedures or tools to manage and report on progress.
- In jurisdictions where responsibility for capital construction is separate from operations the relationship between the two is often strained and results in complications related to project scope, cost, and schedule and relationships with project stakeholders.
- Operations groups that identify the need for a project need to participate throughout the project life cycle, working together with the capital construction group, including seeking approvals where changes in requirements or performance metrics occur.

Recommendations for MV

- MV should continue with its implementation of a centralized project management organization for its major capital projects. The core responsibilities of this group should be to:
  - Develop a clear project charter to define roles and responsibilities and authorities for efficient management and decision making;
  - Develop standardized processes, procedures, tools, and methodologies for managing and monitoring projects and for progress reporting;
  - Define KPIs and targets for projects;
  - Recommend and assist with implementation of specific project management processes, procedures, and tools for individual projects;
  - Provide project management and contract administrative support through advice or through dedicated or shared staff; and,
  - Develop a database for key project information and lessons learned to improve future delivery practices.

- MV's Operations groups that identify the need for a project should work together with the capital construction group throughout the project lifecycle, including when seeking approvals where changes in requirements or performance metrics occur.

Criterion 4: Effective Risk Management

Capital project owners typically appoint contractors to design and deliver their projects, and many contract out the project's day-to-day construction management. Many assume that once the contracts are in place the contractor will execute the project as planned. This assumption can be dangerous.

From the outset of project planning, project owners should take into account the level of in-house resources and their technical and commercial skill set to monitor and direct performance. They also need to account for the unique risks that each project presents, and ensure they implement a contract framework best suited to those risks and have staff with experience in the contract management approach selected.

When private sector firms bid on public construction contracts they effectively "price" those risks and include the cost of managing them into their bids. Effective contracting strategies allocate risk to the party that is most able to deal with it so that projects can be implemented at the best cost. Different contracting models (e.g. Design-Build, Design-Bid-Build, Construction Management, Design-Build-Finance, Design-Build-Finance-Operate, etc.) provide the opportunity to allocate risks to the party best able to manage them and to incent innovation.

Good governance helps ensure that incentives connect directly to valid corporate objectives and drives out any elements that do not. In addition, contract terms should carefully articulate the contractor's responsibilities to establish, maintain, and report on defined performance metrics and specify the owner's rights to access and audit the underlying project information.

Key themes from our review

- Most jurisdictions focus on construction related risks only.
- Construction risks are used to determine contingency funding levels, but it's unclear whether they are explicitly used to define the types of construction contracts used.
- Several jurisdictions utilize a variety of construction contracts.
- Where external construction and governance related expertise is employed there is a greater level of confidence in forecast budgets and contingency.
- Unless there is rigor in allocating costs to risks and "retiring" risks when the likelihood of them is over construction staff have a tendency to "hide" unused contingency funds to avoid having to request additional funding for their projects.

Recommendations for MV

- MV should focus attention early in the development of any capital project on assessing risks associated with construction and other project risks and develop plans to address them should they arise.
- MV should evaluate a range of forms of construction contracts for its projects to allocate risk and incent innovation and ensure it has the skills and experience to manage the contract models it uses.

Criterion 5: Rigorous Project Reporting and Communication

A lack of defined performance metrics, and untimely or infrequent communication between project owners, contractors and stakeholders can increase project costs and cause delays.

Contract documents should clearly define expectations regarding the nature, frequency, and level of detail to be included in progress reports to the owner. Real-time and complete information regarding the status of the project's performance allows good project management decisions and allows the owner to take actions to mitigate risks. Similarly, current and complete information on potential and pending changes to work allows the owner to make appropriate decisions regarding the scope of work and related commercial issues.

To effectively communicate about and report on the status of projects, organizations need common sources of information and a standard set of key performance indicators that align with project and corporate goals. Once reports are developed, members of the project team and leadership team need to discuss them and agree on next steps. In addition, project status reports across the company should report the same type of information in the same format and from the same databases.

Key themes from our review

- Where the governance structure requires project managers to present project progress against defined criteria to experts not involved in their project there is more rigour in how those projects are managed (reinforces accountability), less instance of cost overruns and other contractual issues.
- Project progress reporting was identified by each jurisdiction as critical but most jurisdictions did not have systems or tools in place for 'smart' enterprise reporting.
- Project data management was identified as important for costing future projects.

Recommendations for MV

- MV should ensure there are clear project success criteria in place that are reported against.
- MV should implement an external oversight group and have project managers present their results to them.

- MV should develop a consistent project and progress reporting structure that is reviewed at each level of oversight using the same data.

Conclusion

The jurisdictions reviewed employ a range of governance models, practices and procedures to implement capital projects. To improve MV's governance model to better reflect good project governance criteria identified for successful capital project implementation, the following actions are recommended.

Summary of Recommendations to Strengthen MV Capital Project Governance

Clearly Defined Objectives

- MV staff should develop and recommend clear project objectives and associated performance targets for its capital projects for endorsement by the MV Board. These objectives should include cost, scope and schedule, and potentially other objectives that the MV Board wants to achieve through its projects.
- MV staff should collect data to track and measure project progress against performance targets.

Robust Project Oversight

- MV should put in place a project oversight board that has the expertise required to effectively oversee projects
- MV should consider using project outcomes to manage projects instead of relatively low value dollar approval limits and contract approvals.
- MV should formalize a process for the MV Board to review major projects at stage gates with the benefit of input from an expert project oversight board.

Clear Roles, Responsibilities and Authorities

- MV should continue with its implementation of a centralized project management organization for its major capital projects. The core responsibilities of this group should be to:
  - Develop a clear project charter to define roles and responsibilities and authorities for efficient management and decision making;
  - Develop standardized processes, procedures, tools, and methodologies for managing and monitoring projects and for progress reporting;
  - Define KPIs and targets for projects;
  - Define project management oversight and support needs;
  - Recommend and assist with implementation of specific project management processes, procedures, and tools for individual projects;
  - Provide project management and contract administrative support through advice or through dedicated or shared staff; and,

- Develop a database for key project information and lessons learned to improve future delivery practices.

- MV's Operations groups that identify the need for a project should work together with the capital construction group throughout the project lifecycle, including when seeking approvals where changes in requirements or performance metrics occur.

Effective Risk management

- MV should focus attention early in the development of any capital project on assessing risks associated with construction and other project risks and develop plans to address them should they arise.
- MV should evaluate a range of forms of construction contracts for its projects to allocate risk and incent innovation and ensure it has the skills and experience to manage the contract models it uses.

Rigorous Project Reporting and Communication

- MV should ensure there are clear project success criteria in place that are reported against.
- MV should implement an external oversight group and have project managers present their results to them.
- MV should develop a consistent project and progress reporting structure that is reviewed at each level of oversight using the same data.

Appendix A Summary of Information from Jurisdictions Interviewed[3]

Criterion 1: Clearly Defined Objectives

A	B	C	D	E	F
Cost, schedule and scope are tracked. Ad hoc Use of social procurement objectives e.g., at risk youth employment. Only a few projects have performance measures.	Performance measures and targets for cost, scope and schedule clearly defined by Utility B elected officials in project board terms of reference and mandate. Project Board instituted others. Any potential deviation from cost, scope and schedule performance metrics requires project board to seek Utility B approval. Data are tracked to report on all performance measures.	Utility C elected officials have delegated this role to the Commission. Commission has established performance measures for cost, scope and schedule, but also now sustainability and environment, flow rates and maintenance frequency. They are considering adding measures to respond to climate change, good neighbor objectives, air quality etc. Project metrics to measure project performance are generally lacking.	Clear performance objectives and targets defined by Utility D. These are reviewed each year by the municipality. Independent utilities commission reviews all projects and approves them only if they are consistent with rates/objectives. Data are tracked to measure against	Defined by Utility E. Customer rates are set by the Board and can't be exceeded. Board also approves schedules and requires reduced energy consumption over time. Metrics are collected for these measures. Have "go/no go" objectives to increase equity and diversity and employment of minority and women owned businesses. No targets for these are set but contractors are required to report on efforts.	Utility F contractor and management define performance measures and targets (both for projects and staff work) that include performance measures and targets established by Utility F elected officials that are in Utility F's contract with the contractor. Data are tracked to

[3] *Jurisdiction names removed for confidentiality.*

			performance measures.		report on all KPIs.

Criterion 2: Robust Project Oversight

A	B	C	D	E	F
Staff at various levels have this. No independent oversight exists. Utility A elected officials use cost and contract approvals as a surrogate for oversight. No use of stage gate process but KPMG has recommended that they do this with council.	Project board performs this role on behalf of Utility B elected officials. Staff report to the project Board monthly, and more often if issues arise. All project stages are reviewed by the project board. The project board has full authority to implement studies, reviews etc. as it sees fit to oversee projects.	Commission established by elected officials to oversee water and wastewater. They oversee all aspects of operations, construction, public consultation, etc. The Commission is made up of 5 members appointed by the mayor. Each has a specific oversight role: workforce, environmental, financial, construction etc. They don't use a stage gate process to review projects.	Utility D corporation was established to provide oversight on behalf of elected officials. Utility D board has 4 (elected) councillors and 3 private sector representatives with expertise in capital construction. Utility D Board reviews projects at various stages and uses a stage-gate process. Utilities commission provides independent assessment of Utility D capital projects and must approve them before they proceed.	Utility E provides oversight on capital projects on behalf of elected officials from multiple states. Board of Directors is 11 representatives from districts (6) and jurisdictions (5). All appointed by the mayor. Board is composed of businesspeople, engineers, persons with utility and construction background, etc. Board has sub committees that do a thorough review of projects with staff.	The contractor's board uses internal project boards that receive regular reports. No elected officials are involved in governance but they have performance-based regulations in place that Utility F approves. Staff are incentivized to achieve desired performance outcomes for projects and for management. Use a formal stage gate process for internal approvals of projects (1. concept, 2.

A	B	C	D	E	F
		Even though they meet every 2 weeks, Commissioners are challenged to be able to spend the required time on any given project given the range of responsibilities assigned to them. A Board of Supervisors (elected) Capital Planning Committee receives reports from the Commissioners		Water and sewer issues are voted on by Districts only. Policy issues and governance is overseen by entire board. Board presents its plans to customers each year to present their plans and rate impacts. Wards (customer representatives) present to Board of Directors.	financial envelope approval, 3. budget request, 4. Release of funds, 5. change orders

Criterion 3: Clear Roles, Responsibilities and Authorities

A	B	C	D	E	F
Operating division does longer term planning and determines capital program and requests funding from Council.	Project board hires and directs staff working on project. Clear authority matrix and roles and	Robust authority matrix in place that is applied to every RFP, contract award and policy.	Good internal accountability. Cost of service modelling in place. Presentation of major projects to the	Board and its sub committees receive presentations from staff. Staff recommend capital projects required.	Every 5 years the Contractor prepares an application for revenue needs that includes an operations plan and a capital plan. This

A	B	C	D	E	F
Then capital division procures and manages on behalf of operating divisions. If inadequate funding operations staff return to council to request additional funds. Operations divisions do long term planning. Some tension between operating divisions and capital construction divisions.	responsibilities developed. Strong communication between project staff and operations staff in Utility B. Several project staff will continue to work for Utility B on the project in operations after its complete.	The Commission meets every 2 weeks to review progress. There is a lack of integration between operations division and capital division. This leads to a lack of accurate prioritization of projects. Fairly heavy level of bureaucracy and politics resulting in prolonged project decision making adversely impacting project outcomes.	utilities commission has created rigor in project planning. Good integrated resource plan (IRP) with a 25- year outlook to deal with water and wastewater. New IRP every 5 years Good relationship with municipal staff. Utilities commission lets them know if the relationship is too close.	Board presents to customers during the year to present plans and proposed rates. Approvals are based on implications to rates, not inputs – i.e., outcome focused and not controlled by inputs. Only issues brought forward once a budget is approved are legal. If politicians don't like what the rates look like (and therefore the budget for Utility E) they can change them (even though they have a 10-year budget).	must have an efficiency factor included. The Contractor approves or not. Clear project charter in place Project managers are required to present their performance metrics to the Contractor Board which approves them. These must include net income, safety etc. Decision authority is clear. Decisions are pushed down to the lowest level possible.

Criterion 4: Effective Risk Management

A	B	C	D	E	F
Risk registry exists for schedule, cost and scope but not otherwise. Traditional Design Bid Build delivery approach was outlined as a key contract approach. Larger projects (e.g. tunneling) attracts greater political oversight.	A well-developed risk register in place for the project that includes both construction and non-construction risks. Risks are assigned to managers to track. Portions reviewed by board at each meeting. Several different types of contracts used in the project.	Have a well-established suite of tools to manage risks but the risk management process is only well defined for construction projects. They have a limit on contingency depending on the type of project. Contingency estimates are regularly exceeded. Have done CM, DBB but no P3s. Every 2 years they "re-baseline" their project budgets.	Utility D Board has a separate committee dedicated to assessing risks. Utilities commission challenges project team, schedule, risk management framework, size of contingency etc. – very rigorous. Large project reviews are public. Outside experts challenge Utility D assumptions as part of utilities commission process.	Construction related risks are assessed and contingency established based on them. Don't reduce contingency as project proceeds until milestones are reached. Tends to "hide" dollars from finance dept. resulting in poor relations. Board sub-committees meet with staff and do a thorough review of projects and determine when they are ready to go to the Board. Construction management, design build, and design bid build approaches applied.	Use standard construction related risk management assessment and allocation of contingency. Project managers present their performance against targets with metrics regularly. Have a "controllable capital" performance measure that requires them to be within +/- 5% of their forecast costs.

Criterion 5: Rigorous Project Reporting and Communication

A	B	C	D	E	F
Don't have good tools in place to measure how they have achieved objectives. Once a project is approved oversight beyond staff is minimal unless additional funds are required.	Monthly reporting to project board. Monthly reports include information on project status and pending challenges to allow for corrective and anticipatory actions. Project board meetings are open and closed, and stakeholders can make presentations or see information online. Staff meet regularly with citizen stakeholders. Quarterly reporting to Utility B wastewater committee of Utility B Council.	Board of Commissioners is responsible for reviewing and approving everything but doesn't have the time to question risk assessment or contract implementation. Have annual reports, financial reports. Also have a waste- water capital report where they report on all projects quarterly.	Utility D staff have good control on projects with external advisors (engineers, lawyers, accountants). Good relations between Utility D and municipalities. IRP in place and reviewed publicly at utilities commission Annual report back to commission on what was approved and what was spent	Committees of the Board meet with staff monthly and do a thorough review of progress. Monthly program reports on all projects. Board does presentations to customers a few times a year to get their input. The Board of Directors presents its plan to Utility E commission.	Contractor staff oversee all capital projects. Staff report to Board and its committees regularly against performance criteria established for their project. Contractor produces quarterly reports that are reviewed by the utilities committee of the city. Anything outside of plan that counsellors request is tracked and costed. There is little long-term objective setting beyond the 5-year plan.

Appendix B: Public Sector Capital Infrastructure Projects Questions for Other Jurisdictions

Introduction/Background:

Metro Vancouver is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services. Its core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing. The regional district is governed by a Board of Directors of elected officials from each local authority.

Metro Vancouver has a large capital infrastructure program in progress. It has recently established a capital project delivery unit, headed by General Manger Cheryl Nelms. Cheryl Nelms is leading a review of the way in which Metro Vancouver currently manages and oversees the implementation of its capital program and is seeking to learn more about what is working and what is not working with respect to the governance and oversight of capital projects in other jurisdictions. She is being assisted in this work by Dana Hayden. As part of this work, Cheryl Nelms and Dana Hayden would like to learn more about how your capital projects are governed, what works and potentially what challenges you are facing in implementing your capital projects.

We would greatly appreciate it if you would share your insights on capital infrastructure project governance. In particular, we are interested in learning about how you support project management and expenditure decision-making, accountability and transparency to:

- Monitor and control projects;
- Set performance measures and track them;
- Measure benefits and manage risks;
- Ensure a smooth transition to operations; and,
- Translate and incorporate "lessons learned"

The following questions are intended to guide our discussion.

Governance Structure/Model

Public infrastructure projects are often complicated and costly and as a result project oversight is particularly important. Some public sector organizations rely on in-house expertise to oversee projects, and some use fiduciary boards or advisory boards to utilize skills/expertise that may not be held by staff. We would like to understand what type of structure(s) you use.

1. Please describe/explain the type of governance structure you have in place for your capital projects:
   a. Do you have a Chief Project Officer for your capital project(s)? (i.e. even if you have a team of people working on capital projects, is there someone individually who is accountable for managing the project(s)?)

b. Do you have a project board?
c. Do you have an oversight board?
d. Does your oversight board provide direction to staff managing capital projects (fiduciary board) or does it provide advice to those managing capital projects (advisory board)?
e. Do you have a single capital project or several, and does your project board or oversight board (if you have one) deal with more than one project?

2. What process did you undertake to establish the governance structure you have?
   a. How did you determine that the governance structure you have was the best one for your jurisdiction?
   b. Does the structure include elected individuals?
   c. Was the structure endorsed by elected officials?
   d. What are the skills/experience that you have at each (and different) levels of your governance/oversight?
   e. Do you use internal staff to populate these structures or do you use expertise from outside your organization?
   f. If you have a project board, who decided which persons would be on these boards and who selected them?
   g. Did that process involve public disclosure of the delegation of any responsibilities of the elected officials?

3. What are the advantages of the structure you have in place? What works well?

4. What are the disadvantages of the structure you have in place? If you could change some things what would you change?

Public accountability and decision-making authority

Elected officials use different ways to "control" and provide oversight for public sector capital infrastructure projects, for example, through expenditure limits, or by putting in place oversight boards with elected and/or non-elected individuals. Where a non-staff fiduciary or advisory board is used, elected officials may be wary of delegating responsibility for high value/cost projects to individuals who are not staff. We would like to understand who is accountable for ensuring your projects are well implemented, what authorities are delegated to them, and what reports are produced. You may have this documented in a project charter, or it may be that the easiest way to explain this to us is with an organization chart.

1. What kinds of decisions can be made by whom at what level in the governance/oversight structure that you have in place?
   a. How are decision making authorities and accountabilities established?
   b. Are there financial limits or other constraints that are important in your oversight model?
   c. Do you have a project charter that lays out these decision rules?
      i. If so can you share it?

2. Do you contract specific types of services or expertise? What types of services do you acquire through contract (e.g. legal, procurement advice, fairness advisor, etc.)?

3. What is the reporting system that you have in place?
    a. How/how often do you report to senior management, elected officials, the public?
    b. What types of information is included in reports?
    c. Can you share an example of your reports?

Project Objectives

The public, and therefore elected officials, have high expectations for public sector capital infrastructure projects. In addition to key performance indicators such as cost, scope and schedule, there are often project objectives related to public amenities, safety, job creation, economic development, etc. We would like to understand what objectives (key performance indicators) are important for your project(s), and how you collect data to report on them.

1. How do you define project objectives? Who approves/endorses them?

2. Did you establish key performance indicators (KPIs) beyond cost, scope and schedule for your project(s) and if so what kind of KPIs do you track?

3. How do you measure/collect data to report on your KPIs?

Risk Management

Anticipating and managing risks is vital in large capital infrastructure projects. Some jurisdictions focus on risks associated with cost and schedule, and others use a more fulsome risk register that attempts to identify different types of risks, to quantify the likelihood of them occurring, and what actions will be taken by the organization to manage them. Often contingencies are established to manage risks. We would like to understand how you identify and manage risks, and whether you establish/allocate contingency funds to manage them.

1. How do you manage risks?
2. Do you use a risk register?
3. Who establishes your risk register?
4. What types of risks do you consider?
5. Do you establish project contingency funds associated with identified risks?
6. Are risks assigned to/managed by particular individuals?
7. How often is your risk register reviewed/updated, and who reviews it?

Integration with Operations

In some cases those individuals who will be operating a capital infrastructure project when it is built are involved in its construction. Sometimes construction is overseen by others, and then the project is "handed off" to those operating it. We would like to understand how you manage, or plan to manage, the transition from construction to operations.

1. How do you manage integration or hand-off between those responsible for construction of the capital project and those who will manage it?
    a. Are "operators" part of the capital construction team (the same team?)
    b. If these groups are separated, how is/will the handoff be managed?
    c. If these groups are separated, what challenges do you believe you'll have to manage.

Lessons Learned

Capital Infrastructure projects often take many years to plan, procure and implement. During that process, there are key learnings that ideally should be passed on so that the next projects can benefit from that knowledge. Often key staff or individuals will retire, be promoted or leave projects before they are completed. We would like to learn about how you manage the transfer of knowledge to take advantage of lessons learned.

1. Do you have a process in place to manage the transfer of knowledge from person to person, or from project to project?
2. Is the process effective?
3. If you could do something differently with respect to knowledge transfer what would you do?

Attachment 2

STAGE-GATE FRAMEWORK:

How a stage gate process enables informed decision making.

Date: 20 March 2021

ELLA ADVISORY SERVICES

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1 Background

Metro Vancouver is in the process of planning and implementing several significant capital infrastructure projects related to liquid waste and water services for the region. There is an understanding that the size, complexity, and volume of these projects requires a new approach.

One of the overall findings of the KPMG review completed in early 2020, was that Metro Vancouver needs to adapt how capital projects are delivered within the organization. The review also observed that there is no standardized or fully implemented stage gate process across the organization for approvals at key project milestones. Metro Vancouver has historically used the annual capital budget process and contract award approval process as surrogates for a formal stage gate process. Although staff in the Water and Liquid Waste utilities mapped out a Stage Gate Process for the utilities in 2018, only Stage Gate 1 (the very start of the project lifecycle) for minor capital (<$250K) projects has been implemented.

This is not consistent with other similar capital-intensive public-sector organizations delivering complex and high-risk projects. Decision makers should be provided with the opportunity to make informed decisions through the following lenses for the entire project lifecycle. This allows them to be strategically positioned to allow for early, timely and effective oversight.

Alignment	**Structure**	**Value**	**Risk**	**Implementation Capacity**	**Impact**
Does the project align with the organization's strategic goals?	How is the project/program structured?	Does the project represent good value?	Are risk mitigation plans in place for the project?	Can the project be delivered within the department's existing capacity?	Will it achieve outcomes? How will these be measured?

The objective of this whitepaper is to describe what a Stage-Gate model is, including how leading practices have been implemented in other organizations. The paper concludes with next steps and the expected outcomes of implementing a Stage-Gate Framework across Metro Vancouver's portfolio of large capital projects.

This whitepaper is one of a series of improvement initiatives, consistent with the KPMG review, to enhance project delivery throughout Metro Vancouver.

2 What is Stage-Gating?

Developed in the 1940s for large-scale engineering projects, the stage-gate process is a linear project management concept punctuated by stages of development followed by benchmarks for assessment.

It is used to determine whether a project is situated for success and therefore continues to warrant investment. When a decision is made to proceed to the next phase, the project is authorized to spend the funds that were allotted for the next set of planned work activities.

To make a decision at a gate, a project review at the end of each phase, should include: a revalidation of the project; confirmation that the intended benefits are still relevant and attainable; and an overall determination of the ongoing viability of the project.

Project Gates and Project Gate Reviews are both concepts that provide key communication opportunities as projects move through the project lifecycle.

Gates and Gate Reviews also provide a formal means of controlling project risk, monitoring scope changes, and maintaining stakeholder interest. Within an organization, Gate Reviews are also a means of project management process deployment and change management.

2.1 Key Components

The key components of a Stage-Gate model are:

1) Stage Gates
2) Gate Review
3) Gate Committees
4) Gate Keepers

2.1.1 Stage Gates

Stage Gates are key points in a project where a formal review of the project's current state is performed. They appear at the phase transitions of projects and represent a point in the project where the sponsor and stakeholders will review risk, expense, and reward. When a Stage Gate is encountered, a Gate Review is held to determine if the project should proceed or not and under what conditions.

Stage Gates are governance check points that support informed business decisions during the selection and delivery of a project or program.

Defining Each Gate

Typically project gates follow transitions within a Project Lifecycle. The Project Lifecycle is the full set of activities from the beginning to the end in a project. The lifecycle is divided into phases, which can be sub-divided into stages.

The Project Management Institute (PMI) describes the life cycle of a project in five phases including: conception and initiation, planning, execution, performance/monitoring, and project close. The following Environmental Scan summarizes how several organizations describe their project phases:

Government of Canada	UK Government	BC Hydro	Seattle Public Utilities	PMI
Initiation	Policy	Initiation	Initiation	Conception and Initiation
Planning and Identification	Feasibility	Identification	Options Analysis	Planning
	Appraise and Select			
Definition	Define	Definition	Design	
Implementation	Deliver	Implementation	Construction	Execution

Close-out	Operate, Embed and Close	Close-out	Project Close

Typical Project Stage-Gate Model:

Gate approval points are positions at the end of key stages in the project life cycle to allow decision-makers to confirm that the proposed project solution remains in alignment with business needs and priorities. Each gate is a formal approval point, which presents key information to management, typically categorized in terms of cost, schedule, scope, procurement, and risk.

According to BC Hydro's Project Lifecycle (see Figure 1), the project lifecycle is the full set of activities from the beginning to the end in a project. The lifecycle is divided into four phases, which are, in turn, sub-divided into stages. The stages are determined based on the major parts of project performance (e.g. Initiation; Identification – needs, conceptual design, feasibility; Definition – preliminary design, regulatory approval; Implementation – detailed design, procurement, construction, commissioning & acceptance, and completion) and the need for control by the organization's management applying gates and checkpoints for go/no go decision making.

For each project that advances through to completion, the Initiation, Identification, Definition, and Implementation phases are always required, but the magnitude of the content and the rigour of review will vary depending on the individual project.

Procurement activities occur throughout all phases and are required to comply with procurement policy and practices.

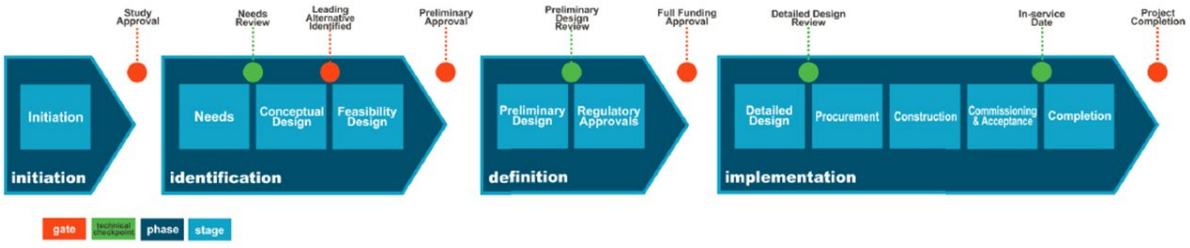


Figure 1 – BC Hydro's Project Lifecycle with gates.

2.1.2 Gate Reviews

Gate Reviews should accomplish the following:

- A review of the project by decision makers (ie not the project team).
- Assessment of readiness for project to go forward.
- A revalidation of the project's purpose.

- A recap of recent project history.
- A look into the project's near-term plans.
- A re-commitment of resources.
- Expenditure authorization for the next phase and procurement contracts.

Defining the Gate Review Process

Gate reviews provide decision makers input at specific points in the project life cycle when further progress entails higher investment and commitment[1]. At the Gate Review the project manager advises on progress made to-date, changes since the last Gate Review, and the plan for the work between this Gate and the subsequent Gate. To be effective Gates should address the two key causes of project failure: scope changes and risk. Formal (change order) and informal scope changes (unknown complexity), and new risks and risk assessments should be Gate topics. Gate Reviews give decision makers visibility into the project's progress to-date, changes since the last Gate, and the project manager's plan for the near term. At this point decision makers may let the project proceed, delay, alter, or cancel the project before further work is performed.

A gating decision typically is known as a go/no-go decision. The decision may recommend any one of the following:

	Decision	**Meaning**
GO	Proceed	Continue to invest in the project.
GO	Proceed with conditions	Continue to invest in the project acknowledging that certain conditions must be met prior to the next gate
NO GO	Not ready to proceed	Finalize outstanding items to meet any necessary conditions and then return to the gate to confirm readiness to proceed
NO GO	Terminate the project	Cancel the project as it is not longer considered viable or is no longer aligned to organizational priorities

As a result of a successful Gate Review, the project manager has obtained the concurrence that the work to-date is satisfactory, risk is controlled, scope is being addressed, the plans are sound, and the organization remains committed to the project.

Gates and Gate Reviews are not periodic. Gates occur at phase transitions and thus are paced by the rate of progress and complexity of the project. Gate Reviews address progress to-date, scope, detail plans for the next phase, sponsor recommitment, and authorization to proceed into the next phase. Gates represent a point in time when the project manager may be told to execute the next phase per the plan, rework one or more of last phase's deliverables, or revise and resubmit the plans for the phase. A Gate Review can also cancel a project if the project's purpose and benefit are no longer consistent with the risk, required resources, or strategy of the organization.

[1] https://www.pmi.org/learning/library/contemporary-gate-philosophy-implemented-outcome-7786. Stratton, R. W. (2003). Project gates: "Chutes and Ladders®" for project managers. Paper presented at PMI® Global Congress 2003—EMEA, The Hague, South Holland, The Netherlands. Newtown Square, PA: Project Management Institute.

2.1.3 Project Management Framework & Project Governance, Gate Committees and Gate Reviews

2.1.3.1 Project Management Framework & Project Governance

A Project Management Framework includes a project governance structure that includes authority limits, decision making roles, quality assurance needs, reporting structure, accountabilities, and responsibilities.

The main participants in project governance are as follows:

- Project Sponsor
    - Accountable for enabling the successful planning, definition, implementation, transition, and close-out of the project.
    - Decides if a project is ready to proceed to a gate.
- Project Approval Authority (ie Gate Committee)
    - Provides clear, documented approval within the boundaries of scope, budget, risks, and benefits.
    - Conducts a due diligence review commensurate with the scale, complexity and risk of the project prior to granting of approval.
- Project Manager
    - Manages the project on behalf of the organization, including managing, within their authority level, the financial and human resources.
    - Prepares the Gate Review submissions after Initiation Gate Review
    - Authority is delegated by the Project Sponsor.
    - Accountable to the Project Sponsor for the successful delivery of the project, and for achieving the approved project outcomes within the approved cost and schedule.
- Gatekeeper (Corporate Project Management Office)
    - Manages the integrity and rigour of the stage-gate process on behalf of the organization.
    - Supports the stage-gate process by presenting submissions to the Gate Committee and provides integrated advice and administrative support.
    - Ensures that the Gate Committee's membership includes relevant Subject Matter Experts (SME).
    - Establishes the processes, templates, and tools, and training.
    - Provides guidance and advisory services for the Stage Gate process to Project Managers.
    - Performs a challenge function and advises Gate Committee members on submission readiness.
    - Executes the analysis on project health and provides a means of direct escalation of issues and risk to the Project Sponsor.
- Business Owner
    - Responsible for identifying the need/opportunity.
    - Prepares the Gate Review for the Initiation Gate Review.
    - Ensures that the project deliverables meet user requirements, business processes and overall operational service needs.
- Benefit Owner

  - Responsible for accepting the identified benefits.
  - Representative of the client stakeholder (e.g. O&M).
- External Project Steering Committee (Typically in place only for large complex and high risk projects)
  - Provides expert advice to augment skills and experience of organizations.
  - Provides expert advice related to project management, risk management, reporting, stakeholder engagement, design and construction, and delivery methods.

2.1.3.2 Role of the Gate Committees

The gate committee is an essential component of the project governance process. It provides oversight and endorsement at identified points along the project life cycle. At the gate meeting, the project will either be endorsed to proceed for budget approval of the next stage/phase, be terminated or will be required to repeat all or part of the current stage/phase. The gate committee will also review requests for other approvals such as increases to the project budget or change orders for procurements.

During the project life cycle, the gate committee may also receive mid-phase project briefings related to specific issues. The gate committee may provide advice or approve a recommended action, depending on the issue.

Typically, the composition of the gate committee is linked to the scale, risk and complexity of the projects under consideration. For example, the BC Hydro Board of Directors is the "Gate Committee" for projects greater than $45 M. For Government of Canada projects, a dollar threshold is not the driver for projects approved at the cabinet committee "Treasury Board" responsible for Expenditure Management. All departments and agencies must submit projects that are determined to be high risk and complexity and that exceed the capacity of the department.

Regardless of the composition of the Gate Committee, or the size, risk, and complexity of the project under consideration, the following are the lenses that are used to assess the information provided during the gate reviews.

Decision Body Lenses					
Alignment	**Structure**	**Value**	**Risk**	**Implementation Capacity**	**Impact**
Does the project align with the organization's strategic goals?	How is the program or project structured?	Does the proposal represent good value?	Are solid risk mitigation plans for the project?	Can the project be delivered within the department's existing capacity?	Will it achieve outcomes? How will these be measured?

2.1.3.3 Gate Reviews

The following is a description of typical gates, key decisions, and considerations:

GATE 1: Initiation: Approval to proceed to Planning Phase.

The goal of the initiation phase is to determine whether a problem or opportunity is worthy of additional investment in the time and resources required to gather data, refine the understanding of the issue, and assess possible responses or solutions.

The key decision for the Gate Board is to authorize expenditures for the Planning Phase (ie seed funding and resource allocation).

Key Considerations for Gate Committee Members:

1. Is this a valid need/opportunity (problem statement) aligned with the organization's strategic objectives? Investment Plan?
2. Does this represent a priority for our resources?
3. Is the scope of the problem statement clearly defined? Is it related or aligned with any other need/opportunity?
4. Are the right alternatives being considered?

GATE 2: End of Planning: Approval to proceed to Definition Phase.

The goal of this phase is to study the benefits and costs, as well as other non-financial criteria of each option, including the option of no project – i.e. maintaining the status quo. This is typically summarized in a business case which includes a clear problem definition and documents the study and evaluation of several options through reasoned analysis and clear criteria. It reflects both quantitative and qualitative analyses. This analysis culminates in a recommended solution to the problem statement.

The recommended solution should include a project plan (e.g. scope statement, project budget, project schedule, procurement options analysis and strategy, risk management plan, communications plan, and human resourcing plan). The source of funds as well as consideration of ongoing life cycle costs and any decommissioning costs (if replacing an existing asset) should also be included. The objective is to present the information decision makers need to make an informed choice. For many organizations, the proposed solution sets the project baseline that is used to compare variances as the project is further developed.

At this gate, the Gate Committee makes the following key decisions:

1) Approves the project (or not).
2) Authorizes expenditures for the Definition Phase (for project definition and/or preliminary design, technical studies, advisory services if required).
3) Authorizes contracts for procurements within the Definition Phase.

Key Considerations for Gate Committee Members:

1. Does the recommended solution maximize the benefit to the organization?
2. Is the recommended solution timely?
3. Is the recommended solution scope clear enough to proceed to the Definition phase?
4. Does the project plan address all key aspects of project delivery in a complete and effective way? Is the project adequately resourced?
5. Are the risks to complete Definition phase as proposed adequately managed?

GATE 3: End of Definition: Approval to proceed to Implementation Phase.

At the end of the Definition Phase, the cost estimate for the project should be available as well as the final business case, and project plan for the implementation process.

It is at this gate that the Gate Committee makes the following key decisions:

1) Approves proceeding to implementation (or not).
2) Authorizes expenditures for the Implementation phase.
3) Authorizes contracts for procurements (design, construction, equipment, etc.).
4) Authorizes real estate transactions (if required).

Key Considerations for Gate Committee Members:

1. Does the recommended solution maximize benefits to the organization and key stakeholders?
2. Is the project still affordable? Is funding available?
3. How does the project affect other projects within the overall capital portfolio?
4. How are costs going to be contained?
5. Are the risks to completing the Implementation phase as proposed adequately managed?

Gate 4: End of Implementation: Approval to Close the Project

In this phase, project outcomes are examined to ensure that the work is complete and has met all the project objectives. Understand if there are any material deficiencies or outstanding needs for expenditures and how they are going to be addressed.

Key considerations:

1. Did the project meet its objectives?
2. Is the project complete, including resolution of all outstanding deficiencies or defects?
3. Reviewing and accepting any ongoing Indigenous, environmental and/or stakeholder commitments.

2.1.4 Gate Keeper

The Gate Keeper's role in the Gate Review is to make sure the project proceeds with an enterprise-wide re-commitment to the (current) scope, required resources, estimated risk, and other enterprise and project interests. The Gate Keeper should be neutral regarding the outcome of the Gate Review. The Gate Keeper should chair the Gate Review meeting, set the agenda, and invite the participants. The Gate Keeper should also know good project management principles and what should be expected of project managers considering their experience and their project.

Gate Keeper staff support the process by presenting cases to the Gate Committee and provide integrated advice and administrative support. They also perform a challenge function and advise Gate Committee members on the readiness of submissions. Gate Keepers also establish the processes, templates, and tools.

Gate Keeper staff manage the integrity and rigour of the Stage-Gate process for the organization. A key task is to review submissions for:

- clarity, completeness, and quality
- business case and value for money
- compliance with existing legal and policy requirements
- program operations and viability
- risk and mitigation
- design and implementation
- alignment
- regulatory quality and adherence to the organizational directives on social and economic priorities

2.1.5 Applicability

A Stage Gate process can be applied to all projects – regardless of their classification (scale, risk, and complexity). How it is applied, the level of documentation and who the decision makers are – is all scalable.

Many organizations assess projects based on risk and complexity, in addition to the project budget (scale) to determine the level of project governance and oversight required. The Government of Canada uses the following categories to assess project risk and complexity:

- Project Characteristics
    - The greater the complexity of a project, the greater the potential for risk and the greater the need for a high level of project management maturity or capacity.
    - This category is designed to build a profile of the project, its level of complexity and potential for risk and areas of concern.
- Strategic Management Risk
    - This category is intended to establish the project's alignment with the objectives and/or priorities of the organization and its commitment to the project.
- Procurement Risk
    - When a project includes significant procurement activities, the importance of clear scope, requirements, risks, and cost constraints is only increased. A sound understanding of the scope, requirements, risks and time and cost constraints for both the project and any and all related contracts is critical in order to support the selection of the best contractors (vendors) and the awarding of applicable contracts.
- Human Resources Risk
    - This category assesses the extent to which the project has the right skill sets in place to deliver the approved project scope. How a project is staffed will greatly influence a team's ability to manage the project’s identified complexity and risk.
- Business Risk
    - This category is to determine the state of readiness of the business for adopting the services being provided by the project.
- Project Management Integration Risks
    - This category is to assess whether the right strategies, controls, and project management skills and supporting activities are in place to:

        - Plan a project effectively through integrating the planning elements of scope, schedule, cost, and risk; and
        - Keep the project on track through aggregating scope, schedule, cost, and risk progress information, taking corrective action where needed to remain in alignment with the plan.
- Project Requirements Risks
    - This category is to assess various aspects of the requirements of the project. This includes the actual nature of the requirements as well as some related issues such as how difficult requirements are to gather and how well they are documented. To what extent do the specific requirements of the project add risk and complexity?

In many organizations, even projects assessed as low risk/complexity, and dollar thresholds are subject to the gating process. What differs between those low risk/complexity and high risk/complexity projects is the depth and breadth of documentation, the composition of the Gate Committee and the authority to make the decision to proceed or not. These are concomitant with the delegated authorities within the organization.

With this approach, only projects that are high risk and high complexity are submitted to the highest level of authority or decision making. Decision makers are thus strategically positioned to allow for early and timely oversight.

3 Implementation of a Stage Gate Model – Leading Practices

Organizations that employ a Stage-Gate model in their capital investment decisions have the following commonality in its design and implementation.

Investment/Long-term Capital Planning Frameworks

Capital intensive organizations are generally guided by high level three-to-five-year investment plans (or long-range capital plans) that are informed by asset management plans and specific project plans. These high-level plans are supported by and reflect program/business plans that are updated annually or bi-annually.

These plans guide organizations and provide a basis for prioritizing specific problems, opportunities and infrastructure or other capital projects. Integrating these priorities across business lines also ensures that resources are allocated and re-allocated based on a set of criteria established through strategic planning processes.

Once this strategic investment planning and project management framework is set, organizations can then allocate resources to investigate specific issues, problems, or opportunities and to make recommendations. This may mean developing a business case for implementing a response to the issue, or it may mean no additional action is recommended.

These investment/long-term capital plans are typically approved at the highest level of governance in an organization. By presenting a multi-year, prioritized, integrated plan to decision makers, they are provided with a holistic picture of investments at the enterprise level and are strategically positioned to

allow for early and timely oversight. Once approved, the investment plan provides the spending envelope that the organization works within to undertake the stated priorities in the plan.

However, the inclusion of proposed projects in the investment/long-term capital plan does not automatically confer the approval of the project. The authority to advance the project is granted through the organizations' project approval process (typically a Stage-Gate model). Thus, the project is not a project until is actively "approved" by the appropriate body delegated to approve projects and associated expenditures.

Challenge and Support Function

To actively manage a meaningful investment planning and project management framework, most organizations have dedicated resources that provide both a challenge function to the proposed investments and act as a gate keeper for the Stage Gate process. This function ensures that Gate Committee members are provided with accurate information and sound advice for making decisions. This is achieved through a rigorous scrutiny of project proposals. Through its challenge and oversight role, this function provides an enterprise perspective for Gate Committee members, strengthening how the organization is managed and ensuring value for money in spending and results for stakeholders.

This function also provides advice and guidance to departments/business lines who are preparing project submissions, and it provides recommendations to Gate Committee members on expenditure and management policies as well as developing standardized tools, templates, and processes.

Integration of Procurements and Property Decisions within Projects

Project-based procurements and real property (land) transactions are fully integrated into the governance, management, and oversight of projects. Procurement options analyses, procurement strategies are key elements of project approval documentation. Procurement contracts are approved within the context of the entire project/program.

Standardized Project Management Frameworks

Project Management Frameworks provide mandatory processes for project approvals - supported by tools, templates, and guidance documents. These include clear accountabilities and definitions re: key reviews and oversight, delegated authorities, and terms of reference for committees. One important element of standardized project management frameworks is cost estimating.

Application: All Projects + Full Project Life Cycle

Generally, Stage Gate processes apply to all projects regardless of scale, risk, and complexity. While projects with lower scale/risk/complexity and dollar thresholds are subject to the gating process, the nature of the documentation, the composition of the Gate Committee and the authority to make the decision to proceed or not, would be concomitant with the delegated authorities within organizations.

In addition, the Stage-Gate process applies to the full project life cycle (i.e. every phase/stage from Initiation through to Close-out).

4 Complementary Project Delivery Improvement Initiatives

Following the creation of the Project Delivery Department in Metro Vancouver in 2020 and the work completed by KPMG, best practice reviews have been undertaken including: Governance and Cost Estimation. Recommendations from these reviews also referenced stage gate processes as follows:

- Cost Estimation Framework identified a Best Practice: "Formalized cost and scope stage gate process."
- The Interjurisdictional Governance Review recommended:
    - Put in place a project oversight committee that has the expertise required to effectively oversee projects.
    - Consider using project outcomes to manage projects instead of relatively low value dollar approval limits and contract approvals.
    - Formalize a process for the Committee to review major projects at stage gates with the benefit of input from an expert project oversight committee.

To continue to enhance project delivery across Metro Vancouver's portfolio of large capital projects, and to complement the other targeted initiatives (Cost Estimating Framework, Interjurisdictional Governance Review) a Project Management Framework will be developed that will provide the overarching policy foundation for the planning and delivery of projects. The Project Management Framework will consist of processes, systems, and controls, anchored in project management best practices. Embedded within the project management framework will be an approach to project gating.

5 Implementing a Stage-Gate Framework at Metro Vancouver

These next steps focus on Stage Gate Framework, and it is expected that Metro Vancouver will also consider other initiatives in all areas of project delivery. It is understood that this work will be led by the corporate Project Management Office (PMO) who will work collaboratively across Metro Vancouver.

- Formalize stage-gate approach, scaled based on size and complexity/risk.
- Prepare a road map for implementing the Stage-Gate Framework across the entire organization.
- Develop guidelines for project classification considering project size, risk, complexity, and cost estimate.
- Assess competencies, identify gaps in project management expertise.
- Develop tools, templates, and guidelines to enable and support the Stage-Gate Framework.
- Develop and deliver training for the stage-gate process.
- Collaborate with other similar agencies to identify and apply best practices and lessons learned.

6 Conclusion

The benefits of a Stage-Gate process are clear, tried, and true and have been adopted by similar capital-intensive organizations to Metro Vancouver. To ensure that the management of programs and projects provide value for money and that they are delivered successfully, timely and cost effectively,

expectations for their direction must be set. There is a requirement to ensure that there are appropriate processes and controls in place to effectively manage projects, deliver expected results and limit risk to stakeholders.

Key benefits of a Stage Gate process:

- Defines what points where go/no go decisions will be made.
    - Describes what information and documentation will be provided for those decisions.
- Defines the project baseline:
    - Scope, schedule, cost, risk and other critical socio-economic objectives (e.g. Indigenous participation, equity, diversity, heritage, sustainability).
- Adopts a risk-based approach to the management of projects.

While Metro Vancouver has mapped out a credible Stage-Gate process, it has not been implemented past Stage-Gate 1 and only applies to projects less than $250k – essentially minor capital projects.

Formalizing a Stage Gate process for Metro Vancouver and implementing it across the organization, starting with the major capital projects that are now under the responsibility of the Project Delivery Department, will significantly improve the consistency and effectiveness of decision-making and likelihood of success for capital projects for the organization.

7 References

1. Directive on the Management of Projects and Programmes, Government of Canada*:* *https://www.tbs-sct.gc.ca/pol/doc-eng.aspx?id=32594*

This directive ensures that government projects and programmes are effectively planned, implemented, monitored, controlled and closed, so that the expected benefits and results are realized for Canadians.

2. Project Delivery Standard 1.2, HM Government, Government Functional Standard GovS002: Project Delivery: https://www.gov.uk/government/publications/project-delivery-functional-standard#:~:text=The%20Project%20Delivery%20Functional%20Standard,It%20contains%207%20main%20elements%3A&text=Governance%20and%20roles%20of%20portfolios,Portfolio%20management

The standard sets expectations for the direction and management of portfolios, programmes, and projects in government.

3. *Chapter 1 SPU Design Process, Seattle Public Utilities:* *http://www.seattle.gov/Documents/Departments/SPU/Engineering/1DesignProcessFinalRedacted.pdf*

This chapter of the Design Standards and Guidelines (DSG) explains a typical design process from project initiation through commissioning for a Seattle Public Utilities (SPU) traditional design bid-build project. The primary audience for this chapter is SPU engineering staff. DSG standards are shown as underlined text.

Capital Project Governance

Dana Hayden, C.Dir

Metro Vancouver Governance Committee
April 9, 2026

Implementing Capital Projects

Metro Vancouver's Project Development Department has sought and implemented many recommendations and is continuing to make project management improvements

Project Management Framework
Stage Gate Framework
Project Information Systems Plan
Regulatory Team
Community of Practice
Quality Management System

What is still missing is a professional project governance framework

What Should Metro Vancouver do about Project Governance?

- Deloitte has identified an option to add a Major Projects Committee to oversee some or all of the highest value, risk, and consequence projects
- This option is available irrespective of the Board structure chosen for the GVS&DD and GVWD
- Deloitte suggests 3 options to establish a Major Projects Committee:
  1. Standing committee of GVS&DD and GVWD
  2. A committee with delegated authority
  3. A mix of GVW&DD/GVWD Board directors and external, appointed directors
- A combination of options 2 & 3 could enable the establishment of a Project Board

Project Boards are a Governance Standard for Managing Major Public Capital Projects

technical project delivery skills
continuity in oversight
protect elected officials
ensure confidentiality
speed of decision making
clarify competing jurisdictional interests/impacts
make decisions based on project need
attract project bidders
facilitate funding

Metro Vancouver Would Retain Significant Authority with a Project Board

- Determine what citizens need and therefore what infrastructure should be built
- Choose members of a project board
- Establish clear project goals and objectives:
  - Set overall scope, cost and schedule
  - Define other KPIs that are important (e.g. stakeholder input, employment)
- Establish reporting timelines, and what information is required
  - Current and forecast achievement of project goals
- Make project go/no go decisions
- Decide interjurisdictional cost allocation
- Seek funding from senior levels of government
- Operate facilities

With Delegated Authority a Project Board could

- Provide direction to project team (PDD) and assess performance
- Provide professional advice and counsel to staff
- Manage project expenditures
- Establish project controls and reporting procedures
- Procure construction contractors and 3rd party consultants
- Appoint a fairness advisor and conflict of interest adjudicator
- Recommend business priorities, strategic, and resource approvals
- Anticipate and manage issues, risks, and develop mitigation plans
- Oversee project communications, information, and consultation

Capital Regional District Example

- $775M upgrade to wastewater treatment system
- CRD delegated authority for management to a project board
  - Members chosen by CRD
  - CAO and 1 Director members of project board
- CRD established clear objectives and reporting requirements
  - Scope, schedule, budget and other KPIs
  - Monthly and quarterly updates to the CRD Board through the Core Area Liquid Waste management committee of CRD Board
  - Any material changes required CRD approval
- The project board managed cost pressures, contractor claims and scope modifications within its delegated authority
- All KPIs were met including cost, scope and schedule
- At the end of the project the Project Board was disbanded

How is a Project Board Different than an Advisory Board?

- Advisory boards are not fiduciary boards with delegated authority and responsibility to oversee projects
- They provide advice using their professional skills/experience but primarily based on what is presented to them
- They may endure during changes associated with electoral cycles, but they can’t provide the other advantages of a Project Board

How is a Project Board Different than adding external, appointed directors to an MV Board?

- Adding external directors with capital project experience would provide additional skills
- If the board doesn't have fiduciary responsibility to make decisions, and if the majority of board members are elected officials MV likely won't overcome challenges with:
  - Continuity in oversight across elections
  - Perceived conflicts of interest
  - Confidentiality
  - Competing jurisdictional interests/impacts
  - Making decisions based on project need
  - Attracting project bidders
  - Attracting funding

What Would Change if Metro Vancouver Created a Project Board?

Project Board could:

- Have confidential, informed discussion on project claims and issues
- Provide counsel and oversight to project director and team
- Make informed technical project decisions
- Make timely contract decisions based on project need (within delegated authority)
- Anticipate issues based on experience with similar projects
- Endure over election cycles
- Streamline reporting
- Assist in attracting bidders and funders

Summary

- MV's Project Development Department has implemented many practices to improve the delivery of capital projects
- Governance of capital projects has not been fully addressed
- Governance oversight requires unique skill sets and correct positioning
- Project boards, correctly established and implemented, are an effective way to manage challenges and complexities that arise in large public capital infrastructure projects
- Metro Vancouver can retain the authority to identify needed capital projects and operate them, while delegating governance of project design, development and construction to a Project Board

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Air Quality Committee

From: Derek Jennejohn, Lead Senior Engineer, Air Quality and Climate Action Services
Jay Soper, Communications Specialist, External Relations

Date: March 26, 2026 Meeting Date: April 10, 2026

Subject: **Overview of Air Quality Communications Tools**

RECOMMENDATION
THAT the MVRD Board receive for information the report dated March 26, 2026, titled "Overview of Air Quality Communications Tools".

EXECUTIVE SUMMARY
This report provides an overview of the tools and approaches Metro Vancouver uses to communicate air quality information to the public. Communication helps to protect public health and encourage regulatory compliance. The tools include real-time air quality data platforms, public education displays, year-round social media, bylaw compliance communications, and air quality warnings. Used together, these tools allow Metro Vancouver to deliver timely public guidance and identify trends — particularly during wildfire smoke or degraded air quality events — while reinforcing its role in monitoring, planning, regulating, and enforcing air quality protection. Access to reliable, timely air quality information can help residents and businesses make cost-effective decisions and contributes to reducing long-term health system costs.

PURPOSE
To update the Air Quality Committee and MVRD Board on Metro Vancouver's range of communication tools for conveying air quality information and bylaw requirements to the public.

BACKGROUND
This report responds to questions from the members of the Air Quality Committee about how Metro Vancouver communicates with the public regarding air quality management. Air quality communication is an integral component of Metro Vancouver's air quality management service, which is enabled through the BC *Environmental Management Act* and Metro Vancouver bylaws.

AIR QUALITY COMMUNICATION TOOLS AND APPROACHES

AirMap (Real-Time Monitoring): AirMap provides online, real-time air quality data from 31 monitoring stations at airmap.ca. It displays the Air Quality Health Index, pollutant levels, and trends, offering residents immediate access to local air quality conditions.

Monitoring Station Signage: Metro Vancouver enhances visibility and public understanding of its air quality monitoring network through on-site educational signage at air quality stations and by offering tours for media, stakeholders, and the public. These efforts highlight the importance of monitoring infrastructure in protecting regional air quality.

LumiAir Interactive Display: LumiAir is a portable public display that engages residents with real-time air quality data and comparisons with other major urban centres. It includes interactive visualizations of air quality changes during events like wildfire smoke and ozone episodes. LumiAir is touring the region in 2026.

Air Quality Warnings: Air Quality Warnings are issued when conditions become unhealthy. Warnings are communicated through Metro Vancouver's website, media releases, social media, and email alerts, ensuring rapid and widespread public notification. Messaging provides guidance on protective actions during events such as wildfire smoke or elevated ozone.

Bylaw Compliance Communication: Targeted communication supports compliance with air quality bylaws. Channels are tailored to audiences — for example, industry-focused communications on LinkedIn and physical mail-outs for rural open burning. These communication approaches help reduce emissions and support regulated communities in understanding requirements.

Social Media: Metro Vancouver uses social media to rapidly reach residents with air quality updates, educational content, and warnings. Year-round posts align with seasonal priorities and key dates such as Clean Air Day and World Asthma Day.

Website: Metro Vancouver's website centralizes air quality information, including warnings, bylaws, monitoring data, studies, and videos. Content includes videos explaining air quality services and warnings.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Costs to support Metro Vancouver's air quality communications tools and approaches are accommodated within the annual operating budget. Some of these approaches are deployed within the Fraser Valley Regional District, supported by cost recovery under the long-term MVRD-FVRD agreement that includes various air quality services. Access to reliable, timely air quality information can help residents and businesses make cost-effective decisions, and, by supporting actions that protect health, these communications also contribute to reducing long-term health system costs.

OTHER IMPLICATIONS

Coordinated communication tools strengthen consistency and clarity for member jurisdictions and support their ability to share air quality information with residents. Metro Vancouver collaborates with First Nations by responding to air quality concerns and questions and deploying air quality monitoring equipment. The communication approaches align with the *Clean Air Plan* and *Climate 2050*, and public communication supports Metro Vancouver's responsibility to providing transparent, evidence-based, and timely public guidance.

CONCLUSION

Metro Vancouver uses a suite of communication tools to ensure residents understand air quality conditions, related health risks, and its role in monitoring and managing the region's air quality. These tools increase public awareness, encourage compliance, and provide guidance to protect health when air quality is poor.

ATTACHMENT

1. Presentation re: Overview of Air Quality Communications Tools Presentation, dated April 10, 2026.

82519190



View of Vancouver from the Shipyards Pier in North Vancouver (June 16, 2020)

Overview of Air Quality Communication Tools

Derek Jennejohn
Lead Senior Engineer, Air Quality and Climate Action Services

Jay Soper
Communications Specialist, Corporate Communications

Air Quality Committee Meeting, April 10, 2026
82705974

metrovancouver

1

WHY WE COMMUNICATE ABOUT AIR QUALITY

- Protect health
- Inform
- Raise awareness
- Support compliance



Wildfire smoke in North Vancouver, B.C. (August 2017)

2

AIR QUALITY COMMUNICATIONS STRATEGY

- Help residents take health-protective actions
- Enhance understanding
- Build trust
- Engage communities
- Connect air quality and climate

580

fewer annual deaths due to cleaner air

- Health Canada, 2024*

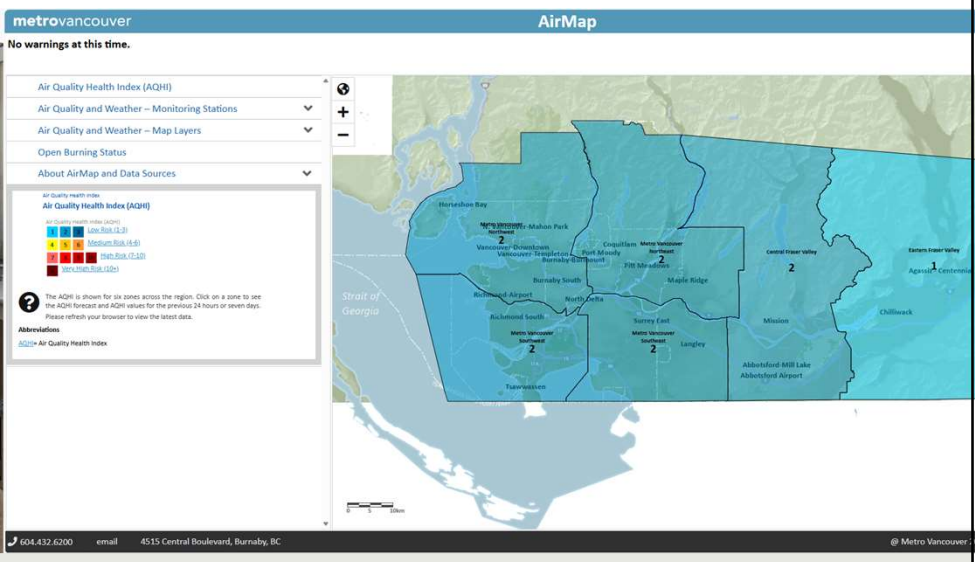
* Fuller-Thomson, E. G., Pappin, A. J., Rouleau, M., Xi, G., van Donkelaar, A., Martin, R. V., & Burnett, R. T. (2024). Mortality Attributable to Ambient Fine Particulate Matter Exposure in a Changing Canadian Population, 2001 to 2021. ACS ES&T Air, 1(9), 1177–1189. https://doi.org/10.1021/acsestair.4c00130.

AIR QUALITY MONITORING – AIRMAP

Online, real-time data from 31 monitoring stations



Inside a Metro Vancouver air quality monitoring station



AIR QUALITY MONITORING – STATION SIGNAGE



Port Moody air quality monitoring station

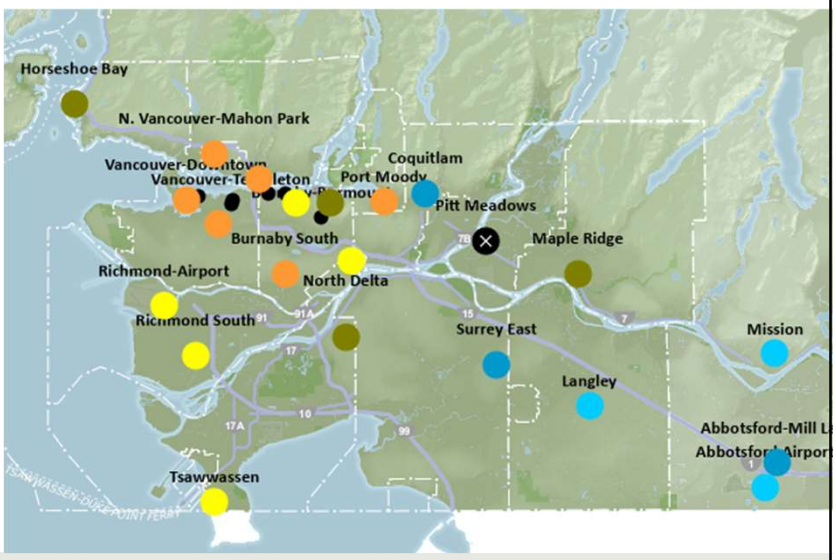
5

COMMUNICATING AIR QUALITY – AIRMAP

AirMap.ca provides timely, at-a-glance information for users



Wildfire smoke in Richmond, B.C. (September 2020)



6

COMMUNICATING AIR QUALITY – LUMIAIR

- Interactive air quality education display
- Portable public installation
- On tour in 2026

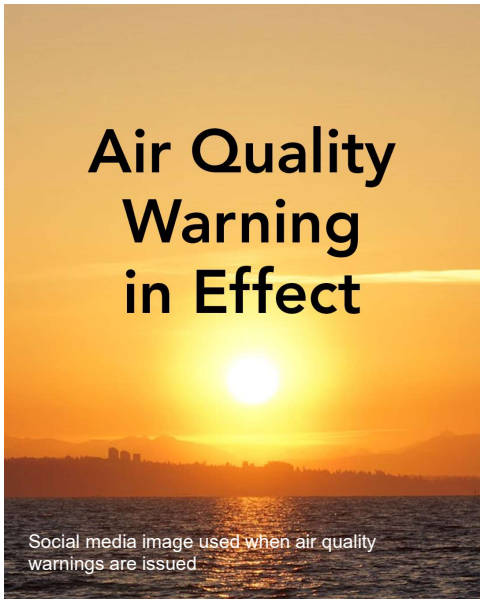


LumiAir at the PNE Showcase, August 2025

7

COMMUNICATING AIR QUALITY – WARNINGS

- Warn residents when air quality is degraded
- Issued through website, media releases, social media, and email alerts
- Clear public guidance on protective actions



Social media image used when air quality warnings are issued

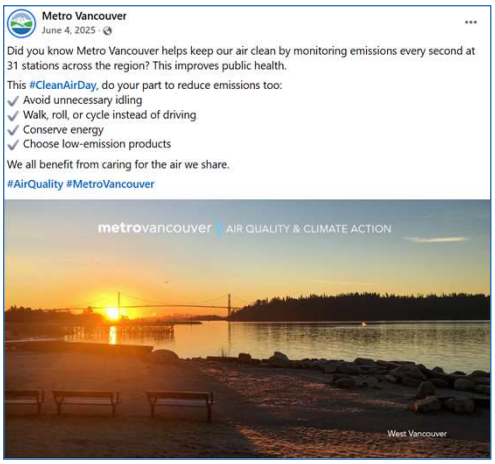
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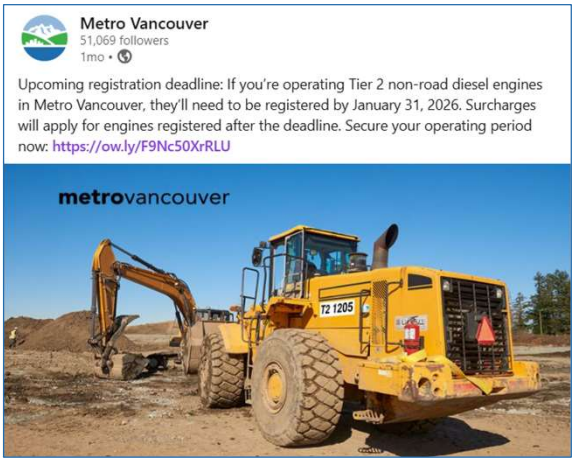
COMMUNICATING REGULATIONS

Targeted promotions for bylaws



SOCIAL MEDIA





YEAR-ROUND COMMUNICATION

2026 Communications	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Air Quality Service & Monitoring												
Air Quality Service	■	■	■	■	■	■	■	■	■	■	■	■
LumiAir on tour			■	■	■	■	■	■	■			
Metro Vancouver PNE Showcase								■				
International Days related to air quality				■	■	■			■			
Air Quality Warnings					■	■	■	■				
Regulations/Bylaws												
Non-Road Diesel Engines - Registration	■									■	■	■
Open Outdoor Burning			■	■	■					■	■	
Wood Smoke Reduction Program					■	■	■	■	■			
Residential Indoor Wood Burning					■				■	■		

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WEBSITE

Central hub for AQ information and regulations

Air Quality Data and Warnings
Real-time data, current air quality warning status, and general air quality information. →

Current Visual Air Quality
Visit clearairbc.ca and click on "Community" to view the latest images of air quality. →

Wildfire Smoke and Air Quality
Information about wildfire smoke, including how you can protect your health and prepare for wildfire smoke events. →

Make An Air Quality Complaint
Submit a complaint about odour, dust, or other air contaminant →

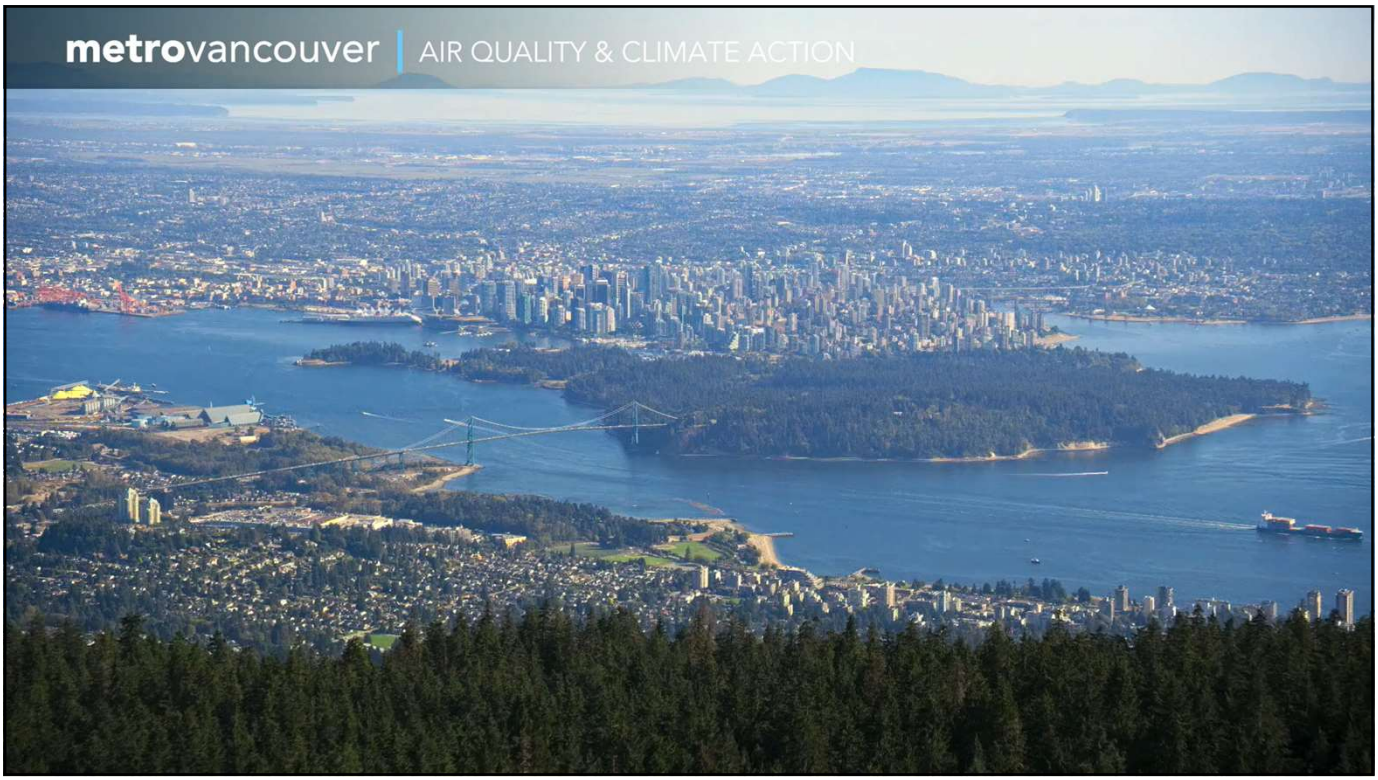


Air Quality - Metro Vancouver Regional Services

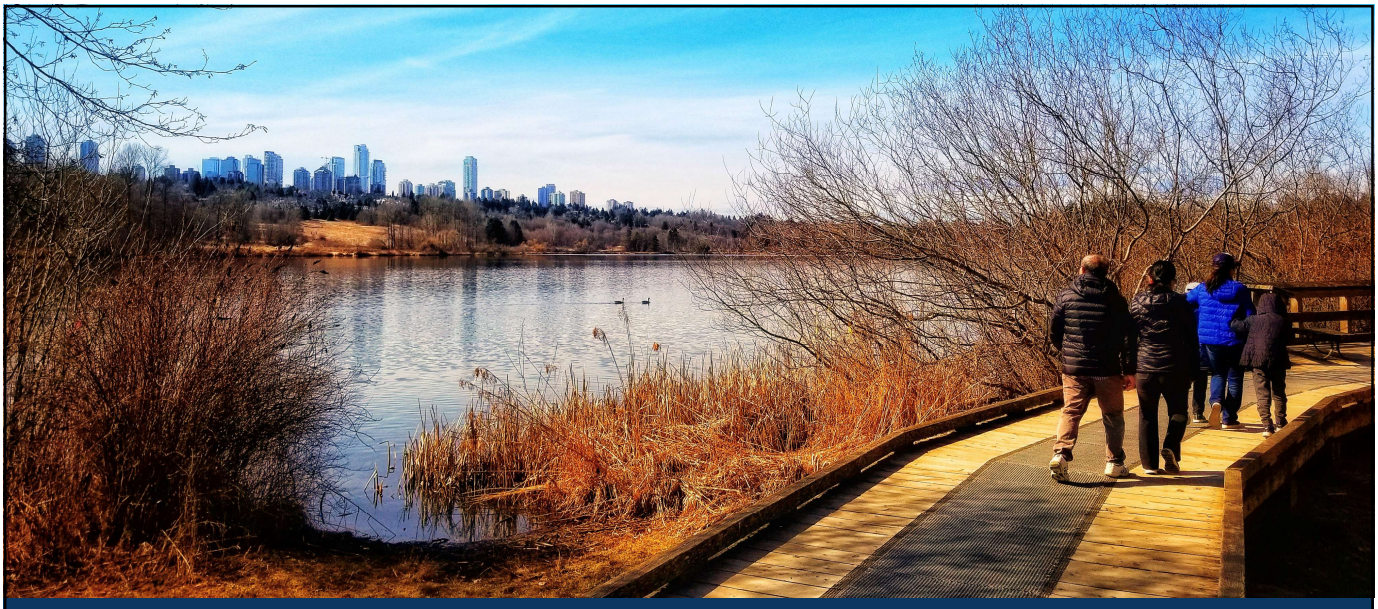


Non-Road Diesel Emissions Bylaw 2023

12



13



Questions?

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14

14

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: MVRD/MVHC/ GVWD/GVS&DD Board of Directors

From: Linda Sabatini, Deputy Chief Financial Officer, Financial Services

Date: April 17, 2026 Meeting Date: April 24, 2026

Subject: **2025 Annual Financial Results and Audited Financial Statements**

PERFORMANCE AND AUDIT COMMITTEE RECOMMENDATION

1. THAT the MVRD/MVHC/GVWD/GVS&DD Board receive for information the report dated April 13, 2026, titled "2025 Annual Financial Results and Audited Financial Statements".

2. THAT the MVRD Board approve the Audited 2025 Consolidated Financial Statements for the Metro Vancouver Regional District.

3. THAT the MVHC Board approve the Audited 2025 Financial Statements for the Metro Vancouver Housing Corporation.

4. THAT the GVWD Board approve the Audited 2025 Financial Statements for the Greater Vancouver Water District.

5. THAT the GVS&DD Board approve the Audited 2025 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

At its April 17, 2026 meeting, the Performance and Audit Committee considered the attached report titled "2025 Annual Financial Results and Audited Financial Statements", dated April 13, 2026. The Committee subsequently passed the recommendation as presented above in underline style.

Updated information was received after the committee's agenda package was published. Pages 164 and 251 of the agenda were replaced on-table at the Performance and Audit Committee meeting. The updated pages are in the attached report package now before the MVRD Board.

Metro Vancouver received an unqualified audit opinion (clean opinion) by the external auditors, KPMG Canada LLP Chartered Professional Accountants, which will be finalized upon approval by the MVRD/ MVHC/GVWD/GVS&DD Boards. The change to the report is due to a reclassification between asset categories, and the updated information does not change any of the financial results or surplus amount.

This matter is now before the Board for consideration.

ATTACHMENTS

1. "2025 Annual Financial Results and Audited Financial Statements", dated, April 13, 2026.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

From: Linda Sabatini, Deputy Chief Financial Officer, Financial Services
Mabel Leung, Acting Director, Financial Operations, Financial Services

Date: April 13, 2026 Meeting Date: April 17, 2026

Subject: **2025 Annual Financial Results and Audited Financial Statements**

RECOMMENDATION

1. THAT the MVRD/MVHC/GVWD/GVS&DD Board receive for information the report dated April 13, 2026 titled "2025 Annual Financial Results and Audited Financial Statements ~~Metro Vancouver 2025 Annual Financial Results~~".

2. THAT the MVRD Board approve the *Audited 2025 Consolidated Financial Statements for the Metro Vancouver Regional District.*

3. THAT the GVS&DD Board approve the *Audited 2025 Financial Statements for the Greater Vancouver Sewerage and Drainage District.*

4. THAT the GVWD Board approve the *Audited 2025 Financial Statements for the Greater Vancouver Water District.*

5. THAT the MVHC Board approve the *Audited 2025 Financial Statements for the Metro Vancouver Housing Corporation.*

EXECUTIVE SUMMARY

This report presents the 2025 Annual Financial Results (**Attachment 1**) and the draft Audited Financial Statements for the year ended December 31, 2025 (**Attachment 2**). The 2025 financial statements received an unqualified ("clean") audit opinion by the external auditors, KPMG Canada LLP Chartered Professional Accountants ("KPMG") and will be finalized upon approval by the Boards on April 24, 2026.

The Metro Vancouver 2025 Annual Financial Results indicate a year-end operating surplus of $38.8 million (2.6% of the total $1.5 billion operating budget). Major drivers were in Solid Waste Services, $19.8 million, Metro Vancouver Housing, $9.7 million, and Regional District Services, $11.4 million, primarily as a result of recruitment timing, the timing of projects, and the sale of land in Solid Waste Services. Budget shortfalls occurred in Water Services, $1.6 million, primarily due to lower-than-anticipated water sales, and in Liquid Waste Services, $0.5 million, due to timing of maintenance work and associated cost structure. In accordance with policy, any operational shortfalls are funded from existing operating reserves at year-end.

Year-end capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and the majority of the 32% underspend is related to the status of major projects, such as the Coquitlam Water Main, Iona Island Wastewater Treatment Plant (IIWWTP), and North Shore Wastewater Treatment Plant (NSWWTP) which have been accounted for in the 2026-2030 Financial Plan.

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PURPOSE

To provide for information the Metro Vancouver 2025 Annual Financial Results and present, for approval, the Audited 2025 Financial Statements for Metro Vancouver Regional District, Greater Vancouver Sewerage and Drainage District, Greater Vancouver Water District (the Metro Vancouver Districts), and the Metro Vancouver Housing Corporation.

BACKGROUND

Legislation requires that annual audited financial statements for the Metro Vancouver's four legal entities be presented and approved by the Boards and submitted to the Province by May 15 of each year. The Audited 2025 Financial Statements, prepared in accordance with Canadian Public Sector Accounting Standards ("PSAS"), received a clean audit opinion by the auditors, KPMG LLP. The statements are currently in draft and will be finalized upon approval by the Boards on April 24, 2026.

In addition, the Metro Vancouver 2025 Annual Financial Results report, in **Attachment 1**, provides more detailed information on year-end financial results and is required to annually be presented to the Performance and Audit Committee to support their monitoring and oversight role. The report focuses on the overall financial results compared to budget.

2025 FINANCIAL STATEMENTS

The complete set of draft 2025 Audited Financial Statements is included in **Attachment 2**, with supplementary information on the 2025 Annual Financial Results report presented in **Attachment 1**. These statements are presented for the Boards' approval and include:

Audited 2025 Consolidated Financial Statements for the Metro Vancouver Regional District
Audited 2025 Financial Statements for the Greater Vancouver Sewerage and Drainage District
Audited 2025 Financial Statements for the Greater Vancouver Water District
Audited 2025 Financial Statements for the Metro Vancouver Housing Corporation

The consolidated financial statements combine the accounts of the Metro Vancouver Regional District, Greater Vancouver Sewerage and Drainage District, Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. Two key statements included in the audited package, the Consolidated Statement of Financial Position (Exhibit A) and the Consolidated Statement of Operations (Exhibit B), similar to the Balance Sheet and Income Statement in private organizations, are the foundation of the audited statements. Highlights of the 2025 financial results and key financial indicators are provided in **Attachment 1**.

It is important to note that there are differences between the presentation in these financial statements and the annual Metro Vancouver budget, which is prepared, in accordance with enabling legislation, to determine the annual revenue requirements to meet expenditure obligations. These differences are included in **Attachment 1**.

Operating Results

The Consolidated Statement of Operations (Exhibit B) in the audited consolidated financial statements (**Attachment 2**) provides key information about the organization's financial activities, revenues, expenses, and annual surplus.

The annual surplus for PSAS purposes, calculated as the difference between consolidated revenues and expenses of $752.7 million serves as the 2025 addition to the organization's overall accumulated surplus position or net worth of $8.0 billion. However, the annual surplus in the context of the annual operating budget presentation, is $38.8 million.

Attachment 1 provides supplementary information on the 2025 operating and capital financial results by legal entity.

The overall operating surplus is $38.8 million (2.6% of the total $1.5 billion operating budget). The 2025 surplus drivers were in Solid Waste of $19.8 million, Metro Vancouver Housing of $9.7 million, and Regional District Services of $11.4 million, primarily from recruitment timing, the timing of projects, and the sale of land in Solid Waste Services. Year-end shortfalls were in Water Services $1.6 million due primarily to lower than anticipated water sales, and in Liquid Waste, $0.5 million, due to timing of maintenance work and associated cost structure. In accordance with policy, shortfalls were funded from existing operating reserves at year-end.

(In millions)	Budget	Actual	Variance
Greater Vancouver Water District	$ —	$ (1.6)	$ (1.6)
Greater Vancouver Sewerage and Drainage District			
Liquid Waste Services	—	(0.5)	(0.5)
Solid Waste Services	—	19.8	19.8
Metro Vancouver Housing Corporation	—	9.7	9.7
Metro Vancouver Regional District	—	11.4	11.4
Total	**$ —**	**$ 38.8**	**$ 38.8**

Water Services

(In millions)	Budget	Actual	Variance
Revenues	$ 414.1	$ 406.8	$ (7.3)
Expenditures	414.1	408.4	5.7
Surplus (Deficit)	**$ —**	**$ (1.6)**	**$ (1.6)**

Water Services net operating deficit was $1.6 million. Revenues were $7.3 million below budget, largely due to a wetter-than-expected spring and summer which reduced water sales by about $4.7 million, and from project timing of sustainability innovation fund (SIF) projects which drove $5.2 million less revenue from reserves. Net expenditures were $5.7 million lower than budget due to net underspends and updated project timelines. Overall, these factors equate to a net year-end shortfall to budget of $1.6 million.

Liquid Waste Services

(In millions)	Budget	Actual	Variance
Revenues	$ 684.7	$ 671.5	$ (13.2)
Expenditures	684.7	672.0	12.7
Surplus (Deficit)	**$ —**	**$ (0.5)**	**$ (0.5)**

Liquid Waste Services net operating deficit was $0.5 million. Revenues were $13.2 million below budget. This included $12.8 million less in revenues from reserve due to project timeline changes, and lower Trucked Liquid Waste revenues of $3.4 million. These revenue shortfalls were offset by $3.0 million in higher than budgeted lease revenues. Expenditures were underspent by $12.7 million, primarily due to lower debt servicing costs from reduced capital borrowing, along with net underspends of $9.5 million across the function's operations and maintenance programs including timeline changes in sustainability innovation projects and several other projects. Overall, these factors equate to a net year-end shortfall to budget of $0.5 million.

Solid Waste Services

(In millions)	Budget	Actual	Variance
Revenues	$ 160.1	$ 215.2	$ 55.1
Expenditures	160.1	195.4	(35.3)
Surplus (Deficit)	**$ —**	**$ 19.8**	**$ 19.8**

Solid Waste Services net operating surplus was $19.8 million. In 2025, Solid Waste Services activity was driven by higher-than-expected waste flows and increased commercial organics volumes, which led to significantly greater system throughput. Year-end revenues exceeded budget by $55.1 million, largely due to elevated waste volumes and one-time proceeds of $27.9 million from the sale of the Ashcroft Ranch. Expenditures were $35.3 million over budget, mainly reflecting contingency disposal costs required to manage the higher waste volumes. Overall, these factors resulted in a net year-end surplus of $19.8 million.

Metro Vancouver Housing

(In millions)	Budget	Actual	Variance
Revenues	$ 60.7	$ 58.9	$ (1.8)
Expenditures	60.7	49.2	11.5
Surplus (Deficit)	**$ —**	**$ 9.7**	**$ 9.7**

Metro Vancouver Housing's net operating surplus was $9.7 million. This surplus is transferred to fund capital maintenance projects for asset management and capital development to renew existing sites, in addition to the planned $3.1 million in contribution to reserve. In 2025, the year-end surplus of $9.7 million is largely related to underspending in maintenance and capital replacement expenditures from cost savings and scope adjustments to align projects with grant funding criteria. Metro Vancouver Housing's operations are funded from rental revenue with no impact to household tax requisitions.

Regional District Services

(In millions)	Budget	Actual	Variance
Revenues	$ 156.8	$ 192.7	$ 35.9
Expenditures	156.8	181.3	(24.5)
Surplus (Deficit)	**$ —**	**$ 11.4**	**$ 11.4**

The Regional District Services resulted in a year-end surplus of $11.4 million for 2025. Revenues were $35.9 million above budget, driven largely by Growing Communities Grant funding which was allocated towards completed and ongoing projects. The net surplus was further driven by recruitment timing and consulting underspends, and fewer committee meetings and attendance than budgeted.

The Regional District is comprised of various services:

- Air Quality and Climate Action
- E911 Emergency Telephone Service
- Electoral Area Service
- General Government Administration
- Housing Planning and Policy
- Invest Vancouver
- Regional Emergency Management
- Regional employers Services
- Regional Global Positioning Systems
- Regional Parks
- Regional Planning
- Sasamat Fire Protection Service

Capital Expenditures Program

Capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. Significant work has progressed on several multi-year projects and there is anticipated advancement in major projects as they move into the construction phase such as the Annacis Water Supply Tunnel, Kennedy Newton Main, Widgeon Marsh Park Development, and Metro Vancouver Housing development projects. The majority of the 32% underspend is related to the status of major projects, such as the Coquitlam Water Main, Annacis Island Wastewater Treatment Plant (AIWWTP) Stage 5 Expansion, NSWWTP, NLWWTP, and IIWWTP which have been accounted for in the 2026-2030 Financial Plan.

Capital expenditure details by project are presented in **Attachment 1**.

Water Services

(In millions)	Annual Capital Expenditures	Year-to-date Actual Expenditures	Year-to-date Variance
Water Mains	$ 352.6	$ 354.4	$ (1.8)
Pump Stations	52.4	32.9	19.5
Reservoirs	15.2	16.4	(1.2)
Treatment Plants	43.4	25.8	17.6
Others	21.0	8.6	12.4
Total	**$ 484.5**	**$ 438.1**	**$ 46.4**

For Water Services, capital expenditures were $438.1 million (90%) of the $484.5 million projected capital cash flow as some of the major projects such as the Annacis Main No. 5 (South) and Capilano Raw Water Pump Station Back-up Power projects were in the construction phase throughout the year. In addition, construction activities were underway for other large projects such as the Annacis Water Supply Tunnel, Central Park Main, Kennedy Newton Main, Douglas Road Main No. 2, and the Stanley Park Water Supply Tunnel.

Liquid Waste Services

(In millions)	Annual Capital Expenditures	Year-to-date Actual Expenditures	Year-to-date Variance
Collections	$ 198.3	$ 97.8	$ 100.5
Treatment Plants	812.1	517.6	294.5
Total	**$ 1,010.4**	**$ 615.4**	**$ 395.0**

For Liquid Waste Services, actual capital expenditures were $615.4 million (61%) of the $1.0 billion capital cash flow. Projects continue to progress through the construction phase including Gleneagles Pump Station Improvements, Cloverdale Pump Station Capacity Upgrade, AIWWTP Trickling Filter Rehabilitation, North Road Trunk Sewer, Gilbert Brighouse Trunk Pressure Sewer Twinning, South Surrey Interceptor Johnston Section, AIWWTP Hydrothermal Processing Pilot, Royal Ave Pump Station Rehabilitation and Burnaby Lake North Interceptor. Construction at the North Shore Wastewater Treatment Plant progressed following the signing of the new C2 contract in late 2024. Ground improvement work continued at the Northwest Langley Wastewater Treatment Plant. Iona Island Wastewater Treatment Plant ground improvement work slowed, due to reevaluation of the design and phasing options for the plan. Progress on the Annacis Island Wastewater Treatment Plant Stage 5 Expansion slowed because the design phase was extended

Solid Waste Services

(In millions)	Annual Capital Expenditures	Year-to-date Actual Expenditures	Year-to-date Variance
Landfills	$ 5.6	$ 0.5	$ 5.1
Recycling and Waste Centres	8.4	0.8	7.6
Waste to Energy Facilities	28.8	15.3	13.5
Total	**$ 42.7**	**$ 16.7**	**$ 26.0**

For Solid Waste Services, capital expenditures were $16.7 million (39%) of the $42.7 million cash flow largely due to the complexity of the capital projects. Additional engagement steps in developing the project scope and time taken to develop municipal agreements and permitting, impact the design to construction timelines. Despite these complexities, detailed design and procurement are underway for the Waste-to-Energy Facility District Energy system, and many other projects are moving to the next phase of the project timelines.

Metro Vancouver Housing

For Metro Vancouver Housing, capital expenditures were $113.7 million (61%) of the projected $186.2 million capital cash flow. Heather Place Building B and Kingston Gardens were completed in November 2025, and Salal Landing is expected to be completed in Q3 2026. Various project expenditures are underspent as project teams continue to thoroughly scope and refine assumptions to align project plans with evolving grant funding considerations and opportunities. As well, lower-than-anticipated use of contingencies and favourable site conditions contributed to the underspend, with several projects now forecast to be completed under budget. Through strategic partnerships and effective use of funding and financing programs, Metro Vancouver Housing continues to leverage available resources to deliver new and renewed homes with no additional impact on household tax requisitions.

Regional Parks

(In millions)	Annual Capital Expenditures	Year-to-date Actual Expenditures	Year-to-date Variance
Capital Development	$ 24.4	$ 11.8	$ 12.6
Parkland Acquisition	20.0	3.6	16.4
Total	**$ 44.4**	**$ 15.5**	**$ 28.9**

For Regional Parks, the capital expenditures were $15.5 million (35%) of the $44.4 million capital cash flow. Progress continues on major projects including Widgeon Marsh Regional Park Development and Campbell Valley Regional Park and Greenway Development. Some projects, such as the Boundary Bay Perimeter Trail and Belcarra South Redevelopment, are taking longer than anticipated largely due to permitting requirements. Timing of expenditures with respect to land acquisition is dependent on availability, market conditions and negotiations and closing of transactions.

Financial Position
The Consolidated Statement of Financial Position (Exhibit A of the draft Audited Financial Statements in **Attachment 2**) provides key information to evaluate the government's ability to finance its liabilities and contractual obligations and to provide ongoing and future services. For discussion, a Condensed Consolidated Statement of Financial Position, presented net of TransLink and member jurisdictions' debt, is included in **Attachment 1**, along with the five-year trends on the four key financial indicators in this statement (financial assets, liabilities and debt, non-financial assets, and accumulated surplus).

Financial Assets
Cash and investment resources for 2025 are slightly higher than 2024 by $313 million due to timing of cash flows. Metro Vancouver has a strong liquidity position, with financial assets 3.2 times more than current liabilities. This indicates that the financial assets are more than sufficient to offset the amount of short-term obligations. The five-year financial asset trend in **Attachment 1** shows cash balances have trended upward due to the timing of cash flows, higher deferred revenue than prior year, and a cash management strategy of timing capital funding based on cash requirements.

Liabilities and Debt
Total liabilities and debt in the amount of $3.8 billion include trade accounts payables and accrued liabilities, employee future benefits liability, landfill closure and post-closure liability, asset retirement obligations, deferred revenue, and debt. Over the past five years, liabilities have increased by $1.2 billion (48.4%), largely a result of higher debt and liabilities related to capital infrastructure projects.

Net Debt
The net debt position indicates the amount by which the organizations' liabilities exceed the financial assets. The net debt position increased by $351.2 million. Although the amount appears as unfavorable, over 65% (2024 - 68%) of the organization's liabilities is related to debt which is repayable over several years and 21% (2024 - 16%) of liabilities are deferred grants and development cost charges (DCC) to be applied against future capital projects. The organization's financial assets (cash, investments and receivables) are more than sufficient to offset the amount of short-term obligations. This is indicated in the organization's 3.2 to 1 current ratio, which is a measure of an organization's liquidity, defined as current assets divided by current liabilities.

Non-financial Assets (Capital Assets)
Non-financial assets increased by $1.1 billion in 2025, representing continued investment in capital infrastructure. Capital expenditures were $1.2 billion, the majority of which were for liquid waste and water infrastructure projects. Over the past four years, the trend shows that non-financial assets have grown at a rate faster than the rate of liabilities and debt, indicating that the assets were largely funded by pay-as-you-go, DCCs, and grants. Non-financial assets have grown by $3.2 billion since 2021, whereas liabilities and debt by $1.2 billion, approximately 38% of the capital.

Accumulated Surplus ("Equity")
The 2025 accumulated surplus of $8.0 billion reflects the member jurisdictions' net financial investment in the District's consolidated entity. This comprises of reserve balances of $678.1 million and investment in tangible capital assets (asset value less debt) of $7.3 billion.

The accumulated surplus increased by $752.7 million in 2025, which represents the annual accounting surplus for the year, calculated as the difference between revenues and expenses on a PSAS basis.

ALTERNATIVES

The audited financial statements are a statutory requirement prepared in accordance to specific accounting principles. No alternatives are presented.

FINANCIAL IMPLICATIONS

The Metro Vancouver 2025 Annual Financial Results indicate a year-end operating surplus of $38.8 million (2.6% of the total $1.5 billion operating budget) and a capital spend of 68% of the planned capital budget of $1.8 billion.

CONCLUSION

The financial statements, included in **Attachment 1**, are part of the legislated reporting requirements for 2025 and staff recommends their approval. As noted in the Auditor's Report, it is the Auditor's opinion that these Financial Statements present fairly the financial position of the four Metro Vancouver legal entities as of December 31, 2025, and the results of their financial activities and changes in their financial position for the year then ended in accordance with Canadian Public Sector Accounting Standards.

This report also provides the final financial performance of Metro Vancouver for 2025, with supplementary information provided in **Attachment 2** and **4**. Surpluses over budget were attributed to Solid Waste Services, $19.8 million, Metro Vancouver Housing, $9.7 million and Regional District Services, $11.4 million. Budget shortfalls resulted in $1.6 million in Water Services and $0.5 million in Liquid Waste Services. Year-end capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. The financial results for 2025 will be presented to the Boards in April 2026 along with the Audited 2025 Financial Statements, prepared in accordance with Canadian Public Sector Accounting Standards ("PSAS").

ATTACHMENTS

1. Metro Vancouver 2025 Annual Financial Results.
2. Draft Audited Financial Statements for the year ended December 31, 2025.
3. Public Notice of the 2025 Audited Financial Statements for the Metro Vancouver Regional District.
4. Presentation: Metro Vancouver 2025 Annual Financial Results.

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metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

METRO VANCOUVER 2025 ANNUAL FINANCIAL RESULTS

For the Year Ended December 31, 2025

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INTRODUCTION

This report presents Metro Vancouver's 2025 Annual Financial Results and supplements the information contained in the 2025 Audited Financial Statements. This report combines the financial information of Metro Vancouver's four legal entities: Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District, Metro Vancouver Housing Corporation, and Metro Vancouver Regional District.

It is important to note that there are differences between the presentation in the audited financial statements, which are prepared in accordance with public sector accounting standards ("PSAS"), and the annual Metro Vancouver budget, which is prepared, in accordance with enabling legislation, to determine the annual revenue requirements to meet expenditure obligations. These differences are outlined in the Consolidated Financial Statement Highlights page 18 of this report.

OPERATING RESULTS

Overall Net Operating Surplus to Budget

The Metro Vancouver 2025 Annual Financial Results indicates a year-end operating surplus of $38.8 million (2.6% of the total $1.5 billion operating budget), $38.8 million. Major drivers were in Solid Waste Services, $19.8 million, Metro Vancouver Housing, $9.7 million, and Regional District Services, $11.4 million, primarily as a result of recruitment timing and timing of projects. Budget shortfalls occurred in Water Services, $1.6 million, primarily due to lower-than-anticipated water sales, and in Liquid Waste Services, $0.5 million, due to timing of maintenance work and associated cost structure. In accordance with policy, any operational shortfalls are funded from existing operating reserves at year-end.

	Budget	Actual	Variance
Greater Vancouver Water District	$ —	$ (1,618,414)	$ (1,618,414)
Greater Vancouver Sewerage and Drainage District			
Liquid Waste Services	—	(476,430)	(476,430)
Solid Waste Services	—	19,764,412	19,764,412
Metro Vancouver Housing Corporation	—	9,764,889	9,764,889
Metro Vancouver Regional District	—	11,380,019	11,380,019
	$ —	$ 38,814,476	$ 38,814,476

Operating Budget Summary

Metro Vancouver
Operating Budget Summary
For the Year Ended December 31, 2025

	Budget	Actual	% Actual to Budget	Variance
REVENUES				
Key Service Revenues				
Water Sales	$ 399,008,564	$ 394,303,861	99%	$ (4,704,703)
Liquid Waste Services Levy	575,550,267	575,550,267	100%	$ —
Solid Waste Tipping Fees	148,874,301	169,833,890	114%	$ 20,959,589
Metro Vancouver Regional District Requisitions	117,237,833	117,237,833	100%	$ —
Housing Rents	44,610,986	48,480,250	109%	$ 3,869,264
	1,285,281,951	1,305,406,101	102%	$ 20,124,150
Other Revenues	60,315,555	64,902,430	108%	4,586,875
Reserve Transfers	130,794,727	174,871,072	134%	44,076,345
TOTAL REVENUES	**$ 1,476,392,233**	**$ 1,545,179,603**	105%	**$ 68,787,370**
EXPENDITURES				
Greater Vancouver Water District	414,092,497	408,421,242	99%	$ 5,671,255
Greater Vancouver Sewerage and Drainage District				
Liquid Waste Services	684,720,711	672,027,307	98%	$ 12,693,404
Solid Waste Services	160,053,191	195,434,409	122%	$ (35,381,218)
Metro Vancouver Housing Corporation	60,687,829	49,143,946	81%	$ 11,543,883
Metro Vancouver Regional District				
Regional Parks	89,684,926	84,788,946	95%	$ 4,895,980
Air Quality and Climate Action	17,782,571	14,129,872	79%	$ 3,652,699
Other Regional Services	49,370,508	82,419,405	167%	$ (33,048,897)
TOTAL EXPENDITURES	**1,476,392,233**	**1,506,365,127**	102%	**$ (29,972,894)**
SURPLUS (DEFICIT)	**$ —**	**$ 38,814,476**		**$ 38,814,476**

Operating Surplus Analysis by Entity

For the Year Ended December 31, 2025

Water Services had a deficit of $1.6 million.

	Budget	Actual	Variance
Greater Vancouver Water District			
Revenues	$ 414,092,497	$ 406,802,828	$ (7,289,669)
Expenditures	414,092,497	408,421,242	5,671,255
Surplus (Deficit)	$ —	$ (1,618,414)	$ (1,618,414)

- Revenues were $7.3 million below budget, largely due to a wetter-than-expected spring and summer which reduced water sales by about $4.7 million, and from project timing of sustainability innovation fund (SIF) projects which drove $5.2 million less revenue from reserves.
- Expenditures were $5.7 million below budget primarily due to $5.2 million in delayed or deferred sustainability innovation projects and $9.1 million in lower core operations and maintenance spending, offset by higher costs in minor capital project costs.

Liquid Waste Services had a deficit of $0.5 million.

	Budget	Actual	Variance
Greater Vancouver Sewerage and Drainage District			
Liquid Waste Services			
Revenues	$ 684,720,711	$ 671,550,877	$ (13,169,834)
Expenditures	684,720,711	672,027,307	12,693,404
Surplus (Deficit)	$ —	$ (476,430)	$ (476,430)

- Revenues were $13.2 million below budget. This included $12.8 million less in reserve applications overall, reflecting reduced use of both DCC and sustainability reserves, as several projects continue to ramp to adjusted timelines. In addition, Trucked Liquid Waste revenues were below budget by $3.4 million. Revenue shortfalls were offset by $3.0 million in higher than budget lease revenues.
- Expenditures were $12.7 million below budget. This was mainly due to underspending in core operating programs, including $2.9 million in Operations and Maintenance, $4.4 million in Policy and Planning (with $2.5 million tied to delayed Sustainability Innovation projects), and $2.3 million in Environmental Management and Quality Control. Spending also decreased due to lower debt costs, reduced corporate allocations, and other operational savings. These underspends were offset by $4.5 million in additional minor capital projects expenditures.

Solid Waste Services has a surplus of $19.8 million.

	Budget	Actual	Variance
Greater Vancouver Sewerage and Drainage District			
Solid Waste Services			
Revenues	$ 160,053,191	$ 215,198,821	$ 55,145,630
Expenditures	160,053,191	195,434,409	(35,381,218)
Surplus (Deficit)	$ —	$ 19,764,412	$ 19,764,412

- Solid Waste Services net operating surplus was $19.8 million. In 2025, Solid Waste Services activity was driven by higher-than-expected waste flows and increased commercial organics volumes, which led to significantly greater system throughput. Solid Waste Services' net operating surplus goes into a reserve and is used to fund capital maintenance programs and offsets future borrowing needs.

- Revenues exceeded budget by $55.1 million, largely due to elevated waste volumes and one-time proceeds of $27.9 million from the sale of the Ashcroft Ranch.

- Expenditures were $35.4 million over budget, mainly reflecting contingency disposal costs required to manage the higher waste volumes. Overall, these factors resulted in a net year-end surplus of $19.8 million.

The **Metro Vancouver Housing Corporation** had a surplus to budget of $9.7 million.

	Budget	Actual	Variance
Metro Vancouver Housing Corporation			
Revenues	$ 60,687,829	$ 58,908,835	$ (1,778,994)
Expenditures	60,687,829	49,143,946	11,543,883
Surplus (Deficit)	$ —	$ 9,764,889	$ 9,764,889

- Metro Vancouver Housing's net operating surplus was $9.7M. This surplus goes into a reserve and is used to fund capital maintenance for asset management and capital development to renew existing sites, in addition to the planned $3.1 million in contribution to reserve.

- Revenues were $1.8M lower than budgeted largely related to underspending in capital replacement and maintenance expenditures, which results in a lower than budgeted transfer from reserve funds into annual revenues. This is partially offset by higher rental income due to yearly rental increases being higher than budgeted and lower vacancy loss.

- Expenditures were lower than budgeted by $11.5M due to the underspending in debt servicing costs and capital replacement projects from delays in design, procurement of consulting and construction. Additionally, property operations cost were lower than budgeted due to underspending in maintenance, utilities and consulting costs.

Metro Vancouver Regional District

Regional Parks had a surplus of $4.6 million.

	Budget	Actual	Variance
Metro Vancouver Regional District			
Regional Parks			
Revenues	$ 89,684,926	$ 89,341,318	$ (343,608)
Expenditures	89,684,926	84,788,946	4,895,980
Surplus (Deficit)	$ —	$ 4,552,372	$ 4,552,372

- Revenues were $0.3M lower overall, reflecting an unbudgeted $2.1M Impact Compensation Payment from the BC Ministry of Transportation and Transit for the Fraser River Tunnel Project, $0.7M in higher other revenues, and a $3.1M reduction in reserve contributions due to lower spending in SIF and other reserve-funded projects.

- Expenditures were $4.9M lower than budget largely due to underspending in consulting and contract services, labour salaries and benefits, other expenses, and deferred budget allotment for ongoing litigation with kʷikʷəƛəm (Kwikwetlem First Nation).

Air Quality and Climate Action had a surplus of $1.4 million.

	Budget	Actual	Variance
Metro Vancouver Regional District			
Air Quality and Climate Action			
Revenues	$ 17,782,571	$ 15,495,325	$ (2,287,246)
Expenditures	17,782,571	14,129,872	3,652,699
Surplus (Deficit)	$ —	$ 1,365,453	$ 1,365,453

- Revenues were lower than budget by $2.3M, primarily due to a number of reserve application projects being deferred or cancelled. Expenditures were $3.7M below budget, mainly due to recruitment timing and the timing and scope adjustments of several reserve-funded projects.

Other Regional Services had a surplus of $5.5 million.

	Budget	Actual	Variance
Metro Vancouver Regional District			
Other Regional Services			
Revenues	$ 49,370,508	$ 87,881,599	$ 38,511,091
Expenditures	49,370,508	82,419,405	(33,048,897)
Surplus (Deficit)	$ —	$ 5,462,194	$ 5,462,194

- The Regional District Services finished year-end with a surplus of $5.5 million for 2025. Revenues were $38.5 million above budget, primarily driven largely by $27.1 million of Growing Communities Grant funding which was allocated towards completed and ongoing projects. The net surplus was further driven by timing of recruitment and consulting underspends, and fewer committee meetings and attendance than budgeted within General Government Administration.

The Other Regional District is comprised various departments:

Department	Variance
E911 Emergency Telephone Service	$ 821,827
Electoral Area Service	339,825
General Government Administration	3,393,658
General Government-Zero Waste Collaboration Initiatives	11,827
Housing Planning and Policy	200,799
Regional Emergency Management	100,469
Invest Vancouver	165,508
Regional Employers Services	252,713
Regional Global Positioning System	9,281
Regional Planning	104,011
Sasamat Fire Protection Service	62,276
Total	**$ 5,462,194**

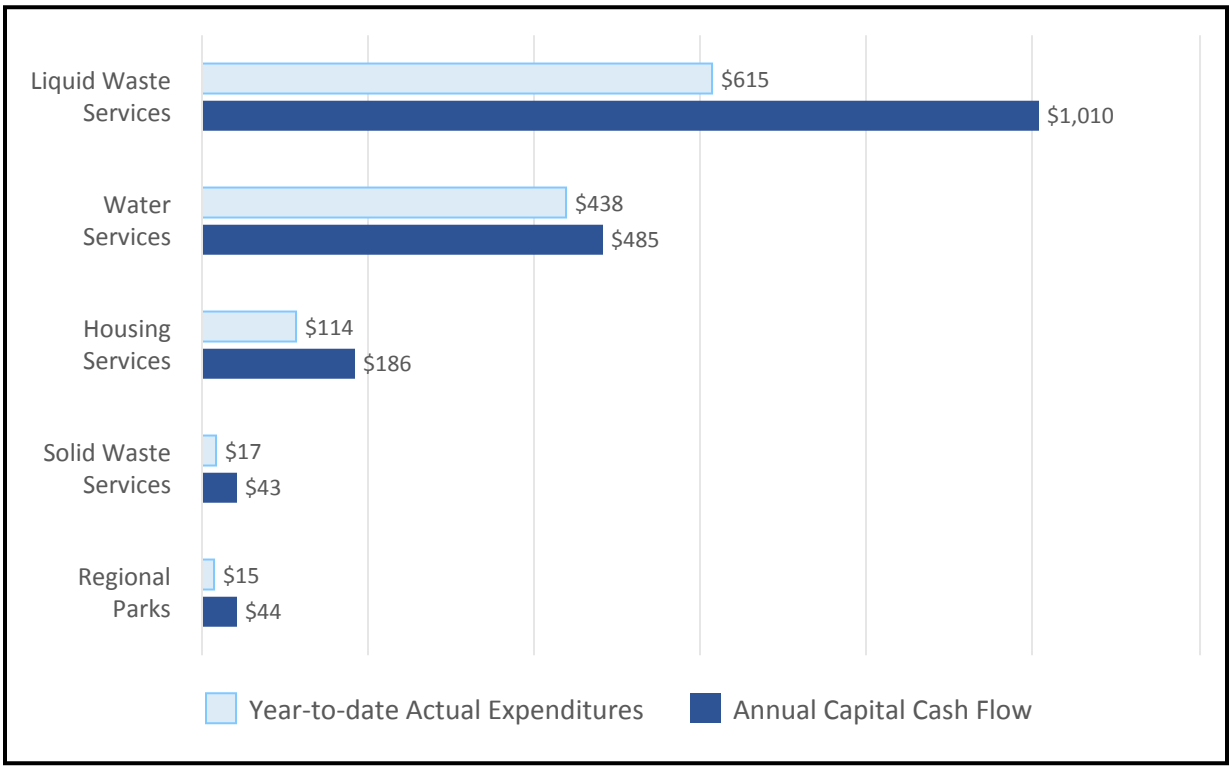
CAPITAL PROGRAM

Overall Capital Expenditures

Capital expenditures were $1.2 billion in 2025, representing 68% of the planned annual cash flow target of $1.8 billion. Significant work progressed on several multi-year projects and there was advancement in major projects as they moved into the construction phase such as the Annacis Water Supply Tunnel, Kennedy Newton Main, Widgeon Marsh Park Development, and Metro Vancouver Housing development projects. The majority of the 32% underspend is related to the status of major projects, such as the Coquitlam Water Main, Annacis Island Wastewater Treatment Plant (AIWWTP) Stage 5 Expansion, NSWWTP, NLWWTP, and IIWWTP which have been accounted for in the 2026-2030 Financial Plan.

Capital Expenditure at a Glance

2025 Capital Cash Flow vs Year-End Actual Expenditures in $ Millions



Capital Expenditure Summary

2025 Capital Spending Summary
For the Year Ended December 31, 2025

	Planned Annual Expenditures (Budget)	2025 Actuals (Jan 1 - Dec 31)	Actual Expenditures to Budget %	Forecasted Expenditures (Sept 30)	Expenditures to Budget (Sept 30) %
Liquid Waste Services					
Collections	198,344,000	97,798,823	49%	116,461,634	59%
Treatment Plants	812,078,000	517,593,345	64%	514,248,113	63%
	1,010,422,000	**615,392,168**	**61%**	**630,709,747**	**62%**
Water Services					
Water Mains	352,572,000	354,427,357	101%	323,546,385	92%
Pump Stations	52,350,000	32,911,720	63%	36,266,602	69%
Reservoirs	15,200,000	16,428,494	108%	17,406,757	115%
Treatment Plants	43,400,000	25,807,726	59%	28,685,468	66%
Others	21,010,000	8,556,267	41%	7,998,424	38%
	484,532,000	**438,131,563**	**90%**	**413,903,636**	**85%**
Housing Services					
Development Capital	$ 160,446,000	$ 105,238,023	66%	125,082,573	78%
Building Rehabilitation	25,710,000	8,448,829	33%	8,090,003	31%
	186,156,000	**113,686,852**	**61%**	**133,172,576**	**72%**
Solid Waste Services					
Landfills	5,550,000	514,956	9%	890,000	16%
Recycling and Waste Centres	8,350,000	847,613	10%	1,090,000	13%
Waste to Energy Facilities	28,755,000	15,311,267	53%	18,838,087	66%
	42,655,000	**16,673,836**	**39%**	**20,818,087**	**49%**
Regional Parks					
Capital Development	24,400,000	11,805,970	48%	13,454,000	55%
Parkland Acquisition	20,000,000	3,645,226	18%	4,000,000	20%
	44,400,000	**15,451,196**	**35%**	**17,454,000**	**39%**
Total	**$ 1,768,165,000**	**$ 1,199,335,615**	**68%**	**$ 1,216,058,046**	**69%**

Liquid Waste Services

Year-end capital expenditures were $615.39 million.

- For Liquid Waste Services, actual capital expenditures were $615.39 million (61%) of the $1,010.4 million capital cash flow. Projects continue to progress through the construction phase including Gleneagles Pump Station improvements, Cloverdale Pump Station Capacity Upgrade, AIWWTP Trickling Filter Rehabilitation, North Road Trunk Sewer, Gilbert Brighouse Trunk Pressure Sewer Twinning, South Surrey Interceptor Johnston Section, AIWWTP Hydrothermal Processing Pilot, Royal Ave Pump Station Rehabilitation and Burnaby Lake North Interceptor. Construction at the North Shore Wastewater Treatment Plant progressed following the signing of the new C2 contract in late 2024. Ground improvement work continued at the Northwest Langley Wastewater Treatment Plant. Iona Island Wastewater Treatment Plant ground improvement work slowed, due to reevaluation of the design and phasing options for the plan. Progress on the Annacis Island Wastewater Treatment Plant Stage 5 Expansion slowed because the design phase was extended.

Water Services

Year-end capital expenditures were $438.13 million.

- For Water Services, capital expenditures were $438.13 million (90%) of the $484.6 million projected capital cash flow as some of the major projects such as the Annacis Main No. 5 (South) and Capilano Raw Water Pump Station Back-up Power projects were in the construction phase throughout the year. In addition, construction activities were underway for other large projects such as the Annacis Water Supply Tunnel, Central Park Main, Kennedy Newton Main, Douglas Road Main No. 2, and the Stanley Park Water Supply Tunnel.

Metro Vancouver Housing (MVHC)

Year-end capital expenditures were $113.7 million.

- For MVHC, the capital expenditures were $113.7 million (61%) of the $186.2 million capital cash flow. Capital development and renewal spending was below planned levels. For some projects, this reflects additional time required at project outset to scope and refine assumptions and align project plans with evolving grant funding considerations and opportunities. While this shifted the timing of expenditures, these projects remain active and will be delivered later than originally assumed. In other cases, conservative cash-flow assumptions were applied, with projects remaining on schedule and spending expected to accelerate as construction progresses. Lower-than-anticipated use of contingencies and favourable site conditions also contributed to the underspend, with several projects now forecast to be completed under budget. Heather Place Building B and Kingston Gardens Phase 5 were completed in November 2025, and Salal Landing is expected to be completed in Q3 2026. Through strategic partnerships and effective use of funding and financing programs, Metro Vancouver Housing continues to leverage available resources to deliver new and renewed homes with no additional impact on household tax requisitions.

Solid Waste Services

Year-end capital expenditures were $16.7 million.

- The Solid Waste Services capital expenditures were $16.7 million (39%), lower than initially projected as a result of longer than expected timelines to initiate construction on various capital projects. Contributing factors include additional engagement steps in the development of project scopes, longer than expected timelines to develop municipal agreements for infrastructure projects, and additional permitting steps not initially anticipated. Despite these complexities, detailed design and procurement are underway for the Waste-to-Energy Facility District Energy system and many other projects are moving to the next phase of the project timelines.

Regional Parks

Year-end capital expenditures were $15.5 million.

- For Regional Parks, the capital expenditures were $15.5 million (35%) of the $44.4 million capital cash flow. Progress continues on major projects including Widgeon Marsh Regional Park Development and Campbell Valley Regional Park and Greenway Development. Some projects, such as the Boundary Bay Perimeter Trail and Belcarra South Redevelopment, are taking longer than anticipated largely due to permitting requirements. Timing of expenditures with respect to land acquisition is dependent on availability, market conditions and negotiations and closing of transactions.

CONSOLIDATED FINANCIAL STATEMENT HIGHLIGHTS

The Consolidated Statement of Financial Position (Exhibit A of the draft Audited Financial Statements) provides key information to evaluate the government's ability to finance its ongoing activities to meet its liabilities and contractual obligations, as well as provide future services. For discussion purposes, a Condensed Consolidated Statement of Financial Position, net of TransLink and member jurisdictions' debt is presented in Table 1. The debt owing to the Municipal Finance Authority of British Columbia ("MFA") for TransLink and member jurisdictions is completely offset by a receivable from these entities, reflecting the fact that these entities are responsible for their debt. Therefore, the impact on Metro Vancouver's financial position is nil and has been excluded from the Condensed Consolidated Statement of Financial Position (Table 1).

The Condensed Consolidated Statement of Financial Position presents four key items used evaluating financial position. These include total financial assets, total liabilities and debt, non-financial assets, and accumulated surplus.

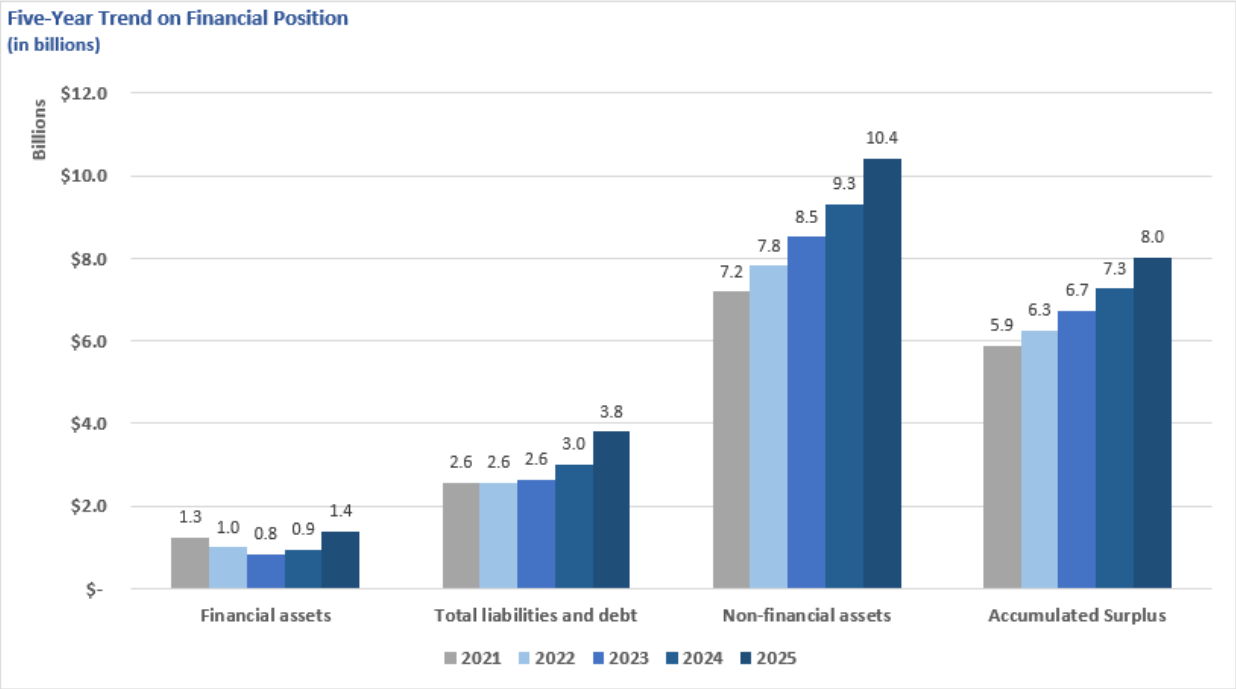
A five-year trend on these items is presented in Table 2.

Table 1: Condensed Consolidated Statement of Financial Position

Condensed Consolidated Statement of Financial Position
As at December 31, 2025, with comparative information for 2024
(in thousands of dollars)

	2025	2024	Change
Cash, cash equivalents, and investments	$ 927,787	$ 614,614	$ 313,173
Other financial assets	470,152	334,643	135,509
Total Financial Assets	1,397,939	949,257	448,682
Liabilities	1,314,892	964,252	350,640
Debt, net of TransLink and member jurisdictions	2,492,555	2,037,847	454,708
Total Liabilities and Debt	**3,807,447**	**3,002,099**	805,348
Net Debt	**(2,409,508)**	**(2,052,842)**	**(356,666)**
Non-Financial Assets	10,425,284	9,315,879	1,109,405
Accumulated Surplus ("Equity")	**$ 8,015,776**	**$ 7,263,037**	**$ 752,739**
Accumulated Surplus ("Equity") consists of			
Reserves	$ 678,150	$ 534,581	$ 143,569
Non-financial assets, net of debt and capital funds	7,337,626	6,728,456	609,170
	$ 8,015,776	**$ 7,263,037**	**$ 752,739**

Table 2: Five-Year Trend on Financial Position



Financial Assets

Metro Vancouver's financial assets in the amount of $1.4 billion include cash, cash equivalents, investments, accounts receivables, and MFA debt reserve fund. The financial assets have trended upward over the past few years due to the timing of cash flows and higher deferred revenue than prior year, and a cash management strategy of timing capital funding based on cash requirements. The increase in funding received and receivable from grants and development cost charges (DCC) further contributed to the upward trend in 2025.

Cash, cash equivalents, and investments at $0.9 billion represents 66% of the total $1.4 billion. For more details on cash and investment balances, refer to Treasury Results (page 22).

Other financial assets consist primarily of accounts receivable totaling $0.4 billion. The increase of $135.5 million in other financial assets was primarily attributable to higher receivables from development cost charges, utility and user fee billings arising from the normal course of the District's operations, and grant funding.

Total Liabilities and Debt

Total liabilities and debt in the amount of $3.8 billion include trade accounts payables and accrued liabilities, employee future benefits liability, landfill closure and post-closure liability, asset retirement obligations, deferred revenue, and debt. Over the past five years, liabilities have increased by $1.2 billion (48.4%), largely a result of higher debt and liabilities related to capital infrastructure projects.

Liabilities

Liabilities in 2025 in the amount of $1.3 billion were $350.6 million higher than 2024 primarily due to higher deferred revenue and increases in trade accounts payable and accrued liabilities.

- Deferred revenue increased by $305.8 million, mainly resulting from the implementation of Water DCCs. These amounts will be applied to future capital infrastructure project costs. In addition, deferred government grant increased $49.4

million as a result of increase in grant funding received as compared to 2024, with funds to be applied to support future capital infrastructure projects.

- Trade accounts payable and accrued liabilities increased by $44.7 million as a result of increased capital infrastructure activity and higher wage accrual for the year 2025, as compared to 2024.

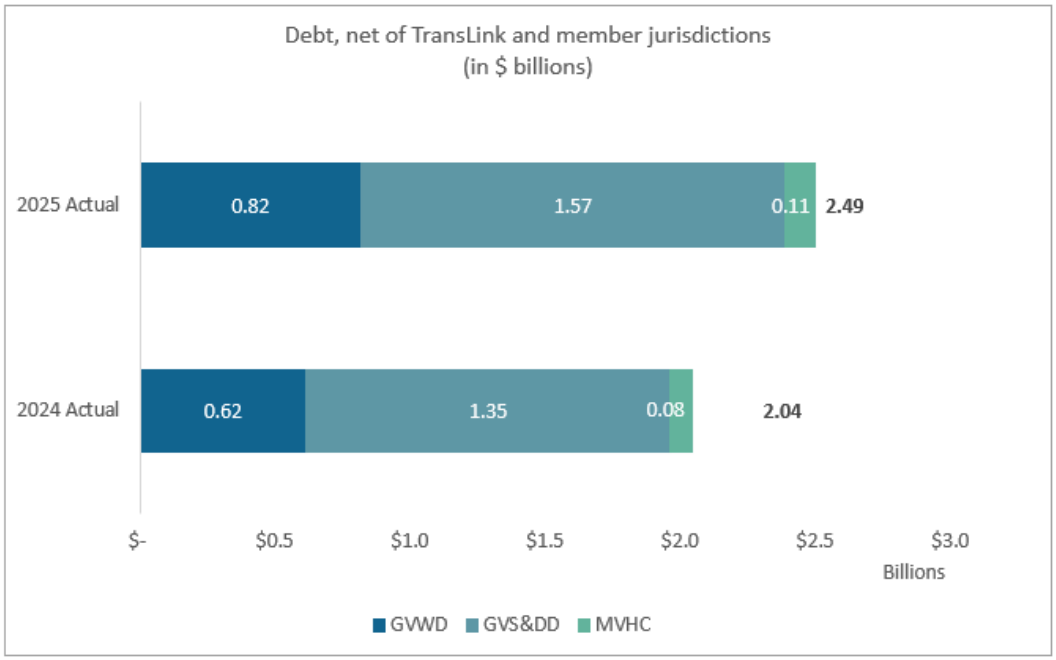
Debt

Debt, net of MFA sinking funds, and debt for TransLink and member jurisdictions, in the amount of $2.49 billion reflects the amount of borrowing outstanding at the end of 2025.

At the end of 2025, debt increased by $454.7 million to $2.49 billion. New borrowing in 2025 was $633.5 million, below the target amount of $1.2 billion, and includes debenture borrowing from MFA of $600.0 million ($323.0 million for GVS&DD and $277.0 million for GVWD) and construction financing loans for MVHC of $33.5 million. The new borrowings are offset by debenture maturities of $120.0 million (in GVWD), principal repayments of $157.4 million and sinking fund retirement and income of $98.6 million.

The MFA long-term borrowing rates for the 2025 Spring borrowing of $350.0 million and Fall borrowing of $250.0 million were 3.88% and 3.73% respectively. The rate is slightly lower than the 2024 Spring borrowing of $350.0 at 4.44%, The higher amount of borrowing combined with lower interest rates resulted in a slightly lower than expected debt service ratio (interest and principal payments to revenue) from 18.3% in 2024 to 18.0% in 2025.

Table 3: Debt, net of TransLink and member jurisdictions

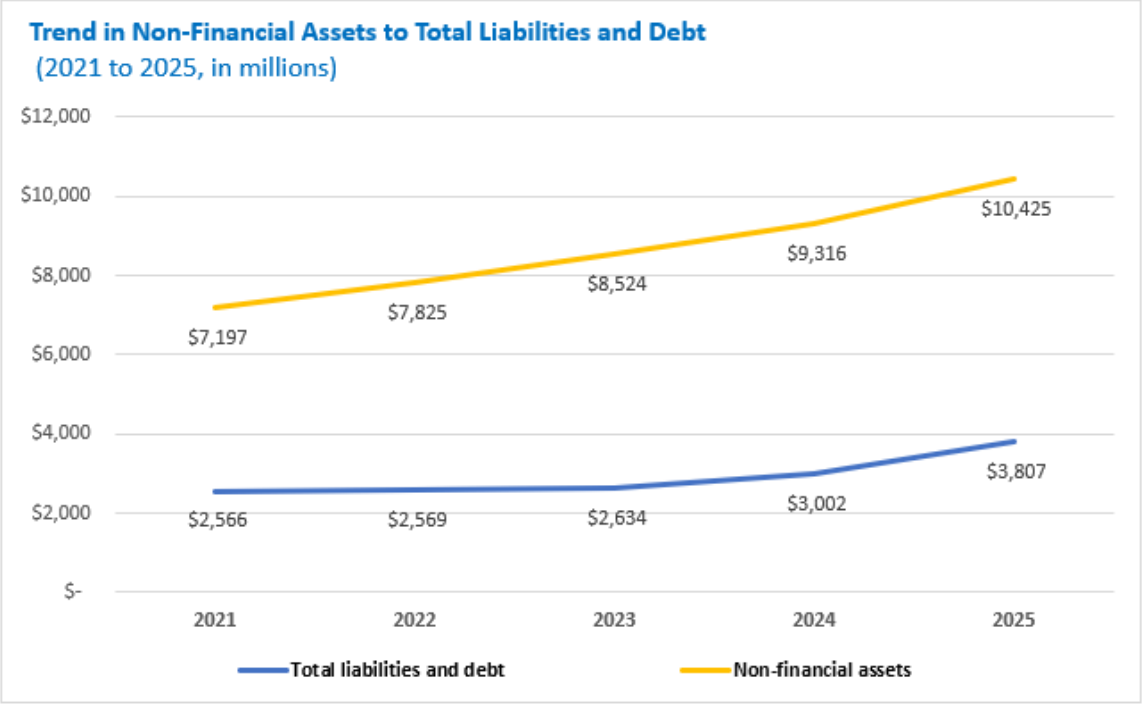


Net Debt
The net debt position indicates the amount by which the organizations' liabilities exceed the financial assets. The net debt position increased by $356.7 million. Although the amount appears as unfavorable, over 65% (2024 - 68%) of the organization's liabilities is related to debt which is repayable over several years and 21% (2024 - 16%) of liabilities are deferred grants and DCC revenues to be applied against future capital projects. The organization's financial assets (cash, investments, and receivables) are more than sufficient to offset the amount of short-term obligations. This is indicated in the organization's 3.2 to 1 current ratio, which is a measure of an organization's liquidity, defined as current assets divided by current liabilities.

Non-Financial Assets (Capital Assets)

Non-financial assets increased by $1.1 billion in 2025, representing continued investment in capital infrastructure. Capital expenditures were $1.2 billion, the majority of which were for liquid waste and water infrastructure projects. Table 4 below shows that the investment in non-financial assets is growing at a faster rate than liabilities and debt, indicating that the District's assets are largely funded by pay as-you-go, DCCs, and grants. Over the past four years, the trend shows that non-financial assets have grown by $3.2 billion, whereas liabilities and debt by $1.2 billion, approximately 38% of the capital.

Table 4: Trend in Non-Financial Assets to Total Liabilities and Debt



Accumulated Surplus ("Equity")

The 2025 accumulated surplus of $8.0 billion reflects the member jurisdictions' net investment in the District's consolidated entity. This comprises of reserve balances of $678.1 million and investment in tangible capital assets (asset value less debt) of $7.3 billion. The investment in capital assets is based on historical cost and does not represent the replacement value of the assets in service for Metro Vancouver.

The accumulated surplus increased by $752.7 million in 2025, which represents the annual surplus for the year, calculated as the difference between revenues and expenses. Table 5 below shows the

comparison between the annual surplus for PSAS ($752.7 million) and the annual surplus of $38.8 million for budget purposes. For PSAS purposes, annual surplus does not include contributions to and from reserves, capital contributions, or principal payments on debt. A comparison of the PSAS financial statement surplus to the operating budget surplus is provided in Table 5 below. For details regarding the 2025 Operating Results by legal entity, refer to page 4.

Table 5: Comparison of PSAS Financial Statement Surplus to Operating Budget Surplus

Comparison of PSAS Financial Statement Surplus to Operating Budget Surplus
For the year ended December 31, 2025
(in thousands of dollars)

	Budget	2025	2024
Revenues	$ 1,716,231	$ 1,737,650	$ 1,429,981
Expenses	(998,345)	(984,911)	(898,394)
Annual Surplus per PSAS	**717,886**	**752,739**	**531,587**
Items in operating budget but not in PSAS			
Contributions to capital	(428,232)	(428,232)	(249,912)
Payments on debt	(159,163)	(157,405)	(178,096)
Transfers to (from) reserves	7,368	25,194	(7,117)
Items in PSAS but not in operating budget			
Amortization of tangible capital assets	111,560	116,114	110,030
Accretion expense on asset retirement obligations	2,582	2,671	2,478
Sinking fund and debt retirement income	(26,469)	(28,328)	(28,363)
Capital grants, DCC and other capital revenue	(213,172)	(212,509)	(128,720)
Reserve fund interest	(12,360)	(22,821)	(23,370)
Corporate program surplus (transfer to reserves)	—	(8,609)	(6,602)
	(717,886)	(713,925)	(509,672)
Annual Surplus based on budget	**$ —**	**$ 38,814**	**$ 21,915**

Financial Statements Revenue and Expenses Trends

Consolidated Statement of Operations: Revenues

Revenues, from all sources (operating, capital and reserve funds), calculated based on PSAS, as presented in the Consolidated Statement of Operations for 2025, was $1.74 billion, exceeding budget by $21.4 million. Table 6 and the graph below indicate that tax levy revenues in GVS&DD and MVRD are in line with budget. The increase in revenue from budget is primarily attributable to three factors:

- Other revenues higher by $61.0 million largely from the gain on sale of the Ashcroft Ranch ($25.1 million), higher interest income ($23.5 million) related to higher than anticipated interest rates on investments, reserves and sinking fund balances; timing of cash inflow from sale of properties and grant funding.
- Higher solid waste tipping fees of $21.0 million due to higher-than-expected waste flows and increased commercial organics volumes.
- Yearly housing property rental increases of $3.6M being higher than budgeted.

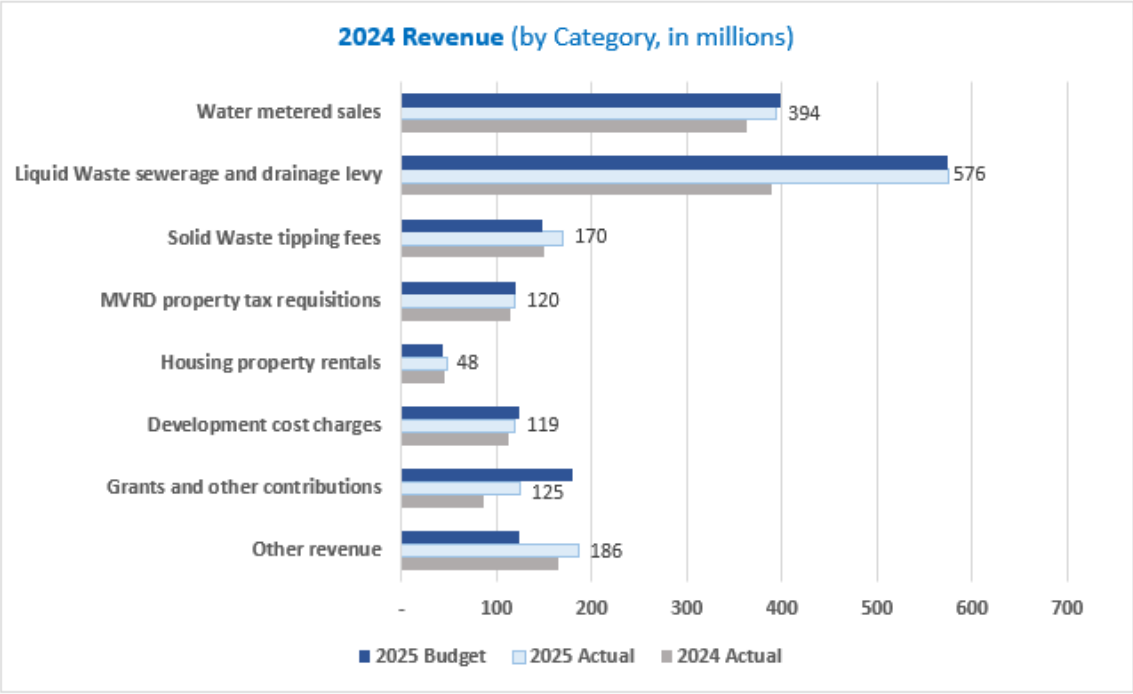
The increase in revenues from budget is reduced by the following factors:

- Grants and other contributions lower by $55.3 million due to lower than planned grant receipt for three Housing redevelopment projects, net of higher than planned grant application of $6.5 million for liquid waste capital projects.
- Reduced water sales of $4.7 million due to a wetter-than-expected spring and summer.
- Development cost charges lower by $4.3 million, due to delay in growth-related liquid waste capital projects and associated DCC funding application, and partially offset by higher-than-anticipated growth-related Water capital project expenditures and the related funding application.

Revenues were $307.7 million higher than prior year mainly due to approved budget increases in liquid waste sewerage and drainage levy to fund the North Shore WWTP project ($121.1 million), increased funding for liquid waste and water capital infrastructure and housing new development and redevelopment projects, as well as overall approved budget inflationary increases.

Table 6: Revenues by Category

Revenues By Category (in 000s)	2025 Budget	2025 Actual	2024 Actual
Water metered sales	$ 399,009	$ 394,304	$ 363,616
Liquid Waste sewerage and drainage levy	575,550	575,550	389,498
Solid Waste tipping fees	148,874	169,834	149,931
MVRD property tax requisitions	119,597	119,597	115,272
Housing property rentals	44,550	48,409	46,217
Grants and other contributions	179,864	124,527	87,290
Development cost charges	123,799	119,483	112,569
Other revenues	124,988	185,946	165,588
Total	**$ 1,716,231**	**$ 1,737,650**	**$ 1,429,981**



Consolidated Statement of Operations: Expenses

Expenses, calculated based on PSAS, as presented in the Consolidated Statement of Operations for 2025, was $984.9 million, which is $13.4 million or 1% lower than the budget of $998.3 million. Lower than planned expenses is a result of the following factors:

- project delays resulting in lower repairs and maintenance of $15.6 million and materials and supplies of $4.9 million
- timing of staff recruitment of $11.2 million

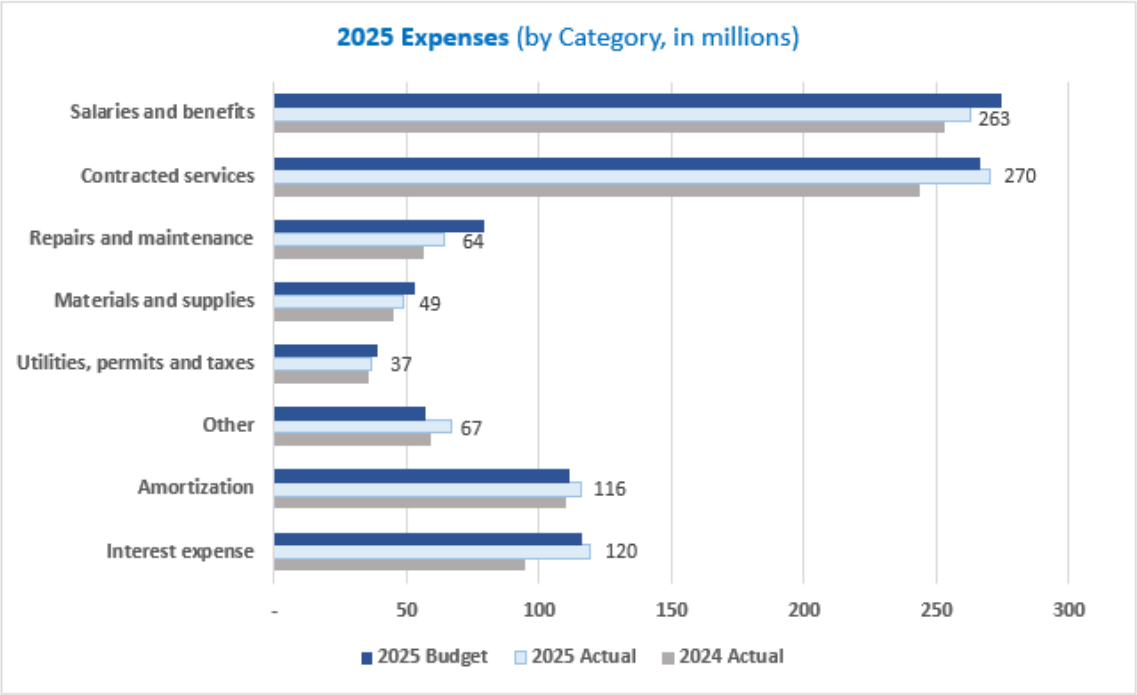
The lower spends were offset by slightly higher amounts for:

- Other expenses of $9.5 million largely driven by $7.9 million higher landfill expenses, loss on disposal of tangible capital assets of $3.3 million due to project cancellation, higher equipment rental $1.8 million, offset by reduction of $2.9M in travel and training related costs.
- Amortization of tangible assets of $4.6 million which is an accounting entry and has no impact on funding requirements
- Contracted services of $3.3 million due to higher solid waste contingency disposal costs required to manage the higher waste volumes, offset by overall lower than planned contracted services in centralized support programs, water services, and liquid waste services.
- Interest expenses of $3.0 million, largely related to timing of cash flows and higher than anticipated borrowing for GVWD and MVHC, offset by lower borrowing in GVS&DD.

Expenses were $86.5 million higher than prior year mainly due to overall approved budget inflationary increases.

Table 7: Expenses by Category

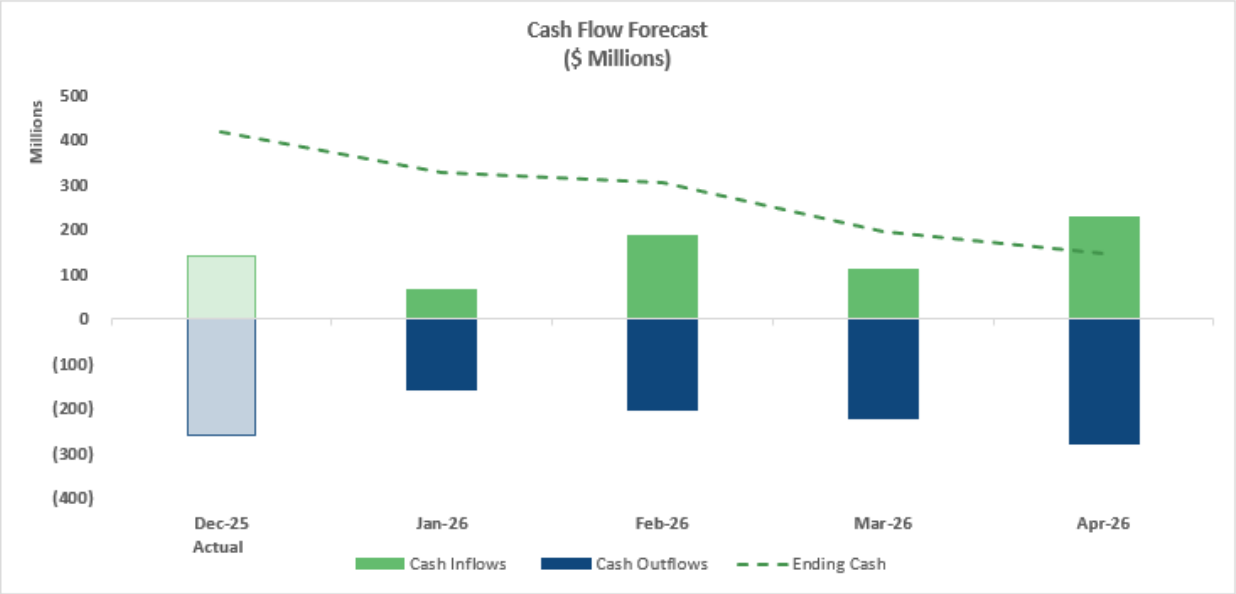
Expenses by Category (in 000s)	2025 Budget	2025 Actual	2024 Actual
Salaries and benefits	$ 274,308	$ 263,078	$ 253,142
Contracted services	266,861	270,122	243,416
Repairs and maintenance	79,575	63,946	56,776
Materials and supplies	53,420	48,555	45,371
Utilities, permits, and taxes	38,730	36,739	35,832
Other	57,352	66,832	59,374
Amortization	111,560	116,114	110,030
Interest expense	116,539	119,525	94,453
Total	**$ 998,345**	**$ 984,911**	**$ 898,394**


2025 Expenses (by Category, in millions)
Salaries and benefits
263
Contracted services
270
Repairs and maintenance
64
Materials and supplies
49
Utilities, permits and taxes
37
Other
67
Amortization
116
Interest expense
120
-
50
100
150
200
250
300
2025 Budget
2025 Actual
2024 Actual

TREASURY RESULTS

Cash and Investments

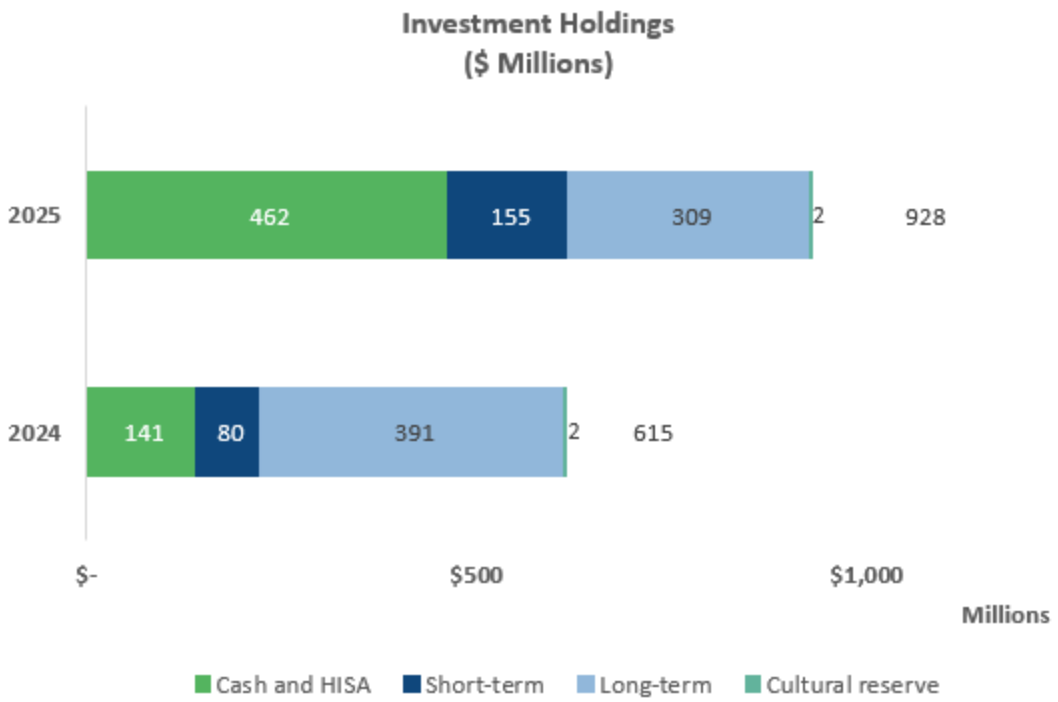
The chart below provides the December 2025 actual cash position and the cash flow forecast for Metro Vancouver from January 2026 to April 2026. Treasury continues to actively monitor cash and reserve balances to ensure sufficient liquidity to support operations requirements and financial commitments. This includes managing financial risk, maintaining appropriate contingency levels, and optimizing the use of available cash to align with organizational priorities and overall financial sustainability.



Metro Vancouver's investment portfolio plays a critical operational role in supporting regional services. The portfolio receives tax levy proceeds mid year. They are distributed to programs during the year. Furthermore, these proceeds are set aside to fund for future debt repayments, maintain development-related contributions until they are required for growth projects, and preserve reserves for emergencies and planned capital and operating needs.

The charts below summarize the cash and investment holdings as of December 31, 2025 compared with December 31, 2024, along with the portfolio's investment maturities. Total cash and investments increased from $614.6 million at year-end 2024 to $927.8 million at year-end 2025, mainly due to the timing of cash flows. Typically, the year-end balance declines as the tax levy received mid-year is drawn down to fund annual operating expenses.

Finance continues to closely monitor cash and reserve balances, taking a careful and disciplined approach to using available cash. This remains especially important given the heightened global uncertainty and the economic impacts associated with ongoing geopolitical conflict. Maintaining strong liquidity and active oversight helps ensure Metro Vancouver can respond effectively as conditions evolve.



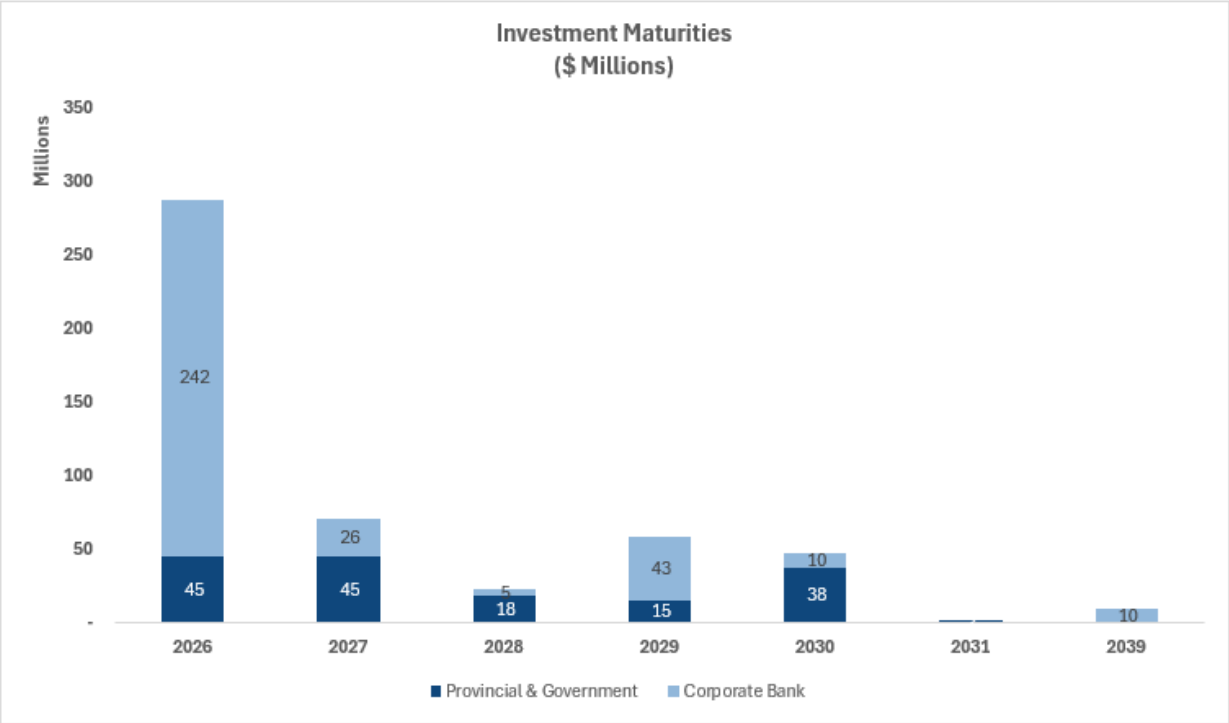
(in thousands of dollars)	2025	2024
Cash and high-interest saving accounts	$ 462,417	$ 141,114
Short-term investments *	154,957	80,000
Long-term investments **	308,559	391,293
Cultural reserve investments ***	1,854	2,207
Total Cash & Investment Holdings	**$ 927,787**	**$ 614,614**

* Short-term investments have terms of less than one year and include bankers' acceptances, Canadian bank bonds and credit union term deposits.

** Long-term investments have terms of greater than one year and include Canadian bank bonds, guaranteed investment certificates, credit union term deposits and MFA pooled funds.

*** Cultural reserve investments are reserve for contribution to cultural activities.

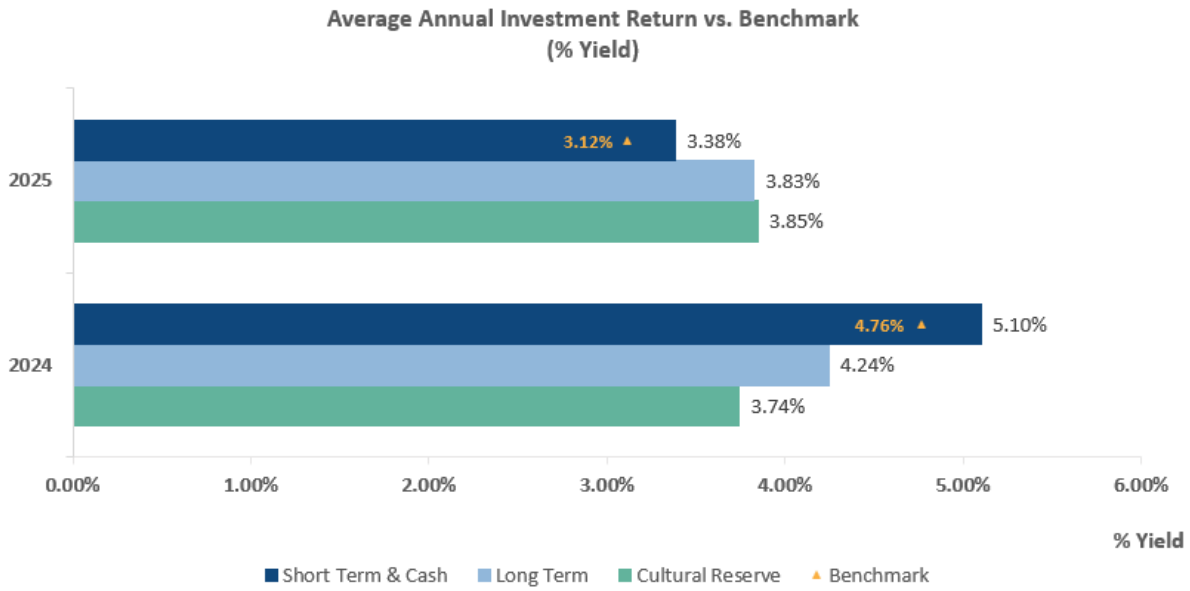
Investments are held to 2039; however, the majority of the portfolio will mature within the next two years. Upcoming investments in 2026, amount to $287 million. Treasury will strategically reinvest funds or convert to cash, depending on the liquidity needs of the applicable entity.



Investment Returns

As of December 2025, the total weighted average return is 3.51%, lower than 4.52% reported in December 2024. Short-term average investment returns declined to 3.38% in 2025 from 5.10% in 2024, reflecting the reduction in the banking prime rate driven by the Bank of Canada policy decisions. Long-term returns also decreased, moving from 4.24% in 2024 to 3.83% in 2025, consistent with the broader downward trend in market yield. As market interest rates in Canada are expected to stabilize at lower levels—amid broader global economic uncertainties impacting energy prices and inflation—Metro Vancouver's overall rate of return is also anticipated to decrease, as maturing investments will be reinvested at prevailing market rates.

The chart below summarizes the investment returns by investment category against benchmark rates. The chart indicates the return on short-term investments of 3.38% has surpassed the MFA benchmark of 3.12%:



Financial Position Indicators

Illustrated below is additional insight into Metro Vancouver's financial position. These ratios measure Metro Vancouver's current performance compared to budget and prior year.

	2025-Dec	2025-Budget	2024-Dec
Current Ratio	3.2	-	2.4
Debt Servicing	18%	18%	18.3%
Interest Burden	7.7%	5.6%	6.6%
Interest Revenue	$ 27M	$ 12.4M	$ 30.2M

Current ratio is calculated as current assets divided by current liabilities. The current ratio indicates cash exceeds our current obligations by 3.2 times. The organizations' financial assets are more than sufficient at the end of December to offset the amount of short-term obligations.

The debt servicing cost ratio, which measures the share of annual revenue required to meet long-term debt principal and interest obligations, remained at 18% in 2025, consistent with the budgeted target. Although the ratio aligned with expectations, the financial environment differed from initial assumptions, particularly given the elevated interest-rate landscape that continued to shape borrowing conditions across Canada.

Total MFA borrowing for the year reached $600 million, well below the planned $1.2 billion, due to lower capital spending, project deferrals, and disciplined cash-flow management. At the same time, stronger-than-expected revenue performance helped offset upward pressure from higher interest rates. Together, these factors stabilized the ratio at the budgeted level, demonstrating prudent financial management in a year marked by tighter financial conditions.

Investment interest revenue as of December 31, 2025 indicates a positive trend, as revenue has met and exceeded the annual budgeted goal of $12.4 million.

PROCUREMENT

Awarded Procurement

- The tables below provide:
    - The number and value of awards approved by the Metro Vancouver Board, as well as those approved by the Corporation in excess of $500,000 that are not awarded by the Board in accordance with the existing Board-approved Procurement Policy. The figures only include awards with contracts that have been fully executed as of December 31, 2025.
    - Eleven awards were approved by the Board in 2025, accounting for approximately 4% of the total number of awards and approximately 82% of the total dollar value awarded.

Award Type	2025	2024	2023	2022
Board Awarded	11	20	16	20
Corporate Awarded	253	101	51	53
Total	**264**	**121**	**67**	**73**

Award Type	2025	2024	2023	2022
Board Awarded	$ 2,447,124,361	$ 911,002,450	$ 465,895,019	$ 434,664,449
Corporate Awarded	532,632,231	176,908,632	71,980,936	89,019,028
Total	**$ 2,979,756,592**	**$ 1,087,911,082**	**$ 537,875,955**	**$ 523,683,477**

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Awarded Bids in 2025

The following contracts have been awarded by Metro Vancouver. Contracts have been entered into with the vendors offering the best value to the Corporation determined in accordance with the evaluation criteria, factors or methods previously disclosed in the public solicitation documents.

Results of Open Public Competitive Procurements - Awards in 2025

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	Klohn Crippen Berger Ltd.	$ 109,177	Yes
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	AtkinRealis		No
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	KGS Group		No
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	Revelstoke Design Services Ltd.		No
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	WSP Canada Inc.		No
24-430	RFP	AIR EMISSIONS AND EMISSION CONTROL TECHNOLOGIES ASSESSMENT	7-Jan-25	Envirochem Services Inc.	$ 94,350	Yes
24-430	RFP	AIR EMISSIONS AND EMISSION CONTROL TECHNOLOGIES ASSESSMENT	7-Jan-25	Ramboll Canada Inc.		No
24-437	RFP	2025 Fraser River ADCP Study	7-Jan-25	ASL Environmental Sciences Inc.	$ 90,000	Yes
24-437	RFP	2025 Fraser River ADCP Study	7-Jan-25	WSP Canada Inc.		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Dunne Enterprises Ltd.	$ 139,230	Yes
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Entuitive		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	ISL Engineering & Land Services Ltd.		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Parsons Inc.		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Scouten & Associates Engineering Ltd.		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Stantec Consulting Ltd.		No
23-233	RFP	Consulting Engineering Services for North Surrey Interceptor Roebuck Section (NSR) Replacement	8-Jan-25	WSP Canada Inc.	$ 900,187	Yes
24-563	SS/NOIC	BASIS Software Subscription and Support	8-Jan-25	Corporate Services LLC	$ 200,784	Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Aplin&Martin	$ 2,300,000	Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	GeoVerra Inc.		Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	R.F. Binnie& Associates Ltd.		Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Underhill Geomatics		Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Coywolf Technologies Inc.		No
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Terra Remote Sensing Inc.		No
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Delta North Geomatics		No
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Global Rayomac Surveying and Engineering Ltd.		No
24-046	Co-Operative Procurement	Supply and Delivery of Canoe Services - Leasing of Print Shop	10-Jan-25	Xerox Canada	$ 292,203	Yes
24-086	RFP	Supply and Delivery of Heat Pumps for the Lulu Island WWTP Effluent Heat Recovery and Boiler Project	13-Jan-25	Trane Canada ULC	$ 709,970	Yes
24-086	RFP	Supply and Delivery of Heat Pumps for the Lulu Island WWTP Effluent Heat Recovery and Boiler Project	13-Jan-25	Energia Supply Ltd.		No
24-576	SS/NOIC	Properties Interest Information Management System Maintenance and Licenses	15-Jan-25	ENKON Information Systems Inc.	$ 189,410	Yes
24-185	RFP	Iona WWTP Digester #2 Cleaning Services	15-Jan-25	GFL Environmental Services Inc.	$ 737,302	Yes
24-046	Co-Operative Procurement	Supply and Delivery of Canoe Services - Splunk Enterprise Annual Subscription renewal	16-Jan-25	CDW Canada Corporation	$ 80,802	Yes
24-046	Co-Operative Procurement	Supply and Delivery of Canoe Services - Adobe Creative Cloud licenses Renewal	16-Jan-25	CDW Canada Corporation	$ 87,250	Yes
24-484	RFP	Fraser River Environemental Monitoring Program – 2025 Water Monitoring	16-Jan-25	WSP Canada Inc.	$ 950,000	Yes
24-484	RFP	Fraser River Environemental Monitoring Program – 2025 Water Monitoring	16-Jan-25	Ausenco Engineering Canada Inc.		No
24-484	RFP	Fraser River Environemental Monitoring Program – 2025 Water Monitoring	16-Jan-25	Triton Environmental Consultants		No
23-205	RFP	Supply and Delivery of One E-House & Switchgear for Harbour Pump Station Power Distribution System Replacement	21-Jan-25	RIC Power Corp.	$ 1,361,650	Yes
23-205	RFP	Supply and Delivery of One E-House & Switchgear for Harbour Pump Station Power Distribution System Replacement	21-Jan-25	Crown Technical Systems		No
24-026	ITT	Electrical Installation and Commissioning for Scum Dipper PLC Replacement at LuLu Island Wastewater Treatment Plant (LIWWTP)	21-Jan-25	J A Electric Inc.	$ 162,775	Yes
24-026	ITT	Electrical Installation and Commissioning for Scum Dipper PLC Replacement at LuLu Island Wastewater Treatment Plant (LIWWTP)	21-Jan-25	Ross Morrison Electrical Ltd.		No

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Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-026	ITT	Electrical Installation and Commissioning for Scum Dipper PLC Replacement at LuLu Island Wastewater Treatment Plant (LIWWTP)	21-Jan-25	Gifford Electric Ltd.		No
24-046	Co-Operative Procurement	Supply and Delivery of Canoe Services - Vehicle GPS / Telematics Services	21-Jan-25	AdvantageOne Technology Inc.	$ 1,450,000	Yes
24-151	RFP	Supply and Delivery of Transformers for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	22-Jan-25	Boundary Electric (1985) Ltd.	$ 680,098	Yes
24-151	RFP	Supply and Delivery of Transformers for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	22-Jan-25	Wesco Distribution Canada Co.		No
24-151	RFP	Supply and Delivery of Transformers for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	22-Jan-25	Raelkon Teams		No
24-555	SS/NOIC	Rogers Relocation for the Connection	22-Jan-25	Rogers Communications Canada Inc.	$ 175,508	Yes
24-443	SS/NOIC	Consulting Services For District Energy Business Case	23-Jan-25	Reshape Infrastructure Strategies	$ 100,000	Yes
24-436	RFP	Sasamat Reservoir Refurbishment	24-Jan-25	JACOB BROS. CONSTRUCTION INC.	$ 2,798,205	Yes
23-281	RFP	Supply and Delivery of One Standby Diesel Generator and Switchgear	24-Jan-25	Finning International Inc.	$ 3,550,104	Yes
23-281	RFP	Supply and Delivery of One Standby Diesel Generator and Switchgear	24-Jan-25	Cullen Diesel Power Ltd.		No
23-281	RFP	Supply and Delivery of One Standby Diesel Generator and Switchgear	24-Jan-25	Wesco Distribution Canada Co.		No
23-281	RFP	Supply and Delivery of One Standby Diesel Generator and Switchgear	24-Jan-25	Cummins Sales and Service		No
21-457	RFQ	Northshore Wastewater Treatment Plant (NSWWTP) Project - C2	27-Jan-25	PCL Constructors Westcoast Inc.	$ 1,953,651,035	Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	E. Lees & Associates Consulting Ltd.		Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	Hapa Landscape Architecture		Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	ISL Engineering & Land Services Ltd.	$ 1,000,000	Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	R.F. Binnie & Associates		Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	VDZ+A Consulting Inc.		Yes
25-033	Co-Operative Procurement	Supply and Delivery of Lubricants	28-Jan-25	PETRO CANADA LUBRICATIONS INC.	$ 450,000	Yes
24-256	RFP	Northwest Langley WWTP TF Bypass Gate Replacement	28-Jan-25	Mitchell Installations Ltd.	$ 439,579	Yes
24-256	RFP	Northwest Langley WWTP TF Bypass Gate Replacement	28-Jan-25	Pomerleau Inc.		No
24-256	RFP	Northwest Langley WWTP TF Bypass Gate Replacement	28-Jan-25	Clearway Construction Inc.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Tetra Tech Canada Inc.		Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	QCA Systems Ltd.		Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	BBA Engineering Ltd.	$ 5,000,000	Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Stantec Consulting Ltd.		Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Clean Energy Consulting Inc.		Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Carollo Engineers Canada Ltd.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Kerr Wood Leidal Associates Ltd.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	CIMA Canada Inc.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	enCompass Electrical Solutions		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Flexcell Engineering		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Automaterra Systems Inc.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Wellingdale Group Inc.		No
24-391	RFP	Columbia Forcemain Cured in Place Pipe Rehabilitation - Early Works	31-Jan-25	Michels Canada Co.	$ 200,000	Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	669251 Alberta Ltd		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	9D Analytics LLC		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Advanteca Consulting Inc		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	AMTG Consulting Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Amy Tsang Landscape Architect		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Aqua Libra Consulting Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	ASHO Services Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ausenco Engineering Canada Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Better Projects Incorporated		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	BTY Consultancy Group Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Carollo Engineers Canada Ltd.		Yes

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Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	CDM Smith		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Charter Project Delivery Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Colliers Project Leaders Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Collings Johnston Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Core6 Environmental Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Danax Projects Ltd		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Deloitte		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	EIC Solutions Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ella Advisory Services		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Emelko Advisory Services		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	ERM Canada Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ernst & Young LLP		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Excel Advisory Services Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	EXP Services Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Francl Architecture Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	GEI Consultants		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Gerin Seismic Design Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	GHD Limited		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Gregg Korbin		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	HHI Services Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	ISL Engineering & Land Services		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Jennifer Davies Consulting Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ken Abraham Consulting		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Kerr Wood Leidal Associates Limited	$ 6,000,000	Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	KPMG LLP		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Lanarc		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	LARIC Capital		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Lead EPC Consultants Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Legacy Environmental Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Local Practice Architecture & Design Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Lucent Quay Consulting Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Maven Consulting Limited		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Mott MacDonald Canada		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	New Energy Marine Organization (NEMO) Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	One-Eighty Consulting Group Inc		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Platypus Creative Group Communications		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	PMA Project Controls Canada ULC		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Potentialize Consulting Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	PricewaterhouseCoopers LLP		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Project Talent Acquisition Group Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	R.F. Binnie & Associates Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	RAM Engineering Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Reshape Infrastructure Strategies Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ross W Boulanger (sole proprietor)		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ryan Ziels		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Sedgwick Strategies Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Southpaw Learning Plan		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Stratice Consulting Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Tiree Facility Solutions Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Tranmotion Services Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Trilobite Consulting Limited		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	W2 Consulting Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Westmar Advisors Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Woodplc		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	WSP Canada Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Laura Killam Architecture		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Associated Engineering (B.C.) Ltd.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Causeway Consulting Inc.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	GM BluePlan Engineering Limited		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Hudson Optimization Consulting		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	ic Infrastructure Corporation		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Inexertus Integrated Project Management Inc.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Inform Energy Solutions Corporation		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Leading EPC Consultants Inc.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	MEMAR Value Strategies Inc.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Monica B. Emelko		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Neda Roohnia Landscape Design		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Sanjeev Malushte (Sole Proprietor)		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Skylark Management Corp.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	TerraFauna Wildlife Consulting, Inc		No
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	Pomerleau Inc.	$ 200,000	Yes

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23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	Maple Reinders Constructors Ltd.		No
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	Graham Infrastructure LP		No
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	Kenaidan Contracting Ltd.		No
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	North America Construction (1993) Ltd.		No
24-169	RFP	Supply and Delivery of Peracetic Acid Solution, Dosage System, Equipment Maintenance and Technical Services	5-Feb-25	USP Technologies Canada ULC	$ 1,300,000	Yes
20-034	Co-operative Procurement	Stanley Park Water Supply Tunnel Project	7-Feb-25	AECOM Canada Ltd.	$ 188,906	Yes
20-034	Co-operative Procurement	BLANKET PO FOR COGEN ENGINE OIL PURCHASES, PETRO-CAN SENTRON LD5000. TERM: JANUARY 2025 TO DECEMBER 31, 2025.	7-Feb-25	Petro Canada Lubrications Inc.	$ 150,000	Yes
20-034	Co-operative Procurement	BLANKET PO FOR ALL COMPRESSOR OIL PURCHASES, PETRO-CAN SENTRON LD5000. TERM: JANUARY 2025 TO DECEMBER 31, 2025.	7-Feb-25	Petro Canada Lubrications Inc.	$ 150,000	Yes
24-567	SS/NOIC	Maintenance Task Analysis Support	10-Feb-25	MV Reliability Services	$ 137,835	Yes
24-574	SS/NOIC	Archaeological Consulting Services for the Construction Phase of Hudson Street Forcemain Emergency Replacement	10-Feb-25	ISL Engineering and Land Services Ltd.	$ 210,955	Yes
24-132	RFP-MA	Engineering Services - Fugitive Emissions - Lulu Island Wastewater Treatment Plant Fugitive Emissions Monitoring	11-Feb-25	Jacobs Consultancy Canada, Inc. (Jacobs)	$ 2,000,000	Yes
24-132	RFP-MA	Engineering Services - Fugitive Emissions - Lulu Island Wastewater Treatment Plant Fugitive Emissions Monitoring	11-Feb-25	Brown and Caldwell		Yes
24-132	RFP-MA	Engineering Services - Fugitive Emissions - Lulu Island Wastewater Treatment Plant Fugitive Emissions Monitoring	11-Feb-25	Stantec Consulting Ltd.		No
25-041	SS/NOIC	Community Liaison Services for Coquitlam Water Main project	12-Feb-25	SitePartners	$ 210,840	Yes
24-534	RFP	Consulting Services for Visitor Use Management Strategy for Regional Parks	13-Feb-25	DJ&A Canada Corp	$ 100,000	Yes
24-534	RFP	Consulting Services for Visitor Use Management Strategy for Regional Parks	13-Feb-25	E. Lees & Associates Consulting Ltd.		No
24-534	RFP	Consulting Services for Visitor Use Management Strategy for Regional Parks	13-Feb-25	RC Strategies Inc.		No
24-534	RFP	Consulting Services for Visitor Use Management Strategy for Regional Parks	13-Feb-25	O2 Planning + Design		No
24-193	RFP	Operation and Maintenance of the Metro Vancouver Waste-to-Energy Facility	18-Feb-25	Veolia Water Canada Inc.	$ 245,000,000	Yes
24-193	RFP	Operation and Maintenance of the Metro Vancouver Waste-to-Energy Facility	18-Feb-25	NAES Corporation		No
25-063	RFP	Board Governance Review	20-Feb-25	Deloitte LLP	$ 99,000	Yes
25-063	RFP	Board Governance Review	20-Feb-25	BDO Canada LLP		No
25-063	RFP	Board Governance Review	20-Feb-25	Southern Butler Price LLP		No
25-063	RFP	Board Governance Review	20-Feb-25	Strategy Corp		No
25-063	RFP	Board Governance Review	20-Feb-25	Watson Board Advisors		No
24-532	RFP	Lions Gate Receiving Environment Monitoring Program	21-Feb-25	Hatfield Consultants LLP	$ 1,300,000	Yes
24-532	RFP	Lions Gate Receiving Environment Monitoring Program	21-Feb-25	LGL Limited		No
25-024	RFP	Planning Services, Rental Housing Blueprint - Phase Two	21-Feb-25	SvN Architects + Planners Inc.	$ 255,000	Yes
24-533	RFP	Iona Deep Sea Outfall Environment Monitoring Program	25-Feb-25	Hatfield Consultants LLP	$ 1,100,000	Yes
24-533	RFP	Iona Deep Sea Outfall Environment Monitoring Program	25-Feb-25	LGL Limited		No
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	26-Feb-25	B&B Heavy Civil Construction Ltd.	$ 75,000	Yes
25-031	RFQ	ANM5N - Utility test hole digs for New Westminster section	26-Feb-25	BELPACIFIC EXCAVATING & SHORING	$ 122,197	Yes
25-031	RFQ	ANM5N - Utility test hole digs for New Westminster section	26-Feb-25	Southwest Contracting		No
25-031	RFQ	ANM5N - Utility test hole digs for New Westminster section	26-Feb-25	Quattro Constructors		No
25-032	RFQ	ANM5N - Utility test hole digs for Burnaby section	26-Feb-25	BELPACIFIC EXCAVATING & SHORING	$ 105,997	Yes
25-032	RFQ	ANM5N - Utility test hole digs for Burnaby section	26-Feb-25	Southwest Contracting		No
25-032	RFQ	ANM5N - Utility test hole digs for Burnaby section	26-Feb-25	Quattro Constructors		No
25-073	RFP	Structural Engineering Services for Campbell Valley Regional Park	26-Feb-25	ISL Engineering and Land Services Ltd.	$ 115,000	Yes
25-073	RFP	Structural Engineering Services for Campbell Valley Regional Park	26-Feb-25	Parsons Inc.		No
25-073	RFP	Structural Engineering Services for Campbell Valley Regional Park	26-Feb-25	Binnie/Entuitive		No
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	RIC Power Corporation	$ 7,309,624	Yes
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Uptime Industrial		No
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Vanguard Power Ltd.		No
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Arbutus West Agency Ltd		No

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24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Finning Canada		No
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Tundra Process Solutions Ltd.		No
25-040	SS/NOIC	Engagement Support Coquitlam Lake Water Supply Project	28-Feb-25	Lucent Quay Consulting Inc.	$ 905,550	Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	AtkinsRéalis Canada Inc.		Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	Ecora Engineering & Environmental Ltd.		Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	GHD Limited	$ 6,000,000	Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	Hatch Ltd.		Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	RAM Engineering Ltd.		Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	Stantec Consulting Ltd.		Yes
24-315	RFP	Water Services and Liquid Waste Services Facility Criticality & Risk Framework, Phase 2	4-Mar-25	GEI Consultants	$ 113,240	Yes
24-548	SS/NOIC	Control Systems Upgrade at the Coquitlam Water Treatment Plant	6-Mar-25	Spartan Controls Ltd.	$ 138,525	Yes
24-315	RFP	Water Services and Liquid Waste Services Facility Criticality & Risk Framework, Phase 2	4-Mar-25	GHD Limited		No
24-073	RFP	Supply and Delivery of Motor Control Centre Lineup and BC Hydro Metering Section	5-Mar-25	Wesco Distribution Canada INC.	$ 397,100	Yes
24-073	RFP	Supply and Delivery of Motor Control Centre Lineup and BC Hydro Metering Section	5-Mar-25	Softac Systems Ltd.		No
24-250	ITQ	Archaeological Services - Derby Reach Regional Park Operations, Maintenance and Development Projects	10-Mar-25	Seyem' Qwantlen Resources LP	$ 235,000	Yes
24-391	RFP	Columbia Forcemain Cured in Place Rehabilitation	12-Mar-25	Michels Canada Inc.	$ 14,304,212	Yes
24-391	RFP	Columbia Forcemain Cured in Place Rehabilitation	12-Mar-25	PW Trenchless Construction Inc.		No
25-011	SS/NOIC	Waste-to-Energy Facility Engineering Support	14-Mar-25	MDNeild Consulting Services	$ 120,900	Yes
24-015	RFP	Conceptual Design of the Lulu-Delta Water Supply Tunnel – Fraser River Crossing	17-Mar-25	Associated Engineering (B.C.) Ltd	$ 2,239,458	Yes
24-015	RFP	Conceptual Design of the Lulu-Delta Water Supply Tunnel – Fraser River Crossing	17-Mar-25	HATCH		No
24-015	RFP	Conceptual Design of the Lulu-Delta Water Supply Tunnel – Fraser River Crossing	17-Mar-25	AECOM Canada Ltd.		No
22-004	RFSO	Acute Toxicity Testing Program	20-Mar-25	Bureau Veritas Canada (2019) Inc.	$ 77,745	Yes
22-004	RFSO	Chronic Toxicity Testing Program	20-Mar-25	Bureau Veritas Canada (2019) Inc.	$ 167,900	Yes
23-384	SS/NOIC	Supply and Delivery of Material for The North Shore Wastewater Treatment Plant – Hyperboloid Mixers	10-Apr-25	Invent Environmental Technologies, Inc.	$ 187,887	Yes
24-517	RFP	Barnston Island Dike and Drainage Improvements	19-Mar-25	Northwest Hydraulic Consultants Ltd.	$ 770,281	Yes
24-517	RFP	Barnston Island Dike and Drainage Improvements	19-Mar-25	BBA Engineering Ltd.		No
24-517	RFP	Barnston Island Dike and Drainage Improvements	19-Mar-25	Tetra Tech Canada Inc.		No
25-167	ITQ	Traffic Control Services for Lynn Headwaters Park	20-Mar-25	Lanesafe Traffic Control Ltd.	$ 75,000	Yes
25-167	ITQ	Traffic Control Services for Lynn Headwaters Park	20-Mar-25	Universal Traffic Control		No
25-167	ITQ	Traffic Control Services for Lynn Headwaters Park	20-Mar-25	BC Road Safe		No
25-113	SS/NOIC	Volunteer Grouse Grind Safety Patrols	20-Mar-25	North Shore Rescue Team	$ 175,000	Yes
24-283	SS/NOIC	Supply and Delivery of Material for The North Shore Wastewater Treatment Plant. CTA Iberia - puddle pipes	21-Mar-25	CTA Iberia, S.L.U.	$ 530,712	Yes
24-234	RFP	Consulting Engineering Services for Refurbishment of the Secondary Clarifiers at Lulu Island Wastewater Treatment Plant (LIWWTP)	24-Mar-25	Carollo Engineers Canada Ltd.	$ 688,033	Yes
24-234	RFP	Consulting Engineering Services for Refurbishment of the Secondary Clarifiers at Lulu Island Wastewater Treatment Plant (LIWWTP)	24-Mar-25	WSP Canada Inc.		No
24-386	ITT	Second Narrows Park Landscaping - Phase 1	25-Mar-25	Capital Green Landscapes Ltd.	$ 677,782	Yes
24-386	ITT	Second Narrows Park Landscaping - Phase 1	24-Mar-25	White Star Property Services LTD.		No
24-386	ITT	Second Narrows Park Landscaping - Phase 1	24-Mar-25	Moza Home Construction Inc.		No
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	Maple Reinders Constructors Ltd.	$ 12,008,785	Yes
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	Graham Infrastructure LP		No
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	Kenaidan Contracting LTD.		No
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	North America Construction (1993) Ltd.		No
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	Tritech Group Ltd.		No
24-451	RFP	Excavation and Condition Assessment, Riverside Drive	25-Mar-25	Blue Water Systems Ltd.	$ 456,959	Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Carollo Engineers Ltd.		Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	GHD Limited		Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Jacobs Consultancy Canada Inc.	$ 6,600,000	Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Kerr Wood Leidal Associates Ltd.		Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	WSP Canada Inc.		Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Associated Engineering (B.C.) Ltd.		No
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	GeoAdvice Engineering Inc.		No
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Pinna Sustainability Inc.		No

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24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Water Street Engineering Ltd.		No
25-178	RFQ	Traffic Control for Belcarra Regional Park	4-Apr-25	Lanesafe Traffic Control	$ 100,693	Yes
24-305	SS/NOIC	Supply and Delivery of Material for The North Shore Wastewater Treatment Plant - Trillium Pumps USA, Inc. – Screw Impeller, Centrifugal Chopper, and Recessed Impeller Pumps	28-Mar-25	Trillium Pumps USA, Inc.	$ 3,353,836	Yes
23-180	SS/NOIC	DCS Engineering Services Support for the North Shore Wastewater Treatment Plant (NSWWTP) Project	31-Mar-25	ABB Inc.	$ 1,913,000	Yes
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	GBL Architects Inc.	$ 3,383,374	Yes
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Ryder Architecture (Canada) Inc		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	S2 Architecture		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	BFA Studio Architects		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	WT Leung Architects Inc.		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Craven Huston Powers Architects / Station One Architects		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Zeidler Architecture		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Diamon Schmitt Architects		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Carscadden Stokes McDonald Architects Inc.		No
24-235	ITT	Barnston Island Main Online Chlorine Analyzer	31-Mar-25	JA Electric Inc.	$ 168,250	Yes
24-235	ITT	Barnston Island Main Online Chlorine Analyzer	31-Mar-25	Houle Electric Ltd		No
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - SBS	1-Apr-25	Brenntag Canada Inc.	$ 6,300,000	Yes
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - SBS	1-Apr-25	Two Rivers		No
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - SBS	1-Apr-25	Univar Canada		No
25-113	SS/NOIC	Safety Patrols on Grouse Grind Trail, Grouse Mountain Regional Park, North Vancouver, BC	20-Mar-25	North Shore Rescue	$ 175,000	Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Chernoff Thompson Architects		Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Omicron Canada Inc.		Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	BFA Studio Architects Inc.	$ 1,200,000	Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Mallen Gowing Berzins Architects		Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	PH5 Architecture Inc.		Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Perkins Eastman Architects Canada		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Kasian Architecture Interior Design		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Opulence Architecture Inc.		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Stantec Consulting Ltd.		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	O4 Architecture Ltd.		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Zeidler Architecture		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	DA Architects + Planners		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Grant Architecture Interior Design		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Architect 57 Inc.		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Smithcraft Architecture		No
25-051	SS/NOIC	Services for Property Negotiations & Acquisitions	25-Apr-25	DM FOURCHALK CONSULTANTS LTD.	$ 100,000	Yes
25-189	ITQ	Sand Pile Removal for the Trickling Filter (TF) Refurbishment Project at Lulu Wastewater Treatment Plant (LIWWTP)	3-Apr-25	Rsavage contracting	$ 77,588	Yes
25-189	ITQ	Sand Pile Removal for the Trickling Filter (TF) Refurbishment Project at Lulu Wastewater Treatment Plant (LIWWTP)	3-Apr-25	Sancat Excavating Ltd		No
25-114	SS/NOIC	Single –Use Item Reduction at Events and Offices	4-Apr-25	Ocean Ambassadors Canada	$ 75,000	Yes
25-170	SS/NOIC	Supply and Delivery of one (1) Cornell Pump Model 10NHTB-VC18DB Rotary Unit	8-Apr-25	Chamco industries ltd.	$ 82,369	Yes
24-539	SS/NOIC	Supply and Delivery of Dry Polymer to the Seymour Capilano Filtration Plant (SCFP)	9-Apr-25	Solenis Canada ULC	$ 250,000	Yes
25-016	ITT	Iona Causeway – Tree Felling, Clearing, and Disposal	14-Apr-25	TRIEX CONTRACTING LTD	$ 162,932	Yes
25-163	DA	PFC Wet Taps for SEY5 Crossover	15-Apr-25	PACIFIC FLOW CONTROL LIMITED	$ 96,220	Yes
24-420	RFP	SEDIMENT TANK REPAIR - CROSS COLLECTOR AND LONGITUDINAL SIDES	16-Apr-25	MURRAY LATTA PROGRESSIVE MACHINES INC	$ 238,600	Yes
23-396	ITT	CERF Electrical Room AC Unit Replacement Project	16-Apr-25	Rio Heating and Cooling Ltd.	$ 279,325	Yes
23-396	ITT	CERF Electrical Room AC Unit Replacement Project	16-Apr-25	Valley Projects Ltd.		No
23-396	ITT	CERF Electrical Room AC Unit Replacement Project	16-Apr-25	North America Construction (1993) Ltd.		No
23-396	ITT	CERF Electrical Room AC Unit Replacement Project	16-Apr-25	BLUECON Contracting Ltd.		No
25-080	RFP	Drainage Works and Erosion Protection Asset Collection for Metro Vancouver Parks	17-Apr-25	McElhanney Ltd.	$ 175,000	Yes
25-080	RFP	Drainage Works and Erosion Protection Asset Collection for Metro Vancouver Parks	17-Apr-25	GHD		No
25-080	RFP	Drainage Works and Erosion Protection Asset Collection for Metro Vancouver Parks	17-Apr-25	Forecastle Technologies		No
24-408	RFP	Consulting Engineering Services for Westburno Pump Station Backup Power Project	24-Apr-25	Tetra Tech Canada Inc.	$ 733,978	Yes
24-408	RFP	Consulting Engineering Services for Westburno Pump Station Backup Power Project	24-Apr-25	Stantec		No
24-408	RFP	Consulting Engineering Services for Westburno Pump Station Backup Power Project	24-Apr-25	AECOM		No

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24-400	RFP	Supply and Delivery of Plunger Valve for Construction Recovery Facility (“CERF”) Break Head Tank Bypass Improvements	28-Apr-25	Cascade Consultants LLC	$ 461,120	Yes
24-400	RFP	Supply and Delivery of Plunger Valve for Construction Recovery Facility (“CERF”) Break Head Tank Bypass Improvements	28-Apr-25	VAG		No
25-238	DA/NOIC	Reimburse for Emergency Repairs at the Ashcroft Ranch	28-Apr-25	Montte Farms BC LTD.	$ 148,562	Yes
25-149	SS/NOIC	Regional Talent Accelerator Project Delivery Services	28-Apr-25	JB Consulting (14407393 Canada Ltd.)	$ 276,000	Yes
25-118	Co-Operative Procurement	Bluebeam Renewal Subscription	29-Apr-25	CDW Government LLC	$ 132,862	Yes
24-565	RFP	REGIONAL PARKS NATIVE PLANT MATERIAL PROCUREMENT	29-Apr-25	NATS Nursery Ltd.	$ 120,000	Yes
25-112	SS/NOIC	Emergency Flood Restoration Services for Coquitlam Water Treatment Plant CC&C Building	30-Apr-25	Barclay Restoration Ltd	$ 140,000	Yes
24-469	RFP	Construction of South Surrey Interceptor No. 2 Johnston Road Section Phase IV	1-May-25	BelPacific Excavating & Shoring Limited Partnership, dba Bel Contracting	$ 22,030,279	Yes
25-242	RFP	DEMOLITION OF SIX CABINS AT BELCARRA REGIONAL PARK	2-May-25	Assertive Demolition Ltd.	$ 80,200	Yes
25-242	RFP	DEMOLITION OF SIX CABINS AT BELCARRA REGIONAL PARK	2-May-25	Clearview Demolition Ltd.		No
25-242	RFP	DEMOLITION OF SIX CABINS AT BELCARRA REGIONAL PARK	2-May-25	Sprucewod Construction Ltd.		No
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	Metro Roofing & Sheet Metals Ltd.	$ 2,284,644	Yes
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	Advanced Systems Roofing & Waterproofing Ltd.		No
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	All Round Home Improvements and Restorations Ltd.		No
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	Bollman Roofing & Sheet Metal Ltd.		No
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	TEK Roofing Ltd.		No
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	5-May-25	B&B Heavy Civil Construction Ltd.	$ 30,581,600	Yes
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	5-May-25	Hall Constructors		No
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	5-May-25	Matcon Civil Constructors Inc.		No
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	5-May-25	Oscar Renda Contracting		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	6-May-25	Maven Consulting Limited	$ 338,805	Yes
25-653	RFQ	Coquitlam Water Supply Rechlorination Study to WSP Canada Inc. This study is to assess the water age and free chlorine residuals to then determine the required locations for the Coquitlam Water Supply rechlorination facilities when Coquitlam Mains No. 2,	7-May-25	WSP CANADA INC	$ 196,750	Yes
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	Elander Inspections Ltd.	$ 1,494,420	Yes
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	Axis Inspection Group Ltd		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	RAM Engineering Ltd.		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	Acuren Group Inc		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	ACCESS WELDING AND COATING INSPECTIONS LTD.		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	Stasuk Testing & Inspection Ltd		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	RINA Tech Canada Ltd.		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	A.I NDT Labs Inc		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	McCuaig & Associates Engineering Ltd.	$ 185,400	Yes
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	Kontzamanis Graumann Smith MacMillan Inc.		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	WSP Canada Inc.		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	MCW Consultants Ltd.		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	Stantec Consulting Ltd.		No

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24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	Associated Engineering (B.C.) Ltd.		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	Egis		No
24-397	RFP	Media Monitoring Services	8-May-25	Agility PR Solutions Ltd.	$ 177,066	Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Robert Kaiser	$ 900,000	Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Project Management Centre of Excellence		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Possibil.com		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Kwela Leadership		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Conscious Culture		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Release your voice		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Justice Institute		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Citizencentric Cons		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	New Era Learning		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	The neutral zone coaching		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Stephen De Paul		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Royal Roads		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Salescorp		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Debbie Aarons Consulting		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	John Blois		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Alice Johanne Pagonis		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Alicia Hibbert		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Archetype Consulting		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Credence & Co		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	DPM Consulting Ltd		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Echo and Elevate Consulting		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Eight LLC		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Fox Den Consulting		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	FranklinCovey Canada		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	GSB Executive Education Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Indigenous Community for Leadership and Development		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Lead with Intention Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Nextec Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Phoenix PMC Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Telcam Training Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	The Taligens Group		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Topent Ltd.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Vision Consulting		No
24-219	RFP	Causeway Improvements Construction Services for the Iona Island Wastewater Treatment Plant Upgrade Project	9-May-25	Jacobs Bros. Construction Inc.	$ 9,610,339	Yes
24-219	RFP	Causeway Improvements Construction Services for the Iona Island Wastewater Treatment Plant Upgrade Project	9-May-25	Norland Limited		No
24-219	RFP	Causeway Improvements Construction Services for the Iona Island Wastewater Treatment Plant Upgrade Project	9-May-25	Hall Constructors Limited		No
24-219	RFP	Causeway Improvements Construction Services for the Iona Island Wastewater Treatment Plant Upgrade Project	9-May-25	Tybo Contracting Ltd.		No
24-012	RFP	Consultant Engineering Services for South Surrey Interceptor – Delta Section Rehabilitation	9-May-25	AECOM Canada Ltd.	$ 3,322,807	Yes
24-012	RFP	Consultant Engineering Services for South Surrey Interceptor – Delta Section Rehabilitation	9-May-25	CDM Smith Canada ULC		No
24-012	RFP	Consultant Engineering Services for South Surrey Interceptor – Delta Section Rehabilitation	9-May-25	Jacobs Consultancy Canada Inc.		No
24-012	RFP	Consultant Engineering Services for South Surrey Interceptor – Delta Section Rehabilitation	9-May-25	GHD Ltd.		No
24-463	SS/NOIC	Fabrication of Pump Housing - Worthinton Pump 6LN18	12-May-25	Smith Cameron Process Solutions	$ 97,860	Yes
25-061	RFP	Pine Ridge Bridge Replacement – Pre-fabricated Bridge Supply, Kanaka Creek Regional Park	13-May-25	Poralu Marine Inc.	$ 279,998	Yes
25-061	RFP	Pine Ridge Bridge Replacement – Pre-fabricated Bridge Supply, Kanaka Creek Regional Park	13-May-25	Blue Water Systems		No
25-061	RFP	Pine Ridge Bridge Replacement – Pre-fabricated Bridge Supply, Kanaka Creek Regional Park	13-May-25	FRB		No
25-098	ITT	Culvert Replacement and New Culvert Installation at Widgeon Marsh Regional Park Phase 2	13-May-25	Cedar Crest Lands (BC) Ltd.	$ 454,700	Yes
25-098	ITT	Culvert Replacement and New Culvert Installation at Widgeon Marsh Regional Park Phase 2	13-May-25	Skylark Management Corp		No
25-098	ITT	Culvert Replacement and New Culvert Installation at Widgeon Marsh Regional Park Phase 2	13-May-25	Capital Green Landscape Ltd.		No
23-421	ITT	Lynn Baden Powell Trails Structural Replacement	14-May-25	Skylark Management Corp.	$ 1,703,260	Yes
25-260	RFQ	Kanaka Creek Bud's Bridge Replacement	14-May-25	PARK SOLUTIONS INC	$ 124,530	Yes
25-260	RFQ	Kanaka Creek Bud's Bridge Replacement	14-May-25	Platinum Stone Contracting Ltd.		No
25-128	ITT	Replacement of HVAC System at Lenson House in Burnaby Lake Regional Park	16-May-25	REACTIVE PLUMBING & HEATING LTD	$ 97,469	Yes
24-454	SS/NOIC	Detail Design and Constructrion Service for Scour Protection for Crescent Beach Forcemain Serpentine River Crossing	27-May-25	Northwest Hydraulic Consultants Ltd	$ 173,501	Yes
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Regehr Contracting Ltd	$ 1,079,771	Yes

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24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Acuren		No
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Jewel Holdings Ltd.		No
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Pacific Ropes Contracting Ltd.		No
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Ruskin Construction Ltd.		No
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Seismic 2000 Construction Ltd.		No
25-169	SS/NOIC	Hydrodynamic Modelling & Engineering Services	27-May-25	DHI Water & Environment Inc.	$ 750,000	Yes
24-366	RFP	Lulu Island WWTP Blower Building I/O Upgrade Project	28-May-25	J.A. ELECTRIC INC.	$ 737,700	Yes
24-366	RFP	Lulu Island WWTP Blower Building I/O Upgrade Project	28-May-25	encompass Electrical Solutions		No
24-366	RFP	Lulu Island WWTP Blower Building I/O Upgrade Project	28-May-25	Western Pacific Enterprises		No
25-010	RFP	Sunnyside Reservoir Unit No. 2 Seismic Upgrade	28-May-25	Kenaidan Contracting Ltd.	$ 3,708,671	Yes
25-010	RFP	Sunnyside Reservoir Unit No. 2 Seismic Upgrade	28-May-25	PCL Constructors Westcoast Inc.		No
25-010	RFP	Sunnyside Reservoir Unit No. 2 Seismic Upgrade	28-May-25	Jacob Bros. Construction Inc.		No
25-010	RFP	Sunnyside Reservoir Unit No. 2 Seismic Upgrade	28-May-25	Bennett Mechanical Installations (2001) Ltd.		No
23-155	RFP	Construction Services for Newton Pump Station No.2 (Main Contract)	30-May-25	Pomerleau, Inc.	$ 49,610,019	Yes
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Brault Roofing (AB) Inc	$ 290,628	Yes
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Parker Johnston Industries Ltd		No
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Metro Roofing & Sheet Metal Ltd		No
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Altas-Apex Roofing (BC) Inc		No
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Bollman Roofing & Sheet Metal Ltd		No
24-116	RFP	Coquitlam Main No. 4 Central Section Construction of Small Diameter Swing Connections	5-Jun-25	Clearway Construction Inc.	$ 4,118,054	Yes
25-310	SS/NOIC	2025 PNE Sponsorship Agreement	5-Jun-25	PNE	$ 98,000	Yes
25-005	RFP	Consulting Engineering Services for Preliminary Design of the South Fraser Works Yard Development	6-Jun-25	Tetra Tech Canada Inc.	$ 1,007,823	Yes
25-005	RFP	Consulting Engineering Services for Preliminary Design of the South Fraser Works Yard Development	6-Jun-25	AtkinsRealis Canada Inc		No
25-005	RFP	Consulting Engineering Services for Preliminary Design of the South Fraser Works Yard Development	6-Jun-25	Iredale Architecture		No
25-005	RFP	Consulting Engineering Services for Preliminary Design of the South Fraser Works Yard Development	6-Jun-25	Stantec Architecture		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Scott Construction (2005) Ltd.	$ 80,000	Yes
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Chandos Construction LP		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Kinetic Construction Ltd.		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	ETRO Construction Limited		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Valley Projects Ltd		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Pro-Can Construction Group Corp.		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Cape Construction (2001) Ltd		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Heatherbrae Builders Co., Ltd		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Kindred Construction Ltd.		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Skygrid Construction Inc.		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Peak Construction Ltd		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Signia Construction Ltd		No
24-119	RFP	Supply, Installation and Commissioning of a Scum Clarifier Mechanism for IIWWTP	15-Jun-25	Graham Infrastructure LP	$ 1,607,600	Yes
24-119	RFP	Supply, Installation and Commissioning of a Scum Clarifier Mechanism for IIWWTP	15-Jun-25	Bennett Construction Group		No
24-119	RFP	Supply, Installation and Commissioning of a Scum Clarifier Mechanism for IIWWTP	15-Jun-25	NAC Constructors Ltd.		No
24-447	RFP	North Surrey Interceptor Odour Control Project Consulting Engineering Services	17-Jun-25	Kerr Wood Leidel Associates Ltd. (KWL)	$ 615,285	Yes
24-447	RFP	North Surrey Interceptor Odour Control Project Consulting Engineering Services	17-Jun-25	AECOM Canada Ltd.		No
24-447	RFP	North Surrey Interceptor Odour Control Project Consulting Engineering Services	17-Jun-25	Jacobs Consultancy Canada Inc.		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Companion Construction (2020) LTD.	$ 204,233	Yes

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25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Seaforth Construction Ltd.		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Jacob Bros. Construction Inc.		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Chandos Construction LP		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Enduro Construction Ltd.		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Holaco Construction		No
25-338	RFQ	LSG Gasholder Tank Coating Restoration at AIWWTP	19-Jun-25	Jewel Welding Fabrication and Coatings Ltd.	$ 98,694	Yes
25-338	RFQ	LSG Gasholder Tank Coating Restoration at AIWWTP	19-Jun-25	Quantum Industrial Solutions		No
25-338	RFQ	LSG Gasholder Tank Coating Restoration at AIWWTP	19-Jun-25	Corrcoat Services Inc.		No
25-347	RFQ	832805BOU - BG001 Cammidge House Landscaping and metal works	24-Jun-25	Skylark Management Corp.	$ 155,960	Yes
25-347	RFQ	832805BOU - BG001 Cammidge House Landscaping and metal works	24-Jun-25	Sprucewood Construction Ltd.		No
24-363	RFP	Owner's Engineer and Technical Services for AIWWTP Digesters No. 5 & 6 Projects	26-Jun-25	AECOM Canada ULC	$ 1,482,782	Yes
24-363	RFP	Owner's Engineer and Technical Services for AIWWTP Digesters No. 5 & 6 Projects	26-Jun-25	Colliers Project Leaders Inc.		No
24-421	RFP	Consulting Engineering Services for Hellings Tank Operational Upgrades	26-Jun-25	Allnorth Consultants Limited	$ 831,235	Yes
25-264	DA/NOIC	OPC Software and Multiyear Support Agreement	26-Jun-25	Matrikon International	$ 490,951	Yes
24-421	RFP	Consulting Engineering Services for Hellings Tank Operational Upgrades	26-Jun-25	Allnorth Consultants Limited	$ 831,235	Yes
24-397	RFP	Media Monitoring Services	27-Jun-25	Hootsuite Inc.	$ 70,095	Yes
24-397	RFP	Media Monitoring Services	27-Jun-25	Cision Canada Inc.		No
24-397	RFP	Media Monitoring Services	27-Jun-25	Carahsoft Technologies		No
25-281	DA/NOIC	Supply and Installation of Hydrogen Chloride Analyzers for the Air Monitoring Network.	30-Jun-25	Picarro Inc.	$ 104,733	Yes
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Vane Lawn and Garden Services 1981 (Ltd)	$ 4,142,000	Yes
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Total Dynamic Services Ltd	$ 2,096,000	Yes
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Wagner		No
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	GRM		No
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Tri City		No
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Gibbs		No
25-313	ITT	Metro Vancouver Office Lighting Upgrades	2-Jul-25	SASCO Contracting Ltd	$ 143,553	Yes
25-313	ITT	Metro Vancouver Office Lighting Upgrades	2-Jul-25	Houle Electric Ltd		No
25-313	ITT	Metro Vancouver Office Lighting Upgrades	2-Jul-25	Bridge Electric Corp		No
25-177	RFP	Sewer Overflow Receiving Environment Water Sampling and Assessment	4-Jul-25	Roe Environmental Inc.	$ 1,985,000	Yes
25-177	RFP	Sewer Overflow Receiving Environment Water Sampling and Assessment	4-Jul-25	ENKON Enviromental Limited		No
25-180	RFP	Wastewater Treatment Plant Outfall Inspections	7-Jul-25	ASI Group Ltd.	$ 259,977	Yes
25-180	RFP	Wastewater Treatment Plant Outfall Inspections	7-Jul-25	Venter Sub Sea Diving Inc.		No
25-180	RFP	Wastewater Treatment Plant Outfall Inspections	7-Jul-25	Great Pacific Consulting Ltd.		No
25-118	Co-operative Procurement	Tenable.ad - subscription license	9-Jul-25	CDW CANADA CORP.	$ 166,122	Yes
25-085	RFP	Utility Inspection Services	9-Jul-25	Quadra Utility Locating Ltd.	$ 470,000	Yes
25-085	RFP	Utility Inspection Services	9-Jul-25	RAM Engineering Ltd.		No
25-085	RFP	Utility Inspection Services	9-Jul-25	Maven Consulting Ltd.		No
25-085	RFP	Utility Inspection Services	9-Jul-25	T2 Utility Engineers		No
25-085	RFP	Utility Inspection Services	9-Jul-25	C3 Mainline Inspections Incorporated		No
24-429	RFP	Laboratory Analytical Services for IIWWTP Pilot Testing	9-Jul-25	ALS Canada Ltd. (dba: ALS Environmental)	$ 222,846	Yes
24-429	RFP	Laboratory Analytical Services for IIWWTP Pilot Testing	9-Jul-25	CARO Analytical Services		No
24-429	RFP	Laboratory Analytical Services for IIWWTP Pilot Testing	9-Jul-25	Bureau Veritas Canada		No
24-429	RFP	Laboratory Analytical Services for IIWWTP Pilot Testing	9-Jul-25	AGAT Laboratories		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers (Surveys)	10-Jul-25	Price Waterhouse Coopers	$ 109,000	Yes
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	MMK Consulting Inc.		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	Deloitte		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	Deetken Enterprises Inc		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	LotusFDI B.V.		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	KPMG LLP		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	PM & Partner Marketing Consulting GmbH		No
25-168	RFP	Traffic Control Services for Stoney Creek Trunk Sewer Upgrade	10-Jul-25	Township Traffic Ltd	$ 856,627	Yes
25-168	RFP	Traffic Control Services for Stoney Creek Trunk Sewer Upgrade	10-Jul-25	Inline Traffic Services Ltd		No
24-309	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant – Medium Voltage VFD	11-Jul-25	WESTBURNE, A DIVISION OF REXEL CANADA ELECTRICAL INC.	$ 1,584,416	Yes
24-349	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant – Positive Displacement Pumps (Progressive Cavity and Rotary Lobe Pumps)	11-Jul-25	NETZSCH CANADA INC.	$ 964,000	Yes

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25-028	ITT	CWTP – Sidestream Injection VFD Replacement – Electrical Installation	14-Jul-25	Ross Morrison Electrical Ltd	$ 168,546	Yes
25-028	ITT	CWTP – Sidestream Injection VFD Replacement – Electrical Installation	14-Jul-25	J A Electric inc		No
25-117	RFQ	Construction contractor for the Port Mann Main Sign Installation project.	14-Jul-25	FRASER RIVER PILE & DREDGE LTD.	$ 223,500.00	Yes
25-072	RFP	Supply, Delivery and Installation of Autoclaves	18-Jul-25	MRH Biotechnical Services Ltd.	$ 300,000	Yes
25-396	DA	Lawn Watering Restrictions Postcard Regional Mailout	18-Jul-25	BC Mail Plus	$ 85,546	Yes
24-269	RFP	Geotechnical, Environmental and Other Consulting Engineering Services for South Surrey Main No. 2 North Section	21-Jul-25	GHD Limited	$ 1,509,907	Yes
24-269	RFP	Geotechnical, Environmental and Other Consulting Engineering Services for South Surrey Main No. 2 North Section	21-Jul-25	AECOM Canada Ltd.		No
24-269	RFP	Geotechnical, Environmental and Other Consulting Engineering Services for South Surrey Main No. 2 North Section	21-Jul-25	Tetra Tech Canada Inc.		No
24-269	RFP	Geotechnical, Environmental and Other Consulting Engineering Services for South Surrey Main No. 2 North Section	21-Jul-25	Stantec Consulting Ltd		No
25-410	RFQ	Asphalt & Curb Restoration - Hudson Street FM - Phase 1B	21-Jul-25	BA Blacktop	$ 84,000	Yes
25-410	RFQ	Asphalt & Curb Restoration - Hudson Street FM - Phase 1B	21-Jul-25	Custom Blacktop Co.		No
25-410	RFQ	Asphalt & Curb Restoration - Hudson Street FM - Phase 1B	21-Jul-25	All Roads Construction Ltd.		No
25-220	ITT	Perimeter Trail Segment G Boardwalk Construction, Campbell Valley Regional Park	22-Jul-25	Cabin Operations Ltd	$ 564,925	Yes
25-220	ITT	Perimeter Trail Segment G Boardwalk Construction, Campbell Valley Regional Park	22-Jul-25	Canadian Landscape & Civil Services Ltd.		No
25-220	ITT	Perimeter Trail Segment G Boardwalk Construction, Campbell Valley Regional Park	22-Jul-25	GPM CIVIL CONTRACTING INC		No
25-355	DA	Supply of an Inductively Coupled Mass Spectrometer Instrument	22-Jul-25	AGILENT TECHNOLOGIES CANADA INC.	$ 248,347	Yes
25-052	DA	Kisters Wiski Support and Licenses	5-Aug-25	Kisters	$ 337,007	Yes
25-108	RFP	Waste Composition/Solid Waste Data Collection	24-Jul-25	Tetra Tech Canada Inc.	$ 1,800,000	Yes
25-108	RFP	Waste Composition/Solid Waste Data Collection	24-Jul-25	Dillon Consulting Limited		No
25-108	RFP	Waste Composition/Solid Waste Data Collection	24-Jul-25	Stasuk Testing & Inspection Ltd		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	The Restorers Group Inc	$ 384,790	Yes
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Prostar Contracting		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Sunrise Projects Ltd.		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Ocean West Construction Ltd		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	RJS Construction Ltd.		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Restruction building services		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Roma Building Restoration Ltd.		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Dura Seal Ltd		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	ALL ROUND HOME IMPROVEMENTS & RESTORATIONS LTD		No
24-494	RFP	Supply & Delivery of Transformer, Switchgear & MCC for Kent PS Electrical Upgrade Project	29-Jul-25	Wesco Distribution Canada	$ 389,494	Yes
24-494	RFP	Supply & Delivery of Transformer, Switchgear & MCC for Kent PS Electrical Upgrade Project	29-Jul-25	mva power inc.		No
24-494	RFP	Supply & Delivery of Transformer, Switchgear & MCC for Kent PS Electrical Upgrade Project	29-Jul-25	Westburne West		No
24-494	RFP	Supply & Delivery of Transformer, Switchgear & MCC for Kent PS Electrical Upgrade Project	29-Jul-25	Stellar Power & Control Solutions		No
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	CABIN OPERATIONS LTD.	$ 2,224,206	Yes
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	43K Wilderness solutions		No
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	GPM Civil Contracting Inc.		No
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	Canadian Landscape & Civil Services Ltd		No
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	Rust Investments Ltd.		No
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	CB Information Services, Inc.	$ 225,000	Yes
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	S&P Global Market Intelligence, LLC		No
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	PitchBook Data, Inc		No
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	Moody's Analytics Inc		No
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	AlphaSense, Inc.		No
25-408	DA	PVC Pipe Supply and Delivery for Stoney Creek Sanitary Trunk Upgrade Coquitlam Section	30-Jul-25	ICONIX WATERWORKS LIMITED PARTNERSHIP	$ 365,140	Yes
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	WEST COAST BUILDING RESTORATION INC.	$ 695,937	Yes
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	k4 construction Ltd		No
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	Dura Seal Ltd		No
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	RJS Construction Ltd.		No
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	Roma Building Restoration Ltd.		No
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	ALL ROUND HOME IMPROVEMENTS & RESTORATIONS LTD		No
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - CSO	1-Aug-25	Brenntag Canada Inc.	$ 1,755,000	Yes
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - CSO	1-Aug-25	Univar Canada		No

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24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - GAC	1-Aug-25	KBL Projects Ltd.	$ 860,000	Yes
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - GAC	1-Aug-25	Univar Canada		No
24-434	ITT	Energy Centre Site Preparation - Waste-to-Energy Facility District Energy System Project Phase 1	1-Aug-25	Rush Contractors Group Inc	$ 856,203	Yes
24-434	ITT	Energy Centre Site Preparation - Waste-to-Energy Facility District Energy System Project Phase 1	1-Aug-25	Conwest Contracting Ltd.		No
24-434	ITT	Energy Centre Site Preparation - Waste-to-Energy Facility District Energy System Project Phase 1	1-Aug-25	B&B Contracting (2012) Ltd.		No
25-403	RFQ	Cammidge House Structural Repair	5-Aug-25	SPRUCEWOOD CONSTRUCTION LTD.	$ 145,700	Yes
25-403	RFQ	Cammidge House Structural Repair	5-Aug-25	SKYLARK MANAGEMENT CORP		No
24-142	RFP	CONSTRUCTION MANAGEMENT FOR COQUITLAM MAIN NO. 4 (COQ4) CAPE HORN SECTION	7-Aug-25	STANTEC CONSULTING LTD.	$ 9,509,536	Yes
24-142	RFP	CONSTRUCTION MANAGEMENT FOR COQUITLAM MAIN NO. 4 (COQ4) CAPE HORN SECTION	7-Aug-25	RAM Engineering Ltd		No
24-142	RFP	CONSTRUCTION MANAGEMENT FOR COQUITLAM MAIN NO. 4 (COQ4) CAPE HORN SECTION	7-Aug-25	PMA Project Controls Canada ULC		No
25-210	RFP	Consulting Services for District Energy Business Case	11-Aug-25	Reshape Infrastructure Strategies	$ 1,040,800	Yes
25-210	RFP	Consulting Services for District Energy Business Case	11-Aug-25	BTY Group		No
25-067	RFSQ	Prequalified Contract Services - Trench & Manhole Protection System Rental	13-Aug-25	Direct Equipment West Ltd.		Yes
25-067	RFSQ	Prequalified Contract Services - Trench & Manhole Protection System Rental	13-Aug-25	United Rental of Canada Inc.	$ 2,300,000	Yes
25-067	RFSQ	Prequalified Contract Services - Trench & Manhole Protection System Rental	14-Aug-25	Cooper Equipment Rentals		Yes
24-472	RFP	Cloverdale Sewage Pump Station – Stage 1 Upgrade Project	15-Aug-25	Drake Excavating (2016) Ltd	$ 4,985,011	Yes
24-472	RFP	Cloverdale Sewage Pump Station – Stage 1 Upgrade Project	15-Aug-25	Clearway Construction Inc.		No
25-0001	DA	Richmond Sewer Grease Flushing	15-Aug-25	MCRAE'S ENVIRONMENTAL SERVICES LTD.	$ 95,000	Yes
24-307	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - 5 kV Switchgear, Motor Control Centers (MCCs), Power Distribution Centers (PDCs), Low Voltage Variable Frequency Drives (VFDs)	20-Aug-25	SCHNEIDER ELECTRIC CANADA INC.	$ 27,666,861	Yes
24-509	RFP	North Shore, United Boulevard and North Surrey Recycling and Waste Centres Operating and Maintenance Services Agreement	20-Aug-25	Halton Recycling Ltd. Dba Emterra Environmental	$ 281,007,000	Yes
24-509	RFP	North Shore, United Boulevard and North Surrey Recycling and Waste Centres Operating and Maintenance Services Agreement	20-Aug-25	GFL Environmental Inc.		No
24-509	RFP	North Shore, United Boulevard and North Surrey Recycling and Waste Centres Operating and Maintenance Services Agreement	20-Aug-25	Miller Waste Systems Inc.		No
25-320	RFP	Cleveland Dam Riprap Risk Assessment	22-Aug-25	WSP CANADA INC	$ 100,000	Yes
24-358	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Magnetic Flow Meters	26-Aug-25	E.B. Horsman and Son Ltd.	$ 483,682	Yes
23-442	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Chain & Flights, Digester Mixing System, Launders	26-Aug-25	Evoqua Water Technologies Canada Ltd.	$ 13,091,409	Yes
24-498	ITT	Construction of Iona Island Wastewater Treatment Plant Biosolids Storage Facility	28-Aug-25	Jacob Bros. Construction Inc.	$ 1,034,350	Yes
24-498	ITT	Construction of Iona Island Wastewater Treatment Plant Biosolids Storage Facility	28-Aug-25	Chandos Construction LP		No
24-498	ITT	Construction of Iona Island Wastewater Treatment Plant Biosolids Storage Facility	28-Aug-25	Pomerleau, Inc.		No
24-498	ITT	Construction of Iona Island Wastewater Treatment Plant Biosolids Storage Facility	28-Aug-25	Graham Infrastructure LP		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	PRISMATIC DATA SOLUTIONS INC.	$ 211,580	Yes
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	OpenText Corporation		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	Sodales Solutions Inc.		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	NeoSystems Inc.		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	Veoci		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	Workiy Inc		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	Dominic Systems Limited		No
24-145	RFP	Construction Services for the Westridge Sewer Upgrade	3-Sep-25	BEL Contracting, a Division of BelPacific Excavating and Shoring Limited Partnership by its General Partner Pacific Blasting & Demolition Ltd. (NorLand Limited)	$ 17,488,656	Yes
24-145	RFP	Construction Services for the Westridge Sewer Upgrade	3-Sep-25	Clearway Construction Inc.		No
24-145	RFP	Construction Services for the Westridge Sewer Upgrade	3-Sep-25	Drake Excavating (2016) Ltd.		No
25-295	RFP	Supply and Installation of Operator Consoles	3-Sep-25	Tresco Industries Ltd	$ 121,851	Yes
25-295	RFP	Supply and Installation of Operator Consoles	3-Sep-25	ABB Inc.		No

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25-295	RFP	Supply and Installation of Operator Consoles	3-Sep-25	Sustema Inc.		No
25-295	RFP	Supply and Installation of Operator Consoles	3-Sep-25	Adaptaspace Inc.		No
25-413	DA	Chemical Analysis of Raw Sewerage and Water Samples	3-Sep-25	Beta Analytic LLC	$ 89,625	Yes
25-265	ITT	Construction of Pine Ridge Bridge in Kanaka Creek Regional Park	11-Sep-25	Coquitlam Ridge Constructors Ltd.	$ 827,383	Yes
25-265	ITT	Construction of Pine Ridge Bridge in Kanaka Creek Regional Park	11-Sep-25	Surespan Construction Ltd.		No
25-265	ITT	Construction of Pine Ridge Bridge in Kanaka Creek Regional Park	11-Sep-25	Cutting Edge Consulting		No
24-190	RFP	Water Instrumentation Installation Project Construction Phase 1	11-Sep-25	JA Electric Inc.	$ 1,152,751	Yes
25-198	RFP	Tennis Court Replacement in Boundary Bay Regional Park	12-Sep-25	Action Holdings Ltd. O/A Custom Blacktop Co.	$ 287,627	Yes
25-198	RFP	Tennis Court Replacement in Boundary Bay Regional Park	12-Sep-25	Cedar Crest Lands (BC) Ltd.		No
25-198	RFP	Tennis Court Replacement in Boundary Bay Regional Park	12-Sep-25	Streamline Fencing Ltd.		No
24-541	RFP	Consulting Engineering Services for Preliminary Design of the Burnaby Mountain Tank No. 2 and No. 3	15-Sep-25	WSP Canada Inc.	$ 1,354,288	Yes
24-541	RFP	Consulting Engineering Services for Preliminary Design of the Burnaby Mountain Tank No. 2 and No. 3	15-Sep-25	Stantec Consulting Ltd.		No
23-213	RFP	Service Request Solution	15-Sep-25	LOGITEK TECHNOLOGY LTD	$ 2,780,871	Yes
23-213	RFP	Service Request Solution	15-Sep-25	KPMG LLP		No
23-213	RFP	Service Request Solution	15-Sep-25	Catalyst Consulting Group		No
23-213	RFP	Service Request Solution	15-Sep-25	Deloitte		No
23-213	RFP	Service Request Solution	15-Sep-25	Muni PaaS Corporation		No
25-367	DA	MRI Software Maintenance Renewal	16-Sep-25	MRI SOFTWARE LLC	$ 77,754	Yes
25-066	RFSQ	Prequalify Construction Hauling Services	16-Sep-25	TYAM EXCAVATION & SHORING LTD.		Yes
25-066	RFSQ	Prequalify Construction Hauling Services	19-Sep-25	S. Sidhu Trucking Ltd.		Yes
25-066	RFSQ	Prequalify Construction Hauling Services	23-Sep-25	P. Sekhon Trucking Ltd.	$ 6,700,000	Yes
25-066	RFSQ	Prequalify Construction Hauling Services	17-Sep-25	Par Bhullar Trucking Ltd.		Yes
25-066	RFSQ	Prequalify Construction Hauling Services	24-Sep-25	G&R Singh & Son Trucking Ltd.		Yes
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	GS Bhullar Trucking		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	Bill Mandher Trucking Ltd.		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	Headwater Management Ltd.		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	Sancat Excavating Ltd.		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	Sekhon Bros Trucking Ltd.		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	T Sekhon Trucking Ltd.		No
25-521	DA	Unattended Terminal Replacement	17-Sep-25	METTLER-TOLEDO INC.	$ 696,653	Yes
25-576	DA	Mixed Waste Station Strainer Replacement at Annacis Island WWTP	17-Sep-25	PUREWORLD SOLUTIONS INC.	$ 132,235	Yes
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR CAMBIE – RICHMOND AND PITT RIVER WATER SUPPLY TUNNELS	19-Sep-25	Ideaspace Consulting Inc	$ 600,000	Yes
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Lucent Quay Consulting Inc.	$ 288,000	Yes
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Arcadis Professional Services (Canada) Inc		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	BelieveCo Partners Ltd		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	GHD Limited		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Happy City		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Media Profile		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	SITE Marketing Partners Inc		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	SMRT Solution Consulting Inc		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Spur Communication Inc		No
25-375	DA	Opentext Maintenance Renewal	19-Sep-25	OPEN TEXT CORPORATION	$ 921,112	Yes
25-176	RFP	Cariboo Dam Public Safety Risk Assessment	22-Sep-25	AECOM Canada ULC	$ 139,041	Yes
25-176	RFP	Cariboo Dam Public Safety Risk Assessment	22-Sep-25	Atkins Realis Canada		No
25-176	RFP	Cariboo Dam Public Safety Risk Assessment	22-Sep-25	Hatch Ltd.		No
25-176	RFP	Cariboo Dam Public Safety Risk Assessment	22-Sep-25	Revelstoke Design Services		No
25-585	RFP	Scum System Upgrade Service Contract at ANIWWTP	22-Sep-25	GIFFEN CONSULTING LTD.	$ 114,161	Yes
25-585	RFP	Scum System Upgrade Service Contract at ANIWWTP	22-Sep-25	NORDA STELO INC		No
25-585	RFP	Scum System Upgrade Service Contract at ANIWWTP	22-Sep-25	A.H. LUNDBERG SYSTEMS LIMITED		No
25-034	DA	Contingency Disposal Intermodal Container Storage	22-Sep-25	OLYMPIA TRANSPORTATION LTD	$ 430,000	Yes
24-287	RFP	Iona Island Wastewater Treatment Plant (IIWWTP) Influent Pump System Drive Remediation	25-Sep-25	Ross Morrison Electrical Ltd.	$ 1,885,745	Yes
24-287	RFP	Iona Island Wastewater Treatment Plant (IIWWTP) Influent Pump System Drive Remediation	25-Sep-25	Uptime Industrial Inc.		No
25-139	RFP	Consulting Engineering Services for Jervis and Harbor Pump Station Suction Piping Replacement	26-Sep-25	Stantec Consulting Ltd.	$ 481,591	Yes

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25-139	RFP	Consulting Engineering Services for Jervis and Harbor Pump Station Suction Piping Replacement	26-Sep-25	WSP Canada Inc		No
25-306	RFQ	Construction of Seymour Main No. 2 Culvert Repairs	26-Sep-25	NORTH CONSTRUCTION LTD	$ 97,900	Yes
25-306	RFQ	Construction of Seymour Main No. 2 Culvert Repairs	26-Sep-25	Gravity Construction Inc.		No
25-202	DA	Esri Enterprise Agreement	26-Sep-25	ESRI CANADA LIMITED	$ 3,176,660	Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	R.D.M. ENTERPRISES LTD		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	TYAM EXCAVATION & SHORING LTD.		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	NORTH CONSTRUCTION LTD		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	REN EX EARTHWORKS		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	GRP CONSTRUCTION LTD.	$ 7,077,000	Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	HEADWATER MANAGEMENT LTD		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	NORLANG CONTRACTING LTD.		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	VANPORT ENTERPRISES LTD		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	MAL Ventures (O'brien Bros Excavating)		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	G.S. BHULLAR TRUCKING		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	360 SITE SERVICES LTD		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	EAGLE WEST CRANE & RIGGING		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	GEAR EQUIPMENT INC.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	MCRAE'S ENVIRONMENTAL SERVICES LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	PHOENIX TRUCK & CRANE LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	SUPERIOR CITY SERVICES LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	BLACKBEAR EXCAVATING LTD		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	CONCORD EXCAVATING & CONTRACTING LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	GEORGE BUBAS MOTORS LTD		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	HORSESHOE STAR HOLDING LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	SANCAT EXCAVATING LTD		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	Super Save Group of Companies		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	P Sekhon Trucking Ltd.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	Always Excavating		No
24-355	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant – DC Power Supply	1-Oct-25	RIC ELECTRONICS LTD.	$ 478,532	Yes
25-118.01	Co-Operative Procurement	Juniper Campus Core Switches with Five Year Support	1-Oct-25	CDW CANADA CORP.	$ 245,625	Yes
25-118.02	Co-Operative Procurement	KnowBe4 Security Awareness Training Subscription for Three Years	1-Oct-25	CDW CANADA CORP.	$ 158,576	Yes
25-362	ITT	Fleetwood Interpretive and Cultural Signs	2-Oct-25	Moza Home Construction Inc.	$ 96,556	Yes
25-362	ITT	Fleetwood Interpretive and Cultural Signs	2-Oct-25	Coastal Pacific Landscaping		No
25-362	ITT	Fleetwood Interpretive and Cultural Signs	2-Oct-25	Kohlar Enterprises Ltd.		No
25-021	RFP	Evaluation of Health-Related Emission Reduction Interventions for Commercial and Residential Food Production Equipment and Processes	3-Oct-25	RAMBOLL CANADA INC.	$ 120,000	Yes
25-021	RFP	Evaluation of Health-Related Emission Reduction Interventions for Commercial and Residential Food Production Equipment and Processes	3-Oct-25	Envirochem Services Inc.		No
25-021	RFP	Evaluation of Health-Related Emission Reduction Interventions for Commercial and Residential Food Production Equipment and Processes	3-Oct-25	SLR Consulting		No
25-118.03	Co-Operative Procurement	24-118.03 Palo Alto Next Gen Firewalls, Support and Threat Protection	3-Oct-25	CDW CANADA CORP.	$ 247,780	Yes
24-129	ITT	Annacis Island Wastewater Treatment Plant (AIWWTP) Medium Sludge Gas (MSG) Line Upgrade	5-Oct-25	Brymark Installations Group Inc.	$ 847,203	Yes
24-129	ITT	Annacis Island Wastewater Treatment Plant (AIWWTP) Medium Sludge Gas (MSG) Line Upgrade	5-Oct-25	Chandos Construction LP		No
23-180	DA	Supply and Delivery of Material and Services for the North Shore Wastewater Treatment Plant - Industrial Control Systems (ICS) Hardware	6-Oct-25	ABB INC.	$ 8,998,046	Yes
24-510	RFP	Maple Ridge and Langley Recycling and Waste Centres Operating and Maintenance Services Agreement	7-Oct-25	GFL ENVIRONMENTAL INC.	$ 38,778,000	Yes
24-510	RFP	Maple Ridge and Langley Recycling and Waste Centres Operating and Maintenance Services Agreement	7-Oct-25	Halton Recycling Ltd. dba. Emterra Environmental		No
25-422	RFQ	Construction contract for soil berm demolition and preliminary laydown area site preparation to increase Lulu Island WWTP	8-Oct-25	RSAVAGE CONTRACTING	$ 108,188	Yes
25-422	RFQ	Construction contract for soil berm demolition and preliminary laydown area site preparation to increase Lulu Island WWTP	8-Oct-25	J. Boon Contracting		No
25-422	RFQ	Construction contract for soil berm demolition and preliminary laydown area site preparation to increase Lulu Island WWTP	8-Oct-25	BNK Ventures Ltd.		No
25-422	RFQ	Construction contract for soil berm demolition and preliminary laydown area site preparation to increase Lulu Island WWTP	8-Oct-25	Sancat Excavating		No
25-544	DA	Supply and delivery of generators	8-Oct-25	UNITED RENTALS OF CANADA, INC	$ 192,704	Yes
24-304	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Bioreactor Blowers	10-Oct-25	Aerzen Canada Inc.	$ 1,546,804	Yes
25-621	RFQ	Cambie-Richmond South Shaft Site Preparation	10-Oct-25	LUBBERTS LANDSCAPING AND MAINTENANCE LTD	$ 75,842	Yes
25-621	RFQ	Cambie-Richmond South Shaft Site Preparation	10-Oct-25	ACTA Construction Ltd.		No

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25-621	RFQ	Cambie-Richmond South Shaft Site Preparation	10-Oct-25	Quant Landscaping		No
25-549	DA	Thermophilic Anaerobic Digester Cleaning	10-Oct-25	GFL ENVIRONMENTAL INC.	$ 245,000	Yes
25-279	ITT	Manor House Phase 2 Renewal Project	14-Oct-25	Hilson Construction Ltd.	$ 1,087,500	Yes
25-279	ITT	Manor House Phase 2 Renewal Project	14-Oct-25	Flank Construction Ltd		No
25-279	ITT	Manor House Phase 2 Renewal Project	14-Oct-25	Delta Sierra Construction & Millwork		No
25-279	ITT	Manor House Phase 2 Renewal Project	14-Oct-25	SIGNIA CONSTRUCTION LTD.		No
25-420	ITT	Campbell Valley Regional Park – Rowlatt Red & Grey Barns – Roof Replacements	14-Oct-25	Mack Kirk Roofing and Sheet Metal Ltd.	$ 224,430	Yes
25-420	ITT	Campbell Valley Regional Park – Rowlatt Red & Grey Barns – Roof Replacements	14-Oct-25	k4 construction Ltd		No
25-420	ITT	Campbell Valley Regional Park – Rowlatt Red & Grey Barns – Roof Replacements	14-Oct-25	BOLLMAN ROOFING & SHEET METAL LTD		No
25-420	ITT	Campbell Valley Regional Park – Rowlatt Red & Grey Barns – Roof Replacements	14-Oct-25	Cambie Roofing Contractors Ltd.		No
25-617	DA	Archaeology Consulting Services for Boundary Bay Regional Park	14-Oct-25	WSP CANADA INC	$ 102,724	Yes
25-507	RFP	Environmental Restoration and Tree Removal for North Surrey Interceptor Maintenance hole 35 Sanitary Sewer Overflow Storage Tank Project	14-Oct-25	Capital Green Landscaping Ltd.	$ 598,100	Yes
25-407	DA	CAPILANO MAIN NO. 4 AND NO. 5 LINE STOP INSTALLATION	14-Oct-25	PACIFIC FLOW CONTROL LTD.	$ 1,422,563	Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	SHS INC.	$ 750,000	Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	STANTEC CONSULTING LTD.		Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	UPLAND AGRICULTURAL CONSULTING LTD		Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Canadian Center for economic analysis		Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Aplin Martin		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	CIMA		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	City Spaces Consulting		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Colliers		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Coriolis		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Dialog		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Happy City		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	KPMG		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Modus		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Petramala		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Pinna Sustainability		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Small Housing BC Society		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	SvN		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Urban Systems/Urban Matters		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Urbanics		No
25-637	RFP	NORTH SHORE WASTEWATER TREATMENT PLANT COMPLETION PROJECT INDEPENDENT CERTIFIER CONTRACT	15-Oct-25	WTP PROPERTY CONSULT ANTS LTD.	$ 500,000	Yes
24-248	RFP	ANNACIS ISLAND WWTP PRIMARY ODOUR CONTROL METRING PUMP RELOCATION	17-Oct-25	MITCHELL INSTALLATIONS LTD.	$ 1,606,472	Yes
25-103	RFP	Construction Management Services for Sunnyside Reservoir No. 2 Seismic Upgrade and Prospect Reservoir Refurbishment	17-Oct-25	RAM Engineering Ltd.	$ 1,730,081	Yes
25-103	RFP	Construction Management Services for Sunnyside Reservoir No. 2 Seismic Upgrade and Prospect Reservoir Refurbishment	17-Oct-25	Stantec Consulting Ltd.		No
25-414	RFP	Supply and Delivery of Crew Trailer	17-Oct-25	INTERCONTINENTAL TRUCK BODY (BC) INC	$ 254,565	Yes
25-239	ITT	Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section.	18-Oct-25	HALL CONSTRUCTORS	$ 100,000	Yes
25-647	DA	PeopleSoft Enterprise Software Support and Licences	21-Oct-25	ORACLE CANADA ULC	$ 412,772	Yes
25-591	DA	Annual Preventive Maintenance for CEM Laboratory Microwave Digestion Systems	21-Oct-25	CEM CORPORATION	$ 90,090	Yes

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25-511	DA	Sediment Tank #15 Overhaul at Iona Island Waste Water Treatment Plant	22-Oct-25	MURRAY LATTA PROGRESSIVE MACHINES INC	$ 244,368	Yes
25-118	Co-Operative Procurement	2024 CAT 914 Loader from Finning	23-Oct-25	FINNING INTERNATIONAL INC.	$ 279,623	Yes
24-134	SRFEOI	DRINKING WATER TREATMENT RESIDUALS SUPPLY AND SERVICES AGREEMENT FOR PHOSPHORUS BINDING IN THE AGRICULTURAL SECTOR	23-Oct-25	SYLVIS ENVIRONMENTAL SERVICES INC.	$ 2,377,550	Yes
25-658	DA	Widgeon Creek Parking Lot Extension	23-Oct-25	SKYLARK MANAGEMENT CORP	$ 123,250	Yes
24-481	ITT	Supply and Installation of Water Access Staircase at Dorman Point in Crippen Regional Park	25-Oct-25	43K Wilderness Solutions	$ 363,355	Yes
24-481	ITT	Supply and Installation of Water Access Staircase at Dorman Point in Crippen Regional Park	25-Oct-25	Pacific Casa Construction Inc.		No
24-481	ITT	Supply and Installation of Water Access Staircase at Dorman Point in Crippen Regional Park	25-Oct-25	North Construction Ltd		No
25-308	RFP	Raptor Nest Management	29-Oct-25	DIAMOND HEAD CONSULTING LTD	$ 540,000	Yes
25-308	RFP	Raptor Nest Management	29-Oct-25	EBB Environmental Consulting Inc		No
25-311	RFP	Repairs and Replacement of Handrails of the Pre-Aeration and Sedimentation Tanks at the Iona Island Wastewater Treatment Plant	29-Oct-25	PACIFIC ROPES CONTRACTING LTD.	$ 678,577	Yes
25-311	RFP	Repairs and Replacement of Handrails of the Pre-Aeration and Sedimentation Tanks at the Iona Island Wastewater Treatment Plant	29-Oct-25	Uptime Industrial `		No
25-237	RFP	Prospect Reservoir Refurbishment	29-Oct-25	Jacob Bros. Construction Inc.	$ 3,465,550	Yes
25-237	RFP	Prospect Reservoir Refurbishment	29-Oct-25	Tybo Contracting Ltd.		No
25-237	RFP	Prospect Reservoir Refurbishment	29-Oct-25	Kenaidan Contracting Ltd		No
25-237	RFP	Prospect Reservoir Refurbishment	29-Oct-25	Metro Concrete Restoration		No
25-577	DA	EAM - Software Maintenance	30-Oct-25	INTERGRAPH CANADA ULC	$ 1,422,099	Yes
25-623	DA	Overhaul on Waste Heat Exchanger #3 at Iona Island Wastewater Treatment Plant	30-Oct-25	CORWEST FABRICATIONS LTD.	$ 163,116	Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	1-Oct-25	Justice Institute of British Columbia		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	18-Jul-25	ARBORICULTURE CANADA TRAINING & Education LTD.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	ARCOSE CONSULTING LTD.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	ARETE SAFETY AND PROTECTION INC.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	22-Sep-25	BC MUNICIPAL SAFETY Association		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	11-Aug-25	SPECTRUM SAFETY GROUP Inc		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	SPENCER MCDONALD & ASSOCIATES INC		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Oct-25	SPI HEALTH AND SAFETY INC.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	GETSET SOLUTIONS LTD		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	LEAVITT MACHINERY CANADA INC.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	20-Oct-25	NUCOR ENVIRONMENTAL SOLUTIONS LTD	$ 2,330,000	Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	1-Oct-25	R.J & ASSOCIATES ENVIRONMENTAL CONSULTING		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	RAM ENGINEERING Ltd		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	16-Sep-25	RIDGE WILDERNESS ADVENTURES LTD		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	5-Aug-25	British Columbia Institute of Technology		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	21-Aug-25	CLOVER VALLEY TRAUMA MANAGEMENT		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	22-Sep-25	COASTAL TRAINING CONSULTANTS LTD		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	22-Jul-25	Datum Marine Services Ltd.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	22-Sep-25	DYNAMIC RESCUE TRAINING LTD.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	FULFORD HARBOUR CONSULTING LTD		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	BIGFOOT CRANE COMPANY INC		No
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	Adriane Brown Group		No
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	Rescue 7 Inc		No
24-297	RFP	Iona Island WWTP Former Biosolids Land Drying Area Site Care and Maintenance Services	3-Nov-25	TOTAL DYNAMIC SERVICES LTD.	$ 436,400	Yes
24-297	RFP	Iona Island WWTP Former Biosolids Land Drying Area Site Care and Maintenance Services	3-Nov-25	Evergreen Environmental and Reclamation Ltd.		No

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24-297	RFP	Iona Island WWTP Former Biosolids Land Drying Area Site Care and Maintenance Services	3-Nov-25	Concord Excavating Ltd.		No
25-684	DA	Supply and Installation of a Rental Transformer at LCOC - Lake City Operations Centre	5-Nov-25	BEAVER ELECTRICAL MACHINERY LTD.	$ 98,010	Yes
25-688	DA	Landscaping Services - Backup Contractor - NW	6-Nov-25	WAGNER MAINTENANCE	$ 126,605	Yes
25-688	DA	Landscaping Services - Backup Contractor - NE	6-Nov-25	WAGNER MAINTENANCE	$ 84,406	Yes
25-688	DA	Landscaping Services - Backup Contractor - SW	6-Nov-25	WAGNER MAINTENANCE	$ 64,875	Yes
25-688	DA	Landscaping Services - Backup Contractor - SE	6-Nov-25	WAGNER MAINTENANCE	$ 83,939	Yes
25-602	DA	Berto rto carry out utility relocations for both BC Hudro and Telus in support of the NWA Site 1 rehabilitation work.	7-Nov-25	BERTO CONTRACTORS LTD.	$ 230,175	Yes
25-666	DA	NSWWTP – Reimbursement of External LegalFees	7-Nov-25	PCL CONSTRUCTORS WESTCOAST INC.	$ 150,000	Yes
25-693	DA	Supply and Delivery of Bulk Hydrated Lime	10-Nov-25	LHOIST NORTH AMERICA OF CANADA INC.	$ 250,000	Yes
25-694	DA	Supply and Delivery of Liquid Polyaluminum Chloride (PACI)	10-Nov-25	KEMIRA WATER SOLUTIONS CANADA, INC.	$ 350,000	Yes
25-697	DA	Fabrication and supply of a thrust ring for the south shaft cap.	12-Nov-25	JEWEL WELDING FABRICATION AND COATING LTD.	$ 87,469	Yes
25-064	RFSQ	Prequalified Contract Services – Asphalt Paving	12-Nov-25	B.A. BLACKTOP LTD		
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	GB Paving		
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	WINVAN PAVING A DIVISION OF MAINLAND CONSTRUCTION MATERIALS ULC.	$ 3,675,000	Yes
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	PALMIERI BROS. PAVING LTD.		
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	KEYWEST ASPHALT LTD		
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	Save on Black Top Ltd.		No
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	ALL ROADS CONSTRUCTION LTD		No
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	JACK CEWE CONSTRUCTION LTD.		No
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	Action Holdings O/A Custom Blacktop Co		No
25-118.05	Co-Operative Procurement	GreyNoise for Cybersecurity	17-Nov-25	CDW CANADA CORP.	$ 99,675	Yes
25-239	ITT	Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section.	17-Nov-25	Hall Constructors	$ 15,670,268	Yes
25-239	ITT	Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section.	17-Nov-25	MICHELS CANADA CO.		No
25-239	ITT	Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section.	17-Nov-25	B&B Contracting (2012) Ltd.		No
25-118.04	Co-Operative Procurement	Spine and Closet Switches with five (5) years support	17-Nov-25	CDW CANADA CORP.	$ 483,979	Yes
25-118	Co-Operative Procurement	Supply and Delivery of 7 Ton Telehandler	18-Nov-25	WILLIAMS MACHINERY LP.	$ 349,346	Yes
25-705	DA	Wood Rot Framing Damage Remediation of The Wood Frame structure and Ancillary Finish Work at Meridian	19-Nov-25	BESTWAY FLOORING LTD	$ 192,527	Yes
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	HATCH LTD.	$ 88,514	Yes
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	GHD LIMITED		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	AECOM CANADA ULC		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	BBA FIELD SERVICES LTD.		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	CIMA CANADA INC		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	NORTHWEST HYDRAULIC CONSULTANTS LTD.		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	WSP CANADA INC		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	ECORA ENGINEERING & RESOURCE GROUP LTD		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	GHD LIMITED	$ 106,501	Yes
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	AECOM CANADA ULC		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	BBA FIELD SERVICES LTD.		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	CIMA CANADA INC		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	NORTHWEST HYDRAULIC CONSULTANTS LTD.		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	WSP CANADA INC		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	ECORA ENGINEERING & RESOURCE GROUP LTD		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	HATCH LTD.		No
25-705	DA	Wood Rot Framing Damage Remediation of The Wood Frame structure and Ancillary Finish Work at Meridian	19-Nov-25	BESTWAY FLOORING LTD	$ 192,527	Yes
25-708	DA	Supply of Temporary Backup Power at Cape Horn Pump Station No. 2 during Grandview Pump Station shutdown	21-Nov-25	UNITED RENTALS OF CANADA, INC	$ 280,000	Yes
25-377	DA	Design, Supply, Deliver and Installation of Stairs, Handrail and Guardrail for SCFP Thickener Tanks	21-Nov-25	PACIFIC ROPES CONTRACTING LTD	$ 80,704	Yes
25-657	DA	PURCHASE OF ANALYZERS	21-Nov-25	CD NOVA	$ 141,205	Yes
25-647	DA	Human Resource, Payroll and Time Administration System – Oracle Canada ULC's PeopleSoft Enterprise Software Support and Licences	22-Oct-25	ORACLE CANADA ULC	$ 412,772	Yes
25-598	DA	CLOUD SOFTWARE/SOFTWARE AS A SERVICE SERVICES AGREEMENT	24-Nov-25	QLM TECHNOLOGY LIMITED	$ 155,300	Yes
25-671	DA	Met III – Lighting Upgrades, Sasco Quotation Q-3283	24-Nov-25	SASCO CONTRACTORS LTD.	$ 131,395	Yes
25-540	ITT	Ozada Village Boiler Replacement	24-Nov-25	ALMA PLUMBING & HEATING LTD.	$ 199,157	Yes
25-540	ITT	Ozada Village Boiler Replacement	24-Nov-25	Just Mechanical Ltd.		No

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25-713	RFQ	Installation of Four New Tube Heaters for the South Warehouse East Section at 1223 Derwent Way	24-Nov-25	CUSTOM AIR CONDITIONING LTD.	$ 97,158	Yes
25-713	RFQ	Installation of Four New Tube Heaters for the South Warehouse East Section at 1223 Derwent Way	24-Nov-25	CCI COMBUSTION CONTROL INC		No
24-431	RFP	External Relations Consulting Services – Creative Design	25-Nov-25	Saint Bernadine Mission Communications	$ 289,800	Yes
24-431	RFP	External Relations Consulting Services – Creative Design	25-Nov-25	Slingshot Communication	$ 289,800	Yes
24-431	RFP	External Relations Consulting Services – Public Opinion Research	25-Nov-25	Sentis Market Research	$ 470,000	Yes
24-431	RFP	External Relations Consulting Services – Public Opinion Research	25-Nov-25	Stone-Olafson	$ 470,000	Yes
24-431	RFP	External Relations Consulting Services – Public Opinion Research	25-Nov-25	Justason Market Intelligence	$ 470,000	Yes
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	David Stanger and Associates	$ 9,086,000	Yes
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	92Social		No
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	Believeco:Partners Ltd		No
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	Cerco Design		No
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	Plus Company	$ 64,000	Yes
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	Xquisit Communications		No
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	YA Solutions Inc		No
25-545	RFP	Delta Nature Reserve Hazard Tree Mitigation	25-Nov-25	SILVERBACK TREEWORKS LTD	$ 219,064	Yes
25-545	RFP	Delta Nature Reserve Hazard Tree Mitigation	25-Nov-25	Fuller Tree Service		No
25-140	RFP	Consulting Engineering Services for the Detailed Design and Construction of the North Surrey Interceptor Manhole 35 Sanitary Sewer Overflow Storage Tank Project	25-Nov-25	WSP CANADA INC	$ 11,619,507	Yes
25-140	RFP	Consulting Engineering Services for the Detailed Design and Construction of the North Surrey Interceptor Manhole 35 Sanitary Sewer Overflow Storage Tank Project	25-Nov-25	Stantec Consulting Ltd.		No
25-140	RFP	Consulting Engineering Services for the Detailed Design and Construction of the North Surrey Interceptor Manhole 35 Sanitary Sewer Overflow Storage Tank Project	25-Nov-25	AECOM Canada Ltd.		No
25-317	RFP	Outreach Services	25-Nov-25	Ideaspace Consulting Inc.	$ 212,800	Yes
25-317	RFP	Outreach Services	25-Nov-25	Engaging Minds Consulting Ltd.	$ 851,200	Yes
25-317	RFP	Outreach Services	25-Nov-25	Engage Delaney Inc.		No
25-317	RFP	Outreach Services	25-Nov-25	reverb Communications Inc.		No
25-317	RFP	Outreach Services	25-Nov-25	Urban Systems Ltd.		No
25-226	RFP	Consulting Engineering Services for Coquitlam Water Treatment Plant Carbon Dioxide System Improvements Project	27-Nov-25	Stantec Consulting Ltd.	$ 689,914	Yes
25-226	RFP	Consulting Engineering Services for Coquitlam Water Treatment Plant Carbon Dioxide System Improvements Project	27-Nov-25	AECOM Canada ULC		No
24-360	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant – Flame Arrester and Pressure/Vacuum Relief	1-Dec-25	WESTECH INDUSTRIAL LTD	$ 424,721	Yes
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	CHEMTRADE CHEMICALS CANADA LTD.	$ 3,450,000	Yes
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	LHOIST NORTH AMERICA OF CANADA IN(	$ 6,056,886	Yes
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	UNIVAR CANADA LTD		No
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	BRENNTAG CANADA INC.		No
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	KEMIRA WATER SOLUTIONS CANADA INC.		No
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	CLEARTECH INDUSTRIES INC.		No
24-483	ITT	Construction of Capilano River Regional Park Service Yard	4-Dec-25	KDS Construction Ltd.	$4,593,899	Yes
24-210	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Slide Gates and Stop Logs	5-Dec-25	ORBE CANADA INC.	$ 5,844,819	Yes
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	ASSOCIATED ENGINEERING (B.C.) LIMITED	$ 226,212	Yes
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	Jacobs Consultancy Canada Inc.		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	STANTEC CONSULTING LTD.		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	ARCADIS PROFESSIONAL SERVICES (CANADA) INC.		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	CIMA CANADA INC		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	EBBWATER CONSULTING INC.		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	GHD Limited		No
25-722	DA	Purchase of Modular Buildings	9-Dec-25	ATCO STRUCTURES & LOGISTICS LTD	$ 81,730	Yes
24-345	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - In-Line Grinders & FTV Mechanical Mixing	8-Dec-25	WASTE'N WATERTECH LTD	$ 707,474	Yes
25-707	RFQ	Aggregate Procurement for Stoney Creek Project	8-Dec-25	VANCOUVER SAND AND GRAVEL INC.	$ 196,662	Yes
25-707	RFQ	Aggregate Procurement for Stoney Creek Project	9-Dec-25	MAINLAND SAND & GRAVEL		No
25-707	RFQ	Aggregate Procurement for Stoney Creek Project	9-Dec-25	AMRIZE CANADA INC		No
25-707	RFQ	Aggregate Procurement for Stoney Creek Project	9-Dec-25	HEIDELBERG MATERIALS		No

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25-650	DA	Supply of Air Quality Monitoring Network Instruments	10-Dec-25	J.C. ANDELLE INC	$ 281,250	Yes
25-607	RFQ	DERWENT WAY ARBORIST SERVICES	10-Dec-25	ROE Environmental Inc.	$ 82,063	Yes
25-607	RFQ	Tree Removal, Planting, and Watering – Prime Contractor Responsibilities.	10-Dec-25	Timberline		No
25-607	RFQ	Tree Removal, Planting, and Watering – Prime Contractor Responsibilities.	10-Dec-25	Royal Wood Tree Services		No
25-607	RFQ	Tree Removal, Planting, and Watering – Prime Contractor Responsibilities.	10-Dec-25	Vancouver Island Tree Service		No
25-607	RFQ	Tree Removal, Planting, and Watering – Prime Contractor Responsibilities.	10-Dec-25	Pinecrest Hedge & Tree Care Ltd.		No
25-296	ITT	Supply of Alum Storage Tanks and Delivery System at Annacis Island Waste Water Treatment Plant	11-Dec-25	POLYWEST	$ 308,013	Yes
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	PACIFIC ROPES CONTRACTING LTD.	$ 97,196	Yes
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	Abell Pest Control		No
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	ATLAS PEST & WILDLIFE CONTROL LTD.		No
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	Orkin Canada Corporation		No
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	RENTOKIL CANADA CORPORATION		No
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	RAINCITY MANAGEMENT CORP.	$ 158,733	Yes
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	RAM MECHANICAL		No
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	RIO HEATING AND COOLING LTD		No
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	Drake Excavating (2016) Ltd.		No
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	AIR TECH ENTERPRISES LTD.		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	DALBERG CONSULTING US LLC	$ 110,000	Yes
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	Deloitte		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	KPMG		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	NGL Nordicity		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	OCO Global		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	Optimus SBR		No
25-618	DA	Repair of Cleveland Pump P200	15-Dec-25	SMITH CAMERON PROCESS SOLUTIONS	$ 83,465	Yes
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	KLOHN CRIPPEN BERGER LTD	$ 876,446	Yes
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	AECOM Canada ULC		No
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	BBA Engineering Ltd.		No
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	RAM Engineering Ltd.		No
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	WSP Canada Inc.		No
25-405	RFP	Maintenance of Weigh Scale Traffic Gates, Lights, and LPR Cameras	16-Dec-25	BGD CONTRACTING LTD.	$ 419,395	Yes
24-359	DA	Supply and Delivery of Material for The North Shore Wastewater Treatment Plant. - Jib Cranes	18-Dec-25	GORDON CRANE & HOIST INC.	$ 375,357	Yes
24-211	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Rotary Drum Thickeners, Coarse and Fine Screens, Conveyors and Washer Compactors	18-Dec-25	JWC ENVIRONMENTAL INC	$ 3,780,415	Yes
25-378	RFP	Supply of Gas Chromatograph Mass Spectrometer	19-Dec-25	AGILENT TECHNOLOGIES CANADA INC.	$ 207,127	Yes
25-378	RFP	Supply of Gas Chromatograph Mass Spectrometer	19-Dec-25	QUAKELOGIC INC.		No
25-662	DA	Maintenance and Repair of Co-Generation Units	19-Dec-25	Finning International Inc.	$ 801,214	Yes
25-747	DA	PeopleSoft Enterprise Learning Management (ELM)	22-Dec-25	ORACLE CANADA ULC	$ 211,201	Yes
25-703	DA	ITa / Unit 4 ERP Maintenance and Support Oct 1, 2025 to Sep 30, 2026	29-Dec-25	UNIT4 BUSINESS SOFTWARE CORPORATION	$ 249,748	Yes

METRO VANCOUVER DISTRICTS
AND METRO VANCOUVER HOUSING CORPORATION

(OPERATING AS METRO VANCOUVER)

Financial Statements

Year ended December 31, 2025

Draft April 9, 2026

Consolidated Financial Statements of

METRO VANCOUVER REGIONAL DISTRICT

(OPERATING AS METRO VANCOUVER)

Year ended December 31, 2025

METRO VANCOUVER REGIONAL DISTRICT

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December 31, 2025

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METRO VANCOUVER DISTRICTS
AND METRO VANCOUVER HOUSING CORPORATION
(Operating as Metro Vancouver)
MANAGEMENT REPORT

The Consolidated Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these consolidated statements are management's responsibility. Management is responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the consolidated financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Metro Vancouver Regional District's Board of Directors is responsible for approving the consolidated financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Board.

The external auditor, KPMG LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the consolidated financial statements. Their examination does not relate to the other unaudited schedules attached to the consolidated financial statements and statements required by the *Financial Information Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2025.

On behalf of the Metro Vancouver Regional District, Greater Vancouver Sewerage and Drainage District, Greater Vancouver Water District, and Metro Vancouver Housing Corporation.

Date: April 24, 2026

Linda Sabatini, Deputy Chief Financial Officer

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Metro Vancouver Regional District

Opinion

We have audited the consolidated financial statements of Metro Vancouver Regional District (the "Entity"), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net debt for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2025, and its consolidated results of operations, its consolidated changes in net debt, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

METRO VANCOUVER REGIONAL DISTRICT

Exhibit A

Consolidated Statement of Financial Position

As at December 31, 2025, with comparative information for 2024

(in thousands of dollars)

	2025	2024
Financial Assets		
Cash and cash equivalents	$ 462,417	$ 141,114
Accounts receivable (note 3)	431,834	301,563
Due from South Coast British Columbia Transportation Authority ("TransLink") and member jurisdictions (note 4)	1,274,518	1,154,568
Investments (note 5)	465,370	473,500
Debt reserve fund (note 6)	74,607	68,166
	2,708,746	2,138,911
Liabilities		
Accounts payable and accrued liabilities (note 7)	421,848	377,175
Employee future benefits (note 8)	16,722	15,509
Landfill closure and post-closure liability (note 9)	50,298	49,405
Asset retirement obligations (note 10)	66,073	61,470
Deferred revenue and refundable deposits (note 11)	798,028	492,224
Debt reserve fund, TransLink and member jurisdictions (note 6)	36,290	35,086
Debt (net of MFA sinking funds) (note 12)		
Metro Vancouver Regional District	2,469,110	2,020,382
TransLink and member jurisdictions	1,259,885	1,140,502
Total debt	3,728,995	3,160,884
	5,118,254	4,191,753
Net Debt	(2,409,508)	(2,052,842)
Non-Financial Assets		
Tangible capital assets (note 13)	10,345,039	9,257,066
Inventories of supplies	14,862	13,753
Prepaid land leases (note 14)	4,283	4,478
Prepaid expenses	61,100	40,582
	10,425,284	9,315,879
Accumulated surplus (note 16)	**$ 8,015,776**	**$ 7,263,037**

Contractual obligations and rights (note 17)
Contingencies (note 18)

The accompanying notes are an integral part of these consolidated financial statements.

_____ Deputy Chief Financial Officer

_____ Board Chair

METRO VANCOUVER REGIONAL DISTRICT

Exhibit B

Consolidated Statement of Operations

Year ended December 31, 2025, with comparative information for 2024 (in thousands of dollars)

	2025 Budget (note 20)	2025 Actual	2024 Actual
Revenues (note 21)			
Metered sale of water	$ 399,009	$ 394,304	$ 363,616
Sewerage and drainage levy	575,550	575,550	389,498
Tipping fees	148,874	169,834	149,931
Metro Vancouver Regional District Requisitions	119,597	119,597	115,272
Housing property rentals	44,550	48,409	46,217
Development cost charges (note 11)	123,799	119,483	112,569
Grants and other contributions (note 15)	179,864	124,527	87,290
User fees, recoveries, and other revenue	43,777	52,629	53,634
Liquid waste industrial charges	13,656	15,131	13,436
Gain on disposal of assets and from settlement of asset retirement obligations	—	27,398	8,866
Sinking fund and interest income	38,696	62,186	60,112
Sinking fund income attributed to member jurisdictions and TransLink	28,859	28,602	29,540
	1,716,231	1,737,650	1,429,981
Expenses (note 21)			
Liquid waste services	399,331	387,032	351,953
Solid waste services	157,179	193,342	171,321
Water operations	242,982	240,261	221,407
Housing rental operations	53,869	42,655	35,853
Regional parks	54,894	48,643	44,981
General government services	9,194	6,316	7,601
Air quality and climate action	17,898	14,414	13,909
Regional employers services	4,383	3,791	3,430
E911 emergency telephone system	7,276	6,455	6,181
Regional planning	5,732	4,475	4,481
Invest Vancouver	4,754	5,115	4,038
Housing planning and policy	4,746	1,954	2,166
Electoral area service	6,056	827	781
Regional global positioning system	453	401	214
Sasamat volunteer fire department	507	534	485
Regional emergency management	232	94	53
Sinking fund income attributed to member jurisdictions and TransLink	28,859	28,602	29,540
	998,345	984,911	898,394
Annual surplus	717,886	752,739	531,587
Accumulated surplus, beginning of year	7,263,037	7,263,037	6,731,450
Accumulated surplus, end of year (note 16)	**$ 7,980,923**	**$ 8,015,776**	**$ 7,263,037**

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Exhibit C

Consolidated Statement of Change in Net Debt

Year ended December 31, 2025, with comparative information for 2024

(in thousands of dollars)

	2025 Budget (note 20)	2025 Actual	2024 Actual
Annual surplus	$ 717,886	$ 752,739	$ 531,587
Change in tangible capital assets			
Acquisition of tangible capital assets	(1,779,925)	(1,216,851)	(901,530)
Amortization of tangible capital assets	111,560	115,919	109,835
Gain on disposal of tangible capital assets	—	(23,959)	(8,710)
Proceeds on disposal of tangible capital assets	—	36,918	36,329
	(1,668,365)	(1,087,973)	(764,076)
Change in other non-financial assets			
Acquisition of prepaid expenses	—	(61,100)	(40,582)
Use of prepaid expenses	—	40,582	13,818
Amortization of prepaid land leases	—	195	195
Acquisition of inventories of supplies	—	(14,862)	(13,753)
Consumption of inventories of supplies	—	13,753	12,594
	—	(21,432)	(27,728)
Change in net debt	(950,479)	(356,666)	(260,217)
Net debt, beginning of year	(2,052,842)	(2,052,842)	(1,792,625)
Net debt, end of year	**$ (3,003,321)**	**$ (2,409,508)**	**$ (2,052,842)**

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Exhibit D

Consolidated Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024 (in thousands of dollars)

	2025	2024
Cash provided by (used in):		
Operating transactions:		
Annual surplus	$ 752,739	$ 531,587
Items not involving cash		
Amortization of tangible capital assets	115,919	109,835
Amortization of prepaid land leases	195	195
Accretion on asset retirement obligations	2,671	2,478
Sinking fund income	(55,987)	(56,799)
Debt reserve fund income	(2,105)	(2,399)
Accrued interest and unamortized premium or discount	658	(869)
Gain on disposal of tangible capital assets	(23,959)	(8,710)
Loss (gain) from settlement of asset retirement obligation	(140)	66
Settlement of asset retirement obligation	(9)	(234)
Employee future benefit expense	3,042	3,218
Change in landfill closure and post-closure liability	893	1,034
Change in non-cash assets and liabilities		
Accounts receivable	(130,271)	(77,611)
Accounts payable and accrued liabilities	44,673	57,888
Employee future benefits paid	(1,829)	(1,986)
Deferred revenue and refundable deposits	305,804	91,677
Inventories of supplies	(1,109)	(1,159)
Prepaid expenses	(20,518)	(26,764)
Net change in cash from operating transactions	990,667	621,447
Capital transactions:		
Proceeds on sale of tangible capital assets	36,918	36,329
Acquisition of tangible capital assets with cash (note 22(a))	(1,214,770)	(897,702)
Net change in cash from capital transactions	(1,177,852)	(861,373)
Investing transactions:		
Acquisition of investments	(334,414)	(232,314)
Matured investments	341,886	162,067
Net change in cash from investing transactions	7,472	(70,247)
Financing transactions:		
Due from TransLink and member jurisdictions	(119,950)	(713)
Debt reserve fund, member jurisdictions, and TransLink	1,204	(1,061)
Proceeds of debt and mortgages	851,949	485,372
Debt reserve fund issuances	(8,184)	(4,486)
Debt reserve fund maturity	3,848	5,727
Sinking fund payments	(219,339)	(209,109)
Principal repayments on debt	(8,512)	(8,295)
Sinking fund retirement	136,694	289,575
Debt maturity	(136,694)	(289,575)
Net change in cash from financing transactions	501,016	267,435
Net change in cash and cash equivalents	321,303	(42,738)
Cash and cash equivalents, beginning of year	141,114	183,852
Cash and cash equivalents, end of year	**$ 462,417**	**$ 141,114**

Supplementary cash flow information (note 22)

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 1
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies

The consolidated financial statements of the Metro Vancouver Regional District (the "District") are prepared by management in accordance with Canadian public sector accounting standards. Significant accounting policies adopted by the District are as follows:

Government Reporting Entity

The consolidated financial statements of the District comprise the assets, liabilities, revenues, and expenses of four legal entities: the Metro Vancouver Regional District ("MVRD"), the Greater Vancouver Sewerage and Drainage District ("GVS&DD"), the Greater Vancouver Water District ("GVWD"), and the Metro Vancouver Housing Corporation ("MVHC").

The MVRD was established under the Local Government Act of British Columbia. It provides a number of specific and agreed upon services directly to the public and its member jurisdictions, the major one of which is the ownership and operation of a network of regional parks. The Board consists of a board of Directors representing 21 Municipalities, one Electoral Area, one treaty First Nation. The MVRD Board of Directors consists of councilors and mayors of the member jurisdictions who have been appointed to the Board by their respective councils. The number of directors, and the number of votes each may cast, is based upon the population of the jurisdiction. Under the legislation, all staff, even if their work is under the authority of the related legal entities, are employees of the MVRD.

The GVS&DD was established by an Act of the same name in 1956. Its two principal responsibilities are the collection, treatment, and discharge of liquid waste for the member jurisdictions of the MVRD, and the disposal of solid waste for the member jurisdictions of the MVRD and the public. Its Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by their respective councils, provided that the member jurisdiction is a member of the GVS&DD. GVS&DD owns and operates wastewater treatment plants and a related collection network connected to the municipal collection systems, and several solid waste facilities including a waste-to-energy facility.

The GVWD was established by an Act of the same name in 1924. Its primary responsibility is the supply of potable water to its member jurisdictions. Its Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by the their respective councils, provided that the member jurisdiction is a member of the GVWD. GVWD owns or holds under a 999-year lease from the Province of British Columbia ("Province"), an extensive closed watershed network as its source of supply. It owns a series of dams, reservoirs, water treatment plants and a distribution network connecting to the municipal distribution systems. GVWD also owns and is responsible for operating and maintaining office buildings that are leased to MVRD and its related entities.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 2
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Government Reporting Entity (continued)

The MVHC is a wholly-owned subsidiary of the MVRD. The MVHC was incorporated under the Business Corporations Act (British Columbia) to own and operate housing sites within the Lower Mainland for the purpose of providing affordable rental housing on a non-profit basis.

Basis of Consolidation

The consolidated financial statements reflect the combined assets, liabilities, revenues, and expenses of the reporting entity. The reporting entity comprises the MVRD, the GVS&DD, the GVWD, and the MVHC. These organizations are controlled by the District. All transactions and balances between these legal entities have been eliminated on consolidation.

Basis of Accounting

The District follows the accrual method of accounting for revenues and expenses. Revenues are recognized based on the revenue recognition policy (note 1). Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the legal obligation to pay.

Government Transfers

Government transfers, are recognized as revenue in the consolidated financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the consolidated statement of operations as the stipulations are met and the liability is settled.

When the District is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

Deferred Revenue and Refundable Deposits

Deferred revenue represents licenses, permits, development cost charges, security deposits, restricted contributions, and other fees which have been collected, but for which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor or when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Sinking Fund, Debt Retirement, and Interest Income

Interest income is reported as revenue in the period earned. When required, based on external restrictions, interest income earned on deferred revenue is added to and forms part of the deferred revenue balance, and is recognized into income when related stipulations are met. Any surpluses received from debt retirement are recorded in the year received.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 3
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Cash Equivalents

Cash equivalents include highly liquid financial instruments with a term to maturity of ninety days or less at the date of acquisition. Cash equivalents are recorded at cost plus accrued interest.

Investments

Investments consist of financial instruments and are recorded at amortized cost using straight-line method.

Financial Instruments

The District's financial instruments consist of cash and cash equivalents, accounts receivable, investments, debt reserve fund, accounts payable and accrued liabilities, debt, and amounts due to and from TransLink and member jurisdictions. Cash and cash equivalents are highly liquid financial instruments held at Canadian regulated financial institutions and are measured at cost plus accrued interest. Accounts receivable and amounts due from government organizations are recorded at cost less any amount for valuation allowance. The District's investments include government bonds issued by the federal and provincial governments of Canada, Municipal Finance Authority of British Columbia ("MFA") pooled investment funds, MFA money market fund, MFA government ultra-short bond, guaranteed investment certificates, and term deposits. These financial instruments are recorded at fair market value upon initial recognition and subsequently measured at amortized cost, with any gains or losses are recognized at the trade date. All debt and other financial liabilities are recorded using cost or amortized cost. Interest attributable to financial instruments are reported in the consolidated statement of operations.

The classification of financial instruments is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. All financial assets are assessed for impairment on an annual basis and any such impairment is recorded in the consolidated statement of operations. A write-down of a financial asset to reflect a loss in value is not reversed for a subsequent increase in value.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 4
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Employee Future Benefits

The District and its employees participate in the Municipal Pension Plan. The Municipal Pension Plan is a multi-employer contributory defined benefit pension plan. Payments made in the year are expensed.

Under the terms of various collective agreements and compensation policies, the District provides paid sick leave to eligible employees and in certain agreements allows unused sick days to accumulate. There are no payouts of unused sick days at termination. In addition, employees acquire certain employee benefits on termination and retirement. These include days for severance based on years of service, vacation based on years of service, Worker's Compensation top-up, and a full year's vacation entitlement in the year of retirement. The costs of these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is accrued based on projected benefits as the employees render services necessary to earn the future benefits method. Actuarial gains and losses are amortized over the expected average remaining service period of the related employee group, commencing the year after the gain or loss arises.

Liability for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied: an environmental standard exists; contamination exceeds the standard; the District is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. Liabilities for contaminated sites is reported in accounts payable and accrued liabilities.

Landfill Closure and Post-Closure Liability

The District is obligated for its share of landfill closure and post-closure costs, in accordance with a tripartite agreement with the City of Vancouver and the Corporation of Delta (note 9). The District does not own or control the landfill and, therefore, has recorded its obligation as a liability, in accordance with PS 3200 Liabilities, and not as an asset retirement obligation.

The estimated present value of the District's share in landfill closure and post-closure costs to be incurred on a landfill site owned and controlled by the City of Vancouver, based on the percentage of the landfill capacity used for the year, is recognized as a liability. The change in this estimated liability during the year is recorded as an expense in operations. These estimates are reviewed and adjusted annually and any changes are recorded on a prospective basis.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 5
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Asset Retirement Obligations

Asset Retirement Obligations (AROs) are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
b) The past transaction or event giving rise to the liability had occurred;
c) It is expected that future economic benefits will be given up; and
d) A reasonable estimate of the amount can be made.

The ARO liability is initially recorded based on the best estimate of the expenditure required to retire the ARO obligation determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This ARO liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing or amount required to settle the obligation or the discount rate. The changes in the AROs for the passage of time are recorded as accretion expense in the consolidated statement of operations and all other changes are adjusted to the carrying value of the tangible capital asset. This cost is amortized on the same basis as the amortization of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 6
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, including asset retirement costs that are capitalized as part of the carrying amount of the related tangible capital asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Lives - Years
Buildings	
Housing	25 - 65
Parks	50 - 100
Watershed	25
Corporate – Head Office	40
Infrastructure	
Liquid Waste	
Wastewater treatment, pumping stations	40 - 107
Interceptors and trunk sewer, drainage	100
Solid Waste	25 - 30
Water	
Dams, reservoirs	150
Supply mains	100
Distribution systems, drinking water treatment	50 - 101
Parks	
Bridges, culverts, fencing	20 – 40
Trails	100
Roads, erosion protection, water and sewer systems	100
Information technology systems and networks	5 – 10
Vehicles	5 – 20
Machinery, equipment, furniture, and fixtures	5 – 20

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 7
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Non-Financial Assets (continued)

Tangible Capital Assets

a. Annual amortization

Annual amortization begins when the asset is put into service and is expensed over its useful lives. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is available for use.

b. Contributions of tangible capital assets

Contributions of tangible capital assets are recorded at their estimated fair value at the date of receipt and as contribution revenue.

c. Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these consolidated financial statements.

d. Interest capitalization

The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

e. Impairment of tangible capital assets

Tangible capital assets are written down when conditions indicate that they no longer contribute to the District's ability to provide goods and services or when the value of the future economic benefits associated with the asset is less than the book value of the asset.

Inventories of Supplies

Inventories of supplies held for consumption are recorded at cost on a first-in, first-out basis.

Prepaid Land Leases

Prepaid land leases are recorded at the prepaid amount less accumulated amortization. Prepaid land leases are amortized on a straight-line basis over the lease term. Upon expiration of the lease contract, the property will revert to the lessor or the lease will be renegotiated.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 8
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Revenue Recognition

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Revenues from transactions without performance obligations are recognized at realizable value when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Property tax revenues and sewerage and drainage revenues from member jurisdictions are recognized in the year they are levied. Metered sale of water, tipping fees, permits, cost sharing, and other revenues are recognized as revenue at a point in time or over time according to the usage and rates approved and set by the Board. Housing property rental revenue is recognized over the rental period once the tenant commences occupancy, rent is due and collection is assured. Contributions from Canada Mortgage and Housing Corporation ("CMHC") and BC Housing Management Commission ("BCHMC") are based on provisions set in agreements.

Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The District has provided definitions of the District's segments as well as presented financial information in segmented format in note 21.

Use of Estimates

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Areas requiring the use of management's judgment and estimation relate to the determination of contaminated sites liabilities, amounts to settle and expected timing of asset retirement obligations, the employee future benefits liability, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the landfill closure and post-closure liability, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 9
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(tabular amounts in thousands of dollars)

2. Financial Risk Management

Based on the financial instruments held, the District is potentially exposed to credit risk, market risk, interest rate risk, and liquidity risk.

a. Credit risk

Credit risk is low and related to the possibility of failure to collect from another party and encompasses cash and cash equivalents, investments, debt reserve fund, and accounts receivable. The risk exposure is limited to their carrying amounts as at the date of the consolidated statement of financial position. The District's accounts receivable primarily consists of amounts due from member jurisdictions, which does not pose a high risk of uncollectable amounts, and grants and contributions receivable related to construction and development projects. To mitigate credit risk, the District regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, there are no amounts deemed uncollectible (2024 - $nil). There has been no change to the credit risk exposure from 2024.

b. Market risk and interest risk

Market risks and interest rate risks encompasses cash and cash equivalents, investments, and debt instruments. The market is volatile and susceptible to change. To mitigate the risk, the District closely monitors the Bank of Canada rates and reviews inflationary impacts. The District's cash and cash equivalents are deposited in high-interest savings accounts at federally regulated banks. The District follows the Board approved investment policy and legislative requirements for the management of its investments, which requires low risk investment products, such as fixed income securities, government bonds, MFA pooled investment funds, MFA money market fund, and MFA government ultra-short bonds. Sales and purchases of investments are recorded on the trade date. To mitigate risks, the investment portfolio is managed regularly through cash forecasts and investments are made into low credit risk rating bonds and pools. The District's exposure to interest rate risk in relation to debt instruments is limited to debt and temporary financing. The risk applies to debt when amortization periods exceed the initial locked-in term. Temporary financing is subject to daily floating rates, which can result in variability over the course of a short-term period. Interest rate risk related to debt instruments is managed through budget and cash forecasts. Interest rates have decreased slightly during the year, which primarily affects interest rate costs for new and refinanced debt and temporary borrowing, as well as, interest earnings on investments. There are no significant impacts to operating results from changes in interest rate that are reasonably possible as of year-end. With more reliance on debt instruments to fund capital infrastructure and housing development projects and with the global volatility, the District's market and interest rate exposure has increased from 2024.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 10
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

2. Financial Risk Management (continued)

c. Liquidity risk

Liquidity risk is low and mitigated by regular monitoring of cash flows and forecasts. The District's cash and cash equivalents are held in federally and provincially regulated banks with pooled accounts on behalf of its four legal entities: the Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. To meet financial obligations and mitigate liquidity risk a minimum of 25% of the District's pooled portfolio balance is held in highly liquid cash in high interest savings accounts. There has been no change to the liquidity risk exposure from 2024.

d. Foreign exchange risk

Foreign exchange risk is low. The District has not entered into any agreements or purchased any foreign currency hedging arrangements to hedge possible currency risks, as management believes that the foreign exchange risk derived from currency conversions is not significant. The foreign currency financial instruments are short-term in nature and do not give rise to significant foreign currency risk. There has been no change to the foreign exchange risk exposure from 2024.

3. Accounts Receivable

	2025	2024
Metered sale of water receivable	$ 50,452	$ 43,180
Tipping fees receivable	24,043	24,783
Housing property rental receivable	43	423
Development cost charges receivable	251,918	142,573
Grants and other contributions receivable	25,348	20,444
User fees, recoveries, and other receivable	63,696	50,002
Liquid waste industrial charges receivable	4,839	5,215
Accrued interest receivable	11,495	14,943
	$ 431,834	$ 301,563

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 11
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

4. Due from TransLink and Member Jurisdictions

The District is reimbursed for amounts paid to the MFA for the obligations incurred on behalf of its member jurisdictions and TransLink whose undertakings were financed out of the proceeds of these obligations (refer to note 12). The amount recoverable is net of sinking funds, held and invested by the MFA, and includes accrued interest as follows:

	Net Debt Recoverable	Accrued Interest	2025	2024
TransLink	$ 100,399	$ 4,784	$ 105,183	$ 148,149
Member jurisdictions				
Anmore Village	2,372	27	2,399	2,464
Belcarra	2,637	36	2,673	2,850
Bowen Island	10,487	114	10,601	10,866
Coquitlam	8,734	212	8,946	10,148
Langley City	20,655	208	20,863	21,847
Langley Township	419,519	1,842	421,361	217,967
Lions Bay	1,173	16	1,189	1,339
Maple Ridge	30,047	384	30,431	34,875
New Westminster	149,853	1,810	151,663	159,926
District of North Vancouver	39,881	561	40,442	43,653
Pitt Meadows	21,289	249	21,538	22,389
Port Coquitlam	60,069	487	60,556	62,642
Port Moody	14,709	180	14,889	15,725
Richmond	85,355	1,065	86,420	90,091
Surrey	250,566	2,350	252,916	265,305
District of West Vancouver	23,467	164	23,631	24,693
White Rock	18,673	144	18,817	19,639
	1,159,486	9,849	1,169,335	1,006,419
	$ 1,259,885	$ 14,633	$ 1,274,518	$ 1,154,568

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 12
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

5. Investments

	Yields - %	Maturity Dates	2025	2024
Bonds:				
Government	2.31% - 4.44%	February 2026 - March 2031	$ 132,219	$ 62,999
Corporate	2.57% - 4.72%	December 2026 - May 2030	55,851	72,929
Unamortized premium			5,264	5,922
			193,334	141,850
Term deposits	3.01% - 3.56%	February 2026 - August 2026	95,000	5,000
Guaranteed investment certificates	2.19% - 7.70%	March 2026 - May 2039	177,036	326,650
Total			$ 465,370	$ 473,500

Government bonds are comprised of debt securities issued by Canadian federal and provincial governments, and MFA. Corporate bonds include bonds issued by Schedule I and II Chartered Banks of Canada.

Market value of investments as at December 31, 2025 was $477,410,569 (2024 - $488,341,499).

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 13
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6. Debt Reserve Fund

The MFA provides financing for regional districts and member jurisdictions. The MFA is required to establish a debt reserve fund for each debt issue equal to one-half the average annual installment of principal and interest. The debt reserve fund is comprised of cash deposits equal to 1% of the principal amount borrowed and a non-interest bearing demand note for the remaining requirement. Cash deposits held by the MFA are payable with interest to the ultimate borrower when the final obligations under the respective loan agreements have been made.

If, at any time, the District has insufficient funds to meet payments due on its obligations to the MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund. At December 31, 2025, $156,049,150 (2024 - $135,508,589) in callable demand notes were outstanding and have not been recorded in the consolidated statement of financial position.

	2025	2024
Cash deposits held by MFA on behalf of:		
TransLink and member jurisdictions	$ 36,290	$ 35,086
Metro Vancouver Regional District	38,317	33,080
	$ 74,607	$ 68,166

7. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable and accrued liabilities	$ 262,196	$ 225,742
Construction holdbacks	86,757	98,199
Accrued interest on debt	38,078	31,531
Wage accruals	32,270	20,341
Contaminated sites (a)	2,547	1,362
	$ 421,848	$ 377,175

(a) As at December 31, 2025, the District accrued $2,547,358 (2024 - $1,361,891) to remediate contaminated soils at two of its properties. The remediation work for the properties will be completed in 2026 and 2027.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 14
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8. Employee Future Benefits

The employee future benefits have been based on the results of an actuarial valuation done by an independent actuarial firm. A full valuation was performed as of December 31,2025.

Information about liabilities for the District's employee benefit plans is as follows:

	2025	2024
Accrued benefit obligation:		
Balance, beginning of year	$ 17,741	$ 17,569
Current service cost	1,668	1,646
Interest cost	792	763
Benefits paid	(1,829)	(1,986)
Actuarial loss (gain)	3,552	(251)
Accrued benefit obligation, end of year	21,924	17,741
Unamortized actuarial loss	(5,202)	(2,232)
Accrued liability, end of year	$ 16,722	$ 15,509

	2025	2024
Employee future benefit expense:		
Current service cost	$ 1,668	$ 1,646
Interest cost	792	763
Amortization of the actuarial loss	582	809
	$ 3,042	$ 3,218

The significant actuarial assumptions adopted in measuring the District's accrued benefit obligation are as follows:

	2025	2024
Discount rate	4.2%	4.3%
Expected future inflation rate	2.25%	2.5%
Expected average remaining service period	13 years	12 years

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 15
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(tabular amounts in thousands of dollars)

9. Landfill Closure and Post-Closure Liability

The Vancouver Landfill is located in Delta, British Columbia ("BC") and is owned and controlled by the City of Vancouver. In accordance with a tripartite agreement with the City of Vancouver and the Corporation of Delta, the District is responsible for its proportionate share of the estimated closure and post-closure costs based on landfill capacity as at December 31, 2025.

	2025	2024
Landfill closure and post closure liability	$ 50,298	$ 49,405
Utilization of total capacity	88.1%	85.9%
Proportionate share of liability	40.1%	39.0%

10. Asset Retirement Obligations

The District's AROs consist of asbestos and lead obligations as well as decommissioning obligations.

a. Asbestos and lead obligations

The District owns and operates several buildings and infrastructure assets that are known or assumed to have asbestos and lead, which represent health hazards. Upon demolition of the buildings and infrastructure assets, the District has legal obligations to remove them.

b. Contractual obligations

The District has contractual obligations to remove, decommission and restore infrastructure.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 16
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(tabular amounts in thousands of dollars)

10. Asset Retirement Obligations (continued)

Asset retirement obligations are as follows:

	GVS&DD	GVWD	MVHC	MVRD	2025	2024
Balance, beginning of year	$ 25,510	$ 20,438	$ 14,241	$ 1,281	$ 61,470	$ 55,332
Additions						
Asbestos and lead obligations	866	—	199	1,016	2,081	3,828
Total additions	866	—	199	1,016	2,081	3,828
Disposals						
Asbestos and lead obligations	—	—	—	(149)	(149)	(168)
Total disposals	—	—	—	(149)	(149)	(168)
Accretion expense						
Asbestos and lead obligations	323	38	615	90	1,066	938
Contractual obligations	785	820	—	—	1,605	1,540
Total accretion expense	1,108	858	615	90	2,671	2,478
Balance, end of year	$ 27,484	$ 21,296	$ 15,055	$ 2,238	$ 66,073	$ 61,470

The liability has been estimated using a present value calculation with a discount rate for 2025 of 4.2% (2024 – 4.2%). The estimated total undiscounted future expenditures are as follows:

	2025	2024
GVS&DD	$ 47,572	$ 46,463
GVWD	27,162	27,162
MVHC	37,304	40,754
MVRD	4,094	2,295
	$ 116,132	**$ 116,674**

The number of years to expected settlement for the various obligations are as follows:

	2025	2024
GVS&DD	0 - 55	0 - 56
GVWD	0 - 41	1 - 42
MVHC	16 - 42	17 - 43
MVRD	0 - 31	1 - 31
	0 - 55	0 - 56

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 17
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

11. Deferred Revenue and Refundable Deposits

Deferred revenue and refundable deposits consist of the following:

	2025	2024
MVHC externally restricted funds from BCHMC and CMHC (a)		
i) Rental operations	$ 55	$ 53
ii) Replacement projects	6,804	6,113
iii) Retrofit projects	9,360	5,600
	16,219	11,766
Development cost charges (b)	602,289	350,590
Government grant to fund capital expenditures (c)	168,699	119,303
Facility rental security deposits	7,694	6,924
Other	3,127	3,641
Total	$ 798,028	$ 492,224

(a) Amounts received under the following MVHC programs have been recorded as deferred revenue:

i. Rental Operations: Under operating agreements entered into with Canada Mortgage and Housing Corporation (“CMHC”) and administered by British Columbia Housing Management Commission (“BCHMC”) (HOMES BC, Seniors’ Supportive Housing Program (“Seniors”), and Investment in Housing Innovation properties), a portion of the funds received from rental operations are restricted and can only be used by MVHC according to the terms of the agreements. Restricted amounts are recorded as deferred revenue and are recognized when expenditures exceed revenue in the program.

ii. Replacement Projects: Under operating agreements entered into with CMHC and administered by BCHMC (HOMES BC, Seniors, and Investment in Housing Innovation properties), a portion of the funds received from rental operations are restricted for the replacement of equipment and specified building components. These funds are deferred until spent on approved items.

iii. Retrofit Projects: Under agreement entered into with CMHC and in connection with the National Housing Co-Investment Fund, $5.6 million of funds received in 2023 were restricted for the repair of 560 affordable housing units (eight projects). In 2025, $3.39 million was recognized as revenue for five projects, with the remaining $2.21 million to be recognized in 2026 as work is completed. Under agreement entered into with CMHC and in connection with the Affordable Housing Fund, $7.15 million received in 2025 are restricted for the repair of 715 affordable housing units (ten projects). These funds are deferred until funds related to the projects have been spent.

11. Deferred Revenue and Refundable Deposits (continued)

(b) The Greater Vancouver Sewerage and Drainage District Act and the Local Government Act restrict the District in applying money raised from development cost charges to funding liquid waste, water, and regional parks capital projects, including the repayment of debt raised to fund such projects. The balance of these amounts is included in deferred revenue until spent on approved purposes. Out of the total development cost charges deferred, the amounts receivable from member jurisdictions (note 3) as at December 31, 2025 total $251,918,082 (2024 – $142,573,190).

(c) Amounts received from government for construction projects that have been recorded as deferred revenue include the following:

i. In 2017, the GVS&DD received a grant from the Province in the amount of $193.0 million for costs associated with the construction of the new North Shore Wastewater Treatment Plant Facility. During 2025, $13.9 million (2024 - $18.7 million) was applied against the project and recognized as revenue. The deferred revenue was recognized in full during the year with the cumulative amount of grant recognized as of December 31, 2025 at $193.0 million.

ii. In 2023, the GVS&DD entered into a three-year contribution agreement, with the Province, where the Province will provide $250.0 million representing one-third of the funding for Phase 1 of the Iona Wastewater Treatment Plant project. As of December 31, 2025, the District received $250.0 million (2024 – $150.0 million) of the grant. During 2025, $42.1 million (2024 – $36.5 million) was applied against the project and recognized as revenue. The cumulative amount of grant recognized as of December 31, 2025 is $93.2 million, with $156.8 million remaining to be recognized in future years as capital expenditures are incurred.

iii. In 2023, the MVRD received a grant from the Province in the amount of $5.25 million to fund Barnston Island Dike improvements for the duration of the term ending on March 15, 2026. During 2025, $139,293 (2024 - $38,087) was applied against the project and recognized as revenue. Remaining amount to be applied in future years is $5.21 million.

iv. Under the Affordable Housing Fund loan agreement between MVHC and CMHC in 2024 for financing for the Heron's Nest project, $5,750,000 in forgivable loan was received in 2025. In 2025, no amounts have been recognized in revenue and the amount of $5,750,000 is deferred until the government transfer stipulations have been met.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 19
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

11. Deferred Revenue and Refundable Deposits (continued)

Continuity of deferred revenue and refundable deposits is as follows:

	2025	2024
Balance, beginning of year	$ 492,224	$ 400,547
Externally restricted contributions:		
Development cost charges received	247,672	99,550
Change in development cost charges receivable	109,345	77,251
Government grant received	105,750	75,733
GVWD cost-sharing funds refunded	—	(6,173)
MVHC restricted funds	7,393	667
Interest earned	14,164	12,688
Total contributions received and receivable	484,324	259,716
Contributions used and recognized in revenue	(178,777)	(168,992)
Net change in externally restricted contributions	305,547	90,724
Change in deposits and other deferred revenues	257	953
Change in deferred revenue and refundable deposits	305,804	91,677
Balance, end of year	$ 798,028	$ 492,224

12. Debt

The District serves as the borrowing conduit between member jurisdictions (excluding the City of Vancouver) and the MFA. The GVS&DD, GVWD and MVHC also access the MFA through the MVRD. The MVHC is a corporation and therefore, has authorization to borrow through financial institutions, the MFA and the MVRD. Prior to 2007, the District also served as the borrowing conduit for the Greater Vancouver Transportation Authority, currently operating as "TransLink". The District, TransLink, and the member jurisdictions in the transportation service region are jointly and severally liable for obligations arising under a security issued by the District on behalf of TransLink. The current MVHC mortgages are financed through financial institutions, other government lenders, such as the CMHC. The MVRD mortgage issuance is approved by the Board. There are currently no MVHC borrowings outstanding with the MFA, however to finance through the MFA a security issuing bylaw would be issued. The MVHC also entered into construction loan agreements with BCHMC for financing of redevelopment projects.

All monies borrowed are upon the District's credit at large and, in the event of any default, would constitute an indebtedness for which its member jurisdictions are jointly and severally liable.

Debt servicing requirements comprising sinking fund payments, serial, and mortgage principal repayments and interest are funded as incurred by revenue earned during the year. Properties funded by mortgages and construction financing are collateralized by a first priority mortgage, a general assignment of rents, and the benefit of all covenants and agreements included in any lease and loan agreements.

Sinking fund payments are controlled and invested by the MFA and earn income which, together with principal payments, are expected to be sufficient to retire the debt at maturity.

In addition to debt incurred directly by the District, the District has also incurred debt on behalf of its member jurisdictions and TransLink through agreements with the MFA. Under the terms of these agreements, the District is required to provide for and pay to the MFA certain sums. Debt incurred on behalf of others is also presented as due from TransLink and member jurisdictions (note 4). Where the MFA has determined that sufficient resources exist to retire debt on its maturity date without further installments, sinking fund payments are suspended by the MFA. If the sums provided for are not sufficient, such deficiency shall be a liability of the District to the MFA until legally extinguished.

The District is reimbursed for amounts paid to the MFA for the obligations incurred on behalf of the member jurisdictions and TransLink whose undertakings were financed out of the proceeds of these obligations.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 21
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12. Debt (continued)

The following summarizes the debt incurred by the District as well as debt incurred on behalf of TransLink and member jurisdictions.

	Debt, Mortgages, and Loans	Less MFA Sinking Funds	Debt, Net of MFA Sinking Funds	
			2025	2024
GVS&DD	$ 2,058,000	$ 504,548	$ 1,553,452	$ 1,336,932
GVWD	1,260,000	449,286	810,714	609,320
MVHC	104,945	—	104,944	74,130
	3,422,944	953,834	2,469,110	2,020,382
TransLink	640,000	539,601	100,399	143,329
Member jurisdictions	1,468,735	309,249	1,159,486	997,173
	2,108,735	848,850	1,259,885	1,140,502
	$ 5,531,679	$ 1,802,684	$ 3,728,995	$ 3,160,884

Debt (net of MFA sinking funds) reported on the consolidated statement of financial position is comprised of the following and includes varying maturities up to 2055, with interest rates ranging from 1.47% to 5.65%. Construction financing payable to BCHMC and CMHC have varying repayment terms in 2026 with a variable interest rate.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 22

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

12. Debt (continued)

Issue number	Interest rate - %	Maturity date	Authorized to be issued	Debt outstanding 2025	Debt outstanding 2024
Sinking Fund Agreements					
95	4.77	October 13, 2025	$ 10,900	$ —	$ 2,300
96	4.61	April 2, 2026	50,000	50,000	50,000
97	1.53-4.93	April 19, 2036	175,000	153,000	153,000
99	4.99	October 19, 2026	66,300	16,300	16,300
100	4.59	October 19, 2026	200,000	180,000	180,000
102	3.9-5.09	December 1, 2027	436,395	289,395	289,395
104	4.30	November 20, 2028	56,281	5,650	5,650
105	4.10	June 3, 2029	68,300	2,300	8,300
106	4.10	October 13, 2039	140,600	25,000	19,000
110	3.38	April 8, 2030	60,730	430	60,730
112	3.38	October 6, 2035	74,775	2,600	74,775
116	1.47	April 4, 2036	152,292	152,292	152,292
118	3.39	April 11, 2042	96,000	96,000	96,000
121	3.39	October 4, 2037	74,961	72,286	72,286
124	4.52	April 8, 2043	3,000	3,000	3,000
126	4.52	September 26, 2043	155,209	139,774	139,774
127	4.52	April 7, 2034	115,415	64,600	64,600
130	4.10	October 14, 2029	50,000	50,000	50,000
131	4.10	April 8, 2035	121,500	121,500	121,500
137	2.60	April 19, 2046	149,772	149,772	149,772
139	2.10	October 5, 2031	55,000	55,000	55,000
141	2.80	April 7, 2047	152,463	152,463	152,463
142	3.15	October 4, 2047	77,983	77,983	77,983
145	3.15	April 23, 2048	122,275	122,275	122,275
146	3.20	September 19, 2048	282,500	282,500	282,500
147	2.66	April 9, 2034	62,000	62,000	62,000
149	2.24	October 9, 2049	140,095	140,095	140,095
150	3.03	April 9, 2050	168,133	168,133	168,133
151	3.38	June 1, 2050	185,987	184,068	185,987
153	2.41	April 15, 2046	129,000	129,000	129,000
154	2.41	May 28, 2036	500,000	500,000	500,000
156	2.58	September 27, 2046	150,600	150,600	150,600
157	3.36	April 8, 2037	207,500	207,500	207,500
158	4.09	September 23, 2052	245,470	245,470	245,470
159	4.15	June 5, 2038	50,000	50,000	50,000
160	4.97	October 12, 2048	52,500	52,500	52,500
161	4.44	April 9, 2054	375,250	375,250	375,250
162	3.83	September 27, 2044	73,380	73,380	73,380
165	3.88	May 7, 2055	350,000	350,000	—
166	4.13	June 25 2055	198,653	198,653	—
167	3.73	October 22, 2055	269,759	269,759	—
Total sinking fund agreements (carried forward)			$ 6,105,978	$ 5,420,528	$ 4,738,810

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Notes to Consolidated Financial Statements, page 23
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12. Debt (continued)

Issue number	Interest rate - %	Maturity date	Authorized to be issued	Debt outstanding 2025	Debt outstanding 2024
Total sinking fund agreements (brought forward)			$ 6,105,978	$ 5,420,528	$ 4,738,810
Serial Debt					
93	5.10-5.65	April 7, 2027	79,014	3,796	8,564
111	3.35	October 1, 2025	3,000	—	249
114	3.65	March 29, 2026	6,301	533	1,048
122	2.00	November 1, 2032	1,999	700	800
123	2.00	March 28, 2033	3,142	1,178	1,335
Total serial debt			93,456	6,207	11,996
Total sinking fund agreements and serial debt			$ 6,199,434	$ 5,426,735	$ 4,750,806
MVHC Construction Financing					
	3.61; variable	April 2026 to September 2026		70,280	36,742
Total construction financing				**70,280**	**36,742**
MVHC Mortgages					
	1.44 - 4.87	August 2026 to December 2030		40,148	43,795
Less MVRD financed mortgages				(5,484)	(6,407)
Total MVHC mortgages				34,664	37,388
Total debt				5,531,679	4,824,936
Less MFA sinking funds				(1,802,684)	(1,664,052)
Total debt, net of MFA sinking funds				$ 3,728,995	$ 3,160,884

Principal payments and sinking fund installments due within the next five years and thereafter are as follows:

	Debt payments	Less Recoverable from TransLink and Member Jurisdictions	Net Debt Payments
2026	$ 317,451	$ 69,336	$ 248,115
2027	232,899	57,929	174,970
2028	213,536	44,920	168,616
2029	209,674	44,731	164,943
2030	203,874	44,653	159,221
Thereafter	1,530,805	532,228	998,577
Total payments	2,708,239	793,797	1,914,442
Estimated sinking fund income	1,020,756	466,088	554,668
Total net debt	$ 3,728,995	$ 1,259,885	$ 2,469,110

METRO VANCOUVER REGIONAL DISTRICT

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Year ended December 31, 2025
(tabular amounts in thousands of dollars)

13. Tangible Capital Assets

Year ended December 31, 2025

	Cost				Accumulated Amortization				Net Book Value December 31, 2025
	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025	Balance at December 31, 2024	Disposals	Amortization Expense	Balance at December 31, 2025	
Land									
GVS&DD	$ 193,133	$ 37,240	$ (2,845)	$ 227,528	$ —	$ —	$ —	$ —	$ 227,528
GVWD	133,414	—	—	133,414	—	—	—	—	133,414
MVRD	945,907	3,623	—	949,530	—	—	—	—	949,530
MVHC	52,274	—	(249)	52,025	—	—	—	—	52,025
	1,324,728	40,863	(3,094)	1,362,497	—	—	—	—	1,362,497
Infrastructure									
GVS&DD	2,784,707	62,509	—	2,847,216	855,635	—	55,419	911,054	1,936,162
GVWD	2,525,811	119,170	—	2,644,981	552,019	—	40,437	592,456	2,052,525
MVRD	148,724	11,245	(483)	159,486	78,297	(483)	5,152	82,966	76,520
	5,459,242	192,924	(483)	5,651,683	1,485,951	(483)	101,008	1,586,476	4,065,207
Buildings									
GVWD	226,215	16	—	226,231	41,276	—	5,794	47,070	179,161
MVRD	30,452	1,015	(137)	31,330	12,077	(46)	884	12,915	18,415
MVHC	235,206	93,573	(6,476)	322,303	179,602	(27)	1,818	181,393	140,910
	491,873	94,604	(6,613)	579,864	232,955	(73)	8,496	241,378	338,486
Vehicles									
MVRD	40,032	7,243	(1,640)	45,635	28,343	(1,627)	3,913	30,629	15,006
	40,032	7,243	(1,640)	45,635	28,343	(1,627)	3,913	30,629	15,006
Machinery, equipment, furniture & fixtures									
GVS&DD	8,637	—	—	8,637	8,242	—	226	8,468	169
GVWD	13,593	205	—	13,798	10,418	—	996	11,414	2,384
MVRD	24,430	638	—	25,068	20,003	—	825	20,828	4,240
MVHC	6,394	537	(372)	6,559	4,802	(360)	455	4,897	1,662
	53,054	1,380	(372)	54,062	43,465	(360)	2,502	45,607	8,455
Construction in progress									
GVS&DD	2,188,391	533,683	—	2,722,074	—	—	—	—	2,722,074
GVWD	1,350,962	316,557	(3,300)	1,664,219	—	—	—	—	1,664,219
MVRD	10,707	5,563	—	16,270	—	—	—	—	16,270
MVHC	128,791	24,034	—	152,825	—	—	—	—	152,825
	3,678,851	879,837	(3,300)	4,555,388	—	—	—	—	4,555,388
	$11,047,780	**$ 1,216,851**	**$ (15,502)**	**$12,249,129**	**$ 1,790,714**	**$ (2,543)**	**$ 115,919**	**$1,904,090**	**$10,345,039**
Totals 2025									
GVS&DD	$ 5,174,868	$ 633,432	$ (2,845)	$ 5,805,455	$ 863,877	$ —	$ 55,645	$ 919,522	$ 4,885,933
GVWD	4,249,995	435,948	(3,300)	4,682,643	603,713	—	47,227	650,940	4,031,703
MVRD	1,200,252	29,327	(2,260)	1,227,319	138,720	(2,156)	10,774	147,338	1,079,981
MVHC	422,665	118,144	(7,097)	533,712	184,404	(387)	2,273	186,290	347,422
	$11,047,780	**$ 1,216,851**	**$ (15,502)**	**$12,249,129**	**$ 1,790,714**	**$ (2,543)**	**$ 115,919**	**$1,904,090**	**$10,345,039**

Construction in progress includes $1.0 billion (2024- $0.7 billion) related to the North Shore Wastewater Treatment Plant Project (note 18).

Additions related to asset retirement costs were $2.1 million (2024- $3.8 million).

The net book value of disposals and write-offs were $13.0 million in 2025 (2024 - $25.1 million).

In 2025, there were no tangible capital assets contributed to the District (2024 - $nil).

METRO VANCOUVER REGIONAL DISTRICT

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(tabular amounts in thousands of dollars)

13. Tangible Capital Assets (continued)

Year ended December 31, 2024

	Cost				Accumulated Amortization				Net Book Value
	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024	Balance at December 31, 2023	Disposals	Amortization Expense	Balance at December 31, 2024	December 31, 2024
Land									
GVS&DD	$ 186,869	$ 6,302	$ (38)	$ 193,133	$ —	$ —	$ —	$ —	$ 193,133
GVWD	133,414	—	—	133,414	—	—	—	—	133,414
MVRD	961,958	11,113	(27,164)	945,907	—	—	—	—	945,907
MVHC	52,274	—	—	52,274	—	—	—	—	52,274
	1,334,515	17,415	(27,202)	1,324,728	—	—	—	—	1,324,728
Infrastructure									
GVS&DD	2,763,533	23,624	(2,450)	2,784,707	805,492	(2,394)	52,537	855,635	1,929,072
GVWD	2,491,607	34,204	—	2,525,811	512,777	—	39,242	552,019	1,973,792
MVRD	141,389	9,151	(1,816)	148,724	75,308	(1,737)	4,726	78,297	70,427
	5,396,529	66,979	(4,266)	5,459,242	1,393,577	(4,131)	96,505	1,485,951	3,973,291
Buildings									
GVWD	220,526	5,689	—	226,215	35,652	—	5,624	41,276	184,939
MVRD	28,123	2,626	(297)	30,452	11,589	(207)	695	12,077	18,375
MVHC	233,201	3,828	(1,823)	235,206	180,006	(1,730)	1,326	179,602	55,604
	481,850	12,143	(2,120)	491,873	227,247	(1,937)	7,645	232,955	258,918
Vehicles									
MVRD	36,369	5,282	(1,619)	40,032	26,723	(1,562)	3,182	28,343	11,689
	36,369	5,282	(1,619)	40,032	26,723	(1,562)	3,182	28,343	11,689
Machinery, equipment, furniture & fixtures									
GVS&DD	8,637	—	—	8,637	7,990	—	252	8,242	395
GVWD	13,593	—	—	13,593	9,362	—	1,056	10,418	3,175
MVRD	22,245	2,300	(115)	24,430	19,425	(115)	693	20,003	4,427
MVHC	6,512	375	(493)	6,394	4,751	(451)	502	4,802	1,592
	50,987	2,675	(608)	53,054	41,528	(566)	2,503	43,465	9,589
Construction in progress									
GVS&DD	1,781,541	406,850	—	2,188,391	—	—	—	—	2,188,391
GVWD	1,033,715	317,247	—	1,350,962	—	—	—	—	1,350,962
MVRD	8,680	2,027	—	10,707	—	—	—	—	10,707
MVHC	57,879	70,912	—	128,791	—	—	—	—	128,791
	2,881,815	797,036	—	3,678,851	—	—	—	—	3,678,851
	$10,182,065	**$ 901,530**	**$ (35,815)**	**$11,047,780**	**$1,689,075**	**$ (8,196)**	**$ 109,835**	**$1,790,714**	**$ 9,257,066**
Totals 2024									
GVS&DD	$ 4,740,580	$ 436,776	$ (2,488)	$ 5,174,868	$ 813,482	$ (2,394)	$ 52,789	$ 863,877	$ 4,310,991
GVWD	3,892,855	357,140	—	4,249,995	557,791	—	45,922	603,713	3,646,282
MVRD	1,198,764	32,499	(31,011)	1,200,252	133,045	(3,621)	9,296	138,720	1,061,532
MVHC	349,866	75,115	(2,316)	422,665	184,757	(2,181)	1,828	184,404	238,261
	$10,182,065	**$ 901,530**	**$ (35,815)**	**$11,047,780**	**$1,689,075**	**$ (8,196)**	**$ 109,835**	**$1,790,714**	**$ 9,257,066**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 26
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

14. Prepaid Land Leases

	2025	2024
Balance, beginning of year	$ 4,478	$ 4,673
Amortization	(195)	(195)
Balance, end of year	$ 4,283	$ 4,478

The lease terms for the properties are as follows:

Asset	Lease Expiry Dates	Initial Lease Term
Buildings		
Habitat Villa	February 2029	50
Walnut Gardens	May 2026	42
Other prepaid land leases	May 2036 to June 2062	60

15. Grants and Other Contributions

The District recorded grants and other contributions from various agencies as follows:

	2025	2024
Provincial government	$ 58,146	$ 56,365
Federal government	11,693	20,831
Provincial Crown corporations	22,360	1,345
Federal Crown corporations	6,019	—
Member jurisdictions of MVRD	24,522	1,427
Other	1,787	7,322
	$ 124,527	$ 87,290

16. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves as follows:

	2025	2024
Reserves	$ 678,150	$ 534,581
Capital fund balance	(538,303)	(508,228)
Investment in tangible capital assets	7,875,929	7,236,684
Total	$ 8,015,776	$ 7,263,037

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 27

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

16. Accumulated Surplus (continued)

The reserves are classified as either operating, discretionary, or statutory and are presented in the following schedules:

	December 31, 2024	Interest	Annual Operating Surplus (Deficit)	Transfers	Contributions from (to) Operations	Contributions to Capital	December 31, 2025
Reserve funds							
Operating reserves							
Metro Vancouver Regional District							
Air Quality and Climate Action	$ 6,793	$ 272	$ 1,367	$ (393)	$ —	$ —	$ 8,039
E911 Emergency Telephone Service	835	30	822	—	—	—	1,687
Electoral Area Service	182	7	340	—	—	—	529
General Government	13,611	496	3,405	—	—	—	17,512
Housing Planning and Policy	618	23	201	—	—	—	842
Invest Vancouver	1,102	40	166	(123)	—	—	1,185
Regional Employer Services	435	16	253	—	(352)	—	352
Regional Emergency Management	395	14	100	—	—	—	509
Regional Geospatial Reference System	599	22	9	—	—	—	630
Regional Parks	5,918	223	2,451	—	—	—	8,592
Regional Planning	1,777	65	104	—	—	—	1,946
Sasamat Fire Protection Service	334	12	62	—	—	—	408
West Nile Virus	409	15	—	—	—	—	424
MVRD operating reserves	33,008	1,235	9,280	(516)	(352)	—	42,655
Greater Vancouver Water District							
Water Services	40,068	1,460	(1,618)	—	—	—	39,910
GVWD operating reserves	40,068	1,460	(1,618)	—	—	—	39,910
Greater Vancouver Sewerage and Drainage District							
Liquid Waste Services	48,399	1,764	(476)	—	—	—	49,687
Solid Waste Services	38,190	1,392	19,764	—	—	—	59,346
GVS&DD operating reserves	86,589	3,156	19,288	—	—	—	109,033
Metro Vancouver Housing Corporation							
MVHC operating reserves	10,403	409	11,417	—	—	—	22,229
MVHC operating reserves	10,403	409	11,417	—	—	—	22,229
Total operating reserves	**170,068**	**6,260**	**38,367**	**(516)**	**(352)**	**—**	**213,827**
Discretionary reserves							
Metro Vancouver Regional District							
Air Quality and Climate Action	—	—	—	393	(393)	—	—
Electoral Area Service	2,011	73	—	—	(20)	—	2,064
E911 Emergency Telephone Service	34	1	—	—	—	—	35
General Government	63,286	1,911	—	—	—	(26,697)	38,500
Invest Vancouver	53	2	—	122	(178)	—	—
Regional Emergency Management	314	11	—	—	—	—	325
Regional Employer Services	2,596	95	—	—	—	—	2,691
Regional Planning	2,236	82	—	—	—	—	2,318
Regional Parks	227	8	2,102	—	—	—	2,337
Centralized Support	35,658	1,299	3,620	—	(8,765)	—	31,812
MVRD discretionary reserves	106,415	3,482	5,722	516	(9,356)	(26,697)	80,082
Greater Vancouver Sewerage and Drainage District							
Liquid Waste General Debt Reserve Fund	2,372	87	—	—	—	—	2,459
Lions Gate Contingency	1,665	61	—	—	—	—	1,726
Drainage General	5,914	216	—	—	—	—	6,130
Solid Waste General	28,860	1,050	—	—	(854)	—	29,056
Landfill Post Closure	11,406	2,130	—		(2,596)	—	10,940
GVS&DD discretionary reserves	50,217	3,544	—	—	(3,450)	—	50,311
Metro Vancouver Housing Corporation							
MVHC Capital Development	24,532	1,052	—	—	—	4,959	30,543
MVHC Capital Replacement	22,678	753	—	—	(4,615)	(6,362)	12,454
MVHC discretionary reserves	47,210	1,805	—	—	(4,615)	(1,403)	42,997
Total discretionary reserves	**203,842**	**8,831**	**5,722**	**516**	**(17,421)**	**(28,100)**	**173,390**
Operating and discretionary reserves (carried forward)	**$ 373,910**	**$ 15,091**	**$ 44,089**	**$ —**	**$ (17,773)**	**$ (28,100)**	**$ 387,217**

METRO VANCOUVER REGIONAL DISTRICT

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Year ended December 31, 2025

(tabular amounts in thousands of dollars)

16. Accumulated Surplus (continued)

	December 31, 2024	Interest	Annual Operating Surplus (Deficit)	Transfers	Contributions from (to) Operations	Contributions to Capital	December 31, 2025
Operating and discretionary reserves							
Reserves (brought forward)	**$ 373,910**	**$ 15,091**	**$ 44,089**	**$ —**	**$ (17,773)**	**$ (28,100)**	**$ 387,217**
Statutory reserves							
Metro Vancouver Regional District							
Electoral Area Community Works	887	32	—	—	—	—	919
Electoral Area Election	79	3	—	—	30	—	112
MVRD Sustainability Innovation Fund	10,718	391	—	—	(74)	—	11,035
Grants Reserve Fund	1,864	84	—	—	(300)	—	1,648
Housing Planning and Policy	7,939	278	—	—	1,000	—	9,217
Housing Planning and Policy Development	21,738	741	—	—	4,000	(19,709)	6,770
Regional Geospatial Reference System	1,334	49	—	—	(6)	—	1,377
Regional Parks Infrastructure	2,736	134	—	—	10,132	(7,818)	5,184
Parkland Acquisition	41,221	1,488	—	—	—	(3,645)	39,064
Parkland Acquisition and Development	23,257	1,272	—		27,570	(9,524)	42,575
Delta Airpark	190	3	—	—	66	(212)	47
Regional Parks Legacy	2,812	103	—	—	—	—	2,915
Sasamat Fire Protection Services	2,076	82	—	—	492	—	2,650
Corporate Self Insurance	1,709	62	—	—	—	—	1,771
Corporate Fleet	16,353	602	4,989	—	(6,281)	—	15,663
MVRD statutory reserves	134,913	5,324	4,989	—	36,629	(40,908)	140,947
Greater Vancouver Water District							
Water Services Laboratory Equipment	928	34	—	—	50	—	1,012
Water Services Sustainability Innovation Fund	15,687	580	—	—	(305)	—	15,962
GVWD statutory reserves	16,615	614	—	—	(255)	—	16,974
Greater Vancouver Sewerage and Drainage District							
North Shore Wastewater Treatment Plant	—	1,443	—	—	121,166	—	122,609
Liquid Waste Laboratory Equipment	1,015	39	—	—	109	—	1,163
Liquid Waste Services Sustainability Innovation Fund	8,128	310	—	—	802	—	9,240
GVS&DD statutory reserves	9,143	1,792	—	—	122,077	—	133,012
Total statutory reserves	**160,671**	**7,730**	**4,989**	**—**	**158,451**	**(40,908)**	**290,933**
Total reserves	**$ 534,581**	**$ 22,821**	**$ 49,078**	**$ —**	**$ 140,678**	**$ (69,008)**	**$ 678,150**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 29
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

16. Accumulated Surplus (continued)

Capital fund balance represents the expected level of funding required for capital expenditures.

Capital fund balance is calculated as follows:

	2025	2024
Capital fund balance, beginning of year	$ (508,228)	$ (433,751)
Revenues		
Grants and other contributions	164,340	84,417
Gain on disposal of tangible capital assets	23,959	8,709
Loss (gain) from settlement of asset retirement obligation	139	(66)
Debt reserve fund income	1,057	1,142
Interest income	5,896	6,404
Other revenues	4,224	4,716
	199,615	105,322
Expenses		
Amortization of tangible capital assets	(115,919)	(109,835)
Accretion on asset retirement obligations	(2,672)	(2,478)
	(118,591)	(112,313)
Non-financial assets transactions		
Acquisition of tangible capital assets	(1,216,851)	(901,530)
Disposal of tangible capital assets	12,955	27,620
Amortization of tangible capital assets	115,919	109,835
Amortization of prepaid land leases	(195)	(195)
	(1,088,172)	(764,270)
Financing		
Proceeds of debt and mortgages	633,537	386,742
Contribution from operating fund	309,845	247,185
Contribution from reserves	21,834	56,083
Contribution to reserves	(28,604)	(36,193)
Development cost charges from reserves	40,461	42,967
	977,073	696,784
Capital Fund Balance, end of year	$ (538,303)	$ (508,228)

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 30
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

16. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2025	2024
Tangible capital assets	$ 10,345,039	$ 9,257,066
Amount financed by:		
Debt, net of member jurisdictions, TransLink, and sinking fund	(2,469,110)	(2,020,382)
	$ 7,875,929	$ 7,236,684
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	$ 1,216,851	$ 901,530
Amortization of tangible capital assets	(115,919)	(109,835)
Gain on disposal of tangible capital assets	23,959	8,710
Proceeds on disposal of tangible capital assets	(36,918)	(36,329)
	1,087,973	764,076
Less financing (net of member jurisdictions and TransLink debt)		
Sinking fund retirement	120,000	160,000
Sinking fund payments	(153,760)	(144,932)
Sinking fund income	(28,327)	(28,363)
Proceeds of debt and mortgages	633,537	386,742
Debt maturity	(120,000)	(160,000)
Principal repayments on mortgages and loans	(2,722)	(2,654)
	448,728	210,793
Change in investment in tangible capital assets	639,245	553,283
Investment in tangible capital assets, beginning of year	7,236,684	6,683,401
Investment in tangible capital assets, end of year	$ 7,875,929	$ 7,236,684

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(tabular amounts in thousands of dollars)

17. Contractual Obligations and Rights

a) Contractual Obligations

i) As at December 31, 2025, the District had the following commitments relating to capital projects in progress.

	Authorized and Outstanding Projects	Expended at December 31	Total 2025	Total 2024
GVS&DD	$ 8,692,100	$ (3,420,764)	$ 5,271,336	$ 2,852,393
GVWD	4,480,850	(1,985,725)	2,495,125	1,657,022
MVRD	105,767	(17,578)	88,189	83,068
MVHC	768,313	(241,511)	526,802	486,551
Total	$ 14,047,030	$ (5,665,578)	$ 8,381,452	$ 5,079,034

ii) The District is committed under a number of lease and right-of-way agreements to make minimum annual payments. These agreements have varying terms, including three agreements, with annual payments to perpetuity, with adjustments annually for CPI. Estimated payments over the next ten years are as follows:

	Amount
2026	$ 3,639
2027	3,699
2028	3,762
2029	3,825
2030	3,889
2031 - 2035	20,336
Total	$ 39,150

b) Contractual Rights

The District is party to several property lease agreements that are anticipated to provide future revenues. These agreements are with third parties with varying terms to 2035. Amounts anticipated to be received over the future years are as follows:

	Amount
2026	$ 4,278
2027	2,473
2028	2,083
2029	2,083
2030	1,433
Thereafter	3,326
Total	$ 15,676

18. Contingencies

Lawsuits

As at December 31, 2025, there were various lawsuits pending against the District arising in the ordinary course of business. The District has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

North Shore Wastewater Treatment Plant

The GVS&DD is building a new tertiary wastewater treatment plant on a former industrial site in North Vancouver, to replace the primary-only Lions Gate Wastewater Treatment Plant. The deadline for completion of the project under federal regulation was December 31, 2020. In 2021, the GVS&DD served notice to terminate its contract with the initial vendor hired to design, build and commission the future North Shore Wastewater Treatment Plant, having determined that the initial vendor was in breach of contract. As of the contract termination date, the GVS&DD has paid $309.5 million, net of GST rebates, to the initial vendor for work completed, which has been recorded as construction in progress (note 13). In 2022, the initial vendor commenced legal action by filing a claim against the GVS&DD in excess of $250 million to which the GVS&DD filed a counter-claim against the initial vendor in excess of $500 million. In 2022, the GVS&DD also drew on an irrevocable letter of credit in the amount of $50.0 million as a result of contract termination. As at December 31, 2025, the outcome of any legal proceedings related to the terminated contract and the potential consequences of not meeting the current deadline under the federal regulation is undeterminable.

18. Contingencies (continued)

Municipal Pension Plan

The District and its employees contribute to the British Columbia Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of trustees, representing plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer contributory defined pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2024, the Plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and the adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Plan as of December 31, 2024, indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

The District paid $19.7 million for employer contributions (2024 - $18.8 million) while employees contributed $18.0 million (2024 - $17.2 million) to the Plan in fiscal 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

18. Contingencies (continued)

Self-Insurance Reserve

A self-insurance reserve has been established within accumulated surplus to cover losses resulting from uninsured liability exposures of the District. Each year a review is undertaken to determine if it would be beneficial to purchase additional liability insurance. The District transfers amounts to the reserve depending on the reserve's adequacy to cover retained liability risk. An estimate is made for all costs of investigating and settlement of claims annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These estimates are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed at the time the losses are known and the amounts are reasonably determinable.

Debt Reserve Fund

The MFA is required to establish a Debt Reserve Fund for each debt which is comprised of cash deposits and a non-interest bearing demand note (refer to note 6). If, at any time, the District has insufficient funds to meet payments due on its obligations to MFA, the payments will be made from the debt reserve fund. The demand notes (2025 - $156,049,150; 2024 - $135,508,589) are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund, and therefore have not been recorded in the consolidated statement of financial position.

BCHMC Grant Funding - Heather Place A

In 2018 MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC for funding for the Heather Place Facility located in Vancouver, BC. MVHC received funding in the amounts of $6,685,520 in 2018 and 2019. The loan term is 35 years and is forgivable in the amount of 1/25th of the final balance of $6,685,520 commencing in the 11th year after completion of construction and commencement of operations, which occurred in 2020. Upon commencement of operations of the facility, the amount of funding received was recorded as revenue from government transfer in 2020 as the remaining stipulation of continuing to operate the facility in accordance with the Agreement is not considered to create a liability.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements.

18. Contingencies (continued)

BCHMC / CMHC Loan Funding - Kingston Gardens Redevelopment Project

In 2022, MVHC entered into a demand, non-revolving construction loan agreement with BCHMC for financing of the Kingston Gardens redevelopment project located in Surrey, BC. As of December 31, 2025, MVHC received $27,957,184. Amounts drawn from the loan were originally required to be repaid by May 1, 2025; however, MVHC and BCHMC have mutually agreed to an extension of the repayment timeline as the loan close-out process is taking longer than anticipated. The loan repayment is expected to be completed prior to April 30, 2026. The balance of the construction loan will be converted into a mortgage obtained from CMHC's National Housing Co-Investment Fund, which includes a forgivable loan in the amount of $1,454,194.

BCHMC loan Funding - Salal Landing Redevelopment Project

In 2023, MVHC entered into a construction loan agreement with BCHMC for financing of the Salal Landing project, a 63-unit multi-family housing development located in Port Coquitlam, BC. The project is funded by a repayable construction loan with a maximum approved amount of $20,305,079 and a maximum forgivable loan in the amount of $7,925,000. The repayable loan is a demand, non-revolving construction loan that will transition to long-term financing upon project completion. Interest on the repayable loan is calculated at a variable rate during construction and will convert to a fixed rate upon commencement of financing.

The forgivable loan term is 35 years and is forgivable in the amount of 1/25th of the final balance commencing in the 11th year after the commencement date. The loan will continue to be forgiven 1/25th each subsequent year until the loan is fully forgiven. Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

18. Contingencies (continued)

CMHC Loan Funding - Heather Place B Redevelopment Project

In 2023, MVHC entered into a construction loan agreement with CMHC for financing of the Heather Place B Project, an 87-unit rental housing project located in Vancouver, BC. The project is funded through a repayable loan with a maximum approved amount of $26,146,128 and a forgivable loan in the amount of $1,175,000. During 2025, MVHC received $25,383,605 of the repayable loan and the full forgivable loan amount of $1,175,000. The remaining repayable loan balance of $762,523 is expected to be received prior to April 30, 2026. The forgivable loan received in 2025 was recorded as revenue in 2025, as the remaining requirement to operate the facility in accordance with the Agreement is not considered to create a liability. The repayable loan has an amortization period of 50 years and principal repayment will commence upon the project achieving Stabilization, defined as annualized gross income of $2,035,539. Interest on the repayable loan is calculated semi-annually in arrears, commencing on the interest capitalization date or as CMHC may otherwise determine.

The forgivable loan will have an equal portion of the principal amount forgiven on each anniversary of the date that the loan is fully forgiven. The forgivable loan is interest-free until Stabilization is achieved (after 12 months of consecutive gross income exceeding the threshold as defined in the loan agreement) and provided the loan is not in default.

CMHC Loan Funding - Heron's Nest

In 2024, MVHC entered into a construction loan agreement with CMHC for financing of the Heron's Nest, a 115-unit rental housing development project located in Pitt Meadows, BC. The project is funded by a repayable loan with a maximum approved amount of $28,590,024 and a forgivable loan in the amount of $5,750,000. The forgivable loan amount of $5,750,000 was received in March 2025 and recorded as deferred revenue. As at December 31, 2025, MVHC has not yet received any financing from the repayable portion of the loan. The repayable loan has an amortization period of 50 years and principal repayment will commence upon the project achieving Stabilization, defined as annualized gross income of $2,276,968. Interest on the repayable loan is calculated semi-annually in arrears, commencing on the interest capitalization date or as CMHC may otherwise determine.

The forgivable loan will have an equal portion of the principal amount forgiven on each anniversary of the date that the loan is fully forgiven. The forgivable loan is interest-free until Stabilization is achieved (after 12 months of consecutive gross income exceeding the threshold as defined in the loan agreement) and provided the loan is not in default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at up to 5% per annum, compounded semi-annually and not in advance.

18. Contingencies (continued)

BCHMC Grant Funding - Heather Place B

In 2025, MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of Heather Place B, located in Vancouver, BC. MVHC received funding in the amounts of $20,939,411 in 2025. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations, which occurred in 2025. Upon commencement of operations of the facility, the amount of funding received was recorded as revenue in 2025 as the remaining stipulation of continuing to operate the facility in accordance with the Agreement is not considered to create a liability.

Loan forgiveness under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Interest payments will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements.

BCHMC Grant Funding – Heron's Nest

In 2025, MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of Heron's Nest, a 115-unit affordable rental housing project located in Pitt Meadows, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $27,901,317 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Loan forgiveness under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Interest payments will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

18. Contingencies (continued)

BCHMC Grant Funding – The Connection

In 2025, MVHC entered into a forgivable construction loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of The Connection, a 174-unit affordable rental housing project located in Burnaby, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $41,824,822 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

CMHC Loan Funding – The Connection

In 2025, MVHC entered into a construction loan agreement with CMHC for financing of The Connection, a 174-unit affordable rental housing development project located in Burnaby, BC. The project is funded through a repayable loan of $51,832,931 and a forgivable loan of $13,050,000. As at December 31, 2025, MVHC had not yet received any funding from the loan. The repayable loan has a 10-year term and 50-year amortization. Interest is fixed prior to the first advance and calculated semi-annually, not in advance, beginning on the Interest Capitalization Date. Blended principal and interest payments commence upon Stabilization, defined as 12 consecutive months of Total Effective Gross Income of at least $4,014,193, or at the Outside Stabilization Date (24 months after occupancy), whichever occurs first.

The forgivable loan is interest-free unless an Event of Default occurs, in which case CMHC may charge 5% interest. Beginning on each anniversary of the commencement of the forgivable loan term, 5% of the principal amount advanced is forgiven annually, over a 20-year term, subject to compliance with CMHC affordability, accessibility, and energy-efficiency covenants.

18. Contingencies (continued)

BCHMC Grant Funding – The Steller

In 2025, MVHC entered into a forgivable construction loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of The Steller, a 122-unit affordable rental housing project located in Burnaby, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $29,325,450 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

CMHC Loan Funding – The Steller

In 2025, MVHC entered into a construction loan agreement with CMHC for financing of The Steller, a 122-unit affordable rental housing development project located in Burnaby, BC. The project is funded through a repayable loan of $36,725,716 and a forgivable loan of $6,100,000. As at December 31, 2025, MVHC had not yet received any funding from the loan. The repayable loan has a 10-year term and 50-year amortization. Interest is fixed prior to the first advance and calculated semi-annually, not in advance, beginning on the Interest Capitalization Date. Blended principal and interest payments commence upon Stabilization, defined as 12 consecutive months of Total Effective Gross Income of at least $2,571,195, or at the Outside Stabilization Date (24 months after occupancy), whichever occurs first.

The forgivable loan is interest-free unless an Event of Default occurs, in which case CMHC may charge 5% interest. Beginning on each anniversary of the commencement of the forgivable loan term, 5% of the principal amount advanced is forgiven annually, over a 20-year term, subject to compliance with CMHC affordability, accessibility, and energy-efficiency covenants.

18. Contingencies (continued)

Letters of Credit

At December 31, 2025, the GVS&DD is the named beneficiary of $24,164,394 (2024 - $6,173,523) of irrevocable letters of credits from financial institutions related to construction projects and Solid Waste operations. These letters of credit are available under circumstances in which the service provider does not fulfil its obligation to the GVS&DD and therefore the amount is not recorded as assets.

Cache Creek Landfill

Prior to 2016, the GVS&DD transported deposits to a landfill located in the Village of Cache Creek, BC and was required to contribute quarterly to a post-closure trust fund, held with the Province. The GVS&DD – Village of Cache Creek: Village of Cache Creek – Agreement dated November 25, 1987 indemnifies the Village of Cache Creek for any post-closure liabilities not covered by this fund and obligates the GVS&DD to pay any excess funding until the earlier of (i) the 20th anniversary of the landfill closure date or (ii) the date the Province terminates the post-closure trust fund. Therefore, the obligation expires at the latest July 2036. The Landfill Operational Certificate obligates the Village of Cache Creek and a third party service provider to undertake closure and post-closure activities. At December 31, 2025, the lower of amortized cost and market value of the trust was $13,823,662 (2024 - $16,324,428), which approximates the expected post-closure costs.

19. Related Party Transactions

The MVRD, GVS&DD, GVWD, and MVHC are separate legal entities authorized by separate legislation. Each entity, GVS&DD, GVWD, and MVHC is a related party to the MVRD. The Board of Directors of GVS&DD and the Board of Directors of GVWD comprise the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by the their respective councils, provided that the member jurisdiction is a member of the GVS&DD and GVWD respectively. MVHC is a wholly-owned subsidiary of the MVRD.

During the year, the MVRD allocated total grant amount of $25.5 million (2024 - $nil) to GVS&DD to acquire property for liquid waste infrastructure, to GVWD for construction of water reservoir, and to MVHC for redevelopment project from the grant received from the Province under the Growing Communities fund in 2023. These amounts were eliminated upon consolidation of the financial statements.

The MVRD maintains the Housing planning and policy development reserve for financing of new housing development projects. During the year, the MVRD allocated $19.7 million (2024 - $nil) to MVHC for three new housing development projects. These amounts were eliminated upon consolidation of the financial statements.

Corporate costs of $91.9 million (2024 - $85.8 million) were allocated to the GVS&DD, GVWD, and MVHC for corporate services and administration. These amounts were eliminated upon consolidation of the financial statements.

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20. Budget Information

The annual budget presented in these consolidated financial statements is based upon the 2025 operating and capital budgets originally approved by the District's Board in October 2024. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Also, contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved budget to the budget figures reported in these consolidated financial statements. Capital expenditures of $1.78 billion were included in the capital budget approved by the Board.

	2025 Budget	2024 Budget
Budgeted annual surplus per Exhibit B Consolidated Statement of Operations	$ 717,886	$ 571,775
Items not included in the operating budget		
Amortization of tangible capital assets and prepaid land leases	111,560	108,692
Accretion on asset retirement obligation	2,582	2,324
Capital grants and contributions	(61,610)	(100,186)
Sinking fund and debt retirement income	(26,469)	(28,096)
Development cost charge revenue	(40,461)	(79,764)
MVHC development grant	(111,101)	(73,765)
Reserve interest	(12,360)	(8,856)
Items included in budget but not in the consolidated financial		
Sinking fund and debt retirement payments	(159,163)	(149,480)
Transfers to capital fund	(428,232)	(249,912)
Transfers from reserve funds	46,343	48,765
Transfer to reserve funds	(38,975)	(41,497)
Annual surplus per approved budget	—	—

21. Segmented Information and Expenses by Object

The District is a diversified municipal government organization that provides a wide range of services directly to the public and its member jurisdictions. For management reporting purposes, the District's operations and activities are organized and reported by service areas within the legal entities.

The salaries and benefits reported in the segmented information below do not include $56.92 million (2024 - $46.61 million) directly attributable to the construction of tangible capital assets which have been capitalized and included in tangible capital assets in the consolidated statement of financial position.

The legal entities disclosed in the segmented information, along with the service areas provided are as follows:

GVS&DD

Liquid Waste Services — The Liquid Waste Management Service is responsible for the collection, treatment and discharge of liquid waste for member jurisdictions. It operates a number of wastewater treatment plants and a related collection network connected to the member jurisdictions' systems.

Solid Waste Services — The Solid Waste Management Service is responsible for the disposal of solid waste both for the member jurisdictions and the public. It owns and operates several solid waste facilities including a waste-to-energy facility.

GVWD

Water Operations — Water Operations is responsible for the supply of potable water to its member jurisdictions. It owns a series of dams, reservoirs, water treatment plants and a distribution network connected to the member jurisdictions' systems.

Building Operations — Building Operations is responsible for operating and maintaining office buildings owned by GVWD. These facilities are leased to MVRD and its related legal entities for its head office operations as well as to external parties.

MVHC

MVHC owns and operates housing sites within the Lower Mainland for the purpose of providing affordable rental housing on a non-profit basis through various housing programs, some federally and some provincially funded. MVHC's portfolio consists of "rent-geared-to-income", partial rent assistance, and low-end-of-market units.

21. Segmented Information and Expenses by Object (continued)

MVRD

Regional Parks	Regional Parks is responsible for managing, maintaining, and protecting a diverse network of Regional Parks and an expanding land base of reserves, ecological conservancy areas, and greenways, located throughout the Region.
General Government	General Government includes services responsible for overall direction and monitoring and regional initiatives. This area comprises the Regional Board & Committee Remuneration, Corporate Secretary's Office, Audit, Legal and Insurance costs, Innovation, Regional Emergency Management, Regional Cultural Strategy and External Contributions and Zero Waste Collaborative Initiatives.
Air Quality and Climate Action	Air Quality and Climate Action is responsible for monitoring air quality in the region, controlling industrial, commercial and some residential emissions, creating long-term plans, and conducting emission inventories.
Regional Employee Services	Regional Employee Services provides collective bargaining, job evaluation, research, and other related labour relations services to those MVRD member jurisdictions who are members of the function.
E911 Emergency Telephone Service	The District contracts with Emergency Communications for British Columbia Incorporated to provide 911 service for all jurisdictions within the region as well as the community of Whistler and the Sunshine Coast Regional District.
Regional Planning	Regional Planning's core responsibilities are focused on regional growth management, utility management and air quality management. Primary activities include development and implementation of a wide range of innovative policies and plans, extensive research, modeling and technical analysis, regulation, business demand management and community education.
Invest Vancouver	Invest Vancouver fosters regional and cross-sectoral collaboration on economic development issues, advises leaders on economic policy and strategy, promotes the region to a global audience, and attracts strategic investment.
Housing Planning and Policy	Housing Planning and Policy contributes to processes and decisions related to the development of affordable housing projects, and in particular to the redevelopment of the MVHC portfolio of mixed-income housing complexes and the development of vacant lands owned by local government (including the MVRD).

21. Segmented Information and Expenses by Object (continued)

MVRD (continued)

Electoral Area Service The District is responsible for providing general and local services to one unincorporated area (Electoral Area A) of the regional district. General services provided include a variety of tax-supported, regional services such as 911 emergency telephone, air quality, labour relations, regional parks, strategic planning, and general government.

Regional Global Positioning System The District's Global Positioning System (GPS) Real-Time Service is offered to member jurisdictions and to the public in partnership with the B.C. Crown Registry and Geographic Base (CRGB) Branch.

Sasamat Volunteer Fire Department The Sasamat Volunteer Fire Department provides volunteer fire department services to the Villages of Anmore and Belcarra. The cost to support this function is borne completely by the members who receive the service.

Regional Emergency Management Regional Emergency Management is an intergovernmental partnership between the Province and the District to coordinate regional emergency management planning activities and to engage all levels of government and private sector agencies in regional emergency planning initiatives for the Metro Vancouver region.

Corporate Programs Corporate programs provide centralized support for the District's four legal entities, including financial services, human resources, external relations, legislative service, indigenous relations, project delivery, self-insurance, and information technology.

Member Jurisdictions and TransLink Sinking Fund Income The District serves as the borrowing conduit between member jurisdictions (excluding City of Vancouver) and TransLink and the MFA. (Note 12). Sinking fund income earned on debt issues held on behalf of member jurisdictions and TransLink is recorded as revenue earned on the sinking fund with the offsetting expenditure owing to these organizations.

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21. Segmented Information and Expenses by Object (continued)

a) Total Consolidated

	Other Districts (note 21(b))	MVRD (note 21(c))	MVHC	Inter-district Adjustments	Consolidated Actual 2025	Consolidated Budget 2025	Consolidated Actual 2024
Revenues							
Metered sale of water	$ 394,304	$ —	$ —	$ —	$ 394,304	$ 399,009	$ 363,616
Sewerage and drainage levy	575,550	$ —	—	—	575,550	575,550	389,498
Tipping fees	169,834	—	—	—	169,834	148,874	149,931
Metro Vancouver Regional District Requisitions	—	119,597	—	—	119,597	119,597	115,272
Housing property rentals	—	—	48,409	—	48,409	44,550	46,217
Development cost charges (note 11)	119,483	—	—	—	119,483	123,799	112,569
Grants and other contributions (note 15)	88,894	6,228	76,178	(46,773)	124,527	179,864	87,290
User fees, recoveries, and other revenues	49,163	19,318	1,618	(17,470)	52,629	43,777	53,634
Liquid waste industrial charges	15,131	—	—	—	15,131	13,656	13,436
Gain on disposal of tangible capital assets and from settlement of asset retirement obligations	25,087	721	1,590	—	27,398	—	8,866
Sinking fund and interest income	49,213	10,234	2,953	(214)	62,186	38,696	60,112
Sinking fund income attributed to member jurisdictions and TransLink	—	28,602	—	—	28,602	28,859	29,540
	1,486,659	184,700	130,748	(64,457)	1,737,650	1,716,231	1,429,981
Expenses							
Salaries and benefits	146,465	138,822	8,401	(30,610)	263,078	274,308	253,142
Consulting, contracted and professional services	236,199	33,643	1,027	(747)	270,122	266,861	243,416
Asset repairs and maintenance	27,445	20,761	15,793	(53)	63,946	79,575	56,776
Materials and supplies	42,947	5,480	128	—	48,555	53,420	45,371
Utilities, permits, and taxes	30,204	1,650	4,885	—	36,739	38,730	35,832
Other	36,019	90,131	1,722	(64,340)	63,532	57,352	59,374
Amortization of tangible capital assets and prepaid land leases	102,872	10,774	2,468	—	116,114	111,560	110,030
Loss on disposal of tangible capital assets	3,300	—	—	—	3,300	—	—
Interest expenses	114,644	—	5,095	(214)	119,525	116,539	94,453
	740,095	301,261	39,519	(95,964)	984,911	998,345	898,394
Corporate costs (recovery) (note 19)	89,027	(123,411)	2,877	31,507	—	—	—
	829,122	177,850	42,396	(64,457)	984,911	998,345	898,394
Annual Surplus	**$ 657,537**	**$ 6,850**	**$ 88,352**	**$ —**	**$ 752,739**	**$ 717,886**	**$ 531,587**

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Year ended December 31, 2025

(tabular amounts in thousands of dollars)

21. Segmented Information and Expenses by Object (continued)

b) Total Other Districts

	Liquid Waste Services	Solid Waste Service	GVS&DD	Water Operations	Building Operations	Elimination Entry	GVWD	Total Other Districts Actual 2025	Total Other Districts Budget 2025	Total Other Districts Actual 2024
Revenues										
Metered sale of water	$ —	$ —	$ —	$ 394,304	$ —	$ —	$394,304	$394,304	$399,009	$363,616
Sewerage and drainage levy	575,550	—	575,550	—	—	—	—	575,550	575,550	389,498
Tipping fees	—	169,834	169,834	—	—	—	—	169,834	148,874	149,931
Development cost charges (note 11)	110,746	—	110,746	8,737	—	—	8,737	119,483	123,800	112,569
Grants and other contributions (note 15)	79,543	—	79,543	9,351	—	—	9,351	88,894	81,010	76,076
User fees, recoveries, and other revenues	10,624	13,984	24,608	6,843	22,908	(5,196)	24,555	49,163	43,777	50,962
Liquid Waste Industrial Charges	15,131	—	15,131	—	—	—	—	15,131	—	13,436
Gain on disposal of tangible capital assets and from settlement of asset retirement obligations	—	25,087	25,087	—	—	—	—	25,087	13,656	5,232
Sinking fund and interest income	22,399	5,566	27,965	18,467	2,781	—	21,248	49,213	33,516	45,320
	813,993	214,471	1,028,464	437,702	25,689	(5,196)	458,195	1,486,659	1,419,192	1,206,640
Expenses										
Salaries and benefits	82,811	8,934	91,745	53,753	967	—	54,720	146,465	151,032	139,737
Consulting, contracted, and professional services	66,143	148,174	214,317	19,931	1,951	—	21,882	236,199	212,112	213,771
Asset repairs and maintenance	16,602	1,053	17,655	5,563	4,227	—	9,790	27,445	28,197	27,739
Materials and supplies	25,801	29	25,830	17,012	105	—	17,117	42,947	46,975	39,363
Utilities, permits, and taxes	20,569	375	20,944	8,409	851	—	9,260	30,204	30,349	29,611
Other	11,136	14,755	25,891	9,081	1,047	—	10,128	36,019	25,989	28,985
Amortization of tangible capital assets	48,125	7,520	55,645	40,955	6,272	—	47,227	102,872	98,968	98,711
Loss on disposal of tangible capital assets	—	—	—	3,300	—	—	3,300	3,300	—	—
Interest expenses	62,304	5,974	68,278	41,660	4,706	—	46,366	114,644	112,569	91,927
	333,491	186,814	520,305	199,664	20,126	—	219,790	740,095	706,191	669,844
Corporate costs (recovery) (note 19)	50,160	6,066	56,226	37,997	—	(5,196)	32,801	89,027	93,118	83,095
	383,651	192,880	576,531	237,661	20,126	(5,196)	252,591	829,122	799,309	752,939
Annual surplus	**$430,342**	**$ 21,591**	**$ 451,933**	**$ 200,041**	**$ 5,563**	**$ —**	**$205,604**	**$657,537**	**$619,883**	**$453,701**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 47

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

21. Segmented Information and Expenses by Object (continued)

c) Total Regional District

	Regional Parks	General Government	Air Quality and Climate Action	Regional Employees Services	E911 Emergency Telephone Service	Regional Planning	Invest Vancouver	Housing Planning and Policy	Regional Sub-total 2025
Revenues									
Metro Vancouver Regional District Requisitions	$ 75,510	$ 7,991	$ 8,382	$ 3,192	$ 7,276	$ 4,519	$ 4,234	$ 6,932	$ 118,036
Grants and other contributions (note 15)	2,750	1,576	—	—	—	6	840	32	5,204
User fees, recoveries, and other revenues	5,333	202	6,804	141	—	54	29	—	12,563
Gain on disposal of tangible capital assets and from settlement of asset retirement obligations	49	—	—	—	—	—	—	—	49
Sinking fund and interest income	3,231	2,506	272	111	32	146	42	1,042	7,382
Sinking fund income attributed to member jurisdictions and TransLink	—	—	—	—	—	—	—	—	—
	86,873	12,275	15,458	3,444	7,308	4,725	5,145	8,006	143,234
Expenses									
Salaries and benefits	23,782	2,993	9,456	3,268	—	3,379	2,503	1,402	46,783
Consulting, contracted and professional services	4,305	849	1,419	58	6,300	527	1,504	373	15,335
Asset repairs and maintenance	6,040	38	553	—	—	2	48	—	6,681
Materials and supplies	1,804	8	290	5	—	5	22	—	2,134
Utilities, permits, and taxes	546	—	93	6	12	—	4	3	664
Other	4,222	28,618	487	76	—	113	669	19,749	53,934
Amortization of tangible capital assets	2,258	—	339	—	—	—	—	—	2,597
	42,957	32,506	12,637	3,413	6,312	4,026	4,750	21,527	128,128
Corporate costs (recovery) (note 19)	5,275	874	1,777	378	143	449	365	136	9,397
	48,232	33,380	14,414	3,791	6,455	4,475	5,115	21,663	137,525
Annual surplus (deficit)	**$ 38,641**	**$ (21,105)**	**$ 1,044**	**$ (347)**	**$ 853**	**$ 250**	**$ 30**	**$ (13,657)**	**$ 5,709**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 48

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

21. Segmented Information and Expenses by Object (continued)

c) Total Regional District (continued)

	Carried Forward	Electoral Area Service	Regional Global Positioning System	Sasamat Volunteer Fire Department	Regional Emergency Management	Corporate Programs	Member Jurisdictions and TransLink, Sinking Fund Income	MVRD Actual 2025	MVRD Budget 2025	MVRD Actual 2024
Revenues										
Metro Vancouver Regional District Requisitions	$118,036	$ 455	$ —	$ 944	$ 162	$ —	$ —	$119,597	$119,597	$115,272
Grants and other contributions (note 15)	5,204	500	—	—	—	524	—	6,228	14,223	2,845
User fees, recoveries, and other revenues	12,563	27	404	15	—	6,309	—	19,318	20,856	18,755
Gain on disposal of tangible capital assets and from settlement of asset retirement obligations	49	—	—	—	—	672	—	721	—	3,634
Sinking fund and interest income	7,382	310	70	94	26	2,352	—	10,234	3,265	11,401
Sinking fund income attributed to member jurisdictions and TransLink	—	—	—	—	—	—	28,602	28,602	28,859	29,540
	143,234	1,292	474	1,053	188	9,857	28,602	184,700	186,800	181,447
Expenses										
Salaries and benefits	46,783	353	184	42	—	91,460	—	138,822	149,134	131,603
Consulting, contracted and professional services	15,335	206	47	52	52	17,951	—	33,643	57,496	29,490
Asset repairs and maintenance	6,681	—	92	51	—	13,937	—	20,761	25,065	15,954
Materials and supplies	2,134	1	2	72	—	3,271	—	5,480	6,181	5,885
Utilities, permits, and taxes	664	1	12	24	—	949	—	1,650	2,808	1,836
Other	53,934	216	1	126	—	7,252	28,602	90,131	102,401	44,617
Amortization of tangible capital assets	2,597	—	—	125	32	8,020	—	10,774	10,573	9,296
	128,128	777	338	492	84	142,840	28,602	301,261	353,658	238,681
Corporate costs (recovery) (note 19)	9,397	50	63	42	10	(132,973)	—	(123,411)	(129,522)	(111,575)
	137,525	827	401	534	94	9,867	28,602	177,850	224,136	127,106
Annual surplus (deficit)	**$ 5,709**	**$ 465**	**$ 73**	**$ 519**	**$ 94**	**$ (10)**	**$ —**	**$ 6,850**	**$ (37,336)**	**$ 54,341**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 49
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

22. Supplementary Cash Flow Information

The following non-cash transactions related to the increase to asset retirement costs, PS 3280 Asset Retirement Obligations, are excluded from the statement of cash flows.

	2025	2024
Asset retirement cost (a)	$ 2,081	$ 3,828
Increase to asset retirement obligations	(2,081)	(3,828)
	$ —	$ —

(a) Assets acquired through other non-cash transactions are excluded from the acquisition of tangible capital assets on the consolidated statement of cash flows.

	2025	2024
Acquisition of tangible capital assets with cash	$ 1,214,770	$ 897,702
Asset retirement cost	2,081	3,828
Tangible capital asset additions (note 13)	$ 1,216,851	$ 901,530

23. Comparative Figures

Certain comparative figures have been reclassified to conform to the presentation of the current year. These reclassifications had no impact on prior year annual surplus.

METRO VANCOUVER REGIONAL DISTRICT

Supplementary Financial Information (unaudited), page 1

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

The following information does not form part of the basic financial statements and is therefore unaudited.

METRO VANCOUVER REGIONAL DISTRICT

Supplementary Financial Information (unaudited), page 2
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

Schedule 1. Growing Communities Fund Grant (unaudited)

The Province, under the Growing Communities Fund, provided the District with a grant of $50.78 million in 2023 for investments in community infrastructure and amenities to support the growth of the local housing supply. The District recognized the grant into revenue in 2023. As of December 31, 2025, eligible costs of $26,697,400 (2024 - $nil) have been applied against the grant.

	Allocated Funding	2025	2024
Balance, beginning of year	$ 55,176	$ 55,176	$ 52,756
Interest earned	1,615	1,615	2,420
Less: eligible costs incurred			
Regional Park development	(11,382)	(1,162)	—
Metro Vancouver non-market housing development	(22,764)	(4,390)	—
Electoral A infrastructure improvements	(1,500)	—	—
Liquid Waste infrastructure - property acquisition	(12,064)	(12,064)	—
Water reservoir	(9,081)	(9,081)	—
	(56,791)	(26,697)	—
Balance, end of year	$ —	$ 30,094	$ 55,176
Balance, end of year, unallocated	$ —	$ —	$ —

METRO VANCOUVER REGIONAL DISTRICT

Supplementary Financial Information (unaudited), page 3
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

Schedule 2. Local Government Housing Initiatives Funding Program Grant (unaudited)

The Province, under the Local Government Housing Initiatives Funding Program, provided the District with a grant of $268,001 in 2024 to support local government planning capacity to adopt Local Government Housing Initiative requirements for small-scale multi-unit housing, pro-active planning tools or bylaws for inclusionary zoning, density bonus, or tenant protection. The District recognized the grant into revenue in 2024. As of December 31, 2025, $108,501 (2024 - $4,638) have been applied against the grant.

	Allocated Funding	2025	2024
Balance, beginning of the year	$ —	$ 263	$ —
Local Government Housing Initiatives Funding Program grant received	268	—	268
	268	263	268
Less: eligible costs incurred			
Electoral A zoning bylaw amendment	(5)	—	(5)
Affordable housing gap analysis	(62)	(62)	—
Inclusionary housing calculator	(25)	(25)	—
Infrastructure demand and regional housing needs report	(21)	(21)	—
Unallocated	(155)	—	—
	(268)	(108)	(5)
Balance, end of year	$ —	$ 155	$ 263

Financial Statements of

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Year ended December 31, 2025

Draft April 9, 2026

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Index to Financial Statements

December 31, 2025

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Management Report	
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Statement of Cash Flows	D
Notes to Financial Statements	

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

MANAGEMENT REPORT

The Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these statements are management's responsibility. Management is responsible for all the statements and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Greater Vancouver Sewerage and Drainage District's Board of Directors is responsible for approving the financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Metro Vancouver Regional District Board.

The external auditor, KPMG LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the *Financial Information Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2025.

On behalf of Greater Vancouver Sewerage and Drainage District.

Date: April 24, 2026

Linda Sabatini, Deputy Chief Financial Officer

KPMG LLP
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Vancouver BC V7Y 1K3
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Greater Vancouver Sewerage and Drainage District

Opinion

We have audited the financial statements of Greater Vancouver Sewerage and Drainage District (the "Entity"), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of operations for the year then ended
- the statement of change in net debt for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2025, and its results of operations, its changes in net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Exhibit A

Statement of Financial Position

As at December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash	$ 10,848	$ 52,190
Accounts receivable (note 3)	224,944,391	174,998,946
Due from Metro Vancouver Regional District	571,591,612	408,719,721
Debt reserve fund (note 4)	23,345,957	19,485,478
	819,892,808	603,256,335
Liabilities		
Accounts payable and accrued liabilities (note 5)	222,638,409	190,261,955
Landfill closure and post-closure liability (note 6)	50,298,398	49,405,410
Asset retirement obligations (note 7)	27,484,193	25,510,167
Deferred revenue and refundable deposits (note 8)	520,507,872	407,705,265
Debt (net of MFA sinking funds) (note 9)	1,553,451,534	1,336,932,321
	2,374,380,406	2,009,815,118
Net Debt	(1,554,487,598)	(1,406,558,783)
Non-Financial Assets		
Tangible capital assets (note 10)	4,885,932,539	4,310,991,031
Inventories of supplies	9,559,987	8,693,610
Prepaid expenses	28,700,042	4,645,692
	4,924,192,568	4,324,330,333
Accumulated surplus (note 12)	**$ 3,369,704,970**	**$ 2,917,771,550**

Contractual obligations and rights (note 13)
Contingencies (note 14)
Subsequent events (note 19)

The accompanying notes are an integral part of these financial statements.

_____ Deputy Chief Financial Officer

_____ Board Chair

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Exhibit B

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 16)	2025 Actual	2024 Actual
Revenues (note 17)			
Sewerage and drainage levy	$ 575,550,267	$ 575,550,267	$ 389,498,103
Tipping fees	148,874,301	169,833,890	149,931,449
Development cost charges (note 8)	117,929,636	110,745,937	111,340,228
User fees, recoveries, and other	23,362,957	24,607,614	26,351,503
Liquid Waste Industrial Charges	13,655,992	15,130,741	13,435,897
Sinking fund, debt retirement, and interest	16,375,353	27,965,242	23,852,737
Grants and other contributions (note 11)	72,976,000	79,542,741	76,075,955
Gain on disposal of tangible capital assets	—	25,086,955	5,232,489
	968,724,506	1,028,463,387	795,718,361
Expenses (note 17)			
Liquid waste services	391,539,292	383,650,672	349,889,927
Solid waste services	156,113,857	192,879,295	170,966,964
	547,653,149	576,529,967	520,856,891
Annual surplus	421,071,357	451,933,420	274,861,470
Accumulated surplus, beginning of year	2,917,771,550	2,917,771,550	2,642,910,080
Accumulated surplus, end of year	**$3,338,842,907**	**$3,369,704,970**	**$2,917,771,550**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Exhibit C

Statement of Change in Net Debt

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 16)	2025 Actual	2024 Actual
Annual surplus	$ 421,071,357	$ 451,933,420	$ 274,861,470
Change in tangible capital assets:			
Acquisition of tangible capital assets	(1,053,077,000)	(633,431,641)	(436,775,849)
Amortization of tangible capital assets	55,010,966	55,645,273	52,788,387
Gain on disposal of tangible capital assets	–	(25,086,955)	(5,232,489)
Proceeds on disposal of tangible capital assets	–	27,931,815	5,326,757
	(998,066,034)	(574,941,508)	(383,893,194)
Change in other non-financial assets:			
Acquisition of prepaid expenses	—	(28,700,042)	(4,645,692)
Use of prepaid expenses	—	4,645,692	4,585,943
Acquisition of inventories of supplies	—	(9,559,987)	(8,693,610)
Consumption of inventories of supplies	–	8,693,610	7,544,156
	—	(24,920,727)	(1,209,203)
Changes in net debt	(576,994,677)	(147,928,815)	(110,240,927)
Net debt, beginning of year	(1,406,558,783)	(1,406,558,783)	(1,296,317,856)
Net debt, end of year	**$ (1,983,553,460)**	**$ (1,554,487,598)**	**$ (1,406,558,783)**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Exhibit D

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating transactions:		
Annual Surplus	$ 451,933,420	$ 274,861,470
Items not involving cash:		
Amortization	55,645,273	52,788,387
Accretion on asset retirement obligations	1,107,808	1,028,241
Sinking fund Income	(12,822,904)	(10,136,932)
Debt reserve fund income	(630,479)	(640,683)
Gain on disposal of tangible capital assets	(25,086,955)	(5,232,489)
Change in landfill closure and post-closure liability	892,988	1,034,521
Change in non-cash assets and liabilities:		
Accounts receivable	(49,945,445)	(40,814,958)
Inventories of supplies	(866,377)	(1,149,454)
Prepaid expenses	(24,054,350)	(59,749)
Accounts payable and accrued liabilities	32,376,454	27,132,478
Deferred revenue and refundable deposits	112,802,607	40,329,658
Net change in cash from operating transactions	541,352,040	339,140,490
Capital transactions:		
Proceeds on disposal of tangible capital assets	27,931,815	5,326,757
Acquisition of tangible capital assets with cash (note 16(a))	(632,565,423)	(436,775,849)
Net change in cash from capital transactions	(604,633,608)	(431,449,092)
Financing transactions:		
Due from Metro Vancouver Regional District	(162,871,891)	(97,304,740)
Proceeds of debt	323,000,000	274,000,000
Debt reserve fund issuance	(3,230,000)	(2,740,000)
Debt reserve fund maturity	–	302,617
Sinking fund payments	(93,657,883)	(82,095,156)
Debt maturity	–	(20,000,000)
Sinking fund retirement	–	20,000,000
Net change in cash from financing transactions	63,240,226	92,162,721
Net change in cash	(41,342)	(145,881)
Cash, beginning of year	52,190	198,071
Cash, end of year	**$ 10,848**	**$ 52,190**

Supplementary cash flow information (note 18)

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 1

Year ended December 31, 2025

1. Significant Accounting Policies

The Greater Vancouver Sewerage and Drainage District (the "District") was established by an Act of the same name in 1956. Its two primary responsibilities are the collection, treatment, and discharge of liquid waste for the member municipalities of the Metro Vancouver Regional District ("MVRD") (note 15), and the disposal of solid waste both for the jurisdictions of the MVRD and the public. Its Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by their respective councils, provided that the member jurisdiction is a member of the District. The member jurisdictions under the Act are jointly and severally liable for the District debts.

The District owns and operates a number of wastewater treatment plants and a related collection network connected to the municipal collection systems, and several solid waste facilities including a waste-to-energy facility.

The District's financial statements are prepared by management in accordance with Canadian public sector accounting standards. Significant accounting policies adopted by the District are as follows:

Basis of Accounting

The District follows the accrual method of accounting for revenues and expenses. Revenues are recognized based on the revenue recognition policy (note 1). Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the legal obligation to pay.

Government Transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the statement of operations as the stipulations are met and the liability is settled.

When the District is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

Deferred Revenue and Refundable Deposits

Deferred revenue represents development cost charges, Provincial grants, and refundable deposits which have been collected, but for which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor or when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 2

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Sinking Fund, Debt Retirement, and Interest Income

Interest income is reported as revenue in the period earned. When required, based on external restrictions, interest income earned on deferred revenue is added to and forms part of the deferred revenue balance, and is recognized into income when related stipulations are met. Any surpluses received from debt retirement are recorded in the year received.

Cash and Investments

In order to improve cash management, the MVRD holds cash and investment transactions in pooled accounts on behalf of its four legal entities: the Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. The District's main cash is therefore presented as due from MVRD. Investments held by the MVRD consist of government bonds issued by the federal and provincial governments of Canada, Municipal Finance Authority of British Columbia ("MFA") pooled investment funds, MFA money market fund, MFA government ultra-short bond, guaranteed investment certificates, and term deposits. Interest earned on the District's fund balances is included

Financial Instruments

The District's financial instruments consist of cash, accounts receivable, debt reserve fund, accounts payable and accrued liabilities, debt, and amounts due to or from the MVRD. Cash and cash equivalents held by MVRD are pooled with all entities held by the MVRD. Accounts receivable and amounts due from government organizations are recorded at cost less any amount for valuation allowance. All debt and other financial liabilities are recorded using cost or amortized cost. Interest attributable to financial instruments are reported in the statement of operations.

The classification of financial instruments is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. All financial assets are assessed for impairment on an annual basis and any such impairment is recorded in the statement of operations. A write-down of a financial asset to reflect a loss in value is not reversed for a subsequent increase in value.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 3

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Employee Future Benefits

Employees who provide services for the District are employees of the MVRD. Employee related costs are allocated by the MVRD to the District based on services rendered. These costs are shown as expenses in the financial statements.

Post-employment benefits of the MVRD, including accumulated banked sick and vacation pay, retirement severance, and Worker's Compensation top-up benefits for employees pursuant to certain policies and union agreements, are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is allocated to the District for employees who provide services for the District based on projected benefits as the employees render services necessary to earn the future benefits.

Liability for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied: an environmental standard exists; contamination exceeds the standard; the District is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. Liabilities for contaminated sites are reported in accounts payable and accrued liabilities.

Landfill Closure and Post-Closure Liability

The District is obligated for its share of landfill closure and post-closure costs, in accordance with a tripartite agreement with the City of Vancouver and the Corporation of Delta (note 6). The District does not own or control the landfill and, therefore, has recorded its obligation as a liability, in accordance with PS 3200 Liabilities, and not as an asset retirement obligation.

The estimated present value of the District's share in landfill closure and post-closure costs to be incurred on a landfill site owned and controlled by the City of Vancouver, based on the percentage of the landfill capacity used for the year, is recognized as a liability. The change in this estimated liability during the year is recorded as an expense in operations. These estimates are reviewed and adjusted annually and any changes are recorded on a prospective basis.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 4

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Asset Retirement Obligations

Asset Retirement Obligations (AROs) are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
b) The past transaction or event giving rise to the liability had occurred;
c) It is expected that future economic benefits will be given up; and
d) A reasonable estimate of the amount can be made.

The ARO liability is initially recorded based on the best estimate of the expenditure required to retire the ARO obligation determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This ARO liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing or amount required to settle the obligation or the discount rate. The changes in the AROs for the passage of time are recorded as accretion expense in the statement of operations and all other changes are adjusted to the carrying value of the tangible capital asset. This cost is amortized on the same basis as the amortization of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 5

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They generally have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, including asset retirement costs that are capitalized as part of the carrying amount of the related tangible capital asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Lives – Years
Infrastructure	
Interceptors and trunk sewers, drainage	100
Wastewater treatment and pumping stations	40 - 107
Solid waste incinerators and transfer stations	25 - 30
Information technology systems and networks	5
Machinery, Equipment, Furniture, and Fixtures	5 - 20

a. Annual amortization:
Annual amortization begins when the asset is put into service and is expensed over its useful lives. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is available for use.

b. Contributions of tangible capital assets:
Contributions of tangible capital assets are recorded at their estimated fair value at the date of receipt and as contribution revenue.

c. Interest capitalization:
The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

d. Impairment of tangible capital assets
Tangible capital assets are written down when conditions indicate that they no longer contribute to the District's ability to provide goods and services or when the value of the future economic benefits associated with the asset is less than the book value of the asset.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 6

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-Financial Assets (continued)

Inventories of Supplies

Inventories of supplies held for consumption are recorded at cost on a first-in- first-out basis.

Revenue Recognition

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Revenues from transactions without performance obligations are recognized at realizable value when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Tipping fees, levies, electricity sales, permits, user fees, and other revenues are recognized as revenue at a point in time or over time according to the usage and rates approved and set by the Board in various fees and charges bylaws.

Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. Definitions of the District's segments and their related financial information are presented in note 17.

Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Areas requiring the use of management's judgment and estimation relate to the determination of contaminated sites liabilities, amounts to settle and expected timing of asset retirement obligations, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the landfill closure and post-closure liability, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

2. Financial Risk Management

Based on the financial instruments held, the District is potentially exposed to credit risk, market risk, interest rate risk, and liquidity risk.

a. Credit risk

Credit risk is low and related to the possibility of failure to collect from another party and encompasses cash, debt reserve fund, accounts receivable, and due from MVRD. The risk exposure is limited to their carrying amounts at the date of the statement of financial position. The District's accounts receivable primarily consist of amounts due from member jurisdiction, amounts due from customers who require the District's utility services to conduct their business, and grants and contributions receivable related to construction projects. To mitigate any credit risk, the District regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, there are no amounts deemed uncollectible (2024 - $nil). The amounts due from MVRD are subject to market, interest rate, liquidity, and foreign exchange risks as detailed below. There has been no change to the credit risk exposure from 2024.

b. Market risk and interest risk

Market risks and interest rate risks encompasses cash and cash equivalents, investments, and debt instruments. All cash and cash equivalents and investments are pooled by the MVRD and therefore an inherent risk exists related to the consolidated pooled funds held by MVRD. To mitigate this risk, the MVRD closely monitors the Bank of Canada rates and reviews inflationary impacts. The MVRD's cash and cash equivalents are deposited in high-interest savings accounts at federally regulated banks. The MVRD follows the MVRD Board approved investment policy and legislative requirements for the management of its investments, which requires low risk investment products, such as fixed income securities, government bonds, MFA pooled investment funds, MFA money market fund, and MFA government ultra-short bonds. Sales and purchases of investments are recorded on the trade date. To mitigate risks, the investment portfolio is managed regularly through cash forecasts and investments are made into low credit risk rating bonds and pools. The District's exposure to interest rate risk in relation to debt instruments is limited to debt and temporary financing. The risk applies to debt when amortization periods exceed the initial locked-in term. Temporary financing is subject to daily floating rates, which can result in variability over the course of a short-term period. Interest rate risk related to debt instruments is managed through budget and cash forecasts. Interest rates have increased during the year, which primarily affects interest costs for new or refinanced debt and temporary borrowing, as well as, interest earnings on investments. There are no significant impacts to operating results from changes in interest rate that are reasonably possible as of year-end. With more reliance on debt instruments to fund capital infrastructure projects and with the global volatility, the District's market and interest rate exposure has increased from 2024.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 8

Year ended December 31, 2025

2. Financial Risk Management (continued)

c. Liquidity risk

Liquidity risk is low and mitigated by regular monitoring of cash flows and forecasts. The District has pooled accounts with the MVRD and its other entities. All cash and cash equivalents for MVRD is held in federally and provincially regulated banks. To meet financial obligations and mitigate liquidity risk a minimum of 25% of the pooled portfolio held by the MVRD is held in highly liquid cash in high interest savings accounts. There has been no change to the liquidity risk exposure from 2024.

d. Foreign exchange risk

Foreign exchange risk is low. The District has pooled accounts with the MVRD and its other entities. MVRD has not entered into any agreements or purchased any foreign currency hedging arrangements to hedge possible currency risks, as management believes that the foreign exchange risk derived from currency conversions is not significant. The foreign currency financial instruments are short-term in nature and do not give rise to significant foreign currency risk. There has been no change to the foreign exchange risk exposure from 2024.

3. Accounts Receivable

	2025	2024
Tipping fees receivable	$ 24,043,128	$ 24,782,713
Development cost charges receivable	130,087,470	92,256,648
Grants and other contributions receivable	21,230,000	20,444,211
User fees, recoveries, and other receivable	44,744,417	32,300,581
Liquid waste industrial charges receivable	4,839,376	5,214,793
	$ 224,944,391	$ 174,998,946

4. Debt Reserve Fund

The Municipal Finance Authority of British Columbia ("MFA") provides financing for regional districts and member municipalities. The MFA is required to establish a debt reserve fund for each debt issue equal to one-half the average annual installment of principal and interest. The debt reserve fund is comprised of cash deposits equal to 1% of the principal amount borrowed and a non-interest bearing demand note for the remaining requirement. Cash deposits held by the MFA are payable with interest to the ultimate borrower when the final obligations under the respective loan agreements have been made.

If, at any time, the District has insufficient funds to meet payments due on its obligations to the MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund. At December 31, 2025, $66,639,334 (2024 - $55,882,653) in callable demand notes were outstanding and have not been recorded in the statement of financial position.

5. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable and accrued liabilities	$ 184,378,267	$ 133,057,737
Construction holdbacks	25,013,200	46,414,088
Accrued interest on debt	13,246,942	10,790,130
	$ 222,638,409	$ 190,261,955

As at December 31, 2025, there are no amounts accrued for contaminated sites (2024 - nil).

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 10

Year ended December 31, 2025

6. Landfill Closure and Post-Closure Liability

The Vancouver Landfill is located in Delta, British Columbia ("BC") and is owned and controlled by the City of Vancouver. In accordance with a tripartite agreement with the City of Vancouver and the Corporation of Delta, the District is responsible for its proportionate share of the estimated closure and post-closure costs based on landfill capacity as at December 31, 2025. Subsequent to the year ended December 31, 2025, the tripartite agreement was replaced with an amended and restated landfill agreement (note 19).

	2025	2024
Landfill closure and post closure liability	$ 50,298,398	$ 49,405,410
Utilization of total capacity	88.1%	85.9%
Proportionate share of liability	40.1%	39.0%

7. Asset Retirement Obligations

The District's AROs consist of asbestos and lead obligations as well as decommissioning obligations.

a. Asbestos and lead obligations

The District owns and operates several infrastructure assets that are known or assumed to have asbestos and lead, which represent health hazards. Upon demolition of the infrastructure assets, the District has legal obligations to remove them.

b. Contractual obligations

The District has contractual obligations to remove, decommission and restore infrastructure.

Asset retirement obligations are as follows:

	Asbestos and Lead	Contractual Obligations	2025	2024
Balance, beginning of year	$ 6,830,505	$ 18,679,662	$ 25,510,167	$ 24,481,926
Additions	866,218	—	866,218	—
Accretion expense	323,262	784,546	1,107,808	1,028,241
Balance, end of year	$ 8,019,985	$ 19,464,208	$ 27,484,193	$ 25,510,167

The liability has been estimated using a present value calculation with a discount rate for 2025 of 4.2% (2024 – 4.2%). The estimated total undiscounted future expenditures are $47,571,564 (2024 – $46,462,814) and the number of years to expected settlement range from 0 to 55 years (2024 – 0 to 56 years).

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 11

Year ended December 31, 2025

8. Deferred Revenue and Refundable Deposits

Deferred revenue and refundable deposits consist of the following:

	2025	2024
Development cost charges (a)	$ 362,005,465	$ 293,267,228
Provincial grant to fund capital expenditures (b)	156,813,277	112,823,300
Refundable deposits	1,689,130	1,614,737
Total	$ 520,507,872	$ 407,705,265

a) The Greater Vancouver Sewerage and Drainage District Act restricts the District in applying money raised from development cost charges to funding liquid waste capital projects, including the repayment of debt raised to fund such projects. The balance of these amounts is included in deferred revenue until spent on approved purposes. Out of the total development cost charges deferred, the amounts receivable from member jurisdictions (note 3) as at December 31, 2025 total $130,087,470 (2024 – $92,256,828).

b) Amounts received from the Province of British Columbia ("the Province") for the following construction projects have been recorded as deferred revenue:

i. In 2017, the District received a grant from the Province in the amount of $193,000,000 for future costs associated with the construction of the new North Shore Wastewater Treatment Plant Facility. During 2025, $13,929,846 (2024 – $18,721,594) was applied against the project and recognized as revenue. The deferred revenue was recognized in full during the year with the cumulative amount of grant recognized as of December 31, 2025 at $193,000,000.

ii. In 2023, the District entered into a three-year contribution agreement with the Province, where the Province will provide $250,000,000 representing one-third of the funding for Phase 1 of the Iona Wastewater Treatment Plant project. As of December 31, 2025, the District received a cumulative amount of grant at $250,000,000 (2024 – $150,000,000). During 2025, $42,080,177 (2024 – $36,476,537) was applied against the project and recognized as revenue. The cumulative amount of grant recognized as of December 31, 2025 is $93,186,723, with $156,813,277 remaining to be recognized in future years as capital expenditures are incurred.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 12

Year ended December 31, 2025

8. Deferred Revenue and Refundable Deposits (continued)

Continuity of deferred revenue and refundable deposits is as follows:

	2025	2024
Balance, beginning of year	$ 407,705,265	$ 367,375,607
Development cost charges received	130,312,925	91,547,465
Change in development cost charges receivable	37,830,822	27,777,655
Deferred grant received in the year	100,000,000	75,000,000
Interest earned	11,340,427	12,501,558
Change in refundable deposits	74,393	41,341
Amounts spent and recognized as revenue	(166,755,960)	(166,538,361)
Change in deferred revenue and refundable deposits	112,802,607	40,329,658
Balance, end of year	$ 520,507,872	$ 407,705,265

9. Debt

All borrowings for the District are obtained from MFA by the MVRD on the District's behalf, although the District maintains the right to finance debt without MFA involvement.

Debt or other security issued by the District is a direct, joint and several obligation and liability of the District and each and every member jurisdiction.

Debt servicing requirements comprising sinking fund contributions, serial repayments and interest are funded as incurred by revenue earned during the year.

Sinking fund payments are controlled and invested by the MFA and earn income which, together with principal payments, are expected to be sufficient to retire the debt at maturity.

Debt (net of MFA sinking funds) reported on the statement of financial position comprises the following and includes varying maturities up to October 22, 2055 with interest rates ranging from 1.28% to 4.97%.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 13

Year ended December 31, 2025

9. Debt (continued)

Issue Number	Interest Rate - %	Maturity Date	Authorized to be issued	Debt outstanding 2025	Debt outstanding 2024
116	1.47	April 4, 2026	$ 20,000,000	$ 20,000,000	$ 20,000,000
118	3.39	April 11, 2027	20,000,000	20,000,000	20,000,000
139	2.10	October 5, 2031	55,000,000	55,000,000	55,000,000
141	2.80	April 7, 2032	50,000,000	50,000,000	50,000,000
142	3.15	October 4, 2032	50,000,000	50,000,000	50,000,000
145	3.15	April 23, 2033	120,000,000	120,000,000	120,000,000
146	3.20	September 19, 2033	270,000,000	270,000,000	270,000,000
147	2.66	April 9, 2034	40,000,000	40,000,000	40,000,000
149	2.24	October 9, 2034	46,000,000	46,000,000	46,000,000
150	1.99% - 3.03%	April 9, 2035	125,000,000	125,000,000	125,000,000
151	1.28% - 3.38%	June 1, 2035	70,000,000	70,000,000	70,000,000
154	2.41	May 28, 2036	370,000,000	370,000,000	370,000,000
157	3.36	April 8, 2037	160,000,000	160,000,000	160,000,000
159	4.15	June 5, 2038	25,000,000	25,000,000	25,000,000
160	4.97	October 12, 2038	40,000,000	40,000,000	40,000,000
161	4.44	April 9, 2039	224,000,000	224,000,000	224,000,000
161	4.44	April 9, 2054	50,000,000	50,000,000	50,000,000
165	3.88	May 7, 2040	176,800,000	176,800,000	—
165	3.88	May 7, 2055	16,200,000	16,200,000	—
167	3.73	October 22, 2055	21,000,000	21,000,000	—
167	3.73	October 22, 2040	109,000,000	109,000,000	—
Total debt			$ 2,058,000,000	$ 2,058,000,000	$ 1,735,000,000
Less sinking				(504,548,466)	(398,067,679)
Total net debt				$ 1,553,451,534	$ 1,336,932,321

Principal payments and sinking fund installments due within the next five years and thereafter are as follows:

	Amount
2026	$ 107,584,111
2027	106,510,480
2028	105,361,889
2029	105,361,889
2030	105,361,889
Thereafter	655,027,354
Total payments	1,185,207,612
Estimated sinking fund income	368,243,922
Total net debt	$1,553,451,534

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 14

Year ended December 31, 2025

10. Tangible Capital Assets

Year ended December 31, 2025

	Cost				Accumulated Amortization				
	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025	Balance at December 31, 2024	Disposals	Amortization Expense	Balance at December 31, 2025	Net Book Value December 31, 2025
Land	$ 193,132,510	$ 37,240,307	$(2,844,860)	$ 227,527,957	$ —	$ —	$ —	$ —	$ 227,527,957
Infrastructure	2,784,705,904	62,508,718	—	2,847,214,622	855,634,651	—	55,419,042	911,053,693	1,936,160,929
Machinery, equipment, furniture & fixtures	8,637,106	—	—	8,637,106	8,241,634	—	226,231	8,467,865	169,241
Construction in progress	2,188,391,796	533,682,616	—	2,722,074,412	—	—	—	—	2,722,074,412
	$5,174,867,316	**$633,431,641**	**$(2,844,860)**	**$5,805,454,097**	**$863,876,285**	**$ —**	**$ 55,645,273**	**$919,521,558**	**$4,885,932,539**

Construction in progress includes $1.0 billion (2024 - $0.7 billion) related to the North Shore Wastewater Treatment Plant (note 14).
Additions related to asset retirement costs were $0.87 million (2024- $nil).
The net book value of disposals and write-offs in 2025 was $2.8 million (2024 - $0.09 million).
In 2025, there were no tangible capital assets contributed to the District (2024 - $nil).

Year ended December 31, 2024

	Cost				Accumulated Amortization				
	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024	Balance at December 31, 2023	Disposals	Amortization Expense	Balance at December 31, 2024	Net Book Value December 31, 2024
Land	$ 186,868,301	$ 6,301,728	$ (37,519)	$ 193,132,510	$ —	$ —	$ —	$ —	$ 193,132,510
Infrastructure	2,763,532,417	23,623,952	(2,450,465)	2,784,705,904	805,491,737	(2,393,716)	52,536,630	855,634,651	1,929,071,253
Machinery, equipment, furniture & fixtures	8,637,106	—	—	8,637,106	7,989,877	—	251,757	8,241,634	395,472
Construction in progress	1,781,541,627	406,850,169	—	2,188,391,796	—	—	—	—	2,188,391,796
	$4,740,579,451	**$436,775,849**	**$(2,487,984)**	**$5,174,867,316**	**$813,481,614**	**$(2,393,716)**	**$ 52,788,387**	**$863,876,285**	**$4,310,991,031**

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 15

Year ended December 31, 2025

11. Grants and other contributions

	2025	2024
Provincial	$ 56,651,941	$ 55,517,302
Federal	10,826,466	20,558,653
MVRD (a)	12,064,334	—
	$ 79,542,741	$ 76,075,955

(a) The MVRD allocated a grant amount to acquire property for liquid waste infrastructure from the grant received from the Province under the Growing Communities fund in 2023. During 2025, the District recognized total grant revenue of $12,064,334 (2024 - $nil) for the acquisition of the property located at 1223 Derwent Way in the City of Delta.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 16

Year ended December 31, 2025

12. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves as follows:

	2025	2024
Reserves	$ 292,360,345	$ 145,952,664
Capital fund balance	(255,136,380)	(202,239,824)
Investment in tangible capital assets	3,332,481,005	2,974,058,710
Total	$ 3,369,704,970	$ 2,917,771,550

Continuity of reserves is as follows:

	December 31, 2024	Interest	Annual Operating Surplus	Contributions from/ (to) operations	December 31, 2025
Operating Reserves					
Liquid Waste Services	$ 48,398,623	$ 1,764,275	$ (476,430)	$ —	$ 49,686,468
Solid Waste Services	38,190,596	1,392,161	19,764,412	—	59,347,169
	86,589,219	3,156,436	19,287,982	—	109,033,637
Discretionary Reserves					
Liquid Waste General Debt Reserve Fund	2,373,223	86,511	—	—	2,459,734
Lions Gate Contingency	1,665,532	60,714	—	—	1,726,246
Drainage General	5,914,657	215,607	—	—	6,130,264
Solid Waste General	28,860,291	1,052,044	—	(853,061)	29,059,274
Landfill Post-Closure	11,405,703	2,129,991	—	(2,596,043)	10,939,651
	50,219,406	3,544,867	—	(3,449,104)	50,315,169
Statutory Reserves					
North Shore Wastewater Treatment Plant	—	1,442,569	—	121,165,617	122,608,186
Liquid Waste Laboratory Equipment	1,016,142	38,893	—	108,638	1,163,673
Liquid Waste Services Sustainability Innovation Fund	8,127,897	309,704	—	802,079	9,239,680
	9,144,039	1,791,166	—	122,076,334	133,011,539
Total Reserves	**$ 145,952,664**	**$ 8,492,469**	**$ 19,287,982**	**$ 118,627,230**	**$ 292,360,345**

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 17

Year ended December 31, 2025

12. Accumulated Surplus (continued)

Capital fund balance represents the expected level of funding required for capital expenditures.

Capital fund balance is calculated as follows:

	2025	2024
Capital Fund Balance, beginning of year	$ (202,239,824)	$ (277,555,814)
Revenues		
Grants and other contributions	79,542,741	75,961,514
Gain on disposal of tangible capital assets	25,086,955	5,232,489
Debt reserve fund income	630,479	640,683
Interest income	5,895,624	6,404,039
Other revenues	89,672	374
	111,245,471	88,239,099
Expenses		
Amortization of tangible capital assets	(55,645,273)	(52,788,387)
Accretion on asset retirement obligations	(1,107,808)	(1,028,241)
	(56,753,081)	(53,816,628)
Non-financial assets transactions		
Acquisition of tangible capital assets	(633,431,641)	(436,775,849)
Disposal of tangible capital assets	2,840,000	94,268
Amortization of tangible capital assets	55,645,273	52,788,387
	(574,946,368)	(383,893,194)
Financing		
Proceeds of debt	323,000,000	274,000,000
Contribution from Operating Fund	132,028,124	98,641,392
Contribution from Reserves	—	14,504,993
Contribution to Reserves	(27,931,815)	(5,326,757)
Development cost charges from reserve	40,461,113	42,967,085
	467,557,422	424,786,713
Capital Fund Balance, end of year	$ (255,136,380)	$ (202,239,824)

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 18

Year ended December 31, 2025

12. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2025	2024
Tangible capital assets	$ 4,885,932,539	$ 4,310,991,031
Amounts financed by:		
Debt	(1,553,451,534)	(1,336,932,321)
	3,332,481,005	2,974,058,710
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	633,431,641	436,775,849
Amortization of tangible capital assets	(55,645,273)	(52,788,387)
Gain on disposal of tangible capital assets	25,086,955	5,232,489
Proceeds on disposal of tangible capital assets	(27,931,815)	(5,326,757)
	574,941,508	383,893,194
Less funding of tangible capital assets through debt		
Sinking fund retirement	—	20,000,000
Sinking fund payments	(93,657,883)	(82,095,156)
Sinking fund income	(12,822,904)	(10,136,932)
Proceeds of debt	323,000,000	274,000,000
Debt maturity	—	(20,000,000)
	216,519,213	181,767,912
Change in investment in tangible capital assets	358,422,295	202,125,282
Investment in tangible capital assets, beginning of year	2,974,058,710	2,771,933,428
Investment in tangible capital assets, end of year	$ 3,332,481,005	$ 2,974,058,710

13. Contractual Obligations and Rights

a) Contractual Obligations

i) As of December 31, 2025 the District had the following commitments outstanding related to capital projects in progress:

	2025	2024
Authorized for outstanding projects	$ 8,692,100,000	$ 6,047,250,000
Expended at December 31	(3,420,764,149)	(3,194,856,592)
Commitment remaining	$ 5,271,335,851	$ 2,852,393,408

ii) The District is committed under lease and rights-of-way agreements to make minimum annual payments. These agreements have varying terms, including two agreements, with annual payments of $905,000 to perpetuity, with adjustments annually for CPI. Estimated payments over the next ten years are as follows:

	Amount
2026	$ 3,638,572
2027	3,699,443
2028	3,761,532
2029	3,824,863
2030	3,889,460
2031 - 2035	20,335,542
Total	$ 39,149,412

b) Contractual Rights

The District is party to lease agreements that are anticipated to provide future revenues. These agreements are with third parties with varying terms to 2026. Amounts anticipated to be received over the future years are as follows:

	Amount
2026	$ 865,395
Total	$ 865,395

14. Contingencies

Lawsuits

As at December 31, 2025, there were various lawsuits pending against the District arising in the ordinary course of business. The District has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

North Shore Wastewater Treatment Plant

The District is building a new tertiary wastewater treatment plant on a former industrial site in North Vancouver, to replace the primary-only Lions Gate Wastewater Treatment Plant. The deadline for completion of the project under federal regulation was December 31, 2020. In 2021, the District served notice to terminate its contract with the initial vendor hired to design, build and commission the future North Shore Wastewater Treatment Plant, having determined that the initial vendor was in breach of contract. As of the contract termination date, the District has paid $309.5 million, net of GST rebates, to the initial vendor for work completed, which has been recorded as construction in progress (note 10). In 2022, the initial vendor commenced legal action by filing a claim against the District in excess of $250 million to which the District filed a counter-claim against the initial vendor in excess of $500 million. In 2022, the District also drew on an irrevocable letter of credit in the amount of $50.0 million as a result of contract termination. As at December 31, 2025, the outcome of any legal proceedings related to the terminated contract and the potential consequences of not meeting the current deadline under the federal regulation is undeterminable.

14. Contingencies (continued)

Self-Insurance Reserve

A self-insurance reserve has been established within the MVRD to cover losses resulting from uninsured liability exposures of the District, other MVRD Districts, and Metro Vancouver Housing Corporation ("MVHC").

Each year a review is undertaken to determine if it would be beneficial to purchase additional liability insurance. The District, other Metro Vancouver Districts, and the MVHC transfer amounts to the reserve depending on the reserve's adequacy to cover retained liability risk.

An estimate is made for all costs of investigating and settlement of claims annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These estimates are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed at the time the losses are known and the amounts are reasonably determinable.

Debt Reserve Fund

The MFA is required to establish a Debt Reserve Fund for each debt which is comprised of cash deposits and a non-interest bearing demand note (refer to note 4). If, at any time, the District has insufficient funds to meet payments due on its obligations to MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund, and therefore have not been recorded in the statement of financial position.

Letters of Credit

At December 31, 2025, the District is the named beneficiary of $24,164,394 (2024 - $6,173,523) of irrevocable letters of credits from financial institutions related to construction projects and Solid Waste operations. These letters of credit are available under circumstances in which the service provider does not fulfil its obligation to the District and therefore the amount is not recorded as assets.

14. Contingencies (continued)

Cache Creek Landfill

Prior to 2016, the District transported deposits to a landfill located in the Village of Cache Creek, BC and was required to contribute quarterly to a post-closure trust fund, held with the Province. The *GVS&DD – Village of Cache Creek: Village of Cache Creek – Agreement* dated November 25, 1987 indemnifies the Village of Cache Creek for any post-closure liabilities not covered by this fund and obligates the District to pay any excess funding until the earlier of (i) the 20th anniversary of the landfill closure date or (ii) the date the Province terminates the post-closure trust fund. Therefore, the obligation expires at the latest July 2036. The Landfill Operational Certificate obligates the Village of Cache Creek and a third party service provider to undertake closure and post-closure activities. At December 31, 2025, the lower of amortized cost and market value of the trust was $13,823,662 (2024 - $16,324,428), which approximates the expected post-closure costs.

15. Related Party Transactions

The District is a related party to the MVRD. The District's Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by the their respective councils, provided that the member jurisdiction is a member of the District. The District and MVRD are separate legal entities authorized by separate legislation. The District was established by an Act of the same name in 1956. MVRD was established under the Local Government Act of British Columbia. During the year, the District recognized $12,064,334 (2024 - $nil) of grants and other contributions from MVRD (note 11) and recorded corporate cost of $56,226,610 (2024 - $51,842,767) allocated from MVRD for corporate services and administration.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

16. Budget Information

The annual budget presented in these financial statements is based upon the 2025 operating and capital budgets originally approved by the District's Board in November 2024. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Also, contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved budget to the budget figures reported in these financial statements. Capital expenditures of $1,053,077,000 were included in the capital budget approved by the Board.

	2025 Budget	2024 Budget
Budgeted annual surplus per Exhibit B - Statement of Operations	$ 421,071,357	$ 283,913,432
Items not included in the approved operating budget		
Capital development cost charge revenue	(40,461,000)	(42,967,000)
Capital grants and contributions	(72,976,000)	(100,186,000)
Amortization of tangible capital assets	55,010,966	52,150,348
Accretion on asset retirement obligation	1,071,427	1,028,241
Sinking and debt retirement fund income	(10,674,281)	(9,082,810)
Reserve interest	(5,701,072)	(4,064,847)
Items included in the budget but not in financial statements		
Debt principal payments	(93,657,885)	(82,269,409)
Transfers to capital	(252,624,874)	(98,631,392)
Transfers from reserve funds	1,986,659	2,652,629
Transfer to reserve funds	(3,045,297)	(2,543,192)
Annual surplus per approved budget	$ —	$ —

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 24

Year ended December 31, 2025

17. Segmented Information and Expenses by Object

The District's primary responsibilities are the collection, treatment and discharge of liquid waste for the municipalities of the MVRD and the disposal of solid waste both for the municipalities of the MVRD and the public. For management reporting purposes, the District's operations and activities are organized and reported by these two primary areas of service.

The information reported in the segmented information does not include $8,040,469 (2024 - $9,536,711) of direct salaries and benefits of the District allocated to the construction of tangible capital assets which have been included in the cost of tangible capital assets in the statement of financial position. The services disclosed in the segmented information are as follows:

Liquid Waste Services The Liquid Waste Services is responsible for the collection, treatment and discharge of liquid waste for member municipalities. It operates a number of wastewater treatment plants and a related collection network connected to the member municipalities' systems.

Solid Waste Services The Solid Waste Services is responsible for the disposal of solid waste both for the member municipalities and the public. It owns and operates several solid waste facilities including a waste-to-energy facility.

	2025 Total Budget	Liquid Waste Services	Solid Waste Services	2025 Total Actual	2024 Total Actual
Revenues					
Sewerage and drainage levy	$ 575,550,267	$ 575,550,267	$ —	$ 575,550,267	$ 389,498,103
Tipping fees	148,874,301	—	169,833,890	169,833,890	149,931,449
Development cost charges (note 8)	117,929,636	110,745,937	—	110,745,937	111,340,228
User fees, recoveries, and other	23,362,957	10,623,602	13,984,012	24,607,614	26,351,503
Liquid Waste Industrial Charges	13,655,992	15,130,741	—	15,130,741	13,435,897
Sinking fund, debt retirement and interest income	16,375,353	22,399,498	5,565,744	27,965,242	23,852,737
Grants and other contributions (note 11)	72,976,000	79,542,741	—	79,542,741	76,075,955
Gain on disposal of tangible capital assets	—	—	25,086,955	25,086,955	5,232,489
	968,724,506	813,992,786	214,470,601	1,028,463,387	795,718,361
Expenses					
Salaries and benefits	90,668,522	82,810,844	8,934,290	91,745,134	86,058,164
Consulting, contracted, and professional services	185,903,929	66,143,200	148,174,264	214,317,464	195,379,317
Asset repairs and maintenance	19,368,731	16,602,016	1,053,235	17,655,251	19,021,555
Materials and supplies	27,268,774	25,800,504	28,903	25,829,407	22,281,533
Utilities, permits, and taxes	20,521,416	20,568,913	374,538	20,943,451	20,144,483
Corporate costs (note 15)	59,225,103	50,160,135	6,066,475	56,226,610	51,842,767
Other	17,182,665	11,135,110	14,753,607	25,888,717	19,069,448
Amortization of tangible capital assets	55,010,966	48,125,647	7,519,626	55,645,273	52,788,387
Interest expenses	72,503,043	62,304,303	5,974,357	68,278,660	54,271,237
	547,653,149	383,650,672	192,879,295	576,529,967	520,856,891
Annual surplus	**$ 421,071,357**	**$ 430,342,114**	**$ 21,591,306**	**$ 451,933,420**	**$ 274,861,470**

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 25

Year ended December 31, 2025

18. Supplementary Cash Flow Information

The following non-cash transactions related to the increase to asset retirement costs, PS 3280 Asset Retirement Obligations, are excluded from the statement of cash flows.

	2025	2024
Increase to asset retirement cost (a)	$ 866,218	$ —
Increase to asset retirement obligations	(866,218)	—
	$ —	$ —

(a) Assets acquired through other non-cash transactions are excluded from the acquisition of tangible capital assets on the statement of cash flows.

	2025	2024
Acquisition of tangible capital assets with cash	$ 632,565,423	$ 436,775,849
Increase to asset retirement cost	866,218	—
Tangible capital asset additions (note 10)	$ 633,431,641	$ 436,775,849

19. Subsequent Events

Amended and restated landfill agreement

On January 12, 2026, the District, the MVRD, City of Vancouver, and City of Delta entered into an amended and restated landfill agreement that replaced the existing landfill and tripartite agreements, extending the use of the Vancouver landfill by 20 years to 2050. Pursuant to the terms of the agreement, a one-time contribution of $10 million and annual contribution of $500,000 are payable from the District to MVRD for Burns Bog enhancement and conservation. An adjustment to 2024 fees of $3.77 million were paid to City of Vancouver and City of Delta, with the adjustment to 2025 fees of $5.76 million payable by May 1, 2026.

20. Comparative Figures

Certain comparative figures have been reclassified to conform to the presentation of the current year. These reclassifications had no impact on prior year annual surplus.

Financial Statements of

GREATER VANCOUVER WATER DISTRICT

Year ended December 31, 2025

Draft April 9, 2026

GREATER VANCOUVER WATER DISTRICT

Index to Financial Statements

December 31, 2025

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Statement of Cash Flows	D
Notes to Financial Statements	

GREATER VANCOUVER WATER DISTRICT

MANAGEMENT REPORT

The Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these statements are management's responsibility. Management is responsible for all the statements and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Greater Vancouver Water District's Board of Directors is responsible for approving the financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Metro Vancouver Regional District Board.

The external auditor, KPMG LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the *Financial Inform*ation *Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2025.

On behalf of Greater Vancouver Water District.

Date: April 24, 2026

Linda Sabatini, Deputy Chief Financial Officer

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Greater Vancouver Water District

Opinion

We have audited the financial statements of Greater Vancouver Water District (the "Entity"), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of operations for the year then ended
- the statement of change in net debt for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2025, and its results of operations, its changes in net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

GREATER VANCOUVER WATER DISTRICT

Exhibit A

Statement of Financial Position

As at December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash	$ 4,069,794	$ 3,952,309
Accounts receivable (note 3)	183,210,140	106,554,280
Debt reserve fund (note 4)	14,971,008	13,594,394
	202,250,942	124,100,983
Liabilities		
Accounts payable and accrued liabilities (note 5)	111,618,022	123,513,967
Due to Metro Vancouver Regional District	22,013,450	138,855,619
Deferred revenue and refundable deposits (note 6)	237,628,324	57,699,617
Asset retirement obligations (note 7)	21,295,743	20,437,374
Debt (net of MFA sinking funds) (note 8)	810,713,727	609,320,383
	1,203,269,266	949,826,960
Net Debt	(1,001,018,324)	(825,725,977)
Non-Financial Assets		
Tangible capital assets (note 9)	4,031,704,283	3,646,282,687
Inventories of supplies	5,302,177	5,059,420
Prepaid expenses	19,968,718	24,736,887
	4,056,975,178	3,676,078,994
Accumulated surplus (note 11)	**$ 3,055,956,854**	**$ 2,850,353,017**

Contractual obligations and rights (note 12)
Contingencies (note 13)

The accompanying notes are an integral part of these financial statements.

_____ Deputy Chief Financial Officer

_____ Board Chair

GREATER VANCOUVER WATER DISTRICT

Exhibit B

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 15)	2025 Actual	2024 Actual
Revenues (note 16)			
Metered sale of water	$ 399,008,564	$ 394,303,861	$ 363,616,379
Development cost charges (note 6)	5,869,716	8,736,802	1,229,228
Sinking fund, debt retirement, and interest income	17,140,505	21,248,453	21,467,458
Building income from Metro Vancouver Districts	11,091,613	11,695,787	9,227,795
Building income from external parties	6,352,294	6,015,331	6,053,726
Grants and other contributions (note 10)	8,034,000	9,351,153	42,448
Other Revenue	2,969,279	6,843,282	9,286,251
	450,465,971	458,194,669	410,923,285
Expenses (note 16)			
Water operations	231,795,423	232,464,837	214,257,587
Building operations	19,858,784	20,125,995	17,824,640
	251,654,207	252,590,832	232,082,227
Annual surplus	198,811,764	205,603,837	178,841,058
Accumulated surplus, beginning of year	2,850,353,017	2,850,353,017	2,671,511,959
Accumulated surplus, end of year	**$ 3,049,164,781**	**$ 3,055,956,854**	**$ 2,850,353,017**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER WATER DISTRICT

Exhibit C

Statement of Change in Net Debt

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 15)	2025 Actual	2024 Actual
Annual surplus	$ 198,811,764	$ 205,603,837	$ 178,841,058
Change in tangible capital assets:			
Acquisition of tangible capital assets	(484,532,000)	(435,949,112)	(357,139,420)
Amortization of tangible capital assets	43,957,050	47,227,721	45,921,069
Loss on disposal of tangible capital assets	—	3,299,795	—
	(440,574,950)	(385,421,596)	(311,218,351)
Change in other non-financial assets:			
Acquisition of prepaid expenses	—	(19,968,718)	(24,736,887)
Use of prepaid expenses	—	24,736,887	547,311
Acquisition of inventories of supplies	—	(5,302,177)	(5,059,420)
Consumption of inventories of supplies	—	5,059,420	5,049,663
	—	4,525,412	(24,199,333)
Changes in net debt	(241,763,186)	(175,292,347)	(156,576,626)
Net debt, beginning of year	(825,725,977)	(825,725,977)	(669,149,351)
Net debt, end of year	**$ (1,067,489,163)**	**$ (1,001,018,324)**	**$ (825,725,977)**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER WATER DISTRICT

Exhibit D

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating transactions:		
Annual surplus	$ 205,603,837	$ 178,841,058
Items not involving cash:		
Amortization	47,227,721	45,921,069
Accretion on asset retirement obligations	858,369	823,772
Sinking fund income	(15,505,027)	(18,225,633)
Debt reserve fund income	(426,453)	(501,328)
Loss on disposal of tangible capital assets	3,299,795	—
Change in non-cash assets and liabilities:		
Accounts receivable	(76,655,860)	(34,009,816)
Inventories of supplies	(242,757)	(9,757)
Prepaid expenses	4,768,169	(24,189,576)
Accounts payable and accrued liabilities	(11,895,945)	26,301,900
Deferred revenue and refundable deposits	179,928,707	50,203,110
Net change in cash from operating transactions	336,960,556	225,154,799
Capital transactions:		
Acquisition of tangible capital assets	(435,949,112)	(357,139,420)
Net change in cash from capital transactions	(435,949,112)	(357,139,420)
Financing transactions:		
Due to Metro Vancouver Regional District	(116,842,169)	118,821,467
Proceeds of debt	277,000,000	76,000,000
Debt reserve fund issuance	(2,770,000)	(760,000)
Debt reserve fund maturity	1,819,839	2,120,128
Sinking fund payments	(60,101,629)	(62,836,788)
Debt maturity	(120,000,000)	(140,000,000)
Sinking fund retirement	120,000,000	140,000,000
Net change in cash from financing transactions	99,106,041	133,344,807
Net change in cash	117,485	1,360,186
Cash, beginning of year	3,952,309	2,592,123
Cash, end of year	**$ 4,069,794**	**$ 3,952,309**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 1

Year ended December 31, 2025

1. Significant Accounting Policies

The Greater Vancouver Water District (the "District") was established by an Act of the same name in 1924. Its primary responsibility is the supply of potable water for the member municipalities of the Metro Vancouver Regional District ("MVRD") (note 14). Its Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by their respective councils, provided that the member jurisdiction is a member of the District. The member jurisdictions under the Act are jointly and severally liable for the District's debts.

The District owns or holds under a 999-year lease from the Province of British Columbia ("the Province"), an extensive closed watershed network as its source of supply. It owns a series of dams, reservoirs, water treatment plants and a distribution network connecting to the municipal distribution systems. The District also owns and is responsible for operating and maintaining office buildings that are leased to MVRD and its related entities.

The District's financial statements are prepared by management in accordance with Canadian public sector accounting standards ("PSAS"). Significant accounting policies adopted by the District are as follows:

Basis of Accounting

The District follows the accrual method of accounting for revenues and expenses. Revenues are recognized based on the revenue recognition policy (note 1). Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the legal obligation to pay.

Government Transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the statement of operations as the stipulations are met and the liability is settled.

When the District is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

Deferred Revenue and Refundable Deposits

Deferred revenue represents development cost charges and refundable deposits, and other fees which have been collected, but for which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor or when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 2

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Sinking Fund, Debt Retirement and Interest Income

Interest income is reported as revenue in the period earned. When required, based on external restrictions, interest income earned on deferred revenue is added to and forms part of the deferred revenue balance and is recognized into income when related stipulations are met. Any surpluses received from debt retirement are recorded in the year received.

Cash and Investments

In order to improve cash management, the MVRD holds cash and investment transactions in pooled accounts on behalf of its four legal entities: the Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. The District's main cash is therefore presented as due from MVRD. Investments held by the MVRD consist of government bonds issued by the federal and provincial governments of Canada, Municipal Finance Authority of British Columbia ("MFA") pooled investment funds, MFA money market fund, MFA government ultra-short bond, guaranteed investment certificates, and term deposits. Interest earned on the District's fund balances is included

Financial Instruments

The District's financial instruments consist of cash, accounts receivable, debt reserve fund, accounts payable and accrued liabilities, debt, and amounts due to or from the MVRD. Cash and cash equivalents held by MVRD are pooled with all entities held by the MVRD. Accounts receivable and amounts due from government organizations are recorded at cost less any amount for valuation allowance. All debt and other financial liabilities are recorded using cost or amortized cost. Interest attributable to financial instruments are reported in the statement of operations.

The classification of financial instruments is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. All financial assets are assessed for impairment on an annual basis and any such impairment is recorded in the statement of operations. A write-down of a financial asset to reflect a loss in value is not reversed for a subsequent increase in value.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 3

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Employee Future Benefits

Employees who provide services for the District are employees of the MVRD. Employee related costs are allocated by the MVRD to the District based on services rendered. These costs are shown as expenses in the financial statements.

Post-employment benefits of the MVRD, including accumulated banked sick and vacation pay, retirement severance, and Worker's Compensation top-up benefits for employees pursuant to certain policies and union agreements, are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is allocated to the District for employees who provide services for the District based on projected benefits as the employees render services necessary to earn the future benefits.

Liabilities for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied: an environmental standard exists; contamination exceeds the standard; the District is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. Liabilities for contaminated sites are reported in accounts payable and accrued liabilities.

1. Significant Accounting Policies (continued)

Asset Retirement Obligations

Asset Retirement Obligations (AROs) are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
b) The past transaction or event giving rise to the liability had occurred;
c) It is expected that future economic benefits will be given up; and
d) A reasonable estimate of the amount can be made.

The ARO liability is initially recorded based on the best estimate of the expenditure required to retire the ARO obligation determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This ARO liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing or amount required to settle the obligation or the discount rate. The changes in the AROs for the passage of time are recorded as accretion expense in the statement of operations and all other changes are adjusted to the carrying value of the tangible capital asset. This cost is amortized on the same basis as the amortization of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 5

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, including asset retirement costs that are capitalized as part of the carrying amount of the related tangible capital asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Lives - Years
Buildings	
Corporate head office	40
Watershed	25
Infrastructure	
Dams and reservoirs	150
Supply mains	100
Distribution systems, drinking water treatment	50 -101
Bridges and roads	50
Machinery, Equipment, Furniture and Fixtures	5 - 20

a. Annual amortization:
Annual amortization begins when the asset is put into service and is expensed over its useful lives. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is put into productive use.

b. Contributions of tangible capital assets:
Contributions of tangible capital assets are recorded at their fair value at the date of receipt and as contribution revenue.

c. Interest capitalization:
The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

d. Impairment of tangible capital assets
Tangible capital assets are written down when conditions indicate that they no longer contribute to the District's ability to provide goods and services or when the value of the future economic benefits associated with the asset is less than the book value of the asset.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 6

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-Financial Assets (continued)

Inventories of Supplies

Inventories of supplies held for consumption are recorded at cost on a first-in-first-out basis.

Revenue Recognition

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Revenues from transactions without performance obligations are recognized at realizable value when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Metered sale of water, building income from external tenants, Metro Vancouver Districts and Housing Corporation, and other income are recognized as revenue at a point in time or over time according to the usage and rates approved and set by the Board.

Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. Definitions of the District's segments and their related financial information are presented in (note 16).

Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Areas requiring the use of management's judgment and estimation relate to the determination of contaminated sites liabilities, amounts to settle and expected timing of asset retirement obligations, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 7

Year ended December 31, 2025

2. Financial Risk Management

Based on the financial instruments held, the District is potentially exposed to credit risk, market risk, interest rate risk, and liquidity risk.

a. Credit risk

Credit risk is low and related to the possibility of failure to collect from another party and encompasses cash, debt reserve fund, and accounts receivable. The risk exposure is limited to their carrying amounts at the date of the statement of financial position. The District's accounts receivable primarily consist of amounts due from member jurisdictions, which does not pose a high risk of amounts uncollected. To mitigate any credit risk, the District regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, there are no amounts deemed uncollectible (2024 - $nil). There has been no change to the credit risk exposure from 2024.

b. Market risk and interest risk

Market risks and interest rate risks encompasses cash and cash equivalents, investments, and debt instruments. All cash and cash equivalents and investments are pooled with the MVRD and therefore an inherent risk exists related to the consolidated pooled funds held by MVRD. To mitigate this risk, the MVRD closely monitors the Bank of Canada rates and reviews inflationary impacts. The MVRD's cash and cash equivalents are deposited in high-interest savings accounts at federally regulated banks. The MVRD follows the MVRD Board approved investment policy and legislative requirements for the management of its investments, which requires low risk investment products, such as fixed income securities, government bonds, MFA pooled investment funds, MFA money market fund, and MFA government ultra-short bonds. Sales and purchases of investments are recorded on the trade date. To mitigate risks, the investment portfolio is managed regularly through cash forecasts and investments are made into low credit risk rating bonds and pools. The District's exposure to interest rate risk in relation to debt instruments is limited to debt and temporary financing. The risk applies to debt when amortization periods exceed the initial locked-in term. Temporary financing is subject to daily floating rates, which can result in variability over the course of a short-term period. Interest rate risk related to debt instruments is managed through budget and cash forecasts. Interest rates have decreased slightly during the year, which primarily affects interest rate costs for new and refinanced debt and temporary borrowing, as well as, interest earnings on investments. There are no significant impacts to operating results from changes in interest rate that are reasonably possible as of year-end. With more reliance on debt instruments to fund capital infrastructure projects and with the global volatility, the District's market and interest rate exposure has increased from 2024.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 8

Year ended December 31, 2025

2. Financial Risk Management (continued)

c. Liquidity risk

Liquidity risk is low and mitigated by regular monitoring of cash flows and forecasts. The District has pooled accounts with the MVRD and its other entities. All cash and cash equivalents for MVRD are held in federally and provincially regulated banks. To meet financial obligations and mitigate liquidity risk a minimum of 25% of the pooled portfolio held by the MVRD is held in highly liquid cash in high interest savings accounts. There has been no change to the liquidity risk exposure from 2024.

d. Foreign exchange risk

Foreign exchange risk is low. The District has pooled accounts with the MVRD and its other entities. MVRD has not entered into any agreements or purchased any foreign currency hedging arrangements to hedge possible currency risks, as management believes that the foreign exchange risk derived from currency conversions is not significant. The foreign currency financial instruments are short-term in nature and do not give rise to significant foreign currency risk. There has been no change to the foreign exchange risk exposure from 2024.

3. Accounts Receivable

	2025	2024
Metered sale of water receivable	$ 50,452,404	$ 43,180,309
Development cost charges receivable	119,762,612	50,316,362
User fees, recoveries, and other receivable	12,995,124	13,057,609
	$ 183,210,140	$ 106,554,280

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 9

Year ended December 31, 2025

4. Debt Reserve Fund

The Municipal Finance Authority of British Columbia ("MFA") provides financing for regional districts and member jurisdictions. The MFA is required to establish a debt reserve fund for each debt issue equal to one-half the average annual installment of principal and interest. The debt reserve fund is comprised of cash deposits equal to 1% of the principal amount borrowed and a non-interest bearing demand note for the remaining requirement. Cash deposits held by the MFA are payable with interest to the ultimate borrower when the final obligations under the respective loan agreements have been made.

If, at any time, the District has insufficient funds to meet payments due on its obligations to the MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met in order to maintain the level of the debt reserve fund. At December 31, 2025, $40,737,215 (2024 - $35,219,471) in callable demand notes were outstanding and have not been recorded in the statement of financial position.

5. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable and accrued liabilities	$ 49,038,445	$ 70,754,293
Construction holdbacks	51,616,688	44,794,578
Accrued interest on debt	8,415,531	6,603,205
Contaminated sites (a)	2,547,358	1,361,891
	$ 111,618,022	$ 123,513,967

(a) As at December 31, 2025, the District accrued $2,547,358 (2024 - $1,361,891) to remediate contaminated soils at two of its properties. The remediation work for the properties will be completed in 2026 and 2027.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 10

Year ended December 31, 2025

6. Deferred Revenue and Refundable Deposits

Deferred revenue and refundable deposits consist of the following:

	2025	2024
Development cost charges (a)	$ 237,067,323	$ 57,323,265
Refundable deposits	561,001	376,352
Total	$ 237,628,324	$ 57,699,617

a) The Local Government Act restricts the District in applying money raised from development cost charges to funding water capital projects, including the repayment of debt raised to fund such projects. The balance of these amounts is included in deferred revenue until spent on approved purposes. Out of the total development cost charges deferred, the amounts receivable from member jurisdictions (note 3) as at December 31, 2025 total $119,762,612 (2024 – $50,316,362).

Continuity of deferred revenue and refundable deposits is as follows:

	2025	2024
Balance, beginning of year	$ 57,699,617	$ 7,496,507
Development cost charges received	116,221,675	8,002,295
Change in development cost charges receivable	69,446,250	49,473,320
Cost-sharing funds refunded	—	(6,173,164)
Change in refundable deposits	184,649	(9,990)
Interest earned	2,812,935	186,721
Amounts spent and recognized as revenue	(8,736,802)	(1,276,072)
Change in deferred revenue and refundable deposits	179,928,707	50,203,110
Balance, end of year	$ 237,628,324	$ 57,699,617

7. Asset Retirement Obligations

The District's AROs consist of asbestos and lead obligations as well as decommissioning obligations.

a. Asbestos and lead obligations

The District owns and operates several infrastructure assets that are known or assumed to have asbestos and lead, which represent health hazards. Upon demolition of the infrastructure assets, the District has legal obligations to remove them.

b. Contractual obligations

The District has contractual obligations to remove, decommission and restore infrastructure.

Asset retirement obligations are as follows:

	Asbestos and Lead	Contractual Obligations	2025	2024
Balance, beginning of year	$ 905,959	$ 19,531,415	$ 20,437,374	$ 19,613,602
Accretion expense	38,050	820,319	858,369	823,772
Balance, end of year	$ 944,009	$ 20,351,734	$ 21,295,743	$ 20,437,374

The liability has been estimated using a present value calculation with a discount rate for 2025 of 4.2% (2024 – 4.2%). The estimated total undiscounted future expenditures are $27,162,422 (2024 – $27,162,422) and the number of years to expected settlement range from 0 to 41 years (2024 - 1 to 42 years).

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 12

Year ended December 31, 2025

8. Debt

All borrowings for the District are obtained from MFA by the MVRD on the District's behalf, although the District maintains the right to finance debt without MFA involvement.

Debt or other security issued by the District is a direct, joint and several obligation and liability of the District and each and every member jurisdiction.

Debt servicing requirements comprising sinking fund contributions, serial repayments and interest are funded as incurred by revenue earned during the year.

Sinking fund payments are controlled and invested by the MFA and earn income which, together with principal payments, are expected to be sufficient to retire the debt at maturity.

Debt (net of MFA sinking funds) reported on the Statement of Financial Position comprises the following and includes varying maturities up to 2040 with interest rates ranging from 1.28% to 4.97%.

Issue number	Interest rate - %	Maturity date	Authorized to be issued	Debt outstanding 2025	Debt outstanding 2024
110	1.28%	April 8, 2025	$ 50,000,000	$ —	$ 50,000,000
112	1.28%	October 6, 2025	70,000,000	—	70,000,000
116	1.47%	April 4, 2026	30,000,000	30,000,000	30,000,000
118	3.39%	April 11, 2027	70,000,000	70,000,000	70,000,000
121	3.39%	October 4, 2027	20,000,000	20,000,000	20,000,000
126	4.52%	September 26, 2028	70,000,000	70,000,000	70,000,000
127	4.52%	April 7, 2029	60,000,000	60,000,000	60,000,000
130	4.10%	October 14, 2029	50,000,000	50,000,000	50,000,000
131	2.20% -	April 8, 2030	60,000,000	60,000,000	60,000,000
137	2.60%	April 19, 2031	100,000,000	100,000,000	100,000,000
141	2.80%	April 7, 2032	50,000,000	50,000,000	50,000,000
147	2.66%	April 9, 2034	22,000,000	22,000,000	22,000,000
150	1.99% -	April 9,2035	40,000,000	40,000,000	40,000,000
151	1.28% -	June 1, 2035	30,000,000	30,000,000	30,000,000
153	2.41%	April 15, 2036	100,000,000	100,000,000	100,000,000
154	2.41%	May 28, 2036	130,000,000	130,000,000	130,000,000
157	3.36%	April 8, 2037	40,000,000	40,000,000	40,000,000
159	4.15%	June 5, 2038	25,000,000	25,000,000	25,000,000
160	4.97%	October 12, 2038	10,000,000	10,000,000	10,000,000
161	4.44%	April 9, 2039	76,000,000	76,000,000	76,000,000
165	3.88%	May 7, 2040	157,000,000	157,000,000	—
167	3.73%	October 22, 2040	120,000,000	120,000,000	—
Debt			$ 1,380,000,000	$ 1,260,000,000	$ 1,103,000,000
Less sinking funds				(449,286,273)	(493,679,617)
Total debt (net of sinking funds)				$ 810,713,727	$ 609,320,383

8. Debt (continued)

Principal payments and sinking fund installments due within the next five years and thereafter are as follows:

		Total Payments
2026	$	67,507,915
2027		65,897,469
2028		60,803,769
2029		57,046,061
2030		51,234,650
Thereafter		321,799,447
Total payments		624,289,311
Estimated sinking fund income		186,424,416
Total debt	$	810,713,727

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 14

Year ended December 31, 2025

9. Tangible Capital Assets

Year ended December 31, 2025

	Cost				Accumulated Amortization				
	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025	Balance at December 31, 2024	Disposals	Amortization Expense	Balance at December 31, 2025	Net Book Value December 31, 2025
Land	$ 133,413,745	$ —	$ —	$ 133,413,745	$ —	$ —	$ —	$ —	$ 133,413,745
Infrastructure	2,525,811,117	119,170,066	—	2,644,981,183	552,018,817	—	40,437,458	592,456,275	2,052,524,908
Buildings	226,214,584	16,250	—	226,230,834	41,275,841	—	5,793,944	47,069,785	179,161,049
Machinery, equipment, furniture & fixtures	13,593,414	205,438	—	13,798,852	10,416,949	—	996,319	11,413,268	2,385,584
Construction in progress	1,350,961,434	316,557,358	(3,299,795)	1,664,218,997	—	—	—	—	1,664,218,997
	$4,249,994,294	**$435,949,112**	**$(3,299,795)**	**$4,682,643,611**	**$603,711,607**	**$ —**	**$ 47,227,721**	**$650,939,328**	**$ 4,031,704,283**

The net book value of disposals and write-offs in 2025 was $3,299,795 (2024 - $nil).

In 2025, there were no tangible capital assets contributed to the District (2024 - $nil).

Year ended December 31, 2024

	Cost				Accumulated Amortization				
	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024	Balance at December 31, 2023	Disposals	Amortization Expense	Balance at December 31, 2024	Net Book Value December 31, 2024
Land	$ 133,413,745	$ —	$ —	$ 133,413,745	$ —	$ —	$ —	$ —	$ 133,413,745
Infrastructure	2,491,607,180	34,203,937	—	2,525,811,117	512,777,169	—	39,241,648	552,018,817	1,973,792,300
Buildings	220,525,942	5,688,642	—	226,214,584	35,652,152	—	5,623,689	41,275,841	184,938,743
Machinery, equipment, furniture & fixtures	13,593,414	—	—	13,593,414	9,361,217	—	1,055,732	10,416,949	3,176,465
Construction in progress	1,033,714,593	317,246,841	—	1,350,961,434	—	—	—	—	1,350,961,434
	$3,892,854,874	**$357,139,420**	**$ —**	**$4,249,994,294**	**$557,790,538**	**$ —**	**$ 45,921,069**	**$603,711,607**	**$ 3,646,282,687**

10. Grants and Other Contributions

	2025	2024
MVRD (a)	$ 9,081,153	$ —
Other	270,000	42,448
	$ 9,351,153	$ 42,448

(a) The MVRD allocated a grant amount for Water reservoir from the grant received from the Province under the Growing Communities fund in 2023. During 2025, the District recognized total grant revenue of $9,081,153 (2024 - $nil) for the construction of the Fleetwood Reservoir.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 15

Year ended December 31, 2025

11. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves as follows:

	2025	2024
Reserves	$ 56,882,720	$ 56,681,629
Capital fund balance	(221,916,422)	(243,290,916)
Investment in tangible capital assets	3,220,990,556	3,036,962,304
Accumulated surplus, end of year	$ 3,055,956,854	$ 2,850,353,017

Continuity of reserves is as follows:

	December 31, 2024	Interest	Annual Operating Deficit	Contributions from / (to) operations	December 31, 2025
Statutory Reserves					
Water Services Sustainability Innovation Fund	$ 15,685,627	$ 580,396	$ —	$ (304,971)	$ 15,961,052
Laboratory equipment	927,164	33,798	—	50,000	1,010,962
	16,612,791	614,194	—	(254,971)	16,972,014
Operating Reserve					
Operating reserve	40,068,838	1,460,282	(1,618,414)	—	39,910,706
Total reserves	$ 56,681,629	$ 2,074,476	$ (1,618,414)	$ (254,971)	$ 56,882,720

11. Accumulated Surplus (continued)

Capital fund balance represents the expected level of funding required for capital expenditures.

Capital fund balance is calculated as follows:

	2025	2024
Capital Fund Balance, beginning of year	$ (243,290,916)	$ (107,020,539)
Revenues		
Grants and other contributions	9,351,153	42,447
Loss on disposal of tangible capital assets	(3,299,795)	—
Debt reserve fund income	426,453	501,327
Other revenues	4,156,573	4,665,469
	10,634,384	5,209,243
Expenses		
Amortization of tangible capital assets	(47,227,721)	(45,921,069)
Accretion on asset retirement obligations	(858,369)	(823,772)
	(48,086,090)	(46,744,841)
Non-financial assets transactions		
Acquisition of tangible capital assets	(435,949,112)	(357,139,420)
Disposal of tangible capital assets	3,299,795	—
Amortization of tangible capital assets	47,227,721	45,921,069
	(385,421,596)	(311,218,351)
Financing		
Proceeds of debt	277,000,000	76,000,000
Contribution from operating fund	167,247,796	140,483,572
	444,247,796	216,483,572
Capital Fund Balance, end of year	$ (221,916,422)	$ (243,290,916)

11. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2025	2024
Tangible capital assets	$ 4,031,704,283	$ 3,646,282,687
Amounts financed by:		
Debt	(810,713,727)	(609,320,383)
	$ 3,220,990,556	$ 3,036,962,304

The change in the investment in tangible capital assets is as follows:

	2025	2024
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	$ 435,949,112	$ 357,139,420
Amortization of tangible capital assets	(47,227,721)	(45,921,069)
Loss on disposal of tangible capital assets	(3,299,795)	—
	385,421,596	311,218,351
Less funding of tangible capital assets		
Sinking fund retirement	120,000,000	140,000,000
Sinking fund payments	(60,101,629)	(62,836,788)
Sinking fund income	(15,505,027)	(18,225,633)
Proceeds of debt	277,000,000	76,000,000
Debt maturity	(120,000,000)	(140,000,000)
	201,393,344	(5,062,421)
Change in investment in tangible capital assets	184,028,252	316,280,772
Investment in tangible capital assets, beginning of year	3,036,962,304	2,720,681,532
Investment in tangible capital assets, end of year	$ 3,220,990,556	$ 3,036,962,304

12. Contractual Obligations and Rights

a) Contractual Obligations:

As at December 31, 2025, the District had the following commitments outstanding related to capital projects in progress:

	2025	2024
Authorized for outstanding projects	$ 4,480,850,000	$ 3,244,900,000
Expended at December 31	(1,985,724,683)	(1,587,878,243)
Commitment remaining	$ 2,495,125,317	$ 1,657,021,757

b) Contractual Rights:

The District is party to several property lease agreements that are anticipated to provide it with future revenues. These agreements are with third parties with varying terms to 2035. Amounts anticipated to be received over the future years are as follows:

	Amount
2026	$ 3,412,309
2027	2,472,605
2028	2,082,669
2029	2,082,669
2030	1,432,878
Thereafter	3,326,180
Total	$ 14,809,310

13. Contingencies

Lawsuits

As at December 31, 2025, there were various lawsuits pending against the District arising in the ordinary course of business. The District has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

Self-Insurance Reserve

A self-insurance reserve has been established within the MVRD to cover losses resulting from uninsured liability exposures of the District, other MVRD Districts, and Metro Vancouver Housing Corporation ("MVHC").

Each year a review is undertaken to determine if it would be beneficial to purchase additional liability insurance. The District, other Metro Vancouver Districts, and the MVHC transfer amounts to the reserve depending on the reserve's adequacy to cover retained liability risk.

An estimate is made for all costs of investigating and settlement of claims annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These estimates are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed at the time the losses are known and the amounts are reasonably determinable.

Debt Reserve Fund

The MFA is required to establish a Debt Reserve Fund for each debt which is comprised of cash deposits and a non-interest bearing demand note (refer to note 4). If, at any time, the District has insufficient funds to meet payments due on its obligations to MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund, and therefore have not been recorded in the statement of financial position.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 20

Year ended December 31, 2025

14. Related Party Transactions

The District is a related party to the MVRD. The District's Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by the their respective councils, provided that the member jurisdiction is a member of the District. The District and MVRD are separate legal entities authorized by separate legislation. The District was established by an Act of the same name in 1924. MVRD was established under the Local Government Act of British Columbia. During the year, the District recognized $9,081,153 (2024 - $nil) of grants and other contributions from MVRD (note 10) and recorded corporate cost of $32,800,783 (2024 - $31,252,602) allocated from MVRD for corporate services and administration.

15. Budget Information

The annual budget presented in these financial statements is based upon the 2025 operating and capital budgets approved by the District's Board in November 2024. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Also, contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved operating budget to the budget figures reported in these financial statements. Capital expenditures of $484,532,000 were included in the capital budget approved by the Board.

	2025 Budget	2024 Budget
Budgeted annual surplus per Exhibit B - Statement of Operations	$ 198,811,764	$ 201,275,147
Items not included in the operating budget		
Capital development cost charge revenue	—	(36,797,000)
Capital grants and contributions	(8,034,000)	—
Amortization of tangible capital assets	43,957,050	45,501,047
Accretion on asset retirement obligation	858,369	823,772
Sinking and debt retirement fund income	(15,794,604)	(19,013,259)
Reserve interest	(1,345,901)	(1,099,454)
Items included in the budget but not in financial statements		
Debt principal payments	(60,101,628)	(62,880,351)
Transfers to capital	(163,847,359)	(140,443,572)
Transfers from reserve funds	6,269,309	12,633,670
Transfers to reserve funds	(773,000)	—
Annual surplus per approved budget	$ —	$ —

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 21

Year ended December 31, 2025

16. Segmented Information and Expenses by Object

The District's primary responsibilities are the supply of potable water to the jurisdictions of the MVRD and the property management of the office buildings owned by the District. For management reporting purposes, the District's operations and activities are organized and reported by these two primary areas of service. The information reported in the segmented information does not include $14,681,918 (2024 - $11,280,709) of direct salaries and benefits of the District allocated to the construction of tangible capital assets which have been included in the cost of tangible capital assets in the statement of financial position.

The services disclosed in the segmented information are as follows:

Water Operations Water Operations is responsible for the supply of potable water to the member jurisdictions of MVRD. The District owns a series of dams, reservoirs, water treatment plants and a distribution network connected to the member jurisdictions' systems.

Building Operations Building Operations is responsible for operating and maintaining office buildings owned by the District. These facilities are leased to MVRD and its related entities for its head office operations as well as to external parties.

	2025 Budget	Water Operations	Building Operations	Inter-Program Adjustments	2025 Total	2024 Total
Revenues						
Metered sale of water	$399,008,564	$394,303,861	$ —	$ —	$394,303,861	$363,616,379
Development cost charges (note 6)	5,869,716	8,736,802	—	—	8,736,802	1,229,228
Sinking fund, debt retirement, and interest income	17,140,505	18,467,350	2,781,103	—	21,248,453	21,467,458
Building income from Metro Vancouver Districts	11,091,613	—	16,892,102	(5,196,315)	11,695,787	9,227,795
Building income from external parties	6,352,294	—	6,015,331	—	6,015,331	6,053,726
Grants and other contributions (note 10)	8,034,000	9,351,153	—	—	9,351,153	42,448
Other Revenue	2,969,279	6,843,282	—		6,843,282	9,286,251
	450,465,971	437,702,448	25,688,536	(5,196,315)	458,194,669	410,923,285
Expenses						
Salaries and benefits	60,363,462	53,752,672	966,890	—	54,719,562	53,679,587
Consulting, contracted and professional services	26,207,545	19,930,546	1,950,704	—	21,881,250	18,390,704
Asset repairs and maintenance	8,827,879	5,563,161	4,227,305	—	9,790,466	8,717,211
Materials and supplies	19,706,305	17,011,514	105,094	—	17,116,608	17,082,019
Utilities, permits, and taxes	9,828,021	8,409,163	850,519	—	9,259,682	9,466,119
Corporate costs (note 14)	33,893,487	37,997,098	—	(5,196,315)	32,800,783	31,252,602
Other	8,804,903	9,081,899	1,047,077	—	10,128,976	9,917,066
Amortization of tangible capital assets	43,957,050	40,955,457	6,272,263	—	47,227,720	45,921,069
Loss on disposal of tangible capital assets	—	3,299,795	—	—	3,299,795	—
Interest expenses	40,065,555	41,659,847	4,706,143	—	46,365,990	37,655,850
	251,654,207	237,661,152	20,125,995	(5,196,315)	252,590,832	232,082,227
Annual surplus	**$198,811,764**	**$200,041,296**	**$ 5,562,541**	**$ —**	**$205,603,837**	**$178,841,058**

17. Comparative Figures

Certain comparative figures have been reclassified to conform to the presentation of the current year. These reclassifications had no impact on prior year annual surplus.

Financial Statements of

METRO VANCOUVER HOUSING CORPORATION

Year ended December 31, 2025

Draft April 9, 2026

METRO VANCOUVER HOUSING CORPORATION

Index to Financial Statements

December 31, 2025

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Management Report	
Independent Auditor's Report	
Statement of Financial Position	A
Statement of Operations	B
Statement of Change in Net Debt	C
Statement of Cash Flows	D
Notes to Financial Statements	

METRO VANCOUVER HOUSING CORPORATION

MANAGEMENT REPORT

The Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these statements are management's responsibility. Management is responsible for all the statements and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Metro Vancouver Housing Corporation's Board of Directors is responsible for approving the financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Metro Vancouver Regional District Board.

The external auditor, KPMG LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the *Financial Information Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2025.

On behalf of Metro Vancouver Housing Corporation.

Date: April 24, 2026

Linda Sabatini, Deputy Chief Financial Officer

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Metro Vancouver Housing Corporation

Opinion

We have audited the financial statements of Metro Vancouver Housing Corporation (the "Entity"), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of operations for the year then ended
- the statement of change in net debt for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2025, and its results of operations, its changes in net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

METRO VANCOUVER HOUSING CORPORATION

Exhibit A

Statement of Financial Position

As at December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Accounts receivable (note 4)	$ 7,553,907	$ 2,579,858
Due from Metro Vancouver Regional District	61,668,039	39,723,446
	69,221,946	42,303,304
Liabilities		
Accounts payable and accrued liabilities (note 5)	25,942,563	18,227,035
Deferred revenue and refundable deposits (note 6)	24,996,724	15,026,258
Asset retirement obligations (note 7)	15,056,506	14,241,884
Mortgages and loans payable (note 8)	110,428,656	80,536,819
	176,424,449	128,031,996
Net Debt	(107,202,503)	(85,728,692)
Non-Financial Assets		
Tangible capital assets (note 9)	347,424,139	238,263,587
Prepaid land leases (note 10)	4,283,103	4,477,902
Prepaid expenses	3,169,906	2,309,667
	354,877,148	245,051,156
Accumulated surplus (note 12)	**$ 247,674,645**	**$ 159,322,464**

Contractual obligations (note 13)
Contingencies (note 14)
Subsequent events (note 18)

The accompanying notes are an integral part of these financial statements.

_____ Director

_____ Director

METRO VANCOUVER HOUSING CORPORATION

Exhibit B

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 16)	2025 Actual	2024 Actual
Revenues			
Property rental	$ 44,550,003	$ 48,408,996	$ 46,216,584
Contributions:			
Grants and other contributions (note 11)	140,631,721	76,178,477	8,369,398
Interest income	2,129,965	2,952,977	3,654,447
Other revenues	1,023,434	1,617,466	1,074,354
Gain on disposal of tangible capital assets	—	1,590,444	—
	188,335,123	130,748,360	59,314,783
Expenses			
Asset repairs and maintenance	26,316,896	15,793,170	13,372,345
Amortization of tangible assets and prepaid land leases	2,019,335	2,468,325	2,022,624
Utilities, permits, and taxes	5,582,785	4,885,369	4,389,788
Salaries and benefits	8,732,652	8,400,609	7,618,182
Interest expenses	4,184,303	5,094,713	2,788,657
Corporate costs (note 15)	2,886,688	2,876,642	2,704,562
Consulting, contracted, and professional services	1,767,808	1,027,345	1,047,871
Other	1,238,261	1,722,172	1,622,713
Materials and supplies	264,491	127,834	203,437
	52,993,219	42,396,179	35,770,179
Annual surplus	135,341,904	88,352,181	23,544,604
Accumulated surplus, beginning of year	159,322,464	159,322,464	135,777,860
Accumulated surplus, end of year	**$ 294,664,368**	**$ 247,674,645**	**$ 159,322,464**

The accompanying notes are an integral part of these financial statements.

METRO VANCOUVER HOUSING CORPORATION

Exhibit C

Statement of Change in Net Debt

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 16)	2025 Actual	2024 Actual
Annual surplus	$ 135,341,904	$ 88,352,181	$ 23,544,604
Change in tangible capital assets			
Acquisition of tangible capital assets	(186,156,000)	(118,143,633)	(75,115,279)
Amortization of tangible capital assets	2,019,335	2,273,526	1,827,825
Loss (gain) on disposal of tangible capital assets	—	(1,590,445)	134,520
Proceeds on disposal of tangible capital assets	—	8,300,000	—
	(184,136,665)	(109,160,552)	(73,152,934)
Change in other non-financial assets			
Payment of prepaid expenses	—	(3,169,906)	(2,309,667)
Use of prepaid expenses	—	2,309,667	1,079,128
Amortization of prepaid land leases	—	194,799	194,799
	—	(665,440)	(1,035,740)
Change in net debt	(48,794,761)	(21,473,811)	(50,644,070)
Net debt, beginning of year	(85,728,692)	(85,728,692)	(35,084,622)
Net debt, end of year	**$ (134,523,453)**	**$ (107,202,503)**	**$ (85,728,692)**

The accompanying notes are an integral part of these financial statements.

METRO VANCOUVER HOUSING CORPORATION

Exhibit D

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating transactions:		
Annual surplus	$ 88,352,181	$ 23,544,604
Items not involving cash		
Amortization of tangible capital assets	2,273,526	1,827,825
Amortization of prepaid land leases	194,799	194,799
Loss (gain) on disposal of tangible capital assets	(1,590,445)	134,520
Loss from settlement of asset retirement obligations	—	88,135
Settlement of asset retirement obligations	—	(189,020)
Accretion on asset retirement obligations	615,257	574,049
Change in non-cash assets and liabilities		
Accounts receivable	(4,974,049)	(884,979)
Accounts payable and accrued liabilities	7,715,528	6,801,623
Deferred revenue and refundable deposits	9,970,466	(245,797)
Prepaid expenses	(860,239)	(1,230,539)
Net change in cash from operating transactions	101,697,024	30,615,220
Capital transactions:		
Proceeds on sale of tangible capital assets	8,300,000	—
Acquisition of tangible capital assets with cash (note 17(a))	(117,944,268)	(71,286,870)
Net change in cash from capital transactions	(109,644,268)	(71,286,870)
Financing transactions:		
Due from Metro Vancouver Regional District	(21,944,593)	7,507,736
Proceeds of mortgages and loans	33,537,273	36,742,461
Principal repayments on mortgages and loans	(3,645,436)	(3,578,547)
Net change in cash from financing transactions	7,947,244	40,671,650
Net change in cash and cash equivalents	—	—
Cash and cash equivalents, beginning of year	—	—
Cash and cash equivalents, end of year	**$ —**	**$ —**

Supplementary cash flow information (note 17)

The accompanying notes are an integral part of these financial statements.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 1

Year ended December 31, 2025

1. Significant Accounting Policies

The Metro Vancouver Housing Corporation ("MVHC" or the "Corporation") is a wholly-owned subsidiary of the Metro Vancouver Regional District ("MVRD") (note 15). The MVHC is incorporated under the Business Corporations Act (British Columbia) as a not-for-profit corporation for the purpose of supplying public rental accommodation, and is exempt from income taxes.

The Corporation's financial statements are prepared by management in accordance with Canadian public sector accounting standards. Significant accounting policies adopted by the MVHC are as follows:

Basis of Accounting

The Corporation follows the accrual method of accounting for revenues and expenses. Revenues are recognized based on the revenue recognition policy (note 1). Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the legal obligation to pay.

Government Transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the statement of operations as the stipulations are met and the liability is settled.

When the Corporation is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

Deferred Revenue and Refundable Deposits

Deferred revenues represent tenant security deposits, restricted contributions and revenues, rental income, and grants which have been collected, but which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the Corporation satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor or when the Corporation has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 2

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Interest Income

Interest income is reported as revenue in the period earned if unrestricted. When required, based on external requirements, interest income earned on deferred revenue and refundable deposits is added to and forms part of the deferred revenue and refundable deposit balance.

Cash and Investments

In order to improve cash management, the MVRD holds cash and investment transactions in pooled accounts on behalf of its four legal entities: the Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. The Corporation's cash is therefore presented as due from MVRD. Investments held by the MVRD consist of government bonds issued by the federal and provincial governments of Canada, Municipal Finance Authority of British Columbia ("MFA") pooled investment funds, MFA money market fund, MFA government ultra-short bond, guaranteed investment certificates, and term deposits. Interest earned on the Corporation's fund balances is included in the amount owing from MVRD and is recorded as interest income in the statement of operations.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 3

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Financial Instruments

The Corporation's financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities, mortgages and loans payable, and amounts due to or from the MVRD. Cash and cash equivalents are pooled with all entities held by the MVRD. Accounts receivable are recorded at cost less any amount for valuation allowance. All debt and other financial liabilities are recorded using cost or amortized cost. Interest attributable to financial instruments are reported in the statement of operations.

The classification of financial instruments is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. All financial assets are assessed for impairment on an annual basis and any such impairment is recorded in the statement of operations. A write-down of a financial asset to reflect a loss in value is not reversed for a subsequent increase in value.

Employee Future Benefits

Employees who provide services for MVHC are employees of the MVRD. Employee related costs are allocated by the MVRD to MVHC based on services rendered. These costs are shown as expenses in the financial statements.

Post-employment benefits of the MVRD, including accumulated banked sick and vacation pay, retirement severance, and Worker's Compensation top-up benefits for employees pursuant to certain policies and union agreements, are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is allocated to MVHC for employees who provide services for MVHC based on projected benefits as the employees render services necessary to earn the future benefits.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 4

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Liability for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied; an environmental standard exists; contamination exceeds the standard; MVHC is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. MVHC has not identified any contaminated sites and therefore, amount reported in accounts payable and accrued liabilities (note 5) is $nil (2024 - $nil).

Asset Retirement Obligations

Asset Retirement Obligations (AROs) are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
b) The past transaction or event giving rise to the liability had occurred;
c) It is expected that future economic benefits will be given up; and
d) A reasonable estimate of the amount can be made.

The ARO liability is initially recorded based on the best estimate of the expenditure required to retire the ARO obligation determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This ARO liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing or amount required to settle the obligation or the discount rate. The changes in the AROs for the passage of time are recorded as accretion expense in the statement of operations and all other changes are adjusted to the carrying value of the tangible capital asset. This cost is amortized on the same basis as the amortization of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 5

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, including asset retirement costs that are capitalized as part of the carrying amount of the related tangible capital asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Lives - Years
Buildings	
Buildings	25-65
Furniture and fixtures	6-10

1) Annual amortization:
Annual amortization begins when the asset is put into service and is expensed over its useful lives. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is available for use.

2) Interest capitalization:
The Corporation does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

3) Impairment of tangible capital assets
Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to provide goods and services or when the value of the future economic benefits associated with the asset is less than the book value of the asset.

Prepaid Land Leases

Prepaid land leases are recorded at the prepaid amount less accumulated amortization. Prepaid land leases are amortized on a straight-line basis over the lease term. Upon expiration of the lease contract, the property will revert to the lessor or the lease will be renegotiated.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 6

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Revenue Recognition

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the Corporation satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Revenues from transactions without performance obligations are recognized at realizable value when the Corporation has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Property rental revenue is recognized over the rental period once the tenant commences occupancy, rent is due and collection is assured. Annual property rental increases are based on rates established by provincial tenancy legislation. Contributions from Canada Mortgage and Housing Corporation ("CMHC") and BC Housing Management Commission ("BCHMC") are based on provisions set in agreements and outlined in note 3. Other revenues are recognized as revenue at a point in time or over time.

Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Areas requiring the use of management's judgment and estimation relate to the determination of contaminated sites liabilities, amounts to settle and expected timing of asset retirement obligations, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

2. Financial Risk Management

Based on the financial instruments held, the Corporation is potentially exposed to credit risk, market risk, interest rate risk, and liquidity risk.

a. Credit risk

Credit Risk is moderate and related to the possibility of failure to collect from another party, encompassed of accounts receivable and due from MVRD. The risk exposure is limited to their carrying amounts at the date of the statement of financial position. The Corporation's accounts receivable mainly consists of receivables from rental operations of affordable housing units and grants and contributions receivable related to housing development projects. To mitigate credit risk, the Corporation regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, there are no amounts deemed uncollectible (2024 - $nil). The amounts due from MVRD are subject to market, interest rate, liquidity, and foreign exchange risks as detailed below. There has been no change to the credit risk exposure from 2024.

b. Market risk and interest risk

Market risks and interest rate risks encompasses cash and cash equivalents, investments, and debt instruments. All cash and cash equivalents and investments are pooled by the MVRD and therefore an inherent risk exists related to the consolidated pooled funds held by MVRD. To mitigate this risk, the MVRD closely monitors the Bank of Canada rates and reviews inflationary impacts. The MVRD's cash and cash equivalents are deposited in high-interest savings accounts at federally regulated banks. The MVRD follows the MVRD Board approved investment policy and legislative requirements for the management of its investments, which requires low risk investment products, such as fixed income securities, government bonds, MFA pooled investment funds, MFA money market fund, and MFA government ultra-short bonds. Sales and purchases of investments are recorded on the trade date. To mitigate risks, the investment portfolio is managed regularly through cash forecasts and investments are made into low credit risk rating bonds and pools. The Corporation's exposure to interest rate risk in relation to debt instruments is limited to debt and temporary financing. The risk applies to debt when amortization periods exceed the initial locked-in term. Temporary financing is subject to daily floating rates, which can result in variability over the course of a short-term period. Interest rate risk related to debt instruments is managed through budget and cash forecasts. Interest rates have decreased slightly during the year, which primarily affects interest rate costs for new and refinanced debt and temporary borrowing, as well as, interest earnings on investments. There are no significant impacts to operating results from changes in interest rate that are reasonably possible as of year-end. With more reliance on debt instruments to fund housing development projects and with the global volatility, the Corporation's market and interest rate exposure has increased from 2024.

2. Financial Risk Management (continued)

c. Liquidity risk

Liquidity risk is low and mitigated by regular monitoring of cash flows and forecasts. The Corporation has pooled accounts with the MVRD and its other entities. All cash and cash equivalents are held in federally and provincially regulated banks. To meet financial obligations and mitigate liquidity risk a minimum of 25% of the pooled portfolio held by the MVRD is held in highly liquid cash in high interest savings accounts. There has been no change to the liquidity risk exposure from 2024.

d. Foreign exchange risk

Foreign exchange risk is low. The Corporation has pooled accounts with the MVRD and its other entities. MVRD has not entered into any agreements or purchased any foreign currency hedging arrangements to hedge possible currency risks, as management believes that the foreign exchange risk derived from currency conversions is not significant. The foreign currency financial instruments are short-term in nature and do not give rise to significant foreign currency risk. There has been no change to the foreign exchange risk exposure from 2024.

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

3. Senior Government Assistance

BCHMC is the administrator and provides the related government assistance for all of MVHC's Federal programs and Provincial operating agreements (HOMES BC, Seniors' Supportive Housing Program ("Seniors"), and Investment in Housing Innovation properties).

4. Accounts Receivable

	2025	2024
Housing property rental receivable	$ 43,091	$ 423,063
Grants and other contributions receivable	4,118,272	—
User fees, recoveries, and other receivable	3,392,544	2,156,795
	$ 7,553,907	$ 2,579,858

5. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable and accrued liabilities	$ 14,432,834	$ 11,236,081
Construction holdbacks	9,727,124	6,920,017
Accrued interest on mortgages and debt	1,782,605	70,937
	$ 25,942,563	$ 18,227,035

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

6. Deferred Revenue and Refundable Deposits

Deferred revenue and refundable deposits consist of the following:

	2025	2024
Externally restricted funds for programs under BCHMC and CMHC Agreements (a)		
i) Rental operations	$ 54,817	$ 52,889
ii) Replacement provisions	6,803,638	6,112,734
iii) Retrofit projects	9,360,000	5,600,000
	16,218,455	11,765,623
MVHC tenant security deposits	2,467,042	2,326,078
Rent and subsidies received in advance	111,227	484,557
Government grants received in advance (b)	6,200,000	450,000
Total	$ 24,996,724	$ 15,026,258

Continuity of deferred revenue and refundable deposits is as follows:

	2025	2024
Balance, beginning of year	$ 15,026,258	$ 15,272,055
Contributions received	13,142,783	667,288
Contributions earned	(2,939,951)	(1,087,135)
Change in security deposits and prepaid rents	(232,366)	174,050
Change in deferred revenue and refundable deposits	9,970,466	(245,797)
Balance, end of year	$ 24,996,724	$ 15,026,258

(a) Amounts received under the following programs have been recorded as deferred revenue:

i. Rental Operations: Under operating agreements entered into with CMHC and administered by BCHMC (HOMES BC, Seniors, and Investment in Housing Innovation properties), a portion of the funds received from rental operations are restricted and can only be used by MVHC according to the terms of the agreements. Restricted amounts are recorded as deferred revenue and are recognized when expenditures exceed revenue in the program.

ii. Replacement Projects: Under operating agreements entered into with CMHC and administered by BCHMC (HOMES BC, Seniors, and Investment in Housing Innovation properties), a portion of the funds received from rental operations are restricted for the replacement of equipment and specified building components. These funds are deferred until spent on approved items.

6. Deferred Revenue and Refundable Deposits (continued)

iii. Retrofit Projects: Under agreement entered into with CMHC and in connection with the National Housing Co-Investment Fund, $5.6 million of funds received in 2023 were restricted for the repair of 560 affordable housing units (eight projects). In 2025, $3.39 million was recognized as revenue for five projects, with the remaining $2.21 million to be recognized in 2026 as work is completed. Under agreement entered into with CMHC and in connection with the Affordable Housing Fund, $7.15 million received in 2025 are restricted for the repair of 715 affordable housing units (ten projects). These funds are deferred until funds related to the projects have been spent.

(b) Under the Affordable Housing Fund loan agreement entered into with CMHC in 2024 for financing for the Heron's Nest project, $5,750,000 in forgivable loan was received in 2025. In 2025, no amounts have been recognized in revenue and the amount of $5,750,000 is deferred until the government transfer stipulations have been met.

7. Asset Retirement Obligations

The Corporation's AROs consist of costs related to the future remediation of asbestos and lead.

The Corporation owns and operates several buildings and infrastructure assets that are known or assumed to have asbestos and lead, which represent health hazards. Upon demolition of the buildings and infrastructure assets, the Corporation has legal obligations to remove them.

Asset retirement obligations are as follows:

	2025	2024
Balance, beginning of year	$ 14,241,884	$ 9,940,311
Additions	199,365	3,828,409
Disposals	—	(100,885)
Accretion expense	615,257	574,049
Balance, end of year	$ 15,056,506	$ 14,241,884

The liability has been estimated using a present value calculation with a discount rate for 2025 of 4.2% (2024 – 4.2%). The estimated total undiscounted future expenditures are $37,303,695 (2024 – $40,754,233) and the number of years to expected settlement range from 16 to 42 years (2024 – 17 to 43 years).

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

8. Mortgages and Loans Payable

The current MVHC mortgages are financed through financial institutions, other government lenders, such as the CMHC and MVRD. The MVRD mortgage issuance is approved by the Board. There are currently no MVHC borrowings outstanding with the MFA, however to finance through the MFA a security issuing bylaw would be issued. Properties funded by mortgages and construction financing are collateralized by a first priority mortgage, a general assignment of rents, and the benefit of all covenants and agreements included in any lease and loan agreements. The MVHC also entered into construction loan agreements with BCHMC for financing of redevelopment projects.

Mortgages and loans payable are comprised of the following.

	2025	2024
Construction financing payable (a)	$ 70,279,734	$ 36,742,461
Mortgages payable to CMHC and financial institutions (b)	34,665,238	37,387,091
Loans payable to MVRD (c)	5,483,684	6,407,267
	$ 110,428,656	$ 80,536,819

a) Construction financing payable to BCHMC and CMHC have varying repayment terms in 2026 with a variable interest rate.

i. In 2022, MVHC entered into a demand non-revolving construction loan agreement with BCHMC for financing of the Kingston Gardens redevelopment project located in Surrey, BC. The maximum approved construction loan amount is $44,642,752. Interest payable on the loan will be calculated based on variable rate of not more than the Royal Bank of Canada Prime Rate plus 1.00% compounded monthly, not in advance. As of December 31 2025, $27,957,184 (2024 - $23,299,246) has been used to fund the project.

ii. In 2023 MVHC entered into a construction loan agreement with BCHMC for funding for the Salal Landing Project, a 63 unit multi-family project located in Port Coquitlam, BC. This project is financed by a repayable loan with the maximum approved of $20,305,079. As of December 31 2025, $16,938,945 (2024 - $13,443,215) has been used to fund the project.

iii. In 2023 MVHC entered into a construction loan agreement with CMHC for the Heather Place B Project, a 87 unit rental housing project located in Vancouver, BC. This project is financed by a repayable loan with the maximum approved of $26,146,128. As of December 31 2025, $25,383,605 (2024 - $nil) has been used to fund the project.

b) Mortgages payable includes varying maturities up to 2055 with interest rates ranging from 1.44% to 4.87%.

c) MVHC's loans for Cedarwood, Crown Manor, Earle Adams, Euclid Square, Grandview Gardens, Kelly Court, Manor House, Regal Hotel and Semlin Terrace are financed through the MVRD at MVRD's internal variable rate which was 3.90% in 2025 (2024 - 4.10%). Financing arrangements are approved through the Boards of MVRD and MVHC and renewed every 5 years. There are no charges or liens on these properties.

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

8. Mortgages and Loans Payable (continued)

Rental Property	Financed by	Interest Rate - %	Renewal Date	Expected Maturity Date	2025	2024
Redevelopment Projects:						
Kingston Gardens	BCHMC	Variable	—	April 30, 2026	$ 27,957,184	$23,299,246
Salal Landing	BCHMC	Variable	—	September 30, 2026	16,938,945	13,443,215
Heather Place B	CMHC	3.61	—	April 30, 2026	25,383,605	—
Total Redevelopment projects					70,279,734	36,742,461
Investment in Housing Innovation Projects:						
Heather Place A	Other	1.44	December 1, 2030	December 1, 2055	11,814,076	12,126,985
Total Investment in Housing Innovation projects					11,814,076	12,126,985
Seniors projects:						
Alderwood Place	CHMC	2.55	—	July 1, 2027	443,412	714,481
Cedarwood Place	MVRD	3.90	July 1, 2029	July 1, 2038	2,683,165	2,889,565
Total Seniors projects					3,126,577	3,604,046
HOMES BC projects:						
Chateau de Ville	Other	4.87	July 1, 2027	July 1, 2035	5,253,913	5,679,570
Claude Douglas	Other	2.56	November 1, 2029	November 1, 2036	1,418,583	1,529,899
Fraserwood	Other	1.44	December 1, 2030	December 1, 2035	2,262,266	2,471,160
Inlet Centre Residences	Other	1.58	October 1, 2030	October 1, 2038	4,069,548	4,353,453
Maplewood	Other	2.62	May 1, 2027	May 1, 2037	1,811,955	1,946,491
Odlinwood	Other	2.03	August 1, 2026	August 1, 2036	3,293,813	3,567,761
Total HOMES BC projects					18,110,078	19,548,334
MVHC projects:						
Crown Manor	MVRD	3.90	July 15, 2029	July 15, 2038	494,511	533,185
Earle Adams Village	MVRD	3.90	—	June 1, 2027	530,149	795,223
Euclid Square	MVRD	3.90	—	June 1, 2027	155,729	233,594
Grandview Gardens	MVRD	3.90	—	June 1, 2027	111,140	166,710
Kelly Court	MVRD	3.90	—	June 1, 2027	220,555	330,833
Manor House	MVRD	3.90	March 15, 2029	March 15, 2038	829,630	894,277
Meridian Village	Other	2.46	September 1, 2026	July 1, 2031	2,689,949	3,134,154
Minato West	Other	2.22	—	October 1, 2031	1,607,723	1,863,136
Regal Place Hotel	MVRD	3.90	March 15, 2029	March 15, 2038	294,559	317,511
Semlin Terrace	MVRD	3.90	—	June 1, 2027	164,246	246,369
Total MVHC projects					7,098,191	8,514,992
Total mortgages and loans payable					$110,428,656	$80,536,818

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

8. Mortgages and Loans Payable (continued)

Mortgages and loans outstanding are expected to be renegotiated on a long-term basis. Based on the expectation that the loans will be renewed or extended at their contractual maturity dates, principal payments due within the next five years and thereafter are as follows:

	Payments for Construction Financing	Payments for Mortgages	Payments for MVRD Loans	Total Payments
2026	$ 70,279,734	$ 2,743,519	$ 923,583	$ 73,946,836
2027	—	2,562,547	923,582	3,486,129
2028	—	2,450,003	332,673	2,782,676
2029	—	2,535,255	332,674	2,867,929
2030	—	2,624,090	332,675	2,956,765
Thereafter	—	21,749,824	2,638,497	24,388,321
Total	$ 70,279,734	$ 34,665,238	$ 5,483,684	$ 110,428,656

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

9. Tangible Capital Assets

Year ended December 31, 2025

	Cost				Accumulated Amortization				Net Book Value December 31, 2025
	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025	Balance at December 31, 2024	Disposals	Amortization Expense	Balance at December 31, 2025	
Land	$ 52,274,381	$ —	$ (249,363)	$ 52,025,018	$ —	$ —	$ —	$ —	$ 52,025,018
Buildings	235,206,956	93,572,881	(6,475,677)	322,304,160	179,602,805	(27,140)	1,818,495	181,394,160	140,910,000
Furniture & fixtures	6,393,376	536,933	(371,853)	6,558,456	4,800,345	(360,198)	455,031	4,895,178	1,663,278
Construction in progress	128,792,024	24,033,819	—	152,825,843	—	—	—	—	152,825,843
	$ 422,666,737	**$118,143,633**	**$ (7,096,893)**	**$ 533,713,477**	**$184,403,150**	**$ (387,338)**	**$ 2,273,526**	**$ 186,289,338**	**$ 347,424,139**

Additions related to asset retirement costs were $199,365 (2024- $3.8 million).
The net book value of disposals and write-offs were $6.7 million in 2025 (2024 - $134,520).
In 2025, there were no tangible capital assets contributed to the Corporation (2024 - $nil).

Year ended December 31, 2024

	Cost				Accumulated Amortization				Net Book Value December 31, 2024
	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024	Balance at December 31, 2023	Disposals	Amortization Expense	Balance at December 31, 2024	
Land	$ 52,274,381	$ —	$ —	$ 52,274,381	$ —	$ —	$ —	$ —	$ 52,274,381
Buildings	233,201,353	3,828,409	(1,822,806)	235,206,956	180,006,418	(1,729,574)	1,325,961	179,602,805	55,604,151
Furniture & fixtures	6,511,458	374,675	(492,757)	6,393,376	4,749,950	(451,469)	501,864	4,800,345	1,593,031
Construction in progress	57,879,829	70,912,195	—	128,792,024	—	—	—	—	128,792,024
	$ 349,867,021	**$ 75,115,279**	**$ (2,315,563)**	**$ 422,666,737**	**$184,756,368**	**$ (2,181,043)**	**$ 1,827,825**	**$ 184,403,150**	**$ 238,263,587**

10. Prepaid Land Leases

	2025	2024
Balance, beginning of year	$ 4,477,902	$ 4,672,701
Amortization	(194,799)	(194,799)
Balance, end of year	$ 4,283,103	$ 4,477,902

The lease terms for the properties are as follows:

Asset	Lease Expiry Dates	Initial Lease Term
Buildings		
Habitat Villa	February 2029	50
Walnut Gardens	May 2026	42
Other prepaid land leases	May 2036 to June 2062	60

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

11. Grants and Other Contributions

	2025	2024
Grants and contributions for capital housing development		
MVRD (a)	$ 24,098,897	$ —
Federal Crown corporations	4,129,194	—
Provincial Crown corporations	20,998,011	—
Member jurisdictions of MVRD	22,946,058	—
Other	754,635	7,024,437
	72,926,795	7,024,437
Grants and contributions for property rental operations		
Federal Crown corporations	1,890,000	—
Provincial Crown corporations	1,361,682	1,344,961
0	3,251,682	1,344,961
	$ 76,178,477	$ 8,369,398

(a) Amounts recognized as grant and other contributions from MVRD are as follows:

i. The MVRD maintains the Housing planning and policy development reserve for financing of the development of housing projects. During 2025, the Corporation recognized total grant revenue of $19,708,577 (2024 - $nil) from MVRD as expenditures were incurred for the 3 new development projects: Heron's Nest, The Steller, and Riverside Drive.

ii. The MVRD allocated a grant amount for Metro Vancouver non-market housing development from the grant received from the Province under the Growing Communities fund in 2023. During 2025, the Corporation recognized total grant revenue of $4,390,320 (2024 - $nil) for the redevelopment project for Malaspina Village.

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

12. Accumulated Surplus

Accumulated surplus consists of authorized and issued 2,000 common shares with a par value of $1 per share and individual fund surplus and reserves as follows:

	2025	2024
Reserves	$ 65,227,071	$ 57,614,438
Capital fund	(54,549,909)	(56,020,742)
Investment in tangible capital assets	236,995,483	157,726,768
Share capital	2,000	2,000
	$ 247,674,645	$ 159,322,464

Continuity of reserves is as follows:

	Operating	Capital Development	Capital Replacement	2025	2024
Balance, beginning	$ 10,403,919	$ 24,531,574	$ 22,678,945	$ 57,614,438	$ 58,587,044
Interest	409,023	1,051,548	753,470	2,214,041	2,699,488
Contribution to operations	—	—	(4,615,223)	(4,615,223)	(6,859,709)
Contribution to capital	—	4,958,888	(6,361,926)	(1,403,038)	(10,614,895)
Annual operating surplus	11,416,853	—	—	11,416,853	13,802,510
	$ 22,229,795	$ 30,542,010	$ 12,455,266	$ 65,227,071	$ 57,614,438

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

12. Accumulated Surplus (continued)

Capital fund balance represents the expected level of funding required for capital expenditures.

Capital fund balance is calculated as follows:

	2025	2024
Capital Fund Balance, beginning of year	$ (56,020,742)	$ (40,548,932)
Revenues		
Grants and other contributions	72,926,796	7,024,437
Loss (gain) on disposal of tangible capital assets	1,590,445	(134,520)
Loss from settlement of asset retirement obligations	—	(88,135)
	74,517,241	6,801,782
Expenses		
Amortization of tangible capital assets	(2,273,526)	(1,827,825)
Accretion on asset retirement obligations	(615,257)	(574,049)
	(2,888,783)	(2,401,874)
Non-financial assets transactions		
Acquisition of tangible capital assets	(118,143,633)	(75,115,279)
Disposal of tangible capital assets	6,709,555	134,520
Amortization of tangible capital assets	2,273,526	1,827,825
Amortization of prepaid land leases	(194,799)	(194,799)
	(109,355,351)	(73,347,733)
Financing		
Proceeds of mortgages and loans	33,537,273	36,742,461
Contribution from operating fund	4,257,416	683,054
Contribution from reserves	1,403,037	16,050,500
	39,197,726	53,476,015
Capital Fund Balance, end of year	$ (54,549,909)	$ (56,020,742)

METRO VANCOUVER HOUSING CORPORATION

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Year ended December 31, 2025

12. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2025	2024
Tangible capital assets	$ 347,424,139	$ 238,263,587
Amounts financed by:		
Debt	(110,428,656)	(80,536,819)
	$ 236,995,483	$ 157,726,768

The change in investment in tangible capital assets is as follows:

	2025	2024
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	$ 118,143,633	$ 75,115,279
Amortization of tangible capital assets	(2,273,526)	(1,827,825)
Gain (loss) on disposal of tangible capital assets	1,590,445	(134,520)
Proceeds on disposal of tangible capital assets	(8,300,000)	—
	109,160,552	73,152,934
Less financing of tangible capital assets through debt		
Proceeds of mortgages and loans	33,537,273	36,742,461
Principal repayments on mortgages and loans	(3,645,436)	(3,578,547)
	29,891,837	33,163,914
Change in investment in tangible capital assets	79,268,715	39,989,020
Investment in tangible capital assets, beginning of year	157,726,768	117,737,748
Investment in tangible capital assets, end of year	$ 236,995,483	$ 157,726,768

13. Contractual Obligations

As at December 31, 2025, the Corporation had the following commitments relating to projects in progress.

Authorized and Outstanding Projects	Expended at December 31	Total 2025	Total 2024
$ 768,313,000	$ (241,511,486)	$ 526,801,514	$ 486,551,366

14. Contingencies

Lawsuits

As at December 31, 2025, there were various lawsuits pending against the Corporation arising in the ordinary course of business. The Corporation has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

Self-Insurance Reserve

A self-insurance reserve has been established within the MVRD to cover losses resulting from uninsured liability exposures of the Metro Vancouver Districts, and the MVHC.

Each year a review is undertaken to determine if it would be beneficial to purchase liability insurance. The MVRD, its related Districts, and the MVHC transfer amounts to the reserve depending on the reserve's adequacy to cover retained liability risk.

An estimate is made for all costs of investigating and settlement of claims incurred annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These adjustments are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed by at the time the losses are known and the amounts are reasonably determinable.

BC Homes Repayable Assistance

Under the operating agreements, the cumulative Non-Rent Geared to Income (Non-RGI) assistance is contingently repayable to BCHMC in the event that BCHMC’s unit rent contribution for any unit exceeds the economic or breakeven rent of the units occupied by Non-RGI tenants in any year. MVHC is required to commence repayment of the cumulative Non-RGI assistance on the first day of the fiscal year following the fiscal year in which the preceding event occurs. The balance then bears interest at bank prime and the required monthly payments are set annually based upon the amount by which Non-RGI BCHMC’s unit rent contributions exceed economic rent for these units in the prior year. The estimated total Repayable Assistance at December 31, 2025 is $nil (2024 - $nil). The balance will be reconciled and finalized once BCHMC completes the financial review for the fiscal year ended December 31, 2025.

14. Contingencies (continued)

BCHMC Grant Funding - Heather Place A

In 2018 MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC for funding for the Heather Place Facility located in Vancouver, BC. MVHC received funding in the amounts of $6,685,520 in 2018 and 2019. The loan term is 35 years and is forgivable in the amount of 1/25th of the final balance of $6,685,520 commencing in the 11th year after completion of construction and commencement of operations, which occurred in 2020. Upon commencement of operations of the facility, the amount of funding received was recorded as revenue from government transfer in 2020 as the remaining stipulation of continuing to operate the facility in accordance with the Agreement is not considered to create a liability.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements.

CMHC Grant Funding - Kelly Court

In 2022 MVHC entered into an agreement with the CMHC for funding for the repair of the Kelly Court Facility located in Vancouver, BC, totalling $1,321,824. In 2023, $1,171,038 of the grant was expended and recorded as grant revenue. Stipulations of the grant agreement requires that MVHC maintain the affordability of the building for eligible occupants for a period of 20 years, that the project meets minimum energy efficiency requirements and that there is no default under the funding agreement. Should a breach in the agreement occur, the contribution, in whole or part, would be repayable to CMHC immediately. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements. The work for Kelly Court was completed in 2023 and no additional funds are expected to be received.

14. Contingencies (continued)

BCHMC / CMHC Loan Funding - Kingston Gardens Redevelopment Project

In 2022, MVHC entered into a demand, non-revolving construction loan agreement with BCHMC for financing of the Kingston Gardens redevelopment project located in Surrey, BC. As of December 31, 2025, MVHC received $27,957,184. Amounts drawn from the loan were originally required to be repaid by May 1, 2025; however, MVHC and BCHMC have mutually agreed to an extension of the repayment timeline as the loan close-out process is taking longer than anticipated. The loan repayment is expected to be completed prior to April 30, 2026. The balance of the construction loan will be converted into a mortgage obtained from CMHC's National Housing Co-Investment Fund, which includes a forgivable loan in the amount of $1,454,194.

BCHMC loan Funding - Salal Landing Redevelopment Project

In 2023, MVHC entered into a construction loan agreement with BCHMC for financing of the Salal Landing project, a 63-unit multi-family housing development located in Port Coquitlam, BC. The project is funded by a repayable construction loan with a maximum approved amount of $20,305,079 and a maximum forgivable loan in the amount of $7,925,000. The repayable loan is a demand, non-revolving construction loan that will transition to long-term financing upon project completion. Interest on the repayable loan is calculated at a variable rate during construction and will convert to a fixed rate upon commencement of financing.

The forgivable loan term is 35 years and is forgivable in the amount of 1/25th of the final balance commencing in the 11th year after the commencement date. The loan will continue to be forgiven 1/25th each subsequent year until the loan is fully forgiven. Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

14. Contingencies (continued)

CMHC Loan Funding - Heather Place B Redevelopment Project

In 2023, MVHC entered into a construction loan agreement with CMHC for financing of the Heather Place B Project, an 87-unit rental housing project located in Vancouver, BC. The project is funded through a repayable loan with a maximum approved amount of $26,146,128 and a forgivable loan in the amount of $1,175,000. During 2025, MVHC received $25,383,605 of the repayable loan and the full forgivable loan amount of $1,175,000. The remaining repayable loan balance of $762,523 is expected to be received prior to April 30, 2026. The forgivable loan received in 2025 was recorded as revenue in 2025, as the remaining requirement to operate the facility in accordance with the Agreement is not considered to create a liability. The repayable loan has an amortization period of 50 years and principal repayment will commence upon the project achieving Stabilization, defined as annualized gross income of $2,035,539. Interest on the repayable loan is calculated semi-annually in arrears, commencing on the interest capitalization date or as CMHC may otherwise determine.

The forgivable loan will have an equal portion of the principal amount forgiven on each anniversary of the date that the loan is fully forgiven. The forgivable loan is interest-free until Stabilization is achieved (after 12 months of consecutive gross income exceeding the threshold as defined in the loan agreement) and provided the loan is not in default.

CMHC Loan Funding - Heron's Nest

In 2024, MVHC entered into a construction loan agreement with CMHC for financing of the Heron's Nest, a 115-unit rental housing development project located in Pitt Meadows, BC. The project is funded by a repayable loan with a maximum approved amount of $28,590,024 and a forgivable loan in the amount of $5,750,000. The forgivable loan amount of $5,750,000 was received in March 2025 and recorded as deferred revenue. As at December 31, 2025, MVHC has not yet received any financing from the repayable portion of the loan. The repayable loan has an amortization period of 50 years and principal repayment will commence upon the project achieving Stabilization, defined as annualized gross income of $2,276,968. Interest on the repayable loan is calculated semi-annually in arrears, commencing on the interest capitalization date or as CMHC may otherwise determine.

The forgivable loan will have an equal portion of the principal amount forgiven on each anniversary of the date that the loan is fully forgiven. The forgivable loan is interest-free until Stabilization is achieved (after 12 months of consecutive gross income exceeding the threshold as defined in the loan agreement) and provided the loan is not in default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at up to 5% per annum, compounded semi-annually and not in advance.

14. Contingencies (continued)

BCHMC Grant Funding - Heather Place B

In 2025, MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of Heather Place B, located in Vancouver, BC. MVHC received funding in the amounts of $20,939,411 in 2025. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations, which occurred in 2025. Upon commencement of operations of the facility, the amount of funding received was recorded as revenue in 2025 as the remaining stipulation of continuing to operate the facility in accordance with the Agreement is not considered to create a liability.

Loan forgiveness under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Interest payments will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements.

BCHMC Grant Funding – Heron's Nest

In 2025, MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of Heron's Nest, a 115-unit affordable rental housing project located in Pitt Meadows, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $27,901,317 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Loan forgiveness under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Interest payments will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

14. Contingencies (continued)

BCHMC Grant Funding – The Connection

In 2025, MVHC entered into a forgivable construction loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of The Connection, a 174-unit affordable rental housing project located in Burnaby, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $41,824,822 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

CMHC Loan Funding – The Connection

In 2025, MVHC entered into a construction loan agreement with CMHC for financing of The Connection, a 174-unit affordable rental housing development project located in Burnaby, BC. The project is funded through a repayable loan of $51,832,931 and a forgivable loan of $13,050,000. As at December 31, 2025, MVHC had not yet received any funding from the loan. The repayable loan has a 10-year term and 50-year amortization. Interest is fixed prior to the first advance and calculated semi-annually, not in advance, beginning on the Interest Capitalization Date. Blended principal and interest payments commence upon Stabilization, defined as 12 consecutive months of Total Effective Gross Income of at least $4,014,193, or at the Outside Stabilization Date (24 months after occupancy), whichever occurs first.

The forgivable loan is interest-free unless an Event of Default occurs, in which case CMHC may charge 5% interest. Beginning on each anniversary of the commencement of the forgivable loan term, 5% of the principal amount advanced is forgiven annually, over a 20-year term, subject to compliance with CMHC affordability, accessibility, and energy-efficiency covenants.

14. Contingencies (continued)

BCHMC Grant Funding – The Steller

In 2025, MVHC entered into a forgivable construction loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of The Steller, a 122-unit affordable rental housing project located in Burnaby, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $29,325,450 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

CMHC Loan Funding – The Steller

In 2025, MVHC entered into a construction loan agreement with CMHC for financing of The Steller, a 122-unit affordable rental housing development project located in Burnaby, BC. The project is funded through a repayable loan of $36,725,716 and a forgivable loan of $6,100,000. As at December 31, 2025, MVHC had not yet received any funding from the loan. The repayable loan has a 10-year term and 50-year amortization. Interest is fixed prior to the first advance and calculated semi-annually, not in advance, beginning on the Interest Capitalization Date. Blended principal and interest payments commence upon Stabilization, defined as 12 consecutive months of Total Effective Gross Income of at least $2,571,195, or at the Outside Stabilization Date (24 months after occupancy), whichever occurs first.

The forgivable loan is interest-free unless an Event of Default occurs, in which case CMHC may charge 5% interest. Beginning on each anniversary of the commencement of the forgivable loan term, 5% of the principal amount advanced is forgiven annually, over a 20-year term, subject to compliance with CMHC affordability, accessibility, and energy-efficiency covenants.

14. Contingencies (continued)

MFA Loan Funding – Crown Manor

In 2025, MVRD entered into a demand, non-revolving short-term loan agreement (the "Agreement") with the MFA under Temporary Borrowing Bylaw No. 1397 and Loan Authorization Bylaw No. 1381. The agreement provides for a loan up to $4,280,000 to finance capital renewal of the Crown Manor project.

Advances under the loan are made upon satisfaction of the conditions outlined in the agreement, including submission of required documentation and approvals. Interest is calculated daily on funds advanced at the MFA applicable variable rate, as determined by MFA from time to time. Amounts outstanding, including interest, are payable on demand.

15. Related Party Transactions

The MVRD is a related party to the Corporation, a wholly-owned subsidiary of the MVRD. The Corporation and the MVRD are separate legal entities authorized by separate legislation. MVHC is a non-profit corporation, incorporated under the Business Corporations Act (British Columbia). MVRD is a local government established under the Local Government Act of British Columbia. During the year, the Corporation recognized $24,098,897 (2024 - $nil) of grants and other contributions from MVRD (note 11) and recorded corporate cost of $2,876,642 (2024 - $2,704,562) allocated from MVRD for corporate services and administration.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 28

Year ended December 31, 2025

16. Budget Information

The annual budget presented in these financial statements is based upon the 2025 operating and capital budgets approved by the Corporation's Board in November 2024. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved budget to the budget figures reported in these financial statements. Capital expenditures of $186,156,000 were included in the Capital Budget approved by the Board.

	2025 Budget	2024 Budget
Budgeted annual surplus per Exhibit B	$ 135,341,904	$ 73,970,542
Items not included in the operating budget		
Amortization of tangible capital assets and prepaid land leases	2,019,335	1,899,898
Accretion on asset retirement obligation	598,159	417,493
Reserve interest	(2,049,590)	(1,128,362)
Development grant	(139,101,000)	(73,765,235)
Items included in the budget but not in financial statements		
Debt principal payments	(5,403,452)	(4,329,792)
Transfers to reserves	8,594,644	2,935,456
Annual surplus per approved budget	$ —	$ —

17. Supplementary Cash Flow Information

The following non-cash transactions related to the increase to asset retirement costs, PS 3280 Asset Retirement Obligations, are excluded from the statement of cash flows.

	2025	2024
Asset retirement cost (a)	$ 199,365	$ 3,828,409
Increase to asset retirement obligations	(199,365)	(3,828,409)
	$ —	$ —

(a) Assets acquired through other non-cash transactions are excluded from the acquisition of tangible capital assets with cash on the statement of cash flows.

	2025	2024
Acquisition of tangible capital assets with cash	$ 117,944,268	$ 71,286,870
Asset retirement cost	199,365	3,828,409
Tangible capital asset additions (note 9)	$ 118,143,633	$ 75,115,279

18. Subsequent Events

a. MFA Short-term Loan Funding - The Le Chateau Project

On January 9, 2026, the MVRD, on behalf of the Corporation, entered into a demand, non-revolving loan agreement with MFA for The Le Chateau project. The agreement provides for a non-revolving loan of $5,038,000, subject to a variable interest rate.

b. CMHC loan funding - The Crown Manor Project

On February 9, 2026, the Corporation entered into a retrofit funding loan agreement with CMHC for The Crown Manor project. The agreement includes a forgivable portion of $2,465,000 and a repayable portion of $617,687. The repayable portion is subject to an interest rate of up to 6.43%.

c. CMHC loan funding - The Le Chateau Project

On March 4, 2026, the Corporation entered into a retrofit funding loan agreement with CMHC for The Le Chateau project. The agreement includes a forgivable portion of $2,040,000 and a repayable portion of $524,536. The repayable portion is subject to an interest rate of up to 11.21%.

19. Comparative Figures

Certain comparative figures have been reclassified to conform to the presentation of the current year. These reclassifications had no impact on prior year annual surplus.

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NOTICE OF PUBLIC PRESENTATION

Notice is hereby given that the 2025 Audited Financial Statements for the Metro Vancouver Regional District, the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and the Metro Vancouver Housing Corporation (operating as Metro Vancouver) will be presented at the Board meeting of each district to be held on Friday, April 24, 2026 at 9:00 am, in the Boardroom on the 28th floor of 4515 Central Boulevard, Burnaby, B.C.

The draft Audited Financial Statements will be available at **metrovancouver.org** for public inspection.



Metro Vancouver

2025 Annual Financial Results and Audited Financial Statements

Linda Sabatini
Deputy CFO, Financial Services

Performance and Audit Committee – April 17, 2026

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METRO VANCOUVER

2025 Annual Financial Results and Audited Financial Statements

- Financial Position – Key Indicators
- Comparison of Financial Statement Surplus to Operating Budget Surplus
- Operating Results
- Capital Program

2

Audited Financial Statements

4 Key Indicators

- Financial Assets
- Liabilities and Debt
- Non-Financial Assets
- Accumulated Surplus ("Equity")

Condensed Consolidated Statement of Financial Position
As at December 31, 2025

(in thousands of dollars)	2025 Actual
Cash, cash equivalents, and investments	$ 927,787
Other financial assets	470,152
Total Financial Assets	1,397,939
Liabilities	1,314,892
Debt, net of TransLink and member jurisdictions	2,492,555
Total Liabilities and Debt	3,807,447
Net Debt	(2,409,508)
Non-Financial Assets	10,425,284
2025 Accumulated Surplus ("Equity")	**$ 8,015,776**

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FINANCIAL ASSETS

- Mainly cash, investments, and receivables
- Reserves $678M and DCC/grants funding received and deferred $546M
- Good cash and liquidity position
  - Current ratio 3.2:1
  - Operating reserves 13.7% of revenue

Metro Vancouver Liquidity Indicators ($ millions)

	2021	2022	2023	2024	2025
Current Ratio	3.2 to 1	2.7 to 1	2.5 to 1	2.4 to 1	3.2 to 1
Operating Reserves / Revenue	11.6%	14.5%	14.2%	12.8%	13.7%



Financial Assets

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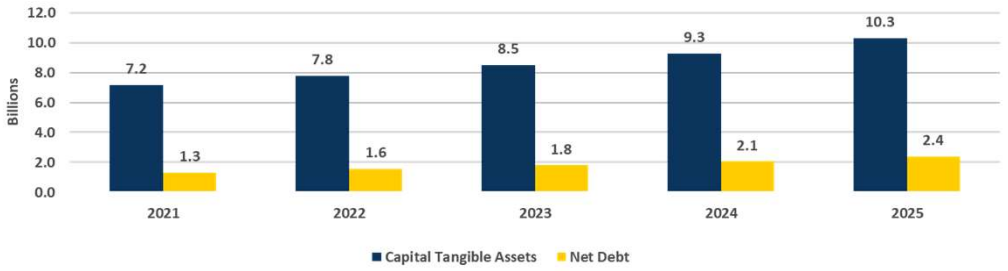
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INVESTMENT IN INFRASTRUCTURE

- Capital spend $1.2B, 68% of $1.8B
- Non-financial assets increased by $1.1B.
- Net debt position increased by $357M
- Tangible capital assets (TCA) are growing faster than debt
- Result of pay-as-you-go, DCC, and grant funding
- Debt servicing ratio is 18%, below policy maximum of 40%

Metro Vancouver Capital Assets and Net Debt
(net of TransLink and Member Jurisdictions)
($ billions)

	2021	2022	2023	2024	2025
TCA and Other Non-Financial Assets	$ 7.2	$ 7.8	$ 8.5	$ 9.3	$ 10.4
Net Debt	$ 1.3	$ 1.6	$ 1.8	$ 2.0	$ 2.4
Accumulated Surplus ("Equity")	$ 5.9	$ 6.2	$ 6.7	$ 7.3	$ 8.0



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COMPARISON OF FINANCIAL STATEMENT SURPLUS TO OPERATING BUDGET SURPLUS

Key Items

- Annual Surplus per Financial Statements (PSAS)
- PSAS Items
- Annual Operating Surplus based on Budget

PSAS Surplus to Operating Budget Surplus
For the year ended December 31, 2025
(in thousands of dollars)

	Budget	2025 Actual
Revenue	$ 1,716,231	$ 1,737,650
Expenses	(998,345)	(984,911)
Annual Surplus per Financial Statements (PSAS)	**$ 717,886**	**$ 752,739**
Items in operating budget but not in PSAS		
Contributions to capital	(428,232)	(428,232)
Payments on long-term debt	(159,163)	(157,405)
Transfers to (from) reserves	7,368	25,194
Items in PSAS but not in annual operating budget		
Amortization of capital assets	111,560	116,114
Accretion expense on ARO	2,582	2,671
Sinking fund and debt retirement income	(26,469)	(28,328)
Capital revenue, grants and DCCs	(213,172)	(212,509)
Reserve fund interest	(12,360)	(22,821)
Corporate program surplus to reserves	-	(8,609)
	(717,886)	(713,925)
Annual Operating Surplus based on Budget	-	**$ 38,814**

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OPERATING RESULTS

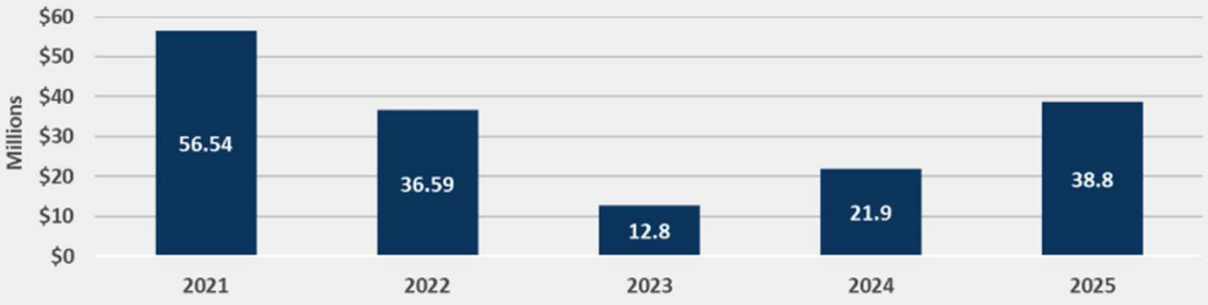
Surplus: $38.8M

(In millions)	Budget	Actual	Variance
Greater Vancouver Water District	$ —	$ (1.6)	$ (1.6)
Greater Vancouver Sewerage and Drainage District			
Liquid Waste Services	—	(0.5)	(0.5)
Solid Waste Services	—	19.8	19.8
Metro Vancouver Housing Corporation	—	9.7	9.7
Metro Vancouver Regional District	—	11.4	11.4
Total	**$ —**	**$ 38.8**	**$ 38.8**

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2025 OPERATING PROGRAM

- $38.8M surplus (2.6% of $1.5B budget)
- Higher than previous due to sale of land, timing of recruitment, project delays, and cost efficiency efforts made
- Per policy, surplus/deficit transferred to reserves for applicable entities.



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CAPITAL PROGRAM

- Capital expenditures: $1.2B
  (68% of the $1.8B capital cash flow)

	2021	2022	2023	2024	2025
% of annual cash flow	47%	52%	59%	62%	68%

(In millions)	Annual Capital Cash Flow	Year-to-date Actual Expenditures	Year-to-date Variance
Water Services	$ 484.5	$ 438.1	$ 46.4
Liquid Waste Services	1,010.4	615.4	395.0
Solid Waste Services	42.7	16.7	26.0
Housing	186.2	113.7	72.5
Regional Parks	44.4	15.5	28.9
Total	$ 1,768.2	$ 1,199.3	$ 568.8

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Questions

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

From: Linda Sabatini, Deputy Chief Financial Officer, Financial Services

Date: April 10, 2026 Meeting Date: April 17, 2026

Subject: **2026 - Status of Financial Reserves**

RECOMMENDATION

THAT the MVRD/MVHC/GVWD/GVS&DD Board approve the applications and transfers of reserves related to the expenditures and provisions as set out in **Attachment 1** of the report dated April 10, 2026, titled "2026 - Status of Financial Reserves".

EXECUTIVE SUMMARY

This report is being brought forward for approval of reserve applications and transfers based on the 2025 year-end financial results. These proposed applications and transfers, as presented in **Attachment 1**, are consistent with the use of reserves as defined in the *Financial Reserves Policy.* The proposed application includes a) a transfer of $54 million from Operating Reserves ($15M for Water, $21M for Liquid Waste and $18M for Solid Waste) to fund capital expenditures, reducing long-term borrowing requirements, and b) for entities and functions that do not have a capital borrowing requirement, a transfer of $55.1 million from Operating Reserves to Discretionary Reserves and Statutory Reserves for funding future expenditure.

PURPOSE

To present, for approval, additional reserve applications and transfers to those previously approved by the Board in October 2025 and to project the reserve balances of operating, discretionary and statutory reserves for 2026.

BACKGROUND

Metro Vancouver's 2026 Budget approved in October 2025 contains estimates of reserves and their proposed uses. Some of these proposed uses were based on forecasts of year-end results. With the year-end accounting process now complete, this information can be updated to reflect the actual year-end results and Board directives regarding establishment and use of reserves as defined in the recently updated *Financial Reserves Policy*.

This report is being brought forward for approval of additional 2026 reserve applications required based on year-end results, other initiatives, or to meet requirements of the *Financial Reserves Policy*.

METRO VANCOUVER RESERVES

In February 2026, the MVRD Board approved the amended *Financial Reserves Policy*. This policy sets out the principles and requirements that guide the establishment, use and management of Metro Vancouver reserves. The four Metro Vancouver legal entities maintain operating, discretionary and statutory reserves as described below.

Operating Reserves
Operating Reserves are established for each legal entity and Regional District Service to serve as a measure of financial security should there be an unforeseen financial loss beyond the control of the organization, and to support the maintenance of adequate working capital to manage cash-flow fluctuations, timing differences between revenues and expenditures, and short-term financing or borrowing gaps. The minimum operating reserve levels for the services that fall within the four Metro Vancouver legal entities are established as follows:

- Regional District Services — 5% of prior year's net operating expenditures
- Liquid Waste Services — 10% of prior year's net operating expenditures
- Solid Waste Services — 15% of prior year's net operating expenditures
- Water Services — 15% of prior year's net operating expenditures
- Metro Vancouver Housing Corporation — 10% of prior year's net operating expenditures

As part of the year-end process, operating reserve balances are calculated based on the opening balance and the addition of any operating surpluses and interest earned throughout the year. Any surplus funding that is in excess of the required minimum operating reserve level at the end of the year is to be applied either directly against next year expenditures, or to a discretionary or statutory reserve for future use.

Discretionary Reserves
Discretionary Reserves are established by the Board for legal entities and Regional District Services as an appropriation of annual surplus to meet a known or anticipated future financial obligation.

Statutory Reserves
Statutory reserves are those reserves that are established based on a legal framework such as a bylaw and are set aside for a legal entity or statutory function for a specific purpose in accordance with the applicable terms and conditions within that legal framework.

Attachment 2 contains application of reserves that were previously approved through the 2026 budget process. **Attachment 3** contains the projected reserve balances for all Metro Vancouver reserves.

PROPOSED RESERVE APPLICATIONS AND TRANSFERS
Additional proposed reserve applications and transfers are outlined in **Attachment 1**.

- *Applications* are draws from reserves to fund planned expenditures for budget year 2026.
- *Transfers* are movements between reserve categories as guided by the *Financial Reserves Policy*.

Reserve Applications
Proposed applications from Operating Reserves to fund 2026 capital expenditures are as follows:

- Liquid Waste: $21 million
- Water: $15 million
- Solid Waste: $ 18 million

Table 1 below shows the projected operating reserve balance after the proposed applications. Consistent with Board policy, these applications represent Operating Reserve amounts that are in excess of the minimum required balances and are being applied to 2026 capital expenditures thereby reducing long-term borrowing requirements.

Table 1 – Operating Reserve Projected Balance

Operating Reserve	2025 Ending Balance	Proposed Applications	Estimated Interest	2026 Projected Reserve Balance
Liquid Waste	49,686,467	(21,000,000)	979,662	29,666,129
Water	39,910,706	(15,000,000)	810,268	25,720,974
Solid Waste	59,437,169	(18,000,000)	1,258,679	42,605,848

Reserve Transfers

In accordance with the recently amended *Financial Reserves Policy*, for entities and functions that do not have capital or borrowing requirements, excess Operating Reserves are transferred to Discretionary reserves for use to fund futures expenditures of that entity or function. For 2026, as shown in Attachment 1, $55.1 million is the total proposed transfers from Operating to Discretionary Reserves and Statutory Reserves.

ALTERNATIVES

1. THAT the MVRD/MVHC/GVWD/GVS&DD Board approve the applications and transfers of reserves related to the expenditures and provisions as set out in Attachment 1 of the report dated April 10, 2026, titled "2026 - Status of Financial Reserves".

2. THAT the MVRD/MVHC/GVWD/GVS&DD Board receive for information the report dated April 10, 2026, titled, "2026 – Status of Financial Reserves".

FINANCIAL IMPLICATIONS

Should the Board approve Alternative 1, there is no financial impact on the 2026 requisitions or levies to member municipalities. These applications enable Metro Vancouver to use 2025 operating surpluses or excess operating reserve funds to avoid future capital debt requirements. As a result of the reduction in the need for long-term borrowing, these reserve applications will result in savings in future requisitions and levies due to lower debt service costs.

Should the Board approve Alternative 2, the applications approved in the budget in October 2025, as set out in **Attachment 1**, would remain, but operating reserves would be non-compliant with the policy, as they would exceed the minimums. While these amounts would be available for use in the future, the short-term impact would be higher debt borrowing requirements which would create future upward pressure on the household impact.

CONCLUSION

With the year-end process complete, operating, discretionary and statutory reserves projected for 2026 have been updated after including 2025 operating surpluses. Reserve applications have also been updated and are presented in **Attachment 1** with a recommendation for approval. These applications are consistent with Board direction on the use of reserves through the *Financial Reserves Policy.*

ATTACHMENTS

1. Proposed Application and Transfer of Reserves.
2. Previously Approved Reserve Applications.
3. 2026 Projected Reserve Balances.

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METRO VANCOUVER

2026 Budget - Proposed Applications And Transfers of Reserves (To Be Approved by the Board in April 2026)

	Reserve Name	Operating Reserves	Discretionary Reserves	Statutory Reserves
PROPOSED APPLICATIONS				
GVWD				
Water Services				
Fund Future Capital Requirements	Water Operating Reserve	$(15,000,000)	$ –	$ –
GVS & DD				
Liquid Waste				
Fund Future Capital Requirements	Liquid Waste Operating Reserve	(21,000,000)	–	–
Solid Waste				
Fund Future Capital Requirements	Solid Waste Operating Reserve	(18,000,000)	–	–
TOTAL PROPOSED APPLICATIONS		**$(54,000,000)**	**$ –**	**$ –**
PROPOSED TRANSFERS				
MVHC				
Metro Vancouver Housing Corporation				
Contribution to MVHC Restricted Reserve	MVHC Operating Reserve	$ (313,908)		$ 313,908
Contribution to MVHC Capital Development Reserve	MVHC Operating Reserve	(5,000,000)	5,000,000	
Contribution to MVHC Capital Replacement Reserve	MVHC Operating Reserve	(15,000,000)	15,000,000	
MVRD				
Air Quality				
Contribution to Air Quality General Reserve	Air Quality Operating Reserve	(7,000,000)	$ 7,000,000	
E911 Emergency Telephone Service				
Contribution to E911 Emergency Telephone Service General Reserves	E911 Operating Reserve	(1,000,000)	1,000,000	
Electoral Area Service				
Contribution to Electoral Area Operating Reserve	Electoral Area Operating Reserve	(200,000)	200,000	
General Government Administration				
Contribution to General Government General Reserve	General Government Operating Reserve	(17,000,000)	17,000,000	
Invest Vancouver				
Contribution to Invest Vancouver General Reserve	Invest Vancouver Operating Reserve	(900,000)	900,000	
Regional Emergency Management				
Contribution to Regional Emergency Management General Reserve	Regional Emergency Management Operating Reserve	(400,000)	400,000	
Regional Employers Services				
Contribution to Regional Employers Service General Reserve	Regional Employers Services Operating Reserve	(100,000)	100,000	
Regional Global Positioning System				
Contribution to Regional Geospatial Reference System Reserve	Regional Geospatial Reference System Operating Reserve	(600,000)		600,000
Regional Parks				
Contribution to Regional Parks General Reserve	Regional Parks Operating Reserve	(6,000,000)	6,000,000	
Regional Planning				
Contribution to Regional Planning General Reserve	Regional Planning Operating Reserve	(1,600,000)	1,600,000	
TOTAL PROPOSED TRANSFERS		**$(55,113,908)**	**$ 54,200,000**	**$ 913,908**

METRO VANCOUVER

2026 Budget - Previously Approved Applications (Approved by the Board in October 2025)

APPROVED APPLICATIONS

	Reserve Name	Discretionary Reserves	Statutory Reserves
GVWD			
Water Services			
Fund Water Services SIF Projects	Water Sustainability Innovation Fund Reserve		$ (905,000)
Fund Drinking Water Quality Control SCFP and Coquitlam UV Labs	Water Laboratory Equipment Reserve		(50,000)
GVS & DD			
Liquid Waste			
Fund North Shore Wastewater Treatment Plant Upgrade	North Shore Wastewater Treatment Plant Reserve		(89,457,697)
Fund Drainage Equipment, Projects and Initiatives	Drainage General Reserve	(260,000)	
Fund Drainage Capital	Drainage General Reserve	(2,130,000)	
Solid Waste			
Fund Solid Waste Projects and Initiatives	Solid Waste General Reserve	(284,000)	
MVHC			
Metro Vancouver Housing Corporation			
Fund Capital Replacement Activities	MVHC Capital Replacement Reserve	(8,296,973)	
Fund Capital Replacement Activities	MVHC Restricted Capital Replacement Reserve		(552,640)
Fund Housing Development	MVHC Capital Development Reserve	(13,400,000)	
MVRD			
Air Quality			
Fund Air Quality Projects and Initiatives	Air Quality General Reserve	$ (1,829,269)	
Electoral Area Service			
Fund Electoral Area Service Projects, Initiatives and Studies	Electoral Area General Reserve	(146,485)	
Fund Local Government Election	Electoral Area Election Reserve		(90,000)
General Government			
Fund Cultural Grants	Grant Reserve Fund		(300,000)
Housing Planning and Policy			
Fund SIF Projects	MVRD SIF Reserve		(1,067,500)
Transfer to MVHC Capital Development Reserve	Housing Planning and Policy Re-development Reserve		(1,000,000)
Transfer to MVHC Capital Development Reserve	Housing Planning and Policy Development Reserve		(5,000,000)
Invest Vancouver			
Fund Regional Economic Prosperity Projects and Initiatives	Regional Economic Prosperity General Reserve	(260,000)	

METRO VANCOUVER

2026 Budget - Previously Approved Applications (Approved by the Board in October 2025)

APPROVED APPLICATIONS

	Reserve Name	Discretionary Reserves	Statutory Reserves
Regional Emergency Management (REM)			
Fund REM program initiatives	REM General Reserve	$ (95,422)	
Regional Employer Services			
Fund Regional Employer Services Projects and Initiatives	Labour Relations General Reserve	(444,000)	
Regional Global Positioning System			
Fund Regional Global Positioning System Projects and Initiatives	Regional Geospatial Reference System Reserve		(1,000,000)
Regional Parks			
Fund Litigation Cost/ Legal Fees	Regional Parks General Reserve	(500,000)	
Fund Regional Parkland Acquisitions and Development	Regional Parkland Acquisition and Development Reserve		(22,850,000)
Fund Regional Parkland Acquisitions	Regional Parkland Acquisition Fund		(10,000,000)
Fund Regional Parks Capital Replacement, Maintenance and Initiatives	Regional Parks Infrastructure Reserve		(8,673,638)
Fund Pacific Parklands Foundation Stewardship Programs	Regional Parks Legacy Fund		(71,000)
Regional Planning			
Fund SIF Project	MVRD SIF Reserve		(250,000)
Fund Regional Planning Projects and Initiatives	Regional Planning General Reserve	(70,000)	
Corporate Services			
Fund Corporate Services Projects, Equipment Replacements and Building Improvements	Centralized Support Reserve	(10,982,562)	
Fund Fleet Vehicle Purchases	Corporate Fleet Reserve		(4,367,900)
Human Resources			
Fund Human Resources Projects and Initiatives	Centralized Support Reserve	(38,000)	
Procurement and Real Estate Services			
Fund Procurement and Real Estate Services Projects and Initiatives	Centralized Support Reserve	(2,115,348)	
TOTAL APPROVED APPLICATIONS		**$ (40,852,059)**	**$ (145,635,375)**

2026 PROJECTED RESERVE BALANCES

	2025 Reserve Balance	2026 Proposed Applications (Schedule 1)	2026 Proposed Transfers (Schedule 1)	Previously Approved Applications (Schedule 2)	2026 Budgeted Contribution to Reserve	Estimated Interest	2026 Projected Reserve Balance
OPERATING RESERVES							
Water Services	39,910,706	(15,000,000)				810,268	25,720,974
Liquid Waste Services	49,686,467	(21,000,000)	–			979,662	29,666,129
Solid Waste Services	59,347,169	(18,000,000)				1,258,679	42,605,848
Metro Vancouver Housing Corporation	22,229,795		(20,313,908)		6,265,415	380,139	8,561,441
Air Quality	8,040,270		(7,000,000)			113,507	1,153,777
E911 Emergency Telephone Service	1,687,094		(1,000,000)			29,677	716,771
Electoral Area Service	528,006		(200,000)			10,700	338,706
General Government Administration	17,511,827		(17,000,000)			225,296	737,123
Housing Planning and Policy	841,613		–			21,040	862,653
Invest Vancouver	1,185,785		(900,000)			18,395	304,180
Regional Emergency Management	509,556		(400,000)			7,739	117,295
Regional Employers Services	352,136		(100,000)			7,553	259,689
Regional Global Positioning System	629,745		(600,000)			8,244	37,989
Regional Parks	8,592,122		(6,000,000)			139,803	2,731,925
Regional Planning	1,945,252		(1,600,000)			28,631	373,883
Sasamat Fire Protection Service	408,577		–			10,214	418,791
West Nile Virus	423,613		–			10,590	434,203
TOTAL OPERATING	**213,829,733**	**(54,000,000)**	**(55,113,908)**	**—**	**6,265,415**	**4,060,137**	**115,041,377**
DISCRETIONARY RESERVES							
Liquid Waste Services							
Liquid Waste General Debt Reserve Fund	2,459,733					61,493	2,521,226
Lions Gate Contingency	1,726,246					43,156	1,769,402
Drainage General Reserve	6,130,264		–	(2,390,000)		123,382	3,863,646
Solid Waste Services							
Solid Waste General Reserve	29,059,274			(284,000)	77,034	723,895	29,576,203
Landfill Post Closure Reserve	10,939,651					273,491	11,213,142
Housing							
MVHC Capital Replacement Reserve	12,455,266		15,000,000	(8,296,973)	7,952,631	494,577	27,605,501
MVHC Capital Development Reserve	30,542,011		5,000,000	(13,400,000)		658,550	22,800,561
Air Quality							
Air Quality General Reserve	–		7,000,000	(1,829,269)	800,000	74,634	6,045,365
E911 Emergency Telephone Service							
E911 General Reserve	35,109		1,000,000			13,378	1,048,487
Electoral Area Service							
Electoral Area General Reserve	2,112,400		200,000	(146,485)	60,000	54,229	2,280,144
General Government Administration							
General Government General Reserve	8,253,014		17,000,000	(500,000)		412,575	25,165,589
General Government-Growing Community Reserve	30,093,636					752,341	30,845,977
Municipal Radio	152,621					3,816	156,437
Invest Vancouver							
Regional Economic Prosperity General Reserve	—		900,000	(260,000)		8,000	648,000
Regional Emergency Management (REM)							
REM General Reserve	325,564		400,000	(95,422)		11,946	642,088
Regional Employers Services							
Regional Employers Service General Reserve	2,690,735		100,000	(444,000)		62,968	2,409,703
Regional Parks							
Regional Parks General Reserve	2,336,460		6,000,000		150,000	135,287	8,621,747
Regional Planning							
Regional Planning General Reserve	2,318,334		1,600,000	(70,000)	55,000	77,771	3,981,105

2026 PROJECTED RESERVE BALANCES

	2025 Reserve Balance	2026 Proposed Applications (Schedule 1)	2026 Proposed Transfers (Schedule 1)	Previously Approved Applications (Schedule 2)	2026 Budgeted Contribution to Reserve	Estimated Interest	2026 Projected Reserve Balance
Centralized Support Reserve	31,810,490			(13,135,910)	3,500,000	674,813	22,849,393
TOTAL DISCRETIONARY	**173,440,808**	**—**	**54,200,000**	**(40,852,059)**	**12,594,665**	**4,660,302**	**204,043,716**
STATUTORY RESERVES							
Water Services							
Water Laboratory Equipment Reserve	1,010,962			(50,000)	60,000	25,399	1,046,361
Water Sustainability Innovation Fund Reserve	15,961,051			(905,000)	723,000	396,751	16,175,802
Liquid Waste Services							
Liquid Waste Laboratory Equipment Reserve	1,163,674				113,638	30,512	1,307,824
Liquid Waste Sustainability Innovation Fund Reserve	9,239,680			—	1,127,000	245,080	10,611,760
North Shore WWTP Reserve	122,608,186			(89,457,697)	132,207,827	3,599,581	168,957,897
Electoral Area Service							
Community Works Reserve	1,077,940				158,550	28,930	1,265,420
Electoral Area Election Reserve	111,159			(90,000)		1,654	22,813
General Government Administration							
MVRD Sustainability Innovation Fund Reserve	11,033,848			(1,317,500)	347,000	263,715	10,327,063
Grants Reserve Fund	1,647,829			(300,000)	305,000	41,258	1,694,087
Housing							
MVHC Restricted Cap. Replacement Reserve	6,858,455		313,908	(552,640)	555,017	175,415	7,350,155
Housing Planning and Policy							
Housing Planning and Policy Re-development Reserve	9,217,560			(1,000,000)	1,000,000	230,439	9,447,999
Housing Planning and Policy Development Reserve	6,771,612			(5,000,000)	4,000,000	156,790	5,928,402
Regional Global Positioning System							
Regional Geospatial Reference System Reserve	1,376,746		600,000	(1,000,000)	65,109	30,233	1,072,088
Regional Parks							
Regional Parks Infrastructure Reserve	5,184,848			(8,673,638)	12,732,000	180,351	9,423,561
Regional Parkland Acquisition Reserve Fund	39,064,664			(10,000,000)		851,617	29,916,281
Regional Parkland Acquisition and Development Reserve Fund	42,574,769			(22,850,000)	10,000,000	903,744	30,628,513
Delta Airpark Reserve	47,028				21,500	1,444	69,972
Regional Parks Legacy Fund	2,915,793			(71,000)		72,007	2,916,800
Sasamat Fire Protection Service (SFPS)							
SFPS Capital Reserve Fund	880,375				87,100	23,098	990,573
SFPS Communications Capital Reserve Fund	78,570					1,964	80,534
SFPS Emergency Equipment Reserve Fund	54,639				5,000	1,428	61,067
SFPS Capital Facility Reserve	1,636,579				400,000	45,914	2,082,493
Corporate Self Insurance Reserve	1,772,138					44,303	1,816,441
Corporate Fleet Reserve	15,664,104			(4,367,900)	2,249,120	365,118	13,910,442
TOTAL STATUTORY*	**297,952,209**	**—**	**913,908**	**(145,635,375)**	**166,156,861**	**7,716,745**	**327,104,348**
GRAND TOTAL	**685,222,750**	**(54,000,000)**	**—**	**(186,487,434)**	**185,016,941**	**16,437,184**	**646,189,441**

*The 2025 ending balance differs from the Financial Statements because certain reserves are classified as deferred liabilities and are therefore excluded for financial reporting purpose.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

From: Linda Sabatini, Deputy Chief Financial Officer, Financial Services

Date: April 2, 2026 Meeting Date: April 17, 2026

Subject: **Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks)**

RECOMMENDATION

THAT the MVRD/ GVWD/ GVS&DD Board receive for information the report dated April 2, 2026, titled "Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks)".

EXECUTIVE SUMMARY

This report provides Metro Vancouver's semi-annual update on Development Cost Charge (DCC) revenues collected for the second half of 2025, and outlines total amounts received during the year. DCCs are an important long term funding tool used to help finance growth related infrastructure for Liquid Waste, Water, and Regional Parkland Acquisition. However, revenues are inherently variable and are influenced by development activity, rate changes, and provincial legislative frameworks. As a result, DCC revenues are not expected to be stable year to year, and Finance actively monitors collections and plans for this volatility in long term financial and capital planning.

Total DCC revenues for 2025 were $357.01 million, comprised of $210.76 million in cash receipts and $146.25 million in amounts deferred/owing. This represents a significant increase compared to 2024, reflecting higher DCC rates that came into effect on January 1, 2025, and due to developers accelerating applications to secure lower 2024 rates under "in stream" protection provisions. Revenue collected in the second half of 2025 declined relative to both the first half of the year and the same period in 2024, reflecting changes to provincial legislation as well as increasingly challenging development market conditions across the region.

Looking forward, DCC revenues are expected to become more volatile given current development market uncertainty, continued effects of provincial legislative changes, and upcoming policy decisions. The Board is considering potential reductions to DCC rates as part of the 2027 budget process, which could also affect future revenue levels. Finance will continue to closely monitor DCC collection trends and report regularly to the Board.

PURPOSE

To report on the Development Cost Charge revenue for the second half of 2025, and to identify any implications for the capacity of the DCC programs to support growth related infrastructure and acquisitions, as required in Board policy.

BACKGROUND

Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks Acquisition) are collected on behalf of Metro Vancouver by member jurisdictions and remitted to Metro Vancouver twice a year, as set out in the Board-approved DCC Bylaws. DCCs are used to fund growth-related capital expenditures and regional parkland acquisitions aligned with practices set by the Province. Board policy requires that DCC revenues be reported to the Committee and Board on a semi-annual basis. This is the second report on the 2025 DCC revenues.

2025 DCC REVENUES

Overall, total DCC revenues for 2025, presented in **Table 1**, were $357.01 ($210.76 million in cash and $146.25 million in deferred / owing DCCs). This is higher than 2024 amount of $176.81 million, primarily due to the updated DCC rates which came into effect on January 1, 2025 and the Provincial "in-stream" protection legislation. The implementation of these two factors resulted in an increase in permit activity early in 2025 as developers took advantage of the in-steam protection, paying DCCs at the lower 2024 rates. It is important to note that although revenues are higher in 2025, it is only the cash received in 2025 of $210.76 million that is available for funding capital expenditures and paying debt related to growth projects. Amounts deferred, under the revised provincial legislation, may not be received for up to four years (i.e. 2029) and therefore are not available for funding purposes.

Although revenues for 2025 were higher than expected, total revenues, for the second half of 2025, as presented in **Table 1**, were $80.12 million ($58.00 million in cash and $22.12 million in deferred /owing DCCs), a decrease of over $10.5 million compared to the same period in 2024. This is also significantly lower than the first half of 2025 of $276.89 million ($152.76 million in cash and $124.13 million in deferred /owing DCCs). This decrease is largely due to provincial legislative changes that a) extended 'in-stream' protection for Metro Vancouver DCCs from 12 to 24 months, and b) revised the DCC installment regulation to the lower initial DCC payment and extended the remaining payable term from two years to four. The challenging development environment is also potentially affecting 2025 revenues but will likely impact 2026 revenues further. Member jurisdictions have indicated that adjustments for the revised in-stream protection provisions were made to remittances in the second half of 2025, reflecting the lower revenues received.

Despite the relatively strong DCC performance during 2025, several factors will affect future DCC revenues. These factors not only include provincial legislative changes to extend 'in-stream' protection and to revise DCC installment regulation, but also the challenging housing development environment and the Boards' January 30, 2026 direction to amend the DCC bylaws and lower adopted 2026 and 2027 rates. Broader market volatility, such as the recent downturn in the development market, and geopolitical environment, with respect to rising commodity costs, also present risks to future revenue stability. Residential development continues to represent the largest share of DCCs, accounting for approximately 63% of total building permit values, with overall permit activity rising to $16.0 billion from $14.0 billion in the previous year.

Table 1. DCC Revenue by Legal Entity and Sewerage Area

	2024			2025		
	Jan – June	July – Dec	**Total**	Jan – June	July – Dec	**Total**
GVS&DD (Liquid Waste, $ in Millions)						
Fraser Sewerage Area	$65.00	$28.39	**$93.39**	$112.09	$21.39	**$133.48**
Lulu Island Sewerage Area	$1.61	$2.40	**$4.01**	$0.76	$0.64	**$1.40**
North Shore Sewerage Area	$2.08	$0.35	**$2.43**	$1.21	$2.67	**$3.88**
Vancouver Sewerage Area	$10.35	$9.15	**$19.50**	$17.46	$11.92	**$29.38**
Total GVS&DD (Liquid Waste)	**$79.04**	**$40.29**	**$119.33**	**$131.52**	**$36.62**	**$168.14**
GVWD (Water)	$7.16	$50.32	**$57.48**	$143.17	$42.50	**$185.67**
MVRD (Regional Parks)	-	-	-	$2.20	$1.0	**$3.20**
Total DCC Revenue	**$86.20**	**$90.61**	**$176.81**	**$276.89**	**$80.12**	**$357.01**

2025 DCC FUNDS AVAILABLE

Each year, growth-related capital projects for Liquid Waste and Water services are funded through a combination of long-term debt and direct application of Development Cost Charges. A portion of the debt servicing costs, covering both principal and interest, are funded by DCCs and recorded as revenue in the operating budgets. DCCs for Regional Parks are allocated specifically for future parkland acquisitions. For 2025, applications from DCC reserves were budgeted for Liquid and Water. Regional arks applications were not included in the budget until 2026.

Any DCC funds that are not immediately applied are held until required. Total DCCs funds available (cash) at December 31, 2025 were $407.11 million ($257.82 million for GVS&DD and $147.32 million for GVWD and $1.97 million for Regional Parks) as detailed in **Table 2** below. These amounts do not include $195.17 million of DCCs revenue outstanding, to be received within the next 4 years, based on the new installment provisions. **Table 2** also identifies DCC fund applications approved in the 2026 budget of $253.76 million and the remaining funds balance assuming no new DCC revenue is received in 2026. Finance will continue to closely monitor DCC funding and report regularly to the Board.

Table 2. DCC Cash Funds Balance, December 31, 2025

Entity	DCC Funds Available December 31, 2025	2026 DCC Budgeted Applications	DCC Funds Available, December 31, 2026
GVS&DD			
Fraser Sewerage Area	$222.47 M	$ 91.43M	$ 131.04M
Lulu Island Sewerage Area	$ 5.67 M	$ 3.36M	$ 2.31M
North Shore Sewerage Area	$ 3.66 M	$ 5.29M	$ (1.63M)
Vancouver Sewerage Area	$ 26.02 M	$ 21.7M	$ 4.32M
Total GVS&DD	**$257.82 M**	**$122.05M**	**$136.04M**
GVWD	**$147.32 M**	**$121.71M**	**$ 25.61M**
MVRD (Regional Parks)	**$ 1.97 M**	**$ 10.00M**	**$ (8.03M)**
Total	**$ 407.11 M**	**$253.76M**	**$153.62M**

DCC Waivers and Reductions

During 2025, Metro Vancouver waived DCCs for 19 eligible not-for-profit rental housing projects, representing a total of 2,364 units. The cumulative DCC value granted under the affordable housing DCC waivers bylaws for Liquid Waste Services, Water Services and MVRD (Regional Parks) was $23.9 million, equivalent to 6.7% of total DCC revenues collected in 2025 (2024: $11.2 million in total waivers or 6.4%.)

During 2025, Metro Vancouver waived or reduced DCCs for 4 eligible agricultural development projects resulting in low environmental impact. As reminder, the Board approved this set of reductions / waivers as a result of an error in establishing the rates for agricultural development, resulting in a 98% reduction for Water DCCs and a full waiver of Regional Park DCCs.

It is important to recognize that many of the developments receiving DCC waivers, particularly not-for-profit rental housing and agricultural development projects, likely would not have proceeded without the financial relief provided through the waiver / reduction program. As such, the figures presented do not necessarily represent lost revenue but reflect Metro Vancouver's strategic use of DCC waivers to enable development aligned with regional priorities, including housing affordability and agricultural viability.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Total Development Cost Charge (DCC) revenues for 2025 were $357.01 million, consisting of $210.76 million in cash receipts and $146.25 million in deferred amounts. Cash received during the year exceeded the $182.4 million projected in the 2025 Financial Plan. While DCCs are a critical funding source for growth-related capital infrastructure in Liquid Waste, Water, and Regional Parks, they are not a stable revenue stream. Collections are sensitive to development market conditions, legislative frameworks, and the timing of construction activity. As a result, year-to-year revenues can fluctuate, and higher collections in any given year should not be interpreted as a sustained or ongoing trend.

Finance staff actively monitor DCC revenue performance and manage the application of DCC funds to ensure they continue to support the approved capital plan related to growth-related infrastructure. Looking forward, future DCC revenues are expected to become more variable given current development market challenges, the ongoing effects of provincial legislative changes, and potential Board decisions related to DCC rate adjustments. Finance will continue to assess these factors and report to the Board to ensure DCC programs remain aligned with Metro Vancouver's growth funding objectives.

CONCLUSION

Overall, total DCC revenues for 2025 were $357.01 million ($210.76 million in cash and $146.25 million in deferred DCCs). Cash received in 2025 and available for funding was $210.76 million, higher than $182.4 million projected for 2025. DCCs received can only be used to pay for the growth-related portions of GVS&DD and GVWD capital projects and for Regional Parkland acquisition. Metro Vancouver staff will continue to monitor DCC revenues and report back to the Committee and Board as part of regular reporting cycles.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

From: Amanda McCuaig, Director, External Relations

Date: April 2, 2026 Meeting Date: April 17, 2026

Subject: **2026 Metro Vancouver Communications and Engagement Update No. 1**

RECOMMENDATION
THAT the MVRD Board receive for information the report dated April 2, 2026, titled "Metro Vancouver Communication and Engagement Update."

EXECUTIVE SUMMARY
Metro Vancouver's communications and engagement programs support all of Metro Vancouver's business activities. Highlights of communications and engagement reach in 2025 include:

- continued growth of followers and engagement across all social media platforms,
- strong reach of corporate stories through videos on YouTube with more than 19 million views,
- successful proactive media relations including 191 interviews arranged and resulting in improved media sentiment,
- more than 80 public outreach events and 7 dedicated events,
- 26 distinct engagement periods resulting in more than 27,000 online survey completions,
- more than 700 teachers and 250 high school youth engaged through teacher and youth programs, and
- 11 behaviour change campaigns reaching more than 300 million total impressions.

PURPOSE
This report provides the Performance and Audit Committee and MVRD Board with the first of three annual updates on corporate communications and engagement initiatives as laid out the Board Calendar of regular reporting.

BACKGROUND
This communication and engagement update report is the first of three updates in 2026 outlined as a deliverable in the report dated August 21, 2025 titled "2026 Board Calendar: Annual Flow of Information to the Boards" (Reference 1) and is intended to foster transparency, continuity, and a shared sense of direction across leadership. The first update provides a review of the scale of reach of Metro Vancouver's communication and engagement activities in the previous year.

2025 COMMUNICATION AND ENGAGEMENT METRICS
Metro Vancouver's communications and engagement programs support all Metro Vancouver business activities. Communication and engagement work is guided by the following objectives:

- Increase public awareness, understanding, and alignment with Metro Vancouver services and policies;
- Enhance communication, engagement, and collaboration with member jurisdictions; and
- Develop and implement engagement strategies for infrastructure projects and regional policy and planning initiatives.

Communication and engagement activities include media relations, issues management, strategic communications, outreach, event management, community engagement, First Nations engagement, K-12 youth and education programs, development of communication campaigns to support key corporate areas (such as water conservation and waste reduction), brand management, multi-media asset development, website development and management, and graphic design.

The full reach of communication and engagement activities is outlined in *Attachment 1*, *Presentation "Metro Vancouver Communications and Engagement Reach"*.

Highlights of communications and engagement reach in 2025 include:

- Followers and engagement across social media platforms continue to grow, with a 15% increase in followers over 2024, a 41% increase in post clicks over 2024, and a 35% increase in post reactions and likes over 2024.
- YouTube remains a strong outlet for reaching the public with our corporate stories, with nearly 19 million views of corporate videos in 2025.
- Proactive media relations efforts — including 55 news releases, 4 media tours, 8 media events, 191 interviews arranged — pushed overall media sentiment to more neutral and positive overall than the previous year.
- In-person touch points at 80 public outreach pop-ups and 9 events.
- Project- and program-specific engagement, with 26 distinct engagement periods resulting in more than 27,000 online survey completions. The most prominent engagements included engagement for the Liquid Waste Management Plan, Drinking Water Management Plan, and Solid Waste Management Plan, as well as construction projects like Coquitlam Water Main, and Stanley Park Water Supply Tunnel.
- K-12 youth and education programs reached over 700 teachers, supported 84 facility tours for grade 5-12 classes, and reached 250+ high school youth through youth programs.
- 10 behaviour change campaigns were delivered, with measurable source-control results. More than 300 million total impressions were measured across the campaigns. Behaviour change campaigns included Our Oceans Thank you (microfibres), Wipe It, Green Bin It (fats, oils, and grease), Create Memories, Not Garbage (holiday waste), Repair and Re-Wear (textile waste), It's All Drinking Water (water conservation), Adult Toilet Training (unflushable wipes), Food Scraps Recycling (organics waste diversion), Superhabits (reduce single use items), Love Food Hate Waste (food waste), Get Just As Clean With Less (surfactants reduction), Inflow and Infiltration (reducing water in the sewer system). An 11th campaign, Be Aware When You're There, was also completed to support safety along the Capilano River.

The metrics shared in *Attachment 1* are intended to share a sense of the scope and scale of activities that reach the public across all communication and engagement initiatives.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The activities outlined in this report are consistent with the 2026 Budget approved by the Boards on October 31, 2025, and with key actions included in the Annual Work Plans.

CONCLUSION

Metro Vancouver's communications and engagement programs reach residents both in person and online and throughout the region. Residents are reached through Metro Vancouver's corporate storytelling initiatives online through video and social media, media relations initiatives, participation in community events, delivery of Metro Vancouver specific events, project or program specific engagement, K-12 youth and education programs, and behaviour-change campaigns. Communication and engagement initiatives will continue in 2026 with the objective to increase public awareness, understanding, and alignment with Metro Vancouver services and policies; enhance communication, engagement, and collaboration with member jurisdictions; and engage the public, stakeholders, and First Nations on infrastructure projects and regional policy and planning initiatives.

ATTACHMENTS

1. Presentation re: 2026 Metro Vancouver Communications and Engagement Update No. 1.

REFERENCES

1. Lawson, J & Freinhofer, V. (2025) "2026 Board Calendar: Annual Flow of Information to the Boards" staff report to Governance Committee on September 12, 2025. https://metrovancouver.org/boards/GovernanceCommittee/GOV-2025-09-12-AGE.pdf
2. Dobrovolny, J. W. & Varn, H. (2025). "2026 Budget and 2026-2030 Financial Plan – Allocated Programs"; Attachment 2 - "2026 Work Plans" External Relations, staff report to Finance Committee on October 8, 2025. https://metrovancouver.org/boards/GVRD/RD-SP-2025-10-22-AGE.pdf#page=125

83398704



Members of the engagement team reach residents in Richmond

2026 Metro Vancouver Communications and Engagement Update No. 1

Amanda McCuaig, APR
Director, External Relations

Performance and Audit Committee, April 9, 2026
84181169

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1

HOW METRO VANCOUVER IS REACHING THE PUBLIC

In-person and online



2

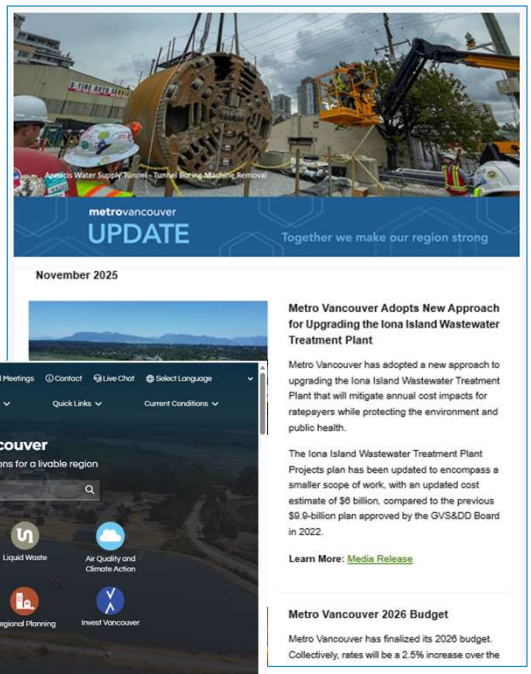
CORPORATE STORYTELLING

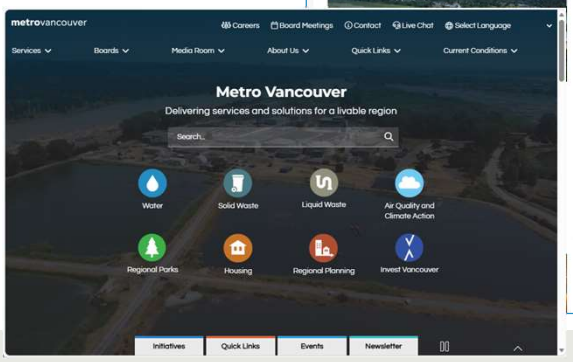
Website and Email Newsletters

5,810,935 Website visits

77,802 Total newsletter subscribers

→ 7,469 Metro Update subscribers



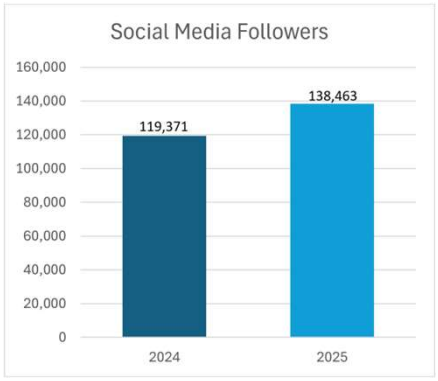


3

CORPORATE STORYTELLING

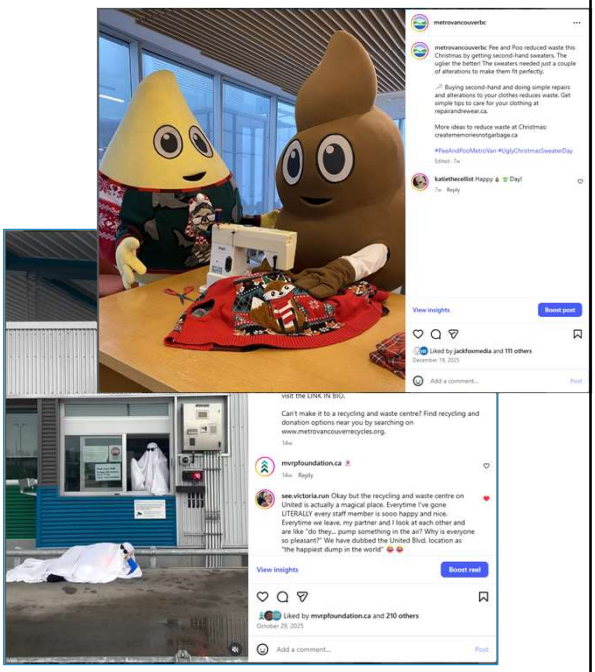
Social Media Reach







↗ 15.9% increase



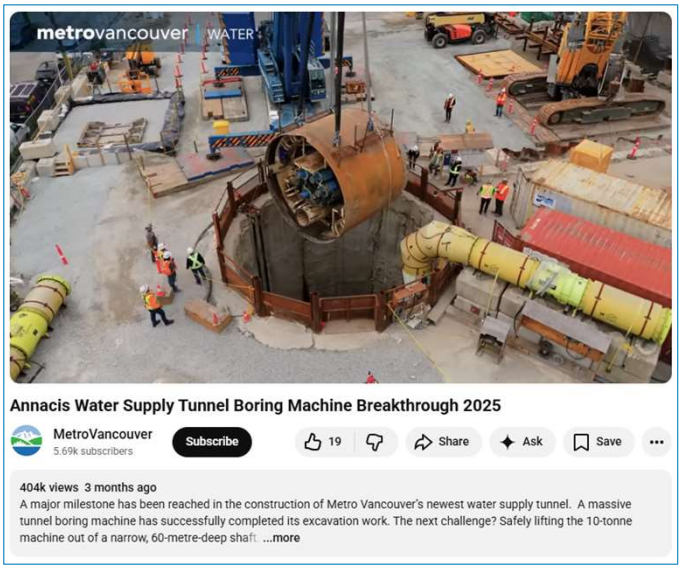
4

CORPORATE STORYTELLING

Video Reach

YouTube: 18,900,000 views

Vimeo: 63,100 website views
*Vimeo is used for videos on the Metro Vancouver website

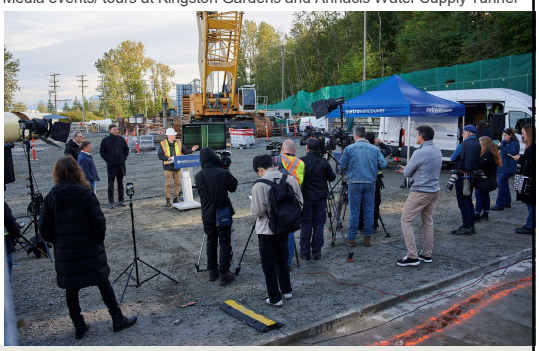


MEDIA RELATIONS

Earned Media

55 News releases / announcements
8 Media events
191 Interviews arranged
259 Stories resulting from proactive pitches
599 Total media calls


Media events/ tours at Kingston Gardens and Annacis Water Supply Tunnel



Sentiment



OUTREACH

Reaching People in the Community

80 **Public outreach pop ups**

- 31 event days water wagon
- 5 VR headset
- 15 AQ / water / liquid waste / solid waste
- 29 HR outreach events

9 **Events**

(Zero Waste Conference,
PNE, Climate Action Dialogues)

26 **Tours**

- 14 project/program tours
- 12 delegation tours







7

ENGAGEMENT

Across All Service Areas

Overall Engagement

26 Engagement periods

30 Online surveys
27,454 Survey completions

66 Open houses / webinars / pop-ups / town halls





8

CONSTRUCTION & ENGAGEMENT COMMUNICATIONS

Across All Service Areas

172 newsletters, fact sheets, postcards

438,686 newsletters, fact sheets, postcard copies delivered

374 signs installed

152 door hangers

73,392 door hanger recipients





CAMPAIGN REACH

Behaviour-Change Campaigns

12 campaigns

327,955,080 total impressions

Measurable source control results











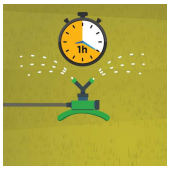














K-12 YOUTH AND EDUCATION PROGRAMS

Teacher and Youth Outreach

Teacher Leadership (K-12 programs)

735+ teachers reached

12 teacher professional development workshops and events

84 facility tours (for grade 5-12 classes) provided to **84+** teachers, **1,100+** students

Youth Leadership (Youth4Action)

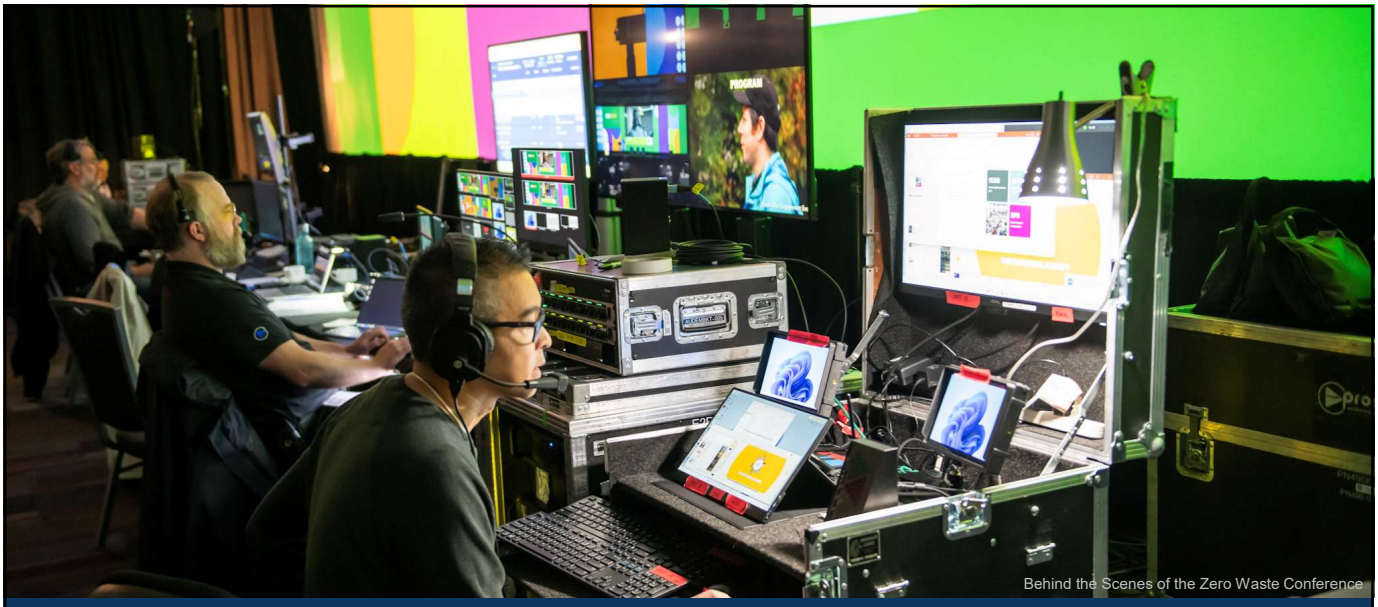
250+ high school youth reached directly (CHAMP, Leadership Clinics, Workshops)

K-12 Youth and Leadership team with CHAMP participants



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11



Behind the Scenes of the Zero Waste Conference

Thank You

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12

12

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: MVRD Board of Directors

From: Dorothy Shermer, Corporate Officer, Director, Board and Information Services

Date: April 7, 2026 Meeting Date: April 24, 2026

Subject: **Appointment of Election Officials for the 2026 General Local Election**

RECOMMENDATION

THAT the MVRD Board appoint Nikki Tilley as Chief Election Officer and Simon Zhen as Deputy Chief Election Officer for the 2026 General Local Election for the Regional Director of MVRD Electoral Area A and for any Alternative Approval Processes and Assent Voting to be held in 2026.

EXECUTIVE SUMMARY

In accordance with the *Local Government Act* (the "*Act*"), the next General Local Election for the Regional Director of MVRD Electoral Area A will be held on October 17, 2026. For the purposes of conducting the election, the Board has a statutory requirement to appoint a Chief Election Officer and Deputy Chief Election Officer. The Acting Deputy Corporate Officer is recommended for appointment as Chief Election Officer and the Elections Coordinator is recommended for appointment as Deputy Chief Election Officer.

PURPOSE

To seek the Board's appointment of the Chief Election Officer and the Deputy Chief Elections Officer for the 2026 General Local Election and any Alternative Approval Processes and Assent Voting to be held in 2026.

BACKGROUND

General local elections are conducted every four years on the third Saturday of October in accordance with section 52 of the *Act*. Section 58(1) of the *Act* requires the appointment of a Chief Election Officer and a Deputy Chief Election Officer for purposes of conducting the election. Metro Vancouver serves as a regional federation and acts as the local government for Electoral Area A that is represented by an elected electoral area director.

ELECTION ADMINISTRATION

The Chief Election Officer is responsible for ensuring that the conduct of the election complies with all requirements of the *Act*. The duties and powers of the Chief Election Officer are set out in section 59 of the *Act*.

The responsibility for conducting the elections lies with the Board Secretariat. This group is prepared to conduct the 2026 general local election for the office of Electoral Area A Director and any required Alternative Approval Processes and Assent Voting.

Nikki Tilley, Acting Deputy Corporate Officer and Division Manager, Board Secretariat, is recommended for appointment as Chief Election Officer. Simon Zhen, Elections Coordinator, is recommended for appointment as Deputy Chief Election Officer.

ALTERNATIVES

1. THAT the MVRD Board appoint Nikki Tilley as Chief Election Officer and Simon Zhen as Deputy Chief Election Officer for the 2026 General Local Election for the Regional Director of MVRD Electoral Area A and for any Alternative Approval Processes and Assent Voting to be held in 2026.

2. THAT the MVRD Board appoint _____ as Chief Election Officer and _____ as Deputy Chief Election Officer for the 2026 General Local Election for the Regional Director of MVRD Electoral Area A and for any Alternative Approval Processes and Assent Voting to be held in 2026.

FINANCIAL IMPLICATIONS

If the Board approves alternative one, there are no financial implications of these appointments. The positions of Chief Election Officer and Deputy Chief Election Officer do not receive additional remuneration outside of regular staff compensation.

If the Board approves alternative two, there may be additional costs to the existing election budget if the appointed officers are not Metro Vancouver staff.

CONCLUSION

The 2026 General Local Election for MVRD Electoral Area A will be held in October 2026. The *Local Government Act* requires the appointment of a Chief Election Officer and a Deputy Chief Election Officer for the purposes of conducting the election. It is recommended that the Board approve alternative one.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Parks Committee

From: Paul Brar, Division Manager, Regional Parks Services, Regional Parks

Date: March 9, 2026 Meeting Date: April 1, 2026

Subject: **MVRD Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026**

RECOMMENDATION

THAT the MVRD Board:

a) give first, second, and third reading to *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026*; and

b) adopt *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026.*

EXECUTIVE SUMMARY

On February 27, 2026, the MVRD Board directed staff to bring forward a bylaw to amend the *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024.* Following two successful seasons of a pilot program, this bylaw amendment would transition the initiative to ongoing year-round implementation at five regional park sites. As part of the MVRD Board resolution, staff were directed to exclude Iona Beach Regional Park as a designated area.

The Province of British Columbia regulates the possession and consumption of liquor. Under the *Liquor Control and Licensing Act*, it is generally unlawful for individuals to possess open liquor or consume liquor in public places, including parks, unless those places are privately owned. The Act, however, provides a regulatory framework that enables regional districts and other local governments to designate specific public places where liquor consumption is permitted. This authority must be exercised by bylaw and in accordance with the procedural and regulatory requirements prescribed by the Province.

This bylaw amendment would update the dates and times that alcohol consumption is permitted and would exclude Iona Beach Regional Park from the list of sites. It ensures that Metro Vancouver continues to meet all provincial regulatory requirements while enabling a controlled and compliant approach to facilitating alcohol use in these specified public spaces.

PURPOSE

To seek MVRD Board approval to adopt *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026* (**Attachment 1**). This amendment bylaw would update the designated areas where, as well as the times when, alcohol may be consumed in five regional parks.

BACKGROUND

In June 2023, the MVRD Board passed a resolution directing staff to assess the feasibility of permitting responsible alcohol consumption in select regional parks including, but not limited to, Boundary Bay Regional Park and Derby Reach Regional Park.

In May 2024, the MVRD Board approved a pilot program by adopting *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024* (**Attachment 2**). This bylaw designated specific areas of six regional parks where alcohol consumption was permitted. In April 2025, the MVRD Board approved extending the pilot program for a second year.

The pilot program was implemented in the following six regional parks:

- Boundary Bay Regional Park (Centennial Beach)
- Brunette-Fraser Regional Greenway (Sapperton Landing)
- Campbell Valley Regional Park (8th Avenue Picnic Area/Order of Canada Grove)
- Capilano River Regional Park (Cleveland Dam Picnic Area)
- Derby Reach Regional Park (Day Use Area near Edgewater Bar campground)
- Iona Beach Regional Park (Picnic Area)

On February 27, 2026, the MVRD Board directed staff to bring forward a bylaw to amend the *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024*. Following two successful seasons of a pilot program demonstrating safe and feasible implementation, this bylaw amendment would transition the seasonal pilot program to ongoing year-round implementation. As part of the direction, staff were directed to exclude Iona Beach Regional Park as a designated area.

PROVINCE OF BRITISH COLUMBIA REQUIREMENTS

The Province of British Columbia regulates the possession and consumption of liquor under the *Liquor Control and Licensing Act*. Section 73 of the Act makes it unlawful for individuals to possess open liquor or consume liquor in public places, including parks, unless those places are private. Under subsection 73(2), the Act enables regional districts and other local governments to designate, by bylaw, a public place over which they have jurisdiction, or a portion of such a place, as an area where liquor may be consumed, subject to the requirements set out by the Province.

The *Liquor Control and Licensing Regulation* sets out further direction for regional districts and other local governments in section 197:

> 197 A bylaw under section 73 (2) of the Act designating a public place as a place where liquor may be consumed must
>
> (a) require the person responsible for the public place to post signs setting out
>
> (i) the boundaries of the public place, and
>
> (ii) the hours that liquor may be consumed, and
>
> (b) describe the number and size of the signs and how they are to be posted.

In compliance with this legislation, the *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026* (Attachment 1) will amend *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024* (Attachment 2) to include an updated list of designated locations where alcohol consumption will be permitted and will specify the hours that liquor may be consumed (11:00am to sunset). This amendment removes Iona Beach Regional Park from the list of designated areas under the bylaw.

These amendments would take effect on May 1, 2026.

ALTERNATIVES

1. THAT the MVRD Board:
   a) give first, second, and third reading to *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026*; and
   b) adopt *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026.*

2. THAT the MVRD Board receive for information the report dated March 9, 2026, titled "*MVRD Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026*."

FINANCIAL IMPLICATIONS

There are no financial implications resulting from this report. Costs related to updating signage are minimal and will be funded through existing operating budgets.

CONCLUSION

Adoption of the *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026,* will enable the transition of the seasonal pilot program permitting alcohol consumption in designated areas of five regional parks to ongoing year-round implementation. The permitted hours will be from 11:00am to sunset and will be communicated by posted signage as per provincial requirements.

ATTACHMENTS

1. *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026*.
2. *Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024.*

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METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1453, 2026
A bylaw to amend Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024

WHEREAS:

A. The Board of Directors of the Metro Vancouver Regional District (the "Board") adopted Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024; and

B. The Board wishes to amend Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024.

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 Consumption of Liquor in Regional Parks Amendment Bylaw No. 1453, 2026".

Effective Date

2. This bylaw will come into effect on May 1, 2026.

Amendment of Bylaw

3. "Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024" is amended as follows:

(a) In section 4, the definition "**sunset**" is added:

"**sunset**" means the time of sunset as posted on the website for Environment Canada or its successor;

(b) section 5 is deleted and replaced with the following:

Designated Areas and Hours

5. The portions of these regional parks, listed in the table below:

Regional Park
Boundary Bay Regional Park
Brunette-Fraser Regional Greenway
Campbell Valley Regional Park
Capilano River Regional Park
Derby Reach Regional Park

and as shown in Schedule A of this bylaw are designated as public places where liquor may be consumed in accordance with this bylaw.

(c) section 6 is deleted and replaced with the following:

6. Liquor may be consumed in a designated area between the hours of 11:00 a.m. to sunset, seven days a week.

(d) Schedule A is amended by deleting the map titled Iona Beach Regional Park.

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

Adopted this _____ day of _____, _____.

_____
Mike Hurley, Chair

_____
Dorothy Shermer, Corporate Officer

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1385, 2024
A bylaw for consumption of liquor in regional parks

WHEREAS:

A. The Board of Directors of the Metro Vancouver Regional District (the "Board") may, pursuant to section 73(2) of the *Liquor Control and Licensing Act*, SBC 2015, c. 19, designate a public place over which it has jurisdiction, or part of such a place, as a place where liquor may be consumed; and

B. The Board of Directors of the Metro Vancouver Regional District wishes to designate certain public places within regional parks as places where liquor may be consumed.

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 Consumption of Liquor in Regional Parks Bylaw No. 1385, 2024".

Effective Date

2. This bylaw will come into effect on June 28, 2024.

Schedule

3. The following Schedule is attached to and forms part of the bylaw:
    - Schedule "A", Maps of Designated Areas.

Definitions

4. In this bylaw:

"designated area" means any portion of a regional park that has been designated under section 5 of this Bylaw as a public place in which liquor may be consumed;

"liquor" means, subject to the Liquor Control and Licensing Regulation, beer, wine, spirits or other products intended for human consumption and that contain more than 1% of alcohol by volume;

"Liquor Control and Licensing Act" means the *Liquor Control and Licensing Act,* SBC 2015, c.19, as amended;

"Liquor Control and Licensing Regulation" means the Liquor Control and Licensing Regulation, B.C. Reg. 241/2016, as amended;

"park manager" means the person designated as park manager under *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1177, 2012*;

"park officer" means a person appointed as a park officer under *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1177, 2012*;

"park permit" has the same meaning as in *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1177, 2012*;

"public place" includes a place, building or vehicle to which the public is invited or has or is allowed access; and

"regional park" means lands acquired, dedicated, held or occupied as park, including lands dedicated as regional parks or regional trails under the B.C. *Park (Regional) Act* and continued under the B.C. *Local Government Act*, lands dedicated by Metro Vancouver Regional District, water lot areas leased or otherwise held by Metro Vancouver Regional District, and all trails, greenways, ecological conservancy areas, park reserves and any other sites acquired, dedicated, held, occupied, managed, or designated as park land under the jurisdiction or administration of Metro Vancouver Regional District.

Designated Areas and Hours

5. The portions of these regional parks, listed in the table below:

Regional Park
Boundary Bay Regional Park
Brunette-Fraser Regional Greenway
Campbell Valley Regional Park
Capilano River Regional Park
Derby Reach Regional Park
Iona Beach Regional Park

and as shown in Schedule A of this bylaw are designated as public places where liquor may be consumed in accordance with this bylaw.

6. Liquor may be consumed in a designated area from:
   (a) June 28, 2024, to September 2, 2024, during the hours of 7:00 AM to 10:00 PM;
   (b) September 3, 2024, to September 23, 2024, during the hours of 7:00 AM to 8:00 PM; and
   (c) September 24, 2024, to October 14, 2024, during the hours of 7:00 AM to 7:00 PM.

7. A person must not consume liquor in an area of a regional park that is located:
   a) Outside of a designated area; or
   b) Within a designated area but otherwise subject to a valid park permit;
   unless otherwise permitted under a park permit.

Sign Specifications

8. The park manager or their delegate must post signs setting out the boundaries of each designated area and the dates and hours during which liquor may be consumed in the designated area.

9. Each designated area must have at least four signs to designate the boundaries of the designated area.

10. The signs to be posted in accordance with section 8 must:
    (a) Be at least 30 centimetres by 45 centimetres in size;
    (b) Be affixed to posts or park infrastructure such as fences and kiosks; and
    (c) Include a visual representation of the designated area.

Offences

11. Offences set out in the *Liquor Control and Licensing Ac*t and *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1177, 2012* apply to a person who consumes liquor in a regional park outside of:
    (a) A designated area; or
    (b) The hours set out in section 6 of this bylaw.

Severability

12. If any part or provision of this bylaw is for any reason held to be invalid or unenforceable by a decision of a court of competent jurisdiction, it will be severed and the validity of the remaining portions of this bylaw will not be affected.

Read a first, second, and third time this 31 day of May, 2024.

Adopted this 31 day of May, 2024.

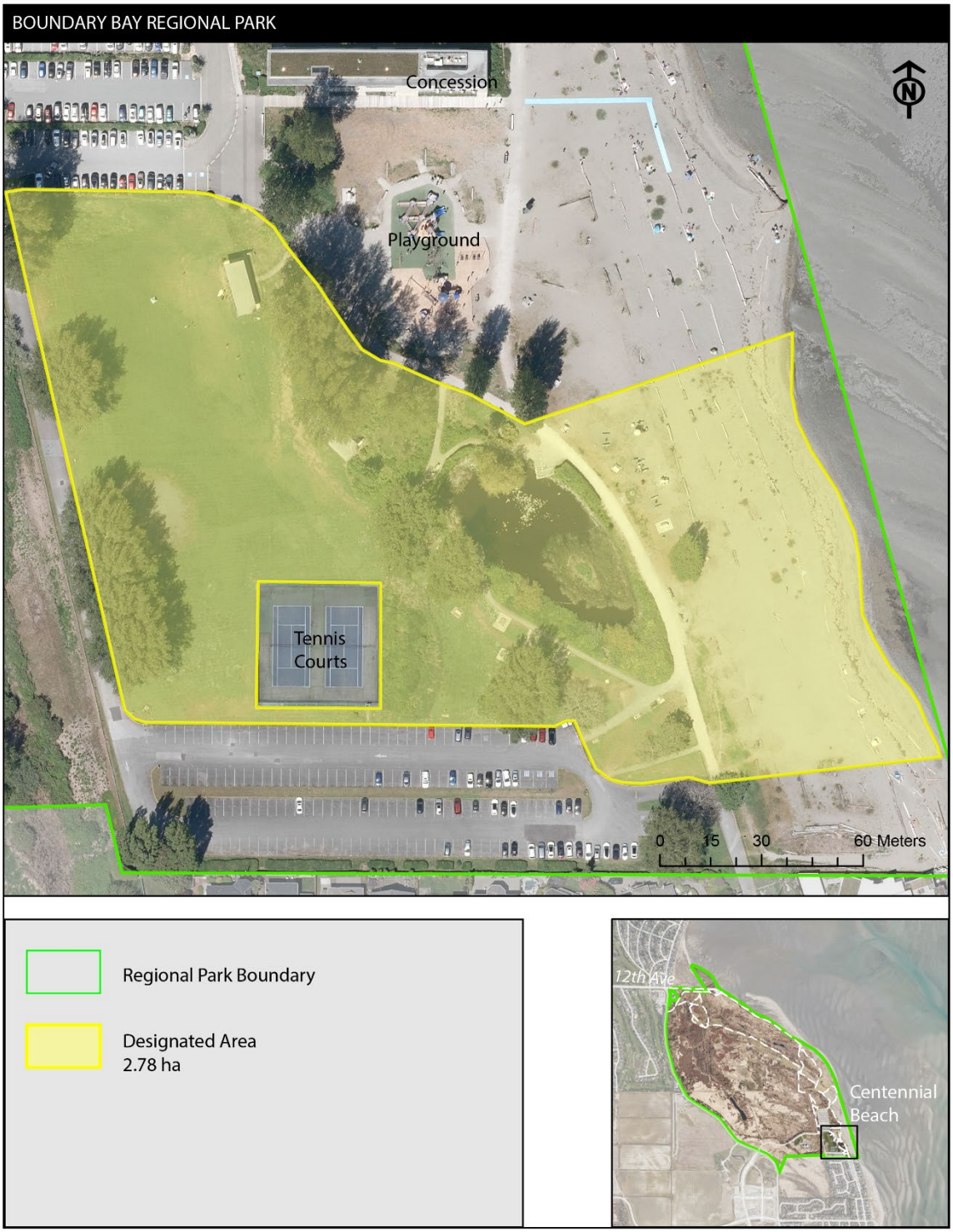
George V. Harvie, Chair

Dorothy Shermer, Corporate Officer

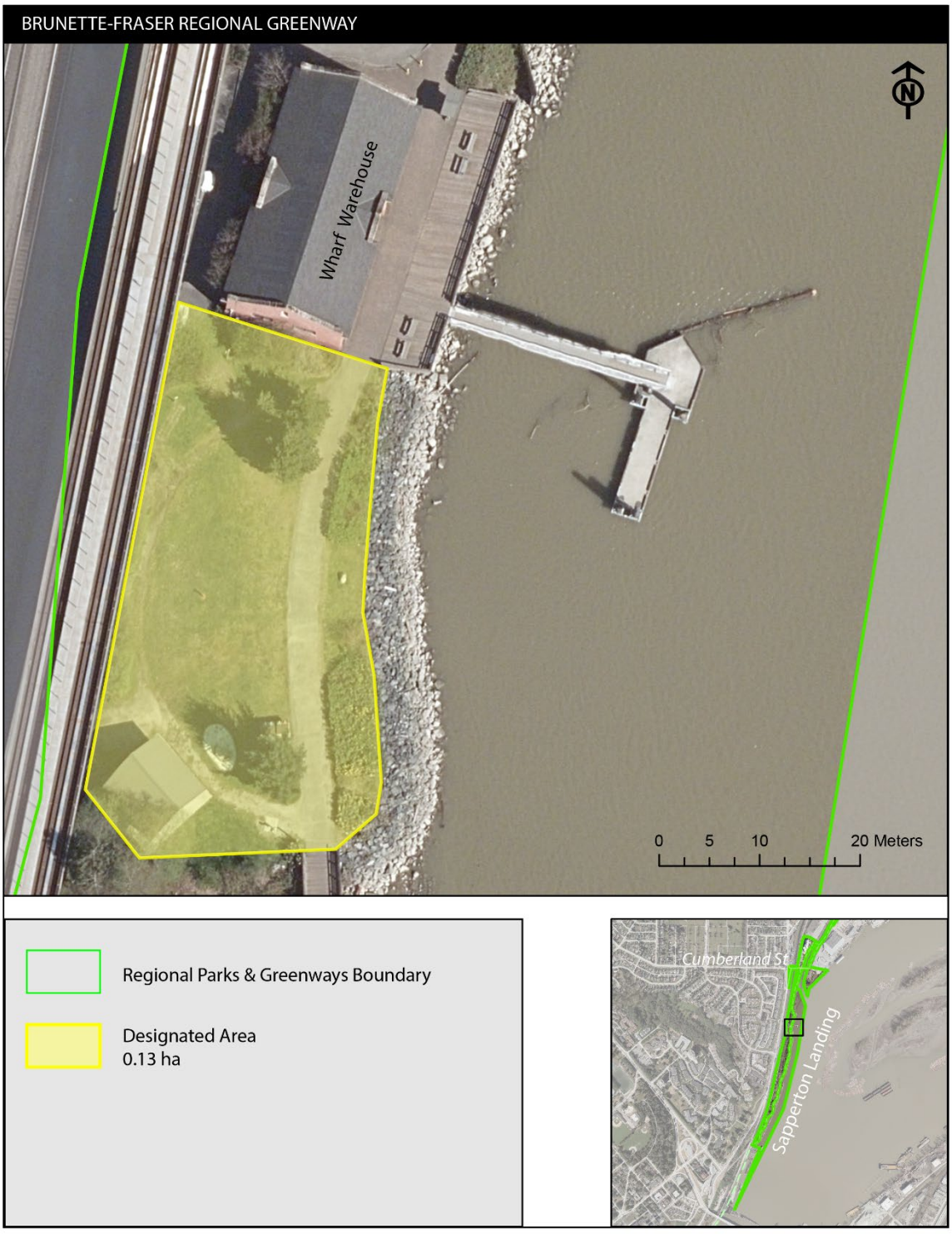
Schedule A

Maps of Designated Areas

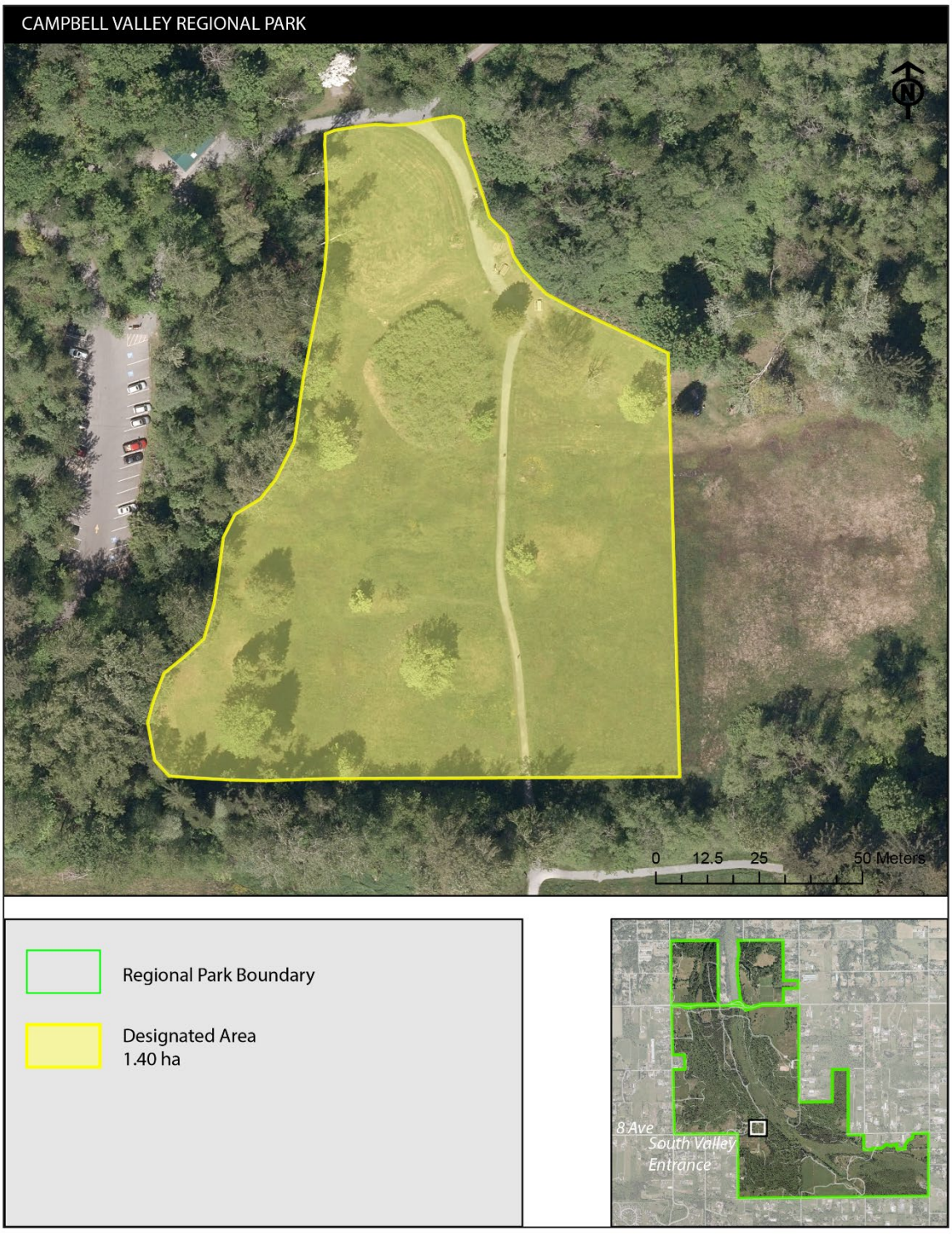
Boundary Bay Regional Park



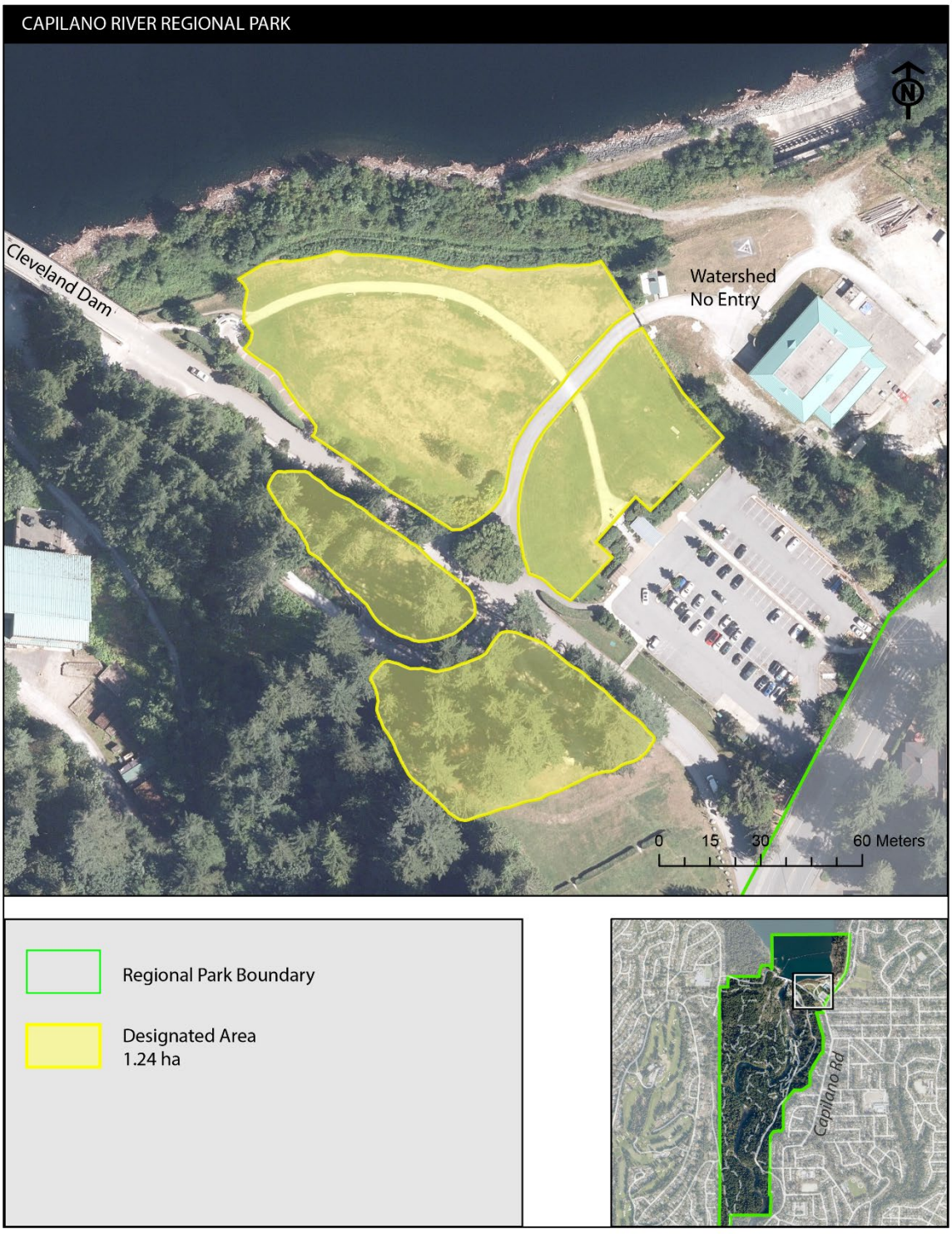
Brunette-Fraser Regional Greenway



Campbell Valley Regional Park



Capilano River Regional Park



Derby Reach Regional Park



Iona Beach Regional Park



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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Parks Committee

From: Mike Redpath, Director, Regional Parks

Date: April 17, 2026 Meeting Date: April 21, 2026

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

RECOMMENDATION

THAT the MVRD Board:

a) give first, second and third readings to *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026* (the "Bylaw");
b) direct the Corporate Officer to initiate an Alternative Approval Process to obtain elector approval for the Bylaw pursuant to section 269(b) of the *Local Government Act*;
c) direct staff to negotiate with the Ministry of Transportation and Transit (MOTT) and the Transportation Investment Corporation (TI Corp) an amendment or an addendum to the July 22, 2025 Accommodation Agreement, and the associated July 28, 2025 Lease, between Metro Vancouver and the Province (represented by MOTT) to reflect the proposed additional use of Deas Island Regional Park, including impacts, mitigation measures, restoration requirements for park amenities and environment, and related compensation, all to the satisfaction of Metro Vancouver's CAO for execution.

EXECUTIVE SUMMARY

The Ministry of Transportation and Transit ("MOTT"), through the Transportation Investment Corporation ("TI Corp"), is replacing 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"). On July 22, 2025, Metro Vancouver and the Province (represented by MOTT) entered into an Accommodation Agreement in connection with the Project (the "Accommodation Agreement"). On July 28, 2025, Metro Vancouver Regional District ("MVRD") and the Province (represented by MOTT) entered into a lease (the "Lease") of approximately 42,791 square metres of Park land (the "Leased Land") to be used as a temporary construction laydown and staging area, and into a Purchase and Sale Agreement to dedicate approximately 1,846 square metres of Park land for permanent provincial highway expansion (the "Highway Land"). On November 28, 2025, by *Bylaw No. 1382, 2025*, adopted with electoral approval, the Leased Land and the Highway Land were removed from park dedication (**Attachment 1**).

As the Project design has progressed, TI Corp is now looking for opportunities to reduce risk and increase efficiency. They have made a new request for additional use of the Park to support the Project (**Attachment 2**).

The new proposal includes changing permitted uses on the Leased Land to permit more extensive industrial use, including installing subsurface structures. Further, the new proposal requests the use of an additional 3.6 hectares of Park land for additional temporary construction and laydown area, and an extension and upgrade of the Park road for use by concrete trucks and material movement, all as set out in **Attachment 2**.

Accommodating this request requires removal of park dedication on additional Park lands. Park dedication removal can be achieved by way of the bylaw (the "Bylaw") attached in **Attachment 3**. 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, a new lease or license, as applicable, can be finalized.

PURPOSE

The purpose of this report is to seek MVRD Board first, second and third reading of the Bylaw (**Attachment 3**) and authorization to initiate the Alternative Approval Process. The purpose of the Bylaw is to remove park dedication from the Park Dedication Removal Lands. The intent is that the Lands will be subsequently leased or licensed, as appliable, to MOTT in connection with the Project.

BACKGROUND

MVRD is the registered owner of the fee simple lands (the "Lands") described in **Attachment 4.** 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 362,000 visits in 2025.

MOTT, through TI Corp, is replacing the aging George Massey Tunnel with the Project. To facilitate construction of the Project, MOTT required lands from the Park. On July 22, 2025, Metro Vancouver and Province (represented by MOTT) entered into the Accommodation Agreement. On July 28, 2025, MVRD and the Province (represented by MOTT) entered into the Lease of the Leased Land, and into a Purchase and Sale Agreement to dedicate the Highway Land for permanent provincial highway expansion. On November 28, 2025, the MVRD Board, with the approval of the electors, adopted *Metro Vancouver Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1382, 2025,* removing park dedication from the Leased Land and the Highway Land.

TI Corp is now seeking access to additional Park lands to improve Project efficiency and reduce risk. TI Corp's new request (**Attachment 2**) contains several parts:

- Amend the Lease to permit additional industrial activity and installation of below ground infrastructure on the Leased Land;
- Entering into a new lease for approximately 3.6 hectares of additional Park land (the "Additional Leased Land"), to be used for construction staging and laydown;
- Using and extending Park road for construction access. The Park road is currently 1.5 km long and will require an extension of approximately 180 m as well as widening of the road in three areas. The request is for exclusive use of the road for at least four days per week. Depending on the use of this area a lease or license will be required;
- A proposed compensation amount.

For TI Corp's required uses, the park dedication must be removed from the Additional Leased Land and the Park road (together, 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 leased and/or licensed to the Province (represented by MOTT). Staff will introduce a bylaw to restore the park dedication for the leased/licensed area after the Project is complete.

Impacts to Deas Island Regional Park

While this proposal will have benefits to the Project, as well as reduced traffic congestion on Highway 99, the impacts to the Park are significant and will necessitate renegotiation of the Accommodation Agreement to provide additional mitigation, restoration and compensation measures. As this is an urgent request from the Province, staff recommend the Board give first, second, and third reading to the Bylaw, and initiate the alternative approval process, while staff review the impacts of the proposal more closely and negotiate the revised terms of the Accommodation Agreement and the associated lease and/or license agreements.

Impacts of the following items need to be considered, without being exhaustive:

- Clearing of trees and vegetation on the Additional Leased Land
- Installation of in-ground structures on the Leased Land and the Additional Leased Land, including the proposal to leave some structures in place after Project completion
- Disturbance of wildlife including species at risk (i.e. Little Brown Bat)
- Loss of recreational access – this proposal will necessitate a partial closure of the Park and may impact parking, community group camp (Muskrat Meadows), trails, rental facilities, and other recreational access
- Public safety, parking and traffic management
- Metro Vancouver utilities
- Air quality issues for park visitors and Metro Vancouver staff

Due to the scale of the Project, the length of initial term of the Lease is seven years, with two automatic renewals of one year each. Further Lease renewals could be considered as needed, in the event construction takes longer than anticipated. It is anticipated that the new lease and/or license will be of equal duration.

APPROVAL OF THE ELECTORS PROCESS AND TIMELINE

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. If first, second, third reading of the Bylaw is given on April 24, staff will bring forward a report in May detailing the Alternative Approval Process. If approved by the Board in May, the Alternative Approval Process can be expected to conclude in July. Subject to approval of elector confirmation through the Alternative Approval Process, the Board will be able to consider adoption of the bylaw in July or September of this year.

ALTERNATIVES

1. That the MVRD Board:
    1. give first, second and third readings to *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026* (the "Bylaw");
    2. direct the Corporate Officer to initiate an Alternative Approval Process to obtain elector approval for the Bylaw pursuant to section 269(b) of the *Local Government Act*;
    3. direct staff to negotiate with the Ministry of Transportation and Transit (MOTT) and the Transportation Investment Corporation (TI Corp) an amendment or an addendum to the July 22, 2025 Accommodation Agreement, and the associated July 28, 2025 Lease, between Metro Vancouver and the Province (represented by MOTT) to reflect the proposed additional use of Deas Island Regional Park, including impacts, mitigation measures, restoration requirements for park amenities and environment, and related compensation, all to the satisfaction of Metro Vancouver's CAO for execution.

2. That the MVRD Board receive for information the report dated April 17, 2026, titled "Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026."

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 Park Dedication Removal Lands will be free of park dedication enabling MVRD to thereafter to lease the Additional Leased Land to the Province (represented by MOTT) and enter into an additional lease or license agreement with the Province (represented by MOTT) for the use of the Park road.

The proposal from TI Corp identifies that there are many issues to be worked out. TI Corp has proposed an initial compensation amount, once the full extent of the Project implications are known, Metro Vancouver will align compensation to offset impacts of the Project.

OTHER IMPLICATIONS

If the MVRD Board does not approve Alternative 1, MOTT may elect to seek an alternative process to acquire rights to these lands, which may affect Metro Vancouver's ability to negotiate an appropriate restoration and 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 add additional lands to the Lease Land to the Province (represented by MOTT) in connection with the Project.

ATTACHMENTS

1. *Metro Vancouver Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1382, 2025.*
2. Incoming Correspondence from Transportation Investment Corporation titled "Fraser River Tunnel Project (the "Project"): Casting Basin Optimization and Proposed Amendment to the Metro Vancouver Accommodation Agreement", dated April 16, 2026.
3. *Metro Vancouver Regional District Park Dedication Removal of Certain Lands in Deas Island Regional Park Bylaw No. 1462, 2026.*
4. Legal Description of the Lands.

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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 2 day of October, 2025.

Approved by the Electors this 18 day of November, 2025.

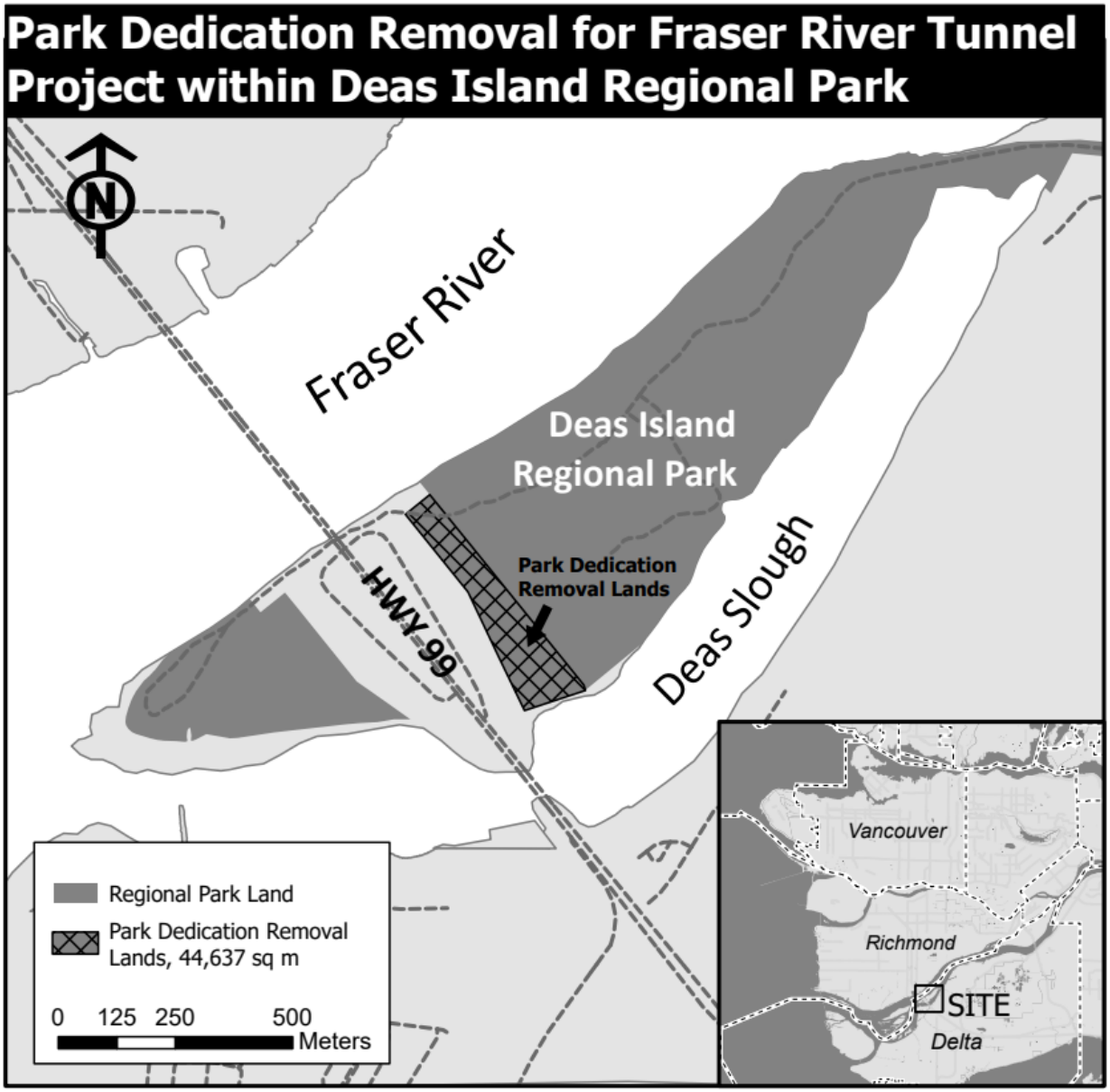
Adopted this 25th day of November, 2025.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

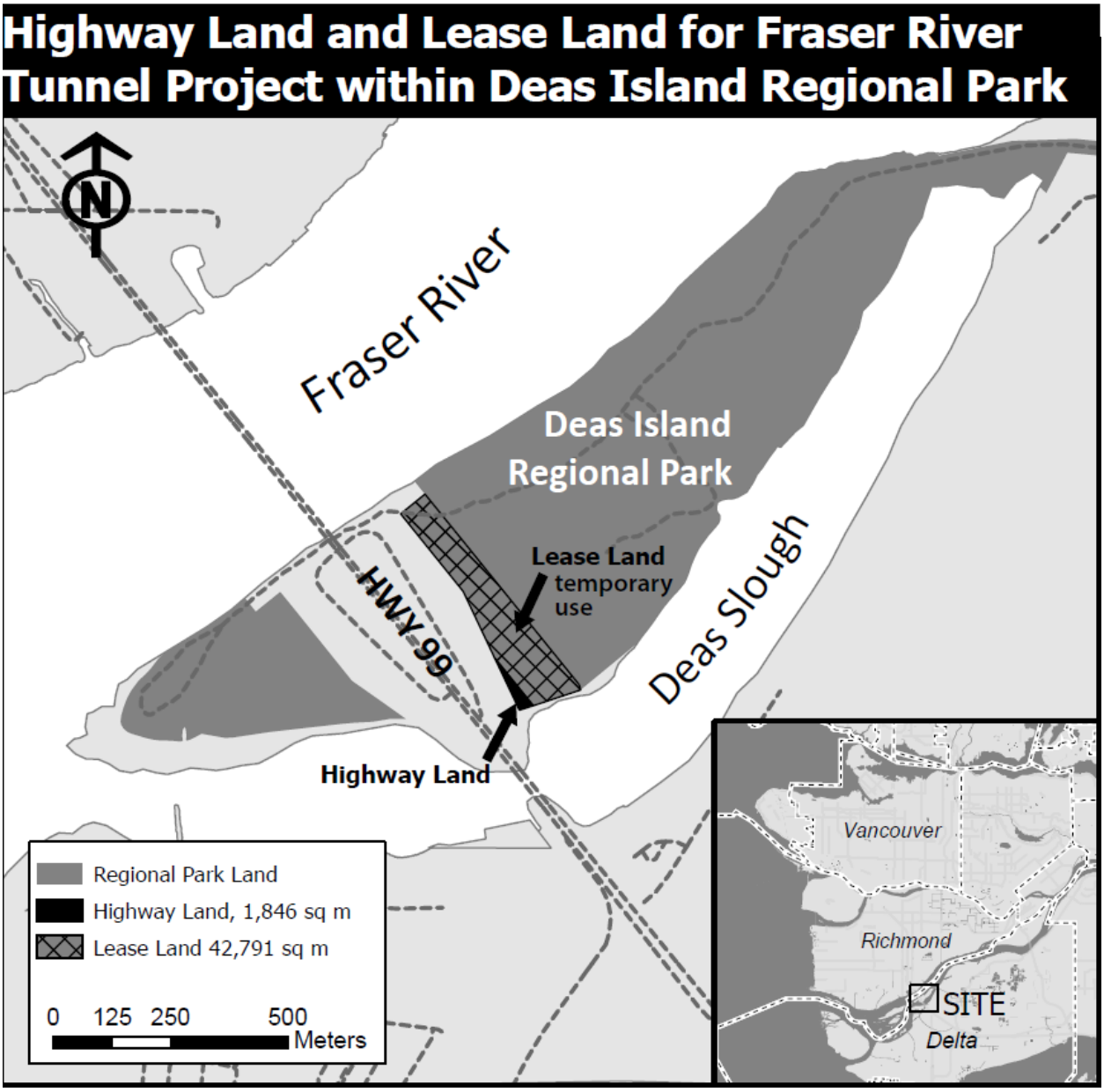
Schedule A

Sketch Plan of the Park Dedication Removal Lands



Schedule B

Sketch Plan of the Highway Land and the Lease Land



transportation investment corporation

April 16, 2026

Jerry Dobrovolny
Chief Administrative Office
Metro Vancouver
By email

Dear Jerry,

Re: Fraser River Tunnel Project (the "Project"): Casting Basin Optimization and Proposed Amendment to the Metro Vancouver Accommodation Agreement

First, we would like to thank you, Ravi Chhina and Mike Redpath of your organization for taking the time to meet with Amerigo Silvestri and myself last week to discuss the Project.

As discussed, the design development process has identified opportunities to support the overall Project schedule. This involves casting all the tunnel elements simultaneously in an enlarged casting basin, and the use of an access road through Deas Island Regional Park (the "Park") to support materials management and concrete supply.

Casting Basin

As you know, the Accommodation Agreement between Metro Vancouver and the Ministry of Transportation and Transit was signed in July 2025. Under that agreement, 4.22 hectares of existing Park land was leased (and has now been cleared) for temporary construction and staging/laydown. An additional 0.175 hectares is approved to be permanently transferred for the new widened highway right-of-way.

Under the revised design, the leased Park area would become part of an enlarged casting basin. The existing lease would need to be amended to permit excavations and the installation of shoring and ground improvements (some of which may remain post construction, although they would remain underground and would not impact Park use), and use of an additional 3.6 hectares of adjacent Park land would be required on a temporary basis for construction staging and laydown.
The enlarged casting basin would allow all Project tunnel elements to be cast in one batch. This would achieve the following benefits:

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Vancouver, BC V6B 5A1

- Saves time in the overall Project schedule (allowing the Park to be reinstated earlier);
- Eliminates the need for a Temporary Moorage Area to store the tunnel elements after fabrication, resulting in reduced impact to fish and fish habitat; the Temporary Moorage Area has been a key concern raised during the Environmental Assessment process;
- Removes the need to double-handle tunnel elements;
- Removes risk and impacts associated with river navigation closures (fewer closures will be needed);
- Allows uninterrupted productivity for craft labour, meaning there is no need to interrupt labour for 3-6 months to open and close the casting basin for multiple batches of tunnel elements.

Access Road

The existing 1.5 km access road in the Park terminates prior to reaching the Project site. Under our proposal, the road would be extended an additional 180 m to reach the Project site.

There are significant benefits to the Project if the existing access road in the Park could be used to support the excavation of the larger casting basin and the fabrication of the tunnel elements. This would significantly improve the movement of materials to and from the Project site. In particular, it would allow a direct connection to the existing concrete supplier located at the entrance of the Park. It would also assist in the removal of material while the casting basin is being excavated. While this would have obvious efficiency benefits, it would also have an important broader public safety and traffic congestion benefit, eliminating the need for around 250 concrete trucks to travel on/off Highway 99 during peak concrete casting periods and approximately 150 trucks per day (anticipated to be during the first half of 2027 during excavation of the casting basin).

We understand and acknowledge the impacts widening would have on the Park and its users. We have worked with our contractor to examine options to address these concerns and our proposal is as follows:

- Only widen the access road at three points to accommodate left-turns, allowing the road to be safely used by all vehicles in the Park;
- Limit the use of the road to four days per week, without restrictions on hours on those days. The timing would be coordinated in advance with Metro Vancouver. This restricted use schedule would take into account the fact that element pouring durations require concrete delivery over a continuous 12-hour period, with concrete curing occurring over-night.

Park Use Safety during Construction and Restoration

We propose that we develop a safety and security plan, including mitigations, that will ensure appropriate separation of park use and construction activity and thus the safety of all Park users during the construction and restoration period.

Access to the Island Tip Trail

We believe there is an opportunity to reconnect access to the Island Tip Trail for most of the duration of the project. There would still need to be some temporary closures (approximately 2 months in Summer/Fall 2026 for jetty construction, 2 months for gate construction in late 2026/early 2027, and around one year while the basin is opened for immersion).

Environmental and Wildlife Considerations

There are environmental and wildlife considerations that our staff will need to work through. These include protocols for moving materials through the Park in a way that protects the environment and mitigates the risk of contamination. We will also work with your staff to consider impacts to wildlife, including riparian and wetland habitats and the Burvilla bat colony, and how impacts can be mitigated.

Proposed Compensation

The 2025 Accommodation Agreement included $2.5 million in compensation. We have used the principles underpinning that calculation, and propose up to $3.6 million in new compensation including:

- up to $2.1 million for use of an additional 3.6 hectares of the Park; and
- up to $1.5 million for use of the access road area (approximately 2.6 hectares).

The Accommodation Agreement would be amended to extend conditions around restoration and existing condition studies to include the new areas.

Restoration and Operation

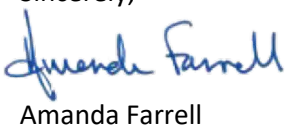
We commit to continuing discussions on the restoration and operation of the Park (including the potential need to restore the camping area and opportunities to further mitigate during the construction period, including potential impacts to parking).

Through these restoration plans, in particular re-vegetating the Park with native plants as well as thoughtful restoration of other Park amenities, there is an opportunity to leave the Park in a better condition after the Project has concluded.

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Finally, I would like to offer my sincere thanks for your willingness to consider and discuss this proposal on such short time frames. Your collaborative approach is very much appreciated.

Sincerely,



Amanda Farrell
Chief Executive Officer
Transportation Investment Corporation

Copy to:
Ravi Chhina
Mike Redpath
Heather Wood (Deputy Minister, Ministry of Transportation and Transit)
Kevin Volk (Assistant Deputy Minister, Ministry of Transportation and Transit)
Amerigo Silvestri (VP, Transportation Investment Corporation)

Transportation Investment Corporation
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Vancouver, BC V6B 5A1

Figure 1: Deas Island Regional Park



Figure 2: Access Road



Additional inset showing access road widening for consideration:



METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1462, 2026
A bylaw to authorize park dedication removal of certain lands 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 Group 2 New Westminster District Except: Part on SRW Plan 21733; 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 lease from MVRD a portion of the Lands measuring approximately 3.6 hectares to use as temporary staging area during the construction of the George Massey Tunnel replacement (the "Leased Lands"). MOTT also wishes to use an additional portion of the Lands measuring approximately 2.6 hectares for road access purposes (the "Road");

D. The total area of the Leased Lands and the Road (together, the "Park Dedication Removal Lands") is approximately 6.2 hectares as shown in the sketch plan attached as Schedule A, 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 lease the Leased Lands, and to lease or license the Road, 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 Lands in Deas Island Regional Park Bylaw No. 1462, 2026".

Schedule

2. The following schedule is attached to and forms part of this bylaw:
    - Schedule A, Sketch Plan of the Park Dedication Removal Lands

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 _____, _____.

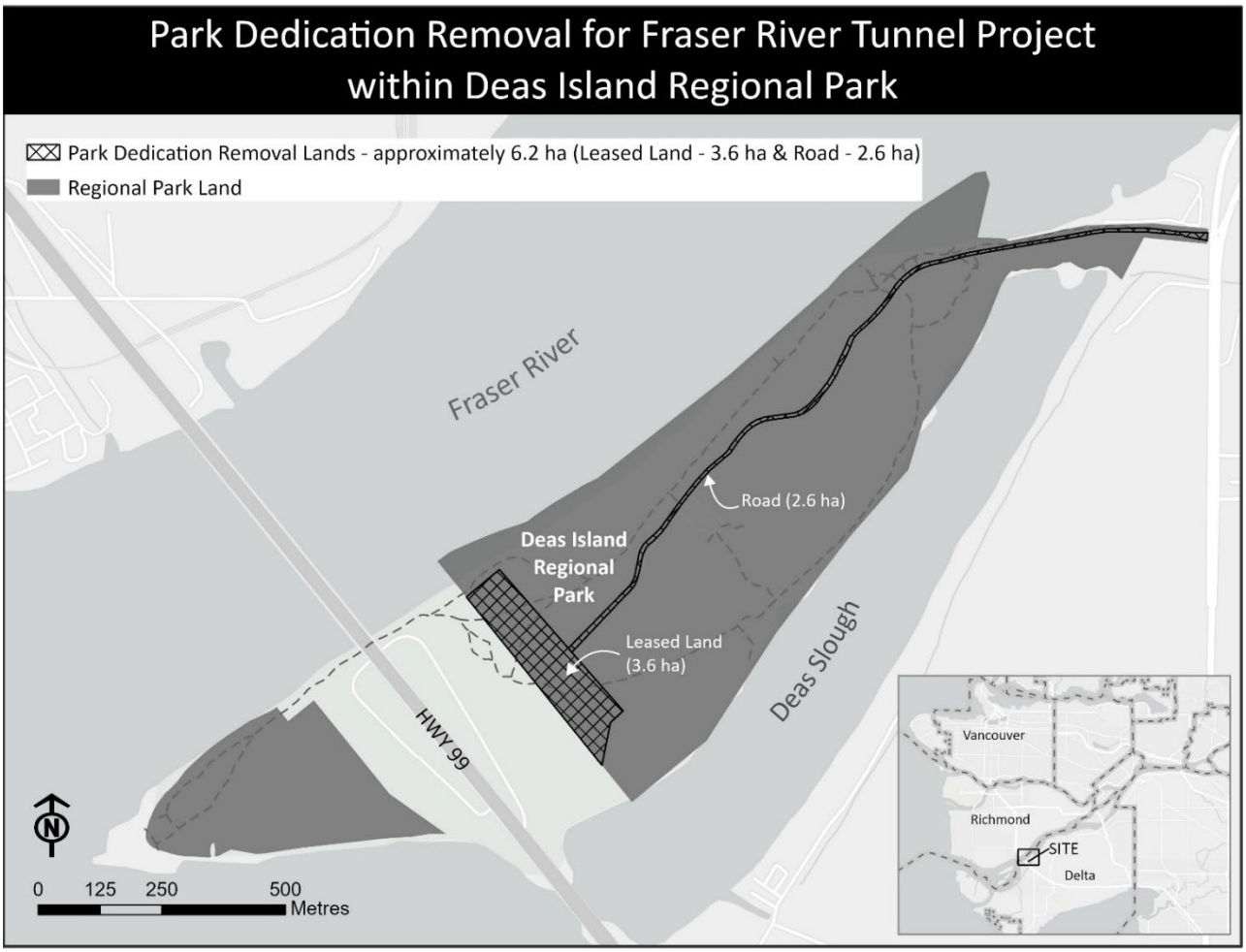
Adopted this _____ day of _____, _____.

Mike Hurley, Board Chair

Dorothy Shermer, Corporate Officer

Schedule A

Sketch Plan of the Park Dedication Removal Lands



LEGAL DESCRIPTION OF THE LANDS

Parcel Identifier: 013-086-316
Legal Description: District Lot 704 Group 2 New Westminster District Except: Part on SRW Plan 21733;

and

Parcel Identifier: 013-087-401
Legal Description: District Lot 781 Group 2 New Westminster District.

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: MVRD Board of Directors

From: Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development

Date: April 8, 2026 Meeting Date: April 24, 2026

Subject: **Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests**

At its April 2, 2026 meeting, the Regional Planning Committee considered the attached report titled "Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests", dated March 25, 2026.

Metro Vancouver's Regional Planning and Housing Services department has since received a late letter submission from the City of North Vancouver in response to a call for consultation on Proposed Metro 2050 Amendments (**Attachment 2**).

This matter is now before the Board for its consideration.

ATTACHMENTS

1. "Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests", dated March 25, 2026.
2. Incoming Correspondence from the City of North Vancouver re: Consultation on Proposed *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request (Metro Vancouver File: CP-11-01).

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Planning Committee

From: Heather McNell, Deputy Chief Administrative Officer, Policy and Planning
Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development
Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: March 25, 2026 Meeting Date: April 2, 2026

Subject: **Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests**

RECOMMENDATION

THAT the MVRD Board:

a) initiate the *Metro 2050* amendment process for Special Study Areas option as described in the report dated March 25, 2026, titled "Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests";
b) give first, second, and third reading to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026*;
c) notify affected local governments and post the proposed amendment on the Metro Vancouver website to provide an opportunity for comment as per Section 6.4.2 of *Metro 2050*;
d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment;
e) direct staff to initiate further process improvements to streamline amendment processes and timelines as described in the report dated March 25, 2026, titled "Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests" ~~"Reporting Back on Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request – Preliminary Consultation Results";~~ and
f) direct staff to continue to engage with the City of Surrey regarding:
    i) concerns about *Metro 2050*; and
    ii) technical support regarding the regional servicing implications of potential development in the Southeast portion of Surrey.

EXECUTIVE SUMMARY

This report provides information and options for Committee and Board consideration in response to the requests from three South of Fraser Mayors regarding changes to *Metro 2050*'s Urban Containment Boundary and amendment process. In response to MVRD Board direction, staff undertook pre-consultation with affected local governments on four potential *Metro 2050* amendment options developed to respond to the requests.

Staff were requested to meet with five member Councils, met with the Regional Administrators Advisory Committee, the Regional Engineers Advisory Committee, and the Regional Planning Advisory Committee, and received correspondence from ten member jurisdictions, TransLink, and the Squamish Lillooet Regional District. While feedback was largely critical of the amendment options (including from the requesting municipalities), all of the responses from member jurisdictions and other affected local governments acknowledge the concerns raised by the requesting municipalities, including the challenges of rapid growth and the desire for flexibility and local autonomy.

Key themes in the correspondence include:

- Request for more time and information to consider and analyze the amendment options;
- Concern about undermining the fundamental tenets of the Regional Growth Strategy;
- Noting that *Metro 2050* already contains procedures for amendments that allow for regional dialogue;
- Recommendation that major changes to amendment processes are better managed through the next update to the Regional Growth Strategy; and
- Suggestion to undertake a more comprehensive analysis of the Urban Containment Boundary and sewerage areas.

This report responds to feedback by recommending a targeted Special Study Area for the Fraser Highway Employment Lands, initiating further process improvements to streamline Regional Growth Strategy amendments, and further engagement with Surrey and support for Surrey's city-led servicing and land use analysis for the Southeast Surrey area.

The **Township of Langley** identified the Fraser Highway Employment Lands as a potential Special Study Area where significant local planning and technical study is already completed or underway, and requested that Metro Vancouver bring the area forward for regional consideration. Establishing a regional Special Study Area for these lands acknowledges this work, and provides a structured mechanism for the Township to continue its detailed analysis, while ensuring any future regional land use changes proceed through the established *Metro 2050* amendment process. The Township is also proposing the removal of two existing Special Study Areas. This is reflected in recommendations a) through d).

The **City of Delta** emphasized that its primary concerns relate to the efficiency of the *Metro 2050* amendment process, not the proposed amendment options or voting framework. Through its submission, Delta noted that improving timelines and simplifying procedural steps would better support member jurisdictions when navigating *Metro 2050* amendments. In response, the recommendation includes the implementation of several process improvements identified through this consultation. These actions are intended to reduce administrative steps, shorten review timelines, and make the amendment process more straightforward for member jurisdictions. This is reflected in recommendation e).

The **City of Surrey** indicated that the four proposed amendment options do not meet its aspirations for greater flexibility in accommodating long-term residential and employment growth. Through subsequent discussions, Metro Vancouver and Surrey staff identified the Rurally designated Southeast portion of Surrey as the primary area of interest for potential land use change, and acknowledged that the infrastructure implications of development in this area are not yet fully understood. Both parties agreed that a City-led, and Metro Vancouver supported, study looking at future land use, servicing and infrastructure is a next step to inform future decision making. Staff also committed to continued engagement on broader *Metro 2050* issues. This is reflected in recommendation f).

PURPOSE

This report presents information and options regarding potential amendments to *Metro 2050* developed to respond to requests from three South of the Fraser Mayors.

BACKGROUND

On June 19, 2025, the Board Chair received a joint letter (**Attachment 1**) from the mayors of Surrey, Langley Township, and Delta expressing concerns about *Metro 2050*. The letter argues that the existing *Metro 2050* amendment framework is impeding the ability of South of the Fraser municipalities to meet the growing demand for housing, employment lands, and essential services. The MVRD Board received a copy of the joint letter, along with a summary of the mayors' request, at its July 25, 2025 meeting in a report dated July 11, 2025, titled "Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta Mayors" (Reference 1). At the July 25, 2025 meeting, the MVRD Board directed staff to undertake engagement with member jurisdictions as a precursor to bringing forward for Board consideration, *Metro 2050* amendments reflecting the City of Surrey, Township of Langley and City of Delta mayors' requests.

After meeting with staff and elected officials from the requesting municipalities to better understand the desired outcomes, at the November 28, 2025 MVRD Board meeting (Reference 2), Metro Vancouver staff provided four potential amendment options to address the three South of the Fraser Mayors' request, and received direction to begin pre-consultation on the four options. For clarity, these are not staff recommendations, but rather staff's best effort to identify viable options that both respond to the mayors' requests and fit within the existing legal and policy framework. Since that time, correspondence (**Attachment 2**) was issued to member jurisdictions, adjacent regional districts, and TransLink requesting comment and offering staff-level meetings or presentations at Council or Board meetings. A significant amount of feedback has been received and is summarized in this report, with detailed correspondence provided in **Attachment 3**.

ENGAGEMENT AND AMENDMENT PROCESS

In response to the MVRD Board's July 25, 2025 and November 28, 2025 resolutions, Metro Vancouver staff have initiated a multi-phase process to explore potential amendments to *Metro 2050* that address the concerns raised in the three South of the Fraser Mayors' joint letter. As this proposed amendment process was initiated by the MVRD Board rather than a member jurisdiction, Metro Vancouver must provide all member jurisdictions affected with an opportunity to comment on the proposed amendments before any amendment bylaw is given first reading. The engagement and amendment process includes the following steps.

Step 1: Initial discussions with the three requesting municipalities

Metro Vancouver staff met with staff from the City of Surrey, Township of Langley, and City of Delta to better understand the members' needs and priorities. These discussions helped clarify the intent of the mayors' request and informed the development of policy options that could address their concerns. Metro Vancouver also met with the Mayors of Langley Township and City of Delta; the Mayor of Surrey was not available.

Step 2: Presentation of options to the MVRD Board

On November 28, 2025, a set of potential *Metro 2050* amendment options were provided for the MVRD Board's consideration, based on feedback from the three South of the Fraser member jurisdictions and Metro Vancouver's staff's best assessment of viable policy options. The MVRD Board supported initiating engagement with all member jurisdictions on these options.

Step 3: Pre-consultation with member jurisdictions and other affected local governments
Metro Vancouver began the pre-consultation period by issuing correspondence to member jurisdictions, adjacent regional districts and TransLink requesting comment on the four amendment options and offering staff-level meetings or presentations at Council or Board meetings. Metro Vancouver staff were requested to participate in five Council or Committee meetings, as follows:

Pitt Meadows City Council	February 10, 2026
Port Moody City Council	February 17, 2026
Delta City Council	February 23, 2026
Richmond Planning Committee	March 3, 2026
White Rock City Council	March 9, 2026

As part of this phase, staff engaged with the Regional Administrators Advisory Committee (RAAC), Regional Planning Advisory Committee (RPAC) and Regional Engineers Advisory Committee (REAC. Metro Vancouver staff also met with staff from member jurisdictions and other affected local governments as requested to answer questions and explain the pre-consultation process and the options identified.

Steps 4-6: Comments received through pre-consultation have been compiled for consideration by the MVRD Board, along with an amendment bylaw for consideration of initial readings in Alternative 1. If the MVRD Board grants initial readings to the proposed amendment, a formal referral and comment period would begin for the Type 3 amendment. All comments will be compiled and conveyed to the MVRD Board along with the amendment bylaw for consideration of final readings and adoption.

OVERVIEW OF AMENDMENT OPTIONS UNDER CONSIDERATION
This section outlines the four potential *Metro 2050* amendment options that were the subject of pre-consultation with member jurisdictions and other affected local governments. Under *Metro 2050*, amendments are categorized into three types:

Type 1: Requires an amendment bylaw passed by a 50% + 1 weighted vote of the MVRD Board and ***unanimous acceptance by all affected local governments within a 60-day period*** (same process to adopt a Regional Growth Strategy).
Type 2: Requires an amendment bylaw passed by a two-thirds weighted vote of the MVRD Board and a formal comment period (Minor amendment)
Type 3: Requires an amendment bylaw passed by a 50% + 1 weighted vote of the MVRD Board and a formal comment period (Minor amendment).

The options that were the subject of pre-consultation are summarized as follows:

Table 1. Summary of *Metro 2050* Amendment Options (*Note: Land affected for Options 3 & 4 is estimated)*

Option	Description	Type of Amendment	Land Affected	
			ha	km^2
1	Add language permitting Special Study Areas and identified Special Study Areas in the requesting municipalities	**Type 3**	152	15
2	Reduce the amendment voting threshold to make changes to lands with a Rural regional land use designation easier	**Type 1**	9,126	91
3	Expand amendment opportunities for sites adjacent to the Urban Containment Boundary	**Type 1**	500	5
4	Expand the flexibility clause for sites adjacent to the Urban Containment Boundary	**Type 3**	300	3

The sections that follow present further detail and analysis for each of the four amendment options.

OPTION 1: ADD NEW SPECIAL STUDY AREAS IN THE REQUESTING MUNICIPALITIES

Under *Metro 2050*, Special Study Areas (SSAs) are specific locations, usually outside the Urban Containment Boundary, where a member jurisdiction has signaled that it may seek future land use designation changes – both locally and regionally. These areas require additional study before any amendment can be considered. When land is within an SSA, any proposed change to its regional land use designation or to the Urban Containment Boundary is processed as a Type 3 amendment rather than a Type 2 amendment. This means the amendment requires a simple majority weighted vote of the MVRD Board, whereas without the overlay it would be at Type 2 amendment requiring a 2/3rds weighted vote at the Board. In practice, SSAs serve two main purposes: they indicate a municipality's interest in future land use changes, and they lower the voting threshold needed for those changes as they cover areas intended for future land use change, thereby acknowledging the municipality's future plans and aspirations.

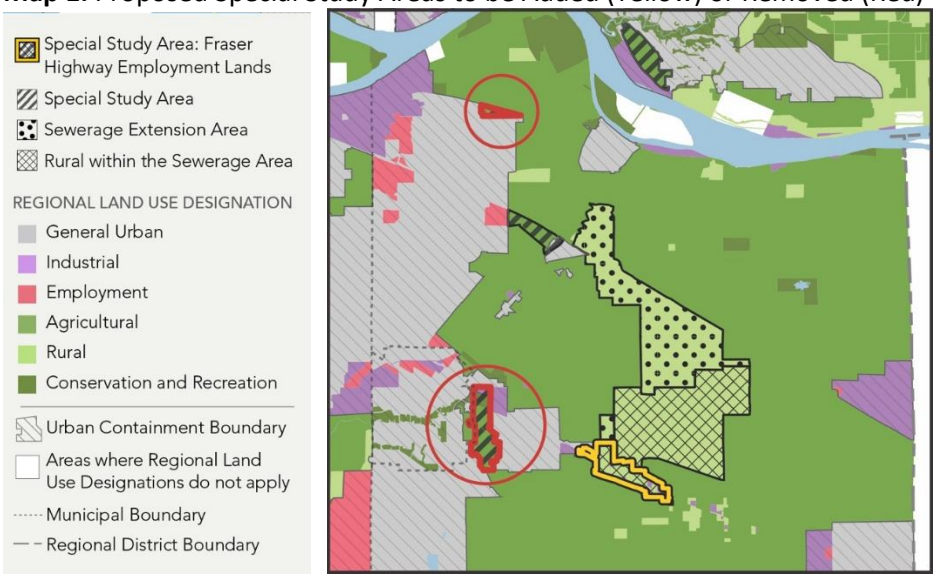
In developing this option, Metro Vancouver staff invited the three requesting South of the Fraser municipalities to identify specific lands outside the Urban Containment Boundary that they are interested in exploring for potential future land use changes.

The Township of Langley was the only municipality to propose changes to its Special Study Areas during this process. As shown on Map 1 below, the Township requested the addition of a new SSA for the Fraser Highway Employment Lands, an area that has been the focus of detailed technical analysis and planning studies by the Township over the past several years. The Township also requested the removal of two existing Special Study Areas: one located west of Murrayville and another located north of 96 Avenue and west of 216 Street. The approximate area of the SSAs requested for removal is 156 hectares; the newly-proposed SSA for the Fraser Highway Employment Lands is 152 hectares. The proposal would therefore result in a net decrease of about 4 hectares of SSAs.

Issues Overview

Special Study Areas were originally contemplated in the 1996 *Livable Region Strategic Plan* through a tool called "Areas under Municipal Consideration", and were formally established with procedures in *Metro Vancouver 2040: Shaping our Future (Metro 2040)*. This work was undertaken through the development of the Rural regional land use designation. In *Metro 2040*, a new Rural land use designation contracted the Urban Containment Boundary by about 9,000 hectares, in part to support more efficient provision of urban infrastructure. The Special Study Areas / overlays on land with a Rural regional land use designation were provided to indicate those areas where municipalities contemplated future land use change, but had not yet completed detailed planning or technical studies. The SSAs were not intended to be expanded or added to over time. Recognizing that regional conditions and community needs change over time, the Special Study Area tool could be applied strategically in the future to support further analysis of locations where emerging planning issues or opportunities arise. Establishing a Special Study Area for the Fraser Highway Employment Lands provides a structured and policy-aligned mechanism to respond to the interests raised by the Township of Langley. It recognizes the substantial planning and technical work the Township of Langley has already undertaken on these lands, as well as the significant local interest in assessing their long-term potential to support employment growth. Given the depth of study completed to date and the ongoing local planning efforts, identifying the Fraser Highway Employment Lands as a new Special Study Area is considered a supportable addition within the *Metro 2050* framework.

Map 1. Proposed Special Study Areas to be Added (Yellow) or Removed (Red)



The proposed amendment bylaw will also introduce language clarifying how new Special Study Areas may be considered in the future. Under the updated framework, the MVRD Board would be able to evaluate the addition of new Special Study Areas up to December 31, 2027. After this date, any future consideration of new Special Study Areas would occur only when a new Regional Growth Strategy is being developed.

This time-limited approach will ensure that the ability to introduce new Special Study Areas is not available on a permanent, ongoing basis. Allowing SSAs to be added at any time could inadvertently create a pathway for significant land-use changes to proceed through two sequential Type 3 amendments, thereby bypassing the higher-threshold Type 2 amendment process. This would not reflect the intent of the proposed amendment, nor the purpose of Special Study Areas within the *Metro 2050* framework. This approach provides a defined, time-limited opportunity to address emerging local planning needs, while ensuring that longer-term additions are considered through the comprehensive and region-wide process associated with developing a new Regional Growth Strategy.

Results of Pre-Consultation

Metro Vancouver received mixed feedback from affected local governments regarding Option 1. Comments noted that: new SSAs would have little to no impact on some jurisdictions; new SSAs could encourage additional planning prior to any future land use change; and new SSAs could have a lesser transportation impact than the other options, provided they are limited in geographic scope, contiguous with the existing UCB, and include safeguards against incremental or precedent-setting expansion. Metro Vancouver also heard that introducing new SSAs through a Type 3 amendment risks weakening the *Metro 2050* framework, as new SSAs are regionally-significant.

Proposed Amendment Details

The details of this text amendment are as follows:

1. *Delete policy 6.12.4*, which currently prohibits establishing new Special Study Areas;
2. *Replace Map 12* with a revised Map 12 showing a new Special Study Area and two deleted Special Study Areas as identified by the Township of Langley;

3. *Add a new policy 6.10.3*:
The boundaries for Special Study Areas as depicted on Map 12 are not to be expanded, nor are additional areas to be created, except as follows:
(a) Additional Special Study Areas may be considered up to December 31, 2027; and
(b) After January 1, 2028, additional Special Study Areas are to be considered only in the development of a new Regional Growth Strategy.

4. Revise Policy 6.10.1 to read:
Special Study Areas as depicted on Map 12 identify locations where~~, prior to the adoption of Metro Vancouver 2040, Shaping our Future,~~ a Member Jurisdiction had expressed an intention to alter the existing land use, and is anticipating a future regional land use designation amendment. Pending Metro Vancouver Regional District Board approval of a regional land use designation amendment, the current regional land use designation(s) applies within the Special Study Area. Amending a regional land use designation within a Special Study Area is considered a Type 3 amendment under section 6.3.4 of the Regional Growth Strategy. This includes any associated adjustment(s) to the Urban Containment Boundary for a Special Study Area. As part of any amendment establishing a change in regional land use designation, the Special Study Area boundaries for those amended lands will be removed from the Regional Growth Strategy. A member jurisdiction may also remove a Special Study Area with an updated Regional Context Statement or with notification to Metro Vancouver supported by a Council resolution.

OPTION 2: RE-CLASSIFY RURAL REGIONAL LAND USE DESIGNATION AMENDMENTS TO TYPE 3

Under *Metro 2050*, amendments to properties with a Rural regional land use designation are currently categorized as either Type 2 or Type 3, depending on the new designation being proposed:

- Type 2: Amendments from Rural to Industrial, Employment, or General Urban (Policy 6.3.3 c).
- Type 3: Amendments from Rural to Agricultural or Conservation and Recreation (Policy 6.3.4 d).

This option would consolidate these policies by classifying all amendments from Rural to any other regional land use designation, including adjustments to the Urban Containment Boundary, as Type 3 amendments. This change would lower the approval threshold for several types of Rural-to-Urban conversions, shifting these decisions from a two-thirds weighted vote to a majority (50% + 1) weighted vote of the MVRD Board. Map 2 illustrates the extent and distribution of Rural-designated lands across the region.

Option 2 is a Type 1 amendment to *Metro 2050*, requiring unanimous acceptance by all affected local governments and an affirmative 50% + 1 weighted vote of the MVRD Board.

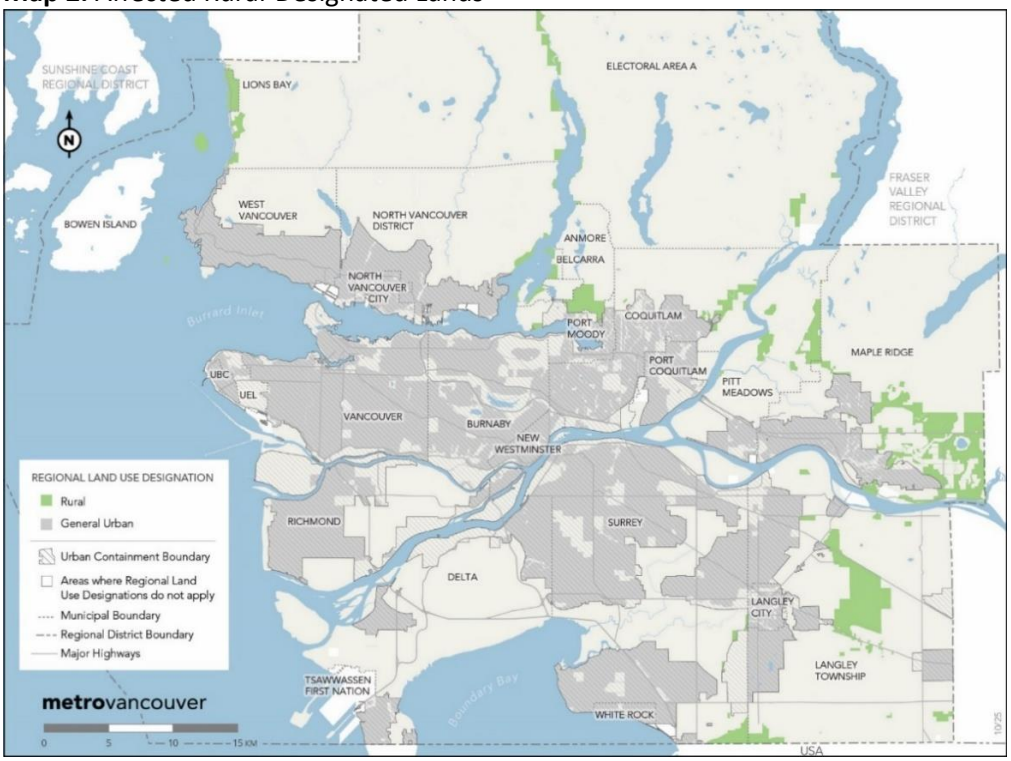
Issues Overview

Re-classifying amendments to Rural-designated lands as Type 3 amendments would significantly lower the threshold for enabling urban development in areas that are generally not intended for growth. Because Rural lands are located outside the Urban Containment Boundary, this change could open the door to development in locations that are far from existing utilities, services, amenities, and transit. Such dispersed growth would increase pressure on local and regional infrastructure, including water, sewerage, and transportation networks, and may contribute to higher servicing costs for member jurisdictions. At about 9,100 hectares (9.1 km^2) and affecting 12 member jurisdictions, Option 2 would impact by far the largest area of the four options equivalent to about 22 Stanley Parks (at 4 km^2).

Table 2. Affected Rural-Designated Lands

Member Jurisdiction	Rural-Designated Lands (ha)
Anmore	497
Belcarra	177
Coquitlam	372
Delta	2
Electoral Area A	977
Langley Township	2,479
Lions Bay	275
Maple Ridge	3,088
North Vancouver District	123
Pitt Meadows	727
Port Moody	33
Surrey	376
Total	**9,126**

Map 2. Affected Rural-Designated Lands



Results of Pre-Consultation

Throughout pre-consultation, a number of member jurisdictions expressed concerns about the potential impacts and the broader implications for regional growth management. Given the feedback and the risks associated with encouraging development in locations poorly suited to urban expansion, staff do not recommend that this option proceed.

OPTION 3: EXPAND AMENDMENT OPPORTUNITIES FOR PROPERTIES CONTIGUOUS WITH THE URBAN CONTAINMENT BOUNDARY

Metro 2050 contains a policy, 6.3.4 f), which applies to properties with a regional Agricultural and Rural land use designation that are contiguous with (i.e. outside but immediately adjacent to) the Urban Containment Boundary and outside the Agricultural Land Reserve. This policy allows such properties to be amended to an Industrial regional land use designation as a Type 3 amendment. Option 3 would

expand the amendment opportunities for such sites so that any regional land use designation may be proposed as a Type 3 amendment. The effect of this change would be to lower the MVRD Board voting threshold to 50% + 1 for sites contiguous to the Urban Containment Boundary. This would affect Agricultural and Rural sites that are proposed to be amended to General Urban or Employment that would otherwise be considered Type 2 amendments. The intent of the existing policy framework surrounding contiguous sites is to provide flexibility for sites that are directly adjacent to the Urban Containment Boundary, recognizing that some parcels outside the Urban Containment Boundary may represent supportable extensions of urban development. However, the current definition of Urban Containment Boundary contiguous parcels has, at times, created uncertainty for member jurisdictions. This proposed amendment presents an opportunity to refine and clarify the definition to better support consistent implementation across the region.

Option 3 is a Type 1 amendment, requiring unanimous acceptance by all affected local governments and an affirmative 50% + 1 weighted vote of the MVRD Board.

Issues Overview

Expanding Policy 6.3.4(f) to allow any regional land use redesignation on parcels contiguous with the Urban Containment Boundary (UCB) would significantly broaden opportunities for development outside the UCB. The existing policy is intentionally narrow, providing a pathway for conversions to Industrial, in locations where proximity to the UCB offers the potential for more efficient servicing. Allowing conversions to General Urban or Employment uses could make residential and mixed-use development more attractive than Industrial. As a result, proposals that could have contributed to the region's limited industrial land supply may instead shift toward residential forms, unintentionally creating competition between land uses and reducing the effectiveness of the policy's original purpose. The proposed change would make expansions beyond the UCB more likely. Although the 520 hectares of total land area affected (Table 3) is smaller than under Option 2, the lowered voting threshold for these amendments would introduce more opportunities for growth in areas not intended for urban development. Such expansion would increase pressure for new or extended infrastructure and could lead to incremental fragmentation of Agricultural and Rural lands.

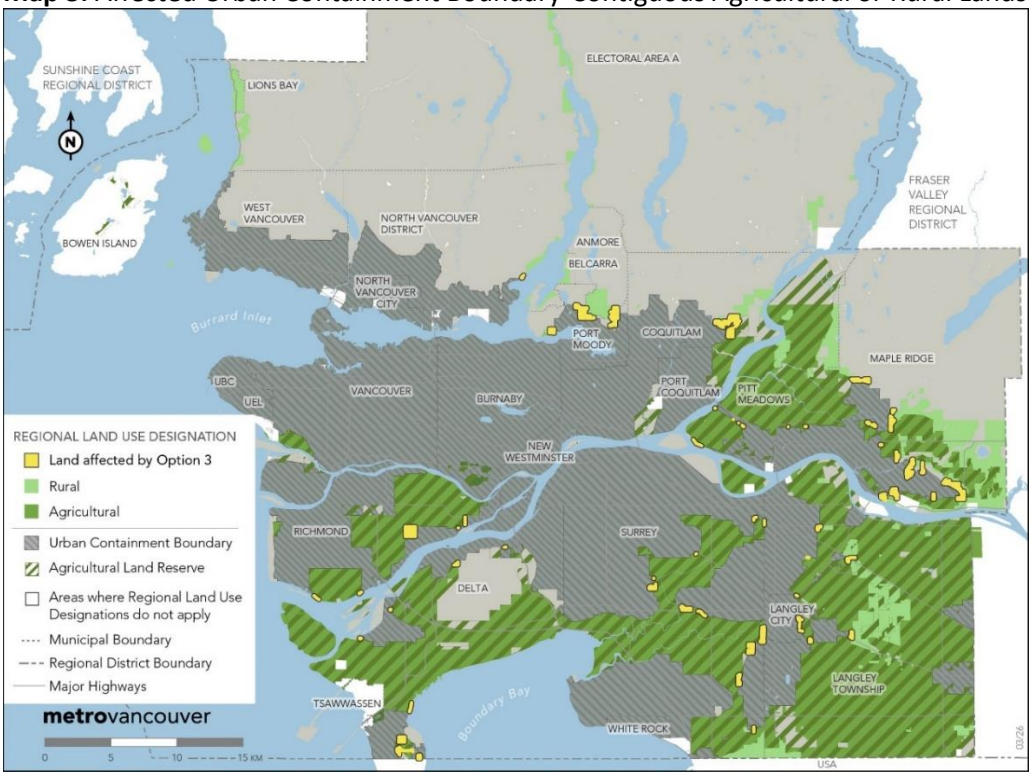
Results of Pre-Consultation

Throughout pre-consultation, a number of member jurisdictions expressed concerns about the significant impacts and broader implications for regional growth management. Given feedback and analysis, staff do not recommend that this option proceed.

Table 3. Affected Urban Containment Boundary-Contiguous Rural or Agricultural Lands

Member Jurisdiction	Rural Lands (ha)	Agricultural Lands (ha)	Total (ha)
Anmore	93		93
Coquitlam	68		68
Delta		41	41
Langley City		1.3	1.3
Langley Township	18	0.7	19
Maple Ridge	143	6.0	149
North Vancouver District	0.5		0.5
Pitt Meadows		1.1	1.1
Port Moody	13		13
Richmond		64	64
Surrey	53	25	78
Total (estimate)	**389**	**139**	**528**

Map 3. Affected Urban Containment Boundary-Contiguous Agricultural or Rural Lands



OPTION 4: EXPAND THE USE OF THE 'FLEXIBILITY CLAUSE' FOR PROPERTIES CONTIGUOUS WITH THE URBAN CONTAINMENT BOUNDARY

Metro 2050 contains a policy (6.2.7), commonly referred to as the *flexibility clause*, which allows member jurisdictions to make limited changes to regional land use designations within the Urban Containment Boundary without requiring a formal *Metro 2050* amendment. The flexibility clause is deployed by notifying Metro Vancouver; mapping is then updated through housekeeping amendments to *Metro 2050* and the member jurisdiction's Regional Context Statement, respectively. The Regional Context Statement update occurs when a member jurisdiction's Official Community Plan or Official Development Plan is amended or newly-adopted. The flexibility clause is subject to specific conditions, including limits on the size of eligible sites, additional allowances for Industrial sites in close proximity to rail rapid transit, and lifetime usage limits based on the member jurisdiction's total land area within the regional land use designation being changed.[1]

Option 4 proposes to expand the scope of Policy 6.2.7 to include sites located just outside the UCB, provided they meet 1) the conditions currently required for flexibility clause use and 2) the geographic definition of "contiguous" sites. This change would allow member jurisdictions to exercise greater local discretion over these sites and, in some cases, proceed without a *Metro 2050* amendment. Option 4 would not change the amendment process for any sites that are not contiguous with the UCB, nor any sites within the Urban Containment Boundary where the flexibility clause may currently be used.

Option 4 is a Type 3 amendment, requiring an affirmative 50% + 1 weighted vote of the MVRD Board.

[1] The aggregate area of land affected by all re-designations under section 6.2.7 (a) and (b) together cannot exceed two (2) percent of the Member Jurisdiction's total lands within each applicable regional land use designation as of July 29, 2011.

Issues Overview

The original intent of the flexibility clause was to provide procedural options for member jurisdictions for amendments considered too minor to warrant regional dialogue. Limiting flexibility clause usage to small sites within the Urban Containment Boundary was an important step in ensuring that the flexibility clause could not be used to effect land use changes of regional significance. Option 4, like Option 3, would only affect parcels contiguous with the UCB. However, Option 4 would not be limited to only Rural and Agricultural parcels. Instead, Option 4 would be limited to small parcels only (i.e. one hectare or under), consistent with the existing flexibility clause. For these reasons, Option 4 affects a similar total land area (400 ha) compared with Option 3 (500 ha), but about six times as many properties (1,885 compared with 314; see Table 1).

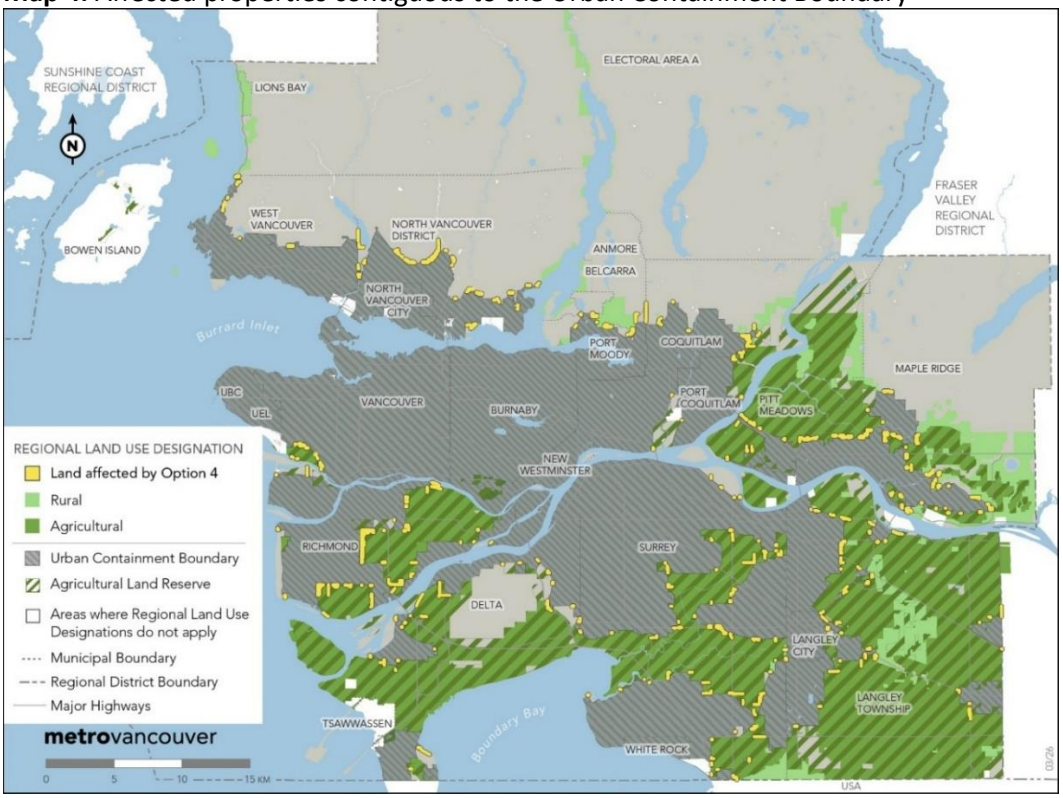
The flexibility clause is designed to accommodate minor, locally focused land use adjustments, and its intent depends on keeping it restricted to changes that do not carry regional implications. The absence of regional review means neighbouring jurisdictions and other affected agencies may not be aware of, nor able to comment on, land use changes before they occur. For this reason, the clause is intentionally limited to small sites within the Urban Containment Boundary, where changes are unlikely to have regional consequences. Under Option 4, however, the flexibility clause could be applied outside the UCB, including on Conservation and Recreation, Rural, and Agricultural lands. This would enable land use changes in areas that are potentially regionally significant.

Table 4. Affected Urban Containment Boundary-Contiguous Lands Under 1 Hectare

	Regional Land Use Designation (ha)				**Total ha**
	Conservation & Recreation	**Rural**	**Agricultural**	**Industrial**	
Anmore	0.4	9.8			10
Burnaby					
Coquitlam	8.3	3.4	3.8		15
Delta	5.5		11	0.3	17
Electoral Area					
Langley City			0.03		0.03
Langley Township	1.0	4.9	27		33
Maple Ridge	4.7	23	43		71
New Westminster					
North Vancouver City					
North Vancouver District	37	0.5			38
Pitt Meadows			8.2		8.2
Port Coquitlam	0.05		0.9		1.0
Port Moody	1.4	0.3			1.7
Richmond	2.0		66		68
Surrey	2.4	5.0	35	0.2	43
Tsawwassen First Nation					
Vancouver	0.1		7.4		7.5
West Vancouver	7.9				7.9
Total	**71**	**47**	**203**	**0.5**	**322**

Note: These numbers are estimates

Map 4. Affected properties contiguous to the Urban Containment Boundary



Pre-Consultation Results

Throughout pre-consultation, a number of member jurisdictions expressed concerns about the potential impacts and broader implications for regional growth management. Given this feedback and analysis, staff do not recommend that this option proceed.

PRELIMINARY CONSULTATION RESULTS

All correspondence from member jurisdictions and other affected local governments is retained in Attachment 3 and summarized below. Unless otherwise noted, all affected local government comments were endorsed by their respective Council or Board. The correspondence is sorted by date received and presented in the following order:

- requesting member jurisdictions;
- other member jurisdictions; and
- other affected local governments.

While the feedback is largely critical of the amendment options, all of the responses from member jurisdictions and other affected local governments acknowledge the concerns raised by the requesting municipalities, including the challenges of rapid growth and the desire for flexibility and local autonomy.

Key themes in the correspondence include:

- Request for more time and information to consider and analyze the amendment options;
- Concern about undermining the fundamental tenets of the Regional Growth Strategy;
- Noting that *Metro 2050* already contains procedures for amendments that allow for regional dialogue;

- Recommendation that major changes to amendment processes are better managed through the next update to the Regional Growth Strategy; and
- Suggestion to undertake a more comprehensive analysis of the Urban Containment Boundary and sewerage areas.

Feedback from Requesting Member Jurisdictions

City of Delta
Delta's correspondence, expresses concerns about the proposed options and requested that Metro Vancouver staff continue to explore policy reforms aimed at streamlining the *Metro 2050* amendment process while maintaining appropriate regional oversight. In particular, Delta's feedback highlights three key issues:

- There is no immediate need for Special Study Areas in the City of Delta;
- The options offer limited improvements to processes because they lower voting thresholds while maintaining a process that is viewed as lengthy, complex and duplicative of municipal processes; and
- The options do not address broader procedural improvements that could streamline amendment timelines.

Delta's submission focuses on process improvements, acknowledging that Metro Vancouver, in its MVRD Board report dated November 14, 2025, identified several process improvements that would not require a *Metro 2050* amendment. Delta's letter expresses support for each of these improvements:

- Streamline application intake through a dedicated email address or web portal;
- Ensure that the 45-day comment period on *Metro 2050* amendments begins immediately following third reading;
- Introduce a pre-application process to allow the submission of amendment materials prior to local third reading; and
- Remove RPAC review of minor and straightforward applications.

Delta also identifies additional opportunities to streamline the amendment process, as follows:

- Reduce duplication of local and regional staff planning and technical analysis by implementing standard submission requirements;
- Reduce duplication of the referral process of external review agencies where approval or comments have been previously provided (i.e. where TransLink comments were provided as part of the local review process and/or where ALR exclusion has been approved by the Agricultural Land Commission);
- Explore opportunities for delegation of authority to staff for amendment requests that are of a minor or technical nature; and
- Consider opportunities to reduce pre-consultation and/or consultation requirements for some applications given the limited member jurisdiction participation for the majority of recently approved RGS amendments.

Delta's feedback regarding process improvements is consistent with the comments received from other member jurisdictions and includes several additional suggestions beyond the process changes identified in the November Board report. Metro Vancouver staff will explore these additional opportunities, together with the process improvements already underway to further streamline amendment processes and timelines. This direction is reflected in the Recommendation for this report, which proposes that staff be directed to advance this work. Staff will report back to the MVRD Board on the full set of process and streamlining improvements.

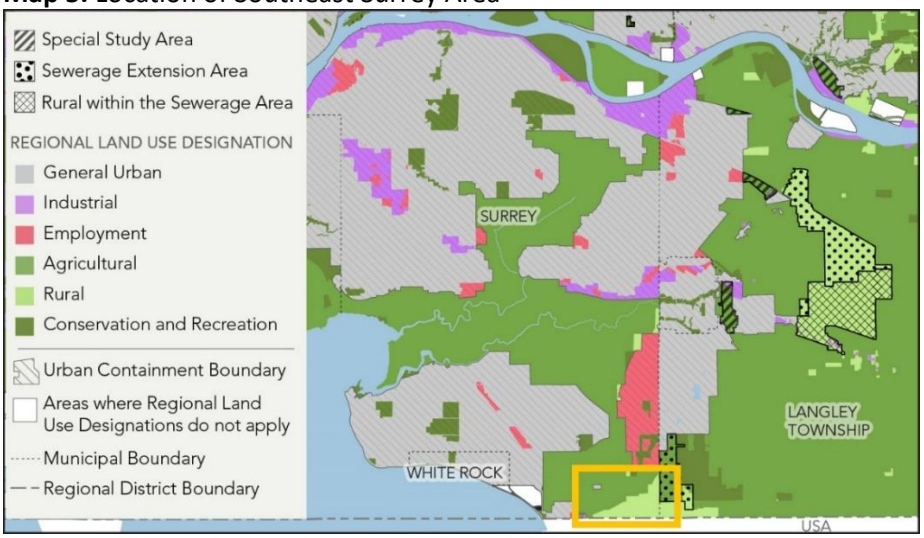
Township of Langley
The Township did not submit formal feedback through Council. However, Metro Vancouver staff worked closely with Township staff to identify the underlying objectives based on the initial Mayor's request and develop a policy resolution through the Special Study Area option.

City of Surrey
Initial feedback from the City of Surrey, provided through its February 13, 2026 letter and accompanying staff report, advised that the City does not support any of the four proposed amendment options and requested further engagement with Metro Vancouver to explore alternative pathways. In this correspondence, Surrey emphasized that the proposed options do not sufficiently address its desire for greater flexibility within the *Metro 2050* framework to support long-term residential and employment growth.

In response to Surrey's February 13, 2026 letter, Metro Vancouver again offered to meet with staff and Council to discuss Surrey's concerns and requests. Metro Vancouver and Surrey staff met on March 13, 2026 to discuss the four amendment options and other opportunities to address the City's needs. Surrey staff expressed the City's overall objective of achieving greater autonomy and decision making authority. A key outcome of this meeting was the identification of Southeast Surrey (Map 5) as the area where the City is most interested in exploring potential future land use change. Southeast Surrey is a Rural-designated area located between the Township of Langley and the international border. At 300 ha (3 km^2) in size, Southeast Surrey comprises about 80 percent of the City's Rural lands and represents the majority of lands in Surrey outside the Urban Containment Boundary that are also outside the Agricultural Land Reserve.

Metro Vancouver and Surrey staff acknowledge that the infrastructure and other implications of potential development in Southeast Surrey, both regionally and locally, are not fully understood. Both parties agreed that a City-led planning study that considers servicing needs, costs, and land use planning objectives for the Southeast corner of Surrey is an appropriate next step. To support this work, Metro Vancouver staff, including GVS&DD and GVWD, will provide technical support. Staff also committed to continued engagement on broader *Metro 2050* issues.

Map 5. Location of Southeast Surrey Area



Feedback from Other Member Jurisdictions - Presented in order of date received

City of Coquitlam
At its February 23, 2026 Regular Meeting, Coquitlam City Council passed a resolution requesting that pre-consultation be extended:

> *That Council send a letter to the Metro Vancouver Board requesting an extension to the engagement period for proposed* Metro 2050 *amendment options outlined in the January 20, 2026 letter from Metro Vancouver.*

Coquitlam's letter and analysis cautions that "any of the four proposed amendment options could alter the very foundation of the Regional Growth Strategy and may have unintended consequences." "Given the nature and complexity of the proposed amendments… additional time is required to complete a thorough analysis and to receive Council input on that analysis."

City of Pitt Meadows
The City of Pitt Meadows' letter voices concerns about:

- regional impacts (e.g. long-term regional servicing costs, added pressure on road and transit networks, and air quality and climate impacts);
- cross-boundary land use conflicts (e.g. development adjacent to agricultural or environmentally sensitive lands); and
- incremental boundary adjustments gradually shifting regional growth patterns, potentially affecting the integrity of the Regional Growth Strategy.

Pitt Meadows notes that, given the information available at this time, the implications of the proposed amendment options remain unclear and may be challenging to support moving forward. It concludes by recommending additional time for review and consideration.

Village of Belcarra
The Village of Belcarra concludes that the proposed amendment options could increase regional servicing and infrastructure costs, add pressure to transportation systems, and contribute to environmental impacts. Belcarra noted potential risks associated with development near agricultural or environmentally sensitive lands. The Village also highlighted that the regional servicing and cost implications of the options have not yet been fully assessed, making it difficult to support any of them at this time. Belcarra emphasized that the existing *Metro 2050* amendment process already provides clear pathways for change while maintaining regional dialogue, and that past amendments demonstrate the region's ability to accommodate change within the current framework.

City of Richmond
Richmond's correspondence included four Council-endorsed comments:

- The proposed options as presented by Metro Vancouver undermine the intent of the Urban Containment Boundary which is to limit sprawl and strive for a compact metropolitan urban form, as well as focus urban growth within the compact urban form through transit oriented, complete communities.
- Planning decisions should be proactive and grounded in strategic long-range thinking, rather than reactive to case-by-case amendment requests. Alternative solutions could involve undertaking a more comprehensive review of the UCB to evaluate broader amendments to the GVS&DD sewerage boundary.

- Any amendments to how the UCB may be adjusted would need to be coordinated with how adjustments to the GVS&DD boundary are administered.
- Metro Vancouver would need to provide clarity around how any servicing costs associated with adjusting the GVS&DD boundary would be determined and allocated.

The correspondence concludes that: "The proposed amendments would have little benefit to the City of Richmond and instead primarily increases flexibility for the three South of the Fraser municipalities, which have submitted the majority of amendment requests since 2023. This approach undermines the intent of the UCB to limit sprawl and strive for a compact metropolitan urban form, as well as focus urban growth within the compact urban form through transit-oriented, complete communities."

City of White Rock
The City of White Rock indicated that it does not object to the introduction of new Special Study Areas (SSAs) and noted that SSAs can support transparent, evidence-based planning, provided their scale and criteria remain aligned with regional objectives. White Rock acknowledges that lowering voting thresholds for Rural-designated lands or UCB-contiguous sites may help streamline amendment processes; however, the City stressed the importance of safeguards and clear criteria to ensure that any resulting land-use changes align with regional planning goals. Finally, White Rock noted that expanding use of the flexibility clause may reduce administrative burden, but stressed the importance of monitoring cumulative impacts to ensure regional planning objectives are not compromised.

City of Burnaby
The City of Burnaby's letter indicates that the amendment options are inconsistent with the Goals of both *Metro 2050* and *Burnaby 2050*, and that the rushed process puts the region at risk of unintended consequences. Burnaby goes on to outline nine major concerns and considerations regarding the proposed amendment options:

1. Inconsistent with Burnaby 2050 Values and Goals
2. Financial Impact on Regional Utilities, Especially DCCs
3. Financial and Operational Impact on TransLink
4. Rushed Consultation Process Risks Unintended Consequences
5. Intensification is Preferable to Sprawl
6. Negative Impacts of Growth Structuring Objectives and Targets
7. Loss of Regional Coordination and Consensus on Significant Changes
8. Negative Impacts on Regional Food Security.

Across several of these dimensions, Burnaby notes that Options 1 and 2 would be particularly detrimental. The letter concludes with the statement that "the City of Burnaby urges the MVRD Board to slow down and provide members with the time and information needed to properly weigh the benefits and consequences of these changes to the regional plan."

City of Port Moody
The City of Port Moody notes that lowering voting thresholds, and thereby facilitating future to *Metro 2050*, could be perceived as running contrary to or diluting the original agreed upon regional goals and may risk further erosion of *Metro 2050* in the future. Port Moody's submission identifies pros and cons for each of the four Options:

- Option 1 offers a practical solution using an existing *Metro 2050* policy mechanism. However, new SSAs could be precedent-setting and could result in perceived inequity if only the three requesting municipalities are permitted to identify SSAs.

- Option 2 addresses the South of the Fraser Mayors' request to reclassify UCB expansions as Type 3 amendments while maintaining the current amendment process, allowing for continued regional dialogue. However, this option would undermine the integrity of the Urban Containment Boundary, could lead to isolated pockets of development, and would impact a large amount of land.
- Option 3 addresses the South of the Fraser Mayors' request to allow contiguous UCB extension, but undermines the integrity of the UCB by lowering the voting threshold for some expansions.
- Option 4 addresses the South of the Fraser Mayors' request for a streamlined "minor re-alignment" allowance, yet is contrary to the original intent of the flexibility provision (i.e. limited application within the UCB) and would allow for changes to the UCB without notification to other member jurisdictions.

City of Langley

The City of Langley's staff letter recommends that the decisions on the proposed amendments be postponed and instead advanced forward and considered as part of the process to develop the next Regional Growth Strategy. The following reasons are provided:

- The proposed amendments – notably, the reduction of voting thresholds – represent major changes to the RGS and its foundational growth management mechanisms; and
- The current RGS policy and amendment framework was established through a comprehensive consultation and technical review process.

Feedback from Other Affected Local Governments

Squamish Lillooet Regional District

The Squamish-Lillooet Regional District (SLRD) outlines two key concerns in its letter to the MVRD Board:

- Option 1: The addition of new Special Study Areas may be regionally significant. Considering the addition of new Special Study Areas by way of a Type 3 (minor amendment) may result in a weakened RGS framework/policies. It is noted that the addition of new Special Study Areas enables future land use changes within these areas to be considered under a lower voting threshold.
- Option 4: the expansion of the flexibility clause to allow for extensions to the UCB may be regionally significant. Considering UCB changes by way of a Type 3 (minor amendment) may result in a weakened Regional Growth Strategy framework / policies. It is noted that the expansion of the flexibility clause to allow regional land use designation changes on sites contiguous to the UCB to be changed without an RGS amendment may provide a two step amendment process reducing the effectiveness of the UCB and RGS.

TransLink

TransLink's correspondence concludes that "many changes to the UCB amendment process that lower approval thresholds or weaken regional involvement would have negative and enduring impacts on the regional transportation system. Each of the four options you have asked us to comment on would make it easier to expand the UCB into locations that are potentially more difficult and more costly to serve with transit, with long term implications for service efficiency and affordability."

From a financial perspective, TransLink notes that, "As the Board for Metro Vancouver's regional transportation authority, we have a fiduciary responsibility to manage region-wide revenues prudently and to avoid policy choices that knowingly increase long-term costs to regional taxpayers and system users. From this perspective, weakening the regional framework for UCB decisions raises significant concern."

With respect to the particular amendment options, "TransLink does not support Options 2 or 4, as they would materially weaken the regional safeguards that help ensure transportation investments remain cost-effective, fiscally responsible, and aligned with shared regional objectives." The letter suggests that "Options 1 or 3 would represent comparatively lesser risk only if applied with constrained conditions … the key conditions including clear limits on geographic scope, contiguity with the existing UCB, and safeguards to prevent incremental or precedent setting expansion over time. Even under these conditions, TransLink remains concerned about the cumulative fiscal and service impacts associated with gradually eroding the current regional approach as considered in all four options."
Metro Vancouver staff note that the proposed Township of Langley SSA contemplated as part of Option 1 appears to meet TransLink's conditions.

Feedback from Member Jurisdiction Staff Advisory Committees
At its February 13, 2026 and March 13, 2026 meetings, members of the Regional Planning Advisory Committee (RPAC) expressed that:

- Discussions about fundamental changes to *Metro 2050* should occur during the development of a new Regional Growth Strategy. Fundamental *Metro 2050* elements and processes should not be changed through a Type 3 amendment.
- The pre-consultation process has been too short, with too little information available to make informed decisions.
- Expanding the UCB will result in high costs for regional servicing (both capital and operating), particularly in the context of existing challenges surrounding the cost of infrastructure and related impacts of Development Cost Charges (DCCs).
- There is no demonstrated need for urban expansion outside the UCB.
- The amendment options would cause significant environmental impacts, including:
    - Loss of sensitive ecosystems and ecosystem connectivity,
    - Decrease in tree canopy cover,
    - Increase in impervious surfaces (more stormwater run-off, higher risk of overland flooding, poorer water quality),
    - Increase in greenhouse gas emissions, and
    - Decrease in carbon storage and sequestration.
- Any expansion of the UCB would make providing cost-efficient transit difficult and would draw transit resources away from the rest of the region.

Regional Administrators Advisory Committee (RAAC)
At both its January 22 and March 19, 2026 meetings, RAAC members expressed concerns about:

- The short timeline of the pre-consultation process;
- The significant nature of the South of Fraser Mayors requests that may be more appropriate for discussion during the development of an updated Regional Growth Strategy; and
- That the proposed changes risked undermining the main tenets of collaborative regional planning in *Metro 2050*.

Regional Engineering Advisory Committee (REAC)
At its February 6th, 2026 meeting, REAC expressed concerns about:

- Significant cost implications for regional infrastructure if the Urban Containment Boundary is expanded need more information and consideration; and
- Impacts to the sewerage area extension process.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Liquid Waste Services (GVS&DD)

Metro 2050 designates properties eligible for sewer services using "Urban" Regional Land Use Designations (i.e. General Urban, Employment and/or Industrial). Moving beyond eligibility to an actual connection to the regional sewer system requires the properties to be approved for inclusion within a sewerage area by the GVS&DD Board.

Under the *GVS&DD Act*, member jurisdictions must submit plans for new sewers, drains, alterations, connections, or extensions to the GVS&DD for review and approval. As outlined in the *Metro 2050 Implementation Guideline – Extension of Regional Sewerage Services*, applications undergo a technical and financial review by Metro Vancouver Liquid Waste Services staff, including assessment of sewerage area inclusion, system capacity, service levels, financial implications, and compliance with applicable acts and bylaws.

Changes to sewer servicing eligibility under *Metro 2050* will not change the GVS&DD review process and still require applications to undergo site-specific technical and financial review.

Water Services (GVWD)

The same challenges and need for coordination and information sharing also apply to regional water services planning, which is done by Water Services staff under the legal entity of the Greater Vancouver Water District (GVWD). Metro Vancouver Regional Planning staff routinely share information provided by member jurisdictions regarding anticipated growth and new land use plans to assist with utility planning. Member jurisdictions are encouraged to have early and ongoing engagement with Water Services when updating or creating a new pressure zone, Official Community Plan, or neighbourhood plan, or when a development proposal is greater than 1,000 equivalent population. Metro Vancouver also encourages member jurisdictions to share any plans to upgrade or build new reservoirs and/or pump stations.

In addition, members are strongly encouraged to provide a digital copy of their Water Master Servicing Plan to Metro Vancouver Regional Planning and Water Services staff every time it is updated (normally every five years). This would assist Water Services staff with keeping up-to-date on growth-driven projects within member jurisdictions and understanding if they need to be taken into consideration in the regional water system planning.

Changes to servicing eligibility under *Metro 2050* will not change the GVWD direct connection review process and still require applications to undergo site-specific technical and financial review for any new development.

NEXT STEPS

If a Type 3 amendment is initiated and the associated bylaw receives an affirmative majority weighted vote of the MVRD Board at 1st, 2nd, and 3rd readings, it will then be referred to all affected local governments (including all member jurisdictions, TransLink and adjacent regional districts), and local First Nations. It will also be posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for public comment. All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption.

ALTERNATIVES

1. THAT the MVRD Board:
   a) initiate the *Metro 2050* amendment process for Special Study Areas option as described in the report dated March 25, 2026, titled "*Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests*";
   b) give first, second, and third reading to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026*;
   c) notify affected local governments and post the proposed amendment on the Metro Vancouver website to provide an opportunity for comment as per Section 6.4.2 of *Metro 2050*;
   d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment;
   e) direct staff to initiate further process improvements to streamline amendment processes and timelines as described in the report dated March 25, 2026, titled "Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests**"** ~~"Reporting Back on Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request – Preliminary Consultation Results";~~ and
   f) direct staff to continue to engage with the City of Surrey regarding:
      i) concerns about *Metro 2050*; and
      ii) technical support regarding the regional servicing implications of potential development in the Southeast portion of Surrey.

2. THAT the MVRD Board receive for information the report dated March 25, 2026, titled "Reporting Back on *Metro 2050* Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests" and not initiate a *Metro 2050* amendment process.

3. THAT the MVRD Board direct staff to conduct further exploration of Options 2, 3, and/or 4, as outlined in the report dated March 25, 2026, titled "Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests" and report back with related amendment bylaws for consideration.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with the work undertaken to prepare this report. All analysis to date has been completed within existing staff resources. However, changes to the Regional Growth Strategy amendment framework, particularly those affecting the Urban Containment Boundary, could have future regional infrastructure implications, including potential impacts on sewerage and water servicing. transportation, schools, day cares and other amenities. Any site-specific amendments or proposed adjustments to sewerage areas would require further technical and financial analysis, and Metro Vancouver staff would report back with detailed assessments at that time.

OTHER IMPLICATIONS

If the Recommendation is approved, the proposed amendment will enter a formal referral and comment process with all affected member jurisdictions. This stage would also initiate formal engagement with local First Nations through referral offices, providing an opportunity for feedback and comment consistent with *Metro 2050* procedures.

CONCLUSION

This report summarizes the pre-consultation process initiated in response to the joint request from the three South of the Fraser municipalities. Over the past several months, Metro Vancouver staff met with member jurisdictions, technical advisory committees, and affected local governments to assess four potential *Metro 2050* amendment options to gather feedback. The process highlighted broad concerns about impacts to growth management, infrastructure servicing, and altering the amendment framework, while also identifying jurisdiction-specific priorities, including the Township of Langley's request for a Special Study Area, Delta's focus on streamlining amendment procedures, and Surrey's interest in exploring long-term land use potential in Southeast Surrey.

This report's recommended approach responds to this feedback by advancing a targeted Special Study Area for the Fraser Highway Employment Lands, initiating further process improvements to streamline Regional Growth Strategy amendments, and supporting Surrey's city-led servicing and land use analysis for the Southeast Surrey area. If the Recommendation is approved, staff will report back to the MVRD Board on progress as this work advances.

ATTACHMENTS

1. Letter from South of the Fraser Mayors, titled "Urban Containment Boundary – Urgent Need for Policy Reform", dated June 19, 2025.
2. Outgoing correspondence to member jurisdictions and affected local governments.
3. Incoming correspondence from member jurisdictions and affected local governments.
4. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1456, 2026
5. Presentation re: Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests.

REFERENCES

1. McNell, H. (2025). *Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta Mayors*. [Staff report to MVRD Board Meeting, July 25, 2025]. https://metrovancouver.org/boards/GVRD/RD-2025-07-25-AGE.pdf#page=385
2. McNell, H. (2025). *Proposed Metro 2050 Amendments in Response to South of the Fraser Mayors' Request.* [Staff report to MVRD Board Meeting, November 28, 2025]. https://metrovancouver.org/boards/GVRD/RD-2025-11-28-AGE.pdf#page=407

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June 19, 2025

Via E-mail

Metro Vancouver
CAO Executive Offices
JUN 23 2025
RECEIVED

Mayor Mike Hurley
Chair, Metro Vancouver Board of Directors
Metrotower III, 4515 Central Boulevard
Burnaby BC V5H 0C6

Dear Chair Hurley and Members of the Board:

Re: Urban Containment Boundary – Urgent Need for Policy Reform

The Mayors of Surrey, the Township of Langley, and Delta jointly write to advise the Metro Vancouver Regional District to express a unified concern over the Metro 2050 framework, as currently written and administered, is obstructing our collective ability to plan for and deliver the housing, employment land and critical services our rapidly growing South-of-the-Fraser communities require.

Our communities are facing increased challenges due to the current policies and administrative process governing the Urban Containment Boundary (UCB) as outlined in the Regional Growth Strategy (RGS).

Accordingly, we expect the Board to direct staff to draft amendments that will:

1. **Redefine and modernize the UCB**. Policy language must allow contiguous UCB extensions that:
   - are outside the Agricultural Land Reserve and ecologically sensitive areas;
   - can be serviced with existing or committed infrastructure; and
   - support compact, transit-oriented, complete communities.

2. **Re-classify qualifying UCB expansions as Type 3 amendments**. The process for expending or adjusting the UCB through a Type 2 or Type 3 amendment under the RGS is burdensome, time-consuming, and often lacks transparency or consistency in interpretation. The ambiguity surrounding what qualifies as a Type 2 versus Type 3 amendment has led to unnecessary delays and uncertainty for both the municipalities and the development community. Therefore, we propose extensions meeting the above criteria—or located within Special Study Areas—should proceed as Type 3 amendments, subject to a simple majority (50% + 1) weighted vote, rather than the current two-thirds super-majority required for Type 2 amendments.

3. **Introduce a streamlined "minor realignment" allowance**. The municipalities should be granted more authority to make UCB changes that are consistent with their Official Community Plans and that align with regional objectives. Including, Site-specific UCB adjustments that do not compromise regional objectives, with notification to Metro Vancouver in lieu of a full amendment process.

South-of-the-Fraser municipalities will accommodate the largest share of the region's future population and job growth—yet only a fraction of developable lands lie within the existing UCB. The status quo is untenable; persisting with it will deepen the region's housing shortage, constrain industrial expansion, and undermine transportation investments.

We recognize the importance of a coordinated regional approach and remain committed to working with Metro Vancouver and our regional partners. However, this commitment must be balanced with a system that is adaptive, equitable, and supports the practical realties of a fast-growing communities.

We call on Metro Vancouver to initiate a formal review of the UCB amendment process and the Regional Growth Strategy to address the concerns of the South of the Fraser municipalities. We are prepared to contribute staff expertise, data, and policy insights to assist in this necessary review.

We therefore request the following immediate actions:

Staff direction: That Metro Vancouver staff report back with draft text amendments and a revised amendment classification table by September 30 2025.

Committee delegation: That representatives of our four municipalities be invited to present the technical basis for these changes at the next meeting of the Regional Planning Committee.

Voting fairness: That the Board commit, in advance, to treating any qualifying UCB expansion as a Type 3 amendment, effective immediately.

Failure to address these issues promptly will compel our municipalities to explore every legislative and intergovernmental avenue available to secure the flexibility our residents and businesses deserve.

We look forward to your prompt confirmation that Metro Vancouver will proceed as outlined above.

Sincerely,

Mayor Brenda Locke,
City of Surrey

Mayor Eric Woodward,
Township of Langley

Mayor George V. Harvie,
City of Delta

cc: Mayor John McEwen, Vice-Chair, Metro Vancouver Board
Chief Administrative Officers – South of the Fraser Municipalities
Regional Planning Advisory Committee

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

File: CP-11-01
Ref: RD 2025 11 28

Sent to all Municipalities

«Title» «First_Name» «Last_Name» «Councils»
«Municipality»
«Address»
«City_Prov__Postal_Code»
VIA EMAIL: «Council_Combined_Email»

Dear Mayor and Council:

Consultation on Proposed *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request

On November 28, 2025, the Metro Vancouver Regional District (MVRD) Board of Directors directed staff to initiate consultation on potential amendments to *Metro 2050*, the Regional Growth Strategy, in response to a letter to the Board Chair from three South of the Fraser Mayors. These municipalities have expressed that the current amendment framework is limiting their ability to accommodate the region's growing demand for housing, employment lands, and essential services.

In June 2025, the mayors of Surrey, Langley Township, and Delta submitted a joint letter outlining policy changes they believe are necessary to better support growth and development south of the Fraser. Informed by this request and subsequent discussions with municipal staff and the MVRD Board, Metro Vancouver has developed four amendment options for consideration. These options focus on improving flexibility for making adjustments to the Urban Containment Boundary and streamlining the amendment process while maintaining the integrity of regional growth management objectives.

The proposed amendment options are:

1. **Type 3 amendment: Add new Special Study Areas in the requesting municipalities.** Currently, *Metro 2050* does not allow the addition of new Special Study Areas (SSAs). SSAs are designated locations where future regional land use changes are anticipated but require further study before an amendment can proceed. This amendment would allow Surrey, Langley Township, and Delta to identify a limited number of new SSAs for inclusion in *Metro 2050*, enabling future land use changes in these areas to be considered under a lower voting threshold.

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2. **Type 1 amendment: Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 amendments.**
   Lower the voting threshold for designation changes from Rural to Industrial, Employment, or General Urban.
3. **Type 1 amendment: Expand amendment opportunities for properties adjacent to the Urban Containment Boundary.**
   Lower the voting threshold for changes from Agricultural or Rural to General Urban or Employment, provided that the sites (a) are contiguous with the Urban Containment Boundary; (b) are outside the Agricultural Land Reserve and ecologically sensitive areas; (c) can be serviced with existing or committed infrastructure; and (d) support compact, transit-oriented, complete communities.
4. **Type 3 amendment: Expand use of the flexibility clause (6.2.7) for properties adjacent to the Urban Containment Boundary.**
   Allow regional land use designations on sites contiguous to the Urban Containment Boundary to be changed without a *Metro 2050* amendment, if the change satisfies criteria outlined in the current flexibility clause (i.e. site size and cumulative usage).

Under *Metro 2050*, Type 1 amendments require a 50%+1 weighted vote of the MVRD Board plus unanimous acceptance by all affected local governments to pass. Type 3 amendments require a 50%+1 weighted vote of the MVRD Board to pass after an opportunity for comment from all affected local governments. More details about these amendment types is contained in Part F of *Metro 2050* (Implementation) and in the Regional Growth Strategy Amendments Implementation Guide.

The MVRD Board cannot give initial readings to a *Metro 2050* amendment bylaw that affects local governments without first consulting with them. As an agency with a statutory role in the Regional Growth Strategy amendment process, we are seeking your feedback on these options, as detailed in the enclosed staff report. At this stage, we are not requesting formal consideration of any bylaw; all feedback received through this consultation will be summarized and provided directly to the Metro Vancouver Regional District Board when it considers the initial readings of any draft *Metro 2050* amendment bylaws. If the MVRD Board grants initial readings to any bylaw at that meeting, a formal referral and comment period of at least 60 days will be initiated.

To meet this timeline, we request that you provide any comments by **March 20, 2026**. Staff would be pleased to meet with your staff or present to your Council or Board to discuss the proposed options in more detail. To arrange this, or should you have any questions, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org.

Thank you for your attention to this matter and for your continued collaboration in shaping the region's growth.

Enclosed is a copy of the aforementioned staff report for your reference.

Yours sincerely,

Mike Hurley
Chair, Metro Vancouver Boards

MH/JC/ms

cc: «CC_CAO_Name», «Municipality»
«CC_Corporate_Officer_Name», «Municipality»
Jerry Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: MVRD Board Report dated November 14, 2025, titled "Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request" (pg. 407)

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

File: CP-11-01
Ref: RD 2025 11 28

Sent to Requesting Municipalities

«Title» «First_Name» «Last_Name» «Councils»
«Municipality»
«Address»
«City_Prov__Postal_Code»
VIA EMAIL: «Council_Combined_Email»

Dear Mayor and Council:

Identification of new *Metro 2050* Special Study Areas in Response to South of the Fraser Mayors' Request

On November 28, 2025, the Metro Vancouver Regional District (MVRD) Board adopted the following resolution:

> *That the MVRD Board receive for information the report dated November 14, 2025, titled "Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request".*

The staff report is enclosed with this letter and outlines a proposed consultation program that will explore potential amendments to *Metro 2050,* the Regional Growth Strategy. This consultation program has been developed in response to a letter – retained within the enclosed staff report – to the Board Chair from the three South of the Fraser Mayors.

Among the four potential amendment options that have been identified for consultation is the possibility of adding new Special Study Areas (SSAs) within the three South of the Fraser municipalities. This option would involve adding language in *Metro 2050* permitting the three municipalities to identify new SSAs, and then mapping these areas by revising Map 12 (Special Study Areas and Sewerage Extension Areas).

Under *Metro 2050*, SSAs are site-specific geographic areas where a member jurisdiction anticipates that a future regional land use designation change may be appropriate, but where additional planning, technical work, or local processes are required before bringing forward a formal amendment. Any SSA must be supported by strong regional planning rationale, and should be consistent with the overarching principles that guide regional growth, including avoiding areas of high ecological or agricultural value and ensuring access to existing or planned infrastructure.

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Within an SSA, any future proposal to change a regional land use designation is treated as a Type 3 amendment, requiring a 50%+1 weighted vote of the MVRD Board. An SSA does not alter the underlying regional land use designation, but provides a more streamlined pathway for potential future amendments. The identification of a new SSA is itself a Type 3 amendment, also requiring a 50%+1 weighted vote of the MVRD Board.

Metro 2050 did not originally envision the expansion of Special Study Areas as a broad growth management tool. SSAs were intended to be used in limited, site-specific circumstances where future land use changes were anticipated but required further study. However, in this particular instance, the SSA framework may offer a practical and policy-aligned way to respond to the concerns raised by South of the Fraser municipalities. It provides an existing mechanism within *Metro 2050* that could support targeted growth areas while maintaining a structured and regionally consistent amendment process.

As one of the requesting municipalities, the «City/Township» is invited to identify any Special Study Areas it wishes to have considered for inclusion in the amendment bylaw package. These could include sites that the municipality anticipates may be appropriate for future changes to regional land use designation following further local planning or technical work. Providing proposed SSAs is optional, and there is no requirement to submit areas at this time. However, if SSAs are not identified, the MVRD Board will be unable to evaluate this option as a potential solution to the issues raised by the South of the Fraser Mayors.

If interested, please submit your proposed areas as GIS shapefiles by **February 27, 2026** to allow sufficient time for preparation of the bylaw for the MVRD Board's April 2026 meeting.

Metro Vancouver staff would be pleased to meet with your staff or present to your Council to answer questions or discuss your proposed areas. To arrange this, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org.

Thank you for your attention to this matter and for your continued collaboration in shaping the region's growth.

Enclosed is a copy of the aforementioned staff report for your reference.

Yours sincerely,

Mike Hurley
Chair, Metro Vancouver Boards

MH/JC/ms

cc: «CC_CAO_Name», «Municipality»
«CC_Corporate_Officer_Name», «Municipality»
Jerry Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: MVRD Board Report dated November 14, 2025, titled "Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request" (pg. 407)

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CITY OF SURREY

the future lives here.

February 13, 2026 File: 0110-40

Delivered via email: dorothy.shermer@metrovancouver.org

Dorothy Shermer
Corporate Officer
Metro Vancouver Regional District
Metrotower III, 4515 Central Boulevard
Burnaby, BC V5H 0C6

Dear Dorothy Shermer:

Re: Response to Metro Vancouver Correspondence Regarding Special Study Areas

At the February 9, 2026 Regular Council Public Hearing meeting, Council passed the following resolution:

"That Council:

1. Receive Corporate Report No. R025 as information;

2. Not support the proposed options in Metro Vancouver Regional District report titled, "Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request (attached as Appendix "I");

3. Request that the Metro Vancouver Regional District Board re-engage with Surrey to explore solutions and develop options for member municipalities to be considered as part of the pre-consultation process; and

4. Instruct the City Clerk to provide a copy of this report to the MVRD Board."

We look forward to your response.

Yours truly,

Jennifer Ficocelli
City Clerk and Director Legislative Services

Encl.

CITY OF SURREY
the future lives here.

CORPORATE REPORT

NO: R025 COUNCIL DATE: February 9, 2026

REGULAR COUNCIL

TO:	**Mayor & Council**	DATE:	**February 4, 2026**
FROM:	**General Manager, Planning & Development**	FILE:	**0450-01**
SUBJECT:	**Response to Metro Vancouver Correspondence Regarding Special Study Areas**		

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;

2. Not support the proposed options in Metro Vancouver Regional District report titled, "Proposed *Metro 2050* Amendment in Response to South of the Fraser Mayors' Request (attached as Appendix "I")";

3. Request to the Metro Vancouver Regional District Board re-engage with Surrey to explore solutions and develop options for member municipalities to be considered as part of the pre-consultation process; and

4. Instruct the City Clerk to provide a copy of this report to the MVRD Board.

INTENT

The intent of this report is in to respond to correspondence received from the Metro Vancouver Regional District ("MVRD") Board chair regarding "Consultation on Proposed *Metro 2050* Amendment Options in Response to South of Fraser Mayor's Request" and "Identification of new *Metro 2050* Special Study Areas in Response to South of the Fraser Mayor's Request", both dated January 20, 2026 and attached as Appendix "II" and Appendix "III", respectively.

BACKGROUND

In June 2025, the MVRD Board received a joint letter from three South of the Fraser Mayors: City of Surrey, City of Delta and Langley Township, "Urban Containment Boundary – Urgent Need for Policy Reform," attached as Appendix "III". In the letter, municipalities expressed that the current Regional Growth Strategy ("RGS") amendment framework is limiting their ability to accommodate the region's growing demand for housing, employment lands, and essential services.

At the July 25, 2025 meeting, the MVRD Board passed a resolution that directed Metro Vancouver staff to undertake engagement with member jurisdictions as a precursor to bringing forward for MVRD Board consideration, a Type 1 *Metro 2050* amendment reflecting the City of Surrey, Township of Langley, and City of Delta mayors' requests as three separate amendments.

Amendments in *Metro 2050* (the region's RGS) are categorized into different types based on their scope and potential impact, primarily requiring approval for changes in land use, urban containment boundaries, and policy updates. The process is governed by specific guidelines that determine whether an amendment is Type 1, 2, or 3, involving varying levels of review and voting requirements:

- **Type 1 Amendments** are used for fundamental changes to core goals and strategies and require a 50%+ 1 MVRD Board weighted vote by all affected local governments;

- **Type 2 Amendments** have region-wide significance for non-urban designations and require a 2/3 MVRD Board weighted vote; and

- **Type 3 Amendments** have region-wide significance for urban designations and require 50% + 1 MVRD Board weighted vote.

In response to the MVRD Board's July 25, 2025 resolution, Metro Vancouver staff initiated a process to explore potential amendments to *Metro 2050* that address the concerns raised in the South of the Fraser Mayors' joint letter. The first step included initial discussions with staff from the three requesting municipalities. Metro Vancouver staff met with staff from the City of Surrey, Township of Langley, and City of Delta to better understand their needs and priorities. These discussions were intended to clarify the intent of the mayors' request and inform the development of policy options that could address their concerns.

DISCUSSION

Metro Vancouver staff met with Surrey staff on September 5, 2025, to discuss possible draft *Metro 2050* amendment alternatives. This included discussion on potential *Metro 2050* Type 1, 2, or 3 amendments and the possibility of introducing a new Type 4 amendment that would minimize regional involvement if the amendment aligned with criteria/guidelines laid out in the Mayors' joint letter.

Metro 2050 policy currently dictates that no new Special Study Areas will be created, and existing boundaries will not be expanded. However, due to an oversight, text in Section 6.3.3 and 6.3.4 in *Metro 2050* was not updated to preclude the addition of new Special Study areas. Due to this technical "loophole," Metro Vancouver staff were able to propose a potential option to allow municipalities to apply for a one-time Type 3 Amendment to allow municipalities to add Special Study Areas, then, immediately afterwards, introduce a Type 2 amendment to the RGS, noting that adding a Special Study Area in the future would require a Type 2 amendment.

While Metro Vancouver staff were looking for feedback on the Special Study area option, they also indicated that they were exploring other potential solutions, but specific details were not provided at the time. These ideas included potentially one or several Type 1 amendment(s) that change the minor amendment process to address points in the Mayors' letter and include options such as expanding the flexibility clause for minor realignments, or adding a Type 4 amendment

that would minimize regional involvement if amendment aligns with criteria laid out in the Mayor's letter.

It was noted that the *Local Government Act [RSBC 2015]* is clear that changing the minor amendment process is a Type 1 amendment – thus all the options being proposed would likely require a Type 1 Amendment.

Limited Engagement with Surrey

Surrey staff evaluated the Special Study area option that was presented by Metro Vancouver staff and determined that the proposed option did not meet the City's needs. Surrey staff sent an email to Metro Vancouver staff on September 28, 2025, indicating that Surrey staff had considered Special Study area proposal and determined that the draft proposal would not address Surrey's request for more decision-making autonomy and flexibility.

Surrey staff also expressed interest in continuing to work with Metro Vancouver staff to move toward a potential solution. However, no subsequent follow up with Surrey staff occurred on this matter. Further, after meeting with Surrey staff, Metro Vancouver staff have indicated they met with Mayors from City of Delta and Langley Township but were not able to meet with Surrey's Mayor.

Regardless of no further engagement with Surrey, a Metro Vancouver staff report entitled, "Proposed *Metro 2050* Amendment in Response to South of the Fraser Mayors' Request" (the "Report") was brought forward at the November 28, 2025, MVRD Board meeting (Appendix "I").

At the November 28, 2025 MVRD Board meeting, Surrey Director Kooner put forward the Motion to refer the Report to the January 30, 2026 MVRD Board Meeting, in order to provide more time for consultation with Surrey. The Motion was moved and seconded; however, the Motion was defeated by the MVRD Board.

Evaluation of Metro Vancouver Report Options

The Metro Vancouver Report proposes four *Metro 2050* amendment options for pre-consultation:

- Option 1: Type 3 amendment: Add new Special Study Areas in the requesting municipalities;
- Option 2: Type 1 amendment: Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 amendments;
- Option 3: Type 1 amendment: Expand amendment opportunities for properties adjacent to the Urban Containment Boundary; or
- Option 4: Type 3 amendment: Expand use of the flexibility clause (6.2.7) for properties adjacent to the Urban Containment Boundary.

The Report indicates that the proposed amendment options were based on feedback from the South of the Fraser member jurisdictions and Metro Vancouver's staff's best assessment of viable policy options. However, these options were not developed with appropriate feedback and collaboration with Surrey. After the initial meeting with Surrey and Metro Vancouver staff, Surrey expressed eagerness to work on other options and had anticipated additional meetings to work through potential solutions in meeting Surrey's need for flexibility.

Option 4: Type 2 Amendment

Option 4 in the Report may have some merit, in that it partially addresses Surrey's request for more flexibility and autonomy. This Option allows municipalities to proceed with certain types of RGS Amendments without having to go forward to the MVRD Board.

However, this option does not consider site complexities and various site conditions impacting Urban Containment Boundary ("UCB") adjacency requirement. For example, certain geographic factors can impact meeting the requirements for contiguity with UCB, and those kinds of cases are not considered in the current Option 4 format. Further discussion with Surrey could help convey the local context and assist in developing additional criteria for the UCB adjustments under the flexibility clause that could provide the needed autonomy that Surrey is requesting.

Surrey's Response

Due to the lack of adequate engagement with Surrey prior to developing pre-consultation options, it is recommended that Surrey not support any of the proposed options until such time that Surrey has the opportunity for meaningful consultation to collaborate and develop options for member municipalities to consider as part of the pre-consultation process.

Legal Services Review

This report has been reviewed by Legal Services.

CONCLUSION

Staff have reviewed options outlined in the Report and have determined that these do not reflect Surrey's request for more decision-making autonomy and flexibility to better accommodate the region's growing demand for housing, employment lands, and essential services. It is therefore recommended that Surrey not support the options put forward in the Metro Vancouver report and request that Metro Vancouver provide appropriate opportunity for Surrey to provide input into co-creating options for pre-consultation.

Ron Gill, MA, MCIP, RPP
General Manager, Planning & Development

PH/ar

Appendix "I": Proposed *Metro 2050* Amendment in Response to South of the Fraser Mayors' Request
Appendix "II": "Consultation on Proposed *Metro 2050* Amendment Options in Response to South of Fraser Mayor's Request," dated January 20, 2026
Appendix "III": "Identification of new *Metro 2050* Special Study Areas in Response to South of the Fraser Mayor's Request," dated January 20, 2026
Appendix "IV": "Urban Containment Boundary – Urgent Need for Policy Reform," dated June 19, 2025

CITY OF Delta

File: P26-Metro Vancouver

March 13, 2026

Jonathan Cote, Deputy General Manager
Regional Planning and Housing Development
4515 Central Boulevard
Burnaby, BC V5H 0C6

Email: jonathan.cote@metrovancouver.org

Dear Mr. Cote:

Re: Response to Proposed Metro 2050 Amendment Options

At the March 9, 2026 Regular Meeting, Delta City Council endorsed the following resolution:

> THAT, in response to the letter dated January 20, 2026, titled "Consultation on Proposed 2050 Amendment Options in Response to South of the Fraser Mayor's Request", this report be forwarded to the Metro Vancouver Board to convey the City's concerns with the proposed options and to request that Metro Vancouver staff continue to explore policy reforms aimed at streamlining the Regional Growth Strategy amendment process while maintaining appropriate oversight.

Attached for your consideration is a copy of the Council Report, dated February 26, 2026 (Attachment A), and an excerpt of minutes from the March 9, 2026 Regular Meeting of Council (Attachment B).

Staff look forward to continued engagement with Metro Vancouver on options for policy reform and streamlining the process to amend the Regional Growth Strategy.

Should you require any further information, please call me at 604.952.3472 or email at tmitchner@delta.ca.

Yours truly,

Tanya Mitchner
Acting General Manager, Development
Development
JK/jl

Attachment A – Council Report dated February 26, 2026
Attachment B – Excerpt of Minutes from March 9, 2026 Regular Meeting of Council

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Metro Vancouver
CAO Executive Offices
MAR 09 2026
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Coquitlam

March 4, 2026
Our File: 13-6440-01/000/2026-1
Doc #: 6096474.v1

Email: Chair@metrovancouver.org

Mike Hurley, Chair
Metro Vancouver Board

Dear Chair Hurley:

RE: Proposed Metro 2050 Amendment Options

On behalf of Coquitlam City Council, I am writing to express concerns with the timeline to review, consider, and provide feedback on the proposed *Metro 2050* amendment options. We are respectfully requesting an extension to the engagement period, as per the recent staff report and resolution of Coquitlam Council on February 23, 2026 (Attachment 1).

On January 20, 2026, Mayor and Council received the letter on behalf of the Metro Vancouver Board requesting comments from the City on the four proposed *Metro 2050* amendment options, to enable more flexibility for adjusting the Urban Containment Boundary, adjusting regional land use designations, and streamlining the amendment process. These proposed amendments are in response to the policy changes requested by the Mayors of Surrey, the Township of Langley, and Delta in their joint letter to the Metro Vancouver Board dated June 19, 2025.

While the City appreciates the request for comments by March 20, 2026, and direction given to Metro staff to bring the options and bylaws to the Board for consideration in April, it is critical that sufficient time be afforded commensurate with the nature and complexity of the proposed amendment options. Time to ensure all member municipalities can properly research, analyze and assess the proposed options relative to the goals of the region, to identify potential

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Metro Vancouver
CAO Executive Offices
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unforeseen or unintended consequences, and to ensure an informed decision can be made.

As such, the City of Coquitlam respectfully asks that Metro Vancouver extend its engagement period to April 24 to allow its members to provide thoughtful and meaningful feedback on a critical item to our region, recognizing that many of its members have a limited number of Council meetings before the March deadline, and also do not hold Council meetings over spring break or Easter.

The City questions the need to rush this process, which represents a fundamental shift to regional planning approach and the future of the urban containment boundary. Any RGS amendments should apply equitably to all member municipalities. This issue is critical, in regards to timing and recognizing the precarious economic climate we are operating in, infrastructure costs to service areas outside this urban containment boundary, and current discussion on changes to regional Development Cost Charges.

Thank you for your time and consideration of this request.

Yours truly,

Brent Asmundson
Acting Mayor

Attachment 1 – February 23, 2026 Regular Council Report and Resolution

c - Raul Allueva, Chief Administrative Officer, City of Coquitlam
Andrew Merrill, General Manager Planning and Development, City of Coquitlam
Jerry Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

File #: 13-6440-01/000/2026-1 Doc #: 6096474.v1

Coquitlam

For Council

February 23, 2026
Our File: 13-6440-01/000/2026-1
Doc #: 6058810.v4

To: Chief Administrative Officer
From: General Manager Planning and Development

Subject: **Request for Consultation Extension Re: Proposed Metro Vancouver 2025 Amendments**

For: **Council**

Recommendation:

That Council send a letter to the Metro Vancouver Board requesting an extension to the engagement period for proposed *Metro 2050* amendment options outlined in the January 20, 2026 letter from Metro Vancouver.

Report Purpose:

To seek Council direction regarding a request for extension to the engagement period for proposed *Metro 2050* amendment options.

Strategic Priorities:

This report supports the City's strategic priorities of *Financial Excellence and Operational Efficiency* by advocating for appropriate time to review and consider the effects of amendments to Metro Vancouver's Regional Growth Strategy.

Background:

On November 28, 2025, the Metro Vancouver Regional District (MVRD) Board of Directors directed Metro staff to initiate consultation on potential amendments to *Metro 2050*, the Regional Growth Strategy, in response to a June 2025 joint letter to the Board Chair from the Mayors of Surrey, Township of Langley, and Delta (Attachment 1). The letter requested three key policy changes to *Metro 2050* to facilitate growth and development in these municipalities located south of the Fraser River. In response, Metro Vancouver staff was directed to develop amendment options for consideration.

As this is a Board initiated request, early consultation is required. On January 20, 2026, Council received a letter from the Chair of the Metro Vancouver Board requesting commentary from the City of Coquitlam on the four proposed amendment options (Attachment 2).

Feb 10/26

Discussion/Analysis:

Metro Vancouver has developed four amendment options for consideration. These options focus on enabling flexibility for making adjustments to the Urban Containment Boundary, adjusting regional land use designations, and streamlining the amendment process. The four proposed amendment options may function together or separately, however, any of the four proposed amendment options could alter the very foundation of the RGS and may have unintended consequences.

Metro Vancouver has requested that commentary be provided by **March 20, 2026.** Additionally, Metro staff have direction to bring this bylaw back to the Board for consideration in April. Given the nature and complexity of the proposed amendments, staff are noting that additional time is required to complete a thorough analysis and to receive Council input on that analysis. The timeline is challenging to complete the necessary steps to provide the input.

In addition, staff are fully engaged on advancing a number of other high-priority projects such as completing the new Interim OCP, completing the HAF action plan, revising the development finance framework, zoning, density bonus and rental incentive programs, and finalizing the implementation of a number of provincial legislating changes.

For this reason, staff are proposing that the Mayor, on behalf of Council, request an extension to the engagement period to support this work, connect with other municipalities to share information and understand how the proposed amendments may impact them, and to enable discussion with Metro Vancouver staff and committees.

Financial Implications:

There are no financial implications associated with this work at this time.

Conclusion:

Staff will continue discussions with Metro Vancouver staff and committees, as well as other member municipalities, regarding the proposed amendment options to support information and analysis of the proposed amendments. Staff are proposing that Council request an extension to the engagement period to enable staff to undertake these discussions and further analysis of the impacts to Coquitlam.

Andrew Merrill, RPP, MCIP

LB/ce

File #: 13-6440-01/000/2026-1 Doc #: 6058810.v4

Attachments:

1. MVRD Board Report dated November 14, 2025, entitled "Proposed *Metro 2050* Amendment in Response to South of the Fraser Mayors' Request" (#6061982)
2. Metro Vancouver Letter dated January 20, 2026, entitled "Consultation on Proposed *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request" – Outgoing to City of Coquitlam (#6061988)

This report was prepared by Laura Beveridge, Manager Community Plans and Policy and reviewed by Renée de St. Croix, Director Urban Planning and Design.

Coquitlam

March 4, 2026
Our File: 01-0530-01/000/2026-1
Doc #: 6098579.v1

Metro Vancouver

To Whom It May Concern:

RE: Metro Vancouver Board – Request for Consultation Extension – Proposed Metro 2050 Amendments

Please be advised that Council for the City of Coquitlam, at their Regular Meeting held on February 23, 2026, passed the following resolution:

> "That Council send a letter to the Metro Vancouver Board requesting an extension to the engagement period for proposed *Metro 2050* amendment options outlined in the January 20, 2026 letter from Metro Vancouver".

Should you have any questions or require further information with respect to this matter please contact me directly at 604-927-3036 or lgrist@coquitlam.ca.

Yours truly,

Lindsey Grist,
Corporate Officer

City of Coquitlam
3000 Guildford Way
Coquitlam, BC Canada V3B 7N2
Reception Desk: 604-927-3000
coquitlam.ca

File #: 01-0530-01/000/2026-1 Doc #: 6098579.v1

March 5, 2026

FILE: 13-6480-20/26

Jonathan Cote, Deputy General Manager,
Regional Planning and Housing Development,
Metro Vancouver Regional District
Metrotower III, 4515 Central Boulevard
Burnaby, BC V5H 0C6

VIA EMAIL

Dear Mr. Cote:

RE: Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request

---

Thank you for the opportunity to provide comments on the proposed Metro 2050 amendment options described in Chair Hurley's letter dated January 20, 2026.

Please be advised that, at its March 3, 2026 meeting, Pitt Meadows Council passed the following motion:

> *That Council advise Metro Vancouver of the comments contained in the report titled "Consultation on Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request" presented at the March 3, 2026 Public Council Meeting.*

For ease of reference, the comments contained in the report, as referenced in Council's motion, are copied below.

> *The City of Pitt Meadows recognizes the concerns raised by member municipalities seeking greater flexibility within the RGS framework. It is acknowledged that local governments are typically best positioned to understand their community context and to make land use decisions that respond to growth pressures, housing demand, and evolving market conditions. Thoughtful flexibility can assist municipalities in accommodating population growth and delivering new housing supply.*

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At the same time, the proposed amendments to the RGS—particularly those that may ultimately facilitate increased urban development in rural areas or the expansion of the urban containment boundary—may have implications that extend beyond municipal boundaries and affect other communities in the region. For example, less compact growth patterns may increase long-term regional servicing and infrastructure costs, place added pressure on road and transit networks, and contribute to air quality and climate impacts.

The proposed amendments may lead to increased development adjacent to agricultural or environmentally sensitive lands and could create cross-municipal boundary land use conflicts. Incremental boundary adjustments could also gradually shift regional growth patterns, potentially affecting the integrity of the strategy and its long-term objectives.

To better assess these implications, additional information would be beneficial, including analyses related to potential inter-municipal effects, agricultural and environmental impacts, regional infrastructure needs, and financial implications. Additional time for review and consideration is also recommended.

Based on the information available at this time, the implications of the proposed amendment options remain unclear and may be challenging to support moving forward. The City of Pitt Meadows continues to support the overarching goals of the RGS and the collaborative decision-making framework on matters of regional interest to better support sustainable regional outcomes.

The aforementioned report is included in the March 3, 2026 Public Council Meeting agenda (see page 10), available here:
https://pub-pittmeadows.escribemeetings.com/FileStream.ashx?DocumentId=19599

Thank you again for the opportunity to provide comments on the proposed Metro 2050 amendment options.

Yours sincerely,

Patrick Ward,
Director of Planning and Development
City of Pitt Meadows

202323v1

Metro Vancouver
CAO Executuve Office
Received March 11, 2026

VILLAGE OF BELCARRA
"Between Forest and Sea"
4084 BEDWELL BAY ROAD, BELCARRA, B.C. V3H 4P8
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March 11, 2026

Mike Hurley
Chair, Metro Vancouver Board
4515 Central Boulevard
Burnaby, BC, V5H 0C6
Email: chair@metrovancouver.org

Dear Chair Hurley,

Re: Consultation on *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request

The Village of Belcarra received your letter dated January 20, 2026, requesting comments on proposed amendments to *Metro 2050* in response to a request from South of the Fraser Mayors. At the March 9, 2026 Village of Belcarra Regular Council Meeting, a staff report was brought forward with information on the proposed amendments and Council passed the following motion:

That comments contained in the report titled "Consultation on Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request" dated March 9, 2026, be submitted to Metro Vancouver as part of the consultation process on potential amendments to the Regional Growth Strategy Metro 2050.

In response to the above motion, this letter is being provided with a summary of comments noted below. More fulsome commentary is included in the attached staff report.

Commentary

The Village of Belcarra acknowledges the concerns raised by member municipalities for greater flexibility within the *Metro 2050* regional growth strategy framework. The Village also recognizes that local governments understand their community context and want the ability to make land use decisions that respond to growth pressures, housing needs, and changing market conditions. Additionally, the Village supports a clear and transparent process through which municipalities can bring forward concerns to be appropriately considered and evaluated on their merits.

There are concerns with the proposed amendments to the regional growth strategy that may increase urban development in rural areas or the expansion of the urban containment boundary. Such changes may have implications that affect other communities in the region. Less compact growth could increase regional servicing and infrastructure costs, increase pressure on road and transit networks and contribute to air quality and climate impacts.

The proposed amendments could also result in development adjacent to agricultural or environmentally sensitive lands and municipal boundary land use conflicts. Incremental adjustments of the urban containment boundary could also shift regional growth patterns, potentially affecting the integrity and long-term objectives of the regional growth strategy.

The implications for the options have also not yet been assessed in terms of the land base impacted, nor the potential servicing and cost implications for utilities, transit and other urban services. Although all four options could technically be implemented, doing so may result in duplication and added complexity. Based on the information available at this time, the implications of the proposed amendments appear difficult to support at this stage and challenging to move forward.

The Village of Belcarra supports the overarching goals of the regional growth strategy and collaborative decision-making framework on matters of regional interest to support sustainable regional outcomes. Of note, *Metro 2050* includes a process for amendments to the regional growth strategy to ensure that member jurisdictions have a clear and less administratively challenging path for change. The amendment process also allows for regional dialogue about the impacts of land use changes that can affect some or all member jurisdictions (e.g. regional infrastructure, expanded transit, regional benefits provided by agricultural, conservation and recreation lands).

The current amendment process was designed to be flexible and respond to evolving regional needs while upholding shared regional goals. This appears evidenced by the number of regional growth strategy amendments which have been adopted or deemed unnecessary, and which demonstrate the region's willingness to accommodate change while maintaining a consistent and principled approach to regional planning.

We appreciate the opportunity to provide input. Please contact me should you have any questions.

Sincerely,



Melony Burton
Chief Administrative Officer

Attachment: Metro 2050 South of the Fraser Consultation Report to Council (March 9, 2026)

cc:

Mayor Jamie Ross, Village of Belcarra
Jerry Dobrovolny, Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver
Jonathan Cote, Deputy General Manager, Regional Planning & Housing Dvpt, Metro Vancouver

COUNCIL REPORT

Date: March 9, 2026

From: Melony Burton, Chief Administrative Officer

Subject: **Consultation on Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request**

Recommendation:

That comments contained in the report titled “Consultation on Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors’ Request” dated March 9, 2026, be submitted to Metro Vancouver as part of the consultation process on potential amendments to the Regional Growth Strategy *Metro 2050*.

Purpose

The purpose of this report is to provide information to Council and a response to Metro Vancouver for comments on proposed *Metro 2050* amendment options.

Background

The Metro Vancouver Regional District Board (MVRD) initiated consultation on potential amendments to *Metro 2050*, in response to a letter from three South of the Fraser Mayors (City of Surrey, Township of Langley, and City of Delta) in June 2025 (Attachment 1). These municipalities expressed that the current amendment framework is limiting their ability to accommodate the region's growing demand for housing, employment lands, and essential services.

In response, Metro Vancouver staff prepared a series of amendment options for MVRD Board consideration. On November 28, 2025, the MVRD Board directed staff to initiate consultation on on the proposed amendments. As part of Metro Vancouver's consultation process, the Village of Belcarra has been invited to provide written comments on the proposed amendments by March 20, 2026 (Attachment 2).

Consultation feedback will be provided to the Metro Vancouver Regional District Board when it considers initial readings of any draft *Metro 2050* amendment bylaws. If the MVRD Board grants initial readings to any bylaw, a formal referral and comment period of at least 60 days will be initiated.

Discussion

Metro 2050 is the regional growth strategy for the 24 member jurisdictions in Metro Vancouver and is the region’s shared vision of how projected population, housing, and job growth will be managed over the next 30 years.

The five goals of the regional growth strategy are:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the environment, address climate change, and respond to natural hazards
4. Provide diverse and affordable housing choices
5. Support sustainable transportation choices

Regional land use designations (e.g., general urban, industrial, employment, agricultural and rural) and the urban containment boundary (a stable, long-term, regionally-defined area for urban development) are some of the key tools that help to achieve these goals.

Urban Containment Boundary

The following information regarding the urban containment boundary history and summary is summarized from an MVRD Board Report dated November 14, 2025, titled "Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request (Attachment 3):

Containing urban development is a well-established best practice for sustainable growth management and has been pivotal in shaping the Metro Vancouver region. The Urban Containment Boundary was introduced in 1996 in the Livable Region Strategic Plan, the first regional growth strategy for the Metro Vancouver region, to guide regional growth in a way that supports sustainable, efficient infrastructure provision, and protects non-urban lands. It establishes a stable, long-term regional boundary for urban development and has played a critical role in achieving the goals of the regional federation since its introduction.

The Urban Containment Boundary (UCB) serves to:

- *Limit urban sprawl by focusing growth within a defined area to reduce auto-oriented development, support complete communities with a range of housing and jobs, and support the efficient provision of urban infrastructure including utilities and transit;*
- *Protect Agricultural, Rural, and Conservation and Recreation lands from urban development; and*
- *Support compact, transit-oriented development that reduces greenhouse gas emissions and energy demand.*

The first goal of Metro 2050, adopted by all member jurisdictions, TransLink, adjacent regional district Boards, and the MVRD Board, seeks to Create a Compact Urban Area, by achieving 98% of the region's growth within the UCB and directing that growth to a network of Urban Centres and along transit. The UCB has been highly effective in limiting sprawl in the region and the regional federation has met the targets for containing growth.

Based on analysis conducted by Regional Planning in 2023, Official Community Plans can support a significant increase in dwelling units over the existing housing stock, indicating no immediate need to expand the UCB.

And it is absolutely acknowledged that the south of the Fraser communities as well as the eastern part of the region face the greatest pressure for growth and for expansion of the urban containment boundary.

Metro 2050 Amendments

The following information regarding Metro 2050 Amendments is summarized from an MVRD Board Report dated November 14, 2025, titled "Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request (Attachment 3):

A regional growth strategy must be accepted by all member jurisdictions. Amendments, including regional land use and urban containment boundary amendments, can be initiated by a member jurisdiction or Metro Vancouver, and are categorized into three types depending on the nature of the amendment proposed:

Type 1 Amendments
Require affirmative 50% + 1 weighted vote of the MVRD Board and acceptance by all affected local governments.

Type 2 Amendments
Require affirmative two-thirds weighted vote of the MVRD Board and enhanced public engagement.

Type 3 Amendments
Require affirmative 50% + 1 weighted vote of the MVRD Board.

Examples of Type 1, 2 and 3 amendments are shown in the table below:

PRINCIPLES	EXAMPLES	PROCEDURES
Fundamental change to core goals or strategies	Amend the goals or strategies; delete an entire goal; change the amendment process	Type 1 50% + 1 MVRD Board weighted vote and acceptance by all affected local governments
Region-wide significance for non-urban designations	Change Urban Containment Boundary or Agricultural designation	Type 2: 2/3 MVRD Board weighted vote
Region-wide significance for urban designations	Large scale Industrial area designation change	Type 3 50% + 1 MVRD Board weighted vote
Small scale urban designation changes	Small scale Industrial larid use designation change	As described under 6-2.7, Official Community Plan amendment and notification to Metro Vancouver in writing within 30 days after OCP adoption
Local planning matter with no regional significance	Rezoning consistent with Official Community Plan	Official Community Plan matters, no Regional Context Statement reference required

The Metro Vancouver staff report notes the following regarding the flexibility and implement ability of the existing Metro 2050 amendment process:

A more flexible process for amendments to the regional growth strategy, in part to ensure that member jurisdictions had a clearer and less administratively challenging path for change than in the Liveable Region Strategic Plan was incorporated into Metro 2050. The amendment process for the regional growth strategy allows for a regional dialogue about the impacts of land use change as these changes can affect some or all member jurisdictions (e.g. necessitate regional infrastructure, expanded transit, or impact regional interests like agricultural or conservation and recreation lands and the regional benefits they provide).

The amendment process reflects how the regional growth strategy is designed as a flexible document, one that can respond to evolving regional needs while upholding shared regional goals. Since the addition of the flexible amendment process in 2011, over 40 regional growth strategy amendment applications have been submitted. Over 80% of these applications have been adopted or deemed not necessary, demonstrating the region's willingness to accommodate change while maintaining a consistent and principled approach to regional planning.

South of the Fraser Concerns

A joint letter from the mayors of Surrey, Langley Township, and Delta expressed concerns that the Metro 2050 framework, as currently written and administered, is obstructing their ability to plan for and deliver the housing, employment land and critical services that rapidly growing South-of-the-Fraser communities require (Attachment 1).

The letter states that municipalities south of the Fraser will accommodate the largest share of the region's future population and job growth - yet only a fraction of developable lands lie within the existing urban containment boundary. The letter claims that the current process for adjusting the urban containment boundary is burdensome, time-consuming, and lacks transparency or consistency in interpretation. Further, that the ambiguity has led to unnecessary delays and uncertainty for their municipalities and the development community.

Proposed Amendment Options to Metro 2050

Informed by this request, Metro Vancouver has developed four amendment options for consideration. These options focus on improving flexibility for making adjustments to the Urban Containment Boundary and streamlining the amendment process while maintaining the integrity of regional growth management objectives. Metro Vancouver staff have also identified several improvements to the amendment process that can be implemented without a formal RGS amendment.

The proposed amendment options are:

1. **Add new Special Study Areas in the requesting municipalities (Type 3 Amendment).** Currently, *Metro 2050* does not allow the addition of new Special Study Areas (SSAs). SSAs are designated locations where future regional land use changes are anticipated but require further study before an amendment can proceed. This amendment would allow Surrey, Langley Township, and Delta to identify a limited number of new SSAs for inclusion in *Metro 2050*, enabling future land use changes in these areas to be considered under a lower voting threshold.

2. **Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 amendments (Type 1 Amendment).**
   Lower the voting threshold for designation changes from Rural to Industrial, Employment, or General Urban.

3. **Expand amendment opportunities for properties adjacent to the Urban Containment Boundary (Type 1 Amendment)**
   Lower the voting threshold for changes from Agricultural or Rural to General Urban or Employment, provided that the sites (a) are contiguous with the Urban Containment Boundary; (b) are outside the Agricultural Land Reserve and ecologically sensitive areas; (c) can be serviced with existing or committed infrastructure; and (d) support compact, transit-oriented, complete communities.

4. **Expand use of the flexibility clause (6.2.7) for properties adjacent to the Urban Containment Boundary (Type 3 Amendment).** Allow regional land use designations on sites contiguous to the Urban Containment Boundary to be changed without a *Metro 2050* amendment, if the change satisfies criteria outlined in the current flexibility clause (i.e. site size and cumulative usage).

Under *Metro 2050*, Type 1 amendments require a 50%+1 weighted vote of the MVRD Board plus unanimous acceptance by all affected local governments to pass. Type 3 amendments require a 50%+1 weighted vote of the MVRD Board to pass after an opportunity for comment from all affected local governments.

Comments

The Village of Belcarra acknowledges the concerns raised by member municipalities for greater flexibility within the *Metro 2050* regional growth strategy framework. The Village also recognizes that local governments understand their community context and want the ability to make land use decisions that respond to growth pressures, housing needs, and changing market conditions. Additionally, the Village supports a clear and transparent process through which municipalities can bring forward concerns to be appropriately considered and evaluated on their merits.

There are concerns with the proposed amendments to the regional growth strategy that may increase urban development in rural areas or the expansion of the urban containment boundary. Such changes may have implications that affect other communities in the region. Less compact growth could increase regional servicing and infrastructure costs, increase pressure on road and transit networks, and contribute to air quality and climate impacts. The proposed amendments could also result in development adjacent to agricultural or environmentally sensitive lands and municipal boundary land use conflicts.

Incremental adjustments of the urban containment boundary could also shift regional growth patterns, potentially affecting the integrity and long-term objectives of the regional growth strategy.

The implications for the options have also not yet been assessed in terms of the land base impacted, nor the potential servicing and cost implications for utilities, transit and other urban services. Although all four options could technically be implemented, doing so may result in duplication and added complexity. Based on the information available at this time, the implications of the proposed amendments appear difficult to support at this stage and challenging to move forward.

The Village of Belcarra supports the overarching goals of the regional growth strategy and collaborative decision-making framework on matters of regional interest to support sustainable regional outcomes. Of note, *Metro 2050* includes a process for amendments to the regional growth strategy to ensure that member jurisdictions have a clear and less administratively challenging path for change. The amendment process also allows for regional dialogue about the impacts of land use changes that can affect some or all member jurisdictions (e.g. regional infrastructure, expanded transit, regional benefits provided by agricultural, conservation and recreation lands).

The current amendment process was designed to be flexible and respond to evolving regional needs while upholding shared regional goals. This appears evidenced by the number of regional growth strategy amendments which have been adopted or deemed unnecessary, and which demonstrate the region's willingness to accommodate change while maintaining a consistent and principled approach to regional planning.

Next Steps

Pending Council approval, this report and comments will be submitted to Metro Vancouver as part of the consultation process on potential amendments to the Regional Growth Strategy *Metro 2050*.



Melony Burton,
Chief Administrative Officer

Attachment 1: South of the Fraser Letter (June 19, 2025)
Attachment 2: Consultation Letter from Metro Vancouver (January 20, 2026)
Attachment 3: MV Board Report - South of the Fraser Options (November 11, 2025)

City of Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No: 604-276-4332
www.richmond.ca

March 11, 2026

Via Email: chair@metrovancouver.org

Mike Hurley, Board Chair
Metro Vancouver
Metrotower III, 4515 Central Boulevard
Burnaby, BC V5H 0C6

Dear Chair Hurley, Mike

Re: Response to Metro Vancouver's Pre-Consultation: Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request

This is to advise that Richmond City Council at its Regular Council meeting held on March 9, 2026, considered the above matter and adopted the following resolution:

> ***That comments, as described in the report entitled "Response to Metro Vancouver's Pre-Consultation: Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request", dated February 12, 2026, from the Director, Policy Planning, be endorsed and submitted to the Metro Vancouver Regional District Board as part of Metro Vancouver's consultation process on potential amendments to the Regional Growth Strategy, Metro 2050.***

The following comments were endorsed by Council on the proposed options for Metro 2050 and were to be submitted to the Metro Vancouver Regional District Board:

- The proposed options as presented by Metro Vancouver undermines the intent of the UCB which is to limit sprawl and strive for a compact metropolitan urban form, as well as focus urban growth within the compact urban form through transit oriented, complete communities.
- Planning decisions should be proactive and grounded in strategic long-range thinking, rather than reactive to case-by-case amendment requests. Alternative solutions could involve undertaking a more comprehensive review of the UCB to evaluate broader amendments to the GVS&DD sewerage boundary.
- Any amendments to how the UCB may be adjusted would need to be coordinated with how adjustments to the GVS&DD boundary are administered.
- Metro Vancouver would need to provide clarity around how any servicing costs associated with adjusting the GVS&DD boundary would be determined and allocated.

The staff report referenced in the above Council resolution is provided in Attachment 1. Should you have any questions or require additional information, please do not hesitate to contact John Hopkins, Director, Policy Planning at 604-276-4279.

Yours truly,

Malcolm D. Brodie
Mayor

Att. *Response to Metro Vancouver's Pre-Consultation: Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request*

pc: Richmond City Council
CAO
Wayne Craig, GM, Planning & Development
John Hopkins, Director, Policy Planning
Intergovernmental Relations

Metro Vancouver
CAO Executive Office
Received March 11, 2026

WHITE ROCK
City by the Sea

March 11, 2026

Mike Hurley
Chair, Metro Vancouver Board
Sent via email to: CAOAdministration@metrovancouver.org

Dear Chair Hurley,

RE: **Consultation on Proposed *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request**

On March 9, 2026, White Rock City Council received and reviewed your correspondence regarding the proposed amendment to the Metro 2050 in response to requests received from the mayors of Surrey, Langley Township, and Delta. Council endorsed the following response:

1. Type 3 Amendment: Add new Special Study Areas (SSAs) in the requesting municipalities

Enabling Surrey, Langley Township, and Delta to identify a limited number of new Special Study Areas could support proactive long-term planning by allowing anticipated land-use transitions to be considered under a lower voting threshold.

White Rock has no objection to the introduction of new SSAs. SSAs may help ensure more robust, transparent, and evidence-based reviews prior to any future land-use designation changes, which aligns with strong regional planning practices. Ensuring that limitations on the scale of SSAs and development of criteria for establishing SSAs remain aligned with regional objectives—particularly around Urban Containment Boundary management, employment land protection, agricultural protection, and infrastructure coordination—will be essential. White Rock recommends that the Metro Vancouver Board consider allowing SSAs in other member municipalities, to ensure fairness for all.

2. Type 1 Amendment: Reclassify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 amendments

Lowering the voting threshold for changes to Rural-designated lands could streamline the amendment process. However, the City encourages strong safeguards and clear criteria to ensure that any conversions of these lands are carefully assessed, transparent, and consistent with broader climate, food security, and growth-management objectives.

Corporate Administration
15322 Buena Vista Avenue, White Rock, BC, Canada V4B 1Y6
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whiterockcity.ca

WHITE ROCK
City by the Sea

3. Type 1 Amendment: Expand amendment opportunities for properties adjacent to the Urban Containment Boundary

Allowing lower voting thresholds for certain lands adjacent to the Urban Containment Boundary—where they meet criteria related to ALR exclusion, ecological constraints, servicing availability, and transit-oriented, complete community planning—could support well-considered growth in strategic locations.

Any proposals to convert Agricultural or Rural designations to urban land uses should be carefully considered to ensure long term food security, environmental stewardship, and alignment with Metro 2050's core regional objectives. Further, making changes to the Regional Growth Strategy that create easier amendment opportunities may not be in the best interests of communities like ours that cannot directly contribute to agricultural production and therefore depend on the ongoing protection of these lands across the region. Clear, rigorous application of these criteria will be important to ensure that the proposed amendments support compact, transit-supportive development without undermining agricultural protection or encouraging unplanned outward expansion.

4. Type 3 Amendment: Expanded use of the flexibility clause (6.2.7) for properties adjacent to the Urban Containment Boundary

Expanding the use of the flexibility clause for small adjustments contiguous with the Urban Containment Boundary may reduce administrative burden by avoiding unnecessary amendment processes. Ongoing monitoring of cumulative impacts will be essential to ensure that incremental changes do not collectively compromise regional objectives related to growth management, food system resilience, and agricultural land preservation.

If you have any questions, please contact Wayne Berg, Acting Director of Planning and Development Services, at wberg@whiterockcity.ca or 604 541 2292. Thank you.

Sincerely,

T. Arthur
Director of Corporate Administration

cc: Mayor and Council, City of White Rock
Acting Director of Planning and Development Services

Corporate Administration
15322 Buena Vista Avenue, White Rock, BC, Canada V4B 1Y6
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CITY OF BURNABY
OFFICE OF THE MAYOR
MIKE HURLEY
MAYOR

March 16, 2026

Mike Hurley, Chair
Metro Vancouver Boards
Metrotower III, 4515 Central Blvd.
Burnaby, BC V5H 0C6

Dear Mike Hurley, Metro Vancouver Board Chair:

SUBJECT: CITY OF BURNABY COMMENTS ON PROPOSED METRO 2050 AMENDMENT OPTIONS IN RESPONSE TO REQUEST BY MAYORS OF SURREY, LANGLEY TOWNSHIP, AND DELTA
(Item 7.2., Administrative Report, Council Meeting March 10, 2026)

On February 10, 2026, the City of Burnaby received a letter from Metro Vancouver requesting comments on four proposed amendments to the Metro 2050 regional growth strategy amendment framework (due by March 20, 2026). These proposed amendment options were developed in response to the letter written by the mayors of Surrey, Delta, and Langley Township expressing concern about the Metro 2050 amendment framework "impeding the ability of South of the Fraser municipalities to meet the demand for housing, employment lands, and essential services." The three mayors proposed changes to Metro 2050 that would make it easier to expand the Urban Containment Boundary (UCB), with less regional consideration and consensus. Metro Vancouver staff then identified four amendment options that would respond to those concerns. These amendment options are inconsistent with the Goals of both Metro 2050 and Burnaby 2050 and the rushed process puts the region at risk of unintended consequences. This letter conveys the City of Burnaby's initial concerns about these four proposed amendment options.

In December 2025, the City of Burnaby adopted the Burnaby 2050 Official Community Plan. Burnaby 2050 is guided by the values of Connectivity, Inclusivity, Opportunities to Thrive, Stewardship, and Sustainability and sets out the following five goals:

1. Goal 1: Foster complete communities that are sustainable, equitable and accessible to everyone
2. Goal 2: Create welcoming public spaces, cultural opportunities and a sense of belonging for all
3. Goal 3: Support a diverse and thriving economy
4. Goal 4: Create and maintain efficient and well-connected transportation and infrastructure networks
5. Goal 5: Lead in climate action and protect, enhance and restore the natural environment

4949 Canada Way, Burnaby, British Columbia, V5G 1M2 Phone 604-294-7340 mayor@burnaby.ca

Burnaby 2050 is consistent with the goals of Metro 2050 and maintains and protects Burnaby's Conservation and Recreation, Employment, Industrial, and Agricultural lands identified in Metro 2050. Through intensification, Burnaby 2050's land use framework supports regional growth management goals and enables the city to accommodate long-term projected growth within the existing General Urban areas of the city.

The City of Burnaby has reviewed the four proposed options and has identified the following concerns and considerations:

1. **Inconsistent with Burnaby 2050 Values and Goals**

Burnaby 2050 was written to be consistent with Metro 2050; the vision, values, goals and policies, and maps in Burnaby 2050 are aligned and supportive of the five goals in Metro 2050. The four proposed amendment options are inconsistent with Metro 2050's goals (especially Goal 1 related to creating a compact urban area) and therefore create an inconsistency with Burnaby 2050. All four proposed options are inconsistent with Burnaby's core values of Stewardship and Sustainability as they would enable a loss of important lands (Rural, Agricultural, Conservation and Recreation, and Industrial), facilitate the expansion of the UCB, and drive up costs for regional services. All four options, in particular Options 1 and 2, are incompatible with Burnaby 2050 Goal 4 "Create and maintain efficient and well-connected transportation and infrastructure networks" because they would enable pockets of urban development to emerge in areas disconnected from the established transit and infrastructure network and Goal 5 "Lead in climate action and protect, enhance and restore the natural environment" because they would contribute to the loss of tree canopy, sensitive ecosystems, and open spaces.

2. **Financial Impact on Regional Utilities, Especially DCCs**

UCB expansions enable the expansion of the regional sewerage areas and enlarge the area that regional utilities must serve. This drives the need for new capital expenditures and makes shared services less efficient. This will contribute to higher capital and operating costs which will translate to higher Development Cost Charges (DCCs) for builders / homebuyers and higher taxes for residents across the region, including in Burnaby.

3. **Financial and Operational Impact on TransLink**

Expanding the urban area also puts pressure on TransLink to serve a larger geographic area which is costly and less efficient. Options 1 and 2 in particular could lead to new, disconnected pockets of housing and jobs across the region which would be expensive to serve by transit. This additional pressure would lead to higher costs or lower service for transit users across the region, including in Burnaby.

4. **Rushed Consultation Process Risks Unintended Consequences**

Changes of this magnitude to a regional growth strategy should be carefully considered and all affected parties should have the opportunity to be informed, ask questions, deliberate, and provide feedback. This process is extremely rushed and inconsiderate of the impacts on Member Jurisdictions, their staff, and residents. Member Jurisdictions have not had the opportunity to conduct a fulsome analysis and to consider the potential

unintended consequences of such a significant change to the amendment framework of a plan that was intended to serve the region for 30 years. While the Options were intended to respond to the specific requests of Surrey, Langley Township, and Delta, the proposed new rules could be used by any Member in the future, and the analysis of those potential impacts have not been brought forward to the Board. As regional stewards, the Metro Vancouver Board has a duty to consider these impacts and carefully consider decisions that may affect future generations.

5. Intensification is Preferable to Sprawl

Metro Vancouver's population and economy are growing and, in a land-constrained region, the preferrable way to accommodate that growth is through intensification inside the UCB, particularly in Urban Centres and Frequent Transit Development Areas (FTDAs). This long-standing strategy enables the efficient provision of urban infrastructure which keeps costs low for all, allows for more walkable complete communities, and reduces the emission of greenhouse gases. A sprawling development pattern that would be enabled, especially through Options 1 and 2 (and Options 3 and 4 to a lesser degree), is more costly to serve with public services and drives up fees and charges for all. The environmental, social, and health costs of sprawl are also well-documented.

6. Negative Impacts on Growth Structuring Objectives and Targets

Metro 2050 Objective 1.2 is to "Focus growth in Urban Centres and FTDAs." Options 1, 2, 3, and 4 would open up new lands for residential and employment growth, dispersing that growth, rather than focusing it in Urban Centres and FTDAs within the UCB. This would negatively impact the regional federation's ability to achieve its targets of focusing 68% of housing growth and 77% of employment growth in Urban Centres and FTDAs.

7. Negative Impacts on Environmental Objectives and Targets

As a consequence of dispersing growth across a larger area, Options 1, 2, 3, and 4 (but especially Options 1 and 2) will contribute to more private vehicle trips being taken every day which will lead to more traffic congestion and will negatively impact the region's ability to achieve its GHG emission reduction targets. Further to this, because Options 1, 2, 3, and 4 may lead to the loss of Rural, Agricultural, and Conservation and Recreation lands it will also negatively impact the region's target of protecting 50% of the land base for nature by 2050.

8. Loss of Regional Coordination and Consensus on Significant Changes

The current Metro 2050 amendment framework has been designed and refined over the past three decades to enable higher levels of regional dialogue and consensus for matters of greater regional significance. By lowering the voting thresholds for these land use changes (moving from Type 2 amendment to Type 3 amendment as in Options 1, 2, 3), the requirement for regional consensus on matters of shared interest is diminished. Option 4 goes further and eliminates even the opportunity for regional discussion on land use changes.

9. Negative Impacts on Regional Food Security

By facilitating the expansion of the UCB and the re-designation of lands, all four options would increase development pressure on the region's remaining agricultural lands, many of which are not protected by the Agricultural Land Reserve and some of which are located on regionally-designated Rural lands. Much of BC's high-quality food-producing lands are located in the Metro Vancouver region and high land values are driving speculation and development pressure on lands that have long been used for agricultural production. Even agricultural lands with limited soil quality can support agricultural production through greenhouses, the raising of livestock, warehousing and distribution, or other agricultural facilities. Maintaining the long-term use and economic viability of these agricultural lands is a shared regional priority because of the role they play in regional food security. Food security is a key component of resilience, well-being, and the region's economy. All four of the proposed options are in opposition to Metro 2050 Strategy 2.3 "Protect the supply of agricultural land and strengthen agricultural viability" as well as Burnaby 2050 Objective 3.5 "Protect and expand the agricultural land base" and Objective 3.6 "Foster partnerships with the farming community and other levels of government to support the agricultural sector."

Conclusion

The City of Burnaby understands that Metro Vancouver staff have already identified a number of procedural improvements that can enhance and improve efficiency of Metro 2050 implementation without an amendment. Burnaby appreciates these procedural improvements as they will benefit all Member Jurisdictions by reducing costly delays.
The City of Burnaby recognizes that Metro 2050 is a living plan and that amendments from time to time are needed to ensure the regional growth strategy responds to emerging challenges and opportunities and continues to serve its members. Burnaby also agrees that each Member Jurisdiction should have the flexibility to pursue its local goals and ambitions.

However, changes of this magnitude, that affect our shared regional destiny, should be given the time, consideration, and analysis required so that the Metro Vancouver Board can fully reckon with the potential consequences, especially the financial consequences for residents and homebuyers. The City of Burnaby urges the Board to slow down and provide Members with the time and information needed to properly weigh the benefits and consequences of these changes to the regional plan.

Yours sincerely,

Mike Hurley
MAYOR

PORT MOODY
CITY OF THE ARTS

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March 20, 2026

Jonathan Cote
Deputy General Manager
Regional Planning and Housing Development
Metro Vancouver
Metrotower III, 4515 Central Boulevard
Burnaby, BC V5H 0C6 sent by email: jonathan.cote@metrovancouver.org

Dear Jonathan:

Re: Feedback from the City of Port Moody – Proposed *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request

The City of Port Moody received the letter from Metro Vancouver Board Chair Hurley dated January 20, 2026, regarding Consultation on Proposed Metro 2050 Amendment Option in Response to South of the Fraser Mayors' Request which requested comments by March 20, 2026.

At the March 10, 2026 Regular Council meeting, a staff report was brought forward with information on the proposed amendment options, and the following resolution was passed:

> *THAT the comments included in report dated March 10, 2026, from the Community Development Department – Policy Planning Division regarding Request for Comments – Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request be forwarded to Metro Vancouver.*

The staff report attached includes comments for each of the four proposed options, as well as general comments related to recognizing the efforts being made by other member municipalities to plan for growth without significant impacts to the Urban Containment Boundary, concerns with the options running contrary to or diluting the original agreed upon regional goals and the potential for future erosion of *Metro 2050* should any of the proposed options proceed.

We appreciate the opportunity to provide comments on the proposed amendment options. Please contact me should you have any questions.

Sincerely,

Mary De Paoli
Manager, Policy Planning

March 20, 2026

cc. Anna Mathewson, City Manager
Suzanne Smith, General Manager, Community Development
Mark Seinen, Senior Planner, Metro Vancouver

Att. (1)

City of Port Moody
Report/Recommendation to Council

Date: March 10, 2026
Submitted by: Community Development Department – Policy Planning Division
Subject: Request for Comments – Proposed *Metro 2050* Amendment Options in Response to South of Fraser Mayors' Request

Purpose
To bring forward a request for comments from Metro Vancouver regarding proposed *Metro 2050* options in response to a request from the mayors of Surrey, Langley Township, and Delta.

Recommended Resolution(s)

THAT the comments included in report dated March 10, 2026, from the Community Development Department – Policy Planning Division regarding Request for Comments – Proposed *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request be forwarded to Metro Vancouver.

Background
In June 2025, the mayors of Surrey, Langley Township, and Delta submitted a joint letter outlining policy changes they believe are necessary to better support growth and development south of the Fraser River, in particular the growing demand for housing, employment lands, and essential services (**Attachment 1**). Informed by this request and subsequent discussions with municipal staff and the MVRD board, Metro Vancouver has developed four amendment options for consideration. These options focus on improving flexibility for making adjustments to the Urban Containment Boundary and streamlining the amendment process while maintaining the integrity of regional growth management objectives.

On November 28, 2025, the Metro Vancouver Regional District (MVRD) Board of Directors directed staff to initiate consultation on the four proposed *Metro 2050* amendment options. A letter from Metro Vancouver dated January 20, 2026, is included as **Attachment 2** requesting comments from the City of Port Moody by March 20, 2026.

It is important to note that, at this stage, Metro Vancouver is not requesting formal consideration of any related bylaw. All feedback received through this consultation will be summarized and provided directly to the MVRD Board when it considers the initial readings of any draft *Metro 2050* amendment bylaws. If the MVRD Board grants initial readings to any bylaw at that meeting, a formal referral and comment period of at least 60 days will be initiated.

Discussion

Metro 2050 is the regional federation's plan for how to manage growth collaboratively in a way that reflects local governments' values and goals. It was adopted in February 2023 by all municipalities in the region, as well as the TransLink Board, Boards of adjacent regional districts and the MVRD Board. *Metro 2050* is the region's third Regional Growth Strategy.

Although intended to be a stable long-term vision for the region, it has a built-in amendment process that contemplates change. *Metro 2040*, the last Regional Growth Strategy, has been amended over 20 times to date. Amendments are categorized as Type 1, Type 2, and Type 3 depending on regional significance and have different approval thresholds accordingly.

The June 2025 letter from the South of the Fraser Mayors specifically requested the following:

1. Redefine and modernize the Urban Containment Boundary (UCB) to allow contiguous extensions that are outside the Agricultural Land Reserve and ecologically sensitive areas, and can be serviced with existing or committed infrastructure, and that support compact, transit-oriented complete communities;
2. Re-classify qualifying UCB expansion requests from Type 2 (requires 2/3 weighted vote of the MRD Board) to Type 3 (requires a weighted 50%+1 vote of the MVRD Board); and
3. Introduce a streamlined "minor realignment" allowance process to permit site specific UCB adjustments that are consistent with local plans without requiring a full amendment.

As background to the four amendment options under consideration, additional information is provided on three key components of *Metro 2050*, namely the urban containment boundary, regional land use designations and special study areas. The three types of *Metro 2050* amendments are also outlined.

Urban Containment Boundary (UCB)

The purpose of the UCB is to contain urban development to support efficient urban infrastructure (utilities, transit) and protect important agricultural, rural and ecologically important lands. The UCB was established in the 1996 Livable Region Strategic Plan and reaffirmed in 2011 with *Metro 2040*. The recent *Metro 2050* maintains this focus on the UCB. Given its importance, any change to the UCB is a Type 2 amendment requiring a 2/3 weighted vote of the MVRD Board and a strong planning rationale.

Regional Land Use Designations

Regional land use designations are used to establish a parcel-based regional land use framework so that all members can discuss the regional implications of proposed land use changes. The designations support shared regional objectives to protect agricultural, industrial and conservation lands. They were established in the 1996 Livable Regional Strategic Plan, refined in 2011 in *Metro 2040* and maintained in *Metro 2050*. Changes in the regional land use designation for a site are either Type 2 or 3 depending on the nature of the proposed change and are sometimes paired with a UCB expansion.

Special Study Areas

Special study areas (SSA) are areas where a municipality expects future land use changes, but further study is required before a regional land use change can be considered. They were

established in the 1996 Livable Region Strategic Plan, refined in 2011 in *Metro 2040* and limited in *Metro 2050*. SSAs act as an overlay and do not alter the underlaying regional land use designation. *Metro 2050* does not currently permit new or expanded special study areas.

Metro 2050 Amendment Categories

Under *Metro 2050*, amendments are categorized into three types:

Type 1: Requires an amendment bylaw passed by 50%+1 weighted vote of the MVRD Board and unanimous acceptance by all affected local governments. Typically applies to changes to the amendment process itself or other major changes such as the deletion or amendment of goals and strategies. Section 437 identifies what may not be considered a minor amendment (e.g. changes to the amendment process for a Regional Growth Strategy); thereby making them Type 1 amendments.

Type 2: Requires an amendment bylaw passed by a 2/3 weighted vote of the MVRD Board. Generally, applies to land use designation changes outside the UCB and changes to the UCB boundary.

Type 3: Requires an amendment bylaw passed by a 50%+1 weighted voted of the MVRD Board. Applies to specific designation changes as outlined in *Metro 2050*.

Summary of Proposed Metro 2050 Amendment Options

This section summarizes the four potential *Metro 2050* amendment options referred for comment to member jurisdictions. The options represent Metro Vancouver staff's interpretation of the South of the Fraser Mayors' letter, feedback from municipal staff and existing *Metro 2050* policy. Some options have a lower regional impact and lower approval threshold and may not meet all South of the Fraser Mayors' requests (Type 3). Other options have a larger regional impact and higher approval threshold (Type 1). They are not mutually exclusive and could be packaged together or separately.

<table>
<tr><th colspan="2">Option 1: Add new Special Study Areas in the three requesting municipalities</th></tr>
<tr><td colspan="2">Effect: Lowers the voting threshold for future regional land use changes by applying a Special Study Area (SSA) overlay in areas identified for anticipated change.</td></tr>
<tr><td>Pros:
May offer a practical and policy-aligned way to respond to concerns raised by South of the Fraser municipalities.
Uses an existing mechanism within Metro 2050 that could support targeted growth areas while maintaining a structured and regionally consistent process.</td><td>Cons:
Precedent setting – potential for future expansion of SSAs throughout the region which could further undermine the integrity of the Urban Containment Boundary.
Perceived inequity as this would be limited to the three requesting municipalities.
Extent of potential application within requesting municipalities not yet known.
Potential for applications to large parcels currently designated Rural and Agricultural.</td></tr>
</table>

Additional Comments:

- Map showing potential for new SSAs would help in understanding the potential scope of this change.
- More information related to criteria for the addition of new SSAs is needed e.g. tighter rationale for what could be considered a SSA, must be already identified as local SSAs, parcel size limitations, cap on cumulative area for SSAs in each municipality; consideration of impacts to regional infrastructure to support land use changes within SSAs.
- Consider trial period for this change to evaluate impacts and assess whether additional limitations are needed.

Option 2: Re-classify amendments to properties with regional Rural land use designation from Type 2 to Type 3 amendments

Effect: Lowers the voting threshold for future amendments to Rural lands to any other land use to 50%+1 (currently this amendment is Type 2 requiring a weighted 2/3 vote of the MVRD Board for changes to Industrial, Employment or General Urban land uses and a Type 3 for changes to Agricultural or Conservation and Recreation land uses).

Pros:	Cons:
• Addresses the South of the Fraser Mayors' request to reclassify UCB expansions as Type 3 amendments by lowering the voting threshold for Rural to Urban designation changes. • Maintains current regional dialogue and process associated with Type 3 amendments.	• Undermines the integrity of the Urban Containment Boundary. • Extent of potential application in the requesting municipalities not yet known. • More significant change affecting up to 8,900 hectares of Rural lands. • Could involve large Rural parcels. • Not limited to Rural parcels adjacent to the UCB potentially leading to isolated pockets of UCB areas in the region.

Additional Comments:

- Map showing potential scope of this change in the three municipalities would be helpful.
- Setting criteria or limitations on the extent of potential changes to Rural lands should be considered, particularly those that are not adjacent to the UCB.
- Not clear if this option would be limited to the three requesting municipalities or would apply to all member jurisdictions.

Option 3: Expand amendment opportunities for properties contiguous with the Urban Containment Boundary

Effect: Would re-classify amendments from Agricultural and Rural to General Urban or Employment from a Type 2 (2/3 weighted vote) to a Type 3 amendment (50%+1 vote) lowering the voting threshold for future amendments.

Pros:	Cons:
• Addresses the South of the Fraser Mayors' request to "allow contiguous UCB extensions that are outside the ALR and ecologically sensitive areas; can be serviced with existing or committed infrastructure; and support compact, transit-oriented, complete communities." • Opportunity to refine and clarify the definition of contiguous site to better support consistent implementation across the region.	• Undermines the integrity of the Urban Containment Boundary. • Specifically, lowers the voting threshold for extending the UCB, a foundational principle of the Regional Growth Strategy.

• Maintains current regional dialogue and process associated with Type 3 amendments.	
Additional Comments: • Consider limitations on the scope of amendments for contiguous properties and setting criteria for what is considered to meet the condition that the amendment supports compact, transit-oriented, complete communities.	

Option 4: Expand the use of the 'Flexibility Clause' for properties contiguous with the Urban Containment Boundary	
Effect: The flexibility clause in *Metro 2050* currently only applies within the UCB (to amend industrial and employment lands). It provides municipalities the flexibility to adjust boundaries of regional land use designations without triggering a *Metro 2050* amendment. This option would extend the flexibility clause to all UCB-adjacent parcels while maintaining the caps on use (1 ha parcel size limit and aggregate area of land affected by all re-designations together cannot exceed two percent of the total lands in each applicable land use designation category with a municipality).	
Pros: • Addresses the South of the Fraser Mayors' request to introduce a streamlined "minor re-alignment" allowance; and give municipalities more authority to make UCB changes consistent with their OCPs and that align with regional objectives without the full amendment process at Metro Vancouver.	Cons: • Allows for changes to lands outside the UCB and an extension of the UCB without notification to member jurisdictions. • Contrary to the original intention of the flexibility provision which was for limited application within the UCB.
Additional comments: • Cumulative municipal lifetime usage limits for each land use category needs to be set as part of this option. • Clarify process for implementing and tracking changes associated with this option.	

In addition to the four options outlined above, a fifth option to do nothing can also be considered.

Other Staff Comments

The premise of the letter from the South of the Fraser Mayors is that the *Metro 2050 Regional Growth Strategy* is obstructing their collective ability to plan for and deliver the housing, employment land, and critical services their growing communities. This conflicts with the underlying planning principles of the *Metro 2050* Regional Growth Strategy and the efforts of member municipalities striving to accommodate growth without significant impacts to the Urban Containment Boundary.

Depending on which option may be pursued, lowering the voting threshold and facilitating future amendments to *Metro 2050* could be perceived as running contrary to or diluting the original agreed upon regional goals and may risk further erosion of *Metro 2050* in the future. Cumulative effects of any related amendments should be monitored and discussed with member jurisdictions.

Process Improvements to Streamline Metro 2050 Amendment Implementation

Following discussions with municipal staff from the City of Surrey, Township of Langley, and City of Delta, Metro staff identified general concerns with the current *Metro 2050* amendment

process related to procedural complexity and extended timelines, noting that applications can take five to six months to progress through the full amendment cycle.

In response, Metro Vancouver has identified a series of general process improvements that can be implemented immediately to streamline the amendment process, potentially reducing processing times by one to two months and providing greater clarity, efficiency and predictability for member jurisdictions, including to:

- remove the Regional Planning Advisory Committee review for minor and straightforward applications;
- streamline application intake through the creation of a dedicated email address and/or web portal to facilitate submission and tracking;
- introduce a pre-application process allowing member jurisdictions to submit Metro 2050 amendment materials prior to third reading, enabling earlier review and coordination; and
- implement a next-day correspondence standard for Metro 2050 amendments, ensuring that the 45-day comment period begins immediately following third reading.

Metro staff will proceed with implementing these changes now.

Other Option(s)

THAT the following additional comments be provided to Metro Vancouver:
<insert comments here>.

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Public Engagement Initiatives

Referral of the proposed *Metro 2050* amendment options to member municipalities in response to the South of the Fraser Mayors' request is part of a pre-consultation process initiated by the MVRD Board. Comments received from affected local governments will be presented to the MVRD Board on April 24, 2026. At that meeting the MVRD Board will consider initiating an amendment process for one or more options and consider initial amendment bylaw(s) readings. If readings are given, the bylaw(s) will be referred to affected local governments for comment. If no readings are given, there will be no further action.

Council Strategic Plan Goals

The goals of *Metro 2050* align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.1 – Protect, integrate and enhance our natural assets;
- Strategic Goal 2.2 – Advance climate change mitigation and adaptation;
- Strategic Goal 2.3 – Enhance and expand parkland and open spaces;
- Strategic Goal 3.1 – Create complete and connected communities through balanced growth;
- Strategic Goal 3.2 – Provide safe, efficient and accessible transportation options;
- Strategic Goal 3.3 – Enhance community wellbeing; and
- Strategic Goal 4.1 – Improve the local business climate.

Attachment(s)

1. Letter from South of the Fraser Mayors dated June 19, 2025.
2. Letter from Metro Vancouver Requesting Comments dated January 20, 2026

Report Author

Mary De Paoli, RPP, MCIP
Manager of Policy Planning

Report Approval Details

Document Title:	Request for Comments - Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request.docx
Attachments:	- Attachment 1 - Letter from South of the Fraser Mayors dated June 19, 2025.pdf - Attachment 2 - Letter from Metro Vancouver Requesting Comments dated January 20, 2026.pdf
Final Approval Date:	Mar 1, 2026

This report and all of its attachments were approved and signed as outlined below:

Suzanne Smith, General Manager of Community Development - Feb 25, 2026

Paul Rockwood, General Manager of Finance and Technology - Feb 27, 2026

Anna Mathewson, City Manager - Mar 1, 2026

Langley City
THE PLACE TO BE

Langley City Hall, 20399 Douglas Crescent, **Langley**, BC Canada V3A 4B3
T 604.514.2800 **F** 604.530.4371 **langleycity.ca**

March 23, 2026

Via Email jonathan.cote@metrovancouver.org

Metro Vancouver Regional District
4515 Central Boulevard
Burnaby, BC
V5H 0C6

Attention: Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development

Re: Comments Regarding Proposed Metro 2050 Amendment Options (in Response to South of Fraser Mayor's Request)

Dear Mr. Cote,

Thank you for the letter dated January 20, 2026 inviting the City of Langley to provide comment on the proposed Regional Growth Strategy (RGS) amendment options that Metro Vancouver Regional District (MVRD) staff have developed. These options respond to a request from the Mayors of Delta, Surrey and the Township of Langley to make policy changes to the Metro 2050 RGS in order to better support growth and development in their municipalities.

Following review of the South of Fraser Mayor's Request and the proposed options from MVRD it is clear that the proposed process options, to adjust regional land uses and the Urban Containment Boundary (UCB) and potentially making it easier for the MVRD Board to make these adjustments, are major proposed changes to the RGS and its primary and foundational growth management mechanisms.

While staff note there are existing Special Study Areas that have been carried forward from Metro 2040 into Metro 2050, the request by the South of Fraser Mayors and proposed options put forward by MRVD staff go beyond the current policy and amendment framework of the RGS, which was established through a significant, comprehensive consultation and technical review process prior to the adoption of the current Metro 2050 RGS (adopted February 2023). Notably some of these options contemplate the reduction of MVRD Board voting thresholds to make major policy changes to the RGS.

Based on this, the City of Langley recommends that the decisions on these proposed changes to Metro 2050 be postponed and instead advanced forward and considered as a part of the process to develop the next RGS.

Thank you for the opportunity to comment on the proposed RGS amendment options, and if you have any questions or would like to discuss further please contact the undersigned at 604.514.2815 or cjohannsen@langleycity.ca.

Sincerely,



Carl Johannsen, RPP, MCIP
Director of Development Services

c. Mayor and Council
Francis Cheung, P.Eng., Chief Administrative Officer
Kelly Kenney, Corporate Officer
Roy Beddow, RPP, MCIP, Deputy Director of Development Services

SQUAMISH - LILLOOET
REGIONAL DISTRICT

Box 219, 1350 Aster Street
Pemberton, BC V0N 2L0
P. 604-894-6371 TF. 800-298-7753
F. 604-894-6526
info@slrd.bc.ca www.slrd.bc.ca

March 3, 2026

Chair Mike Hurley
Metro Vancouver Regional District
4515 Central Boulevard
Burnaby, BC V5H 0C6
VIA EMAIL: Jonathan.Cote@metrovancouver.org; CAOAdministration@metrovancouver.org

Dear: Chair Mike Hurley

Re: Consultation on Proposed Metro 2050 Amendment Options in Response to South of Fraser Mayors' Request

---

Thank you for the opportunity to provide comments on the proposed amendment options to Metro 2050, as outlined in your correspondence dated January 20, 2026. As an affected local government, the Squamish-Lillooet Regional District (SLRD) appreciates being included in this pre consultation stage. It is understood that comments provided now will help inform Metro Vancouver Regional District (MVRD)'s preparation of any amendment bylaws brought forward for initial readings.

Background:
The SLRD Board received the MVRD *Consultation on Proposed Metro 2050 Amendment Options in Response to South of Fraser Mayors' Request* letter as Correspondence for Action at the January 28/29, 2026 SLRD Board meeting. The following resolution was passed:

> *THAT staff engage with Metro Vancouver Regional District staff regarding the Invitation for Comment on proposed Metro 2050 amendment options in response to the South of the Fraser Mayors' request, and bring back a staff report to the February 25, 2026 Board meeting with information to support consideration of submitting written comments by the March 20, 2026 deadline.*

SLRD staff met with MVRD staff on February 9, 2026, to learn more about the proposed amendments. A staff report was presented to the SLRD Board at the February 25, 2026, SLRD Board meeting, and the following resolution was passed:

> *THAT the Board direct staff to submit a response to Metro Vancouver Regional District regarding the Invitation for Comment on proposed Metro 2050 amendment options by the March 20, 2026, deadline, as per the letter in Attachment A.*

The below comments are offered for consideration, noting that the SLRD will be included in the formal referral process should amendment bylaws receive readings.

Comments:
The SLRD recognizes the significant growth occurring in the South of Fraser sub region and the challenges identified by the municipalities of Surrey, Delta, and the Township of Langley. The amendment options presented are intended to improve flexibility in making adjustments to the Urban Containment Boundary (UCB) and streamline Metro 2050's amendment process, while continuing to support regional growth management objectives.

While the SLRD experiences a different growth context as a predominantly rural regional district (with significant portions of the SLRD within unincorporated Electoral Areas), the SLRD and member municipalities remain firmly committed to the core intent and integrity of Regional Growth Strategies (RGS). Strong, well structured RGS frameworks are essential to protecting non settlement areas, supporting compact and complete communities, and ensuring coordinated regional planning across jurisdictions.

The SLRD RGS emphasizes focusing development into compact, complete, and sustainable communities and protecting non settlement areas due to their agricultural, environmental, recreational, cultural, and natural resource values. The SLRD considers it important that amendments to UCBs and RGS frameworks continue to follow a rigorous process to ensure these tools remain strong and effective.

Key concerns include:

- **Type 3 amendment: Add new Special Study Areas in the requesting municipalities**. The addition of new Special Study Areas may be regionally significant. Considering the addition of new Special Study Areas by way of a Type 3 (minor amendment) may result in a weakened RGS framework/policies. It is noted that the addition of new Special Study Areas enables future land use changes within these areas to be considered under a lower voting threshold.
- **Type 3 amendment: Expand use of the flexibility clause (6.2.7) for properties adjacent to the Urban Containment Boundary**. The expansion of the flexibility clause to allow for extensions to the UCB may be regionally significant. Considering UCB changes by way of a Type 3 (minor amendment) may result in a weakened RGS framework/policies. It is noted that the expansion of the flexibility clause to allow regional land use designation changes on sites contiguous to the UCB to be changed without an RGS amendment may provide a two step amendment process reducing the effectiveness of the UCB and RGS.

It is not clear how these two proposed Type 3 amendments would be considered minor/administrative in nature, as per the Metro 2050 Type 3 Amendment criteria, noting that additional information around impacts to the intent of Metro 2050 would be welcomed.

Additionally, the SLRD acknowledges that MVRD staff have identified several procedural improvements that can enhance Metro 2050 implementation without requiring amendments. Improving process efficiency through administrative measures may be sufficient to address many of the concerns raised, without introducing additional flexibility to regional land use amendment pathways.

Changes involving Rural lands or areas adjacent to the UCB may have implications for culturally important landscapes. The SLRD supports approaches that uphold Indigenous rights and stewardship responsibilities.

From the SLRD's perspective, amendments to Urban Containment Boundaries and Regional Growth Strategy frameworks should remain carefully controlled to preserve their purpose and effectiveness.

Sincerely,



Chair Jen Ford,
Squamish-Lillooet Regional District Board of Directors

cc: Kristina Bell, SLRD Planner
Claire Dewar, SLRD General Manager of Planning and Development Services
Heather Paul, SLRD Chief Administrative Officer

TransLink
400 – 287 Nelson's Ct
New Westminster, BC V3L 0E7
Canada
778.375.7500
South Coast British Columbia
Transportation Authority

Mike Hurley
Chair, Metro Vancouver Boards
4515 Central Boulevard
Burnaby, BC V5H 0C6

March 25, 2026

Re: Consultation on Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request

Dear Chair Hurley,

Thank you for your letter dated January 20, 2026 and the opportunity to provide TransLink's input on the proposed options to amend the Regional Growth Strategy (RGS) process for changes to the Urban Containment Boundary (UCB).

TransLink's comments are provided pursuant to our legislated mandate to support Metro 2050 and advise the Metro Vancouver Regional District on regional transportation implications of RGS amendments, as well as our policy direction in Transport 2050 and the Access for Everyone Plan. These strategies emphasize integrated land use and transportation planning to ensure that regional investments are efficient, affordable, and equitable for residents across the region.

Following careful review, TransLink's Board has concluded that many changes to the UCB amendment process that lower approval thresholds or weaken regional involvement would have negative and enduring impacts on the regional transportation system. Each of the four options you have asked us to comment on would make it easier to expand the UCB into locations that are potentially more difficult and more costly to serve with transit, with long term implications for service efficiency and affordability.

The UCB is a foundational policy tool that supports compact growth, coordinated infrastructure investment, and the efficient delivery of transit services. Metro 2050 and Transport 2050 are deliberately aligned in this regard. When growth occurs in a more dispersed pattern, transit services become less productive, require higher ongoing subsidy, and place sustained pressure on limited regional revenues.

As the Board for Metro Vancouver's regional transportation authority, we have a fiduciary responsibility to manage region-wide revenues prudently and to avoid policy choices that knowingly increase long-term costs to regional taxpayers and system users. From this perspective, weakening the regional framework for UCB decisions raises significant concern.

Critically, the financial impacts of expanding transit service to areas that are difficult or inefficient to serve—such as locations that are not situated "on the way" between existing Urban Centres or Frequent Transit Development Areas—are not confined to the community where that growth occurs. Because TransLink is funded through contributions from taxpayers and system users across the region, the higher operating and capital costs associated with serving dispersed development are effectively shared region-wide. This creates a clear risk of cross-subsidization, whereby residents in communities that have planned for compact, transit-supportive growth focused along the Major Transit Network bear a disproportionate share of the costs resulting from less efficient land-use decisions made elsewhere.

All four options under consideration would, to varying degrees, increase this risk. Of particular concern:

- **Option 2,** which lowers the voting threshold for certain amendments could increase the likelihood of geographically dispersed and non-contiguous UCB expansions, locking in development patterns that are structurally expensive to serve with transit, and
- **Option 4**, which expands the use of the RGS flexibility clause, would reduce or remove regional awareness and review of certain UCB changes, limiting the ability to identify and manage system wide transportation and fiscal impacts before they occur.

TransLink does not support Options 2 or 4, as they would materially weaken the regional safeguards that help ensure transportation investments remain cost-effective, fiscally responsible, and aligned with shared regional objectives.

If the RGS amendment process for UCB changes is to be revised, Options 1 or 3 would represent comparatively lesser risk only if applied with constrained conditions as discussed in Attachment 1, the key conditions including clear limits on geographic scope, contiguity with the existing UCB, and safeguards to prevent incremental or precedent setting expansion over time. Even under these conditions, TransLink remains concerned about the cumulative fiscal and service impacts associated with gradually eroding the current regional approach as considered in all four options.

The Board also emphasizes that assessing whether a proposal is "transit oriented" should not be used as a screening criterion to justify a reduced approval threshold for UCB amendments. TransLink defines transit-oriented communities (TOCs) as those that feature six key attributes —as set out in our Transit-Oriented Communities Design Guidelines. These "six Ds" are listed below in order of importance:

1. Major **destinations** are lined up in reasonably direct corridors along the Major Transit Network, anchored by strong Urban Centres or Frequent Transit Development Areas;

2. **Distance** to frequent transit is minimized by creating a fine-grained urban structure of well-connected streets, walkways, and bikeways around transit hubs, around which to focus:
3. People-friendly urban **design** featuring a safe, comfortable and engaging public realm;
4. Higher levels of residential and employment **density**;
5. A rich **diversity** of land uses, and housing types, tenures, and price ranges; and
6. **Demand** management measures, such as paid or regulated parking, that discourage unnecessary auto trips.

Because effective TOCs require the convergence of multiple, interdependent land-use and transportation conditions, determining whether a proposal is genuinely transit-oriented can only be meaningfully assessed through a comprehensive review process. It should not be used as a preliminary screening criterion to justify allowing a UCB amendment to proceed with a reduced voting threshold. An incorrect or premature determination on this risks encouraging UCB expansions in poor locations, compromising the critical 'destination' criterion, and committing the region to transit services that are structurally expensive—thereby undermining long-term system cost-effectiveness. These are precisely the kinds of long-term cost and system-performance risks the TransLink Board must guard against in fulfilling its fiduciary role.

Maintaining a strong regional role in UCB decisions is essential to protecting both the performance of the regional transportation system and the fair distribution of costs among residents across Metro Vancouver. Weakening this regional role, as proposed in each of the four options under consideration, would increase the risk of misalignment between land use decisions and regional transportation investment, with long term fiscal consequences that would be difficult to reverse.

We appreciate the opportunity to provide TransLink's perspective on these important matters. Should you have any questions or wish to discuss our comments further, please contact Matt Craig, Director, System Planning at matt.craig@translink.ca.

Sincerely



Allan Seckel
Chair, TransLink Board of Directors

Enclosure
Attachment 1 - Detailed Assessment of Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request

ATTACHMENT 1

Detailed Assessment of Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request

Option 1: Designating new Special Study Areas increases chances that future RGS amendments are likely to proceed, and sets a precedent for future Special Study Areas despite the "one-time only" intention.

This option effectively lowers the voting threshold from what would currently be in most cases a Type 2 Amendment proposal to a future Type 3 Amendment proposal. As the exact geographic scope of the potential new Special Study Areas is not known at the time of writing, TransLink is unable to comment fully on the regional transportation impact of such designations. However, the implications could be very significant, should the geographic scope be unconstrained and involve areas where there is minimal transportation infrastructure and/or planned investment. This option also introduces uncertainty as to where intensification of development might occur and whether it creates a precedent for further new Special Study Areas in the future.

Option 2: Reclassifying from Type 2 to Type 3 for amendments to lands with a regional Rural land use designation may result in geographically dispersed land use changes, potentially leading to the formation of isolated "urban islands."

Similar to Option 1, implementing Option 2 would lower the required voting threshold and potentially allow for the inclusion of non-contiguous parcels within the UCB. This would pose challenges for transit service planning and reduce TransLink's capacity to deliver cost-effective and efficient transit services throughout the region

Option 3: Expanding amendment opportunities for properties contiguous with the UCB would create a new outer ring of development where service and investments have not been considered previously.

While this option still represents a significant challenge to cost-effective and efficient transit service in the region, the impacts would be mitigated to some degree if:

- the option applied to a defined and limited set of UCB-contiguous parcels (which do not represent a large-scale geographic change to the current UCB) to prevent the continuous expansion of the UCB over time
- eligible properties were outside the ALR and ecologically sensitive areas, and
- the proposed development can be serviced with existing or committed infrastructure.

It is important that the proposed development also promote compact, transit-oriented complete communities. However, given that there is no single prescribed approach to developing successful TOCs, the determination of whether a proposal is truly "transit-oriented" should be made during the review process, rather than serving as a criterion for allowing a proposed UCB change to proceed with a reduced voting threshold. Further, it's unlikely that RGS amendments for sites on the edge of

the region's urban area (outside the UCB) will meet the conditions that define a TOC as it wouldn't likely satisfy the 'destination' element of the Transit-Oriented Communities Design Guidelines: being located 'on the way', on a reasonably direct corridor connecting other multiple high demand destinations.

Option 4: Expanding the use of the RGS 'Flexibility Clause' so it could be applied to UCB-contiguous properties would potentially remove the need for regional awareness and review of certain UCB changes.

Without regional review of proposed UCB amendments, changes to the UCB could occur without notification to regional and/or other local jurisdictions. This would disrupt regional coordination and diminish the consistency of both the regional growth strategy and the regional transportation strategy. Additionally, it risks misalignment between local plans and broader regional objectives, which may complicate efforts to deliver cost-effective and efficient regional transit service.

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1456, 2026
A bylaw to amend Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022

WHEREAS:

A. The Board of the Metro Vancouver Regional District adopted Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022; and

B. The Board of the Metro Vancouver Regional District wishes to amend Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022.

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 Regional Growth Strategy Amendment Bylaw No. 1456, 2026".

Schedule

2. The following schedule is attached to and forms part of this bylaw:
   - Schedule A, Special Study Area – Township of Langley.

Amendment of Bylaw

3. "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is amended as follows:

   (a) Policy 6.12.4 is deleted.

   (b) A new policy 6.10.3 is added:

   6.10.3 The boundaries for Special Study Areas as depicted on Map 12 are not to be expanded nor are additional areas to be created, except as follows:
   (a) Additional Special Study Areas may be considered up to December 31, 2027; and
   (b) After January 1, 2028, additional Special Study Areas are to be considered only in the development of a new Regional Growth Strategy.

   (c) Policy 6.10.1 is replaced with the following:

   6.10.1 Special Study Areas as depicted on Map 12 identify locations where a Member Jurisdiction had expressed an intention to alter the existing land use, and is anticipating a future regional land use designation amendment. Pending Metro Vancouver Regional District Board approval of a regional land use designation amendment, the current regional land use designation(s) applies within the Special Study Area. Amending a regional land use designation within a Special Study Area is considered a Type 3 amendment under section 6.3.4 of the Regional Growth Strategy. This includes any associated adjustment(s) to the Urban Containment Boundary for a Special Study Area. As part of any

amendment establishing a change in regional land use designation, the Special Study Area boundaries for those amended lands will be removed from the Regional Growth Strategy. A member jurisdiction may also remove a Special Study Area with an updated Regional Context Statement or with notification to Metro Vancouver supported by a Council resolution.

Special Study Area – Township of Langley

4. "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is further amended by:

   (a) Adding a new area to the Special Study Area overlay and removing two areas from the Special Study Area overlay, as shown in Schedule A of this bylaw; and

   (b) Amending Map 12 to incorporate the changes outlined in section 4(a) of this bylaw.

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

Adopted this _____ day of _____, _____.

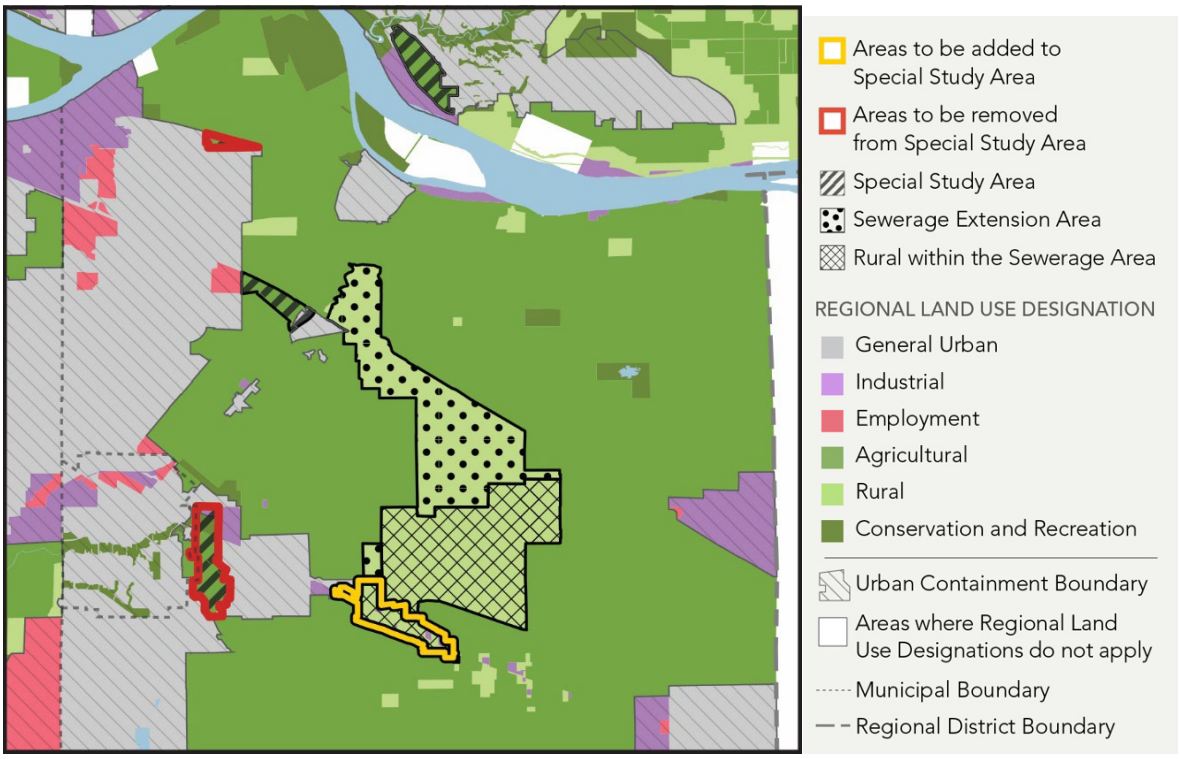
_____
Mike Hurley, Board Chair

_____
Dorothy Shermer, Corporate Officer

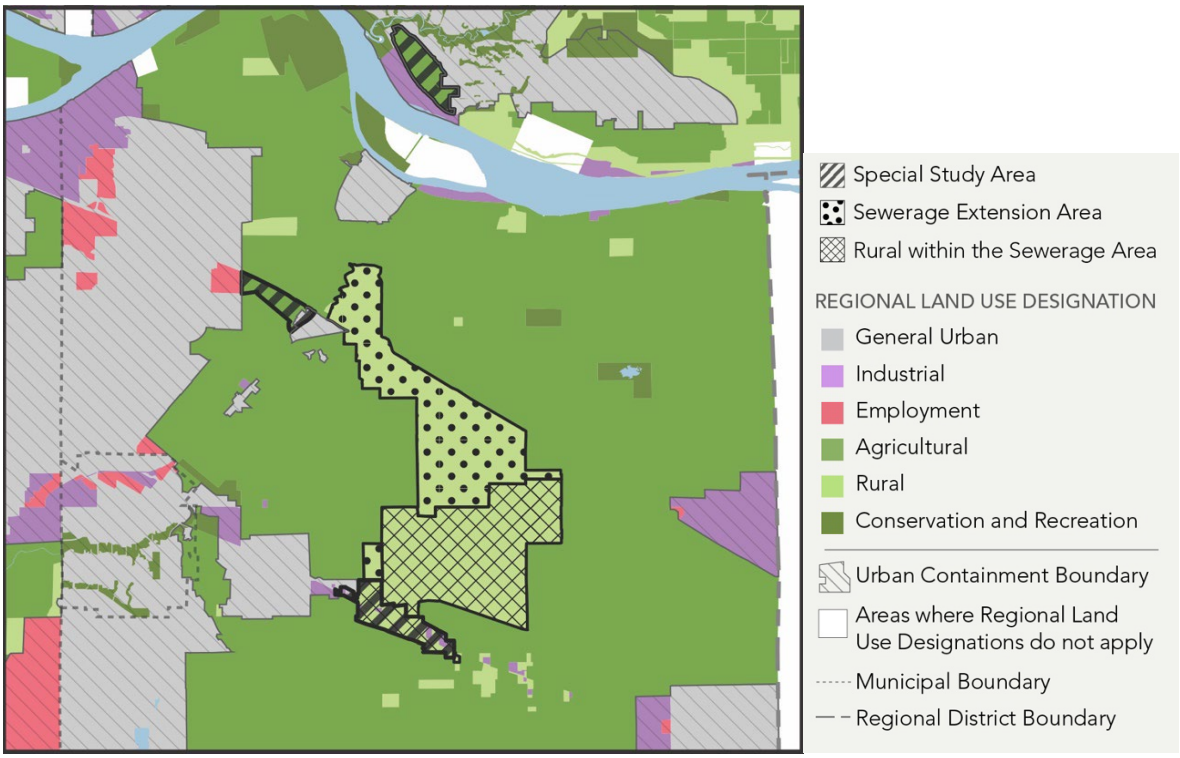
Schedule A

Special Study Area – Township of Langley

Prior to Amendment



Post-Amendment





Reporting Back on Metro 2050 Amendment Options and Consultation Results in Response to Three South of the Fraser Mayors' Requests

Jonathan Cote
Deputy General Manager, Regional Planning and Housing Development
Regional Planning Committee | April 2, 2026

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1

BACKGROUND

June 2025

Letter received from three SoF mayors requesting changes to the *Metro 2050* framework

July 2025

Board directed staff to develop amendment options in response and meet with staff and elected officials from the three requesting municipalities

November 2025

Staff provided 4 potential amendment options to confirm direction; Board directed staff to start pre-consultation

January 2026

Pre-consultation letters sent to affected local governments seeking feedback and offering Council engagement

2

PRE-CONSULTATION ACTIVITIES

- Letters sent to member jurisdictions, TransLink, SLRD & FVRD
- 3 additional letters sent to requesting member jurisdictions inviting proposals for new Special Study Areas
- Five Council / Committee Presentations
- Engaged RAAC, RPAC & REAC
- Staff-to-staff meetings
- Received feedback from 10 members + SLRD and TransLink



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WHAT WE HEARD

- Acknowledgement of South of Fraser growth pressures and desire for greater flexibility and local autonomy
- Risk of undermining fundamentals of *Metro 2050*
- Unquantified impacts on regional infrastructure costs, servicing capacity, transportation, air quality, environment, and agriculture
- *Metro 2050* already allows for amendments, with regional dialogue
- Major changes are best considered through the next RGS update
- Request for more time and information

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4

RECOMMENDATIONS

To best reflect broader regional concerns:

- Do not proceed with Options 2, 3, or 4.

To address objectives of South of Fraser requests:

- **Township of Langley:** Proceed with Option 1 to add a Special Study Area for Fraser Highway Employment Lands
- **City of Delta:** implement further process improvements to streamline amendment processes and timelines
- **City of Surrey:** continue engagement on broader issues and support City-led planning and infrastructure study for Southeast Surrey

RECOMMENDATIONS

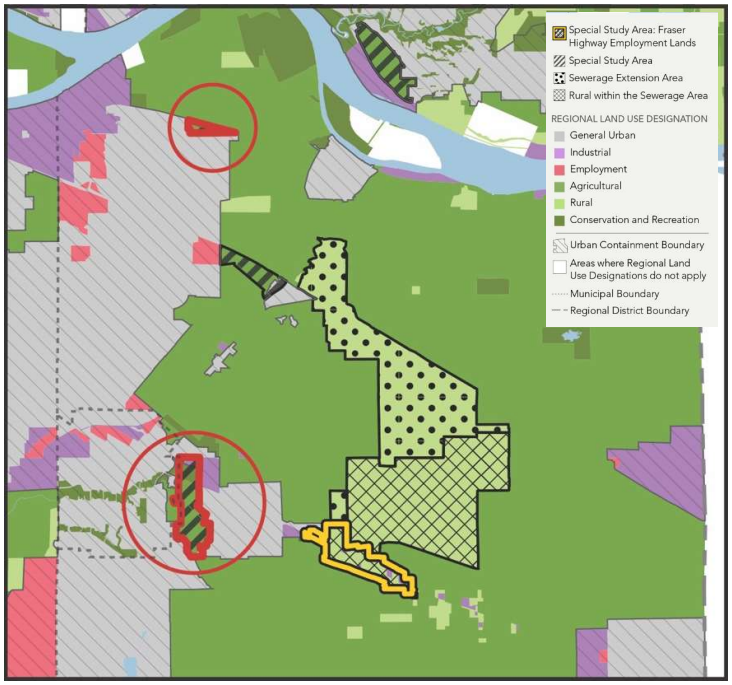
Fraser Highway SSA ("Option 1")

Proposal

- *Add* 1 SSA (152 ha)
- *Remove* 2 SSAs (156 ha)
- Net decrease of 4 ha of SSAs

Rationale

- SSA is a structured and policy-aligned tool
- Township has undertaken significant planning and technical work
- Long-term potential for employment growth
- Contiguous with UCB and already in "Rural within the Sewerage Area"
- No rationale required to *remove* SSAs



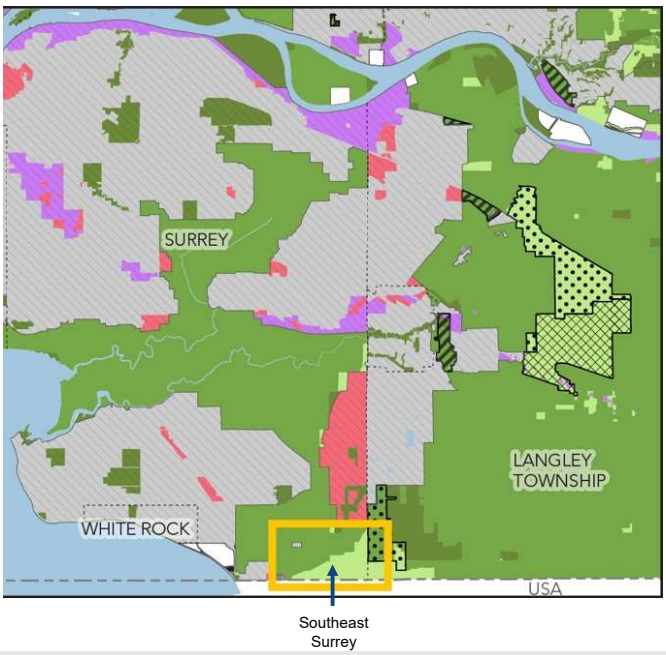
RECOMMENDATIONS

Surrey

Continue to engage with the City of Surrey regarding:

i. concerns about Metro 2050; and

ii. technical support regarding the regional servicing and planning implications of potential development in the Southeast portion of Surrey



7

NEXT STEPS

April 24, 2026 (MVRD Board)

- Receive pre-consultation feedback from affected local governments
- Consider amendment bylaw readings for Option 1 to allow for Special Study Area for the ToL Fraser Highway Lands
- If readings given, refer to Affected Local Governments for comment
- If no readings given, no further action; will regroup for next steps
- Receive direction on process streamline options and further engagement with Surrey

July 24, 2026 (MVRD Board)

- Receive comments from Affected Local Governments
- Consider final reading / adoption of amendment bylaw

8


Thank you
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Together we make our region strong
9

9

PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT
CITY OF NORTH VANCOUVER T 604 985 7761
141 WEST 14TH STREET F 604 985 9417
NORTH VANCOUVER CNV.ORG
BC / CANADA / V7M 1H9

March 31, 2026

Via Email: jonathan.cote@metrovancouver.org

Jonathan Cote
Deputy General Manager, Regional Planning and Housing Development
Metro Vancouver
4515 Central Boulevard
Burnaby, BC V5H 0C6

Dear Mr. Cote:

RE: Consultation on Proposed *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request (Metro Vancouver File: CP-11-01)

Thank you for the invitation to provide written comment on the proposed *Metro 2050* amendment options that have been prepared in response to a request from the Mayors of Delta, Surrey, and the Township of Langley.

At the City of North Vancouver's Council meeting held on March 30, 2026, Council resolved to respond with the following:

> The City of North Vancouver supports *Metro 2050*'s goals to develop our region through compact urban areas and complete communities that protect important lands for conservation, recreation, agriculture, industry, and rural uses. The City does not have enough information at this time to understand the potential implications of amending *Metro 2050* to facilitate urban development in communities south of the Fraser River and is concerned about the potential of increased regional servicing costs and the financial burden that may be borne by the City under the current cost apportionment framework. Recognizing that *Metro 2050* required three years to prepare with numerous studies and significant community and local government engagement, the City would look forward to discussing potential changes to the Urban Containment Boundary during a future process to develop an updated Regional Growth Strategy. That way, the potential impact of changes on regional population, housing, jobs, natural systems, tree canopy, climate action, transportation networks and associated infrastructure costs can be more fully understood.

Thank you for your consideration. Enclosed is a copy of the certified Council Resolution for your reference.

Yours truly,

Mike Friesen
Acting Director, Planning

cc: Amelia Cifarelli, Corporate Officer, City of North Vancouver
Mark Seinen, Senior Planner, Metro Vancouver

Encl: Certified Resolution

Document Number: 2793721

CERTIFIED RESOLUTION OF COUNCIL:

I hereby certify that this is a true copy of the resolution passed by the Council of the City of North Vancouver at its Regular meeting of March 30, 2026:

REPORT

13. Metro Vancouver South of the Fraser Mayors' Request
– File: 13-6500-01-0001/2026

Report: Manager, City Design and Planning, March 23, 2026

Moved by Councillor Bell, seconded by Councillor McIlroy

PURSUANT to the report of the Manager, City Design and Planning, dated March 23, 2026, entitled "Metro Vancouver South of the Fraser Mayors' Request":

THAT staff be directed to respond to Metro Vancouver's correspondence, dated January 20, 2026, titled, "Consultation of Proposed *Metro 2050* Amendment Options in Response to South of the Fraser Mayors' Request" outlining the need for additional information, as outlined in the "Proposed Response";

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

CARRIED UNANIMOUSLY
R2026-03-30/13

Dated at North Vancouver, BC, this
2nd day of April, 2026

Amelia Cifarelli
Corporate Officer

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: MVRD Board of Directors

From: Air Quality Committee

Date: April 16, 2026 Meeting Date: April 24, 2026

Subject: **MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026**

AIR QUALITY COMMITTEE RECOMMENDATION

THAT the MVRD Board:

a) give first, second, and third reading to *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026*; and

b) adopt *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026*.

At its April 10, 2026 meeting, the Air Quality Committee considered the attached report titled "MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026", dated April 1, 2026. The Committee subsequently passed the recommendation as presented above in underline style.

In discussing the proposed Bylaw that repeals and replaces the current bylaw that establishes air quality management fees, the committee emphasized the importance of having alignment with the Province and requested more information regarding the time sensitivity of the proposed Bylaw.

On April 16, 2026, the Province sent the attached letter of support (**Attachment 2**) recognizing general alignment with the key recommendations previously provided to Metro Vancouver, while continuing to meet Metro Vancouver's air quality protection and cost-recovery objectives.

Time Sensitivity of the Proposed Bylaw

MVRD bylaws cannot be applied retroactively. The proposed Bylaw remains time-sensitive, as delaying its consideration and potential adoption could result in higher fees being charged to some regulated businesses under the current bylaw. Annual invoicing work for authorized emissions from permitted facilities typically begins in April of each year. Invoicing work will not start this year until the MVRD Board decides on the proposed Bylaw.

In addition, the reduced permit application fees in the proposed Bylaw would apply only to applications received after the adoption of the proposed Bylaw. Some major permit applications are anticipated in 2026 and 2027.

Next Steps

This matter is now before the Board for its consideration.

ATTACHMENTS

1. "MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026", dated April 1, 2026.
2. Letter from the Province, titled "Draft MVRD Air Quality Management Fees Regulation Bylaw 1440, 2026", dated April 16, 2026.
3. On Table correspondence received by the Air Quality Committee on April 10, 2026.

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metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Air Quality Committee

From: Gaurav Singh, Air Quality Planner, Air Quality and Climate Action Services
Esther Bérubé, Division Manager, Air Quality Bylaw and Regulation Development, Air Quality and Climate Action Services

Date: April 1, 2026 Meeting Date: April 10, 2026

Subject: **MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026**

RECOMMENDATION

THAT the MVRD Board:

a) give first, second, and third reading to *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026*; and

b) adopt *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026*.

EXECUTIVE SUMMARY

At its January 16, 2026 meeting, the Air Quality Committee considered proposed amendments to *MVRD Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (MVRD Bylaw No. 1330, 2021)* and directed staff to undertake further engagement with the Province of BC before returning with revised recommendations. This report provides the requested report back. It outlines the outcomes of additional discussions with Provincial staff, summarizes how Provincial recommendations and other engagement input have informed additional bylaw changes, and presents a replacement bylaw for consideration by the Committee and MVRD Board.

Based on the Committee's direction in January, Metro Vancouver staff engaged directly with Provincial staff over the past two months to address the concerns raised, particularly those related to competitiveness challenges in the BC economy. The proposed *MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026* presented in this report reflects the outcomes of that focused engagement and repeals and replaces *MVRD Bylaw No. 1330, 2021*. Affected businesses are aware of the revisions and are generally supportive.

The proposed bylaw remains time-sensitive, as delaying adoption could result in higher fees being charged to some permit holders under the current bylaw, as shown below:

Annual Total Emission Fees for Example Facilities			
Sector	**Last Year**	**Current Bylaw**	**Proposed Bylaw**
Wood Product Manufacturer (plywood for construction)	$100,900	$145,600	$115,600
Renewable Energy Producer (agricultural sector)	$8,300	$57,000	$9,800
Animal Feed Manufacturer	$2,200	$172,100	$3,500
Application Fees			
Cement Manufacturer (for local concrete)	No Application	$610,000	$50,000

The proposed bylaw includes changes to:

- Freeze fee rates at 2026 levels until late 2028, once the proposed updates described below have been incorporated;
- Cap permit application fees;
- Clarify and simplify the approach for odorous air contaminants and reduce some fee rates;
- Clarify definitions and align with provincial and federal legislation;
- Clarify fee calculations; and
- Include a provision to review fees by late 2028, and then every four years thereafter.

The changes improve competitiveness, clarity, and predictability of the fees, while supporting the costs of delivering an effective air quality management program.

PURPOSE

To seek MVRD Board adoption of *MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026* (*MVRD Bylaw No. 1440, 2026)* presented in **Attachment 1** to this report, which repeals and replaces *MVRD Bylaw No. 1330, 2021*.

BACKGROUND

The current air quality fees bylaw (*MVRD Bylaw No. 1330, 2021*) was adopted on October 29, 2021 to update fee rates for authorized discharges of air contaminants. At its May 23, 2025 meeting, the MVRD Board directed staff to engage on proposed amendments to *MVRD Bylaw No. 1330, 2021*. The Air Quality Committee considered staff recommendations for amendments at its January 16, 2026 meeting and referred them back to staff for further engagement with the Province. Revised recommendations are now in front of the Committee and Board for consideration. The recommendations are informed by the engagement that occurred between June 2025 and March 2026.

REGIONAL BYLAW FOR AIR QUALITY FEES

Metro Vancouver is responsible for managing air quality in the region under delegated authority from the Province through the *Environmental Management Act*. This includes authority to regulate air contaminant emissions, and to establish fees to support the air quality regulatory program. Metro Vancouver protects air quality through emission regulations and site-specific authorizations (permits and approvals) to control the discharge of air contaminants. Metro Vancouver has charged fees for applications for authorization since 1973 (Reference 1), and for authorized air emissions since 1992 (Reference 2) to support the costs of delivering the air quality regulatory program and to encourage emissions reduction.

The current *MVRD Bylaw No. 1330, 2021* was designed to strengthen cost recovery and to support the principles of continuous improvement in emissions reduction and discharger-pay in proportion to impact. Since 2022, staff have monitored bylaw implementation and listened to feedback from permit holders and other interested parties. As staff implemented *MVRD Bylaw No. 1330, 2021*, several opportunities for improvement emerged, including the need for clearer rules, more predictable and equitable fees, stronger competitiveness with other jurisdictions, and alignment with federal and provincial legislation.

ENGAGEMENT ON PROPOSED BYLAW UPDATES

The engagement program for the bylaw updates was designed to hear from those likely to comment, be impacted, or have a role in implementation. This included the regulated community, other governments (including health authorities), and interested residents. The engagement, which launched in June 2025, described the proposed updates in a discussion paper (Reference 3) and sought feedback to shape an effective and practical bylaw and identify reasonable regulatory fees.

From June 2025 to March 2026, staff received input through 82 survey responses, 23 letters and emails, and over a hundred written questions and comments. There was also feedback from two webinars, six meetings by request, and three municipal resident advisory committees.
Feedback from the Province and regulated businesses focused on the following key themes:

- Concern about costs to industry from increases to all air contaminant fees in the current bylaw
- Importance of maintaining industry competitiveness and benchmarking with other jurisdictions for application fees and emission fees
- Concerns about complexity and costs to permit holders surrounding measurement of odorous air contaminants.

During engagement, staff from the Province recommended the following amendments to MVRD Bylaw No. 1330, 2021, given concerns related to competitiveness challenges in the BC economy:

- Freeze fee rates;
- Cap permit application fees at a lower level; and
- Clarify and simplify the approach for odorous air contaminants and reduce some fee rates.

Additional themes from engagement feedback from regulated businesses, other governments (including health authorities), and interested residents included:

- Support for consistent scaling of fees to impacts
- Need for cost transparency
- Need for efficiency and predictability of fees
- Concerns over unintended consequences such as higher costs for construction and agrifood industry if fees and regulatory costs are high, or reduced involvement of health authorities in permit review processes if emission impacts are considered low and charged low fees
- Mixed support for incentives to reduce emissions
- Balancing bylaw outcomes with regional goals such as prosperity, health, and quality of life

At its January 16, 2026 meeting, Metro Vancouver's Air Quality Committee considered staff recommendations for bylaw amendments and referred them back to staff for further discussion with the Province. Staff from both organizations worked toward freezing fee rates and further addressing bylaw ambiguities, application fee caps, and the framework for charging fees for odorous air contaminants, as presented in the proposed bylaw in this report. On March 6, 2026, Metro Vancouver staff met with the Deputy Minister of Environment and Parks and the Deputy Minister of Jobs and Economic Growth, who indicated that the revised changes were more in alignment with their recommendations. Interested parties were informed of the changes and offered the opportunity to provide feedback. Interested parties, including both cement plants and agricultural producers, were generally supportive and recognized that the changes were responsive to feedback. Correspondence is included in the full engagement summary in **Attachment 2**.

Staff considered all engagement input in shaping the recommended changes. The full engagement summary includes correspondence between the Province and Metro Vancouver and letters from health authorities, industry, and residents.

RECOMMENDED BYLAW CHANGES

The recommended changes are presented in the proposed *MVRD Bylaw No. 1440, 2026* (**Attachment 1**) for the MVRD Board's consideration. A blacklined version of *MVRD Bylaw No. 1330, 2021* (**Attachment 3**) compares the current bylaw language to the proposed bylaw.

Freeze Fee Rates until 2028

The recommended changes include keeping all air contaminant fee rates at the proposed bylaw's 2026 levels until December 31, 2028. Under this approach, the fee increases scheduled under the current bylaw would not take effect, enhancing competitiveness for permit holders.

For 2029 and 2030, the recommended changes would reduce fee rates to the levels currently set for 2027 and 2028 in Schedules A-7 and A-8 of *MVRD Bylaw No. 1330, 2021*, with the addition of fee rates introduced through *MVRD Bylaw No. 1440, 2026*. This results in significantly lower fee rates than those currently scheduled to take effect.

All fee rates and application fees will be reviewed and updated where appropriate, with consideration of input from engagement, research, and financial analysis, by the end of 2028 and every four years thereafter.

Introduce a Cap on Application Fees

MVRD Bylaw No. 1330, 2021 currently has no maximum application fee for businesses seeking permits or approvals. The recommended changes introduce a cap on application fees, with different caps applied to new facilities and to existing facilities that must apply for a new permit when their current one expires.

For new facilities and for significant amendments to existing permits, the recommended changes include an application fee cap of $110,000. The proposed fee cap reflects the base level of effort required to assess complex permit applications.

For existing facilities with expiring permits, the recommended changes introduce an application fee cap of $50,000.

In the discussion paper (Reference 3), staff initially proposed an application fee cap of $450,000 for permits, approvals, and amendments. This upper limit reflected Metro Vancouver's experience with the application process for complex, high-emitting businesses. The proposed application fee caps have been reduced in consideration of feedback from industry and the Province on affordability and economic competitiveness, as well as a benchmarking comparison with other jurisdictions' regulatory fees and approaches to cost recovery (**Attachment 4**).

While some high-profile, complex applications may require more effort to assess, introducing application fee caps provides greater competitiveness and affordability for businesses while supporting the permitting process.

Simplify Rules and Reduce Fee Rates for Odorous Air Contaminants

Fee rates for odorous air contaminants in *MVRD Bylaw No. 1330, 2021* were adopted in 2021 with large increases scheduled for 2025. These fee rates were developed at a time of high complaint levels and would have resulted in large cost increases for some facilities had they been applied. In addition, the current bylaw language makes it hard to calculate fees for odorous air contaminants, and this has caused confusion for regulated businesses and limited cost recovery for Metro Vancouver.

The recommended changes address these issues and respond to feedback and specific requests from the Province for a simpler and more affordable framework. The recommended changes are:

- Remove the former Schedule B for odorous air contaminants and replace it with a simpler approach aligned with the framework for all air contaminants.
- Clarify the rule that fees for odorous air contaminants are based on emission limits in permits. If no limit is listed in a permit and emissions are required to be measured, the fee will be based on measured emissions that are above the analytical detection limit.
- Reintroduce a fee rate for total reduced sulphur air contaminants. Some permits for smaller, lower-emitting facilities have emission limits for total reduced sulphur only, when it comes to odorous air contaminants.
- Reduce the number of additional odorous air contaminants for which fees are applicable down to four new groups of air contaminants that have been detected at permitted facilities and that can be measured with published methods.
- Reduce fee rates for odorous air contaminants starting in 2026 and keep them steady until 2028. Even by 2030, fee rates would remain well below current fee rates.
- Charge the same fee rate for permitted and measured odorous air contaminants, instead of charging four times more for measured contaminants.

These changes make the process more transparent and predictable. They also help Metro Vancouver recover costs of regulating discharges of odorous air contaminants from the seven facilities permitted for these emissions.

Since odorous air contaminants have been regulated more comprehensively, Metro Vancouver and some member jurisdictions have seen a drop in air quality complaints, as shown in **Attachment 5**. Fees for odorous air contaminants also provide an incentive for businesses to reduce these emissions.

Attachment 6 shows the change in fee rates for the discharge of odorous air contaminants over time.

Update Definitions
The current bylaw has some overlapping definitions for categories of air contaminants. A substance can fall into more than one category, which affects the fee rate that applies. The recommended changes are:

- Clarify definitions for hazardous air pollutants and volatile organic compounds so they are easier to understand and apply, in response to feedback from the Province.
- Align Metro Vancouver's definitions with updated federal and provincial laws, specifically the *Canadian Environmental Protection Act* and BC's *Public Notification Regulation*.

These updates will make the rules clearer and give businesses more certainty and predictability about which fees apply to them.

Clarify How Fees are Calculated
Staff heard that the current bylaw language makes it difficult for permit holders to understand how fees are calculated for some air contaminants. The lack of clarity affects their ability to predict their fees and plan financially. Some substances listed in the bylaw fit into more than one category of air contaminants even after updated definitions, due to a substance's chemical or physical properties that fit into multiple categories (for example, a substance could be part of total reduced sulphur compounds and be hazardous).

The proposed updated bylaw will improve clarity:

- Only one fee rate would apply to that substance, and it will be the highest applicable fee rate for that substance to reflect its potential impact.
- If a facility pays for all combined odorous air contaminants from an emission source, it will not pay extra fees for emissions of total reduced sulphur or the four new groups of odorous air contaminants, but it could pay fees for other air contaminants from that emission source.

These recommended changes make fees easier to understand and predict. They also follow the principle that air contaminants should have higher fees if the contaminants have the potential to have greater impacts on parameters identified in the BC *Environmental Management Act* such as human health, physical discomfort, business operations, or the usefulness of the environment (Reference 4).

Interest on Overdue Payments
Staff recommend adding a provision for charging interest on overdue payments consistent with bylaws adopted by the Greater Vancouver Sewerage and Drainage District Board. Introducing interest charges encourages timely payment of fees and supports cost recovery.

NEXT STEPS
If the MVRD Board adopts *MVRD Bylaw No. 1440, 2026*, the changes will apply going forward. The MVRD Board will review the bylaw again by late 2028 and then every four years thereafter.

ALTERNATIVES
1. THAT the MVRD Board:
   a) give first, second, and third reading to *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026*; and
   b) adopt *Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1440, 2026*.

2. THAT the MVRD Board receive for information the report dated April 1, 2026, titled "MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026".

FINANCIAL IMPLICATIONS
The recommended changes will make the rules for calculating fees clearer and will lower fee rates. This also avoids higher fees being charged in some cases if the bylaw is not amended this year, as shown in the following table:

Annual Total Emission Fees for Example Facilities			
Sector	**Last Year**	**Current Bylaw**	**Proposed Bylaw**
Wood Product Manufacturer (plywood for construction)	$100,900	$145,600	$115,600
Renewable Energy Producer (agricultural sector)	$8,300	$57,000	$9,800
Animal Feed Manufacturer	$2,200	$172,100	$3,500
Application Fees			
Cement Manufacturer (for local concrete)	No Application	$610,000	$50,000

The financial implications of adopting *MVRD Bylaw 1440, 2026* would be:

- Freezing fee rates at 2026 levels until 2028, and reducing fee rates for 2029 and 2030, will reduce fees and associated revenue for the air quality management program by an estimated $2 million cumulatively. In the short term, this revenue shortfall can be covered through the Air Quality General Reserve, subject to MVRD Board approval through the annual budget process. However, relying on reserves is not financially sustainable. To ensure the program remains fully cost-recovered over the longer term, future adjustments to fee rates or program costs will be required.
- An application fee cap of $110,000 for new permits and significant amendments is expected to cover Metro Vancouver's costs for most applications based on the base level of effort for assessing permit applications for complex facilities. The $50,000 application fee cap for facilities with expiring permits may not fully recover the costs of assessing some applications. Application fee caps should be reviewed as part of the proposed rate review planned for 2028.
- Total revenues from regulatory fees for discharges of odorous air contaminants from the seven facilities permitted for these substances are likely to increase in phases (from $11,000 in 2024 and $3,000 in 2025, to about $60,000 in 2026, to an estimated $85,000 in 2030) due to clarification of how fees are charged for odorous air contaminants. This will bring Metro Vancouver closer to recovering the program costs for regulating discharges of odorous air contaminants, while providing clarity to permitted facilities.
- The regulatory program will continue to be funded in part through tax requisitions until such time as a full cost-recovery framework is in place.

OTHER IMPLICATIONS

Implications for Member Jurisdictions

The recommended changes would help support Metro Vancouver's regulatory program, which works to reduce emissions from regulated facilities, including those that generate odorous air contaminants. Reducing these emissions can contribute to fewer odour-related complaints received by member jurisdictions over time.

Some member jurisdictions rely on private facilities to manage green bin materials, and changes to regulatory fees may be passed on to those jurisdictions. However, the recommended changes reflected in *MVRD Bylaw No. 1440, 2026* would provide greater certainty about future fee levels, supporting more predictable budgeting and service planning for member jurisdictions.

Implications for Businesses

The recommended changes would reduce emission fees and give businesses more clarity and predictability. Businesses would be able to forecast fees for the authorized discharge of air contaminants and evaluate the business case for reducing those air contaminants. Although most application fees have been less than $10,000 in the past ten years, no application fees for authorization of emissions from new facilities would exceed $110,000, and no application fee for authorization of emissions from facilities that have an expiring permit would exceed $50,000. These caps enhance affordability and competitiveness with other jurisdictions.

CONCLUSION

The proposed *MVRD Bylaw No. 1440, 2026* would improve clarity, predictability, fairness, and competitiveness of the fees while adhering to Metro Vancouver's principles of discharger-pay (in proportion to the impact of their emissions), fair cost recovery, and emissions reduction. In response to the Committee's direction in January, staff held focused discussions with Provincial staff to address their concerns related to competitiveness and the practical application of the bylaw. The proposed *MVRD Bylaw No. 1440, 2026* would support Metro Vancouver's regulatory program by establishing fees that are proportionate, transparent, and capable of recovering program costs over time.

Staff recommend Alternative 1, that the MVRD Board adopt *MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026*.

ATTACHMENTS

1. MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026 - Repeals and replaces MVRD Bylaw No. 1330, 2021.
2. Proposed Amendments to Air Quality Management Fees Bylaw - Engagement Summary, June 2025 to March 2026.
3. MVRD Air Quality Management Fees Regulation Bylaw No. 1330, 2021 – Blacklined Version of Unofficial Consolidation.
4. Benchmarking of Regulatory Fees and Cost Recovery Approaches.
5. Number of Air Quality Complaints received by Metro Vancouver (2021-2025).
6. Fee Rates for Odorous Air Contaminants Trends (2008-2030).

REFERENCES

1. *GVRD Air Pollution Control Bylaw No. 92, 1973*. Available at the Metro Vancouver Library at 4515 Central Boulevard, Burnaby, BC.
2. *GVRD Air Quality Management Bylaw No. 725, 1992*. Available at the Metro Vancouver Library at 4515 Central Boulevard, Burnaby, BC.
3. Metro Vancouver. (2025, May). *Proposed Amendments to Metro Vancouver Regional District Air Quality Management Fees Bylaw No. 1330 - Discussion Paper*. https://metrovancouver.org/services/air-quality-climate-action/Documents/air-quality-permit-fee-change-discussion-paper.pdf.
4. Sahil Bandari et al. (2024, July). *Odor, Air Quality, and Well-Being: Understanding the Urban Smellscape Using Crowd-Sourced Science.* Environmental Research: Health 2 035012. https://iopscience.iop.org/article/10.1088/2752-5309/ad5ded/meta

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METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1440, 2026
A bylaw to regulate air quality management fees

WHEREAS:

A. The Board of the Metro Vancouver Regional District has enacted Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008; and

B. Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 contemplates the establishment and payment of fees.

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 Air Quality Management Fees Regulation Bylaw No. 1440, 2026". This bylaw may be cited as "Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw" (in this bylaw, "this Regulation").

Repeal of Bylaw

2. "Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1330, 2021" and all amendments thereto are repealed.

Schedules

3. The following schedules are attached to and form part of this Regulation:
    - Schedule A-1, Calculation of Air Contaminant Emission Fees from April 24, 2026 to December 31, 2028;
    - Schedule A-2, Calculation of Air Contaminant Emission Fees from January 1, 2029 to December 31, 2029;
    - Schedule A-3, Calculation of Air Contaminant Emission Fees for January 1, 2030 and later; and
    - Schedule B, List of Hazardous Air Pollutants.

General

4. This Regulation is deemed to be an integral part of the Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 ("the Bylaw").

5. Terms defined in the Bylaw, or incorporated by reference into the Bylaw, have the same meaning in this Regulation.

Definitions

6. In this Regulation:

    "administrative amendment" means an amendment to a permit or approval for any of the following purposes:
    (a) a change of ownership or name; or
    (b) a change of legal address or mailing address;

"authorized discharge" means:

(a) the quantity of an air contaminant that is authorized by a permit, approval, or emission regulation; or

(b) if the quantity of an air contaminant in the discharge is not specified in a permit, approval, or emission regulation, the quantity of the air contaminant that is:

i. determined from discharge factors applied in accordance with procedures approved by the district director; or

ii. measured in accordance with procedures approved by the district director and further to a requirement in a permit, approval or emission regulation to measure the air contaminant;

"billion cubic metre odour unit" means a volume of one billion cubic metres of gas having an odour concentration of one odour unit per cubic metre of gas;

"coarse particulate matter" means particulate matter with an aerodynamic diameter greater than 2.5 micrometres, excluding diesel particulate matter and metals;

"coarse particulate matter containing soy dust" means coarse particulate matter containing soy;

"diesel particulate matter" means particulate matter that is discharged from the combustion of diesel fuel or an alternative diesel fuel;

"District" means the Metro Vancouver Regional District;

"European Reference Odour Mass" means a conventional quantity value for an odour unit, equal to a defined mass of a reference substance having known odorous properties, as referenced and used in the European Standard EN 13725:2022 ("Stationary source emissions - Determination of odour concentration by dynamic olfactometry and odour emission rate");

"farm business" has the same meaning as in section 1 of the *Farm Practices Protection (Right to Farm) Act,* RSBC 1996, c. 131;

"farm operation" has the same meaning as in section 1 of the *Farm Practices Protection (Right to Farm) Act*;

"fine particulate matter" means particulate matter with an aerodynamic diameter less than or equal to 2.5 micrometres, excluding diesel particulate matter and metals;

"global warming potential" means the 100-year global warming potential of a greenhouse gas, as listed in the most recent Working Group 1 Contribution (The Physical Science Basis) to the most recent Assessment Report of the Intergovernmental Panel on Climate Change, all as corrected from time to time;

"greenhouse gases" means gases that have a global warming potential, and includes carbon dioxide, methane, and other greenhouse gases;

"hazardous air pollutants" means substances introduced into the air that cause or may cause cancer, birth defects, or other major health impacts to humans or any life form, and are listed in Schedule B;

"metals" means metals that are not hazardous air pollutants;

"minor amendment" means an amendment to a permit or approval for any of the following purposes:

(a) a decrease in the authorized quantity of the discharge, emission or stored material;
(b) an increase in the authorized quantity of the discharge, emission or stored material that does not exceed 10% of the authorized quantity;
(c) a change in the authorized quality of the discharge, emission or stored material such that, in the opinion of the district director, the change has or will have an equal or lesser impact on the environment;
(d) a change in a monitoring program; or
(e) a change to the works, method of treatment or any other condition of a permit or approval such that, in the opinion of the district director, the change has or will have an equal or lesser impact on the environment;

"non-photoreactive volatile organic compounds" means any volatile organic compounds, except methane, listed as exclusions under "Volatile organic compounds that participate in atmospheric photochemical reactions" in Schedule 1 (List of Toxic Substances, Part 2) of the *Canadian Environmental Protection Act, 1999*, S.C. 1999, c. 33, as amended from time to time;

"odour concentration" means the number of odour units in a cubic metre of gas at standard conditions (at a temperature of 293 Kelvin (K) and normal atmospheric pressure of 101.3 kilo Pascals (kPa) on a wet basis), as specified in the European Standard EN 13725: 2022 ("Stationary source emissions - Determination of odour concentration by dynamic olfactometry and odour emission rate"), as amended from time to time;

"**odorous air contaminant**" is a type of air contaminant, and means any substance that is discharged into the air that, due to its odorous properties,

(a) injures or is capable of injuring the health or safety of a person;
(b) injures or is capable of injuring property or any life form;
(c) interferes or is capable of interfering with the normal conduct of business;
(d) causes or is capable of causing material physical discomfort to a person; or
(e) damages or is capable of damaging the environment;

"odorous air contaminant sensitive receptor location" means a residential location, public space or commercial business location such as restaurants and retail operations where owners, operators, or occupants may suffer the impairment of enjoyment of private or public space or business loss due to the presence of odorous air contaminants;

"odour unit" means an amount of an odorous air contaminant, or odorous air contaminants, that, when evaporated into one cubic metre of neutral gas at standard conditions (at a temperature of 293 Kelvin (K) and normal atmospheric pressure of 101.3 kilo Pascals (kPa) on a wet basis), elicits a physiological response from a panel that is equivalent to that elicited by one European Reference Odour Mass when evaporated into one cubic metre of neutral gas at

standard conditions, all as determined in accordance with European Standard EN 13725:2022 ("Stationary source emissions - Determination of odour concentration by dynamic olfactometry and odour emission rate"), as amended from time to time;

"other greenhouse gases" means greenhouse gases including nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulphur hexafluoride, but does not include carbon dioxide and methane;

"photoreactive volatile organic compounds" means any volatile organic compounds not defined in this Regulation as either hazardous air pollutants or non-photoreactive volatile organic compounds;

"significant amendment" means an amendment to a permit or approval which is not an administrative amendment or a minor amendment;

"total reduced sulphur (TRS)" means one or more substances introduced into the air that contain one or more sulphur atoms in their reduced state;

"volatile aldehydes" means volatile organic compounds containing a carbonyl group bonded to at least one hydrogen atom;

"volatile amines" means volatile organic compounds with a structure similar to ammonia where one or more hydrogen atoms are replaced with organic groups;

"volatile fatty acids" means volatile organic compounds containing a carbonyl group and a hydroxyl group bonded to the same carbon in a chain of seven or fewer carbon atoms;

"volatile ketones" means volatile organic compounds containing a carbonyl group bonded to two carbon atoms; and

"whole emission discharge of odorous air contaminants" means the total discharge of odorous air contaminants from an emission source in one year and is the product of the total odorous air contaminants in the discharge, as measured in accordance with European Standard EN 13725:2022 ("Stationary source emissions - Determination of odour concentration by dynamic olfactometry and odour emission rate"), as amended from time to time, expressed in odour units, multiplied by the total volume of the discharge, expressed in billion cubic metres.

Payment of Fees

7. Every person who applies for a permit or an approval, or any amendment of a permit or approval, must pay the application fees set out in this Regulation.

8. Every person who discharges air contaminants under an emission regulation, a permit, or an approval must pay the applicable annual or duration fees set out in this Regulation.

9. Emission fees are payable under this Regulation for emission fees related to the discharge of a greenhouse gas, unless the provincial carbon tax applies to the discharge of that greenhouse gas.

Calculation of Air Contaminant Emission Fees

10. The District will charge air contaminant emission fees calculated in accordance with Schedules A-1 to A-3 [*Calculation of Air Contaminant Emission Fees*] for the applicable year, but subject to sections 11 through 14.

11. If the authorized discharge for an emission source includes a substance that meets the definition of more than one air contaminant listed in Schedules A-1 to A-3 (a "listed air contaminant"), the District will charge only one air contaminant emission fee for the substance, calculated at the highest emission fee rate of all that apply to the substance.

12. Despite section 11 , if a permit, approval, or emission regulation for an emission source authorizes a quantity, or requires the measurement of, a whole emission discharge of odorous air contaminants in addition to having an authorized discharge of other listed air contaminant(s), the District must charge both the air contaminant emission fee that applies to each authorized listed air contaminant and the air contaminant emission fee for the whole emission discharge of odorous air contaminants, except if the air contaminant is, or is part of, total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, or volatile ketones, in which case the District must charge only the emission fees as set out in sections 13 and 14 .

13. If a permit, approval, or emission regulation, for an emission source,
    (a) authorizes a quantity of whole emission discharge of odorous air contaminants (whether or not the permit, approval, or emission regulation authorizes a quantity of total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, and volatile ketones for the same emission source), or
    (b) requires the measurement of a whole emission discharge of odorous air contaminants (but does not specify a quantity of same), and does not, for the same emission source, specify a quantity of total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, or volatile ketones,

    then for that emission source, the District must charge the air contaminant emission fee for the whole emission discharge of odorous air contaminants and the air contaminant emission fee for any authorized discharge of a listed air contaminant other than total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, and volatile ketones.

14. If a permit, approval, or emission regulation, for an emission source,
    (a) requires the measurement of a whole emission discharge of odorous air contaminants (but does not specify a quantity of whole emission discharge of odorous air contaminants), and
    (b) for the same emission source, authorizes a quantity of total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, or volatile ketones,

    then for that emission source, the District must charge the air contaminant emission fees for total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, and volatile ketones, and the air contaminant emission fees for any authorized discharge of other listed air contaminants from that emission source other than a whole emission discharge of odorous air contaminants.

15. **"Total emission fees**" are calculated as the sum of all air contaminant emission fees applicable for:
    (a) annual emissions authorized by a permit or emission regulation; or

(b) the duration of the approval.

Permit and Approval Application Fees

16. The application fee payable to the District for an application:
    (a) for a new permit or new approval is $1,000 plus twice the total emission fees payable for the emissions specified in the application, to a maximum of $110,000; and
    (b) for a permit or approval authorizing the discharge of air contaminants from a facility or operation that has an expiring permit or expiring approval is $1,000 plus the total emission fees payable for the emissions specified in the application, to a maximum of $50,000.

17. Despite section 16, the application fee payable to the District for an application:
    (a) for an open burning approval associated with a farm operation and conducted on a farm as part of a farm business is $100; and
    (b) for all other open burning approvals is $1,000.

Permit and Approval Amendment Application Fees

18. The application fee payable to the District for an application:
    (a) for an administrative amendment is $240;
    (b) for a minor amendment is $500 plus twice the increase, if any, in the total emission fees payable for the emissions specified in the application; and
    (c) for a significant amendment is $1,000 plus twice the increase in the total emission fees payable for the emissions specified in the application, to a maximum of $110,000.

Application Fee Payment

19. An application fee must be paid at the time the application is submitted and is not refundable by reason only that the permit, approval, or amendment application is refused.

Annual Fees

20. A holder of a permit must pay annually the total emission fees plus an administrative fee of $200, within 35 days of the date the District issued the invoice for the annual fees.

Approval Duration Fees

21. A holder of an approval, other than an open burning approval, must pay the total emission fees for the period authorized by the approval plus an administrative fee of $200 within 35 days of the date the District issued the invoice for the approval duration fees.

Cancellations and Amendments

22. If a permit or approval is cancelled at the request of the holder of the permit or approval, the holder is required to pay to the District any prorated amount of fees as determined by the District. The District will issue an invoice for any prorated amount of fees due or will refund the amount of any overpayment of the applicable fees. Refunds for less than $100 will not be issued.

23. If a permit or approval is amended, the District will:
    (a) issue an invoice for any prorated amount of fees due;
    (b) credit the amount of any overpayment against any fees payable in the subsequent year; or
    (c) if no fees are payable in the subsequent year, refund any overpayment to the holder of the permit or approval. Refunds for less than $100 will not be issued.

24. If a permit or approval is amended, the permit or approval holder will pay any amount owing to the District within 35 days of the date the District issued the invoice under section 23(a).

Interest Charges

25. Where a person fails or refuses to pay an invoice within 40 days of the date the invoice was issued, the person must pay interest at the rate of 1.25% per month (15% per year) compounded monthly and calculated daily on all amounts overdue, including all overdue interest, from the date the charge was due to the date of payment.

Fee Reduction

26. Where air contaminant emission fees are calculated for whole emission discharge of odorous air contaminants for an emission source that either (i) has an odour unit emission limit in a permit or approval, or (ii) has a permit or approval requirement to measure odour units, the permittee or approval holder may apply for a reduction in air contaminant emission fees, as follows:
    (a) Air contaminant emission fees for whole emission discharge of odorous air contaminants may be reduced by 75% if the permittee or approval holder demonstrates to the satisfaction of the district director through approved dispersion modelling that the whole emission discharge of odorous air contaminants will not exceed one odour unit at the nearest odorous air contaminant sensitive receptor location 99.5% of the time based on a ten-minute average of authorized maximum (permitted) emissions, or 99.8% of the time based on measured emissions; and
    (b) If conditions of section 26(a) cannot be met, air contaminant emission fees for whole emission discharge of odorous air contaminants may be reduced by 50% if the permittee or approval holder demonstrates to the satisfaction of the district director through approved dispersion modelling that the whole emission discharge of odorous air contaminants will not exceed three odour units at the nearest odorous air contaminant sensitive receptor location 99.5% of the time based on a ten-minute average of authorized maximum (permitted) emissions, or 99.8% of the time for measured emissions.

Review of Emission Fee Rates

27. The District will review and update emission fee rates for 2029 and later, as well as application fees, where appropriate, with consideration of research, financial analysis, input from interested parties, and other relevant factors, by the end of December 31, 2028 and then at a minimum frequency of once every four years. For clarity, the initial review will include a review of Schedules A-2 and A-3.

Severability

28. If any portion of this Regulation is deemed *ultra vires*, illegal, invalid, or unenforceable in any way in whole or in part by any court of competent jurisdiction, such decision will not be deemed to invalidate or void the remainder of the Regulation. The parts so held to be *ultra vires*, illegal, invalid, or unenforceable must be deemed not to have been part of this Regulation from its adoption. The remainder of the Regulation will have the same force and effect as if the parts that have been deemed *ultra vires*, illegal, invalid, or unenforceable had not been included in this Regulation when it was adopted.

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

Adopted this _____ day of _____, _____.

Mike Hurley, Board Chair

Dorothy Shermer, Corporate Officer

Schedule A-1

Schedule A-1: Calculation of Air Contaminant Emission Fees from April 24, 2026 to December 31, 2028

1. From April 24, 2026 to December 31, 2028, **air contaminant emission fees** for the discharge of air contaminants listed in Table A-1 are calculated as follows:

$$Z = A \times B$$

where,

Z is the air contaminant emission fee,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table A-1 or the authorized discharge in billion cubic metre odour units of whole emission discharge of odorous air contaminants listed in column 1 of Table A-1, and

B is the corresponding emission fee rate for that air contaminant or whole emission discharge of odorous air contaminants listed in column 2 of Table A-1.

Table A-1 – Emission Fee Rates for Air Contaminants for April 24, 2026 to December 31, 2028

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate (B)**
Ammonia	$73 ($/tonne)
Coarse Particulate Matter	$37 ($/tonne)
Coarse Particulate Matter containing soy dust	$137 ($/tonne)
Diesel Particulate Matter	$3,621 ($/tonne)
Fine Particulate Matter	$1,371 ($/tonne)
Hazardous Air Pollutants	$1,714 ($/tonne)
Metals	$794 ($/tonne)
Methane	$809 ($/tonne)
Nitrogen Oxides (NOx)	$121 ($/tonne)
Non-photoreactive volatile organic compounds	$37 ($/tonne)
Ozone	$194 ($/tonne)
Photoreactive volatile organic compounds	$214 ($/tonne)
Sulphur Oxides (SOx)	$100 ($/tonne)
Total Reduced Sulphur (TRS)	$800 ($/tonne)
Volatile Aldehydes	$1,397 ($/tonne)
Volatile Amines	$2,000 ($/tonne)
Volatile Fatty Acids	$1,603 ($/tonne)
Volatile Ketones	$1,783 ($/tonne)
Whole Emission Discharge of Odorous Air Contaminants	$5 per billion cubic metre odour units
Other (not otherwise specified)	$37 ($/tonne)

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate (B)**
Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-2

Schedule A-2: Calculation of Air Contaminant Emission Fees from January 1, 2029 to December 31, 2029

1. From January 1, 2029 to December 31, 2029, **air contaminant emission fees** for the discharge of air contaminants listed in Table A-2 are calculated as follows:

$$Z = A \times B$$

where,

Z is the air contaminant emission fee,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table A-2 or the authorized discharge in billion cubic metre odour units of whole emission discharge of odorous air contaminants listed in column 1 of Table A-2, and

B is the corresponding emission fee rate for that air contaminant or whole emission discharge of odorous air contaminants listed in column 2 of Table A-2.

Table A-2 – Emission Fee Rates for Air Contaminants in 2029

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate (B)**
Ammonia	$81 ($/tonne)
Coarse Particulate Matter	$39 ($/tonne)
Coarse Particulate Matter containing soy dust	$159 ($/tonne)
Diesel Particulate Matter	$4,286 ($/tonne)
Fine Particulate Matter	$1,586 ($/tonne)
Hazardous Air Pollutants	$1,857 ($/tonne)
Metals	$947 ($/tonne)
Methane	$964 ($/tonne)
Nitrogen Oxides (NOx)	$136 ($/tonne)
Non-photoreactive volatile organic compounds	$39 ($/tonne)
Ozone	$227 ($/tonne)
Photoreactive volatile organic compounds	$237 ($/tonne)
Sulphur Oxides (SOx)	$100 ($/tonne)
Total Reduced Sulphur (TRS)	$960 ($/tonne)
Volatile Aldehydes	$1,676 ($/tonne)
Volatile Amines	$2,400 ($/tonne)
Volatile Fatty Acids	$1,924 ($/tonne)
Volatile Ketones	$2,140 ($/tonne)
Whole Emission Discharge of Odorous Air Contaminants	$6 per billion cubic metre odour units
Other (not otherwise specified)	$39 ($/tonne)

Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-3

Schedule A-3: Calculation of Air Contaminant Emission Fees for January 1, 2030 and later

1. From January 1, 2030 and onwards, **air contaminant emission fees** for the discharge of air contaminants listed in Table A-3 are calculated as follows:

$$Z = A \times B$$

where,

Z is the air contaminant emission fee,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table A-3 or the authorized discharge in billion cubic metre odour units of whole emission discharge of odorous air contaminants listed in column 1 of Table A-3, and

B is the corresponding emission fee rate for that air contaminant or whole emission discharge of odorous air contaminants listed in column 2 of Table A-3.

Table A-3 – Emission Fee Rates for Air Contaminants in 2030 and later

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate (B)**
Ammonia	$90 ($/tonne)
Coarse Particulate Matter	$40 ($/tonne)
Coarse Particulate Matter containing soy dust	$180 ($/tonne)
Diesel Particulate Matter	$4,950 ($/tonne)
Fine Particulate Matter	$1,800 ($/tonne)
Hazardous Air Pollutants	$2,000 ($/tonne)
Metals	$1,100 ($/tonne)
Methane	$1,120 ($/tonne)
Nitrogen Oxides (NOx)	$150 ($/tonne)
Non-photoreactive volatile organic compounds	$40 ($/tonne)
Ozone	$260 ($/tonne)
Photoreactive volatile organic compounds	$260 ($/tonne)
Sulphur Oxides (SOx)	$100 ($/tonne)
Total Reduced Sulphur (TRS)	$1,152 ($/tonne)
Volatile Aldehydes	$2,012 ($/tonne)
Volatile Amines	$2,880 ($/tonne)
Volatile Fatty Acids	$2,308 ($/tonne)
Volatile Ketones	$2,568 ($/tonne)
Whole Emission Discharge of Odorous Air Contaminants	$7 per billion cubic metre odour units
Other (not otherwise specified)	$40 ($/tonne)

Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule B

Schedule B: List of Hazardous Air Pollutants

Chemical Abstracts Service Number (CAS)	Substance Name
79-34-5	1,1,2,2-Tetrachloroethane
79-00-5	1,1,2-Trichloroethane
57-14-7	1,1-Dimethyl hydrazine
120-82-1	1,2,4-Trichlorobenzene
96-12-8	1,2-Dibromo-3-chloropropane
107-06-2	1,2-Dichloroethane
122-66-7	1,2-Diphenylhydrazine
106-88-7	1,2-Epoxybutane (Ethyloxirane)
75-55-8	1,2-Propylenimine (2-Methyl aziridine)
106-99-0	1,3-Butadiene
78-79-5	1,3-Butadiene, 2-methyl- (C_5H_8)
542-75-6	1,3-Dichloropropene
1120-71-4	1,3-Propane sultone (1,2-Oxathiolane, 2,2-dioxide)
106-46-7	1,4-Dichlorobenzene(p)
123-91-1	1,4-Dioxane (1,4-Diethyleneoxide)
106-94-5	1-Bromopropane
1589-47-5	1-Propanol, 2-methoxy- ($C_4H_{10}O_2$)
540-84-1	2,2,4-Trimethylpentane
1746-01-6	2,3,7,8-Tetrachlorodibenzo-p-dioxin
95-95-4	2,4,5-Trichlorophenol
88-06-2	2,4,6-Trichlorophenol
94-75-7	2,4-D, salts and esters
51-28-5	2,4-Dinitrophenol
121-14-2	2,4-Dinitrotoluene
95-80-7	2,4-Toluene diamine (1,3-Benzenediamine, 4-methyl-)
584-84-9	2,4-Toluene diisocyanate (Benzene, 2,4-diisocyanato-1-methyl-)
53-96-3	2-Acetylaminofluorene
96-29-7	2-Butanone, oxime (C_4H_9NO)
111-76-2	2-Butoxyethanol ($C_6H_{14}O_2$)
532-27-4	2-Chloroacetophenone
79-46-9	2-Nitropropane
91-94-1	3,3-Dichlorobenzidene
119-90-4	3,3-Dimethoxybenzidine
119-93-7	3,3'-Dimethyl benzidine ([1,1’-Biphenyl]-4,4’-diamine, 3,3’-dimethyl-)
Ba101-14-4	4,4-Methylene bis(2-chloroaniline); (Benzenamine, 4,4’-methylenebis[2-chloro-)
101-77-9	4,4'-Methylenedianiline
92-67-1	4-Aminobiphenyl
92-93-3	4-Nitrobiphenyl

Chemical Abstracts Service Number (CAS)	**Substance Name**
100-02-7	4-Nitrophenol
75-07-0	Acetaldehyde
60-35-5	Acetamide
75-05-8	Acetonitrile
98-86-2	Acetophenone
107-02-8	Acrolein
79-06-1	Acrylamide
79-10-7	Acrylic acid
107-13-1	Acrylonitrile
107-05-1	Allyl chloride (3-chloropropene)
62-53-3	Aniline
No applicable CAS number	Antimony Compounds
No applicable CAS number	Arsenic Compounds (inorganic including arsine)
1332-21-4	Asbestos
50-32-8	Benz[a]pyrene (Polycyclic aromatic hydrocarbons)
71-43-2	Benzene (including benzene from gasoline)
100-44-7	Benzene, (chloromethyl)- (C_7H_7Cl)
2536-05-2	Benzene, 1,1'-methylenebis[2-isocyanato- ($C_{15}H_{10}N_2O_2$)
26447-40-5	Benzene, 1,1'-methylenebis[isocyanato- (non-isomeric-specific) ($C_{15}H_{10}N_2O_2$)
93-58-3	Benzene, 1,2-dimethoxy-4-(2-propenyl)- ($C_{11}H_{14}O_2$)
91-08-7	Benzene, 1,3,-diisocyanato-2-methyl- (2,6-TDI) (Toluene diisocyanates ($C_9H_6N_2O_2$))
26471-62-5	Benzene, 1,3,-diisocyanatomethyl- (TDI mixed isomers) (Toluene diisocyanates ($C_9H_6N_2O_2$))
53-19-0	Benzene, 1-chloro-2-[2,2-dichloro-1-(4-chlorophenyl)ethyl]-, which has the molecular formula $C_{14}H_{10}Cl_4$
88-72-2	Benzene, 1-methyl-2-nitro- ($C_7H_7NO_2$)
584-84-9	Benzene, 2,4,-diisocyanato-1-methyl- (2,4-TDI) (Toluene diisocyanates ($C_9H_6N_2O_2$))
205-99-2	Benzo[b]fluoranthene (Polycyclic aromatic hydrocarbons)
205-82-3	Benzo[j]fluoranthene (Polycyclic aromatic hydrocarbons)
207-08-9	Benzo[k]fluoranthene (Polycyclic aromatic hydrocarbons)
98-07-7	Benzotrichloride
100-44-7	Benzyl chloride
No applicable CAS number	Beryllium Compounds
57-57-8	beta-Propiolactone
92-52-4	Biphenyl
117-81-7	Bis(2-ethylhexyl)phthalate (DEHP)
S75-25-2	Bromoform (tribromo-methane)
No applicable CAS number	Cadmium Compounds
156-62-7	Calcium cyanamide

Chemical Abstracts Service Number (CAS)	**Substance Name**
133-06-2	Captan
63-25-2	Carbaryl
75-15-0	Carbon disulfide
56-23-5	Carbon tetrachloride
463-58-1	Carbonyl sulfide
120-80-9	Catechol (1,2-benzenediol)
133-90-4	Chloramben (3-Amino-2,5-dichlorobenzoic acid)
57-74-9	Chlordane
7782-50-5	Chlorine
79-11-8	Chloroacetic acid
108-90-7	Chlorobenzene
510-15-6	Chlorobenzilate
67-66-3	Chloroform
126-99-8	Chloroprene
No applicable CAS number	Chromium Compounds
No applicable CAS number	Cobalt Compounds
No applicable CAS number	Coke Oven Emissions
1319-77-3	Cresols/Cresylic acid (isomers and mixture)
98-82-8	Cumene
No applicable CAS number	Cyanide Compounds, X'CN where X = H' or any other group where a formal dissociation may occur. For example, KCN or Ca(CN)2
556-67-2	Cyclotetrasiloxane, octamethyl- ($C_8H_{24}O_4Si_4$)
334-88-3	Diazomethane
132-64-9	Dibenzofurans
2629-41-4	Dibenzo-para-dioxin ($C_{12}H_8O_2$)
84-74-2	Dibutylphthalate
111-44-4	Dichloroethyl ether (Bis(2-chloroethyl)ether)
111-42-2	Diethanolamine
64-67-5	Diethyl sulfate (diethyl ester sulfuric acid)
60-11-7	Dimethyl aminoazobenzene
79-44-7	Dimethyl carbamoyl chloride
68-12-2	Dimethyl formamide (Formamide, N,N-dimethyl-)
131-11-3	Dimethyl phthalate
77-78-1	Dimethyl sulfate
106-89-8	Epichlorohydrin (l-Chloro-2,3-epoxypropane); Oxirane, (chloromethyl)
111-77-3	Ethanol, 2-(2-methoxyethoxy)- ($C_5H_{12}O_3$)
110-49-6	Ethanol, 2-methoxy-, acetate ($C_5H_{10}O_3$)
140-88-5	Ethyl acrylate (2-Propenoic acid, ethyl ester)
100-41-4	Ethyl benzene
51-79-6	Ethyl carbamate (Urethane), (Carbamic acid, ethyl ester)

Chemical Abstracts Service Number (CAS)	**Substance Name**
75-00-3	Ethyl chloride (Chloroethane)
106-93-4	Ethylene dibromide (Dibromoethane)
107-06-2	Ethylene dichloride (1,2-Dichloroethane)
107-21-1	Ethylene glycol (1,2-Ethanediol)
151-56-4	Ethylene imine (Aziridine)
75-21-8	Ethylene oxide
96-45-7	Ethylene thiourea (2-Imidazolidinethione)
75-34-3	Ethylidene dichloride (1,1-Dichloroethane)
No applicable CAS number	Fine mineral fibers, includes mineral fiber emissions from facilities manufacturing or processing glass, rock, or slag fibers (or other mineral derived fibers) of average diameter 1 micrometer or less
50-00-0	Formaldehyde
No applicable CAS number	Glycol ethers, Includes mono- and di- ethers of ethylene glycol, diethylene glycol, and triethylene glycol R-(OCH2CH2)n -OR' where n = 1, 2, or 3 R = alkyl or aryl groups R' = R, H, or groups which, when removed, yield glycol ethers with the structure: R-(OCH2CH)n-OH. Polymers are excluded from the glycol category.
77-47-4	Hexachlorocyclopentadiene
67-72-1	Hexachloroethane
822-06-0	Hexamethylene-1,6-diisocyanate
680-31-9	Hexamethylphosphoramide
110-54-3	Hexane
103-23-1	Hexanedioic acid, bis(2-ethylhexyl) ester ($C_{22}H_{42}O_4$)
302-01-2	Hydrazine
7647-01-0	Hydrochloric acid
7664-39-3	Hydrogen fluoride (Hydrofluoric acid)
7783-06-4	Hydrogen sulfide
123-31-9	Hydroquinone (1,4-Benzenediol)
193-39-5	indeno[1,2,3-cd]pyrene (Polycyclic aromatic hydrocarbons)
9016-87-9	Isocyanic acid, polymethylenepolyphenylene ester ($C_{15}H_{10}N_2O_2 \bullet [C_8H_5NO]_n$)
78-59-1	Isophorone
No applicable CAS number	Lead Compounds
58-89-9	Lindane (all isomers); (Cyclohexane, 1,2,3,4,5,6-hexachloro-, (1α,2α,3β,4α,5α,6β)-)
108-31-6	Maleic anhydride (2,5-Furandione)
No applicable CAS number	Manganese Compounds
108-39-4	m-Cresol
No applicable CAS number	Mercury Compounds
67-56-1	Methanol

Chemical Abstracts Service Number (CAS)	**Substance Name**
90-94-8	Methanone, bis[4-(dimethylamino)phenyl]- ($C_{17}H_{20}N_2O$)
72-43-5	Methoxychlor (Benzene, 1,1'-(2,2,2-trichloroethylidene)bis[4-methoxy-)
74-83-9	Methyl bromide (Bromomethane)
74-87-3	Methyl chloride (Chloromethane)
71-55-6	Methyl chloroform (1,1,1-Trichloroethane)
78-93-3	Methyl ethyl ketone (2-Butanone)
60-34-4	Methyl hydrazine
74-88-4	Methyl iodide (Iodomethane)
108-10-1	Methyl isobutyl ketone (Hexone)- 2-Pentanone, 4-methyl-
624-83-9	Methyl isocyanate
80-62-6	Methyl methacrylate (2-Propenoic acid, 2-methyl-, methyl ester)
1634-04-4	Methyl tert butyl ether (Propane, 2-methoxy-2-methyl-)
75-09-2	Methylene chloride (Dichloromethane)
101-68-8	Methylene diphenyl diisocyanate (MDI); (Benzene, 1,1'-methylenebis[4-isocyanato-)
569-64-2	Methylium, [4-(dimethylamino)phenyl]bis[4-(ethylamino)-3-methylphenyl]-, acetate
108-38-3	m-Xylenes
121-69-7	N,N-Dimethylaniline (dimethyl-benzenamine)
91-20-3	Naphthalene
No applicable CAS number	Nickel Compounds
98-95-3	Nitrobenzene
59-89-2	N-Nitrosomorpholine
684-93-5	N-Nitroso-N-methylurea
No applicable CAS number	Nonylphenol and its ethoxylates
90-04-0	o-Anisidine
95-48-7	o-Cresol
95-53-4	o-Toluidine
95-47-6	o-Xylenes
56-38-2	Parathion
106-44-5	p-Cresol
82-68-8	Pentachloronitrobenzene (Quintobenzene)
87-86-5	Pentachlorophenol
108-95-2	Phenol
17540-75-9	Phenol, 2,6-bis(1,1-dimethylethyl)-4-(1-methylpropyl)-, which has the molecular formula $C_{18}H_{30}O$
75-44-5	Phosgene
7803-51-2	Phosphine
7723-14-0	Phosphorus
85-44-9	Phthalic anhydride
1336-36-3	Polychlorinated biphenyls (Aroclors)- (1,1'-Biphenyl, chloro derivs.)

Chemical Abstracts Service Number (CAS)	**Substance Name**
No applicable CAS number	Polycyclic Organic Matter, includes organic compounds with more than one benzene ring, and which have a boiling point greater than or equal to 100 ºC.
106-50-3	p-Phenylenediamine
123-38-6	Propionaldehyde
114-26-1	Propoxur (Baygon)
78-87-5	Propylene dichloride (1,2-Dichloropropane)
75-56-9	Propylene oxide
106-42-3	p-Xylenes
91-22-5	Quinoline
106-51-4	Quinone
No applicable CAS number	Refractory ceramic fibre
No applicable CAS number	Selenium Compounds
100-42-5	Styrene (Benzene, ethenyl-)
96-09-3	Styrene oxide (Oxirane, phenyl-)
1461-22-9	Tetrabutyltins ($(C_4H_9)_4Sn$)
127-18-4	Tetrachloroethylene
127-18-4	Tetrachloroethylene (Perchloroethylene)
7550-45-0	Titanium tetrachloride
108-88-3	Toluene (methyl benzene)
81741-28-8	Tributyltetradecylphosphonium chloride ($C_{26}H_{56}P•Cl$)
79-01-6	Trichloroethylene
121-44-8	Triethylamine
1582-09-8	Trifluralin (Benzenamine, 2,6-dinitro-N,N-dipropyl-4-(trifluoromethyl)-)
108-05-4	Vinyl acetate
593-60-2	Vinyl bromide
75-01-4	Vinyl chloride
75-35-4	Vinylidene chloride (1,1-Dichloroethylene)
1330-20-7	Xylenes (isomers and mixture)

NOTE: For all substances listed above which contain the word "compounds" after the name of a chemical (i.e., antimony, arsenic, etc.), and for glycol ethers, the following applies: Unless otherwise specified, these listings are defined as including any unique chemical substance that contains the named chemical (i.e., antimony, arsenic, etc.) as part of that chemical's infrastructure.

metrovancouver

Proposed Amendments to Air Quality Management Fees Bylaw

Engagement Summary

(June 2025 to March 2026)



metrovancouver

Proposed Amendments to Air Quality Management Fees Bylaw

Engagement Summary

Acknowledgements
Thank you to everyone who provided input on proposed amendments to *Metro Vancouver Regional District's Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (Bylaw 1330)*. Metro Vancouver embraces collaboration and innovation to provide sustainable regional services, contributing to a livable and resilient region and a healthy natural environment for current and future generations. Metro Vancouver charges regulatory fees on authorized air emissions to recover regulatory program costs and encourage emission reductions. Potential amendments to this bylaw aim to provide clarity to permittees, balance cost recovery and environmental protection, consider affordability, and align with federal and provincial legislation. Potential amendments are being refined based on input from the engagement, research, alignment with leading jurisdictions, and consideration of current economic conditions. Feedback will help shape an effective and practical bylaw, helping to identify feasible solutions and reasonable regulatory fees.

About Metro Vancouver
Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is governed by a Board of Directors of elected officials from each member jurisdiction.

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March 2026
www.metrovancouver.org

This engagement report provides a summary of the engagement program for *Metro Vancouver Regional District's Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (Bylaw 1330)* that took place between June 2025 and March 2026 to hear from interest holders including those likely to comment, be impacted, or have a role in implementation. This included regulated businesses, other governments, First Nations, member jurisdictions, health authorities, and residents that have indicated an interest in the management of air quality. The input provided valuable insights that staff have used to develop recommendations for decision makers.

About Bylaw 1330

Metro Vancouver protects air quality through emission regulations and site-specific authorizations (permits and approvals) to control the discharge of air contaminants. Metro Vancouver has charged fees for applications for authorization since 1973 and for authorized air emissions since 1992 to support the costs of delivering the air quality regulatory program and encourage emissions reduction. Bylaw 1330 establishes these fees.

The Metro Vancouver Board established its air quality management fees bylaw in 2008 (as *Greater Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1083 (2008)*, or '*Bylaw 1083'*), and adopted a revised bylaw in 2021 (as *Metro Vancouver Regional District's Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (Bylaw 1330)*. This is an important consideration for the engagement summary, as on both these occasions Metro Vancouver undertook engagement with interested parties.

Engagement on Bylaw 1330

In 2024, after three years of implementation of Bylaw 1330, staff, the regulated audience and others recognized a need for amendments to support competitiveness, clarity, and predictability of the fees, while encouraging emissions reduction through fees that are proportional to the quantity and impact of emissions. In April 2025, Metro Vancouver's Board directed staff to engage on potential amendments to the bylaw. Initially the proposed window for this engagement was June to August 2025. As the engagement proceeded staff responded by extending the timeline, adding additional engagement activities, and seeking further input from Metro Vancouver's Air Quality Committee.

In May 2025 staff came forward with these proposed amendments:

- Clarifying the calculation of emission fees for multi-category air contaminants
- Reducing fee rates for odorous air contaminants
- Reducing maximum fees for applications for authorization, and applying interest on overdue payments
- Updating definitions

Details on the May 2025 proposed amendments are described in a report to the Air Quality Committee dated May 15, 2025 titled, '*Proposed Amendments to Air Quality Management Fees: Initiating Engagement*'.

In January 2026, the proposed amendments were adjusted to:

- Update definitions
- Clarify ambiguities in how fees are calculated
- Simplifying and reducing fee rates for odorous air contaminants
- Introducing application fee caps
- Introducing interest on overdue payments

This January proposal was shared with interest holders for feedback. In January 2026, staff brought a report to the Air Quality Committee dated January 8, 2026, titled '*MVRD Air Quality Management Fees Regulation*

Amendment Bylaw No. 1440, 2026'. This report was referred back to staff with direction to better understand and consider input from staff at the Province.

Through listening to feedback on these early proposals, including further conversations with Provincial staff and representatives of some of the region's largest industrial facilities Metro Vancouver staff revisited the amendments and in April 2026 are recommending:

- Freeze fee rates at 2026 levels until late 2028, once the proposed updates described below have been incorporated;
- Cap permit application fees;
- Clarify and simplify the approach for odorous air contaminants and reduce some fee rates;
- Clarify definitions and align with provincial and federal legislation;
- Clarify fee calculations; and
- Include a provision to review fees by late 2028, and then every four years thereafter.

Details on the recommended amendments are described in a report to the Air Quality Committee dated March 24, 2026, titled, '*MVRD Air Quality Management Fees Regulation Amendment Bylaw No. 1440, 2026'*.

Executive Summary for the Engagement Program

Staff delivered an engagement program through 2025 and into 2026 to seek feedback on amendments to Metro Vancouver's air quality permit and regulatory fees. Staff engaged permit holders, member jurisdictions, health authorities, governments, First Nations as well as residents and community representatives who have indicated an interest in air quality management.

At the initiation of the engagement in June 2025, interested parties were provided with information and a suite of proposed amendments, and encouraged to provide feedback by August 1, 2025.

This timeframe was extended as the engagement proceeded and it was recognized that more time was required before an effective recommendation could be brought to Committee and Board. In particular, staff held further conversations with Provincial staff and representatives of some of the region's largest industrial facilities through fall and winter 2026. Staff also received additional input from Vancouver Coastal Health and residents in this time period.

About the Engagement Program

Staff delivered an engagement program June 2025 through to March 2026 to find a suite of amendments that are appropriately balanced and ensure the bylaw remained effective, where the purpose of this bylaw is to set the management fees to support air quality management in this region.

Invitation to Participate
To initiate the engagement, staff generated a web resource and highlighted opportunities for input. Information was distributed via direct correspondence, industry channels, and municipal networks. Staff invited feedback through webinars, feedback forms, presentations and correspondence. To better understand perspectives of holders of more complex permits staff hosted focused meetings, made phone calls and corresponded directly with these audiences. Additional conversations were convened among Metro Vancouver staff and staff from the Province, as well as representatives of some of the region's largest industrial facilities.

Hearing and Considering Feedback
Engagement comments, correspondence, survey responses, and meeting notes were documented, analyzed, and used to inform the proposed amendments for consideration by the MVRD Board.

The table below provides a summary of engagement activities.

Activity	Audience	Timing	Medium
Invitation to complete feedback forms, attend a webinar or meet directly with staff and provide feedback	Regulated community, including: • Permitted facilities • Industry representatives • Current permit applicants • Subset of facilities that are permitted to emit odorous air contaminants Member jurisdictions Interested public, including • Individuals with an interest in the odour and air quality management program • Individuals exploring how to file an air quality or odour complaint during the engagement • Individuals who have expressed interest in previous engagement	June 2025 – February 2026	Project and related Metro Vancouver webpages, emails, outgoing air quality permit invoices, SmellVan app webpage

Activity	Audience	Timing	Medium
Presentations to member jurisdictions and relevant committees	• Lower Fraser Valley Air Quality Coordinating Committee • Metro Vancouver Regional Engineers Advisory Committee (REAC) • City of Richmond Advisory Committee on the Environment • City of Coquitlam, Sustainability and Environmental Advisory Committee • Cement Association of Canada • Air Quality Health Coordination Committee • Agricultural Advisory Committee • British Columbia's Ministry of Environment and Parks and the Ministry of Jobs and Economic Growth	June 2025 – March 2026	Virtual and In-Person
Invitation to engage First Nations	First Nations: • q̓iċəy̓ (Katzie First Nation) • q̓ʷɑ:ṅƛ̓əṅ (Kwantlen First Nation) • kʷikʷəƛ̓əm (Kwikwetlem First Nation) • máthxwi (Matsqui First Nation) • xʷməθkʷəy̓əm (Musqueam Indian Band) • Semiahmoo First Nation • Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) • scəẇaθən məsteyəxʷ (Tsawwassen First Nation) • səlilwətaɬ (Tsleil-Waututh Nation)	June 2025	Email
Invitation to engage provincial, federal, and other government agencies such as health authorities	Government agencies, including • BC Ministry of Environment and Parks • BC Ministry of Jobs, Economic Development and Innovation • BC Ministry of Agriculture • Vancouver Coastal Health • Fraser Health • Environment and Climate Change Canada • Health Canada • Vancouver Fraser Port Authority	June 2025 – March 2026	Email, direct meetings

Activity	Audience	Timing	Medium
Focused discussions to explore proposed amendments	Interest holders including those likely to comment, be impacted, or have a role in implementation	June 2025 - March 2026	Individual and small group discussions (in person, virtual, and by phone)
Additional engagement with permit holders	Additional conversations as the proposals evolved	June 2025 - March 2026	
Additional engagement with Province.	Metro Vancouver staff met with staff from the Province in person and by telephone	Fall 2025 – March 2026	

Engagement Promotion

The engagement was promoted on the Metro Vancouver website, direct email, invoices to permit holders, and industry networks. Industry associations assisted in distributing information directly to their members. External websites, such as the SmellVan app website, promoted the engagement to their visitors.

Website

During this engagement, there were over 400 project webpage views.

E-mails

The engagement was promoted to member jurisdictions, relevant databases including those subscribed to hear about odour management and air quality management fees, as well as all including permit holders and applicants.

Direct outreach

Throughout the engagement period Metro Vancouver staff connected directly with interest holders. This was to respond to queries, seek clarification on feedback, and request further dialogue.

Engagement Participation

Webinars
Two webinars were held on June 25 (30 registrants) and July 9, 2025 (27 registrants), to provide information, respond to questions, and hear feedback. Registrants included current air quality permit holders; businesses applying for an air quality permit; public health authority; provincial government; port authority; municipal governments; First Nations; consultants representing the regulated community; non-government environmental stewardship organizations; and public resident participants.

Focused Discussions (Individual and Small Group)
Staff engaged individuals and small groups in phone, virtual, and in-person discussions answering questions and seeking feedback about the proposed amendments.

Presentations to Member Jurisdictions and Committees
Metro Vancouver staff attended municipal environment advisory committees to present and hear feedback on the proposed amendments to Metro Vancouver's air quality management fees regulation bylaw.

Feedback Form Responses
An online questionnaire was open June through August 2025. This was an opt-in survey promoted to those likely to comment, be impacted or have a role in implementation. There were 82 responses. Participants identified 15 municipalities as their base. 70% of respondents identified as a resident and 13% as a business. There were multiple choice questions and room for comments.

Incoming Correspondence
Staff received 23 letters and emails by March 31, 2026, including three from the Province.

What We Heard

Correspondence
The following provides highlights of the feedback by audience:

Provincial staff

- Appreciation of the ongoing consultation process
- Agreement that odour is a public concern
- Strong support for environmental protection as a core objective of the bylaw, balanced with concern for other critical priorities (specifically affordability)
- Specific interest in some of the proposed amendments; pace of discharge fee rate increases, alignment with provincial and interprovincial benchmarks (discharge fees and permit application/ reapplication fees), complexity of Schedule B in Metro Vancouver's bylaw (array of compounds)
- In addition to staff-to-staff conversations, staff from the Province submitted letters to Metro Vancouver: Ministry of Jobs and Economic Growth, Ministry of Environment and Parks, and Ministry of Agriculture and Food on July 29, 2025, December 1, 2025, and January 30, 2026

Health Authorities

- Identified the health impacts of odours on residents (individual well-being, mental health, quality of life)
- Shared reported behaviour changes related to odour (reduced use of outdoor spaces, avoiding outdoor walking and active transportation, barriers to opening windows for cooling)
- Recommendations to
    - consider the burden of odours on health and well-being of communities
    - maintain robust monitoring and enforcement
    - integrate community sourced data into air quality monitoring
    - structure the air quality fee system to incentivize emissions reductions
- In addition to staff-to-staff conversations, staff from two health authorities submitted letters to Metro Vancouver: Vancouver Coastal Health, October 22, 2025, and Fraser Health Authority, January 12, 2026.

Representatives from large industrial interests (typically operating with a distinct permit), including the Cement Association of Canada representing two facilities in this region

- General acknowledgement of the purpose of air quality management and interest in participating in this consultation (alignment with corporate commitments, support for the user-pay principle)
- Direct costs (scaling fees to impacts of emissions, cost transparency, predictability of fees, concerns for the initially proposed fee caps, costs to meet permit requirements)
- Fairness (benchmarking with other jurisdictions, competitiveness, weight on specific sectors, permit terms)
- Complexity (in measurement of odorous air contaminants)
- Transparency (clarity on annual costs and direct relation to cost recovery and emissions abatement)
- Managing air quality with respect to other regional priorities (investment, employment, productivity)
- In addition to staff-to-staff conversations, these interest holders submitted letters to Metro Vancouver: Cement Association of Canada, October 23, 2025 and January 8, 2026; a joint submission from industry (7 signatories), October 20, 2025; and additional letters from individual regulated businesses.

Representatives from smaller entities

- Less feedback than the larger permit holders
- Staff estimated less concern as these businesses largely operate within the bylaw regulation

Residents

- Considerations for human health and the environment
- Identification of health impacts from odours, including experiences in specific neighbourhoods
- Interest in understanding the tools available to local governments to manage odour impacts in residential communities
- Perspectives from residents from additional feedback mechanisms including
    - In 2020, Metro Vancouver undertook public research with two core findings:
        - majority of respondents (80%) believed that businesses emitting pollutants should pay costs for regulating those emissions.
        - majority (92%) felt that fees should be scaled in accordance with the amount and degree of harm of the pollutants discharged
    - Residents make average 2000 calls with air quality complaints per year, the majority for odour
    - Non-government platforms such as Smell Vancouver track odour reports from residents, and the resulting behaviour (e.g. went inside, closed windows, stopped exercise)

Feedback Forms

The following captures responses to the feedback form, June to August 2025.

- Most respondents (67%) affirmed that the proposed bylaw amendments align with Metro Vancouver's responsibility for managing air quality in the region (23% of respondents were unsure).
- Most respondents (58%) agreed with applying the highest applicable emission fee rate when an air contaminant falls into multiple categories to reflect the air contaminant's effects on health and the environment.
- Responses were evenly mixed regarding reducing emission fee rates for specified odorous air contaminants. Some respondents noted this will reduce the incentive for emissions reductions. Others noted concern about the bylaw's financial impact on local industry.
- Regarding limiting the application fee for permits, approvals, and amendments to a $450,000 maximum, 39% of respondents noted negative impacts vs. 27% of respondents noting this as an improvement. Respondent comments related to the fee cap expressed concern about how the proposed maximum fee amount would relate to Metro Vancouver's cost recovery or how a fee cap would benefit the largest emitters. [Metro Vancouver staff note this cap is revised in response to the engagement input.]
- Most respondents (66%) agreed that charging interest on overdue payments would be an improvement.

Open comments in the feedback forms include costs for authorized industry emissions, impacts of air emissions to the environment, public health and well-being, and a shared desire to reduce emissions while considering costs and benefits to society, taxpayers, business, and local economies. Respondents noted the importance of using scientific data, clear and transparent calculations, and strong enforcement and compliance.

The following captures comments received through the questionnaire and correspondence to the project team:

Theme	Feedback
Impacts of emissions, including scaling to fees	General agreement with cost recovery and discharger-pay principles. General agreement that emission fee rates should be scaled by an air contaminant's effects on health and the environment. Odours have impact on local communities and the well-being of people nearby (stay inside, close windows, disrupt work, or use air purifiers). Provided examples of neighbourhoods strongly impacted by odours. Concern about inconsistent [over] scaling of fees with health impacts. Questioned the data-supported link between health impacts and odour. Questioned how proposed odorous air contaminant fees could be consistently scaled with health impacts like other air contaminants. Concern that any fee cap would reduce the incentive to invest in emissions reduction technology or measures. Suggestion to consider time duration of emissions regarding detrimental effects of short vs. long-term exposure.
Cost	Suggestion that regulatory costs, measurement and tracking costs, and related calculations should be clear to the regulated community, bylaw approval decision makers, and the public. Question whether legal costs are, or should be, included in figures Metro Vancouver is seeking to recover through fee revenues. Suggestion that regulatory costs could be decreased through program efficiency. Demonstrated emissions reductions should link to fee reductions. Suggestion that enforcement costs borne by Metro Vancouver are tracked, calculated, and available. Concern about the initially proposed $450,000 amount as a fee cap [Metro Vancouver staff note this was an initial proposal and was later reduced]. Suggestion of lack of fairness of others subsidizing the regulatory costs caused by the region's largest emitters. Concern that term limits for permits were unclearly established on a case-by-case basis, creating uncertainty and unfairness for large facilities.

	Concern that measurements such as odorous air contaminants have the potential to impose significant costs on both the regulated industry (sampling and analysis) and the regulator (specification of methods, verification of results). Suggestion that the costs to administer align with cost recovery. Concern with charging fees based on measured odours, where measurements can vary. Makes fees volatile, affects stability of business, raises questions about accuracy, and risks disputes.
Efficiency	Comment that charging fees does not guarantee compliance with regulations or reduction of air contaminants. Query whether monetary penalties efficiently and effectively change behaviour rather than adding to costs.
Predictability of fees	Comment that a clear and predictable regulatory environment is important for businesses to operate and calculate year-to-year costs. Ask to clarify how fee rates are projected to increase over time. Comment that fees are complex and not easily understood and they are not adequately predictable. Comment on the difficulty in estimating future permit fees. Comment that businesses should be able to understand and predict new and incremental cost increases; both application and permitting costs.
Competitiveness / benchmarking	Comment that costs to remain compliant in Metro Vancouver's air quality jurisdiction remain consistent with other Canadian jurisdictions and across North America. Comment that Metro Vancouver fees are among the highest they (permit holder operating in multiple jurisdictions) pay in North America. Comment that maintaining globally competitive air permitting costs and processes supports the region being more attractive to businesses seeking to locate or expand manufacturing operations in key industrial and economic sectors. Suggestion that an amended bylaw could be informed by an analysis that benchmarks fees against similar jurisdictions. Comments that Metro Vancouver is seen as a high-cost jurisdiction facing competitive pressure from less sustainable imports.

	Comment that increasing regulatory pressure and costs risk further displacement of economic investment, local production, and jobs. Regarding interest on overdue invoices after 30 days, suggestion that 45 days or 90 days was common practice.
Unintended consequences	Comment that increased regulatory and permitting costs can be passed down the supply chain, impacting affordability. Comment that Metro Vancouver and its member jurisdictions are direct customers of some permit holders and increased fees could translate into higher costs. Comment that the costs of the regulatory program should not become a barrier to new industries or an incentive for existing industry to relocate. Comment that some sectors are sensitive to compliance costs and international market access, such as manufacturing, clean technology, and agrifood manufacturing. Health authority staff were concerned that fewer permit applications would be reviewed by health authorities because of a fee reduction without a reduction in impact. Since a permit fee threshold is one of the criteria that triggers health authority review and dispersion modelling, reduced fee rates might reduce the number of permit applications that cross the permit fee threshold for undergoing a review by health authorities.
Incentives to reduce emissions	Comment that an amended bylaw must maintain consistent pressure on emitters to reduce their air quality impacts. Suggestion to consider fee discount incentives if air contaminants are demonstrably reduced below emission limits, such as 80%, 60%, 40%, 30%, and 20% of limits.
Complexity / clarity	Comment on costs for permittees. For example, expenses to interpret the bylaw and anticipate future fees, and engaging consultants and legal counsel to navigate the complexities. Suggestion to simplify and clarify step-by-step calculations wherever possible. Suggestion that definitions for substance categories be transparent and unambiguous. Suggestion to adopt an amended definition of odorous air contaminants that can be used to determine whether a substance is a member of this class or not. Suggestion to clearly state that fees for each air contaminant will only be charged once at one fee rate per emissions source.

	Suggestion to establish clear rules on which fee rates apply to air contaminants that belong to multiple categories. Suggestion that fee structure review timelines outline when Metro Vancouver intends to reevaluate and adjust the bylaw [in future]. Suggestion permit time lengths be clear and consistent.
Odorous air contaminants	Suggestion that Metro Vancouver consider removing odorous air contaminants (Schedule B in MVRD Bylaw No. 1330, 2021). Suggestion to remove all reference to odorous air contaminants, odour detection thresholds and odour units. Comment that odour units are subjective and inaccurate for use as a permit compliance measurement or fee mechanism. Suggestion to devise a method of apportioning reasonable and transparent administrative costs related to odorous emissions between the respective permit holders that uses accepted mainstream methods to measure standard air emission parameters such as Total Reduced Sulphur (TRS) and/or Total Volatile Organic Compounds (VOCs). Since nearly all odorous air contaminants are either Total Reduced Sulphur (TRS) or VOCs, cost recovery for the regulation of odorous air contaminants could be based on fees for these substances, creating a simpler, lower cost fees system. Comment that if measured emissions are below detection limits (lowest concentration at which the human nose can first detect a smell) they should not be charged a fee. Concern about referencing older studies (Nagata, 2003 based on data from the 1970s and 1980s; shifting away from European standard).
Balancing regional goals	Suggestion to consider relative impacts of air quality management on other regional goals such as economic prosperity and affordability. Suggestion to support hard-to-abate industries to reduce emissions through other ways (beyond fees) included grants or cost-sharing arrangements to pilot better technologies. Emphasis on the direct impacts from odorous air contaminants on wellbeing and quality of life of residents.
Exemptions	Suggestion that Metro Vancouver consider and clearly state any bylaw exemptions, such as for farming activities related to agricultural crops or products.

First Nations Engagement

First Nations in the region were invited to provide feedback on these proposed bylaw amendments. One First Nation joined a webinar and three submitted a response. No concerns were expressed by any First Nations.

How Feedback Will Be Used

Feedback gathered through this engagement process helps to refine proposed amendments to shape an effective, clear, and practical bylaw to encourage emission reductions and recover regulatory program costs. Input from the engagement will be considered alongside best practices research, insights from previous experience in enforcement of Bylaw 1330, and alignment with federal and provincial legislation. Staff will present refined proposed amendments, together with a summary of input and how it was considered, to the MVRD Board.

Appendix 1:
Correspondence between Metro Vancouver and the Province of British Columbia

Province of British Columbia

- Ministry of Jobs and Economic Growth, Ministry of Environment and Parks, and Ministry of Agriculture and Food - July 29, 2025
- Ministry of Jobs and Economic Growth, Ministry of Environment and Parks, and Ministry of Agriculture and Food - December 1, 2025
- Ministry of Jobs and Economic Growth, Ministry of Environment and Parks, and Ministry of Agriculture and Food - January 30, 2026

Metro Vancouver

- Response to July 29, 2025 Letter Regarding Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No 1330, 2021 - August 27, 2025
- Update on Proposed Amendments to Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No 1330, 2021 - December 4, 2025
- Response to January 30, 2026 Letter Regarding Metro Vancouver Regional District Air Quality Management Fees Regulation Amendment Bylaw No. 1440, 2026 (Air Quality Management Fees Regulation Bylaw No. 1330, 2021) - February 12, 2026

Letters have been appended in chronological order.

Reference: JEG 168873 / ENV 416571 / AF 242147

July 29, 2025

Jerry Dobrovolny
Commissioner/Chief Administrative Officer
Metro Vancouver Regional District
Metrotower III, 4515 Central Boulevard
Burnaby BC V5H 0C6

Sent via email: jerry.dobrovolny@metrovancouver.org

Government of British Columbia: Ministries of Jobs and Economic Growth; Environment and Parks; and Agriculture and Food

Comments on Proposed Amendments to Metro Vancouver Air Quality Management Fees Bylaw No. 1330, 2021

Introduction

At its regular May 23, 2025, meeting the Metro Vancouver Regional District Board (Metro Vancouver) of Directors passed a resolution directing staff to engage with interest holders on proposed amendments related to fees in Metro Vancouver *Bylaw No. 1330, 2021* (the *Bylaw)*.

In line with this directive, Metro Vancouver has engaged the Government of B.C. on a discussion paper: "*Proposed Amendments to Air Quality Management Fees: Initiating Engagement*." The following submission to Metro Vancouver represents insights and perspectives from the B.C. Ministries of Jobs and Economic Growth, Environment and Parks, and Agriculture and Food.

Metro Vancouver Air Permitting

In B.C., authority to control and prevent the discharge of air contaminants has been delegated to Metro Vancouver under the B.C. *Environmental Management Act* and previous enactments. Efforts to enhance regulatory clarity and B.C.'s economic competitiveness acknowledge and work within this framework. Alignment between provincial environmental and business objectives, and Metro Vancouver's air quality bylaws and related processes, is essential to maintaining B.C.'s competitiveness relative to other Canadian jurisdictions and across North America.

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The **B.C. Ministry of Jobs and Economic Growth** recognizes the evolving global economic landscape, including the resurgence of protectionist measures such as U.S. tariffs and shifting trade dynamics. It is, therefore, critical for B.C. and Canada to foster a resilient and competitive business environment. A strong, coordinated regulatory and economic framework across jurisdictions enhances investor confidence and supports domestic industries in adapting to international pressures.

In this context, Metro Vancouver's air permitting regime plays a pivotal role. By aligning local regulatory practices with broader provincial and national economic objectives, B.C. can ensure that its businesses remain competitive and attractive to Canadian and global investment. This alignment is particularly critical for sectors that are sensitive to compliance costs and international market access, such as manufacturing, clean technology and agrifood manufacturing, among others.

At the local government level, a transparent, competitive and predictable air permitting regulatory framework has a direct and significant impact on compliance costs for businesses. Most jurisdictions in advanced economies, including B.C. and Metro Vancouver, require businesses to obtain air permits for various industrial processes that emit air pollutants. In Metro Vancouver's case these permits come with application fees, annual administrative fees, and emission fees based on the type and quantity of pollutants discharged.

When regulations, including environmental quality regulations, are clear, predictable and consistently applied, businesses can accurately forecast their permitting costs. This allows them to effectively budget for application fees, annual maintenance fees, and, critically, the emission fees which can depend on authorized discharge levels. Without such transparency, businesses face the uncertainty of fluctuating or unexpectedly high fees, leading to financial instability and a reluctance to invest in new projects or expand existing operations that might require new or amended discharge permits. Moreover, a predictable framework enables companies to make informed decisions about installing emission control equipment or modifying processes to reduce their pollutant output, knowing that these investments will directly translate into lower, predictable emission fees rather than an unpredictable administrative burden.

Conversely, an opaque permitting system can result in substantial hidden costs for permittees. Businesses may incur significant expenses trying to interpret vague bylaws or regulations or anticipate future fee structures. This often involves engaging costly consultants and legal counsel to navigate the complexities, diverting resources from core business activities. Furthermore, if the process for obtaining or renewing permits is unpredictable, delays can lead to operational shutdowns, lost production, and missed market opportunities—all of which represent significant financial losses.

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To achieve global competitiveness, a transparent and predictable regulatory framework is not merely beneficial; it is essential. In today's interconnected world, businesses and investors have a choice of where to locate operations and deploy capital. Jurisdictions that offer clear, consistent and stable regulatory environments stand out as attractive destinations, directly enhancing their national and global competitiveness. To be globally competitive, jurisdictions such as B.C. and Metro Vancouver must constantly benchmark their regulatory frameworks, including air permitting, against national and international best business and environmental practices. This means ensuring that regulations or bylaws effectively achieve environmental goals while recovering administrative costs proportionate to efficient program delivery.

Maintaining globally competitive air permitting costs and processes will help make the region more attractive to businesses seeking to locate or expand manufacturing operations in key industrial and economic sectors, including agrifood, among others.

Regulatory Considerations for the Agrifood Manufacturing Sector
For the B.C. agrifood sector, including manufacturers in Metro Vancouver, the importance of a clear and predictable regulatory environment is vital. Food and beverage manufacturers and companies that directly support them in their critical supply chains often operate on tight margins and are sensitive to regulatory, administrative and permitting cost requirements. These businesses are found across the entire agrifood production spectrum from food processors to agrifood exporters, many of whom rely on timely approvals and cost certainty to meet seasonal production cycles and market demands.

The **B.C. Ministry of Agriculture and Food** works to ensure that B.C.’s agrifood sector remains sustainable and is both nationally and globally competitive by advocating for regulatory approaches that are proportionate, transparent and aligned with the realities of its unique agrifood operations. This includes ensuring that regulatory approaches including compliance requirements reflect the scale and environmental impact of operations, and do not impose undue burdens and fees on small and medium-sized enterprises. Ultimately, increased regulatory and permitting costs can be passed down the supply chain, potentially impacting the affordability of food for households that rely on accessible and reasonably priced B.C. agrifood products.

A well-calibrated permitting system can support innovation and environmental stewardship in the agrifood manufacturing sector by encouraging investment in clean technologies and process improvements. When businesses are confident that such investments will lead to predictable and fair regulatory outcomes and permit fees, they are more likely to adopt sustainable practices that align with local and provincial climate and environmental goals.

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A balanced and coordinated regulatory framework—one that supports both environmental protection and economic viability—is essential to the long-term success of B.C.'s agrifood sector across the entire supply chain in an increasingly competitive global marketplace. These principles are equally relevant across all of B.C.'s economic sectors and should guide the development and refinement of Metro Vancouver's air permitting framework.

Building on this perspective, the **B.C. Ministry of Environment and Parks** offers the following technical observations and recommendations regarding specific provisions of the *Bylaw*.

1. **Benchmarking fees relative to other jurisdictions**

In common with Metro Vancouver, many jurisdictions charge fees for regulatory services such as reviewing applications for permits and annual fees for active permits. Usually, the aim is for fees to recover all or portion of the costs of the regulatory program, under the view that polluters should pay the costs of the programs needed to manage pollution (i.e., polluter pays). While endorsing the principle of polluter pays, caution is needed to ensure that the costs of the regulatory program do not increase to the point that fees become a barrier to new industries or an incentive for existing industry to relocate.

The Province recommends that the Board's decision on an amended *Bylaw* should be informed by an analysis that benchmarks MVRD fees against comparable regulatory costs in a range of similar jurisdictions.

While this benchmarking will provide useful context, it is important to note that different jurisdictions may have different goals with respect to cost recovery; and factors such as population and complexity of emissions sources, and the impact on human health and the environment, will also affect the cost of the overall regulatory framework.

2. **Measured increases in fee rates**

While fee rates are likely to increase over time reflecting both the cost of regulatory programs and the public's increasing expectations for excellent air quality, it is also important that fee increases are measured and phased where possible to allow regulated entities time to adapt.

The Province recommends that the Board's decision on an amended *Bylaw* should be informed by an analysis that shows how fee rates are projected to increase from 2020 (before the current bylaw was enacted) through to the last year where fee rate increases are specified in the *Bylaw*. Fee rates for newly added pollutants that were not charged before 2021 should also be highlighted in this analysis.

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3. Transparency and predictability of fees

Existing businesses and potential new entrants will want to be able to understand and predict new and incremental cost increases. Existing businesses need to be able to predict their costs, while potential new businesses need to understand approximate application and permitting costs. Informed permittees should be able to calculate fees based on the scheduled fee rates in the *Bylaw* and their authorized emissions and come to the same answer as Metro Vancouver staff. At the same time, staff should not be required to make statutory decisions in determining fees.

The Province recommends that *Bylaw* amendments carefully consider eliminating sources of ambiguity and interpretation in the existing *Bylaw*.

Specific suggestions to address ambiguity and unclear interpretation are included in the section below.

a. Statutory decisions

Several sections of the current *Bylaw* provide options for charging fees. For instance, fees can be charged on the quantity of measured emissions or the quantity of authorized emissions. In some cases, the *Bylaw* provides a scheme to determine which methodology is used for a given case. However, in other cases such as the definition of an "authorized discharge" and Schedule B, the *Bylaw* does not provide clear instructions on which fee method prevails. Therefore, in arriving at a final fee amount, Metro Vancouver staff must exercise their discretion on which methodology to use. This exercise of discretion is not explicitly authorized by the current *Bylaw* and has the effect of decreasing predictability of fees. In addition, if this exercise of discretion is found to be a statutory decision, then fees based on that statutory decision could be appealable.

The Province suggests that amendments to the *Bylaw* should clarify which fee methodology prevails in each circumstance, eliminating any statutory decisions from the Bylaw.

b. Definition of substance categories

There is significant ambiguity and overlap between the pollutant categories defined within the fees *Bylaw*. For example, volatile organic compounds (VOC) can also be odorous air contaminants (OAC) or hazardous air pollutants (HAP). Some specific identified issues include:

- The definition of "photoreactive volatile organic compounds" encompasses "any organic compound". By referencing "any organic compound" with no reference to the volatility of the compound, this definition is far broader than most regulatory definitions. This definition has implications on the definition of hazardous air pollutants since that definition excludes VOC.

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- The definition of HAPs refers to and adopts schedule 1 of the *Canadian Environmental Protection Act* (CEPA) 1999 which is not a list of HAPs, although it does include some compounds broadly considered to be HAPs. However, the definition removes VOCs from the CEPA 1999 list, thereby eliminating some substances which are widely viewed as HAPs.

The Province suggests that definitions for each of the substance categories be carefully reviewed and amended as needed to provide transparent, unambiguous definitions. Referencing lists of compounds maintained by other jurisdictions should be applied with caution, particularly in cases where the list was never intended to be a list of hazardous air pollutants.

c. Fee rates for pollutants that belong to multiple categories

The *Bylaw* is silent on which fee rates apply if a pollutant belongs to multiple pollutant categories and does not rule out being charged twice for the same air contaminant (although this has not happened in practice).

The Province recommends that the *Bylaw* be amended to clearly state that fees for each pollutant will only be charged once at one fee rate per emissions source and to establish clear rules on which fee rates apply to pollutants that belong to multiple categories.

d. Guidance on fee calculations

With an updated *Bylaw* that removes ambiguity and the need for discretionary decision making by the regulator, it should be possible to provide guidance on how the fees are applied in practice, including detailed example calculations. Such guidance would allow industries to more accurately predict their future permit and application fees.

The Province recommends that to accompany an amended *Bylaw*, Metro Vancouver staff should develop guidance with examples of the fee calculations contained in the *Bylaw*.

4. Complex provisions around odorous air contaminants

The primary harms of air pollution relate to the health and environmental harms caused by common pollutants such as fine particulate matter, ozone and their precursor pollutants. However, odorous compounds, or odorous air contaminants (OACs) as they are called in the *Bylaw*, can drive a great deal of public concern and complaints as they are easily perceived and can cause an immediate impact on quality of life. Minimizing emissions of OACs through measures such as best available control technology, best management practices, regular maintenance and inspection, and odour complaint protocols is an important component of air quality management. Schedule B of the *Bylaw* attempts to recover some of the regulatory costs of managing OACs by adding discharge fees for emissions of OACs on top of fees for other air contaminant discharges. In a May 23, 2025, update to the Board, the target for cost recovery for OACs is shown as a range from $125,000 to $300,000.

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The Province has reviewed Schedule B of the current *Bylaw* and has identified the following concerns:

- Fee rates for OACs are ten to 1,000 times higher than fees on important health-impacting pollutants. For example, fine particulate matter, the pollutant most responsible for population health impacts in Canada and B.C., has a 2025 fee rate of $1,157/tonne, while the fee rate for hydrogen sulphide is 90 times greater. Also, facilities that have been billed for emissions of Total Reduced Sulphur compounds (TRS) will likely experience a greater than 100-fold increase in fees for those contaminants once they are billed for the individual constituents of TRS under Schedule B. Fee rates for odorous air contaminants range up to $1,000,000 per tonne.
- The definition of OACs is so general that it provides little certainty whether a given substance would be considered an OAC or not, beyond the 90+ substances that are specifically listed in Table 9 of Schedule B. With such a general definition there will be a requirement for Metro Vancouver staff to decide which compounds are odorous air contaminants on a case-by-case basis. These decisions will impact fees but will not be known ahead of time by permittees.
- Unlike for common air contaminants, proponents of projects will have little visibility to understand future permit fees as these fees can be dependent on monitoring requirements that may be included in the final permit but are not known at time of application.
- There is no certainty whether fees will be based on authorized discharges or measured concentrations as the *Bylaw* allows either but does not provide a definite method for choosing between them.
- Fees would be assessed based on undetectable concentrations of OACs according to Section 5 of Schedule B. In this section there is provision for assessing fees based on an assumed concentration of 0.25X the detection limit when a substance is measured but not detected. While assuming concentrations below a detection limit is a valid statistical procedure, it may not be a valid method on which to assess fees.
- The potential requirement for measurements of many uncommonly measured substances, either those listed in Schedule B, Table 9 or other odorous air contaminants, means that the *Bylaw* for odorous air contaminants has the potential to impose significant costs on both the regulated industry (sampling and analysis) and the regulator (specification of methods, verification of results).

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Considering the complexity and potential costs of Schedule B and the modest cost recovery planned for OACs, the Province suggests that Metro Vancouver should consider removing Schedule B from the amended *Bylaw*.

Since nearly all OACs are either TRS or VOCs, cost recovery for the regulation of OACs could be based on fees for these substances, creating a simpler, lower cost fees system. Bearing in mind that significant fee rate increases are already included in Schedule A from 2021 through 2028, the need for additional cost recovery could be evaluated once the already scheduled fee rate increases have been implemented.

If MVRD elects to keep Schedule B in the amended *Bylaw*, then the Province recommends the following changes:

1. Reduce fee rates for listed and unlisted air OACs to align with updated cost recovery objectives.
2. Adopt an amended definition of OACs that can be used to unambiguously determine whether a substance is a member of this class or not.
3. Specify a clear method to determine whether fees will be based on authorized or measured emissions.
4. Ensure that broadly accepted measurement methods meeting Metro Vancouver's requirements for accuracy and detection limit are specified for any substances that are required to be monitored.
5. Amend Section 5 so emission fees are no longer assessed for OACs that are not detectable in measurements.

Thank you for the opportunity to provide provincial perspective on amendments to this important bylaw.

Sincerely,

Fazil Mihlar
Deputy Minister
Ministry of Jobs and Economic Growth

Kevin Jardine
Deputy Minister
Ministry of Environment and Parks

Michelle Koski
Deputy Minister
Ministry of Agriculture and Food

cc: Conor Reynolds, Director, Air Quality & Climate Action Services, Metro Vancouver Regional District

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AUG 2 7 2025

File: CR-24-01-016

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Dear Deputy Minister Jardine, Deputy Minister Koski, and Deputy Minister Mihlar;

Response to July 29, 2025, Letter Regarding Metro Vancouver Regional District
Air Quality Management Fees Regulation Bylaw No. 1330, 2021

Thank you for your joint July 29, 2025 correspondence providing feedback on proposed amendments for the Metro Vancouver Regional District (MVRD) *Air Quality Management Fees Regulation Bylaw No. 1330, 2021* ("Bylaw 1330"). We appreciate your input on a range of critical economic and business considerations, as well as the technical aspects of the bylaw. Metro Vancouver staff have reviewed the recommendations and confirmed they are well aligned with the proposed amendments to Bylaw 1330 as outlined in the May 2025 Discussion Paper.

The current review of Bylaw 1330 reflects Metro Vancouver's ongoing commitment to continuous improvement, balancing environmental protection with economic considerations, and maintaining a regulatory framework that is effective, equitable, and responsive to evolving needs. Proposed changes to Bylaw 1330 aim to improve fairness, transparency, predictability, and ease of use, while continuing to protect regional air quality and maintaining discharger-pay and cost-recovery principles.

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Specifically, the amended Bylaw 1330 will have:

- Improved clarity on how fees apply when an air contaminant belongs to more than one category.
- Simplified key definitions to avoid overlaps and improve consistency with both federal and provincial frameworks.
- A cap on application fees so applicants have an upper bound for planning purposes.
- Substantially reduced fee rates for odorous air contaminants, as compared to the current fee schedule.
- Phased-in fee rate changes through 2030 to provide a clearer view of costs over time.

To support implementation of the amended Bylaw 1330, Metro Vancouver staff are also developing guidelines on fee calculation methodology and will work with individual permit holders to provide them with information needed for business planning and decision making.

Since June 2025, Metro Vancouver has conducted extensive engagement with permit holders, industry associations, member jurisdictions, and partner agencies, including health authorities and other governments. The feedback received through the engagement will be incorporated into the final amendments to be presented to the MVRD Board for consideration, currently targeted for November 2025.

We will continue to work collaboratively with the provincial government to ensure that the updated Bylaw 1330 supports our shared vision for this region: protecting air quality, supporting public health, recovering regulatory costs fairly, and fostering a competitive business environment.

Thank you again for your constructive input. We look forward to continued dialogue as we move toward finalizing these changes. If you have any questions, please contact Esther Bérubé, Division Manager, Air Quality Bylaw and Regulation Development by email at esther.berube@metrovancouver.org.

Yours sincerely,



Jerry W. Dobrovolny, P.Eng., MBA
Commissioner/Chief Administrative Officer

JWD/HM/mr

cc: Markus Kellerhals, Director, Core Programs Office, Ministry of Environment and Parks
Richard Sawchuk, Executive Project Director, Ministry of Jobs and Economic Growth
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver
Conor Reynolds, Director, Air Quality and Climate Action Services, Metro Vancouver
Esther Bérubé, Division Manager, Air Quality Bylaw and Regulation Development, Metro Vancouver

Encl: Correspondence dated July 29, 2025, re: "Government of British Columbia: Ministries of Jobs and Economic Growth; Environment and Parks; and Agriculture and Food - Comments on Proposed Amendments to Metro Vancouver Air Quality Management Fees Bylaw No. 1330, 2021".

Proposed Amendments to Metro Vancouver's Air Quality Management Fees Regulation Bylaw No. 1330 - Discussion Paper - May 2025

Reference: JEG 169886 / ENV 418444 / AF 286781

December 1, 2025

Jerry Dobrovolny
Commissioner/Chief Administrative Officer
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Metrotower III, 4515 Central Boulevard
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Sent via email: jerry.dobrovolny@metrovancouver.org

Government of British Columbia: Ministries of Jobs and Economic Growth; Environment and Parks; and Agriculture and Food

RE: Air Quality Management Fees Bylaw No. 1330, 2021 (Bylaw)

Further to our letter of July 29, 2025, providing input into MVRD's consultations on *Bylaw 1330, 2021*, we understand that Bylaw revisions are expected to be considered by the MVRD Air Quality and Climate Committee in January 2026. Our ministries appreciate MVRD's ongoing consultations on the Bylaw and reaffirm the following key points—which we believe are critical to achieving strong environmental protection while enhancing British Columbia's (B.C.) economic competitiveness and affordability through effective regulation.

1. Escalating Air Emissions Fees.
We support the principle of cost recovery to fund environmental programs. However, we remain concerned by the large increases proposed for MVRD discharge fee rates—ranging from approximately 27 percent to 72 percent between 2025 and 2028. These fee rate increases come at a time of global economic uncertainty, with many sectors facing inflationary pressures, supply chain disruptions, and tightening capital markets. Moreover, these proposed increases would be on top of recent MVRD increases in fee rates for key air pollutants of between 20 percent and 400 percent for key pollutants between 2020 and 2025. Current MVRD discharge fee rates range from 2 to 145 times greater than equivalent B.C. fees, depending on the pollutant. The impact of these discharge fees is that permit costs in MVRD are significantly higher than other Canadian jurisdictions. While environmental protection remains a priority, fee structures that are out of alignment with provincial and interprovincial benchmarks can have unintended consequences, including inflationary pressures in sectors such as housing and agrifood that are directly affected by this Bylaw.

We recommend pausing the proposed fee increases to ensure environmental and cost recovery objectives are met without eroding regional competitiveness or affordability.

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2. High Air Permit Application/Reapplication Fees

The permit application and permit reapplication fees—proposed to be capped at $250,000 for new permits and $125,000 for reapplications—are substantially above provincial and neighbouring jurisdictional benchmarks. While we acknowledge that this cap is a substantial reduction from the current Bylaw, these fees remain high in comparison to many jurisdictions. These fees should be structured to align with the principle of cost recovery, yet that alignment appears unclear based on the proposed caps. While B.C. provincial permits do not normally expire, MVRD has put expiry dates on most recent permits. When permits expire regularly the reapplication fees and associated costs of application such as air dispersion modelling become recurring costs for industry. While term-limited permits can be a tool to drive continuous improvement, the combined impact of short permit terms and high reapplication fees escalates the total cost of the regulatory framework.

While the Province has proposed to increase *Environmental Management Act* (EMA) permit application fees, even the increased fees are significantly lower than those proposed by MVRD, especially considering provincial permits include all discharges while MVRD permits only authorize air emissions. Under the Province's proposal, most facilities would pay $1,250 or $2,500 for EMA permit applications.

We recommend that MVRD further review the proposed air permit application and reapplication/renewal fees to ensure consistency with transparent cost recovery principles and with provincial and interprovincial benchmarks.

3. Odorous Air Contaminants (OACs) and Schedule B

We agree that odour is a public concern and support odour management. While we acknowledge both the effort to reduce the number of substances listed in Schedule B, and the proposed reduction of fee rates from the $1,000,000 per tonne rate in the current Bylaw, the proposed approach maintains much of the complexity of Schedule B. Schedule B remains a complex and expensive way to recover a relatively small amount of money (estimated by MVRD at $125,000). For example, industry stakeholders report annual monitoring costs of up to $150,000 for trace-level odorous contaminants required to be monitored under the Bylaw. B.C. is not aware of other jurisdictions that charge emission fees on the array of compounds proposed by MVRD. For the modest cost recovery desired by MVRD, simpler approaches suggest themselves, such as charging fees on total reduced sulfur compounds (TRS) as the Province does and MVRD has previously done.

We recommend Schedule B be removed from the Bylaw and replaced with a simpler approach. Permit conditions for facilities with potential odorous emissions can still include a range of measures including effective control technologies and complaint response protocols.

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Environmental protection is a core objective of the proposed Bylaw and is strongly supported by the Province. At the same time, it is essential to balance this with other critical priorities—affordability in sectors such as agriculture and housing and maintaining BC's economic competitiveness. Permit fee structures that are disproportionately high or unpredictable risk undermining investment, increasing consumer costs, and placing undue pressure on sectors such as agrifood and housing that are already facing affordability challenges.

We appreciate MVRD's significant efforts to improve the Bylaw and acknowledge positive steps such as the reduction in OAC fee rates and the proposed cap on application fees. Further revisions are, however, necessary to ensure the Bylaw supports both environmental protection and economic resilience. We recommend further review and alignment with provincial objectives, ensuring that environmental goals are met without compromising affordability or regional competitiveness.

Sincerely,

Fazil Mihlar
Deputy Minister
Ministry of Jobs and Economic Growth

Kevin Jardine
Deputy Minister
Ministry of Environment and Parks

Michelle Koski
Deputy Minister
Ministry of Agriculture and Food

Attachment: July 29, 2025, Letter – Comments on Proposed Amendments to Metro Vancouver Air Quality Management Fees Bylaw No. 1330, 2021.

cc: Conor Reynolds, Director, Air Quality & Climate Action Services, Metro Vancouver Regional District

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DEC 0 4 2025

File: CR-24-01-016

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Dear Deputy Minister Jardine, Deputy Minister Koski, and Deputy Minister Mihlar;

Update on Proposed Amendments to Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1330, 2021

Thank you for your feedback on the proposed amendments to Metro Vancouver's Air Quality Management Fees Regulation Bylaw and for your continued engagement. Since receiving your letter dated July 29, 2025, we have made several adjustments to the proposed amendments, which are outlined later in this letter and were shared with staff from the Ministry of Environment and Parks and the Ministry of Jobs and Economic Growth on November 21, 2025. We have made some further adjustments in response to your letter dated December 1, 2025, with a particular focus on cost considerations for regulated businesses at this time of economic uncertainty. To allow for deeper engagement with the Province and industry representatives, the timeline for seeking Metro Vancouver Regional District (MVRD) Board approval on bylaw updates has been adjusted to early 2026.

Need for Timely Amendments and Consideration of Feedback

Metro Vancouver is proposing amendments at this time because the current bylaw in effect contains ambiguities and fee rates that can cause some permit holders to pay unintended higher fees in 2026. These issues need to be addressed promptly. We appreciate the input provided in your December 1, 2025 letter, with additional context regarding your outstanding areas of concern. The adjustments described below are being integrated into the proposed amendments, while the

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Metro Vancouver Regional District | Greater Vancouver Water District | Greater Vancouver Sewerage and Drainage District | Metro Vancouver Housing Corporation

project team continues to explore options to address outstanding concerns and overall feedback from various audiences prior to bringing this to the MVRD Board for consideration.

1. **Concern over the current bylaw's scheduled increase to fee rates for all air contaminants between 2025 and 2028 with request to pause current amendments**

The scope of this bylaw update is limited to odorous air contaminants and permit application fees to establish fair rules for all facilities while preventing some facilities from being charged unintended higher fees in 2026. However, we heard strong feedback about predictability and overall competitiveness. In response, Metro Vancouver is proposing lower, predictable fee rates for the odorous air contaminants that are the subject of this bylaw update, which apply to the seven facilities currently permitted for these emissions. Total estimated emission fees for odorous air contaminants across these facilities would be approximately $50,000 in 2026, depending on measured emissions and conditions in forthcoming permits.

In response to your request, we are also considering a four-year review cycle for all fee rates to ensure alignment with actual program costs, emission impacts, and economic conditions. Staff can start this process in 2026 while continuing to pursue the bylaw update underway. Metro Vancouver will engage with all interested parties including the BC government during each review of rates.

2. **Concern over proposed cap of $450,000 on permit application fees**

Currently, there is no cap on permit application fees which can lead to unintended higher levels of fees for some applicants. It is important to emphasize that in the past ten years, 85 per cent of application fees have been less than $10,000 and only one has been greater than $250,000. The initial proposal was a $450,000 cap based on historical efforts to assess permit applications for large, complex facilities. After benchmarking against jurisdictions with similar regulatory models and considering feedback from industry and the Province, Metro Vancouver aims to lower the proposed caps to:

- $220,000 for a new permit
- $110,000 for a permit that would authorize emissions from a facility with an expiring permit

The previous Air Quality Management Fees Regulation Bylaw No. 1083, 2008 had an application fee cap of $50,000. This amount was insufficient to recover Metro Vancouver's costs to process applications for new permits and significant amendments, which led to the removal of a cap in the current bylaw. These caps are only relevant to the largest emitters. During engagement in 2025, the public raised the concern that reducing the cap on the largest emitters could shift more costs to smaller emitters over time.

A permit application fee is charged when an emitter seeks authorization of air emissions from a new facility or from a facility with an expiring permit or approval. To continuously improve air quality in a densely populated industrial centre within a constrained airshed, permits are typically

issued with a term of 10 years or more. For some facilities that aren't employing best available control technology yet, the term can be less than 10 years.

3. Call for substantial simplification of odour management approach

Feedback emphasized the need for clarity, competitiveness, reduced burden, and predictability. We also heard strong feedback about odours causing discomfort and impacts on people's well-being, and ability to work and spend time outdoors. Each year, Metro Vancouver receives about 2,000 complaints on odorous air contaminants; therefore, it is critical that staff have the tools to respond to those complaints and work with emitters in a predictable way to find cost-effective solutions.

Feedback from the BC government raised concerns about the level of complexity associated with odour management in the bylaw, in which Metro Vancouver staff considered alternative methods. Assessing fees on complaints received or effort expended is less predictable. Charging for total reduced sulphur compounds and volatile organic compounds only, as was done prior to 2022, is less proportional to facility impacts and was not considered an effective way to regulate odorous emissions.

After carefully considering research and feedback from the Province and interested parties, the project team intends to recommend the following changes:

- Substantially lower fee rates and reintroducing a rate for total reduced sulphur compounds;
- Shorter list of contaminants that can be assessed with published measurement methods;
- Consistent rates for permitted and measured contaminants;
- Rates displayed in the bylaw for all contaminants subject to fees;
- Clear rules: fees based on permit limits where they exist, otherwise fees based on required measurements;
- No fees for undetectable contaminants; and
- Definitions clarified to prevent double-counting of impacts and to eliminate discretion.

These changes will simplify the framework while maintaining its effectiveness at addressing impacts of odorous air contaminants.

Communications and Engagement Plan

Metro Vancouver staff continues to work closely with BC government staff and other interested parties to ensure that adjusted bylaw amendments reflect shared priorities. To keep all interested parties informed, the project webpage has been updated to convey how feedback is shaping the bylaw amendments, and email notifications are being sent to those who participated in engagement. We will continue to receive and consider feedback until the MVRD Board decides on bylaw amendments.

Next Steps for Collaboration with BC Government

Metro Vancouver remains committed to working closely with BC government staff as the project team finalizes the bylaw amendments that will be recommended to the MVRD Board. While I trust that the adjustments outlined in this letter respond to your concerns, I would be pleased to meet with you to review these adjustments and discuss next steps. In the meantime, if you require any additional information, please contact Conor Reynolds, Director, Air Quality and Climate Action Services by email at conor.reynolds@metrovancouver.org.

Yours sincerely,

Jerry W. Dobrovolny, P.Eng., MBA
Commissioner/Chief Administrative Officer

JWD/HM/eb

80868180

Reference: ENV 419095 / JEG 170218 / AF 287092

January 30, 2026

Jerry Dobrovolny
Commissioner/Chief Administrative Officer
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Burnaby BC V5H 0C6

Sent via email: jerry.dobrovolny@metrovancouver.org

Government of British Columbia: Ministries of Environment and Parks; Jobs and Economic Growth; and Agriculture and Food

RE: MVRD Air Quality Management Fees Regulation Amendment Bylaw No. 1440, 2026 (Air Quality Management Fees Regulation Bylaw No. 1330, 2021)

Dear Jerry Dobrovolny:

At its January 16, 2026, meeting the MVRD Air Quality Committee (Committee) referred proposed amendments to the Air Quality Management Fees Regulation Bylaw (bylaw) back to staff to allow for further engagement with the Province and to ensure greater alignment with provincial recommendations before advancing the bylaw amendments. This referral reflects Committee members' stated concerns with the level of proposed air emission fees, the complexity of provisions for odorous air contaminants (OAC) and the broader economic and competitiveness impacts of the bylaw.

In response to that direction, we are providing additional input on the key issues raised during the Committee's deliberations and identifying specific areas where further refinement would support both economic and environmental objectives. We acknowledge that MVRD staff have proposed several positive changes to the bylaw; however, we remain concerned that the proposed amendments do not adequately support regional and provincial economic competitiveness. Comparatively high fees on air emissions and high costs of air permit compliance increase operating costs for existing businesses in the region, placing them at a competitive disadvantage, while also deterring potential new business. In addition, unique regulatory approaches, significantly different from those elsewhere in North America, such as the fee methodology for OAC, create uncertainty for businesses, especially potential new entrants.

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Ministry of Environment and Parks

Ministry Jobs and Economic Growth

Ministry of Agriculture and Food

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While some businesses may have the ability to pass along high regulatory costs to consumers in the form of higher costs for their products, this exacerbates affordability pressures for British Columbians. Many B.C.-based facilities compete directly against imported products from jurisdictions that do not face comparable regulatory cost structures. In these cases, prices in the B.C. market are constrained by lower-cost imports, leaving local producers with little ability to pass through locally higher costs. The result is a direct increase in operating costs for B.C. firms, placing them at a competitive disadvantage relative to out-of-province and international suppliers, and increasing the risk of reduced investment, loss of market share and job impacts within B.C. Our July 2025 letter (Attachment 2) outlined these cost and competitiveness impacts of the bylaw.

To address these overall cost concerns, our December 2025 letter (Attachment 3) outlined the following three key recommendations:

1. **Pause the proposed overall fee increases scheduled from 2025 to 2028.**
2. **Review permit application and re-application fees to ensure consistency with cost recovery principles and benchmarks and with provincial and interprovincial benchmarks.**
3. **Remove Schedule B (OACs) and replace with a simpler approach.**

Attachment 1 identifies areas where the January 16, 2026, proposed amendments (Bylaw 1440) reflect sufficient alignment with Provincial recommendations. For areas where there is only partial alignment, Attachment 1 provides further recommendations for improving alignment with concerns identified by the Committee and the Province. Based on the Province's analysis and the issues raised in our correspondence, further bylaw changes to align with Provincial recommendations are both feasible and warranted. Importantly, these changes can be made without compromising the core bylaw objectives of environmental protection and excellent air quality.

Sincerely,

Kevin Jardine
Deputy Minister
Ministry of Environment
and Parks

Fazil Mihlar
Deputy Minister
Ministry of Jobs and
Economic Growth

Eric Kristianson
Acting Deputy Minister
Ministry of Agriculture
and Food

cc: Conor Reynolds, Director, Air Quality and Climate Action Services, Metro Vancouver Regional District

...3

Attachments (3)

Attachment 1**:** Alignment of January 16, 2026, proposed bylaw amendments (Bylaw 1440,2026) with provincial recommendations
Attachment 2: July 29, 2025, Letter – Comments on Proposed Amendments to Metro Vancouver Air Quality Management Fees Bylaw No. 1330, 2021
Attachment 3: December 1, 2025, Letter – RE: Air Quality Management Fees Bylaw No. 1330, 2021 (Bylaw)

<u>Attachment 1:</u> Alignment of January 16, 2026, proposed bylaw amendments (Bylaw 1440, 2026) with provincial recommendations

<u>Provincial Recommendation 1:</u>
Pause the proposed fee increases to ensure environmental and cost recovery objectives are met without eroding regional competitiveness or affordability

MVRD emissions fee rates have increased at rates far above inflation from 2021 through 2025 (Schedules A1 through A5 of the bylaw), and if the bylaw is left unchanged, there will be further cumulative increases of 27 percent to 72 percent between 2025 and 2028, depending on the pollutant (Schedules A6 to A8).

MVRD Response: Because this was not consulted on, MVRD staff have previously stated they are unable to make this change, which would require an adjustment or delay to some of the emissions fee rate schedules in the bylaw. However, as part of the proposed amendments, a bylaw requirement is proposed for a fee rate review beginning immediately and concluding by end of 2027 and every four years thereafter.

Recommendation for further alignment: The Province supports the proposed fee rate review. However, this solution does not offer any short-term relief to industry, and fee rates would continue to rise during the review process. The Province's recommendation was focused on providing immediate relief for industry in a time of extraordinary economic pressure. **Therefore, the Province recommends that MVRD further explore options for a short- to medium-term pause in fee rate increases while the overall review takes place.**

<u>Provincial Recommendation 2:</u>
Further review the proposed air permit application and reapplication/renewal fees to ensure consistency with transparent cost recovery principles and with Provincial and interprovincial benchmarks.

High application fees are a concern for both new and existing businesses. Unlike provincial permits, MVRD permits regularly expire (some with terms as short as five years, average term closer to 12 years) so application costs have become a recurring expense for businesses in the region. Application costs include the fees payable to MVRD as well as cost for air quality modelling and other required assessments.

MVRD Response: In response to concerns expressed by the Province and industry, MVRD has proposed to cap application fees at $220,000 for new facilities and $110,000 for existing facilities with expiring permits. MVRD has emphasized that since application fees are based on the emission fees for the emissions specified in an application, most facilities pay far smaller amounts than these maximum caps and that only six or seven of their existing 150 permits have sufficient emissions that they would pay the maximum $110,000 fee to reapply when their permits expire.

Recommendation for further alignment: The Province supports MVRD's need for reasonable cost recovery for regulating air emissions, and notes that these application fee caps are a significant improvement from the existing bylaw which does not contain any cap on maximum fees. However, the proposed $220,000 / $110,000 caps for air permit applications/re-applications remain among the highest in Canada, approximately matched by Quebec but significantly higher than most other provinces. **Therefore, the Province recommends MVRD revise the proposed caps to a lower level, representing the minimum required for reasonable cost recovery. Particular attention should be given to the reapplication fees for existing facilities as these are an additional recurring expense unique to MVRD driven by MVRD's decision to use short permit terms.** These recurring application costs for existing facilities are absent or much lower in other Canadian jurisdictions. **In addition, the Province recommends that MVRD staff provide analysis demonstrating how the proposed caps align with cost recovery for permitting of facilities.**

Provincial Recommendation 3:
Remove Schedule B from the Bylaw and replace it with a simpler approach.

MVRD Response: In response to concerns expressed by the Province and industry, MVRD has proposed multiple changes to Schedule B, which deals with fees on odorous air contaminants (OACs). The most important proposed change is a major reduction of the OAC fee rates relative to the current bylaw. Other significant proposed changes include a reduction in the number of scheduled OACs, eliminating fees on undetectable substances, and limiting fees to the specifically listed OACs.

Recommendation for further alignment: The Province notes that these proposed changes represent significant improvements. The 2021 bylaw specified fee rates for OACs up to $1,000,000 per tonne, which would have resulted in unacceptably high fees for affected industries. The proposed lower fee rates significantly mitigate this issue. Nonetheless the framework for recovering costs of odor management remains more complex than in any other North American jurisdiction. The Province expects these fees to be charged in a simple and transparent fashion that does not impose additional cost and complexity on permitees. For comparison, the Province charges fees on emissions of total reduced sulphur (TRS) and volatile organic compounds, two categories that together encompass most OAC. The Province further notes that permitting powers are separate and independent from powers to assess fees for applications and permits. Therefore, a simplified fee methodology does not constrain the District Director from imposing monitoring requirements or emission limits for specific air contaminants if it is considered advisable for the protection of the environment (which includes public health). And, critically, the District Director can require works or other measures to control or reduce discharges of air contaminants regardless of how permit fees are assessed. **Therefore, as outlined in the December 01, 2025, letter, the Province recommends Schedule B be removed from the Bylaw and replaced with a simpler approach. Permit conditions for facilities with potential odorous emissions can still include a range of measures including effective control technologies and complaint response protocols.**

Provincial Recommendation 4:
Eliminate statutory decision making from the determination of fees

MVRD response: The proposed amendments have addressed this issue and appear to have removed those cases where MVRD staff would have had to choose between different methodologies for assessing fees.

Provincial Recommendation 5:
Specify fee rates for pollutants that belong to multiple categories

MVRD response: The proposed amendments have addressed this issue by clearly specifying which fee rate applies in this situation.

Provincial Recommendation 6:
Clarify definitions of substance categories

MVRD response: MVRD has proposed multiple changes to the definitions of substances and substance categories to reduce and clarify overlaps.

Recommendation for further alignment: Most of the proposed changes are positive for clarity of the bylaw. However, the Province notes the definition for hazardous air pollutants references a lengthy schedule that appears to include substances such as liquid effluents not typically considered air contaminants and other substances such as long banned pesticides for which it would not be advisable for MVRD to authorize emissions. **Therefore, the Province recommends that MVRD further review (and in some cases streamline definitions) for maximum regulatory clarity.**

From: Jerry Dobrovolny
Sent: Thursday, February 12, 2026 1:49 PM
To: JEDI.DM@gov.bc.ca; DM.ENV@gov.bc.ca; Eric.Kristianson@gov.bc.ca
Cc: Heather McNell <Heather.McNell@metrovancouver.org>
Subject: RE: MVRD Air Quality Management Fees Regulation Amendment Bylaw No. 1440, 2026

Dear Fazil,

Thank you for your letter dated January 30, 2026 that indicates continued concern about the proposed amendments to Metro Vancouver's Air Quality Management Fees bylaw. Our staff teams have had several productive meetings – which have been helpful for us to provide changes that we feel like have responded to the expressed concerns. And, we hear there continue to be concerns. Having reviewed your latest recommendations, we believe we have identified additional changes that can address each one, however, achieving common ground is challenging without a direct conversation.

It would be much appreciated if I could have a meeting with you, and if you'd like, Kevin and Eric, in the next couple of weeks. We need to move amendments to the bylaw forward before the end of April – as a delay will result in some facilities in the region facing significantly higher fees under the existing structure, an outcome that neither Metro Vancouver nor the Province wants.

We agree that it is critical that amendments to the Air Quality Management Fees bylaw do not compromise Metro Vancouver's responsibility to keep the region's air clean and healthy for those who live and work here.

I am confident we can find a path forward that works for all parties if we can meet and work through remaining concerns in the next couple of weeks.

Sincerely,

Jerry W. Dobrovolny, P.Eng., MBA
Commissioner/Chief Administrative Officer



Appendix 2:
Proposed Amendments to Air Quality Management Fees Bylaw:
Engagement Correspondence Received June to August 30, 2025

Affected Public

- Resident - June 30, 2025

Affected Regulated Community

- Amrize Canada - July 31, 2025
- Heidelberg Materials - July 31, 2025
- Cement Association of Canada - August 1, 2025
- Pure Sunfarms Corp. - August 6, 2025
- West Coast Reduction Ltd. - August 8, 2025

Letters have been appended in chronological order.

From: [redacted]
Sent: Monday, June 30, 2025 8:49 AM
To: Metro Vancouver Air Quality Bylaws
Subject: Feedback on Air Quality Management Fees – Odorous Emissions in East Vancouver

WARNING: *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Dear Metro Vancouver Air Quality Team,

I'm writing to provide feedback on the proposed amendments to the Air Quality Management Fees Regulation Bylaw No. 1330.

As a resident of East Vancouver [redacted] and someone who works nearby [redacted], I want to express my concern about ongoing odour issues in our neighbourhood — particularly in the summer months. For years, strong and unpleasant smells from nearby industrial operations have been a known problem in this area. These odours affect quality of life, impact local businesses, and are increasingly incompatible with the growing mix of residential and commercial uses in the area.

With East Van becoming more mixed-use and dense, it's essential that industrial operations are held accountable for the broader impact of their emissions — especially odorous ones. I appreciate that the proposed amendments to the bylaw aim to clarify and strengthen how fees for odorous air contaminants (OACs) are applied. The inclusion of fee caps, updated measurement methods, and recognition of compounds that cause significant nuisance are steps in the right direction.

However, I urge Metro Vancouver to prioritize enforcement and transparency in this process. The community needs to see that these updated fees will result in **real pressure on emitters to reduce their impact**, not just minor administrative changes. If businesses are not actively improving their emission controls, they should face increasing financial consequences.

I also encourage you to consider how this bylaw can better reflect the changing nature of East Vancouver, where industrial and residential communities are increasingly sharing space. Living and working in this neighbourhood should not mean enduring unhealthy or disruptive air quality.

Thank you for the opportunity to comment. I hope the final amendments will support stronger air quality protections for our community.

Thanks,

[redacted]

July 31, 2025

Metro Vancouver
Air Quality and Climate Action Services
4730 Kingsway, Burnaby BC

Attention: Esther Bérubé, P.Eng. Division Manager and Bylaw and Regulation Development
AQBylaw@metrovancouver.org

Dear Ms. Bérubé,

Thank you for the opportunity to comment on the proposed amendments to Metro Vancouver's Air Quality Management Fees Regulation Bylaw No. 1330. Amrize Canada, previously Lafarge Canada, is the largest domestic producer of cement in Canada, and we are proud to share that our Richmond Cement Plant produces one of the lowest carbon intensity cement in all of Canada.

The Richmond Cement Plant has invested significantly in facility upgrades since the late 1990s, beginning with the installation of best available technology, a highly efficient five stage pre-heater pre-calciner kiln with baghouse filtration. With the introduction of provincial carbon tax in 2008, the Richmond Plant changed fuels from coal to natural gas, and invested over $18MCAD in co-processing to allow for the use of biogenic waste-based fuels to lower combustion related CO2; cement formulation has also changed since 2010 to produce a lower carbon intensity cement. Our commitment to improve our environmental performance is steadfast and has resulted in change for the betterment of the building community in Metro Vancouver and the Pacific Northwest.

It will not be a surprise to Metro Vancouver that the lower mainland is an exceedingly expensive region to operate as industry. Many improvements implemented by the Richmond Plant has been completed with environmental performance in mind, but also to ensure the viability of cement manufacturing at the Richmond Plant for many years to come. The Richmond Plant employs over 100 people on site and indirectly employs thousands of people in and around the lower mainland. Air Permit fees paid by the Richmond Plant have steadily increased and are one of the highest in all Amrize facilities in North America, and the amendment fees are the highest in North America.

Amrize understands and supports the user – pay principle, and that Metro Vancouver must recover regulatory program cost in a fair manner. Amrize has demonstrated through historical permit reviews that we are accepting of reasonable fee increases and changes in emission limits for the benefit of air quality and human health in the region. Previous permit amendments for our Richmond Facility have been completed in a timely manner and we do not believe have incurred excessive time and cost to Metro Vancouver.

Amrize is however, not in support of subsidizing other industries in the Metro Vancouver region who continue to extend permit renewals for years with no end in sight and with no intension to spend capital to install new technology to reduce emissions. The proposed maximum fee for application for authorization of $450,000 feels punitive for industries who are willing to work together with Metro Vancouver on air quality improvement.

2300 Rogers Avenue, Coquitlam BC
T: 1 604 521 8811 **amrize.com**

We understand that this proposed maximum is to replace the current bylaw which has no maximum, but the proposed maximum is not an improvement. The Richmond Plant, based on the current permit fees, will have to pay the proposed maximum and the fee does not help in preserving competitiveness for domestic manufacturing during a time for economic upheaval. Decreasing the proposed maximum as an incentive for proponents who are able to complete amendments in a timely manner could be a good method to decrease load on Metro Vancouver and also lower cost for all parties. We are proposing that Metro Vancouver offer a rebate of half the maximum authorization fee to the permittee for use as a credit their first year of permit fee after renewal, if they are able to complete the renewal within a period of time agreed upon with Metro Vancouver.

For instance, should the proponent's new amended permit fees amount to $500,000, they would pay the maximum application fee of $450,000. If at the beginning of the renewal process, there is an agreed upon timeline for the renewal, and the permit is renewed within this period, Metro Vancouver would rebate $225,000 to the permittee for use to pay for their $500,000 permit fee, resulting in a remaining balance of $275,000 to be paid in the first year.

In regards to the proposal for cases where no permitted limits exist for odorous air contaminants (OACs), and the measured emissions for a specified OAC are below the detection limit for analytical method used, Amrize does not agree to the application of the emission fee rate to 25% of the analytical method detection limit. Detection limits are typically in line with the lowest concentration at which the human nose can first detect a smell; should measured emissions be below detection limits, they should not be charged a fee. Amrize understands that while odor can be a significant nuisance, it is not immediately harmful to human health.

Thank you for the opportunity to provide comments on the proposal. My team and I are available to discuss our feedback in more detail.

Regards,



Stephanie Voysey, P.Eng.
Head of Sustainability and Environment
Amrize Canada Inc.

2300 Rogers Avenue, Coquitlam BC
T: 1 604 521 8811 **amrize.com**

Heidelberg Materials

Heidelberg Materials Canada Limited
Delta Cement Plant
7777 Ross Road
Delta, BC V4G 1B8

July 31, 2025

Metro Vancouver
Air Quality and Climate Action Services
Parks and Environment
4730 Kingsway
Burnaby, BC V5H 0G6

Attention: Esther Berube, P.Eng. Division Manager, Bylaw and Regulation Development
AQBylaw@metrovancouver.org

Subject: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

Dear Ms. Berube,

Heidelberg Materials Canada Limited (formerly Lehigh Hanson Materials Limited) would like to thank you for the meeting with your staff on July 14, 2025, on the proposed amendments to Metro Vancouver's air quality management fees in Regulation Bylaw No. 1330, 2021. As per our meeting, there were two key amendments that we had provided our comments: reducing the maximum application fees for authorizations and charging interest on overdue payment of fees.

Heidelberg Materials appreciates that Metro Vancouver is proposing a maximum limit for application fees for permits, approvals and amendments; however, we believe that the limit of $450,000 is still exceptionally high. In 2020 when Metro Vancouver had proposed fee increases, we had recommended that the cap of $50,000 be maintained for the approval of new permits or the renewal of expiring permits. In consideration of what other cement plants may be paying in terms of permit application fees, we find that Metro Vancouver's fees are significantly higher. The following table lists fees paid by some other cement plants. Included are two other Canadian Heidelberg Materials cement plants: Edmonton, AB and Picton, ON.

Table 1

Location	Permit Renewal Fee	Application Fee for a New Permit
Alberta – Edmonton Plant	$15,000	$30,000
Ontario – Picton Plant	Less than $18,000	$18,000
Nova Scotia	$8,625.15	$8,625.15
Quebec	$11,955 (amendment)	
Pennsylvania	$4,000 USD	

Although it is not clear how often the above permit renewal fees are paid by these other cement plants as it would depend on their permit terms, we could consider the scenario that if a plant had a term of only four years, the cost of two term renewals would still be significantly less than Metro Vancouver's one term renewal fee.

Metro Vancouver has stated that the justification for their proposed $450,000 cap is based on cost recovery for their regulatory programs. Heidelberg Materials believes that the annual permit fees for high emitting industries should already cover these costs. In 2024, our facility in Delta paid the air quality permit annual fee of $1,062,889.93. It should be noted that the emission fee rates will continue to increase annually until 2028.

Metro Vancouver needs to recognize that there are business challenges and costs that companies such as Heidelberg Materials face. We cover the cost of all emission testing as required in the air quality permit as well as the cost of special studies such as air dispersion modelling requested by Metro Vancouver. The permit also requires us to operate the continuous emission monitoring system (CEMs) for our kiln stack emissions. Heidelberg Materials covers all costs for the CEMs including testing, maintenance and replacement of equipment. There are also maintenance and replacement costs for all our dust collection systems.

In 2020, Heidelberg Materials installed the selective non-catalytic reduction (SNCR) system in our kiln line to reduce NOx emissions. This was a multi-million-dollar capital investment. Since the installation, we have had to add to our operating budget the maintenance cost for the SNCR as well as the cost of the reagent of aqueous ammonia.

Heidelberg Materials also faces the challenge of tariffs on the shipment of our product to the United States. There are also costs associated with greenhouse gas emissions in that we have had to pay the carbon tax up until Q1 2024 and now the output-based pricing system as of April 1st, 2024.

With the business challenges and increasing operating costs, Heidelberg Materials does not support Metro Vancouver's proposed maximum limit of $450,000 for application fees for permits,

Heidelberg Materials

approvals and amendments. We believe this limit is exceptionally high and we recommend that the cap be reduced to as low as $50,000 as it was before 2021. In this letter, we have included an attachment of an earlier letter that we had submitted with our comments on the 2020 proposed fee amendments. This letter dated April 30, 2021 also stated our opposition to the elimination of the Measured Discharge Program (MDP). With the elimination of the MDP, Heidelberg Materials has lost the potential savings of $100,000 to $150,000 in our annual permit fees based on actual emissions.

On Metro Vancouver's proposed amendment to charge interest for overdue invoices after 30 days, Heidelberg Materials does agree with the charges of 1.25% per month or 15% per annum. However, we find the 30 days payment period too short, and we have had issues in the past on meeting the timeline as our accounts payable system is complex. We request that the payment terms be extended to 45 days.

Heidelberg Materials Canada Limited appreciates this opportunity to respond to Metro Vancouver's proposed amendments to the air quality management fees in Regulation Bylaw No. 1330, 2021. We hope that you will take into consideration of our concerns and recommendations.

Yours truly,

Eileen Jang, P.Eng.
Environmental Manager

cc: Pascal Bouchard, Plant Manager, Heidelberg Materials Canada Limited

Attachment: Letter dated April 30, 2021 on the Proposed Amendments to Air Quality Fees and Measured Discharge Program

Lehigh Cement,
a division of Lehigh Hanson Materials Limited
7777 Ross Road
Delta, British Columbia V4G 1B8
P.O. Box 950 V4K 3S6

April 30th, 2021

Metro Vancouver
Parks and Environment
Metrotower Office Complex – Metrotower III
4730 Kingsway
Burnaby, BC V5H 0G6

Attention: B. Neal Carley, P. Eng. General Manager, Parks and Environment
Neal.Carley@MetroVancouver.org
AQBylaw@MetroVancouver.org

Subject: Proposed Amendments to Air Quality Fees and Measured Discharge Program

Dear, Mr. Carley:

Lehigh Hanson Materials Limited is writing to provide feedback on the proposed amendments to Metro Vancouver's air quality fees for 2022 and 2025 and the proposed discontinuation of the Measured Discharge Program (MDP). Our plant is strategically located in the Lower Mainland to provide cement to the construction industry. Lehigh is a strong contributor to the local economy, supporting a vast variety of jobs and services. We appreciate the opportunity to provide our comments.

We are concerned that Metro Vancouver is asking industry to carry a disproportionate share of the cost of regulation and enforcement. This position overlooks the reasons why industry exists which includes providing goods and services that benefit the community. It is fair that regulatory costs be the responsibility of both industry and the community.

Lehigh opposes the proposed air contaminant fee rates as they would more than double our annual permit fees by 2025. Such an increase is grossly unreasonable. It is not the intent for industry to emit but unfortunately emissions are a result of the process. Higher fees are not always an incentive to achieve further emission reductions because there can be a limit to what is achievable. Table 1 shows the potential annual permit fees Lehigh would be expected pay compared to our current fees.

Table 1

	Current Year 2021	2022	2025
Base total for air contaminants with permit limits	$ 588,763	$ 846,746	$ 1,216,817
Additional fees for air contaminants with no permit limit	$ 102,393	$ 194,096	$ 448,121
Total annual fee without the MDP	$ 691,156	$ 1,040,842	$ 1,664,938

Lehigh does not support the removal of the $50,000 cap for the approval of new permits or renewed expiring permits. Without the cap, a large emitter would have to pay a substantial amount for a permit renewal in addition to the annual air quality permit fees. It is unlikely that the cost for Metro Vancouver to review and approve one permit would be in excess of the annual permit fees, let alone two times the annual fees. It should be noted that in 2016, Metro Vancouver put in place the

$50,000 cap because it was considered unfair for a certain large emitter to pay an excessive permit renewal fee of over one million dollars.

The proposed discontinuation of the MDP penalizes permit holders. It is understood that industries maintain permit limits that are more than their actual emissions to allow for a short-term increase because of process variability. Since fees are based on permit limits rather than actual emissions, the MDP would account for the differences when the permittee meets stringent requirements.

Metro Vancouver states that the MDP favours large emitters because they are more likely to have expensive continuous emission monitor equipment (CEMs) needed to demonstrate eligibility for the program. For Lehigh, the CEMs is a requirement in the air quality permit. If the MDP were eliminated, Metro Vancouver would not necessarily allow the permittee to discontinue the use of the CEMs. Lehigh strongly opposes the proposed discontinuation of the MDP.

We recommend that Metro Vancouver re-evaluate the proposed amendments to the air quality fees and have them fairly reflect the cost of regulation and enforcement. Lehigh also recommends that Metro Vancouver retain both the Measured Discharge Program and the $50,000 cap for the approval of new or renewed expiring permits.

Sincerely yours,



Eileen Jang, P.Eng.
Environmental Manager

Cc: Pascal Bouchard, Plant Manager, Lehigh Delta Cement Plant

Cement Association of Canada

August 1, 2025

SUBMISSION: Proposed Amendments to Air Quality Management Fees Bylaw in Metro Vancouver

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Metro Vancouver

Air Quality and Climate Action Services

Parks and Environment

4730 Kingsway

Burnaby, BC V5H 0G6

Attn: Esther Berube, P.Eng. Division Manager, Bylaw and Regulation Development

AQBylaw@metrovancouver.org

Dear Ms. Berube,

The Cement Association of Canada (CAC) appreciates the opportunity to comment on the proposed amendments to the Air Quality Management Fees Regulation Bylaw No. 1330, 2021.

The CAC is the leading voice of Canada's cement industry, whose six member companies produce the cement, concrete and aggregates needed to build housing and infrastructure and create economic growth in communities across the country, including Metro Vancouver.

B.C. has two cement facilities, both located in the Metro Vancouver region, the Amrize (formerly Lafarge) facility in Richmond and the Heidelberg Materials facility in Delta. The cement and concrete industry in B.C. support more than 10,000 direct and indirect jobs and generate $11 billion in direct, indirect, and induced economic benefits – with many of these benefits realized in Metro Vancouver.

We are deeply concerned that the proposed amendments related to permit fees will levy unjustified and onerous costs to cement manufacturing facilities, with limited transparency and certainty, at a time when it is more important than ever to protect Canadian and regional manufacturing.

Like energy, cement and concrete are strategic commodities upon which B.C.'s economy depends. B.C. can only maintain economic sovereignty by ensuring that it has a reliable domestic supply of cement and concrete to support the construction of infrastructure projects, including energy and electricity projects, roads and bridges, hospitals and schools, and homes.

The cement industry is undergoing an historic innovation cycle to modernize and compete in the new global economy. Attracting investment is critical for British Columbian cement facilities to remain competitive. Investment and modernization will go to facilities where there are market conditions that support competitiveness. B.C. is already a high-cost jurisdiction where our facilities face significant pressure from more polluting and higher carbon imports that do not face carbon pricing or similar regulatory costs. Proposed amendments to Metro Vancouver's Air Quality Management Fees risk significantly

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Ottawa, ON K1R 7S8

cement.ca

exacerbating this pressure, to the detriment of the environment and B.C.'s economy. **Without adjustment, we are at even greater risk of displacing B.C. production and jobs with more polluting higher-carbon imports.**

While the cement industry appreciates the intent of the amendments to clarify and update definitions for permittees, the amendments **do not provide the needed transparency and certainty to protect B.C.'s cement industry**. In particular, the CAC is concerned regarding the limit of $450,000 on application fees for businesses applying for authorization to discharge air contaminants. Cement facilities already pay significant annual costs to comply with the existing by-law and it is unclear how and or why a $450,000 application fee aligns with the stated cost recovery goals. Further, these increased compliance costs are being added in an already challenging competitiveness environment, driven by B.C.'s uniquely stringent industrial carbon price as well as unprecedented economic turmoil caused by the U.S.'s trade upheaval. The viability of cement manufacturing in the lower mainland is at risk.

We request that Metro Vancouver:

- Decrease the application fee limit to preserve competitiveness and attractiveness for foreign direct investment within the region. Given that Metro Vancouver is unique in requiring both an annual emissions fee, a provincial industrial carbon price and a significant permitting fee, capping the limit at a meaningfully lower level would be better aligned with the region's goals to attract and preserve building materials manufacturing activity.
- Increase transparency regarding the use of annual emissions fees, including how they relate to cost-recovery and contribute to abating emissions.
- Increase fairness and transparency with respect to establishing term lengths for permits. The CAC understands that Metro Vancouver began establishing expiry dates for permits over the last decade, and that decisions on term lengths for permits are made on a case-by-case basis. This could lead to unfairness and uncertainty for large facilities, further damaging the investment environment in the region.

Against the backdrop of increasing instability impacting global supply and demand and rising competition from peer jurisdictions for foreign direct investment, it is critical to ensure that B.C. remains an attractive and viable destination for modernization and investment throughout the materials sector.

We appreciate and share Metro Vancouver's desire to reduce emissions, as we have committed to reaching net-zero emissions across all Canadian facilities by 2050. Since 2008, B.C.'s cement facilities have invested approximately $20 million on multiple capital projects to reduce emissions and improve the environmental performance of our facilities.

However, the significant costs levied on facilities in the Metro Vancouver area are not only a deterrent to attracting further investment and retaining production at existing cement facilities, they will further erode the competitiveness of domestic producers against dirtier, cheaper imported cements from areas of the world with less environmental regulation. B.C. is already the most exposed jurisdiction in Canada to cement imports (largely from Vietnam, Singapore, China). Metro Vancouver's proposed amendments related to the permit fee limit will compound this import pressure, further eroding jobs, investment and carbon leakage in B.C. and threatening that stability of a domestic supply of a building material essential to Metro Vancouver's and B.C.'s economic sovereignty and infrastructure needs.

We appreciate the time you have taken to consult with us and for the opportunity for us to provide our feedback. We are available to discuss our recommendations further: please contact Adam Auer, President and CEO of the CAC at [redacted]

Sincerely,



Adam Auer
President & CEO
Cement Association of Canada

From: [redacted]
To: Metro Vancouver Air Quality Bylaws
Subject: Clarification Requested on Proposed Air Quality Management Fee Increases and Impact on Farms
Date: Wednesday, August 6, 2025 10:41:28 AM
Attachments: [redacted]

WARNING: *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Dear Air Quality Bylaw Team,

I am writing regarding the *Proposed Amendments to Air Quality Management Fees* discussion paper, which unfortunately only came to my attention after the August 1 engagement deadline.

After reviewing the document, I found it unclear whether the proposed fee increases are intended to apply to farming activities in the region. As a member of Metro Vancouver's Agricultural Advisory Committee and a representative of the farming community, I would appreciate clarification on this point.

I would also like to express strong opposition to any increase in air quality management fees that would apply to farming activities related to agricultural crops or products. Farms in the region already face significant operational and financial pressures, and any added costs could further impact their sustainability and competitiveness.

Additionally, I would expect that any proposed changes with the potential to affect the agricultural community would be brought to the Agricultural Advisory Committee for input. To my knowledge, this proposal was not presented to the committee—a missed opportunity for meaningful engagement, particularly if producers may be impacted.

Thank you for your attention to this matter. I would welcome the opportunity to provide further feedback should additional consultation take place.

Sincerely,

Julia Cameron

Julia Cameron (she/her)
Vice President, Communications & Corporate Affairs
Pure Sunfarms Corp.
[redacted]
4431 80th Street, Delta, BC, Canada V4K 3N3

WEST COAST REDUCTION LTD.

West Coast Reduction Ltd.
1292 Venables Street
Vancouver, British Columbia V6A 4B4
Phone: 604.255.9301

August 8, 2025

Consultation on Proposed Amendments to
Metro Vancouver Air Quality Management Fees Bylaw 1330

West Coast Reduction Ltd. ("WCRL") offers the following as our feedback and recommendations regarding proposed amendments to the Metro Vancouver Air Quality Management Fees Bylaw 1330 ("the Bylaw"), and the permitting approach the Bylaw necessitates.

While we welcome the opportunity to engage in this process, it may be that other potentially impacted permit holders have been overlooked and are unaware of the issues dealt with in the consultation and therefore not participating. This is because, as Metro Vancouver staff have stated, the Bylaw "works in concert with permits", and a small change to a permit could bring a business's emissions into the scope of a Bylaw it had no opportunity to comment on. It may be, in fact, that the majority of current permit holders that will ultimately be impacted by this bylaw are unaware of this consultation.

This might be a consideration in determining who may have valuable feedback to offer.

The Cost Recovery Concept

The recovery of reasonable administrative costs associated with permitting and monitoring industrial emissions through the collection of fees is an appropriate and accepted practice. The mechanism by which the costs are apportioned, however, should at a minimum have the following attributes:

- Transparency of the source of the costs
- Practicality and reliability of the metric for apportioning the costs
- Predictability of fees for the regulated business
- Efficiency – the cost to the regulator and the business to administer the cost recovery mechanism should not be disproportionate to the costs it seeks to recover

Bylaw 1330 has none of these attributes, and the proposed amendments do nothing to remedy that.

The problems with the Bylaw can be summed up in one example. The stated total annual costs related to odorous emissions that the Bylaw seeks to recover from all affected permit holders is $300,000.00, yet it could cost one permit holder $150,000.00 just to calculate their fee, which turns out to be $1,700,000.00.

The incongruity of these numbers points to a problem much more fundamental than the values in the Bylaw's rate tables which are the focus of the proposed amendments.

Further, it is still unclear if legal costs are or should be included in the costs Metro Vancouver is seeking to recover. What is clear is that legal costs associated with appeals brought on by regulatory overreach, such

as the permit terms necessitated by the Bylaw, that were decided against Metro Vancouver should not be included. To do so would be tantamount to awarding yourself costs for a legal suit you've lost, repeatedly.

Health Costs

The inclusion of the Health Effects Study as a "resource" supporting these amendments on the Metro Vancouver website may mislead some to think it supports the fee calculations and/or can quantify the health-related costs of a particular substance. It cannot, and it does not purport to do so. In fact, as confirmed by the report's author, it does not mention or consider odour in any way.

At issue in this Bylaw are the fees for "odorous air contaminants". It cannot be that the driver for these fees is health impacts when the fee for emitting a recognized Hazardous Air Pollutant is more than 600 times more for its odorous qualities than for its hazardous qualities.

A Barrier to Investment

The inexplicable magnitude and volatility of the fees related to this Bylaw, along with inconsistent messaging regarding interpretation of its application, have created a business environment in the region that is unsuitable for investment.

The scale of the increase in fees that the current Bylaw represents and the reduction of rates that are the subject of the proposed amendments are both on the order of hundreds of times. The proposed amendments do not address or recognize the flawed underlying theories in the Bylaw that result in such volatility. Those underlying theories are the application of Odour Units and the related concept of Odour Detection Thresholds to the calculation of fees. As long as these theories remain at the heart of this bylaw the business uncertainty they create remains.

The Flawed Theories

Odour Units (called "whole emission discharge" in the Bylaw) are a "unit" derived by a scientific-sounding method named Dynamic Olfactometry. However, they are derived in a process that is anything but scientific and involves people sniffing an air sample and determining whether or not they smell something, anything. They have been repeatedly found to be too subjective and inaccurate for use as a permit compliance measurement or fee mechanism by the Environmental Appeal Board, yet they are repeatedly found in Metro Vancouver regulations that are outside of the Environmental Appeal Board's jurisdiction, surrounded in just enough technical verbiage to give them the air of plausibility needed to satisfy the Metro Vancouver Board, but where they are no more appropriate.

The problems with Odour Units pale in comparison to those of the Odour Detection Threshold theory. Odour Detection Thresholds are ostensibly the lowest concentration of a substance, in this case an odorous air contaminant, that the human nose can detect. Where Odour Units attempt to determine the smelliness of an air sample, the Odour Detection Threshold theory attempts to determine the smelliness of an individual substance, apply that to how much of that substance is in an air sample, repeat that for every substance in a sample, apply varying fee rates to each substance and add them all up and determine the fee for the total emission. The compounding huge uncertainties in every step of this process, and faulty

concepts of additive smelliness make this theory fatally flawed and explain why it does not exist in any other jurisdiction in North America, and probably the world.

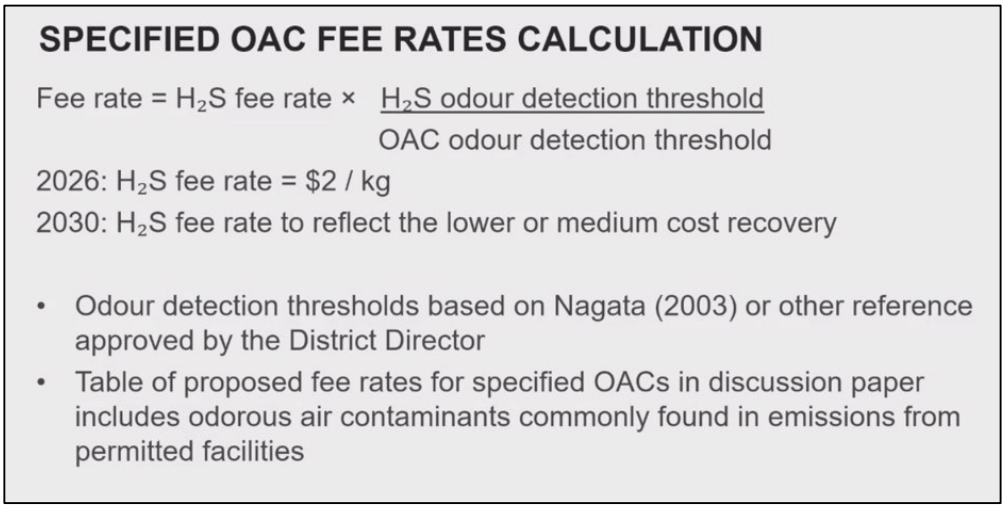
Odour Units, with all of their inadequacies, are at least derived by way of a method (the so-called European Standard, EN 13725:2003) that attempts to apply some form of rigor to their measure. The fundamental problems with Odour Detection Thresholds is that they are derived through various primitive forms of sniff tests and consequently can vary by several orders of magnitude depending on the reference they are found in. There is no single Odour Detection Threshold value for any substance.

To illustrate the uncertainties that the Odour Detection Threshold theory creates in the fee calculations, first consider the two main sources of these values referenced in the Bylaw: Nagata (2003) and Devos (1990). Nagata (2003) is the source of most of the values used in the Bylaw fee calculations. While the paper was written in 2003, it describes an "experiment" conducted between 1976 and 1988, in Japan, where a panel of six people (four of whom remained for the entire experiment) used the "triangle odor bag method" (they sniffed samples) to determine the "odor threshold" for 223 substances.

The other main reference is known as Devos (1990). Devos is an attempt to mathematically "standardize" the widely variable odour threshold values of 529 substances, derived through various methods, found in 105 references, which are on average 70 years old. The oldest of which is 177 years old.

All of these values are based on some form of sniff test and all of the mathematical weighing, normalizing, and standardizing methods applied to the results cannot erase the huge variability of values resulting from this fundamentally subjective method. The definition of Odour Detection Thresholds found in Bylaw 1330 does not note this variability, in fact it suggests that the values used were derived using a standard method. They were not.

To illustrate the implications of this variability, consider the example fee calculation from a Metro Vancouver presentation on the subject below:



Excerpt from Metro Vancouver consultation presentation

The fee rate for an individual substance is derived by dividing one Odour Detection Threshold value by another, compounding their individual variabilities which are factors in the hundreds and resulting in a fee that can have a variability (uncertainty) factor in the tens of thousands.

The fee calculations require that one Odour Detection Threshold for each substance be selected for use in the formula. Metro Vancouver's stated method of selecting one Odour Detection Threshold value amongst the wide range of values is to choose the lowest, which results in the highest fee.

To apply an Odour Detection Threshold value to the fee calculation requires knowing how much of a particular substance is in an emission stream. To calculate the fee for the entire emission requires knowing how much of every substance is in an emission stream. These two things are unknowable, and the attempts to know them (required stack sampling and analysis) that are built into the permit terms that the Bylaw necessitates add yet another layer of compounding uncertainty, complexity and cost to the fee calculations.

Accurate sampling and analysis of these substances is, in most cases, not possible and attempts to do so result in unsupportable data, confusion and enormous cost. WCRL has previously submitted to Metro Vancouver a report from RWDI Air Inc., Technical Review Of Metro Vancouver Source Sampling – Air Quality Permit GVA 1197 (West Coast Reduction Ltd.), which details the uselessness of the resulting data and the futility of the costly exercise.

The final step in calculating fees is to assign a cost to the base comparison substance, Hydrogen Sulphide (H_2S). The rationale for the assigned cost of $2/kg is not clear.

It's hard to imagine a more unnecessarily complex, opaque, and unscientific regulation. It is reminiscent of a Rube Goldberg machine. A machine intended to achieve a simple task by way of the most complex and convoluted mechanism possible. A mechanism so complicated that its only conceivable purpose is to showcase the cleverness of its designer.

Where the Bylaw differs from a Rube Goldberg machine is in the fact that a Rube Goldberg machine ultimately accomplishes its simple task.

The Solution

The solution to the problems with Bylaw 1330 is to amend it in a way that removes the underlying flawed theories:

1. Remove Schedule B in its entirety.
2. Remove all reference to Odorous Air Contaminants, Odour Detection Thresholds and Odour Units.
3. Devise a method of apportioning reasonable and transparent administrative costs related to odorous emissions between the respective permit holders that uses accepted mainstream methods to measure standard air emission parameters such as Total Reduced Sulphur and/or Total Volatile Organic Compounds.

Permitting Implications

While this consultation process is about Bylaw 1330, it cannot be overlooked that the Bylaw necessitates permit terms without which fees could not be assessed. In other words, permits have been written to require the measurement of substances that support the calculation of fees set out in the Bylaw.

Along with the amendments to the Bylaw suggested here, these resulting permit terms that would no longer serve a purpose, should be removed from all permits.

Moving Forward

The changes to the Bylaw and permits proposed here are very different from the amendments that are proposed by Metro Vancouver staff and may seem like radical steps. They are in fact simply the undoing of radical missteps taken in 2021.

To avoid missteps like these in the future, it's important to ensure Metro Vancouver directors have the benefit of all relevant background on issues they are asked to decide on. In this case it may have been helpful for the directors to know that the question of the usefulness and appropriateness of Odour Units, and therefore Odour Detection Thresholds, has been answered. Since 2007, when Odour Units were first introduced in a Metro Vancouver permit, BC taxpayers have paid for the Environmental Appeal Board to hear multiple lengthy and expensive appeals centered on that question, appeals that also cost industry and Metro Vancouver millions of dollars. In every case the Environmental Appeal Board has decided that Odour Units, due to their subjective and unreliable nature, are not suitable for use as a compliance measure or fee mechanism.

We would hope that, while the Environmental Appeal Board's authority does not extend to the Metro Vancouver Board's decisions, the Board would recognize and respect the validity of the Environmental Appeal Board's decisions.

Sincerely,

West Coast Reduction Ltd.



Ken Ingram
Director of Technical & Environmental Services
[redacted]

Appendix 3:
Proposed Amendments to Air Quality Management Fees Bylaw:
Engagement Correspondence Received after August 30, 2025

Affected Public

- Resident – January 21, 2026
- Resident – March 25, 2026
- Resident – March 26, 2026

Affected Regulated Community

- Joint Submission from Industry – October 20, 2025
- Cement Association of Canada – October 23, 2025
- Cement Association of Canada – January 8, 2026
- Pure Sunfarms / Village Farms Canada – March 12, 2026
- Amrize Canada – March 13, 2026
- Superior Poultry Processors Ltd. – March 17, 2026
- Heidelberg Materials Canada Limited – March 20, 2026
- Joint Submission from Industry – March 30, 2026

Health Authorities

- Vancouver Coastal Health – October 22, 2025
- Fraser Health – January 12, 2026
- Fraser Health – March 18, 2026

Letters have been appended in chronological order.

October 20, 2025

Sent by email:
Esther.Berube@metrovancouver.org

Metro Vancouver
Head Office - Metrotower III
4515 Central Boulevard
Burnaby, B.C. V5H 0C6

Attention: Esther Berube - Division Manager, Air Quality Bylaw and Regulation Development, Metro Vancouver

Dear Ms. Berube:

Re: **Proposed Amendments To Air Quality Management Fees Bylaw 1330, 2021**

The undersigned represent businesses that have prominent roles in the BC economy from numerous sectors, including energy, waste management, construction, and food production. Not only do we play a critical role in furthering important provincial agendas related to food and energy security, affordable housing and climate change, these companies are responsible for billions of dollars of economic activity and thousands of jobs in the province.

In its current form, Bylaw 1330 is unclear, unnecessarily complex and lacks transparency. These fundamental issues create uncertainty and unpredictability in the application of the bylaw which ultimately creates barriers to growth and investment in our sectors and impairs regional competitiveness.

The amendments proposed do not address the fundamental issues with the Bylaw and warrant a complete and thorough review both internally and then with external stakeholders.

At a minimum, we respectfully request that Metro Vancouver consider adopting the following in their amendments:

1. Delete all references to Odour Units, Odorous Air Contaminants and Odour Detection Thresholds in the Bylaw
2. Delete Schedule B from the Bylaw
3. Develop a fee schedule based on a transparent accounting of the costs it seeks to recover and proportionate to a permit holder's emissions as determined by the measurement of an accepted, standard and representative air contaminant.
4. Conduct a detailed and transparent consultation with all air quality permit holders on the new proposed fee schedule.

We also request the opportunity to comment on any response to the current consultation process prior to its presentation to the Air Quality Committee.

Thank you,

[Signatories Page Follows]

Proposed Amendments To Air Quality Management Fees Bylaw 1330, 2021
Joint Submission to Metro Vancouver
October 20, 2025

West Coast Reduction Ltd.

Ken Ingram
Director of Technical and Env. Services

BC Salmon Farmers

Brian Kingzett (Oct 20, 2025 13:28:20 PDT)

Brian Kingzett
Executive Director

Hallmark Farms

Ron Pollon (Oct 20, 2025 13:49:32 PDT)

Ron Pollon
General Manager

Amrize

Stephanie Voysey (Oct 20, 2025 16:15:49 PDT)

Stephanie Voysey
Head of Environment, Canada Cement

GFL

Lee St. Arnaud (Oct 23, 2025 16:23:55 MDT)

Lee St Arnaud
Area Vice President, Solid Waste West

Skretting

Trevor Stanley (Oct 20, 2025 13:47:33 PDT)

Trevor Stanley
Managing Director, Skretting North America

BC Agriculture Council

Danielle Synotte (Oct 20, 2025 14:49:58 PDT)

Danielle Synotte
Executive Director

cc:

Honourable Tamara Davidson, BC Minister of Environment	ENV.Minister@gov.bc.ca
Honourable Lana Popham, BC Minister of Agriculture and Food	AF.Minister@gov.bc.ca
Honourable Ravi Kahlon, BC Minister of Jobs and Economic Growth	JEDI.Minister@gov.bc.ca
Jerry Dobrovolny, Commissioner/CAO, Metro Vancouver	Jerry.dobrovolny@metrovancouver.org
Lisa Dominato, Chair, Metro Vancouver Air Quality and Climate Committee	clrdominato@vancouver.ca

Vancouver Coastal Health

Office of the Chief Medical Health Officer

#800 - 601 West Broadway
Vancouver, BC V5Z 4C2
Telephone: 604-675-3900
Fax: 604-731-2756

October 22, 2025

Conor Reynolds, Director, Air Quality & Climate Action Services
Metro Vancouver
Delivered electronically to: conor.reynolds@metrovancouver.org
Cc: AQbylaw@metrovancouver.org

Re: Proposed amendments to Metro Vancouver's Air Quality Management Fees Bylaw No. 1330

Dear Conor Reynolds:

I am writing in my role as a Medical Health Officer for communities within the Metro Vancouver area, regarding the proposed amendments to Metro Vancouver's *Air Quality Management Fees Bylaw No. 1330*, specifically regarding fees for odorous air contaminants. Following careful public health review by our Vancouver Coastal Health program, I am pleased to provide the comments and recommendations below for your consideration.

Odorous air contaminants, while not always directly linked to acute toxicological effects, can have impacts on individual and community wellbeing, mental health, and quality of life. Exposure to unpleasant odours is associated with annoyance and anxiety and the level of impact is associated with a variety of symptoms. In addition, residents experiencing odours frequently report behavioral changes that create impediments to healthy living. These include reduced use of outdoor spaces such as backyards and parks, avoiding neighbourhood walks and active transportation, and barriers to opening home windows for cooling purposes during warm weather.

The *Smell Vancouver* app is a community-driven tool that enables residents to report and track odours throughout the region. It captures information on how these odours affect daily activities and allows users to log related health symptoms. The actions taken by users in response to odours illustrates how odours can interfere with local residents' daily lives:

- **Heat-health risk**: 43% of users responded to odours by closing windows or using air purifiers. Closing windows limits natural ventilation and could lead to increases in indoor temperatures and heat-related health risks.
- **Mental health and wellbeing**: Going indoors to escape odours (reported by 26% of users) can reduce opportunities for social interaction and access to outdoor environments critical for mental health and wellbeing.
- **Physical activity**: 10% of users reporting stopping exercise in response to odours, leading to physical activity reductions.

Recommendations

Given the wellbeing and quality of life impacts of odorous air contaminants, I recommend the following regarding the fee adjustments for odours air contaminants:

1. Consider the burden of odours on the health and wellbeing of affected communities, ensuring that fees contribute to effective incentives to reduce odorous emissions.
2. Maintain a robust monitoring and enforcement approach to address sources of odorous emissions.
3. Continue to integrate community-sourced data[1,2] (such as the *Smell Vancouver* app) into monitoring of odours air contaminants, complementing traditional air quality monitoring, to ensure that emission permitting and enforcement addresses community concerns.

Vancouver Coastal Health

Office of the Chief Medical Health Officer

#800 - 601 West Broadway
Vancouver, BC V5Z 4C2
Telephone: 604-675-3900
Fax: 604-731-2756

I appreciate your attention to the role of regulatory fees as an important tool to protect health and wellbeing for all residents in Metro Vancouver. Thank you for considering this public health perspective as you review the proposed amendments.

Sincerely,



Michael Schwandt, MD MPH FRCPC
Medical Health Officer, Vancouver Coastal Health

References:

1. Bhandari et al (2024) Odor, Air Quality, and Well-being: Understanding the Urban Smellscape Using Crowd-Sourced Science. Available at: https://iopscience.iop.org/article/10.1088/2752-5309/ad5ded
2. Eykelbosh et al (2021) Elucidating the Community Health Impacts of Odours Using Citizen Science and Mobile Monitoring. Available at: https://pubs.ciphi.ca/doi/10.5864/d2021-010



Cement Association of Canada

October 23, 2025

Dear Members of the Air Quality and Climate Committee,

On behalf of the Cement Association of Canada (CAC), I am writing to you today regarding our **serious concerns with the proposed amendments to the Metro Vancouver Regional District (MVRD)'s Air Quality Management Fees Regulation Bylaw No. 1330, 2021.**

The CAC is the leading voice of Canada's cement industry, whose six member companies produce the cement, concrete and aggregates needed to build vital housing and infrastructure and create economic growth in communities across the country, including Metro Vancouver and B.C.

B.C. has two cement plants, both located in the Metro Vancouver region, the Amrize (formerly Lafarge) facility in Richmond and the Heidelberg Materials facility in Delta. B.C.'s cement and concrete industry support more than 7,500 direct and indirect full-time jobs, contributing more than $700M annually to the economy through wages and salaries – with many of these benefits realized in Metro Vancouver. Approximately 90 per cent of the jobs in B.C.s cement and concrete industry are fulltime high-paying jobs, with hourly wages that exceed the total industry national average by 30 per cent.

We are deeply concerned that the proposed amendments related to permit fees will levy unjustified and onerous costs to cement plants, with limited transparency and certainty, at a time when it is more important than ever to protect Canadian and regional manufacturing.

Like energy, cement and concrete are strategic commodities upon which B.C.'s economy depends. B.C. can only maintain economic sovereignty by ensuring that it has a reliable domestic supply of cement and concrete to support the construction of infrastructure projects, including energy and electricity projects, roads and bridges, hospitals and schools, and homes.

In B.C., a significant portion of cement (estimated at more than 15% of total demand in 2024) used in the province is imported, primarily from countries like Vietnam with limited environmental and labour standards. As a result, the imported cement is priced to undercut domestic, locally produced cement by B.C. workers and companies who contribute to the economy.

Against the backdrop of increasing instability impacting global supply and demand, it is more critical than ever to **support local B.C. cement producers against unfair competition from jurisdictions with lower environmental, social and labour standards** by creating a competitive, fair, and predictable business environment.

British Columbia's industrial manufacturers need a level playing field to ensure that cheaper, carbon-intensive materials do not erode local, domestic, low-carbon manufacturing.

Proposed amendments to the MVRD's Air Quality Management Fees risk significantly exacerbating this pressure, to the detriment of the environment and B.C.'s economy. **Without adjustment, we are at even greater risk of displacing B.C. production and jobs with more polluting higher-carbon imports.**

While the cement industry appreciates the intent of the amendments to clarify and update definitions for permittees, the amendments **do not provide the needed transparency and certainty to protect B.C.'s cement industry**. In particular, the CAC is concerned regarding the permit fee ceiling of $450,000 for application fees for permits, approvals and amendments for businesses applying for authorization to discharge air contaminants. Cement plants already pay

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Ottawa, ON K1R 7S8

significant annual costs to comply with the existing by-law, and it is unclear how and or why a $450,000 application fee aligns with the stated cost recovery goals. Further, these increased compliance costs are being added in an already challenging competitiveness environment, driven by B.C.'s uniquely stringent industrial carbon price as well as unprecedented economic turmoil caused by the U.S.'s trade upheaval. The viability of cement manufacturing in the lower mainland is at risk.

To better illustrate the existing annual costs to comply with the by-law, please find historical costs paid from each facility below:

	Richmond (Amrize)	**Delta (Heidelberg)**
Air Permit Fee	$313,256 (2016) $279,179 (2017) $275,000 (2018) $264,952 (2019) $262,599 (2020) $262,713 (2021) $319,688 (2022) $378,978 (2023) $436,566 (2024) $493,073 (2025) Total fees paid, 2016-2025: **$3,286,009**	$446,167 (2016) $655,177 (2017) $655,616 (2018) $475,177 (2019) $659,539 (2020) $659,539 (2021) $788,328 (2022) $930,258 (2023) $1,062,889 (2024) $1,196,298 (2025) Total fees paid, 2016-2025: **$7,523,995**
Annual spend on air emissions testing	$95,000 (2016) $94,502 (2017) $110,898 (2018) $245,000 (2019) $117,638 (2020) $82,285 (2021) $350,241 (2022) $449,804 (2023) $159,793 (2024) $119,085 (2025) Total fees paid, 2016-2025: **$1,579,492**	$100,000 (2016) $103,000 (2017) $106,090 (2018) $109,272 (2019) $112,550 (2020) $115,927 (2021) $119,405 (2022) $122,987 (2023) $126,677 (2024) $130,477 (2025) Total fees paid, 2016-2025: **$1,146,388**
Permit renewal	$450,000 (expected, 2028)	$450,000 (expected)
Other Facility Permit Costs (outside of BC)	Exshaw (Alberta) – No fee Bath (Ontario) – No fee St. Constant (Quebec) - $153,000 Brookfield (Nova Scotia) - $8,791 *No permit renewal fees for any of the above plants	Edmonton (Alberta) - $30,000 Picton (Ontario) - $18,000
Additional information	Amrize has informed MVRD that if the air modelling shows	

	we cannot meet the ambient air quality standards for NOx, we will commit to the installation of SNCR. This is likely a $3-5M spend for the facility, along with operating costs (likely $100-200k annually).	

Therefore, we request that the following changes be made before the proposed amendments move forward:

1. **Eliminate the application fee to preserve competitiveness and attractiveness for foreign direct investment within the region.** Given that Metro Vancouver is unique in requiring both an annual emissions fee, a provincial industrial carbon price and a significant permitting fee, capping the limit at a meaningfully lower level would be better aligned with the region's goals to attract and preserve building materials manufacturing activity.

2. **Increase transparency regarding the use of annual emissions fees,** including how they relate to cost-recovery and contribute to abating emissions.

3. **Ensure fairness and transparency with respect to establishing term lengths for permits.** The CAC understands that Metro Vancouver began establishing expiry dates for permits over the last decade, and that decisions on term lengths for permits are made on a case-by-case basis. This could lead to unfairness and uncertainty for large plants, further damaging the investment environment in the region.

Against the backdrop of increasing instability impacting global supply and demand and rising competition from peer jurisdictions for foreign direct investment, it is critical to ensure that Metro Vancouver remains an attractive and viable destination for modernization and investment throughout the materials sector.

We appreciate the time you have taken to consult with us and for the opportunity for us to provide our feedback. We are available to discuss our recommendations further: please contact Adam Auer, President and CEO of the CAC [redacted]

Sincerely,

Adam Auer
President & CEO,
Cement Association of Canada

CC:

Hon. Ravi Kahlon
Minister of Jobs and Economic Growth
PO Box 9071 Stn Prov Govt
Victoria BC
V8W 9E2

Hon. Tamara Davidson
Minister of Environment and Parks
PO Box 9047 Stn Prov Govt
Rm 112, Parliament Buildings
Victoria BC
V8W 9E2

Kevin Jardine
Deputy Minister, Environment and Parks
PO Box 9339 Stn Prov Govt
Victoria BC
V8W9M1

Fazil Mihlar
Deputy Minister, Jobs and Economic Growth
PO Box 9846 Stn Prov Govt
Victoria BC
V8W9T2

Cement Association of Canada

January 8, 2026

Dear Members of the Air Quality and Climate Committee,

On behalf of the Cement Association of Canada (CAC), I am writing to you today to provide additional comments following our earlier letter in October 2025 regarding the proposed amendments to the Metro Vancouver Regional District (MVRD)'s Air Quality Management Fees Regulation Bylaw No. 1330, 2021.

The CAC is the leading voice of Canada's cement industry, whose six member companies produce the cement, concrete and aggregates needed to build vital housing and infrastructure and create economic growth in communities across the country, including Metro Vancouver and B.C.

B.C. has two cement plants, both located in the Metro Vancouver region, the Amrize (formerly Lafarge) facility in Richmond and the Heidelberg Materials facility in Delta. B.C.'s cement and concrete industry support more than 7,500 direct and indirect full-time jobs, contributing more than $700M annually to the economy through wages and salaries – with many of these benefits realized in Metro Vancouver. Approximately 90 per cent of the jobs in B.C.s cement and concrete industry are full time high-paying jobs, with hourly wages that exceed the total industry national average by 30 per cent.

Like energy, cement and concrete are strategic commodities upon which B.C.'s economy depends. Against the backdrop of increasing instability impacting global supply and demand and rising competition from peer jurisdictions for foreign direct investment, it is critical to ensure that Metro Vancouver remains an attractive and viable destination for modernization and investment throughout the materials sector.

In our earlier correspondence, we expressed our concerns that the proposed amendments related to permit fees would levy unjustified and onerous costs to cement plants. At the time, the proposed regulations from the MVRD would have set a $450,000 application fee limit cap, far surpassing comparator jurisdictions across North America, and raising serious issues regarding the ongoing competitiveness of British Columbia's cement manufacturing sector.

We are pleased to update that following engagement with several members of this committee, members of the MVRD's Air Quality and Climate Action Services department, and with various officials within the Government of British Columbia, the Cement Association of Canada and our members have been made aware of updates to the original proposed regulations.

We understand that under the updated proposed amendments that your committee is considering, adjustments to permit applications from a facility with an expiring permit would be **capped at $125,000**, significantly decreased from the earlier proposal of $450,000.

As a result, the **Cement Association of Canada and our members are supportive of the updated proposed amendments to the Metro Vancouver Regional District (MVRD)'s Air Quality Management Fees Regulation Bylaw No. 1330, 2021**.

We appreciate the quick and thoughtful engagement of members of this committee, as well as with the MVRD to ensure that the proposal protects important domestic manufacturing.

We are available to discuss further should you have any questions: please contact me, Sarah Petrevan, Vice President of Industrial Decarbonization and Sustainability for the CAC at [redacted]

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Ottawa, ON K1R 7S8

cement.ca

Sincerely,



Sarah Petrevan
Vice President, Industrial Decarbonization and Sustainability
Cement Association of Canada

fraserhealth
Better health.
Best in health care.

January 12th, 2026

Metrotower III
4515 Central Boulevard
Burnaby, BC V5H 0C6

Re: Proposed amendments to Metro Vancouver's Air Quality Management Fees Bylaw No. 1330

Dear Conor Reynolds:

As a Medical Health Officer for Fraser Health, I appreciate the opportunity to provide feedback on the proposed amendments to the Air Quality Management Fees Bylaw No. 1330, particularly regarding the changes proposed to fees for Odorous Air Contaminants (OACs). A structured permit fee system that incentivizes emissions reductions, including odours, is an important step in addressing ongoing concerns associated with odour producing activities.

Odour complaints remain the most common type of air quality-related concern received by Metro Vancouver.[i] At Fraser Health, we similarly receive complaints from members of the public about disruptive odours in their neighbourhoods. These concerns reflect a broader expectation that local authorities will take meaningful action to address environmental nuisances that affect daily life.

Exposure to odours is not always directly linked to specific health effects, but some studies have reported associations with increased risk of symptoms such as headaches and cough/phlegm.[ii] Even in the absence of measurable toxic outcomes, odours can have important impacts on health and wellbeing.

[i] Metro Vancouver. Odour. Metro Vancouver; 2024. Available from: https://metrovancouver.org/services/environmental-regulation-enforcement/air-quality-regulatory-program/odour
[ii] Guadalupe-Fernandez V, De Sario M, Vecchi S, et al. Industrial odour pollution and human health: a systematic review and meta-analysis. Environ Health. 2021;20(1):108. doi:10.1186/s12940-021-00774-3

Medical Health Officer
Fraser Health
400 – 13450 102nd Avenue
Surrey, BC V3T 0H1 Canada
Tel:(604)-930-5404
Fax:(604)-930-5414
www.fraserhealth.ca

2023 BC's Top Employers

Exposure to odours can discourage the use of outdoor spaces, which in turn can reduce opportunities for physical activity and social connection.[iii] Odours may also inadvertently increase exposure to other environmental hazards, such as during periods of extreme heat when residents may keep windows closed to avoid odours, making it more difficult to cool their homes.[iii]

An effective odour management program that includes a structured permit fee system can help strengthen public confidence that concerns about odours are being taken seriously, and that environmental hazards are being appropriately managed, while also encouraging emission reductions. Our Environmental Health Protection team at Fraser Health appreciates the work being done at Metro Vancouver to strengthen the management of OACs and support health and wellbeing in our communities.

Sincerely,

Emily Newhouse MD, CM, MPH, FRCPC
Medical Health Officer – Medical Director
Population and Public Health
Fraser Health

[iii] Eykelbosh A, Maher R, de Ferreyro Monticelli D, Ramkairsingh A, Henderson S, Giang A, et al. Elucidating the community health impacts of odours using citizen science and mobile monitoring. Environ Health Rev. 2021;64(2):24-27. doi:10.5864/d2021-010

From: [redacted]
To: Metro Vancouver Air Quality Bylaws
Subject: Re: Engagement Update: Proposed Amendments to Air Quality Management Fees in Metro Vancouver
Date: Wednesday, January 21, 2026 4:03:52 AM
Attachments: image003.png
image004.png
image005.png
image006.png
image007.png

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Hi Esther,

This exchange has ended up being quite an education for me and I have appreciated the helpful responses, with references to relevant material.

I remain concerned about the impact on emission reductions of the major reduction to fees, but was glad to see that concern reflected in the report to the Committee on feedback.

Once again, thank you
[redacted]

From: Julia Cameron [redacted]
Sent: Thursday, March 12, 2026 4:50 PM
To: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Cc: Esther Berube <Esther.Berube@metrovancouver.org>; Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org>
Subject: RE: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

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Thank you for sharing, Gaurav. Esther presented these at our last AAC meeting, which was very helpful.

Julia

Julia Cameron (she/her)
Vice President, Communications & Corporate Affairs, Village Farms Canadian Cannabis
[redacted]

From: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Sent: Thursday, March 12, 2026 4:35 PM
To: Julia Cameron [redacted]
Cc: Esther Berube <Esther.Berube@metrovancouver.org>; Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org>
Subject: FW: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

You don't often get email from gaurav.singh@metrovancouver.org. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Julia,

I'm forwarding this message to you individually to ensure you received it, as it contains an update on the proposed amendments to Metro Vancouver's air quality management fees bylaw.

Please let us know if you would like to meet to discuss. Your written feedback is requested by March 26.

If you have any questions or comments, please contact Metro Vancouver staff at AQBylaw@metrovancouver.org or 604-432-6200 by March 26, 2026.

Best regards,

Gaurav Singh
Air Quality Planner, Air Quality & Climate Action Services
t. 604-436-6914

This communication may contain information and advice that is confidential and/or privileged. If you are not the intended recipient, you may not disseminate, distribute or copy this communication. You are asked to delete it and contact the sender as soon as possible.

From: Metro Vancouver <AQBylaw@metrovancouver.org>
Sent: Thursday, March 12, 2026 3:30 PM
To: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Subject: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

Update on Air Quality Management Fees Regulation Bylaw No. 1330, 2021

Thank you to everyone who has provided feedback to date as we have worked to update the air quality management fees set out in MVRD Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (MVRD Bylaw No. 1330, 2021).

Currently, staff are considering further adjustments in response to requests from the BC Government. You can find more information on the project webpage.

The current proposed updates are:

- Freeze all air contaminant fee rates at 2026 levels until December 31, 2028, once the proposed updates to fee rates described below have been incorporated

- Introduce application fee caps of
  - $110,000 for new permits and significant amendments and
  - $50,000 for authorizations for facilities with expiring permits
- Clarify and simplify odorous air contaminant rules, reduce some fee rates, and re-introduce the fee rate for total reduced sulphur compounds
- Clarify fee calculations
- Clarify definitions and align with provincial and federal legislation
- Review fees by the end of December 2028, and then every four years thereafter

Information on previous proposals is available on the project webpage, including the report to the January 16, 2026 meeting of Metro Vancouver's Air Quality Committee that was referred back to staff for further discussion with the Province.

Your input
Your feedback, along with research and consideration for competitiveness with other jurisdictions and current economic conditions, has contributed to the proposed updates.

Staff continue to listen to feedback on these proposals. **Please contact Metro Vancouver staff or share your comments via AQBylaw@metrovancouver.org or 604-432-6200 by March 26, 2026.**

Next steps
Proposed amendments will be brought forward to Metro Vancouver's Air Quality Committee and the Metro Vancouver Regional District Board. If adopted, the revised bylaw will apply going forward.

The proposed amendments are intended to improve clarity, predictability, fairness, and competitiveness of the fees, and align with the principles of emissions reduction, discharger-pay, and fair cost recovery. In addition, without these amendments, some facilities could be charged much higher fees under the current bylaw.

The Metro Vancouver region is an urban region, home to over half the population of British Columbia, and it is Metro Vancouver's legislated responsibility to regulate air quality to protect residents' health and the environment.

Contact us:

Project Website: Proposed Amendments to Air Quality Management Fees Bylaw
Email: AQBylaw@metrovancouver.org
Phone: 604-432-6200

Follow us:

Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is made up of four separate legal entities, each governed by its own Board of Directors. Board directors are elected officials from member jurisdictions.

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From: Stephanie VOYSEY [redacted]
Sent: Friday, March 13, 2026 10:08 AM
To: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Cc: Esther Berube <Esther.Berube@metrovancouver.org>; Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org>
Subject: Re: FW: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

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Hi Gaurav

Thanks for sharing this update. At this time, we do not have any concerns in regards to the new proposed updates.

Cheers,
Stephanie

STEPHANIE VOYSEY, P.ENG.
Head of Environment, Canada Cement
[redacted]

Amrize Canada
2300 Rogers Avenue, Coquitlam, Canada, V3K 5X6
M: 6046909950
Amrize | LinkedIn | Facebook

This email is confidential and intended only for the use of the above named addressee. If you have received this email in error, please delete it immediately and notify us by email or telephone.

On Thu, Mar 12, 2026 at 4:41 PM Gaurav Singh <Gaurav.Singh@metrovancouver.org> wrote:

Hi Stephanie,

I'm forwarding this message to you individually to ensure you received it, as it contains an update on the proposed amendments to Metro Vancouver's air quality management fees bylaw.

Please let us know if you would like to meet to discuss. Your written feedback is requested by March 26.

If you have any questions or comments, please contact Metro Vancouver staff at AQBylaw@metrovancouver.org or 604-432-6200 by March 26, 2026.

Best regards,

Gaurav Singh
Air Quality Planner, Air Quality & Climate Action Services
t. 604-436-6914

This communication may contain information and advice that is confidential and/or privileged. If you are not the intended recipient, you may not disseminate, distribute or copy this communication. You are asked to delete it and contact the sender as soon as possible.

From: Metro Vancouver <AQBylaw@metrovancouver.org>
Sent: Thursday, March 12, 2026 3:30 PM
To: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Subject: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

Update on Air Quality Management Fees Regulation Bylaw No. 1330, 2021

Thank you to everyone who has provided feedback to date as we have worked to update the air quality management fees set out in MVRD Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (MVRD Bylaw No. 1330, 2021).

Currently, staff are considering further adjustments in response to requests from the BC Government. You can find more information on the project webpage.

The current proposed updates are:

-

Freeze all air contaminant fee rates at 2026 levels until December 31, 2028, once the proposed updates to fee rates described below have been incorporated

- Introduce application fee caps of
  - $110,000 for new permits and significant amendments and
  - $50,000 for authorizations for facilities with expiring permits
- Clarify and simplify odorous air contaminant rules, reduce some fee rates, and re-introduce the fee rate for total reduced sulphur compounds
- Clarify fee calculations
- Clarify definitions and align with provincial and federal legislation
- Review fees by the end of December 2028, and then every four years thereafter

Information on previous proposals is available on the project webpage, including the report to the January 16, 2026 meeting of Metro Vancouver's Air Quality Committee that was referred back to staff for further discussion with the Province.

Your input
Your feedback, along with research and consideration for competitiveness with other jurisdictions and current economic conditions, has contributed to the proposed updates.

Staff continue to listen to feedback on these proposals. **Please contact Metro Vancouver staff or share your comments via AQBylaw@metrovancouver.org or 604-432-6200 by March 26, 2026.**

Next steps
Proposed amendments will be brought forward to Metro Vancouver's Air Quality Committee and the Metro Vancouver Regional District Board. If adopted, the revised bylaw will apply going forward.

The proposed amendments are intended to improve clarity, predictability, fairness, and competitiveness of the fees, and align with the principles of emissions reduction, discharger-pay, and fair cost recovery. In addition, without these amendments, some facilities could be charged much higher fees under the current bylaw.

The Metro Vancouver region is an urban region, home to over half the population of British Columbia, and it is Metro Vancouver's legislated responsibility to regulate air quality to protect residents' health and the environment.

Contact us:

Project Website: Proposed Amendments to Air Quality Management Fees Bylaw
Email: AQBylaw@metrovancouver.org
Phone: 604-432-6200

Follow us:

Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is made up of four separate legal entities, each governed by its own Board of Directors. Board directors are elected officials from member jurisdictions.

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From: Melchor Pioquinto [redacted]
Sent: Tuesday, March 17, 2026 9:53 AM
To: Gaurav Singh <Gaurav Singh@metrovancouver.org>
Cc: Parmjit [redacted]
Subject: RE: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

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Hello Gaurav,

We have reviewed the proposed amendments and the proposed updates listed in project webpage looks good. We have no further comment.

Regards,
Mel Pioquinto
Superior Poultry Processors Ltd.

From: Parmjit [redacted]
Sent: March 12, 2026 7:23 PM
To: Melchor Pioquinto [redacted]
Subject: Fwd: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

Sent from my iPhone

Begin forwarded message:

From: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Date: March 12, 2026 at 4:40:29 PM PDT
To: Parmjit [redacted]
Cc: Esther Berube <Esther.Berube@metrovancouver.org>, Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org>
Subject: FW: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

Hi Parmjit,

I'm forwarding this message to you individually to ensure you received it, as it contains an update on the proposed amendments to Metro Vancouver's air quality management fees bylaw.

Please let us know if you would like to meet to discuss. Your written feedback is requested by March 26.

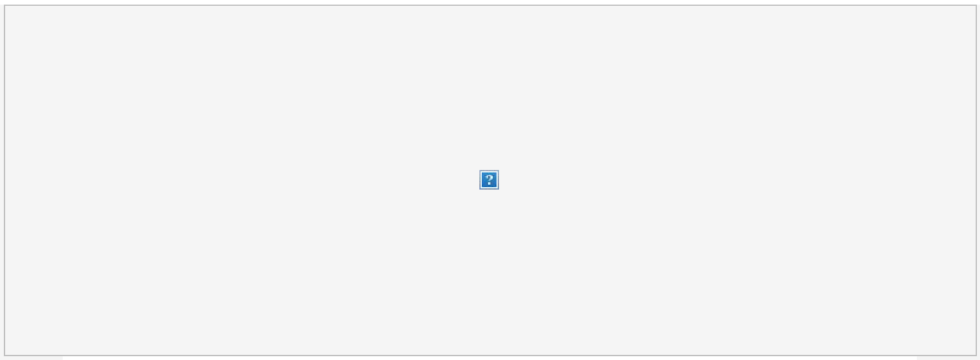
If you have any questions or comments, please contact Metro Vancouver staff at AQBylaw@metrovancouver.org or 604-432-6200 by March 26, 2026.

Best regards,

Gaurav Singh
Air Quality Planner, Air Quality & Climate Action Services
t. 604-436-6914

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From: Metro Vancouver <AQBylaw@metrovancouver org>
Sent: Thursday, March 12, 2026 3:30 PM
To: Gaurav Singh <Gaurav.Singh@metrovancouver org>
Subject: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver



Update on Air Quality Management Fees Regulation Bylaw No. 1330, 2021

Thank you to everyone who has provided feedback to date as we have worked to update the air quality management fees set out in MVRD Air Quality Management Fees Regulation Bylaw No. 1330, 2021 (MVRD Bylaw No. 1330, 2021).

Currently, staff are considering further adjustments in response to requests from the BC Government. You can find more information on the project webpage.

The current proposed updates are:

1. Freeze all air contaminant fee rates at 2026 levels until December 31, 2028, once the proposed updates to fee rates described below have been incorporated
2. Introduce application fee caps of
    1. $110,000 for new permits and significant amendments and
    2. $50,000 for authorizations for facilities with expiring permits
3. Clarify and simplify odorous air contaminant rules, reduce some fee rates, and re-introduce the fee rate for total reduced sulphur compounds
4. Clarify fee calculations
5. Clarify definitions and align with provincial and federal legislation
6. Review fees by the end of December 2028, and then every four years thereafter

Information on previous proposals is available on the project webpage, including the report to the January 16, 2026 meeting of Metro Vancouver's Air Quality Committee that was referred back to staff for further discussion with the Province.

Your input
Your feedback, along with research and consideration for competitiveness with other jurisdictions and current economic conditions, has contributed to the proposed updates.

Staff continue to listen to feedback on these proposals. **Please contact Metro Vancouver staff or share your comments via AQBylaw@metrovancouver.org or 604-432-6200 by March 26, 2026.**

Next steps
Proposed amendments will be brought forward to Metro Vancouver's Air Quality Committee and the Metro Vancouver Regional District Board. If adopted, the revised bylaw will apply going forward.

The proposed amendments are intended to improve clarity, predictability, fairness, and competitiveness of the fees, and align with the principles of emissions reduction, discharger-pay, and fair cost recovery. In addition, without these amendments, some facilities could be charged much higher fees under the current bylaw.

The Metro Vancouver region is an urban region, home to over half the population of British Columbia, and it is Metro Vancouver's legislated responsibility to regulate air quality to protect residents' health and the environment.

Contact us:

Project Website: Proposed Amendments to Air Quality Management Fees Bylaw
Email: AQBylaw@metrovancouver.org
Phone: 604-432-6200

Follow us:

Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable housing, and serves as a regional federation The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name The organization is made up of four separate legal entities, each governed by its own Board of Directors Board directors are elected officials from member jurisdictions

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From: Newhouse, Emily Dr [redacted]
Sent: Wednesday, March 18, 2026 2:12 PM
To: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Cc: Esther Berube <Esther.Berube@metrovancouver.org>; Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org>; Barn, Prabjit [FH] [redacted]
Subject: RE: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

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Hello Gaurav,

Thank you for letting us know about the update on the proposed amendments to Metro Vancouver's air quality management fees bylaw.

Our original letter of feedback would still apply to this round of consultation; we do not have additional comments to offer at this time, but would appreciate the original feedback being noted.

Regards,

Emily Newhouse, MD, CM, MPH, FRCPC
Medical Health Officer and Medical Director, Population and Public Health, Fraser Health Authority
[redacted] 13450 – 102nd Avenue, Surrey, B.C. V3T 0H1
[redacted]

[redacted]

Fraser Health provides care on the traditional, ancestral and unceded territories of the Coast Salish and Nlaka'pamux Nations, and is home to 32 First Nations.

From: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Sent: Thursday, March 12, 2026 4:30 PM
To: Newhouse, Emily Dr [redacted]
Cc: Esther Berube <Esther.Berube@metrovancouver.org>; Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org>
Subject: FW: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

You don't often get email from gaurav.singh@metrovancouver.org. Learn why this is important

EXTERNAL SENDER. Does this email look suspicious? Click on Report Message/Phish Alert in the top right of your Outlook toolbar or forward to spam@phsa.ca and **Do not** open attachments or click on links.

Hi Emily,

I'm forwarding this message to you individually to ensure you received it, as it contains an update on the proposed amendments to Metro Vancouver's air quality management fees bylaw.

Please let us know if you would like to meet to discuss. Your written feedback is requested by March 26.

If you have any questions or comments, please contact Metro Vancouver staff at AQBylaw@metrovancouver.org or 604-432-6200 by March 26, 2026.

Best regards,

Gaurav Singh
Air Quality Planner, Air Quality & Climate Action Services
t. 604-436-6914

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From: Metro Vancouver <AQBylaw@metrovancouver.org>
Sent: Thursday, March 12, 2026 3:30 PM
To: Gaurav Singh <Gaurav.Singh@metrovancouver.org>
Subject: Update March 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver



Update on Air Quality Management Fees Regulation Bylaw No. 1330, 2021

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Your input

Your feedback, along with research and consideration for competitiveness with other jurisdictions and current economic conditions, has contributed to the proposed updates.

Staff continue to listen to feedback on these proposals. **Please contact Metro Vancouver staff or share your comments via AQBylaw@metrovancouver.org or 604-432-6200 by March 26, 2026.**

Next steps

Proposed amendments will be brought forward to Metro Vancouver's Air Quality Committee and the Metro Vancouver Regional District Board. If adopted, the revised bylaw will apply going forward.

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The Metro Vancouver region is an urban region, home to over half the population of British Columbia, and it is Metro Vancouver's legislated responsibility to regulate air quality to protect residents' health and the environment.

Contact us:

Project Website: Proposed Amendments to Air Quality Management Fees Bylaw
Email: AQBylaw@metrovancouver.org
Phone: 604-432-6200

Follow us:

Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is made up of four separate legal entities, each governed by its own Board of Directors. Board directors are elected officials from member jurisdictions.

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Heidelberg Materials

Heidelberg Materials Canada Limited
Delta Cement Plant
7777 Ross Road
Delta, BC V4G 1B8

March 20, 2026

Metro Vancouver
Air Quality and Climate Action Services
Parks and Environment
4730 Kingsway
Burnaby, BC V5H 0G6

Attention: Esther Berube, P.Eng. Division Manager, Bylaw and Regulation Development
AQBylaw@metrovancouver.org

Subject: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

Dear Ms. Berube,

Heidelberg Materials Canada Limited welcomes the revised March 2026 proposed amendments to Metro Vancouver's air quality management fees in Regulation Bylaw No. 1330, 2021. As a permit holder, we believe our concerns are being heard.

Metro Vancouver's proposal for the cap of $50,000 for the renewal of expiring permits is in line with Heidelberg Materials' recommendations. At the same time, it is assumed that the permit term is renewed for a reasonable length of time such as 10 years. With a long term renewed permit, the proposed fee cap would be considered competitive with other jurisdictions.

For the fee cap of $110,000 for new permits and/or significant amendments, we still find this cap excessive; however, it is an improvement from Metro Vancouver's previous revised proposal of $220,000. For new permit or significant amendment applications, the permittee would be expected to cover costs for studies such as air dispersion modelling. There may be expectations to install certain air emission monitors which the permittee would be expected to cover the costs of engineering and technical studies, installation, certification and long-term maintenance. Thus, with these additional costs, Heidelberg Materials continues to recommend that the cap be set at $50,000 as it was in pre-2021.

Heidelberg Materials

Heidelberg Materials supports Metro Vancouver's proposal to freeze all air contaminant fee rates at the 2026 rates until at least to the end of 2028. It should be noted that the fee rates apply to the permit emissions limits which are normally higher than what the actual emissions are. With the elimination in 2022 of the Measured Discharge Program (MDP), qualified permit holders lost the ability to recuperate a portion of our annual fees based on actual emissions versus permit limits. Although the freeze in the fee rates does not compensate for the removal of the MDP, it does provide some future financial savings.

Heidelberg Materials Canada Limited appreciates this opportunity to respond to Metro Vancouver's proposed amendments to the air quality management fees in Regulation Bylaw No. 1330, 2021.

Yours truly,

Eileen Jang, P.Eng.
Environmental Manager

cc: Pascal Bouchard, Plant Manager, Heidelberg Materials Canada Limited
Gaurav Singh, Air Quality Planner, Air Quality & Climate Action Services, Metro Vancouver

From: [redacted]
To: Metro Vancouver Air Quality Bylaws
Subject: Feedback on by-law amendments
Date: Wednesday, March 25, 2026 4:16:53 PM

WARNING: *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Hello,

I am writing to provide comments on the proposed amendments to Bylaw No. 1330, 2021. The by-law should be amended to significantly increase the costs and penalties available for odour emitters in the East Side of Vancouver -- most specifically: West Coast Reduction (WCR). The WCR plant located near the port releases a revolting stench from the processing of animal products. While the plant operates year round, the smells are most noticeable -- indeed, almost ever present -- during the warmer spring and summer months. For some reason -- be it the heating of animal waste or the venting of the processing plant itself on sunny days -- the smells from the WCR plant are most unpleasant during precisely those times when Vancouverities want to spend time outdoors.

The effect on my quality of life and enjoyment of my property is severe. The smell of rotten, decomposing animal byproduct is inescapable in East Vancouver. It hangs live a disgusting fog throughou the day. I smell it while walking in the neighbourhood, working in my garden, doing exercise, etc. It is not confined to outdoors -- any time a window is open (a common thing during warm months), the revolting smell takes over my house. The smells make me very upset. They cause nauseau, discomfort, the inability to relax, etc. They make me feel embarassed any time I have friends or family over. The smell pervades all over the neighbourhood. It severely diminishes quality of life and the ability to enjoy one's property and public spaces (such as parks and schools). [redacted] and I often think how distracting and horrible it must be to try to study and concentrate on one's studies surrounded by revolting animal by-product smells.

Vancouverites in Kits or Point Grey would never have to stand for this nonsense. East Van residents, by contrast, are subjected to a constant disgusting miasma that denies them the ability to enjoy the outdoors.

WCR is a horrible presence in our city. Frankly, the plant should be closed and moved. We dont allow pulp mills or coal plants down at the port any longer because of noxious odours and smoke; the same logic should lead to the closure of that awful WCR plant.

But short of closure, WCR and the other terrible odour emitters in East Van should AT LEAST be required to control their odours more and pay penalties when they fail to do so.

I IMPLORE YOU TO INCREASE PENALTIES FOR ODOUR EMITTERS AND MAKE IT MORE EXPENSIVE AND DIFFICULT TO CAUSE SMELL POLUTION.

Pleae do not hesitate to contact me if you need anything further from me.

[redacted]

From: [redacted]
To: Metro Vancouver Air Quality Bylaws
Subject: Re: Proposed Amendments to Air Quality Fees Bylaw
Date: Friday, March 27, 2026 7:35:54 PM
Attachments: image001.png

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Hi, thanks for the response. The odour is not coming from Parallel 49, that was just a landmark of around where I[redacted]. The smell is from the chicken processing plant.
Thanks

On Fri, Mar 27, 2026 at 4:54 PM Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org> wrote:

> Hi[redacted]
>
> Thank you for taking the time to write and for sharing your comments regarding the proposed amendments to *Air Quality Management Fees Regulation Bylaw No. 1330, 2021*. We acknowledge receipt of your submission.
>
> Your feedback will be included in the engagement summary and brought forward to Metro Vancouver's Air Quality Committee and the Metro Vancouver Regional District Board for consideration, along with other comments received during the engagement. Information identifying you as the source will be blacked out.
>
> To help us better understand the source of your concerns, could you please clarify the odours that are of concern to you? In particular, are these odours ones you believe may be originating from the Parallel 49 Brewing facility, or from other sources in the area?
>
> Further, If you are interested in receiving updates about Metro Vancouver's air quality and climate action work, including updates related to odour management, you may subscribe to the Air Quality and Climate Action mailing list and select the topic "managing odours" here: Air Quality and Climate Action Mailing List | Metro Vancouver.
>
> Best regards,
>
> Gaurav Singh
> **Air Quality Planner**, Air Quality & Climate Action Services
> t. 604-436-6914
> metrovancouver
> SERVICES AND SOLUTIONS FOR A LIVABLE REGION
>
> *This communication may contain information and advice that is confidential and/or privileged. If you are not the intended recipient, you may not disseminate, distribute or copy this communication. You are asked to delete it and contact the sender as soon as possible.*

From: [redacted]
Sent: Thursday, March 26, 2026 7:12 PM
To: Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org>
Subject: Proposed Amendments to Air Quality Fees Bylaw

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I've [redacted] near Parallel 49 [redacted] and originally the smell would just occur in my area in the summer when the winds blew a certain direction. Each year the odours have become progressively worse. It is happening outside the summer months and the days are more numerous each year. It deters me from opening windows, going outside and is a barrier to going to local businesses.

With the problem getting worse, I believe it's a bad time to introduce rate cut and caps. Businesses should be financially rewarded when odours lessen. As the problem worsens, the cuts and caps remove incentives to do more to mitigate the issue. Several condo buildings are being built in my neighbourhood and this problem with be affective more and more people.

Thanks for your information and the opportunity to give our input

[redacted]

March 30, 2026

Sent by email:
CLRdominato@vancouver.ca; mlahti@portmoody.ca
dmarsden@coquitlam.ca; areaajen@gmail.com
tbaillie@tol.ca; Bill.McNulty@richmond.ca
mayor.berry@lionsbay.ca; jross@belcarra.ca
jdueck@mapleridge.ca; druimy@mapleridge.ca
doug.elford@surrey.ca; rwallace@langleycity.ca
alison.gu@burnaby.ca; lwatt@westvancouver.ca

Air Quality Committee
Metro Vancouver
Head Office - Metrotower III
4515 Central Boulevard
Burnaby, B.C. V5H 0C6

Attention: **Members of the Air Quality Committee, Metro Vancouver**

Dear Members of the Air Quality Committee and Chair Dominato,

Re: **Air Quality Management Fees Regulation Bylaw**

We write on behalf of industrial permit holders operating across the Metro Vancouver region to thank the Committee for its considered discussion on January 16 regarding the proposed amendments to the *Air Quality Management Fees Regulation Bylaw*, and to request more detail on the most recent amendments proposal before it is considered again by the Committee.

As several Committee members noted during the January 16 meeting, the magnitude, complexity, and pacing of the proposed air emissions fee increases — including annual emission fees as well as permit application and re-application fees — warrant additional time and clarity to ensure the framework is proportionate, defensible, and appropriately aligned. We appreciate the Committee's focus on ensuring this framework is right before it is advanced further.

During the January 16 discussion, committee members raised concerns that resonate across a wide range of permitted industries, including:

- the justification for significant fee increases across all air contaminants;
- the complexity of the fee calculation mechanism;
- the continued escalation of air permit application and renewal fees; and,
- the potential implications for regional competitiveness and business retention.

Councillors also emphasized the importance of provincial alignment, particularly given Metro Vancouver's role as a delegated authority in this area.

Shared Community and Environmental Interests

Industry members are also residents of Metro Vancouver. Our employees and their families live and work in the same communities that MVRD serves, and we share the Committee's commitment to protecting air quality, public health, and quality of life. Industry, therefore, supports strong, *science-based environmental regulation*. At the same time, regulatory frameworks are most effective when they are transparent in their rationale, proportionate in their outcomes, and aligned with provincial and national approaches. Consistency across jurisdictions supports regulatory confidence, environmental effectiveness, and informed long-term investment decisions.

Economic Contribution of Permitted Industry

Industrial permit holders subject to the Air Quality Management Bylaw are an integral part of British Columbia's economy. Collectively, our members:

- employ thousands of workers;
- generate billions of dollars in annual economic activity; and,
- support extensive local supply chains, skilled trades, and workforce development.

A predictable, transparent, and proportionate air quality regulatory regime is essential to sustaining these contributions and supporting continued investment in emissions reduction and environmental performance.

Substantive Issues Remain Unresolved

While industry acknowledges the effort made by staff to adjust certain elements of the proposed bylaw, the fundamental concerns raised in previous correspondence from industry and the Province remain unresolved.

The most recent bylaw amendments proposal was shared with some permittees, in summary form, on March 12, and a small excerpt of the draft bylaw was later provided. Together, these documents do not provide sufficient detail to allow for substantive comment; in fact, they raise more questions than they answer about the details and potential impact of the new proposed amendments.

It is our understanding that in the normal course of the bylaw amendment process, as we have seen, the full text of the proposed amendments would only be available for comment when it is included in a published committee agenda. This usually gives stakeholders less than a week to review and comment. We also understand from staff that they are not able to share the full text of the bylaw sooner.

Given the complexity of this bylaw and the proposed amendments, the potential impact to the regional economy, and the protracted amendment proceedings thus far, we respectfully request that:

- The Committee provide staff with the direction and/or authority necessary to allow them to share the full text of the proposed bylaw amendments;
- The full text be shared with all Air Quality permit holders, not just the handful described as "odour permits";
- At least 30 days be given for review and comment; and
- The full content of the comments received be included in the final report for the Committee to consider.

We remain committed to constructive engagement and stand ready to provide technical expertise and practical insight to support the development of an air quality regulatory framework that is effective, aligned, and economically sustainable.

We hope the Committee sees the value of taking the time to get this right.

Respectfully,

[Signatories Page Follows]

West Coast Reduction Ltd.

Ken Ingram
Director of Technical and Env. Services

BC Salmon Farmers

Brian Kingzett (Mar 30, 2026 09:19:41 PDT)

Brian Kingzett
Executive Director

Hallmark Farms

Ron Pollon (Apr 1, 2026 08:48:48 PDT)

Ron Pollon
General Manager

BC Agriculture Council

Danielle Synotte
Executive Director

GFL

Lee St. Arnaud (Mar 31, 2026 13:14:38 MDT)

Lee St. Arnaud
Area Vice President, Solid Waste West

Skretting

Trevor Stanley (Mar 30, 2026 13:46:24 ADT)

Trevor Stanley
Managing Director, Skretting North America

BC Food & Beverage

James Donaldson
CEO

cc:

Honourable Tamara Davidson, BC Minister of Environment	ENV.Minister@gov.bc.ca
Honourable Lana Popham, BC Minister of Agriculture and Food	AF.Minister@gov.bc.ca
Honourable Ravi Kahlon, BC Minister of Jobs and Economic Growth	JEDI.Minister@gov.bc.ca

Blacklined Unofficial Consolidation of MVRD Bylaw No. 1330, 2021

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. ~~1330~~1440, ~~2021~~2026
A Bylaw to Regulate Air Quality Management Fees

WHEREAS:

A. The Board of the Metro Vancouver Regional District has enacted ~~the "~~*Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008*~~"~~; and

B. ~~That Bylaw~~ Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 contemplates the establishment and payment of fees.

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 Air Quality Management Fees Regulation Bylaw No. ~~1330, 2021~~1440, 2026".* This bylaw may be cited as "Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw" (in this ~~B~~bylaw, "this Regulation").

Repeal of Bylaw

~~1.~~**2.** "Metro Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1330, 2021" and all amendments thereto are repealed.

Schedules

~~2.~~**3.** The following ~~S~~schedules are attached to and form part of this Regulation:

~~Schedule "A-1", Calculation of Air Contaminant Emission Fees until December 31, 2021;~~
~~Schedule "A-2", Calculation of Air Contaminant Emission Fees from January 1, 2022 to December 31, 2022;~~
~~Schedule "A-3", Calculation of Air Contaminant Emission Fees from January 1, 2023 to December 31, 2023;~~
~~Schedule "A-4", Calculation of Air Contaminant Emission Fees from January 1, 2024 to December 31, 2024;~~
~~Schedule "A-5", Calculation of Air Contaminant Emission Fees from January 1, 2025 to December 31, 2025;~~

- Schedule ~~"~~A-~~6~~1~~"~~, Calculation of Air Contaminant Emission Fees from ~~January 1~~April 24, 2026 to December 31, ~~2026~~2028;

~~Schedule "A-7", Calculation of Air Contaminant Emission Fees from January 1, 2027 to December 31, 2027;~~
~~Schedule "A-8", Calculation of Air Contaminant Emission Fees for January 1, 2028 and later; and~~

- Schedule A-2, Calculation of Air Contaminant Emission Fees from January 1, 2029 to December 31, 2029;
- Schedule A-3, Calculation of Air Contaminant Emission Fees for January 1, 2030 and later; and;

~~Schedule "B", Calculation of Odorous Air Contaminant Emission Fees.~~

- Schedule B, List of Hazardous Air Pollutants.

General

~~3.~~**4.** This Regulation is deemed to be an integral part of the Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008 ("the Bylaw").

~~4.~~**5.** Terms defined in the Bylaw, or incorporated by reference into the Bylaw, have the same meaning in this Regulation.

Definitions

~~5.~~**6.** In this Regulation:

~~"~~**"administrative amendment"**~~"~~ means an amendment to a permit or approval for any of the following purposes:

(a) a change of ownership or name; or
(b) a change of legal address or mailing address;

"authorized discharge" means:

(a) the quantity of an air contaminant that is authorized by a permit, approval, or emission regulation; or
(b) if the quantity of an air contaminant in the discharge is not specified in a permit, approval, or emission regulation, the quantity of the air contaminant that is:
    i. determined from discharge factors applied in accordance with procedures approved by the district director; or
    ii. measured, in accordance with procedures approved by the district director and further to a requirement in a permit, approval or emission regulation to measure the air contaminant;

"billion cubic metre odour unit~~s~~" means ~~the volume of an odorous air contaminant discharge such that the product of the odour concentration, in odour units, and the volume of the discharge, in cubic metres, is equivalent to~~ a volume of one billion cubic metres of gas ~~with~~ having an ~~odorous substance~~odour concentration of one odour unit per cubic metre of gas;

"coarse particulate matter" means particulate matter with an aerodynamic diameter greater than 2.5 micrometres, excluding diesel particulate matter and metals;

"coarse particulate matter containing soy dust" means coarse particulate matter containing soy;

"diesel particulate matter" means particulate matter that is ~~emitted~~discharged from the combustion of diesel fuel or an alternative diesel fuel;

"District" means the Metro Vancouver Regional District;

"European Reference Odour Mass" means a conventional quantity value for an odour unit, equal to a defined mass of a reference substance having known odorous properties, as referenced and used in the European Standard EN 13725:2022 ("Stationary source emissions - Determination of odour concentration by dynamic olfactometry and odour emission rate");

"farm business" has the same meaning as in section 1 of the *Farm Practices Protection (Right to Farm) Act*, RSBC 1996, c. 131;

"farm operation" has the same meaning as in section 1 of the *Farm Practices Protection (Right to Farm) Act*;

"fine particulate matter" means particulate matter with an aerodynamic diameter less than or equal to 2.5 micrometres, excluding diesel particulate matter and metals;

~~*Replaced by Bylaw 1373, 2023*~~

"global warming potential" means the 100-year global warming potential of a greenhouse gas, as listed in the most recent Working Group 1 Contribution (The Physical Science Basis) to the most recent Assessment Report of the Intergovernmental Panel on Climate Change, all as corrected from time to time;

"greenhouse gases" means gases that have a global warming potential, and includes carbon dioxide, methane, and other greenhouse gases;

"hazardous air pollutants" means ~~air contaminants that:~~ substances introduced into the air that cause or may cause cancer, birth defects, or other major health impacts to humans or any life form, and are listed in Schedule B;

~~(a) meet the definition of toxic under the *Canadian Environmental Protection Act, 1999* (Canada) and listed in Schedule 1 of that Act (List of Toxic Substances) as amended from time to time, but not including greenhouse gases, ozone, respirable particulate matter less than or equal to 10 microns and air contaminants that are precursors to particulate matter formation (nitrogen oxides, sulphur dioxide, volatile organic compounds and ammonia); or~~

~~(b) are included in the United States *Clean Air Act*, United States Code Title 42, c. 85 § 7412(b) (1) (List of Hazardous Air Pollutants), as amended from time to time; or~~ *2011*

~~(c) as determined by the district director;~~

~~"~~**metals**~~"~~ means metals that are not hazardous air pollutants~~, including aluminum, antimony, barium, boron, copper, iron, manganese, molybdenum, nickel, silver, tin, and zinc~~;

"minor amendment" means an amendment to a permit or approval for any of the following purposes:

(a) a decrease in the authorized quantity of the discharge, emission or stored material;
(b) an increase in the authorized quantity of the discharge, emission or stored material that does not exceed 10% of the authorized quantity;

(c) a change in the authorized quality of the discharge, emission or stored material such that, in the opinion of the district director, the change has or will have ~~less~~an equal or lesser impact on the environment;
(d) a change in a monitoring program; or
(e) a change to the works, method of treatment or any other condition of a permit or approval such that, in the opinion of the district director, the change has or will have ~~less~~an equal or lesser impact on the environment;

~~*Replaced by Bylaw 1373, 2023*~~

"non-photoreactive volatile organic compounds" means any volatile organic compounds~~:~~
~~(a)~~ , except methane, listed as exclusions under "Volatile organic compounds that participate in atmospheric photochemical reactions" in Schedule 1 (List of Toxic Substances, Part 2) of the *Canadian Environmental Protection Act, 1999*, S.C. 1999, c. 33, as amended from time to time~~, except methane; or~~
~~(b) as determined by the district director~~;

"odour concentration" means the number of odour units in a cubic metre of gas at standard conditions (at a temperature of 293 Kelvin (K) and normal atmospheric pressure of 101.3 kilo Pascals (kPa) on a wet basis), as specified in the European Standard EN 13725: 2022 ("Stationary source emissions - Determination of odour concentration by dynamic olfactometry and odour emission rate"), as amended from time to time;

"odorous air contaminant~~s~~" ~~means substances that individually or collectively are air contaminants~~ is a type of air contaminant, and means any substance that is discharged into the air that, due to ~~their~~its odorous properties;
(a) injures or is capable of injuring the health or safety of a person;
(b) injures or is capable of injuring property or any life form;
(c) interferes or is capable of interfering with the normal conduct of business;
(d) causes or is capable of causing material physical discomfort to a person; or
(e) damages or is capable of damaging the environment;

"odorous air contaminant sensitive receptor location" means a residential location, public space or commercial business location such as restaurants and retail operations where owners, operators, or occupants may suffer the impairment of enjoyment of private or public space or business loss due to the presence of odorous air contaminants;

~~**"odour detection threshold**" means the concentration at which an odour panel in accordance with European Standard EN 13725:2003 ("Air quality – determination of odour concentration by dynamic olfactometry"), as amended from time to time, or by a method approved by the district director, can just detect the presence of a substance;~~

"odour unit" means an amount of an odorous air contaminant, or odorous air contaminants, that, when evaporated into one cubic metre of neutral gas at standard conditions (at a temperature of 293 Kelvin (K) and normal atmospheric pressure of 101.3 kilo Pascals (kPa) on a wet basis), elicits a physiological response from a panel that is equivalent to that elicited by one

European Reference Odour Mass when evaporated into one cubic metre of neutral gas at standard conditions, all as determined in accordance with European Standard EN 13725:~~2003 ("Air quality – determination of odour concentration by dynamic olfactometry"),~~ 2022 ("Stationary source emissions - Determination of odour concentration by dynamic olfactometry and odour emission rate"), as amended from time to time~~, or as otherwise approved by the district director~~;

"~~"~~other greenhouse gases"~~"~~ means greenhouse gases including nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulphur hexafluoride, but does not include carbon dioxide and methane;

"photoreactive volatile organic compounds" means any volatile organic compounds~~:~~
~~(a)~~ not defined in this Regulation as either hazardous air pollutants or non-photoreactive volatile organic compounds; ~~or~~
~~(b) as determined by the district director;~~

"significant amendment" means an amendment to a permit or approval which is not an administrative amendment or a minor amendment;~~ and~~

"~~"~~total reduced sulphur (TRS)"~~"~~ means ~~total~~ one or more substances introduced into the air that contain one or more sulphur atoms in their reduced ~~sulphur compounds, including but not limited to hydrogen sulphide, methyl mercaptan, dimethyl sulphide, and dimethyl disulphide~~state~~.~~;

"volatile aldehydes" means volatile organic compounds containing a carbonyl group bonded to at least one hydrogen atom;

"volatile amines" means volatile organic compounds with a structure similar to ammonia where one or more hydrogen atoms are replaced with organic groups;

"volatile fatty acids" means volatile organic compounds containing a carbonyl group and a hydroxyl group bonded to the same carbon in a chain of seven or fewer carbon atoms;

"volatile ketones" means volatile organic compounds containing a carbonyl group bonded to two carbon atoms; and

"whole emission discharge of odorous air contaminants" means the total discharge of odorous air contaminants from an emission source in one year and is the product of the total odorous air contaminants in the discharge, as measured in accordance with European Standard EN 13725:2022 ("Stationary source emissions - Determination of odour concentration by dynamic olfactometry and odour emission rate"), as amended from time to time, expressed in odour units, multiplied by the total volume of the discharge, expressed in billion cubic metres.

Payment of Fees

~~6.~~**7.** Every person who applies for a permit or an approval, or any amendment of a permit or approval, must pay the application fees set out in this Regulation.

~~7.~~**8.** Every person who discharges air contaminants under an emission regulation, a permit, or an approval must pay the applicable annual or duration fees set out in this Regulation.

~~8.~~**9.** Emission fees are payable under this Regulation for emission fees related to the discharge of a greenhouse gas, unless the provincial carbon tax applies to the discharge of that greenhouse gas.

Calculation of Air Contaminant Emission Fees

10. ~~**"Air contaminant emission fees"** (Z)~~ The District will charge air contaminant emission fees ~~are the emission fees~~ calculated in accordance with~~as per~~ Schedules A-1 to A-~~8~~3 [*Calculation of Air Contaminant Emission Fees*] ~~and Schedule B [*Calculation of Odorous Air Contaminant Fees*]~~ for the applicable year, but subject to sections 11 through 14.

11. ~~-~~If the authorized discharge for an emission source includes a substance that meets the definition of more than one air contaminant listed in Schedules A-1 to A-3 (a "listed air contaminant"), the District will charge only one air contaminant emission fee for the substance, calculated at the highest emission fee rate of all that apply to the substance.

12. Despite section 11 , if a permit, approval, or emission regulation for an emission source authorizes a quantity, or requires the measurement of, a whole emission discharge of odorous air contaminants in addition to having an authorized discharge of other listed air contaminant(s), the District must charge both the air contaminant emission fee that applies to each authorized listed air contaminant and the air contaminant emission fee for the whole emission discharge of odorous air contaminants, except if the air contaminant is, or is part of, total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, or volatile ketones, in which case the District must charge only the emission fees as set out in sections 13 and 14 .

13. If a permit, approval, or emission regulation, for an emission source,

(a) authorizes a quantity of whole emission discharge of odorous air contaminants (whether or not the permit, approval, or emission regulation authorizes a quantity of total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, and volatile ketones for the same emission source), or

(b) requires the measurement of a whole emission discharge of odorous air contaminants (but does not specify a quantity of same), and does not, for the same emission source, specify a quantity of total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, or volatile ketones,

then for that emission source, the District must charge the air contaminant emission fee for the whole emission discharge of odorous air contaminants and the air contaminant emission fee for any authorized discharge of a listed air contaminant other than total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, and volatile ketones.

14. If a permit, approval, or emission regulation, for an emission source,

(a) requires the measurement of a whole emission discharge of odorous air contaminants (but does not specify a quantity of whole emission discharge of odorous air contaminants), and

(b) for the same emission source, authorizes a quantity of total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, or volatile ketones,

then for that emission source, the District must charge the air contaminant emission fees for total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, and volatile ketones, and the air contaminant emission fees for any authorized discharge of other listed air contaminants from that emission source other than a whole emission discharge of odorous air contaminants.

~~9.~~

~~10.~~**15.** **"Total emission fees**" are calculated as the sum of all air contaminant emission fees applicable for:

(a) annual emissions authorized by a permit or emission regulation; or

(b) the duration of the approval.

Permit and Approval Application Fees

~~11.~~**16.** The application fee payable to the District for an application:

(a) for a new permit or new approval is $1,000 plus twice the total emission fees payable for the emissions specified in the application, to a maximum of $110,000; and

(b) for a permit or approval authorizing the discharge of air contaminants from a facility or operation that has an expiring permit or expiring approval is $1,000 plus the total emission fees payable for the emissions specified in the application, to a maximum of $50,000.

~~12.~~**17.** Despite section ~~11~~16, the application fee payable to the District for an application:

(a) for an open ~~air~~ burning approval associated with a farm operation and conducted on a farm as part of a farm business is $100; and

(b) for all other open ~~air~~ burning approvals is $1,000.

Permit and Approval Amendment Application Fees

~~13.~~**18.** The application fee payable to the District for an application:

(a) for an administrative amendment is $240;

(b) for a minor amendment is $500 plus twice the increase, if any, in the total emission fees payable for the emissions specified in the application; and

(c) for a significant amendment is $1,000 plus twice the increase in the total emission fees payable for the emissions specified in the application, to a maximum of $110,000.

Application Fee Payment

~~14.~~**19.** An application fee must be paid at the time the application is submitted and is not refundable by reason only that the permit, approval, or amendment application is refused.

Annual Fees

~~15.~~**20.** A holder of a permit must pay annually the total emission fees plus an administrative fee of $200, within ~~30~~35 days of ~~receipt of an~~the date the District issued the invoice for the annual fees.

Approval Duration Fees

~~16.~~**21.** A holder of an approval, other than an open ~~air~~ burning approval, must pay the total emission fees for the period authorized by the approval plus an administrative fee of $200 within ~~30~~35 days of ~~receipt of an~~ the date the District issued the invoice for the approval duration fees.

Cancellations and Amendments

~~17.~~**22.** If a permit or approval is cancelled at the request of the holder of the permit or approval, the holder is required to pay to the District any prorated amount of fees as determined by the District. The District will issue an invoice for any prorated amount of fees due or will refund the amount of any overpayment of the applicable fees. Refunds for less than $100 will not be issued.

~~18.~~**23.** If a permit or approval is amended, the District will:

(a) issue an invoice for any prorated amount of fees due;

(b) credit the amount of any overpayment against any fees payable in the subsequent year; or

(c) if no fees are payable in the subsequent year, ~~will~~ refund any overpayment to the holder of the permit or approval. Refunds for less than $100 will not be issued.

~~19.~~**24.** If a permit or approval is amended, the permit or approval holder will pay any amount owing to the District within ~~30~~35 days of ~~receipt of an~~the date the District issued the invoice ~~issued~~ under section ~~18~~23(a).

Interest Charges

25. Where a person fails or refuses to pay an invoice within 40 days of the date the invoice was issued, the person must pay interest at the rate of 1.25% per month (15% per year) compounded monthly and calculated daily on all amounts overdue, including all overdue interest, from the date the charge was due to the date of payment.

~~**Repeal of Bylaw**~~

~~**20.** "*Greater Vancouver Regional District Air Quality Management Fees Regulation Bylaw No. 1083, 2008*" as amended, is hereby repealed.~~

Fee Reduction

26. Where air contaminant emission fees are calculated for whole emission discharge of odorous air contaminants for an emission source that either (i) has an odour unit emission limit in a permit or approval, or (ii) has a permit or approval requirement to measure odour units, the permittee or approval holder may apply for a reduction in air contaminant emission fees, as follows:

(a) Air contaminant emission fees for whole emission discharge of odorous air contaminants may be reduced by 75% if the permittee or approval holder demonstrates to the satisfaction of the district director through approved dispersion modelling that

the whole emission discharge of odorous air contaminants will not exceed one odour unit at the nearest odorous air contaminant sensitive receptor location 99.5% of the time based on a ten-minute average of authorized maximum (permitted) emissions, or 99.8% of the time based on measured emissions; and

(b) If conditions of section 26(a) cannot be met, air contaminant emission fees for whole emission discharge of odorous air contaminants may be reduced by 50% if the permittee or approval holder demonstrates to the satisfaction of the district director through approved dispersion modelling that the whole emission discharge of odorous air contaminants will not exceed three odour units at the nearest odorous air contaminant sensitive receptor location 99.5% of the time based on a ten-minute average of authorized maximum (permitted) emissions, or 99.8% of the time for measured emissions.

Review of Emission Fee Rates

27. The District will review and update emission fee rates for 2029 and later, as well as application fees, where appropriate, with consideration of research, financial analysis, input from interested parties, and other relevant factors, by the end of December 31, 2028 and then at a minimum frequency of once every four years. For clarity, the initial review will include a review of Schedules A-2 and A-3.

Severability

~~21.~~**28.** If any portion of this Regulation is deemed *ultra vires*, illegal, invalid, or unenforceable in any way in whole or in part by any court of competent jurisdiction, such decision will not be deemed to invalidate or void the remainder of the ~~Bylaw~~Regulation. The parts so held to be *ultra vires*, illegal, invalid, or unenforceable must be deemed not to have been part of this Regulation from its adoption. The remainder of the Regulation will have the same force and effect as if the parts that have been deemed *ultra vires*, illegal, invalid, or unenforceable had not been included in this Regulation when it was adopted.

Schedule A-1: Calculation of Air Contaminant Emission Fees until December 31, 2021

1. Air contaminant emission fees (Z) until December 31, 2021 for air contaminants listed in Table 1 are calculated as follows:

$$Z = A \times B$$

where,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table 1, and
B is the corresponding emission fee rate for that air contaminant listed in column 2 of Table 1.

Table 1 – Air Contaminant Emission Fee Rates for Authorized Discharges in 2021

Column 1 (A) **Air Contaminant**	Column 2 (B) **Emission fee rate ($/tonne)**
Particulate Matter (filterable and condensable from solely combustion sources)	$300
Particulate Matter (filterable and condensable from solely non-combustion sources)	$30
Fine Particulate Matter (filterable and condensable from combined combustion and non-combustion sources, not fuelled solely by natural gas and/or propane)	$300
Particulate Matter (all other filterable from combined combustion and non-combustion sources, not fuelled solely by natural gas and/or propane)	$30
Nitrogen Oxides (NOx)	$50
Photoreactive volatile organic compounds	$100
Non-photoreactive volatile organic compounds	$30
Sulphur Oxides (SOx)	$100
Total Reduced Sulphur (TRS)	$150
Hazardous Air Pollutants	$1,000
Other (not otherwise specified)	$30

Schedule A-2: Calculation of Air Contaminant Emission Fees from January 1, 2022 to December 31, 2022

1. Air contaminant emission fees (Z) from January 1, 2022 to December 31, 2022 for air contaminants listed in Table 2 are calculated as follows:

$$Z = A \times B$$

where,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table 2, and
B is the corresponding emission fee rate for that air contaminant listed in column 2 of Table 2.

Table 2 – Air Contaminant Emission Fee Rates for Authorized Discharges in 2022

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate ($/tonne) (B)**
Ammonia	$39
Coarse Particulate Matter	$31
Coarse Particulate Matter containing soy dust	$51
Diesel Particulate Matter	$964
Fine Particulate Matter	$514
Hazardous Air Pollutants	$1,143
Metals	$183
Methane	$180
Nitrogen Oxides (NOx)	$64
Non-photoreactive volatile organic compounds	$31
Ozone	$63
Photoreactive volatile organic compounds	$123
Sulphur Oxides (SOx)	$100
Total Reduced Sulphur (TRS)	$367
Other (not otherwise specified)	$31
Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-3: Calculation of Air Contaminant Emission Fees from January 1, 2023 to December 31, 2023

1. Air contaminant emission fees (Z) from January 1, 2023 to December 31, 2023 for air contaminants listed in Table 3 are calculated as follows:

$$Z = A \times B$$

where,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table 3, and
B is the corresponding emission fee rate for that air contaminant listed in column 2 of Table 3.

Table 3 – Air Contaminant Emission Fee Rates for Authorized Discharges in 2023

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate ($/ tonne)(B)**
Ammonia	$47
Coarse Particulate Matter	$33
Coarse Particulate Matter containing soy dust	$73
Diesel Particulate Matter	$1,629
Fine Particulate Matter	$729
Hazardous Air Pollutants	$1,286
Metals	$336
Methane	$341
Nitrogen Oxides (NOx)	$79
Non-photoreactive volatile organic compounds	$33
Ozone	$96
Photoreactive volatile organic compounds	$146
Sulphur Oxides (SOx)	$100
Total Reduced Sulphur (TRS)	$583
Other (not otherwise specified)	$33
Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-4: Calculation of Air Contaminant Emission Fees from January 1, 2024 to December 31, 2024

1. Air contaminant emission fees (Z) from January 1, 2024 to December 31, 2024 for air contaminants listed in Table 4 are calculated as follows:

$$Z = A \times B$$

where,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table 4, and
B is the corresponding emission fee rate for that air contaminant listed in column 2 of Table 4.

Table 4 – Air Contaminant Emission Fee Rates for Authorized Discharges in 2024

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate ($/tonne) (B)**
Ammonia	$56
Coarse Particulate Matter	$34
Coarse Particulate Matter containing soy dust	$94
Diesel Particulate Matter	$2,293
Fine Particulate Matter	$943
Hazardous Air Pollutants	$1,429
Metals	$489
Methane	$497
Nitrogen Oxides (NOx)	$93
Non-photoreactive volatile organic compounds	$34
Ozone	$129
Photoreactive volatile organic compounds	$169
Sulphur Oxides (SOx)	$100
Total Reduced Sulphur (TRS)	$800
Other (not otherwise specified)	$34
Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-5: Calculation of Air Contaminant Emission Fees from January 1, 2025 to December 31, 2025

1. Air contaminant emission fees (Z) from January 1, 2025 to December 31, 2025 for air contaminants listed in Table 5 are calculated as follows:

$$Z = A \times B$$

where,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table 5, and
B is the corresponding emission fee for that air contaminant listed in column 2 of Table 5.

Table 5 – Air Contaminant Emission Fee Rates for Authorized Discharges in 2025

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate ($/tonne) (B)**
Ammonia	$64
Coarse Particulate Matter	$36
Coarse Particulate Matter containing soy dust	$116
Diesel Particulate Matter	$2,957
Fine Particulate Matter	$1,157
Hazardous Air Pollutants	$1,571
Metals	$641
Methane	$653
Nitrogen Oxides (NOx)	$107
Non-photoreactive volatile organic compounds	$36
Ozone	$161
Photoreactive volatile organic compounds	$191
Sulphur Oxides (SOx)	$100
Other (not otherwise specified)	$36
Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-1

Schedule A-~~6~~1: Calculation of Air Contaminant Emission Fees from ~~January 1~~April 24, 2026 to December 31, ~~2026~~2028

1. ~~Air~~ From April 24, 2026 to December 31, 2028, **air contaminant emission fees** ~~(Z) from January 1, 2026 to December 31, 2026~~ for the discharge of air contaminants listed in Table ~~6~~ A-1 are calculated as follows:

$$Z = A \times B$$

where,

Z is the air contaminant emission fee,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table ~~6~~A-1 or the authorized discharge in billion cubic metre odour units of whole emission discharge of odorous air contaminants listed in column 1 of Table A-1, and

B is the corresponding emission fee rate for that air contaminant or whole emission discharge of odorous air contaminants listed in column 2 of Table ~~6~~A-1.

Table ~~6~~A-1 – ~~Air Contaminant~~ Emission Fee Rates for ~~Authorized Discharges in 2026~~Air Contaminants for April 24, 2026 to December 31, 2028

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate ~~($/tonne)~~ (B)**
Ammonia	$73 ($/tonne)
Coarse Particulate Matter	$37 ($/tonne)
Coarse Particulate Matter containing soy dust	$137 ($/tonne)
Diesel Particulate Matter	$3,621 ($/tonne)
Fine Particulate Matter	$1,371 ($/tonne)
Hazardous Air Pollutants	$1,714 ($/tonne)
Metals	$794 ($/tonne)
Methane	$809 ($/tonne)
Nitrogen Oxides (NOx)	$121 ($/tonne)
Non-photoreactive volatile organic compounds	$37 ($/tonne)
Ozone	$194 ($/tonne)
Photoreactive volatile organic compounds	$214 ($/tonne)
Sulphur Oxides (SOx)	$100 ($/tonne)
Total Reduced Sulphur (TRS)	$800 ($/tonne)
Volatile Aldehydes	$1,397 ($/tonne)
Volatile Amines	$2,000 ($/tonne)
Volatile Fatty Acids	$1,603 ($/tonne)
Volatile Ketones	$1,783 ($/tonne)

Whole Emission Discharge of Odorous Air Contaminants	$5 per billion cubic metre odour units
Other (not otherwise specified)	$37 ($/tonne)
Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-7: Calculation of Air Contaminant Emission Fees from January 1, 2027 to December 31, 2027

1. Air contaminant emission fees (Z) from January 1, 2027 to December 31, 2027 for air contaminants listed in Table 7 are calculated as follows:

$$Z = A \times B$$

where,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table 7, and
B is the corresponding emission fee rate for that air contaminant listed in column 2 of Table 7.

Table 7 – Air Contaminant Emission Fee Rates for Authorized Discharges in 2027

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee ($/tonne) (B)**
Ammonia	$81
Coarse Particulate Matter	$39
Coarse Particulate Matter containing soy dust	$159
Diesel Particulate Matter	$4,286
Fine Particulate Matter	$1,586
Hazardous Air Pollutants	$1,857
Metals	$947
Methane	$964
Nitrogen Oxides (NOx)	$136
Non-photoreactive volatile organic compounds	$39
Ozone	$227
Photoreactive volatile organic compounds	$237
Sulphur Oxides (SOx)	$100
Other (not otherwise specified)	$39
Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-8: Calculation of Air Contaminant Emission Fees for January 1, 2028 and later

1. Air contaminant emission fees (Z) for January 1, 2028 and later for air contaminants listed in Table 8 are calculated as follows:

$$Z = A \times B$$

where,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table 8, and
B is the corresponding emission fee rate for that air contaminant listed in column 2 of Table 8.

Table 8 – Air Contaminant Emission Fee Rates for Authorized Discharges in 2028 and later

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate ($/tonne) (B)**
Ammonia	$90
Coarse Particulate Matter	$40
Coarse Particulate Matter containing soy dust	$180
Diesel Particulate Matter	$4,950
Fine Particulate Matter	$1,800
Hazardous Air Pollutants	$2,000
Metals	$1,100
Methane	$1,120
Nitrogen Oxides (NOx)	$150
Non-photoreactive volatile organic compounds	$40
Ozone	$260
Photoreactive volatile organic compounds	$260
Sulphur Oxides (SOx)	$100
Other (not otherwise specified)	$40
Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-2

Schedule A-2: Calculation of Air Contaminant Emission Fees from January 1, 2029 to December 31, 2029

1. From January 1, 2029 to December 31, 2029, **air contaminant emission fees** for the discharge of air contaminants listed in Table A-2 are calculated as follows:

$$Z = A \times B$$

where,

Z is the air contaminant emission fee,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table A-2 or the authorized discharge in billion cubic metre odour units of whole emission discharge of odorous air contaminants listed in column 1 of Table A-2, and

B is the corresponding emission fee rate for that air contaminant or whole emission discharge of odorous air contaminants listed in column 2 of Table A-2.

Table A-2 – Emission Fee Rates for Air Contaminants in 2029

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate (B)**
Ammonia	$81 ($/tonne)
Coarse Particulate Matter	$39 ($/tonne)
Coarse Particulate Matter containing soy dust	$159 ($/tonne)
Diesel Particulate Matter	$4,286 ($/tonne)
Fine Particulate Matter	$1,586 ($/tonne)
Hazardous Air Pollutants	$1,857 ($/tonne)
Metals	$947 ($/tonne)
Methane	$964 ($/tonne)
Nitrogen Oxides (NOx)	$136 ($/tonne)
Non-photoreactive volatile organic compounds	$39 ($/tonne)
Ozone	$227 ($/tonne)
Photoreactive volatile organic compounds	$237 ($/tonne)
Sulphur Oxides (SOx)	$100 ($/tonne)
Total Reduced Sulphur (TRS)	$960 ($/tonne)
Volatile Aldehydes	$1,676 ($/tonne)
Volatile Amines	$2,400 ($/tonne)
Volatile Fatty Acids	$1,924 ($/tonne)
Volatile Ketones	$2,140 ($/tonne)
Whole Emission Discharge of Odorous Air Contaminants	$6 per billion cubic metre odour units
Other (not otherwise specified)	$39 ($/tonne)

Schedule A-2

Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule A-3

Schedule A-3: Calculation of Air Contaminant Emission Fees for January 1, 2030 and later

1. From January 1, 2030 and onwards, **air contaminant emission fees** for the discharge of air contaminants listed in Table A-3 are calculated as follows:

$$Z = A \times B$$

where,

Z is the air contaminant emission fee,

A is the authorized discharge in tonnes of an air contaminant listed in column 1 of Table A-3 or the authorized discharge in billion cubic metre odour units of whole emission discharge of odorous air contaminants listed in column 1 of Table A-3, and

B is the corresponding emission fee rate for that air contaminant or whole emission discharge of odorous air contaminants listed in column 2 of Table A-3.

Table A-3 – Emission Fee Rates for Air Contaminants in 2030 and later

Column 1 **Air Contaminant (A)**	Column 2 **Emission fee rate (B)**
Ammonia	$90 ($/tonne)
Coarse Particulate Matter	$40 ($/tonne)
Coarse Particulate Matter containing soy dust	$180 ($/tonne)
Diesel Particulate Matter	$4,950 ($/tonne)
Fine Particulate Matter	$1,800 ($/tonne)
Hazardous Air Pollutants	$2,000 ($/tonne)
Metals	$1,100 ($/tonne)
Methane	$1,120 ($/tonne)
Nitrogen Oxides (NOx)	$150 ($/tonne)
Non-photoreactive volatile organic compounds	$40 ($/tonne)
Ozone	$260 ($/tonne)
Photoreactive volatile organic compounds	$260 ($/tonne)
Sulphur Oxides (SOx)	$100 ($/tonne)
Total Reduced Sulphur (TRS)	$1,152 ($/tonne)
Volatile Aldehydes	$2,012 ($/tonne)
Volatile Amines	$2,880 ($/tonne)
Volatile Fatty Acids	$2,308 ($/tonne)
Volatile Ketones	$2,568 ($/tonne)
Whole Emission Discharge of Odorous Air Contaminants	$7 per billion cubic metre odour units
Other (not otherwise specified)	$40 ($/tonne)

Schedule A-3

Other greenhouse gases	Fee per tonne ($) = provincial carbon tax value of carbon dioxide ($ / tonne) multiplied by the global warming potential of the other greenhouse gas, divided by the global warming potential of carbon dioxide

Schedule B: Calculation of Odorous Air Contaminant Emission Fees

1. The emission fee for odorous air contaminants is either a fee for:
(a) The whole emission discharge of odorous air contaminants, as described in section 2 of this Schedule; or
(b) The sum of all emission fees for specified odorous air contaminants, as described in section 3 of this Schedule.

Whole emission discharge
2. The emission fee for a whole emission discharge of odorous air contaminants is the concentration of total odorous air contaminants in the emission, as measured through dynamic olfactometry, expressed in odour units, multiplied by the total volume of authorized air contaminant emissions, expressed in cubic metres, and:
(a) From January 1, 2022 to December 31, 2024:
(i) Where there is an odour unit emission limit in a permit or approval, the fee is calculated at $50 per billion cubic metre odour unit, as follows:
Fee ($) = [$50 x (total annual authorized volume in m^3) x (odour unit emission limit)] / billion cubic metre odour units;
or

(ii) Where there is no odour unit emission limit in a permit or approval, the fee is calculated at $200 per billion cubic metre odour unit, as follows;
Fee ($) = [$200 x (total annual authorized volume in m^3) x (odour units measured)] / billion cubic metre odour units;
and

(b) From January 1, 2025 and later:
(i) Where there is an odour unit emission limit in a permit or approval, the fee is calculated at $60 per billion cubic metre odour unit, as follows:
Fee ($) = [$60 x (total annual authorized volume in m^3) x (odour unit emission limit)] / billion cubic metre odour units;
or

(ii) Where there is no odour unit emission limit in a permit or approval, the fee is calculated at $240 per billion cubic metre odour unit, as follows:
Fee ($) = [$240 x (total annual authorized volume in m^3) x (odour units measured)] / billion cubic metre odour units.

Specified odorous air contaminants
3. The emission fee for specified odorous air contaminants is the sum of the fees for those specified odorous air contaminants, as set out in sections 4 and 5 of this Schedule. The emission fee for a specified odorous air contaminant is based on the odour detection threshold of the specified odorous air contaminant.

4. Where an odorous air contaminant is set out in Column 1 of Table 9:
(a) From January 1, 2022 to December 31, 2024, the fee for that odorous air contaminant (Z) is either:

~~(i) The fee for the permitted level of that odorous air contaminant as set out in a permit or approval, calculated as:~~
~~Z = A x B~~
~~where,~~
~~A is the permitted level in kilograms of that air contaminant listed in column 1 of Table 9, and~~
~~B is the corresponding fee rate per kilogram of that air contaminant listed in column 2 of Table 9;~~

~~or~~

~~(ii) The fee for the measured level of that odorous air contaminant, calculated as:~~
~~Z = C x D~~
~~where,~~
~~C is the measured level in kilograms of that air contaminant listed in column 1 of Table 9, and~~
~~D is the corresponding fee rate per kilogram of that air contaminant listed in column 3 of Table 9; and~~

~~(b) From January 1, 2025 and later, the fee for that odorous air contaminant is either:~~
~~(i) The fee for the permitted level of that odorous air contaminant as set out in a permit or approval, calculated as:~~
~~Z = A x B~~
~~where,~~
~~A is the permitted level in kilograms of that air contaminant listed in column 1 of Table 9, and~~
~~B is the corresponding fee rate per kilogram of that air contaminant listed in column 4 of Table 9;~~
~~or~~

~~(ii) The fee for the measured level of that odorous air contaminant, calculated as:~~
~~Z = C x D~~
~~where,~~
~~C is the measured level in kilograms of that air contaminant listed in column 1 of Table 9, and~~
~~D is the corresponding fee rate per kilogram of that air contaminant listed in column 5 of Table 9.~~

~~5. Subject to section 6 of this Schedule, where an odorous air contaminant is not set out in Column 1 of Table 9:~~
~~(a) From January 1, 2022 to December 31, 2024, the fee for that odorous air contaminant is either:~~
~~(i) The fee for the described limit of that odorous air contaminant as set out in a permit or approval, calculated as:~~
~~Fee ($) = $50 / billion cubic metres x [permit or approval concentration limit in mg/m^3 / odour detection threshold in mg/m^3] x permitted flow rate (billion m^3/year or authorized period);~~

~~or~~

~~(ii) For an odorous air contaminant without a described limit in a permit or approval for which monitoring is required, the fee for that odorous air contaminant is calculated as:~~
~~Fee ($) = $200 / billion cubic metres x [measured concentration in mg/m^3 / odour detection threshold in mg/m^3] x permitted flow rate (billion m^3/authorized period); and~~

~~(b) From January 1, 2025 and later, the fee for that odorous air contaminant is either:~~

~~(i) The fee for the described limit of that odorous air contaminant as set out in a permit or approval, calculated as:~~
~~Fee ($) = $60 / billion cubic metres x [permit or approval concentration limit in mg/m³ / odour detection threshold in mg/m³] x permitted flow rate (billion m³/year or authorized period);~~
~~or~~

~~(ii) For an odorous air contaminant without a described limit in a permit or approval for which monitoring is required, the fee for that odorous air contaminant is calculated as:~~
~~Fee ($) = $240 / billion cubic metres x [measured concentration in mg/m³ / odour detection threshold in mg/m³] x permitted flow rate (billion m³/authorized period); and~~

~~in cases of odorous air contaminants where there is a concentration of an odorous air contaminant below the analytical method detection limit, the fee shall be based on 25% of the analytical method detection limit.~~

~~6. The fee rate for an odorous air contaminant not set out in Column 1 of Table 9 is not to exceed $1,000 per kilogram.~~

~~**Fee Reduction**~~
~~7. If the permittee or approval holder is able to demonstrate to the satisfaction of the district director that substantial dilution of the emission occurs before contact with an odorous air contaminant sensitive receptor location, the permittee or approval holder may apply for a reduction in odorous air contaminant emission fees based on the following:~~

~~(a) Fees may be reduced by 75% if it can be demonstrated through approved dispersion modelling that one odour unit can be achieved at the nearest odorous air contaminant sensitive receptor location 99.5% of the time based on a ten-minute average of authorized maximum (permitted) emissions, or 99.8% of the time based on measured emissions; and~~

~~(b) Fees may be reduced by 50% if it can be demonstrated through approved dispersion modelling that three odour units can be achieved at the nearest odorous air contaminant sensitive receptor location 99.5% of the time based on a ten-minute average of authorized maximum (permitted) emissions, or 99.8% of the time for measured emissions.~~

Table 9 – Fee Rates for Specified Odorous Air Contaminants, with Permitted or Measured Levels

Column 1 **Odorous Air Contaminant**	Column 2 **Fee rate ($/kg), for permitted levels, from January 1, 2022 to December 31, 2024**	Column 3 **Fee rate ($/kg), for measured levels, from January 1, 2022 to December 31, 2024**	Column 4 **Fee rate ($/kg), for permitted levels, from January 1, 2025 and later**	Column 5 **Fee rate ($/kg), for measured levels, from January 1, 2025 and later**
1-nonene	18	72	22	86
1-octene	11	44	13	52
2,3-pentanedione	2.3	9.5	2.8	11.4
2,6-nonadienal	675	1,000	810	1,000
2-chlorophenol	12	51	15	61
2-heptanone (methyl n-amyl ketone)	1.5	6.2	1.8	7.5
2-methyl butanoic acid	6.3	25.3	7.5	30.3
2-methyl-1-propanol (isobutanol)	1.5	6.0	1.8	7.2
2-methylpropionoic acid (isobutyric acid)	9.2	37.0	11.1	44.4
3-methyl butanoic acid (isovaleric acid)	151	606	181	727
3-methylbutanal (isovaleraldehyde)	142	571	171	685
Acetic acid (ethanoic acid)	3.4	13.6	4.0	16.3
Allyl sulphide	49	195	58	234
Butanal	25	100	30	120
Butanoic acid (butyric acid)	73	294	88	352
Butanoic acid, butyl ester (butyl butanoate/butyrate)	1.7	7.1	2.1	8.5
Butyl mercaptan	1,000	1,000	1,000	1,000
Decanal (decaldehyde, capradehyde)	19	76	23	92
Diacetyl	284	1,000	341	1,000
Diallyl disulphide	49	195	58	234
Diethyl disulphide	5.0	20.0	6.0	24.0
Diethyl sulphide	411	1,000	493	1,000
Dimethyl disulphide	5.8	23.5	7.0	28.2
Dimethyl sulphide	6.5	26.3	7.8	31.5
Dimethyl trisulphide	5.7	22.9	6.8	27.5
Ethyl isobutyrate	479	1,000	575	1,000
Ethyl isovalerate	723	1,000	868	1,000
Ethyl mercaptan (ethanethiol)	1,000	1,000	1,000	1,000
Ethyl n-butyrate	263	1,000	316	1,000
Ethyl n-valerate	85	342	103	410
Ethyl propionate	1.7	6.8	2.1	8.2
Hexanal (hexaldehyde)	45	181	54	218

Column 1 Odorous Air Contaminant	Column 2 Fee rate ($/kg), for permitted levels, from January 1, 2022 to December 31, 2024	Column 3 Fee rate ($/kg), for measured levels, from January 1, 2022 to December 31, 2024	Column 4 Fee rate ($/kg), for permitted levels, from January 1, 2025 and later	Column 5 Fee rate ($/kg), for measured levels, from January 1, 2025 and later
Hexanoic acid (caproic acid)	17	71	21	85
Hydrogen sulphide	87	350	105	421
Isoamyl mercaptan	1,000	1,000	1,000	1,000
Isobutyl acetate	1.3	5.3	1.6	6.3
Isobutyl acrylate	11	42	13	51
Isobutyl amine	113	454	136	545
Isobutyl isovalerate	1.5	6.0	1.8	7.1
Isobutyl mercaptan	1,000	1,000	1,000	1,000
Isobutyl n-butyrate	5.3	21.2	6.4	25.5
Isohexanoic acid	26	105	32	126
Isooctanol	1.0	4.0	1.2	4.9
Isopentanol	8.2	32.7	9.8	39.2
Isopropyl mercaptan	1,000	1,000	1,000	1,000
Isopropyl n-butyrate	2.2	9.0	2.7	10.8
Isopropyl propionate	2.6	10.3	3.1	12.3
Isopropylbenzene	1.2	4.9	1.5	5.8
Isobutylaldehyde	49	194	58	233
Methacrolein	2.1	8.2	2.5	9.9
Methyl acrylate	4.1	16.2	4.9	19.5
Methyl allyl sulphide	99	397	119	476
Methyl isoamyl ketone	5.1	20.4	6.1	24.5
Methyl isobutyrate	6.3	25.2	7.6	30.2
Methyl isovalerate	4.8	19.1	5.7	23.0
Methyl mercaptan (methanethiol)	364	1,000	437	1,000
Methyl n-butyrate	17	67	20	81
Methyl n-valerate	4.8	19.1	5.7	23.0
Methylamine	1.8	7.4	2.2	8.8
n-Amyl mercaptan	1,000	1,000	1,000	1,000
n-Butyl acrylate	17	69	21	83
n-Butyl n-butyrate	1.8	7.1	2.1	8.5
n-Butylaldehyde	25	101	30	122
n-Butylbenzene	1.1	4.3	1.3	5.2
n-Decanol	10	40	12	48

Column 1 Odorous Air Contaminant	Column 2 Fee rate ($/kg), for permitted levels, from January 1, 2022 to December 31, 2024	Column 3 Fee rate ($/kg), for measured levels, from January 1, 2022 to December 31, 2024	Column 4 Fee rate ($/kg), for permitted levels, from January 1, 2025 and later	Column 5 Fee rate ($/kg), for measured levels, from January 1, 2025 and later
n-Decylaldehyde	20	78	23	94
n-Heptanol	2.2	8.7	2.6	10.5
n-Heptylaldehyde	59	238	71	285
n-Hexanol	2.0	8.0	2.4	9.6
n-Hexyl acetate	4.7	18.8	5.7	22.6
n-Hexyl mercaptan	690	1,000	827	1,000
n-Hexylaldehyde	44	174	52	209
n-Nonanol	9.4	37.7	11.3	45.2
n-Nonylaldehyde	25	101	30	121
n-Octylaldehyde	954	1,000	1,000	1,000
Nonanoic acid	3.8	15.3	4.6	18.4
n-propyl isobutyrate	5.3	21.0	6.3	25.2
n-propyl isovalerate	151	606	182	727
n-propyl n-valerate	2.6	10.3	3.1	12.3
Octanal	1,000	1,000	1,000	1,000
p-Diethylbenzene	23	93	28	112
Pentanal (valeraldehyde)	35	142	42	171
Pentanoic acid (valeric acid)	333	1,000	400	1,000
p-Ethyltoluene	1.2	4.9	1.5	5.9
Propanal (propionaldehyde)	20	83	25	100
Propionic acid	2.9	11.6	3.5	13.9
Propyl mercaptan (propanethiol)	1,000	1,000	1,000	1,000
Propylbenzene	2.6	10.5	3.1	12.6
Pyridine	119	476	143	571
Sec-butyl mercaptan	452	1,000	542	1,000
Sec-butyl acetate	4.4	17.5	5.3	21.0
Tert-butyl mercaptan	467	1,000	561	1,000
Tetrahydrothiophene	22	90	27	107
Thiophene	26	105	31	126
Trimethylamine	89	357	107	428
Undecanal	2.7	11.1	3.3	13.3

Schedule B

Schedule B: List of Hazardous Air Pollutants

Chemical Abstracts Service Number (CAS)	Substance Name
79-34-5	1,1,2,2-Tetrachloroethane
79-00-5	1,1,2-Trichloroethane
57-14-7	1,1-Dimethyl hydrazine
120-82-1	1,2,4-Trichlorobenzene
96-12-8	1,2-Dibromo-3-chloropropane
107-06-2	1,2-Dichloroethane
122-66-7	1,2-Diphenylhydrazine
106-88-7	1,2-Epoxybutane (Ethyloxirane)
75-55-8	1,2-Propylenimine (2-Methyl aziridine)
106-99-0	1,3-Butadiene
78-79-5	1,3-Butadiene, 2-methyl- (C_5H_8)
542-75-6	1,3-Dichloropropene
1120-71-4	1,3-Propane sultone (1,2-Oxathiolane, 2,2-dioxide)
106-46-7	1,4-Dichlorobenzene(p)
123-91-1	1,4-Dioxane (1,4-Diethyleneoxide)
106-94-5	1-Bromopropane
1589-47-5	1-Propanol, 2-methoxy- ($C_4H_{10}O_2$)
540-84-1	2,2,4-Trimethylpentane
1746-01-6	2,3,7,8-Tetrachlorodibenzo-p-dioxin
95-95-4	2,4,5-Trichlorophenol
88-06-2	2,4,6-Trichlorophenol
94-75-7	2,4-D, salts and esters
51-28-5	2,4-Dinitrophenol
121-14-2	2,4-Dinitrotoluene
95-80-7	2,4-Toluene diamine (1,3-Benzenediamine, 4-methyl-)
584-84-9	2,4-Toluene diisocyanate (Benzene, 2,4-diisocyanato-1-methyl-)
53-96-3	2-Acetylaminofluorene
96-29-7	2-Butanone, oxime (C_4H_9NO)
111-76-2	2-Butoxyethanol ($C_6H_{14}O_2$)
532-27-4	2-Chloroacetophenone
79-46-9	2-Nitropropane
91-94-1	3,3-Dichlorobenzidene
119-90-4	3,3-Dimethoxybenzidine
119-93-7	3,3'-Dimethyl benzidine ([1,1’-Biphenyl]-4,4’-diamine, 3,3’-dimethyl-)
Ba101-14-4	4,4-Methylene bis(2-chloroaniline); (Benzenamine, 4,4’-methylenebis[2-chloro-)
101-77-9	4,4'-Methylenedianiline
92-67-1	4-Aminobiphenyl

Chemical Abstracts Service Number (CAS)	Substance Name
92-93-3	4-Nitrobiphenyl
100-02-7	4-Nitrophenol
75-07-0	Acetaldehyde
60-35-5	Acetamide
75-05-8	Acetonitrile
98-86-2	Acetophenone
107-02-8	Acrolein
79-06-1	Acrylamide
79-10-7	Acrylic acid
107-13-1	Acrylonitrile
107-05-1	Allyl chloride (3-chloropropene)
62-53-3	Aniline
No applicable CAS number	Antimony Compounds
No applicable CAS number	Arsenic Compounds (inorganic including arsine)
1332-21-4	Asbestos
50-32-8	Benz[a]pyrene (Polycyclic aromatic hydrocarbons)
71-43-2	Benzene (including benzene from gasoline)
100-44-7	Benzene, (chloromethyl)- (C_7H_7Cl)
2536-05-2	Benzene, 1,1′-methylenebis[2-isocyanato- ($C_{15}H_{10}N_2O_2$)
26447-40-5	Benzene, 1,1′-methylenebis[isocyanato- (non-isomeric-specific) ($C_{15}H_{10}N_2O_2$)
93-58-3	Benzene, 1,2-dimethoxy-4-(2-propenyl)- ($C_{11}H_{14}O_2$)
91-08-7	Benzene, 1,3,-diisocyanato-2-methyl- (2,6-TDI) (Toluene diisocyanates ($C_9H_6N_2O_2$))
26471-62-5	Benzene, 1,3,-diisocyanatomethyl- (TDI mixed isomers) (Toluene diisocyanates ($C_9H_6N_2O_2$))
53-19-0	Benzene, 1-chloro-2-[2,2-dichloro-1-(4-chlorophenyl)ethyl]-, which has the molecular formula $C_{14}H_{10}Cl_4$
88-72-2	Benzene, 1-methyl-2-nitro- ($C_7H_7NO_2$)
584-84-9	Benzene, 2,4,-diisocyanato-1-methyl- (2,4-TDI) (Toluene diisocyanates ($C_9H_6N_2O_2$))
205-99-2	Benzo[b]fluoranthene (Polycyclic aromatic hydrocarbons)
205-82-3	Benzo[j]fluoranthene (Polycyclic aromatic hydrocarbons)
207-08-9	Benzo[k]fluoranthene (Polycyclic aromatic hydrocarbons)
98-07-7	Benzotrichloride
100-44-7	Benzyl chloride
No applicable CAS number	Beryllium Compounds
57-57-8	beta-Propiolactone
92-52-4	Biphenyl
117-81-7	Bis(2-ethylhexyl)phthalate (DEHP)
S75-25-2	Bromoform (tribromo-methane)
No applicable CAS number	Cadmium Compounds

Chemical Abstracts Service Number (CAS)	Substance Name
156-62-7	Calcium cyanamide
133-06-2	Captan
63-25-2	Carbaryl
75-15-0	Carbon disulfide
56-23-5	Carbon tetrachloride
463-58-1	Carbonyl sulfide
120-80-9	Catechol (1,2-benzenediol)
133-90-4	Chloramben (3-Amino-2,5-dichlorobenzoic acid)
57-74-9	Chlordane
7782-50-5	Chlorine
79-11-8	Chloroacetic acid
108-90-7	Chlorobenzene
510-15-6	Chlorobenzilate
67-66-3	Chloroform
126-99-8	Chloroprene
No applicable CAS number	Chromium Compounds
No applicable CAS number	Cobalt Compounds
No applicable CAS number	Coke Oven Emissions
1319-77-3	Cresols/Cresylic acid (isomers and mixture)
98-82-8	Cumene
No applicable CAS number	Cyanide Compounds, X'CN where X = H' or any other group where a formal dissociation may occur. For example, KCN or Ca(CN)2
556-67-2	Cyclotetrasiloxane, octamethyl- ($C_8H_{24}O_4Si_4$)
334-88-3	Diazomethane
132-64-9	Dibenzofurans
2629-41-4	Dibenzo-para-dioxin ($C_{12}H_8O_2$)
84-74-2	Dibutylphthalate
111-44-4	Dichloroethyl ether (Bis(2-chloroethyl)ether)
111-42-2	Diethanolamine
64-67-5	Diethyl sulfate (diethyl ester sulfuric acid)
60-11-7	Dimethyl aminoazobenzene
79-44-7	Dimethyl carbamoyl chloride
68-12-2	Dimethyl formamide (Formamide, N,N-dimethyl-)
131-11-3	Dimethyl phthalate
77-78-1	Dimethyl sulfate
106-89-8	Epichlorohydrin (l-Chloro-2,3-epoxypropane); Oxirane, (chloromethyl)
111-77-3	Ethanol, 2-(2-methoxyethoxy)- ($C_5H_{12}O_3$)
110-49-6	Ethanol, 2-methoxy-, acetate ($C_5H_{10}O_3$)
140-88-5	Ethyl acrylate (2-Propenoic acid, ethyl ester)
100-41-4	Ethyl benzene

Chemical Abstracts Service Number (CAS)	Substance Name
51-79-6	Ethyl carbamate (Urethane), (Carbamic acid, ethyl ester)
75-00-3	Ethyl chloride (Chloroethane)
106-93-4	Ethylene dibromide (Dibromoethane)
107-06-2	Ethylene dichloride (1,2-Dichloroethane)
107-21-1	Ethylene glycol (1,2-Ethanediol)
151-56-4	Ethylene imine (Aziridine)
75-21-8	Ethylene oxide
96-45-7	Ethylene thiourea (2-Imidazolidinethione)
75-34-3	Ethylidene dichloride (1,1-Dichloroethane)
No applicable CAS number	Fine mineral fibers, includes mineral fiber emissions from facilities manufacturing or processing glass, rock, or slag fibers (or other mineral derived fibers) of average diameter 1 micrometer or less
50-00-0	Formaldehyde
No applicable CAS number	Glycol ethers, Includes mono- and di- ethers of ethylene glycol, diethylene glycol, and triethylene glycol R-(OCH2CH2)n -OR' where n = 1, 2, or 3 R = alkyl or aryl groups R' = R, H, or groups which, when removed, yield glycol ethers with the structure: R-(OCH2CH)n-OH. Polymers are excluded from the glycol category.
77-47-4	Hexachlorocyclopentadiene
67-72-1	Hexachloroethane
822-06-0	Hexamethylene-1,6-diisocyanate
680-31-9	Hexamethylphosphoramide
110-54-3	Hexane
103-23-1	Hexanedioic acid, bis(2-ethylhexyl) ester ($C_{22}H_{42}O_4$)
302-01-2	Hydrazine
7647-01-0	Hydrochloric acid
7664-39-3	Hydrogen fluoride (Hydrofluoric acid)
7783-06-4	Hydrogen sulfide
123-31-9	Hydroquinone (1,4-Benzenediol)
193-39-5	indeno[1,2,3-cd]pyrene (Polycyclic aromatic hydrocarbons)
9016-87-9	Isocyanic acid, polymethylenepolyphenylene ester ($(C_{15}H_{10}N_2O_2 \bullet [C_8H_5NO]_n)$)
78-59-1	Isophorone
No applicable CAS number	Lead Compounds
58-89-9	Lindane (all isomers); (Cyclohexane, 1,2,3,4,5,6-hexachloro-, (1α,2α,3β,4α,5α,6β)-)
108-31-6	Maleic anhydride (2,5-Furandione)
No applicable CAS number	Manganese Compounds
108-39-4	m-Cresol
No applicable CAS number	Mercury Compounds

Chemical Abstracts Service Number (CAS)	Substance Name
67-56-1	Methanol
90-94-8	Methanone, bis[4-(dimethylamino)phenyl]- ($C_{17}H_{20}N_2O$)
72-43-5	Methoxychlor (Benzene, 1,1'-(2,2,2-trichloroethylidene)bis[4-methoxy-)
74-83-9	Methyl bromide (Bromomethane)
74-87-3	Methyl chloride (Chloromethane)
71-55-6	Methyl chloroform (1,1,1-Trichloroethane)
78-93-3	Methyl ethyl ketone (2-Butanone)
60-34-4	Methyl hydrazine
74-88-4	Methyl iodide (Iodomethane)
108-10-1	Methyl isobutyl ketone (Hexone)- 2-Pentanone, 4-methyl-
624-83-9	Methyl isocyanate
80-62-6	Methyl methacrylate (2-Propenoic acid, 2-methyl-, methyl ester)
1634-04-4	Methyl tert butyl ether (Propane, 2-methoxy-2-methyl-)
75-09-2	Methylene chloride (Dichloromethane)
101-68-8	Methylene diphenyl diisocyanate (MDI); (Benzene, 1,1'-methylenebis[4-isocyanato-)
569-64-2	Methylium, [4-(dimethylamino)phenyl]bis[4-(ethylamino)-3-methylphenyl]-, acetate
108-38-3	m-Xylenes
121-69-7	N,N-Dimethylaniline (dimethyl-benzenamine)
91-20-3	Naphthalene
No applicable CAS number	Nickel Compounds
98-95-3	Nitrobenzene
59-89-2	N-Nitrosomorpholine
684-93-5	N-Nitroso-N-methylurea
No applicable CAS number	Nonylphenol and its ethoxylates
90-04-0	o-Anisidine
95-48-7	o-Cresol
95-53-4	o-Toluidine
95-47-6	o-Xylenes
56-38-2	Parathion
106-44-5	p-Cresol
82-68-8	Pentachloronitrobenzene (Quintobenzene)
87-86-5	Pentachlorophenol
108-95-2	Phenol
17540-75-9	Phenol, 2,6-bis(1,1-dimethylethyl)-4-(1-methylpropyl)-, which has the molecular formula $C_{18}H_{30}O$
75-44-5	Phosgene
7803-51-2	Phosphine
7723-14-0	Phosphorus
85-44-9	Phthalic anhydride

Chemical Abstracts Service Number (CAS)	Substance Name
1336-36-3	Polychlorinated biphenyls (Aroclors)- (1,1'-Biphenyl, chloro derivs.)
No applicable CAS number	Polycyclic Organic Matter, includes organic compounds with more than one benzene ring, and which have a boiling point greater than or equal to 100 ºC.
106-50-3	p-Phenylenediamine
123-38-6	Propionaldehyde
114-26-1	Propoxur (Baygon)
78-87-5	Propylene dichloride (1,2-Dichloropropane)
75-56-9	Propylene oxide
106-42-3	p-Xylenes
91-22-5	Quinoline
106-51-4	Quinone
No applicable CAS number	Refractory ceramic fibre
No applicable CAS number	Selenium Compounds
100-42-5	Styrene (Benzene, ethenyl-)
96-09-3	Styrene oxide (Oxirane, phenyl-)
1461-22-9	Tetrabutyltins ($(C_4H_9)_4Sn$)
127-18-4	Tetrachloroethylene
127-18-4	Tetrachloroethylene (Perchloroethylene)
7550-45-0	Titanium tetrachloride
108-88-3	Toluene (methyl benzene)
81741-28-8	Tributyltetradecylphosphonium chloride ($C_{26}H_{56}P•Cl$)
79-01-6	Trichloroethylene
121-44-8	Triethylamine
1582-09-8	Trifluralin (Benzenamine, 2,6-dinitro-N,N-dipropyl-4-(trifluoromethyl)-)
108-05-4	Vinyl acetate
593-60-2	Vinyl bromide
75-01-4	Vinyl chloride
75-35-4	Vinylidene chloride (1,1-Dichloroethylene)
1330-20-7	Xylenes (isomers and mixture)

NOTE: For all substances listed above which contain the word "compounds" after the name of a chemical (i.e., antimony, arsenic, etc.), and for glycol ethers, the following applies: Unless otherwise specified, these listings are defined as including any unique chemical substance that contains the named chemical (i.e., antimony, arsenic, etc.) as part of that chemical's infrastructure.

Benchmarking of Regulatory Fees and Cost Recovery Approaches

Jurisdiction	Cost-recovery principle	Application fee for new permits	Maximum renewal fee	Annual emission or inspection fee	Odorous pollutants subject to emission fees
Metro Vancouver	Full cost recovery from dischargers	New permit: $1,000 plus twice the total emission fees for emissions specified in the application, up to $110,000 New permit for a facility that has an expiring permit: $1,000 plus the total emission fees for emissions specified in the application, up to $50,000 In past 10 years, 85% below $10,000	N/A	Annual fee per tonne of air contaminant	Emission fee applies per tonne of air contaminant, including total reduced sulphur (TRS), volatile aldehydes, volatile amines, volatile fatty acids, and volatile ketones
Alberta Environment and Protected Areas (Canada)	Partial cost recovery from dischargers; public taxes cover remainder	Category 1 (Large-Scale or High-Impact Facilities): $30,000[1] Category 2 (Medium-Large Facilities): $15,000 Category 3 Medium-Small Facilities: $5,000	Category 1: $15,000 Category 2 (Medium-Large Facilities): $7,500 Category 3 Medium-Small Facilities: $2,500	None	None – Alberta does not charge emission fees; odours managed through ambient TRS guideline
Québec Ministry of the Environment, the Fight against Climate Change, Wildlife and Parks (Canada)	50% cost recovery from dischargers[2]; public taxes cover remainder	CAD$223,000[3] – maximum fee for Category 4 projects (new oil refinery, rendering plant, cement plant, metallurgical plant, etc.) involving environmental assessment and public notification CAD$186,000[4] – maximum fee for Category 3 major plant capacity increases involving environmental assessment and public notification	CAD$10,452 for renewals of industrial authorizations	CAD$3,710 fixed annual fee plus CAD$9.08 per tonne of air contaminant emitted	Emission fee applies per tonne of any air contaminant, including TRS, VOCs, and hydrogen sulphide

[1] Alberta Environment and Protected Areas
[2] Rapport annuel de gestion 2023-2024, P. 55.
[3] Article 22, al. 1, 6° de la LQE – Rejets de contaminants dans l'atmosphère; Procédure d'évaluation environnementale - Québec méridional
[4] Q-2R28.02_FR_001_001.pdf

Jurisdiction	Cost-recovery principle	Application fee for new permits	Maximum renewal fee	Annual emission or inspection fee	Odorous pollutants subject to emission fees
Ontario Ministry of the Environment, Conservation and Parks (Canada)	Partial cost recovery from dischargers; public taxes cover remainder	Fee varies by equipment; no cap **Administrative Processing Fee** • $100 / $200 (without / with technical review) **Subject Matter Review** • $400 per piece of equipment • Up to $42,000 for hazardous waste incineration sites **Additional Reviews (if required)** • Emission Summary: up to $3,000 • Noise Assessment: $500–$2,250 **Environmental Review Tribunal Hearing (if required)** $18,000	$400: if there is no increase in authorized discharge. Renewals require a new application if conditions change; same fees apply	None	None – odour managed via odour screening for Environmental Activity and Sector Registry (EASR) registrants
Ministry of Environment and Parks, British Columbia	No cost-recovery principle stated	Tier 3[5]: $10,000* Tier 2[6]: $2,500* Tier 1[7]: $1,250* Frequent Amendments Surcharge: Increases the application fee by 2x*	Not applicable	Base fee: Tier 3[1]: $5,000* Tier 2[2]: $2,500* Tier 3[3]: $1,250* plus emission fees ranging from $0.54 to $815.06 per tonne discharged	Emission fees for ammonia $20.30 per tonne, TRS $679.21 per tonne, VOCs (volatile organic compounds) $20.30 per tonne
Northwest Clean Air Agency	Full cost recovery from dischargers	New source review fee (per source): No cap; for large equipment approx. $25,000+[8]	Covered under annual operating fee (Air Operating Permits renews every five years)	Annual fee for Air Operating Permits: No cap; for 2024 highest fee for a facility was US$858,100[9]	None

* Environmental Management Act (EMA) Fee Review: Summary of proposed changes (confidential)
[5] Projects under the Environmental Assessment Act's (EAA) Reviewable Project Regulation
[6] Regulated entities under the Waste Discharge Regulation Schedule 1
[7] Regulated entities under the Waste Discharge Regulation Schedule 2
[8] Northwest Clean Air Agency (NWCAA) New source review fee schedule
[9] Regulation of the Northwest Clean Air Agency

Jurisdiction	Cost-recovery principle	Application fee for new permits	Maximum renewal fee	Annual emission or inspection fee	Odorous pollutants subject to emission fees
Nova Scotia, Department of Environment and Climate Change	No cost-recovery principle stated	Category I[10]: $8,625.15 Category II: $3,317.35 Category III: $1,326.95 Category IV: $484 + Environmental assessment fee if required Category I seeking registration: $17,250.40 Category II seeking registration: $11,146.40 Category III seeking registration = $6,369.35 Approval transfer = $662.85 Focus report = $6,634.75 Environmental assessment report = $17,250.4 Additional information request = 50% of registration fee	Same as application for a new permit	Class 1: ≥30 (Threshold, tonnes of pollutants/year) = $7.35/tonne Class 2: <30 (Threshold, tonnes of pollutants/year) = no fee	None
New Brunswick, Environment and natural resources	Partial cost recovery; public funds cover remainder	Class 1A (large industrial facilities e.g., pulp mills, oil refineries, power plants): $66,000; Class 1B: $30,800; Class 2: $16,500; Class 3: $5,500; Class 4 (small operations e.g., rock quarries, concrete plants): $1,100 Above fees are payable every year[11]	Same as application (annual)	None	None
New York State Department of Environmental Conservation (USA)	Full cost recovery from dischargers	Costs recovered through annual fees to a maximum of US$632,500[12] [13] per year	Title V permits renewed every five years without a separate renewal fee; Facilities continue to pay annual fees	Annual base fee US$2,500 + per-ton emission fee US$60/ton to $90/ton to a maximum of US$632,500	Emission fee applies per ton of odorous compounds such as volatile organic compounds (VOCs)

[10] Fees Regulations made under clause 8A(1)(a) of the Environment Act, 11 (2)
[11] New Brunswick Air quality and environmental programs
[12] Express Terms 6 NYCRR Subpart 482-2, "Operating Permit Program Fee"
[13] Air Facility Permits, Registrations And Fees

Jurisdiction	Cost-recovery principle	Application fee for new permits	Maximum renewal fee	Annual emission or inspection fee	Odorous pollutants subject to emission fees
South Coast Air Quality Management District (California, USA)	Full cost recovery from dischargers	**Non-Title V Not to Exceed:** US$105,925.6 **Title V facilities maximum fee** US$296,811.26 plus public hearing fees (US$6,489.04 plus US$2,017.53 per hour) and equipment fees [14]	Title V Annual Operating Permit Renewal Fee: US$6,095.70 plus RECLAIM fee $272.16 per Process Unit Device + Title V fee US$1,027.61 per facility	Flat annual emissions fee of US$170.94 plus US$0.04 to US$1,971.08 per ton per year charged when release is greater than or equal to the annual thresholds Plus Refinery-related Community Air Monitoring System Annual Operating and Maintenance Fees	None – odour complaints handled via nuisance provisions
Bay Area Air Quality Management District (California, USA)	Full cost recovery from dischargers; discounts available for small/green businesses	Up to US$200,137[15] per combustion source for schedule B initial fee. Additional fees for risk assessments US$200,137 per combustion source and toxic surcharges; maximum schedule values differ across equipment categories.	**Permit-to-operate fee** US$100,069 per combustion source plus **Processing Fee for Renewal** • US$1,296 maximum for facilities with more than 20 permitted sources. Plus (if applicable)	Major stationary source fee: US$164.07 per ton of organic compounds, SOx, NOx, PM10 Refining Emissions Tracking Fees (if applicable): US$118,388 (initial submission)	None – odour regulation under Regulation 7; no fee

[14] Rule 301. Permitting And Associated Fees, P. 301 – 69

[15] Regulation 3 Fees, P. 3-23

Jurisdiction	Cost-recovery principle	Application fee for new permits	Maximum renewal fee	Annual emission or inspection fee	Odorous pollutants subject to emission fees
			Surcharges & Caps • AB 617 Community Health Impact Fee: capped at US$129,815/yr • Criteria Pollutant & Toxic Emissions Reporting (CTR): capped at US$64,908/yr • Overburdened Community Fee: capped at US$282,207/yr	US$59,195 (subsequent annual submissions) Major stationary source community air monitoring fees (schedule X): US$60.61 per ton of organic compounds, SOx, NOx, PM10	
Texas Commission on Environmental Quality (USA)	Full cost recovery from dischargers	US$75,000[16] maximum for New Source Review permits (0.30% of capital cost, capped); Prevention of Significant Deterioration permits charge 1% of capital cost (no published maximum)	New source review permit renewal fee is based on an incremental formula applied based on tonnage and is capped at US$10,000.	Air emissions or inspection fee based on the greater of pollutant tonnage or inspection rate (rate varies; first 4,000 tons per pollutant counted)	Emission fees apply to all regulated pollutants, including odorous compounds such as volatile organic compounds (VOCs), hydrogen sulphide and ammonia

[16] Fee Rates Associated with Air Permitting

Number of air quality complaints received by Metro Vancouver

In recent years, Metro Vancouver has received more than 2,000 air quality complaints each year, a reduction compared to the historical peaks of over 4,000 complaints in 2016 and 2018 (Figure 1), prior to the adoption of Bylaw 1330. The jurisdictions with the highest numbers of complaints consistently are Vancouver, Burnaby, Delta, Richmond, Surrey, and the Township of Langley (Figure 2). Specific issues have also led to a high number of complaints from Maple Ridge and the City of North Vancouver in some years. In most jurisdictions, the most common type of complaint relates to odour (Figure 3).

Figure 1 Number of air quality complaints received each year for the years 2011 to 2025

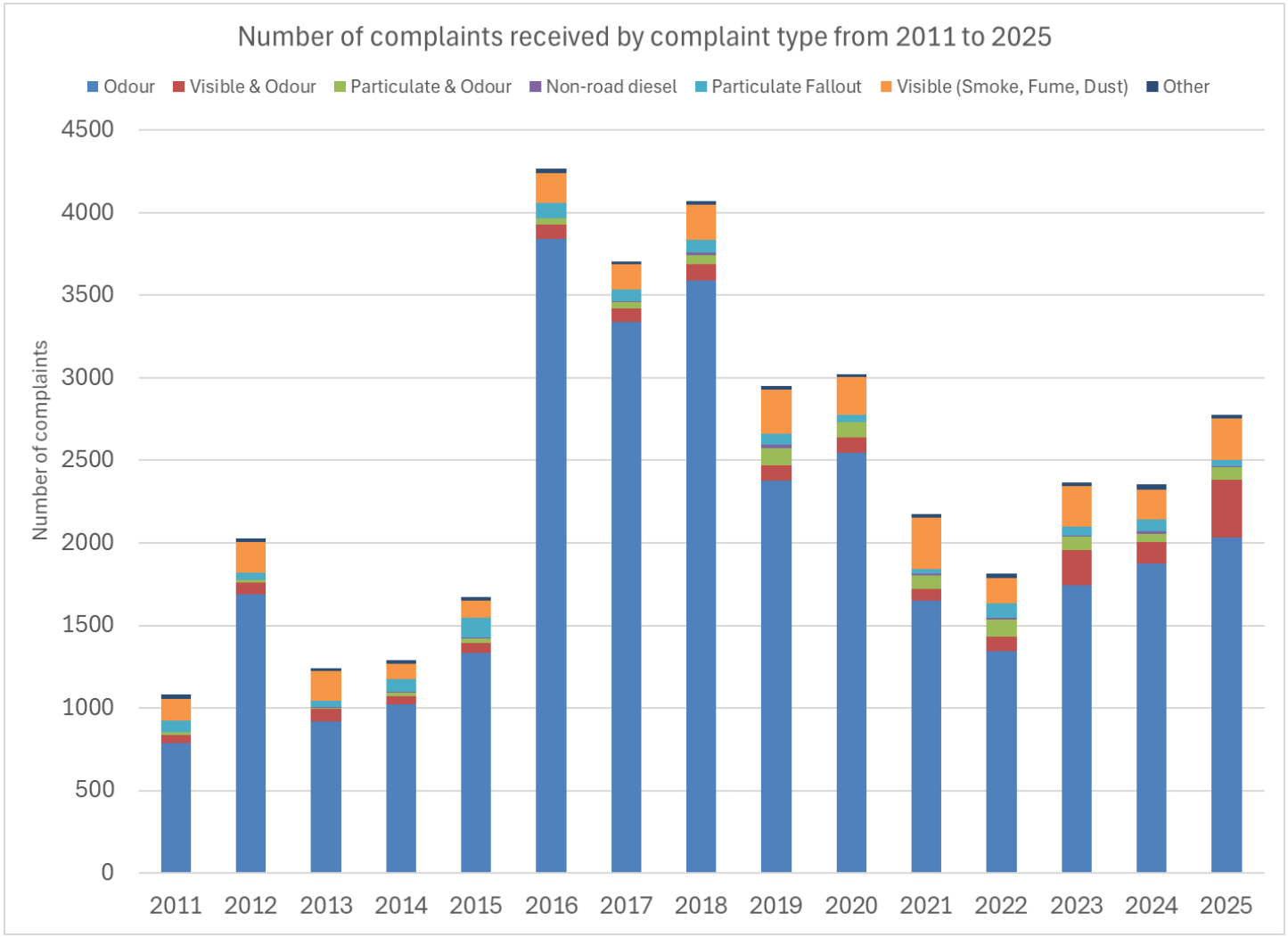


Figure 2 Number of air quality complaints received each year by jurisdiction for the years 2021 to 2025

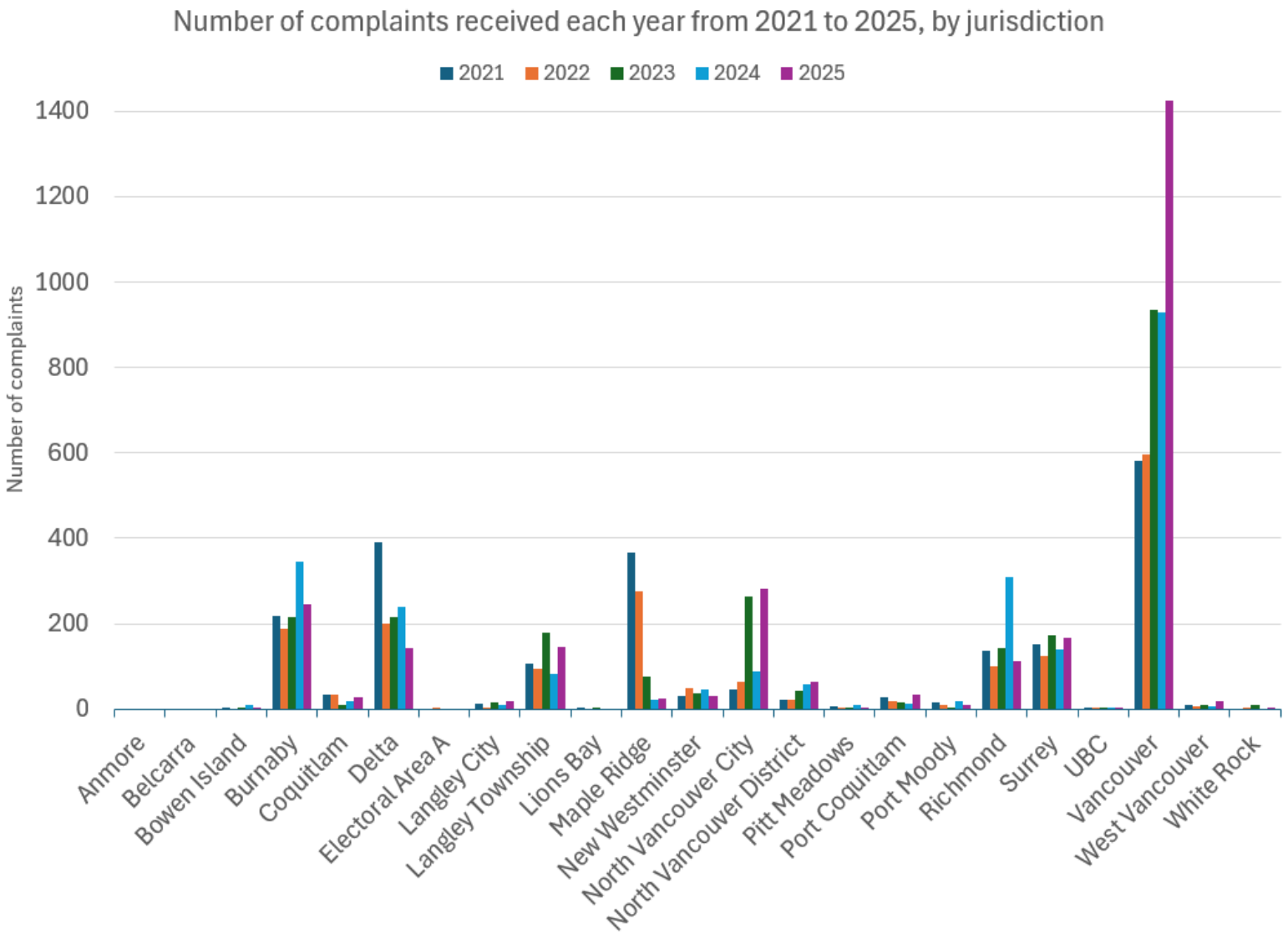
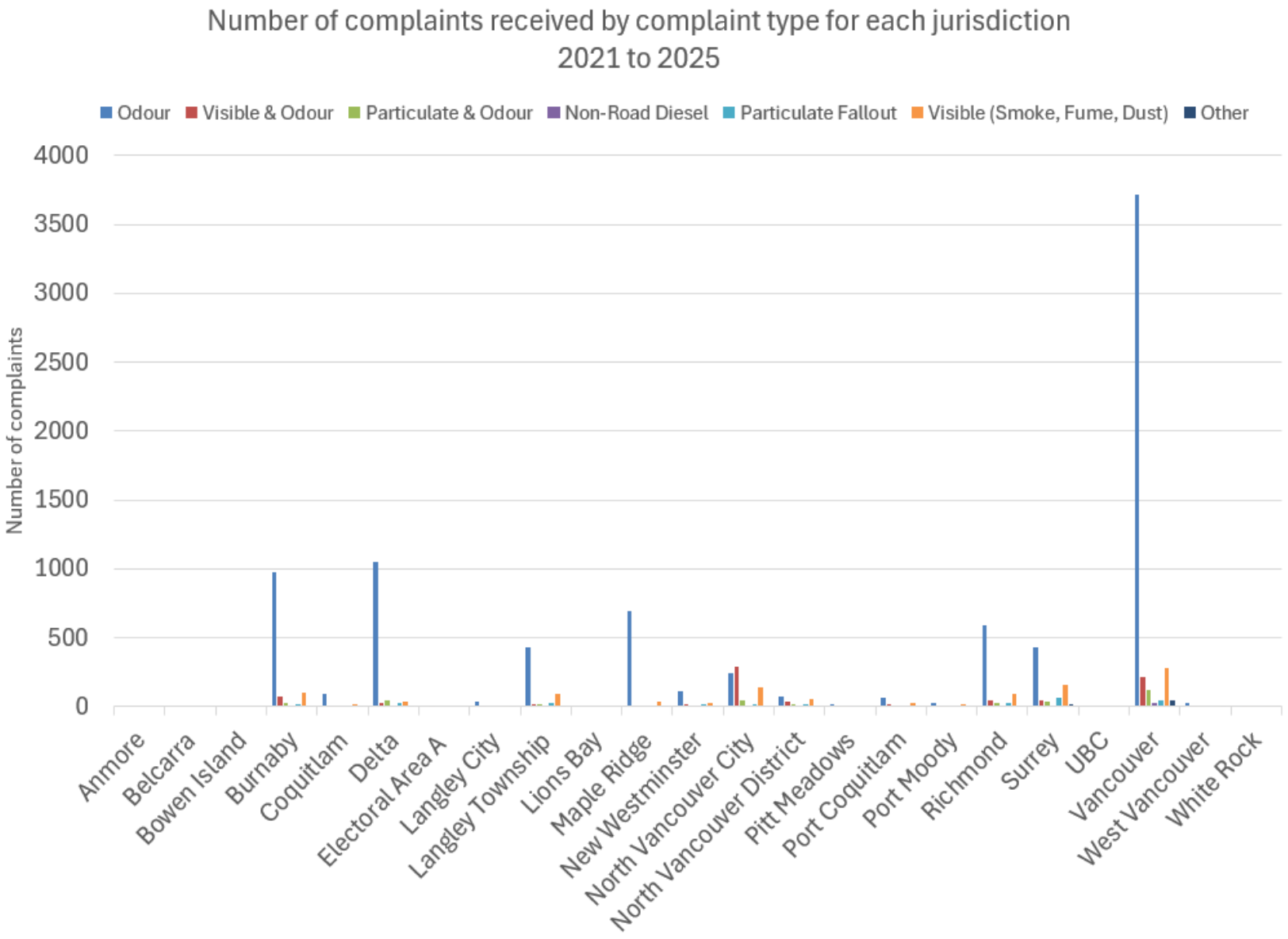
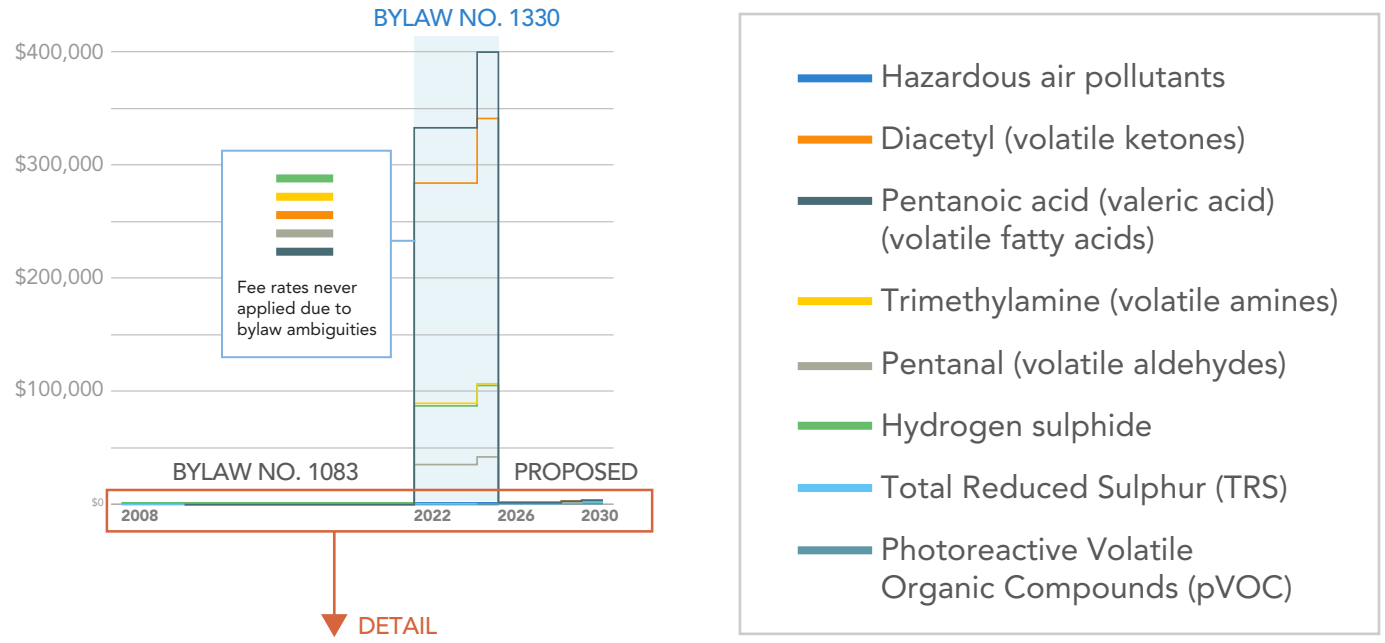
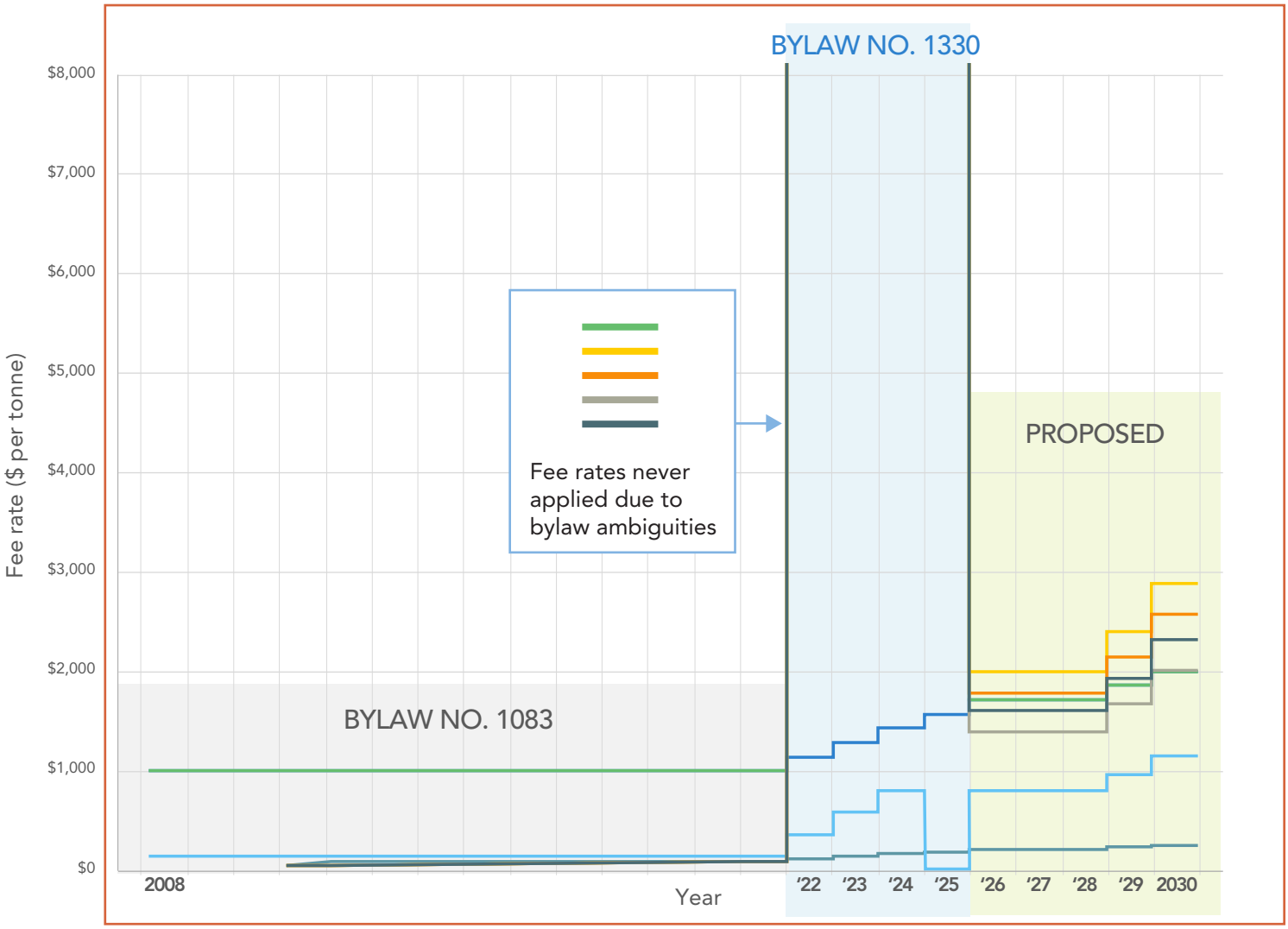


Figure 3 Number of air quality complaints received for each complaint type by jurisdiction, over the five-year period 2021 to 2025



FEE RATES FOR ODOROUS AIR CONTAMINANTS (2008–2030)





Reference: ENV 420313 / JEG 170951 / AF 287092

April 16, 2026

Jerry Dobrovolny
Commissioner/Chief Administrative Officer
Metro Vancouver Regional District (MVRD)
Metrotower III, 4515 Central Boulevard
Burnaby BC V5H 0C6

Sent via email: jerry.dobrovolny@metrovancouver.org

RE: Draft MVRD Air Quality Management Fees Regulation Bylaw 1440, 2026

Dear Jerry Dobrovolny:

We are writing further to the direction of the MVRD Air Quality Committee to undertake additional engagement with the Province to seek greater alignment with provincial recommendations before advancing the draft *Air Quality Management Fees Regulation Bylaw* (bylaw).

Following that direction, provincial staff engaged with MVRD staff to further discuss and review the revised draft bylaw. This engagement followed earlier provincial correspondence in July and December 2025, and January 2026, which identified specific concerns related to emission fee escalation, permit application and re-application fees, and the complexity and structure of fees associated with odorous air contaminants (OAC). Based on this work, the Province considers the revised draft bylaw is generally aligned with the following three recommendations previously provided to MVRD, while continuing to meet MVRD's air quality protection and cost-recovery objectives.

...2

Ministry of Environment and Parks
Ministry of Jobs and Economic Growth
Ministry of Agriculture and Food
Mailing Address:
PO Box 9339 Stn Prov Govt
Victoria BC V8W 9M1

Air emission fees
The draft bylaw pauses air emission fee increases through 2028, with emission fee rates held at 2026 levels until 2029. This directly responds to concerns raised by the Province regarding cumulative cost escalation, affordability pressures and interprovincial competitiveness. The pause provides near-term cost stability for regulated facilities while preserving MVRD's ability to revisit emission fee rates through a defined future review process.

Air Permit application and re-application fees
The draft bylaw significantly lowers maximum air permit application and re-application fees relative to earlier proposals and introduces clearer and more predictable fee caps. These changes better align the fee structure with cost-recovery principles and materially improve predictability for both new and existing facilities, particularly given the recurring nature of permit re-applications within the MVRD framework. The Province notes that these changes respond directly to concerns raised by key industrial sectors, including the cement sector.

Odorous air contaminants
The draft bylaw represents a significant shift in approach to fees related to OAC. The draft bylaw removes the former *Schedule B* approach to OAC, as called for in previous provincial correspondence. In its place, the bylaw establishes a simpler fee framework based on defined compound groupings and total reduced sulphur. This change moves away from a framework that previously applied fees to approximately ninety individual odorous substances and replaces it with a narrower and clearer structure. OAC fees are now a relatively limited component of the overall fee regime, applying to a small number of facilities and no longer representing a disproportionate share of total fees.

Overall, the revised draft bylaw is now generally aligned with the three provincial recommendations previously provided to MVRD. As set out in the draft bylaw, MVRD has committed to reviewing air emission fee rates and air permit application fees by the end of 2028, with consideration of research, financial analysis and input from interested parties. The Province looks forward to continuing to work with MVRD through these planned reviews to support further refinements to the fee framework as appropriate.

The Province recognizes that MVRD's governance process provides for continued consideration of stakeholder perspectives. We understand that the MVRD Board will hear directly from industry and other interested parties as the bylaw advances, and that this input will further inform their final deliberations and decision.

...3

Overall, the Province views the revised draft *Air Quality Management Fees Regulation Bylaw* as responsive to the Air Quality Committee's direction to seek greater provincial alignment. The draft bylaw improves clarity, predictability and affordability for industry while preserving MVRD's authority and ability to protect air quality and recover regulatory costs.

We remain available to continue discussions as the bylaw proceeds.

Sincerely,

Kevin Jardine
Deputy Minister
Ministry of Environment and Parks

Fazil Mihlar
Deputy Minister
Ministry of Jobs and Economic Growth

Michelle Koski
Deputy Minister
Ministry of Agriculture and Food

cc: Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver Regional District
Conor Reynolds, Director, Air Quality and Climate Action Services, Metro Vancouver Regional District

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

METRO VANCOUVER REGIONAL DISTRICT
AIR QUALITY COMMITTEE

Friday, April 10, 2026

ON TABLE

1. Additional information re: item E1 - Letters of Comment on the MVRD Air Quality Management Fees Regulation Bylaw No. 1440, 2026. *pg. 2*

From: Nic Lindeque [redacted]
Sent: Thursday, April 9, 2026 2:15 PM
To: Esther Berube <Esther.Berube@metrovancouver.org>
Cc: Gaurav Singh <Gaurav.Singh@metrovancouver.org>; Metro Vancouver Air Quality Bylaws <aqbylaw@metrovancouver.org>
Subject: Re: [Request for a quick call] Update April 2026: Proposed Amendments to Air Quality Management Fees in Metro Vancouver

WARNING: *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

Hi Esther,

Thank you for sharing the estimated impacts of the proposed Air Quality Management Fees Amendment on Seabreeze Farm Ltd. This appears to be a positive outcome in the near term, particularly in comparison to the current bylaw scenario.

We understand that this reflects a transition period with rates frozen through 2028, with further adjustments toward full cost recovery expected beyond that.

Based on our review, we **support** the overall direction of the proposed amendment, particularly the move toward a more consistent and emissions-based fee framework. However, we would like to provide the following feedback based on the nature of our operation and available measured data.

Anaerobic digestion systems are inherently variable due to biological processes and feedstock composition. Given this, it is important that **fee methodologies reflect measured or representative emissions where data is available**, rather than relying on generalized or conservative assumptions.

In reviewing the estimated fee under the current bylaw [redacted], it appears that the calculation may not fully reflect differences in facility size, operating conditions, and emission control performance. This highlights the importance of ensuring that fee structures are appropriately scaled and grounded in site-specific data.

For context, based on measured odour emissions from our facility, we estimate that:

- The annual fee under the current (non-amended) bylaw would be approximately [redacted] based on measured emissions
- The proposed amendment reduces the estimated fee to [redacted]
- A measured-emission-based estimate under the proposed framework would be closer to approximately [redacted]

This comparison illustrates the importance of using **site-specific measured data** to ensure that fees accurately reflect actual emissions and facility performance.

We would also like to highlight the broader environmental role of renewable energy producers such as Seabreeze. Our operation contributes to the management and diversion of fats, oils, and grease (FOG), supports renewable natural gas production, and stabilizes organic waste streams that would otherwise present environmental challenges.

While odour management is an important consideration, it is equally important to consider overall environmental outcomes. **Anaerobic digestion** systems may present some odour potential, but they also **significantly reduce uncontrolled emissions**, improve waste handling, **and support climate objectives**.

We believe the fee framework should support the continued viability of these operations while encouraging ongoing performance improvements, rather than creating unintended economic pressures that could shift environmental impacts elsewhere.

Ultimately, aligning fees with demonstrated emissions performance will both support regulatory objectives and incentivize continued operational improvements across facilities like ours.

We appreciate the opportunity to provide input and would welcome further discussion to ensure that an appropriate, measured-emissions-based approach can be established for our facility moving forward.

Kind regards,
Nic Lindeque
Seabreeze Farm Ltd.
[redacted]

From: Michael Schwandt
Sent: Thursday, April 9, 2026 3:30 PM
To: Conor Reynolds
Cc: Esther Berube; Peterson, Emily [VCH]
Subject: Proposed MVRD Air Quality Management Fees Regulation Bylaw No. 1440
Attachments: 2025-10-22 - Metro Vancouver re Odourous Air Contaminants & AQ Fees Bylaw.pdf

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Mr. Reynolds:

Our public health program at Vancouver Coastal Health has identified that proposed amendments to Metro Vancouver's Air Quality Management Fees Bylaws No. 1330 will be discussed at the regional government's Air Quality Committee meeting on April 10 2026, and that with Committee approval the proposal would in turn discussed by the Metro Vancouver Board on April 24 2026.

As a Medical Health Officer for Metro Vancouver communities within the VCH service area, I have appreciated the opportunity to communicate with you and colleagues on our support for this proposal, as detailed in the attached letter.

Please do not hesitate to share that prior communication to inform Metro Vancouver Committee and Board discussions, and I will also be pleased to offer support on communication on health benefits of managing odourous air contaminants.

The ongoing partnership of Metro Vancouver on air quality and health in our communities is much appreciated.

All the best,

Michael Schwandt

Michael Schwandt (he/him), MD MPH FRCPC
Medical Health Officer
Vancouver Coastal Health
[redacted]

vch.ca/climatechange

Alysa Faraci
Analyst/Administrative Assistant
[redacted]

I acknowledge that my place of work and the facilities of Vancouver Coastal Health lie on the unceded traditional territories of the Heiltsuk, Kitasoo-Xai'xais, Lilwat, Musqueam, N'Quatqua, Nuxalk, Samahquam, Sechelt, Skatin, Squamish, Tla'amin, Tsleil-Waututh, Wuikinuxv, and Xa'xtsa First Nations.

The content of this e-mail is confidential and may be privileged. If you receive this e-mail in error, please contact the sender and delete it immediately.

From: [redacted]
To: Metro Vancouver Air Quality Bylaws
Subject: Urging Strong Action on Industrial Odours – Public Feedback for Friday's Vote
Date: Thursday, April 9, 2026 11:30:21 AM

WARNING: *This email originated from outside of our organization. Do not click any links or open attachments unless you trust the sender and know the content is safe.*

To the Air Quality Committee and Metro Vancouver Board,

I am writing as a long-time resident of the Strathcona/Grandview Woodland area to express my strong support for increased fees on industrial odour emissions, and to urge the Board to take decisive action against the businesses responsible for the disgusting, pervasive smells that plague our neighbourhood.

The stench that certain industrial operators — most notably Hallmark Poultry and West Coast Reduction — unleash on this community is genuinely revolting. It is not a minor inconvenience. It is a persistent, nauseating assault that smells alternately of death, extremely pungent acrid cat food, or industrial deep fry. No one should have to live with this.

PERSONAL IMPACT

Every summer, once temperatures climb above 20°C, the smell blankets our entire neighbourhood and seeps into our home the moment a window is cracked open. On hot days — when ventilation is not just a comfort but a necessity — we are forced to choose between sweltering in a sealed house or enduring a smell so foul it makes us physically sick. I am talking about genuine nausea, stomach upset, and a deep, suffocating sense of being trapped that leaves residents feeling angry and helpless.

I cannot use my backyard or front patio during the summer months. I am embarrassed to have guests over because the smell is so overwhelming and offensive. I have had to seriously consider leaving a neighbourhood I love because of this ongoing pollution. That a business is legally permitted to make an entire community feel this way is, frankly, outrageous.

NEIGHBOURHOOD IMPACT

This is not just a residential issue. The smell penetrates Templeton Secondary School, where [redacted] attend classes. It affects everyone using the Templeton tennis courts, the Tri Club athletes training on the field, and the baseball and soccer players who use these facilities regularly. These people — many of them children and teens — are exercising outdoors and breathing this pollution directly into their lungs. There is no escape. It is deeply unfair that a private business is permitted to continuously pollute a public neighbourhood and face no meaningful consequence.

COMMUNITY-LEVEL INJUSTICE

The distribution of this pollution is not random — it falls hardest on those least able to fight back. The Indigenous and artist communities most heavily represented in Strathcona and Grandview Woodland bear a disproportionate share of the worst emissions. Xpey (at Victoria and Hastings) sits directly in the impact zone of these emissions. It is shameful that the most marginalized communities in our city are subjected to the worst industrial pollution. This is an environmental justice issue.

Furthermore, East Hastings from Commercial to Lakewood is undergoing massive densification, with hundreds of new residents soon moving into apartments that will be directly exposed to these same emitters. The conflict and harm this will cause is entirely foreseeable — and entirely preventable, if the Board acts now.

I have complained about this smell repeatedly over the years I have lived here, and the problem has not improved. These businesses appear incapable of operating without releasing offensive odours whenever temperatures exceed 20°C. That is not acceptable. No business has the right to make an entire neighbourhood unliveable, and no community should have to endure it.

I strongly urge the Board to pass fees for industrial odour emissions as a first step, and to pursue all available regulatory tools to hold the worst offenders accountable. The residents of this neighbourhood deserve clean air, the ability to open their windows, and the basic dignity of enjoying their homes and public spaces without being assaulted by industrial stench.

Thank you for making the right decision.

[redacted]
Vancouver, BC

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

From: Laurel Cowan, Division Manager, Regional Land Use Planning & Policy, Regional Planning and Housing Services

Date: April 13, 2026 Meeting Date: April 17, 2026

Subject: **Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development**

RECOMMENDATION

THAT the GVWD Board:

a) give first, second, and third reading to Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026; and
b) adopt Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026.

THAT the GVS&DD Board:

a) give first, second, and third reading to Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026; and
b) adopt Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026.

THAT the MVRD Board:

a) give first, second, and third reading to Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026; and
b) adopt Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026.

EXECUTIVE SUMMARY

In 2024, the agricultural sector raised concerns about the unintended consequences of Metro Vancouver's new Water and Park Acquisition Development Cost Charges (DCCs) on agricultural development. Under Metro Vancouver's current DCC program, all non-residential development is grouped into a single rate category. Historically, Metro Vancouver collected DCCs only for liquid waste services, and because most agricultural lands fall outside regional sewerage areas, agricultural developments were not required to pay DCCs.

When Metro Vancouver introduced new DCCs for Water in 2023, followed by the addition of Regional Parkland Acquisition DCCs in 2025, these new charges began applying to agricultural buildings that require building permits, such as glass greenhouses. Agricultural developments were grouped into the employment DCC category alongside other non-residential uses, but the implications of applying this category to agricultural activities, given their distinct characteristics and minimal regional infrastructure impact had not been fully considered.

In response to concerns that were raised by the agricultural sector, Metro Vancouver committed to both immediate and longer-term solutions. Interim bylaws were adopted in 2025 to waive Regional Parkland Acquisition DCCs and to reduce Water DCCs by 98% for agricultural projects designed to have a low environmental impact. A subsequent technical study **(Attachment 1)** confirmed that agricultural development currently has negligible impact on regional water and wastewater systems and generates minimal growth-related demand. Based on these findings, the 2028–2030 DCC Bylaw Update proposes establishing a dedicated Agricultural DCC rate set at $0, with ongoing monitoring to reassess impacts over time.

To align current practice with this long-term direction, staff recommend the Boards adopt interim bylaws to convert the 98% Water DCC reduction to a full waiver, introduce a parallel waiver for Liquid Waste DCCs for agricultural properties within sewered areas, and make a minor housekeeping update to the existing Regional Parkland Acquisition waiver.

PURPOSE

To seek that GVS&DD/GVWD/MVRD Board adoption of interim reduction/waiver bylaws for agricultural development.

BACKGROUND

In May 2025, the GVWD and MVRD Boards adopted interim bylaws providing reductions or waivers for agricultural developments designed to have a low environmental impact, meaning low water use (References 1 and 2). These bylaws were intended to provide immediate relief until an approach was developed through the comprehensive DCC Bylaw Update for 2028-2030, at which point the interim bylaws could be rescinded. Metro Vancouver committed to studying agricultural water consumption in more detail to support a sector-specific DCC rate in the DCC Bylaw Update that reflects the actual impact of agricultural developments on regional infrastructure. The resulting technical study (**Attachment 1**) highlights that overall, agricultural development currently has very low impact on regional water systems and limited projected growth suggesting negligible impact. Based on these findings, a $0 DCC rate for agricultural development is proposed for the 2028–2030 DCC Bylaw Update, with ongoing monitoring and future adjustments as needed. Correspondingly, it is recommended that the existing 98% Water DCC reduction be updated to a full waiver, and that a parallel waiver be introduced for Liquid Waste DCCs, along with a minor housekeeping update to the existing Parkland Acquisition waiver.

APPROACH TO AGRICULTURAL DEVELOPMENT

Context

In 2023, Metro Vancouver introduced new regional Water DCCs, which were increased in 2025 along with the addition of a Parkland Acquisition DCC. Prior to this, the only regional DCCs were for Liquid Waste, and as most agricultural development is located outside the regional sewerage areas, DCCs did not apply.

In late 2024, the agricultural sector raised concerns that Metro Vancouver DCCs being applied to agricultural developments (such as greenhouses) were significantly impacting financial viability. Because these structures are physically large but use relatively little water, Metro Vancouver's standard "non-residential" DCC rates did not accurately reflect the anticipated impact on regional infrastructure.

Metro Vancouver committed to resolving this issue in the short and long term. In the short term, Metro Vancouver implemented an interim 100% waiver Parkland Acquisition DCCs and a 98% reduction for Water DCCs for agricultural developments that demonstrate low environmental impact. In the longer term, Metro Vancouver committed to studying agricultural water use in greater detail and using that information to develop a sector-specific DCC rate in the 2028–2030 DCC Bylaw Update that more accurately reflects agriculture's actual impact on regional infrastructure.

Engagement with the Agricultural Sector

Metro Vancouver began engaging with the agricultural sector in late 2024 to explore both interim and long-term solutions. Engagement activities included:

1. Updates at meetings of the Metro Vancouver Agricultural Advisory Committee
2. A workshop and survey in spring 2025 focused on DCC categories and definitions
3. A webinar with agricultural sector representatives on proposed interim waiver/reduction bylaws
4. Two technical working group meetings on DCCs were held in December 2025 and February 2026.

Feedback from this engagement has shaped Metro Vancouver's evolving approach and will continue to guide further discussions and advocacy with the Province. Key themes raised by the agricultural sector include:

- Cost pressures and uncertainty associated with DCCs, and concerns about how these negatively affect planned agricultural development
- Misalignment between DCC calculations and agricultural realities: charging DCCs based on floor area (sq. ft.) does not reflect agricultural water-use patterns and is not an appropriate proxy for demand for this sector
- Inequities caused by the unique nature of agricultural development; for example, glass greenhouses that can implement water re-use technologies require building permits and face DCCs whereas poly structures used for similar purposes require no permits/fees despite using more water
- Commitment to minimizing potable water use: agricultural operators consistently aim to use non-potable sources wherever possible and to incorporate water reuse and conservation measures into their operations.

Study of Agricultural Water Consumption to Inform DCC Rates

Metro Vancouver commissioned a consultant study to evaluate agricultural water consumption and its potential impact on regional infrastructure. The study (**Attachment 1**) explored available data and concluded that existing data is not sufficient to guide policy decisions and further analysis is required to better understand specific water usage by agricultural developments, and how this may change over time. Additionally, the report outlines the challenges associated with the different methodological approaches to setting DCC rates for agricultural development.

The report also outlines how, currently, the overall drinking water consumption by the general agricultural sector, and growth of agricultural developments in the region is relatively small.

- Agriculture, as a general category, uses approximately 1% of total regional drinking water consumption). Agricultural developments make up only a portion of this amount; the remainder includes all other uses on an agricultural property (including residential).
- The average total growth of agricultural developments is 6.65 ha per year (or 1.2% growth per year). While some specific sub-sectors, such as greenhouses, are expected to expand more quickly, the amount of water use may not grow at the same rate due to increasing efficiency, water reuse, and automation.

- Many agricultural developments may use groundwater, surface water, captured rainwater and/or re-used water so are not always reliant on potable water systems like other non-residential sectors such as commercial, industrial, or institutional buildings.
- Forecasting future changes within the sector is challenging due to unpredictable shifts in technology, climate change impacts, crop types, innovation, market or environmental factors (e.g., changes in quotas or disease outbreaks), and numerous other factors. In particular, climate change could significantly impact the need for potable water use, especially during peak summer months where demand for regional drinking water infrastructure is already at its highest.

Recommended Approach

- **Set the Agricultural Development DCC Rate to $0 for 2028–2030:** Given that historical water use and growth of the sector indicate negligible impacts to regional drinking water infrastructure, a $0 DCC rate is recommended in the upcoming DCC Bylaw Update.

  Further study and monitoring are also recommended to inform the future of the DCC program and assess potential changes in demand due to climate change, new technologies, and other factors. If future data suggests an increasing demand or impact on regional infrastructure, Metro Vancouver may implement a DCC specific to agricultural development at that time to account for this relative impact.

  Engagement with the sector will be a critical component of rolling out the DCC Bylaw Update to clarify the current approach and appropriately set expectations for the future. Ongoing engagement with the sector (such as through the Metro Vancouver Agricultural Advisory Committee) will continue to support information sharing and relationship building.

- **Update Interim Waiver/Reduction Bylaws for 2026–2027:** To maintain fairness and alignment with the policy direction for 2028 and avoid any interim impact to the sector, it is recommended to update the interim waiver/reduction process as follows:
  - Convert the interim Water DCC reduction to a 100% waiver
  - Introduce a 100% waiver for Liquid Waste DCCs. Although most agricultural development occurs outside sewered areas, at least one greenhouse project within a sewerage area was charged the full non-residential rate. This does not reflect its limited impact on sewerage infrastructure (e.g., primarily staff washrooms).
  - A minor housekeeping update is also provided for the existing Parkland Acquisition DCC waiver (updating a reference to GVWD to MVRD).

ALTERNATIVES

1) THAT the GVWD Board:
   a) give first, second, and third reading to Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026; and
   b) adopt Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026.

   THAT the GVS&DD Board:
   a) give first, second, and third reading to Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026; and
   b) adopt Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026.

   THAT the MVRD Board:
   a) give first, second, and third reading to Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026; and
   b) adopt Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026.

2) THAT the GVWD/GVS&DD/MVRD Board receive for information the report April 13, 2026 titled "Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development".

FINANCIAL IMPLICATIONS

The financial impact of introducing a $0 DCC rate for agricultural developments, and updating interim waivers, is negligible. Since the reduction/waiver bylaws were introduced in May 2025, a total of 8 applications have been processed, 4 in 2025 and 4 in 2026, representing approximately $455,000 in water DCC revenue collected at the 98% reduced rate and $78,000 in liquid waste from one application. This represents approximately 0.6% of the total DCC revenue collected over roughly the same time period.

OTHER IMPLICATIONS

Early engagement with member jurisdictions through DCC workshops highlighted the need for clarity and simplicity for Metro Vancouver's DCC program. As member jurisdictions collect DCCs on behalf of Metro Vancouver and interpret the DCC Bylaws, it is essential that definitions, rate categories, and processes are clear. Communications with members about the new GVS&DD Bylaw and the GVWD Bylaw amendment will be needed following the Boards' decisions. However, existing communications exist that can easily be updated and shared (e.g., website, process diagrams, applications).

Moving to a $0 rate for agricultural development in the 2028 – 2030 will help to streamline processes for applicants and staff as it will remove the need for a waiver process. Once the new DCC Bylaws are adopted and take effect January 1, 2028, the interim waiver bylaws will become unnecessary and can be rescinded.

CONCLUSION

The introduction of new Metro Vancouver Water and Parkland Acquisition DCCs in 2023 and 2025 unintentionally resulted in agricultural developments being charged within the employment DCC category, despite their limited impact on regional infrastructure. Interim reductions and waivers were put in place to address these concerns while Metro Vancouver conducted further study. The technical analysis confirms that agricultural development generates negligible growth-related demand on regional water, liquid waste, and parkland systems, supporting the recommendation to establish a $0 agricultural DCC rate in the 2028–2030 DCC Bylaw Update.

To ensure alignment with this long-term direction and avoid interim costs to the sector, staff recommend updating the current bylaws to convert the 98% Water DCC reduction to a full waiver, introduce an equivalent waiver for Liquid Waste DCCs, and apply a minor housekeeping update to the existing Parkland Acquisition waiver. These updates streamline administration, provide clarity for applicants and member jurisdictions, and maintain policy consistency until the new DCC bylaws take effect January 1, 2028.

ATTACHMENTS

1. Municipal Water Consumption in Agricultural Developments in Metro Vancouver. Upland Agricultural Consulting Ltd. February 2026.
2. ~~Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026.~~
3. ~~Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026.~~
4. Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026.

REFERENCES

1. Cowan, L. (2025). *GVWD Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 264, 2025* [Staff report to MVRD Board meeting on 2025, May 23]. https://metrovancouver.org/boards/GVWD/WD-2025-05-23-AGE.pdf#page=14
2. Cowan, L. (2025). *MVRD Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 1418, 2025* [Staff report to MVRD Board meeting on 2025, May 23]. https://metrovancouver.org/boards/GVRD/RD-2025-05-23-AGE.pdf#page=315

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Municipal Water Consumption in Agricultural Developments in Metro Vancouver



Prepared for Metro Vancouver Regional District

Prepared by Upland Agricultural Consulting Ltd.

February 2026

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Acronyms

ALCA	Agricultural Land Commission Act
ALUI	Agricultural Land Use Inventory
AUC	Actual Use Code
BCVMC	BC Vegetable Marketing Commission
CRD	Capital Regional District
DCC	Development Cost Charge
FVRD	Fraser Valley Regional District
GSC	General Sector Categories
GVWD	Greater Vancouver Water District
ICI	Industrial, Commercial, Institutional
MVRD	Metro Vancouver Regional District
OCP	Official Community Plan
PID	Parcel Identifier
RD	Regional District

Executive Summary

Metro Vancouver is updating its Development Cost Charge (DCC) program and is considering how to appropriately levy water DCCs on agricultural developments. Regional water DCCs pay for the regional water infrastructure needed to support new growth and development. This applies to municipal (aka drinking water), which is supported to properties through municipal connections, serviced by broader regional infrastructure. Some agricultural properties are able to draw from non-municipal water sources such as groundwater or surface water. Where municipal water is used throughout the report, it refers to water supplied by Greater Vancouver Water District (GVWD) regional water infrastructure.

Agricultural stakeholders have raised concerns that conventional DCC methodologies do not reflect the unique water-use patterns of agricultural developments, particularly for operations such as greenhouses, which can have large building footprints but comparatively modest municipal water demands. This report provides an overview of existing DCC practices from other jurisdictions, historical water-use data, and sector-specific municipal water demand considerations to assess how agricultural development should be considered within Metro Vancouver's DCC program.

Context

In 2023, Metro Vancouver introduced new water DCCs for non-residential building developments which increased in 2025 along with the addition of a regional park land acquisition DCC. Agricultural producers noted that the methodology did not account for the wide variability in agricultural uses, nor for the fact that many agricultural operations use non-municipal water sources or recycle municipal water extensively. In response, the Metro Vancouver Regional District (MVRD) and Greater Vancouver Water District (GWVD) (generally referred to as Metro Vancouver) implemented an interim 100% regional park DCC waiver and 98% water DCC reduction for eligible agricultural developments that could demonstrate low environmental impact. The long-term intention is to refine the DCC program for 2028 to establish a specific approach for agricultural development.

Across British Columbia, a limited number of municipalities apply DCCs to agricultural developments, and those that do (City of Delta, City of Pitt Meadows, and City of Abbotsford) use the methodologies for non-residential land uses from the Province of BC's DCC best practice guide[1]. These approaches rely heavily on population-equivalency factors, which correlate poorly with agricultural activities where water use is tied to production rather than occupancy. There does not appear to be any standardized method for calculating agricultural equivalencies, and population-based approaches do not consistently reflect actual water infrastructure impacts from agricultural developments. Comparable regional districts, including the Capital Regional District, do not apply DCCs to agricultural developments within agriculturally-zoned areas.

Data Analysis

Historical water meter data provided by Metro Vancouver's member jurisdictions show that agriculture represents a very small proportion of overall regional municipal water use - approximately 1% of total

[1] Development Cost Charge, Best Practice Guide. 2025. BC Ministry of Housing and Municipal Affairs.

consumption and less than 3% of metered use[2]. However, the existing water meter data has significant limitations: it does not include parcel identifiers, building areas, or specific activity types, and meters may include mixed uses (e.g., houses and barns). As a result, metered data in its current format cannot produce accurate estimates of litres-per-hectare-per-year (L/ha/yr) of water consumption for specific agricultural development categories.

Sector-specific analysis using a literature review, Agricultural Land Use Inventory (ALUI) data, interviews, and the BC Agricultural Water Calculator shows that municipal water use varies widely by agricultural development type. Greenhouses, while cumulatively having the highest total water use of agricultural developments, are typically highly efficient per unit of output and commonly recycle water or use rainwater capture systems or other systems to minimize water use (e.g., closed-loop irrigation systems, condensation recovery, drainage water collection, smart sensors). Other agricultural development types such as mushroom barns, dairy barns, and poultry barns show moderate and predictable patterns of growth and water consumption. Retail nurseries and agri-food processing facilities have highly variable consumption depending on crops, irrigation technology, and water sources. Much of the water used for agricultural purposes in the region does not rely solely on municipal water.

Forecasting future agricultural sector growth and projecting the future municipal water needs of agricultural developments, is challenging due to climate change, evolving technologies, crop shifts, and inconsistent metering practices. Historic growth patterns (2016-2022) show limited growth of agricultural development by an average of 6.6 ha (1.3%) per year. Some sectors, like greenhouses, are anticipated to expand, while others may be limited or responsive to other factors such as quotas or disease outbreaks. Climate projections suggest higher summer temperatures, lower snowpack and late-summer flows, and increased drought risk conditions, which may increase agricultural water demand while simultaneously stressing regional water supply systems. Climate change will also impact non-municipal water sources that agricultural developments rely on, increasing reliance and use of municipal water overall[3]. At the same time, many agricultural sectors are adopting increasingly efficient irrigation systems that may keep municipal water demand stable even as production intensifies. However, agricultural water use is seasonal and it is likely that this sector will continue to have the highest demands for regional water supply in summer, when agricultural development's rainwater capture systems are least effective and when the regional drinking water system is already under pressure to meet rising demand from outdoor water use.

Conclusions

The analysis indicates that agricultural developments currently place relatively low demand on municipal water infrastructure, particularly compared to other land uses. This could change in the future with the effects of climate change or evolving practices and technologies. Many agricultural operations employ advanced water-efficiency technologies and have strong financial incentives to limit the use of municipal water, which can be costly. However, the absence of reliable and disaggregated water-use data limits the ability to create an accurate picture of municipal water use by the agricultural sector.

[2] Water Committee Meeting Package. April 3, 2024. Metro Vancouver Regional District.
[3] Metro Vancouver (2019). Water Supply Outlook 2120

The following factors are important to consider when evaluating options for applying DCCs to agricultural developments:

- Metro Vancouver's current DCC program already applies to any residential development occurring on agricultural land, thereby capturing the associated impacts of residential uses on regional water infrastructure.
- Current DCC rates have considerable financial implications for agricultural developments. For example, a typical 10-hectare greenhouse build in Delta would be subject to approximately $167,000 in DCCs from the City of Delta and $176,000 from Metro Vancouver if the 98% water DCC rate reduction is applied[4], increasing to $205,000 in 2027.[5] This results in a total DCC cost of about $343,000 in 2026 or $372,000 in 2027, excluding any additional government fees or charges that may apply. These combined costs represent a significant capital consideration for prospective agricultural projects, particularly for a sector whose margins are already slim[6] and for whom competition from producers outside of the region, and from outside of Canada[7], is strong.

Recommendations

To better understand and monitor the water use of agricultural developments, Metro Vancouver could pursue the following actions:

1. Explore data sharing arrangements with municipalities

Metro Vancouver could work with member jurisdictions to attempt to obtain parcel-level water use data, including PIDs (Parcel Identifiers) with structure types and building areas, or anonymized equivalents, to support future water-use modelling. This would allow calculations of baseline L/ha/yr metrics for specific agricultural development types which would be the most helpful metric to understand water use. If this approach is not possible, alternative methods could be explored, as described below.

2. Establish an agricultural municipal water-use monitoring pilot

Metro Vancouver could work with willing municipal partners to implement enhanced metering for representative agricultural structures (e.g., greenhouses, poultry barns, processing facilities) to generate reliable, local data for modelling future DCC rates. Partnering with industry groups could support producer participation.

[4] 100,000m^2 x DCC water rate of $1.67/m2 to the City of Delta and 100,000 m^2 x DCC water rate of $1.76/m2 to MVRD in 2026 (if the reduction of 98% is provided), with the DCC water rate rising to $2.05/m2 in 2027.
[5] Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022. 2025. Metro Vancouver Regional District.
[6] Statistics Canada, 2025. Net Farm Income for British Columbia 2000-2024. The data indicates that farms in BC have not turned a profit since 2017.
[7] CBC News, June 30, 2025. BC's Farmers Lost $457 million in 2024, the most in Canada. This is partly attributed to the cost of agricultural land and impacts from recent climate disasters.

3. Undertake additional research to estimate sector water use and water demand by agricultural development type

Metro Vancouver could use existing sources of data to undertake additional research to determine if a reliable estimate of agriculture water use across the region can be calculated. This could involve cross analysis of ALUI, Census of Agriculture, the BC Agriculture Water Calculator, and existing industry projections, as well as stakeholder consultation to refine growth and water-efficiency assumptions for key agricultural subsectors. For example, Agricultural Land Use Inventory data and water infrastructure mapping could be combined to determine the types of agricultural developments (and their footprints) that may be connected to water systems. From this data, it is possible that specific locations could be identified and tools such as the BC Agriculture Water Calculator could be used to estimate water consumption corresponding to area of development.

Approaches and Conclusions

In addition to the above recommendations, there are three approaches to consider:

Approach 1: Do not charge agriculture developments in the DCC bylaw. There is precedence in taking this approach by municipalities and regional districts. One option is to define ICI (Industrial, Commercial, Institutional) land use definitions with zoning bylaw definitions, thereby omitting an agricultural land use definition. The Capital Regional District uses this approach. The second option is to include a definition in the DCC bylaw that explicitly excludes agriculture. For example, the District of Central Saanich's DCC Bylaw defines "commercial" as a use of land that is not residential, industrial, institutional, or agricultural.[8] As a result, agricultural developments are not charged a DCC rate in that bylaw. Other jurisdictions, such as City of Surrey and City of Richmond, take a more direct approach by clearly defining agricultural in the DCC Bylaw, but applying a rate of $0 (although they also discourage the use of municipal water for agriculture).

Approach 2: Establish a differentiated agricultural DCC rate based on accurate, specific, water use data for agricultural developments and associated projected growth. If a differentiated agricultural DCC rate is desired, it should be based on historical water use data for agricultural development types (e.g. greenhouses, dairy and poultry barns, etc.), projected advances in irrigation technologies, projected changes in water use patterns by the sector, and projected development growth. This approach will require additional background research, as described in the recommendations in this report. A further reduction (waiver) for agricultural developments that demonstrate low environmental impacts could continue to be offered. **Given the current data limitations, this approach is not recommended until further analysis is completed to understand the specific impacts of the sector.**

Approach 3: Establish a differentiated agricultural DCC rate based on population equivalencies and assumptions of high-level sector water consumption and projected growth. This is the existing

[8] Central Saanich Development Cost Charge Bylaw No. 1889, 2016.

methodology used by some municipalities (e.g. the City of Delta, the City of Pitt Meadows and the City of Abbotsford). However, the *Provincial Development Cost Charge Best Practices Guide*, which provides guidance to local governments for establishing DCC programs, does not list "Agriculture" as a Land Use Category and does not offer technical guidance for calculating DCCs for agricultural developments as it does for Residential or ICI uses.[9] Furthermore, in discussions with municipal staff, the rationale for applying the population equivalency method to agricultural zones was not made clear. Therefore, due to considerable limitations and concerns in applying this methodology to agricultural developments, and overall lack of rationale, **this approach is not recommended**.

Determining whether agricultural developments should be subject to water DCCs is a complex policy decision for Metro Vancouver. At present, it appears there are no examples elsewhere in the province where water DCCs for agricultural developments are applied at both the municipal and regional district levels. However, there are also few regional districts in the province who operate in a similar 'bulk supplier" role to Metro Vancouver/GVWD. Unfortunately, the metered data available from member jurisdictions is not available in a format that would allow for accurate and precise analysis of municipal water use in agricultural developments on a L/ha/yr basis. However, this report provides estimates based on literature and engagement from industry experts. Further vetting and ground-truthing of this data is required.

[9] Development Cost Charge, Best Practice Guide. 2025. BC Ministry of Housing and Municipal Affairs.

1.0 Purpose

The purpose of this report is to undertake a study on municipal water consumption associated with agricultural development across the Metro Vancouver region. The findings will inform the approach for agricultural development within Metro Vancouver's Development Cost Charge (DCC) program, seeking alignment with actual infrastructure demand and long-term viability of the sector.

2.0 Background

In 2023, Metro Vancouver introduced new water DCCs[10] under a general non-residential rate structure, which increased in 2025 along with the addition of a new regional park land acquisition DCC. Historically, regional DCCs applied only to liquid waste services, which typically did not include agricultural developments due to their location outside regional sewerage areas. The introduction of new regional DCCs (particularly water DCCs which are significantly higher than parks DCCs) raised concerns within the agricultural community, particularly regarding developments such as greenhouses, which have relatively low infrastructure demands compared to their buildable area.

In response, Metro Vancouver initiated collaboration with agricultural stakeholders in early 2025 and implemented an interim 100% regional parks DCC waiver and 98% regional water DCC rate reduction for eligible agricultural developments demonstrating low environmental impact.[11] Eligibility criteria include:

- The proposed development must meet the definition for "agricultural development"; meaning any non-residential building or structure that is used for agricultural production or is located on agricultural land, and will connect to and use municipal water, including, but not limited to: greenhouses, retail nurseries, manufacturing and processing facilities for agriculture-related products, development intended for intensive indoor livestock operations, or development intended for non-farm commercial businesses, related to agriculture, as permitted by the *Agricultural Land Commission Act* (ALCA).
- The proposed development must have the following:
    - Confirmation from the member jurisdiction or demonstration that a municipal water meter has been or will be installed; and
    - A water management plan outlining how the development will minimize municipal water consumption and maximize conservation, particularly during peak demand season (May to September).

Metro Vancouver is currently preparing for a comprehensive DCC program update in 2027, with new rates to take effect in 2028. This update will introduce subcategories within the non-residential rate structure

[10] Development cost charges (DCCs) are charges levied on development to help pay for growth-related infrastructure. DCC rates are determined through a process of projecting future growth rates, determining future infrastructure requirements to support community growth, developing cost estimates of that infrastructure, and spreading infrastructure cost recovery across the projected growth.

[11] GVWD Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 264, 2025.

and may include a distinct category for agricultural development. Unlike other non-residential sectors (e.g., industrial, commercial, institutional (ICI)), water consumption data for agricultural development is limited and inconsistently reported. To address this gap, Metro Vancouver wishes to better understand municipal water consumption patterns specific to agricultural developments. These patterns will help clarify how agricultural developments should be considered in Metro Vancouver's DCC program to reflect the sector's impact on regional infrastructure.

3.0 DCC Rate Determination for Agricultural Developments

Across the province, there are a small number of jurisdictions that levy DCCs on agricultural developments[12]. These municipalities have differentiated rates for agriculture and most often tie those rates to agriculturally-zoned land. To determine DCCs for agricultural developments, municipalities rely on methods described in the *Provincial Development Cost Charge Best Practices Guide (*the *'DCC Guide')*, which provides practical guidance linking the legislative framework to local government implementation and outlines best practices for establishing DCC programs.[13] However, the *DCC Guide* does not list "Agriculture" as a Land Use Category and does not offer technical guidance for calculating DCCs for agricultural developments as it does for Residential or ICI uses.[14]

As a result, municipalities that calculate DCC rates for agricultural developments appear to use the non-residential methodologies (i.e. for ICI) outlined in the *DCC Guide*. Within the Metro Vancouver region, only the City of Delta and the City of Pitt Meadows apply DCCs to agricultural developments. The City of Abbotsford, located within the Fraser Valley Regional District, also applies DCCs to agricultural developments. The City of Kelowna, located within the Regional District of Central Okanagan, applies DCCs to Seasonal Agricultural Commercial and Seasonal Agricultural Industrial developments.

To demonstrate how municipalities establish water DCC rates for agricultural developments, the following section outlines the methodology used by the City of Abbotsford. The City of Pitt Meadows and the City of Delta rely on a similar approach. The methodology includes the following steps:[15]

1. Estimate the amount of new development (in units or m² of gross floor area) anticipated over the next 20 years. Agricultural development estimates in Abbotsford were based on historical building permit data.
2. Apply an equivalent population coefficient to convert the land use type into an equivalent population per square meter.[16] The equivalencies are said to "reflect expectations regarding

[12] Examples include: City of Delta, City of Abbotsford, and City of Pitt Meadows. The City of Kelowna applies DCCs to specific sub-categories of agricultural developments (Seasonal Agricultural Commercial and Seasonal Agricultural Industrial), but not to agricultural developments associated with primary production activities).
[13] Development Cost Charge, Best Practice Guide. 2025. BC Ministry of Housing and Municipal Affairs.
[14] Under the *Local Government Act*, Division 19, Sections 561 & 563, some developments may be eligible for DCC exemptions; however, agricultural developments are not mentioned in the list of exemptions. However, a development that is designed to result in a low environmental impact is listed. Most municipalities do not include agriculture developments in their DCC bylaw by not capturing agricultural developments in ICI or non-residential development definitions.
[15] Council Report No. FPS 008-2025. 2025, City of Abbotsford. Note: the Joint Water DCCs (of which agriculture is charged) in Abbotsford will decrease in 2026 due to the receipt of a large provincial grant for the City of Abbotsford's new water source.
[16] The equivalencies used in Abbotsford were unchanged from their previous DCC update, as per communication with the consultant who developed the City of Abbotsford's population equivalencies (Urban Systems).

relative impact", however, it is unclear how population equivalents correlate to agricultural developments. The population equivalencies appear to correspond to an estimated amount of water used by people working in the agricultural facility and not based on actual water consumption of agricultural activities occurring in the building.

3. The estimated amount of development anticipated is then multiplied by the equivalent population coefficient to calculate the total equivalent development and population impact on infrastructure.
4. The required DCC revenue (total dollars to be collected to fund growth-related infrastructure) is then calculated.
5. The required DCC revenue is then divided by the total equivalent population per land use category to calculate the DCC charge per person.
6. The DCC charge per person is then multiplied by the equivalent population coefficient for each land use to determine the DCC rate for that land use (either by unit or per floor area).

Any residences on a farm property are charged a relevant residential DCC rate and only agricultural developments are charged an "agricultural" DCC rate. Table 1 (next page) summarizes existing DCC rates for agricultural developments within agricultural zones by the City of Delta, the City of Pitt Meadows, and the City of Abbotsford, and the approaches used to determine them. A list of agricultural DCCs from jurisdictions across BC is provided in Appendix B. Key takeaways include:

- Definitions used in DCC bylaws focus on agricultural developments within agricultural zones that require a municipal water connection, including ancillary agricultural businesses that may be permitted by the *Agricultural Land Commission (ALC) Act* and Agricultural Land Reserve (ALR) Use Regulation (e.g. uses that meet criteria or that have received specific approvals from the ALC).
- Food processing and manufacturing facilities that are not located on agricultural land are charged ICI rates.
- Other member jurisdictions within Metro Vancouver with agricultural land in their jurisdictions (such as the Township of Langley, City of Richmond, City of Surrey, City of Maple Ridge, City of Burnaby, and City of Vancouver) do not charge water DCCs for agricultural developments within agriculturally-zoned lands.
- The method to determine population equivalencies does not appear to be standardized, with various information sources being used inconsistently. Some methodologies have been informed by Master Water Servicing Plans, population data (which may or may not include temporary farm workers or precise number of farm operators) or discussions with municipal staff and agricultural advisory committees.[17]
- Determination of DCC rates are not based on agricultural water use data but on anticipated sector growth and population equivalencies. Only the City of Abbotsford explicitly states that historical agricultural building permit data is used to project future agricultural developments. It is unclear why the City of Pitt Meadows chose a rate of 0 m^2 as their projected growth in agricultural development, when that has not necessarily been the trend in that city in the past.

[17] Personal correspondence, municipal staff and DCC consultants.

Table 1. Municipalities in the Lower Mainland that charge DCCs for agricultural developments within agricultural zones.

Municipality	Agricultural Water DCCs (2026)	Definition of Agricultural Development in DCC Bylaws	Approach to Calculating the DCC Rate
Delta	$1.71/m^2	Applies to "Intensive Agriculture", which includes greenhouses, retail nurseries, manufacturing and processing plants for agriculture-related products, facilities used for intensive livestock operations, and commercial businesses located within the Agricultural Water Rate Area, as defined in Schedule C of the City of Delta *Water Service Bylaw No. 7441*, 2016. Produce stands, temporary uses (less than 6 months) and retail less than 100 m^2 shall not be considered Intensive Agriculture. For Intensive Agriculture, where a sewer connection is required to a municipal system, the Industrial Sewer DCC rate shall apply. [18]	- Projection of agricultural development (measured as m^2 of gross floor area) trends over the next 10 years using City of Delta's development permit statistics. This resulted in an anticipated growth of 12 hectares or 120,000 m^2 [19] over the next 10 years. - Population equivalency per m^2: 0.0045 [20]
Pitt Meadows	$1.82/m^2	Applies only to "Intensive Agriculture", which includes greenhouses, retail nurseries, manufacturing for agricultural products, facilities for intensive livestock and commercial businesses located with agricultural zones. Produce stands and retail less than 100 m^2 are not considered Intensive Agriculture. [21]	- Discussions with City staff for 20-year growth projections of agricultural development (measured as m^2 of development area). No intensive agricultural development projected, therefore an amount of "0" was applied. [22] - Population equivalency per m^2: 0.0035 [23]
Abbotsford	$1.77/m^2 (water supply, not distribution [24])	Applies to all agricultural development, including within an agricultural zone or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an agricultural nature, including barns, equipment storage and greenhouses, but excluding commercial and industrial uses on lands designated for agricultural use.	- Use of historical building permits to project 20-year growth of agricultural developments (measured as m^2 of gross floor area). This resulted in an estimate of 2.5 million m^2 of gross floor area over the next 20 years. - Population equivalency per m^2: 0.0053 [25]

[18] Delta Development Cost Charges Bylaw No. 7560, 2017 Amendment Bylaw No. 8476, 2024. City of Delta.

[19] Projections are based on the City of Delta's provincially-mandated 5-Year Housing Growth Targets and projected development statistics, as well as Metro Vancouver's Regional Growth Strategy (Metro 2050), Metro Vancouver's 10 Year Housing Demand Estimates (2016- 2026), the current density permitted in the OCP, and Census data.

[20] Council Report, Development Cost Charges Program. 2023. City of Delta. Rationale: "The equivalencies used to calculate DCC rates have been reviewed in detail in this update and revised based on current information to reflect changes in expectations regarding relative impact and to align with DCC best practices. For non-residential lands uses, equivalent populations per square meter of gross floor area are established."

[21] Development Cost Charges Bylaw No. 2995, 2024. City of Pitt Meadows.

[22] Development Cost Charge Bylaw Update for the City of Pitt Meadows. 2024. Urban Systems.

[23] Population Equivalency rationale: "The equivalencies used to calculate DCC rates have been reviewed and adjusted based on current information to reflect changes in expectations regarding relative impact. For non-residential lands uses, equivalent populations per square metre are established."

[24] Council Report No. FPS 008-2025. 2025. City of Abbotsford. The Abbotsford Mission Water & Sewer Commission supplies municipal water to Abbotsford, Mission, and a small part of the FVRD. The City does not apply DCCs to agricultural developments for the Abbotsford-managed water distribution system.

[25] Population equivalency rationale: "The equivalencies used to calculate DCC rates are the same as the previous (2020) DCC update. For non-residential lands uses, equivalent populations per square metre are established." In the 2020 DCC report the rationale was "The equivalencies used to calculate DCC rates have been reviewed in detail in this update and revised based on current information to reflect changes in expectations regarding relative impact and to align with DCC best practices."

3.1 Comparable Regional Districts

There are few Regional Districts across the province that are drinking water wholesalers or purveyors to large areas of agricultural lands. The Capital Regional District (CRD) is the closest comparable jurisdiction to MVRD and does not levy DCCs for agricultural developments within agriculturally-zoned lands. There are Regional Districts that are water purveyors for small agricultural areas within their jurisdictions, such as the Fraser Valley Regional District (FVRD) and Regional District of North Okanagan. Table 2 compares these jurisdictions with the MVRD approach to agricultural DCCs.

Table 2. Regional Districts' approach to agricultural DCCs.

Regional District	Water Wholesaler or Purveyor?	Non-Residential DCC Category?	Agriculture Included in Non-Residential DCC Category?
Capital Regional District	Wholesaler	Yes, non-residential categories correspond to zoning bylaw (e.g. ICI).[26]	No. Agriculturally-zoned lands are not included in the DCC bylaw.
Fraser Valley Regional District	Purveyor for a specific area[27]	Yes, non-residential categories are defined in the FVRD's DCC bylaw[28].	Limited to no agricultural lands fall within the specific area where DCCs apply.
Regional District of North Okanagan	Wholesaler[29]	Yes, non-residential categories correspond to zoning bylaw (e.g. ICI).	No. Agriculturally-zoned lands are not included in the RDNO's DCC bylaw.[30]
Metro Vancouver	Wholesaler	Yes, non-residential use is defined as a building or structure that is not for residential use (2025-2027 DCC Bylaw)	Assumed yes as bylaw definition of non-residential does not state otherwise.[31] Temporary reduction/waiver process is in place for agricultural developments demonstrating low environmental impact.[32]

While there is a substantial amount of agricultural activity within the CRD's jurisdiction, the CRD does not apply DCCs to new agricultural developments in agriculturally-zoned areas. The CRD also provides a lower agricultural water rate for properties with a BC Assessment Farm Tax Classification (Class 9), as specified by the CRD's *Water Supply Local Service Area Fee and Charge Bylaw No. 2570,* which outlines the conditions and rates for agricultural water use.[33] Properties classified as "farm" by BC Assessment that are metered and connected to the water system are charged a water rate of $0.2105/m³. If the parcel also includes a residence connected to the system, the first 455 m³ of annual water use is billed at the residential rate. Any consumption above 455 m³ is billed at the agricultural rate.

[26] Bylaw No. 3208. 2018. Capital Regional District.
[27] Bylaw No. 1096, 2011. 2011. Fraser Valley Regional District.
[28] Bylaw No. 0797, 2007. Fraser Valley Regional District.
[29] Greater Vernon Water Utility. 2025. Regional District of North Okanagan.
[30] "Greater Vernon Water Utility Water Development Cost Charge Bylaw No. 1983, 2004. Regional District of North Okanagan. Note: RDNO is currently in the process of updated their DCC bylaw.
[31] GVWD Development Cost Charge Bylaw NO. 257,2022. 2025. Metro Vancouver Regional District.
[32] Development Cost Charges. Accessed November 2025. Metro Vancouver Regional District.
[33] Water Supply Local Service Area Fee and Charge Bylaw No.2570. 2024. Capital Regional District.

As a purveyor, the City of Delta also provides reduced water rates for agricultural parcels in the "agricultural water rate" area with the first 8,000 m³ billed at $1.42/m³ and thereafter charged $1.90/m³.[34]

4.0 Historical Municipal Reported Water Metering Data

The Greater Vancouver Water District (GVWD) has collected water metering data from its member jurisdictions for decades. The Water Use By Sector Report 2000-2021, published in 2024, identifies water consumption trends between 2000-2021. In 2021, 'Agricultural' uses accounted for approximately 1% of total GVWD water consumption (this includes a combined total of metered and unmetered water) or 3% of consumption when examining metered water only.[35] Average annual consumption per metered agricultural connection was 2,626 m³ (Figure 1).

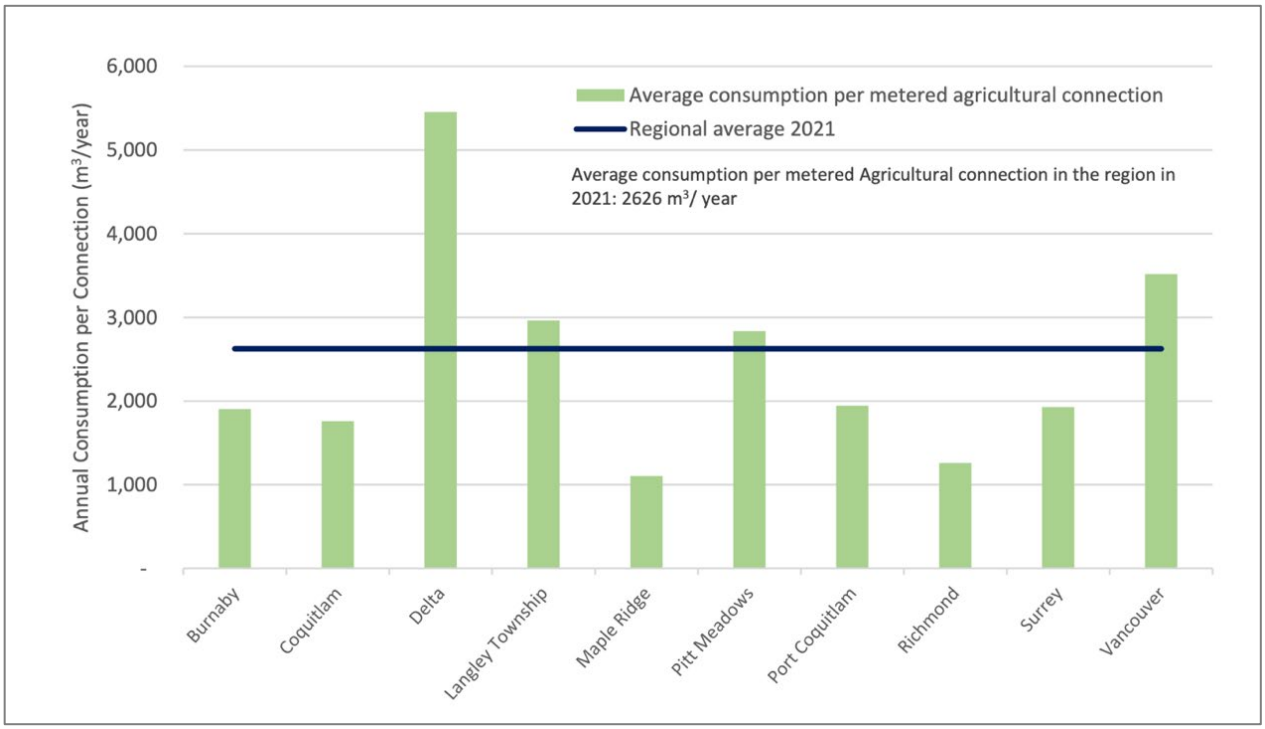


Figure 1. Metered Agricultural water consumption in 2021 by member jurisdiction. Source: Water Committee Meeting Package. April 3, 2024. Metro Vancouver Regional District.

Metro Vancouver has created 'General Sector Categories' (GSC) to group BC Assessment Authority 'Actual Use Codes' (AUC) into sectors for ease of comparison of water consumption across sectors. Unfortunately, several factors limit the usefulness of the municipal metered water data provided to GVWD for determining municipal water use by agricultural developments. These include:

[34] 2025 Metered Utility Rates. 2025. City of Delta.
[35] Water Committee Meeting Package. April 3, 2024. Metro Vancouver Regional District.

- The absence of geographic identifiers (e.g., Parcel Identifiers or PIDs), which prevents linking water meter consumption data to specific agricultural uses and/or footprints of agricultural buildings.
- The lack of information on the size of the parcel or the footprint of the agricultural building, which makes it impossible to calculate water use on a per m^2 or per ha basis from this data alone (however, a future analysis could use ALUI or satellite datasets to determine the size of agricultural developments on a parcel if locations of parcels are known).
- The inability to distinguish water consumption data between multiple buildings or agricultural activities on a single metered parcel (for example, any primary residences or temporary foreign workers housing on site), which obscures how water is allocated between uses.
- The broad nature of BC Assessment's AUCs, which makes it difficult to identify the specific activities associated with each metered parcel. For example, it is not clear if greenhouse vegetable production is captured within "Vegetable and Truck" or "Other" AUC category codes – the code is applied by the appraiser and lacks standardization[36].

Due to these limitations, Metro Vancouver **is not able to calculate the exact volume of water used on a per area basis for any time period, for any type of agricultural building development (or agricultural activity)**.

Despite these limitations, an analysis of historical water consumption by GSC and AUC was conducted to obtain a high-level understanding of water consumption by sector. Figures 2 and 3 (next page) show AUCs related to agricultural developments, grouped into Agricultural and Industrial GSCs. Figure 2 highlights the water use data from the "Agricultural" GSC. These water meters most likely represent agricultural developments occurring on agriculturally-zoned lands. The "Other" AUC as represented in Figure 2 does not have a specific definition but is used when other AUCs are not deemed to be applicable. This could include, but is not limited to, apiculture, floriculture, nut trees, or aquaculture. The "Mixed" AUC as represented in Figure 2 may be used when there is no predominant form of agriculture, particularly on a small hobby farm which may have several ongoing activities used to meet the requirements of the farm standards. In contrast, if the main product for a farm is vegetables, but the farm also sells nominal quantities of eggs, the appraiser is more likely to code this as "Vegetable & Truck", rather than "Mixed".

Figure 3 presents water consumption from the "Industrial" GSC. Much of the large-scale food processing and manufacturing within Metro Vancouver occurs on industrial-zoned lands. For example, larger scale dairy processing is known to occur in commercial/industrial areas of Burnaby. However, some industrial AUCs like "Meat & Poultry" and "Fruit & Vegetable" may be occurring on agriculturally-zoned lands and indicate an industrialized type of farming activity.[37]

[36] Personal communication, BC Assessment staff, 2025.
[37] BC Assessment categorizes a parcel's main use with an AUC; however, there are also sub-classes assigned to parcels if there are secondary or tertiary uses (for example, a residence, commercial building, etc.).

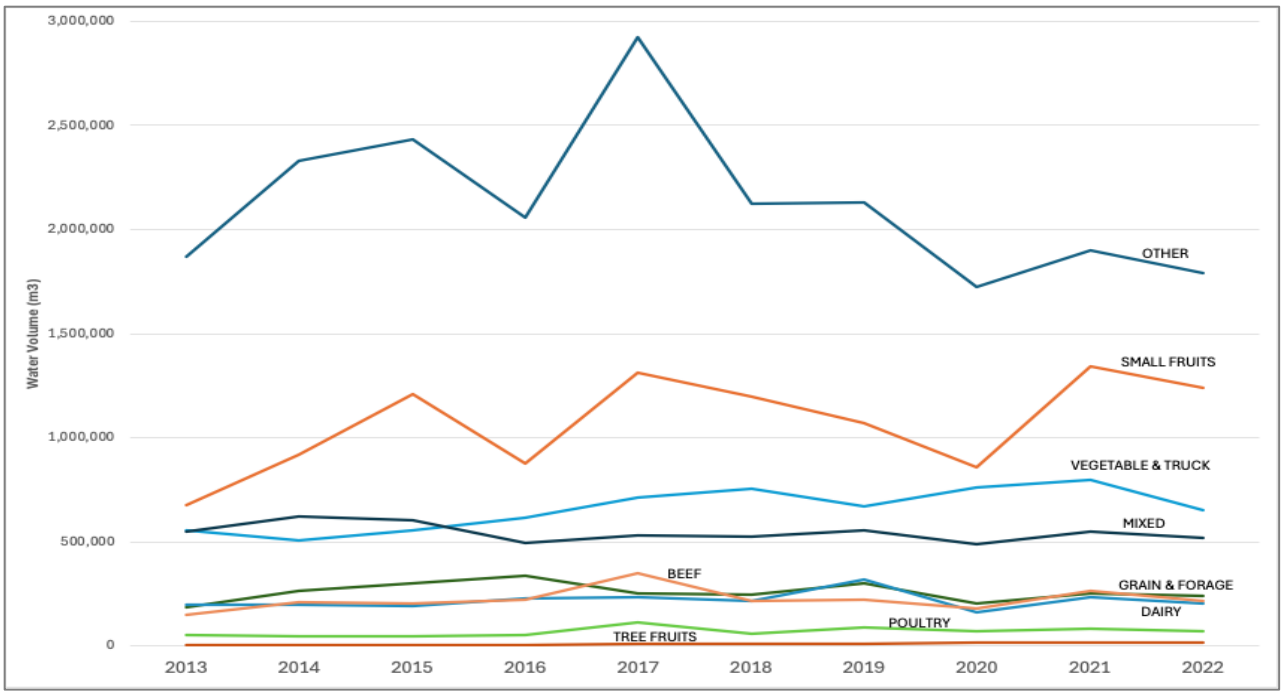


Figure 2. Agricultural GSC water volumes by AUC. Source: Data provided by the Greater Vancouver Water District.

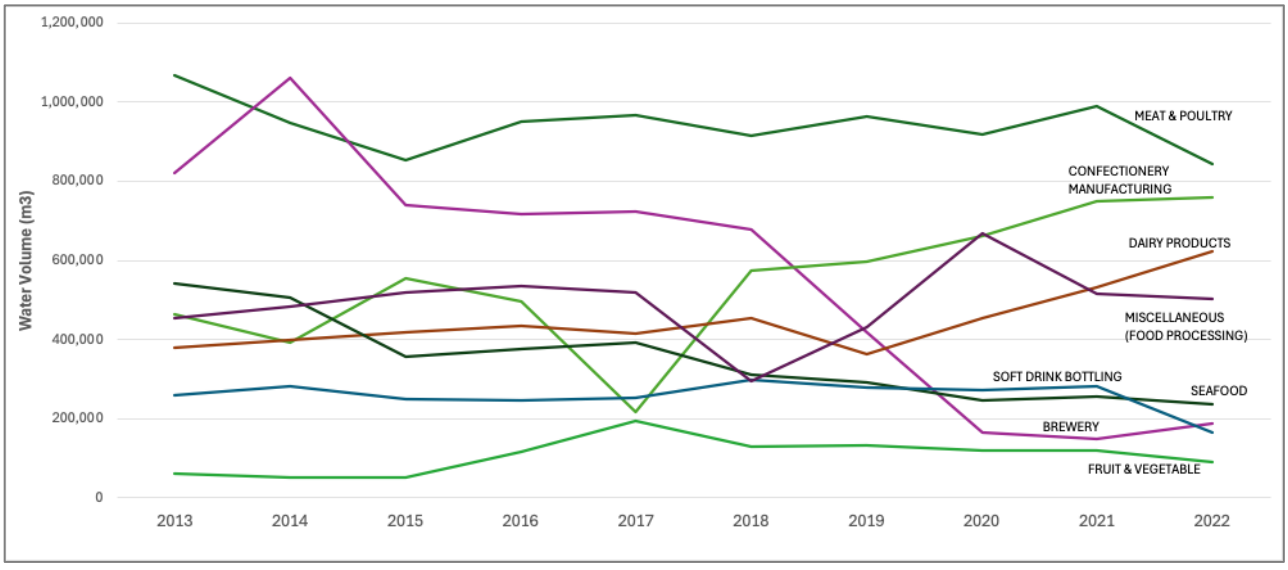


Figure 3. Agri-food industrial GSC water volumes by AUC. Source: Data provided by the Greater Vancouver Water District.

Table 3 compares water consumption across GSCs within Metro Vancouver in 2021 for metered properties and illustrates the relatively small volumes of water used by agriculture compared to the other GSCs.

Table 3. Comparison of metered water volumes used by General Sector Category in 2021.[38]

General Sector Category	Annual water volume consumption (billions of L) in metered water	Proportion (%)
Agricultural	5.38	2.8
Industrial	15.67	8.4
Institutional	18.65	10.0
Commercial	44.01	23.5
Single family	45.26	25.2
Multi-family	52.26	27.9
Other & unknown	6.14	3.3
Total	**187.37**	**100**

Note: an additional 208.01 billion litres (therefore more than the total metered volume) were considered "unmetered" across all GSCs, and this included "system losses, most residential, industrial, institutional, and agricultural consumption, some commercial consumption, and consumption from civic properties (e.g., parks and public washrooms).

Example of Municipal Water Consumption in Agricultural Developments: Greenhouses in the City of Delta

The City of Delta provided additional details on historical municipal water consumption data for greenhouses within their jurisdiction (Table 4). However, this data did not include PIDs or the area of greenhouse developments for each water meter. Although the number of greenhouses in Delta remained constant over the 2020–2024 period, it is not clear whether the total footprint of these operations remained static (for instance there may have been footprint expansions). It is also unclear whether this water consumption data includes any residential uses serviced by the same water meter.

Water use over the five years varied by up to 36% from the average, with the lowest consumption occurring in 2020-2021, which may reflect cooler temperatures, COVID-19 pandemic-related operational slowdowns, and/or supply chain disruptions during the pandemic. Years with higher consumption rates (e.g., 2023) may be related to particularly hot summers and/or droughts when rainwater catchment and reuse might be impacted. Crop type changes and the adoption of water-efficiency measures may also explain year-to-year fluctuations. For example, as technology improves it is possible that a greater amount (kg/m^2) of greenhouse products are being produced on a per L of water use basis. The "water productivity" (e.g. kg of crop outputs per L of water inputs) would be an interesting and useful metric to track but is not currently publicly available.

[38] Water Committee Meeting Package. April 3, 2024. Metro Vancouver Regional District.

Table 4. Estimates of municipal water consumption for greenhouses within the City of Delta. Source: Department of Engineering, City of Delta.

Year	Number of greenhouses	Total Volume (millions of L)	Average Annual use per Greenhouse (millions of L/year)	Average Daily use per Greenhouse (L/day)
2020	21	1,213	57.8	158,221
2021	21	1,455	69.3	189,774
2022	21	1,587	75.6	212,252
2023	21	1,749	83.3	228,164
2024	21	1,522	72.5	198,546

In 2022, the ALUI indicated that there were 234 ha of greenhouses in Delta. Using that figure, there would have been an estimated daily use of 18,581 L/ha .[39] **However, this number is an estimate and has not been vetted through individual parcel-based water meter analysis due to previously mentioned data sharing constraints.**

5.0 Sector-Specific Water Demand Analysis

We have attempted to determine water consumption both within the agricultural primary production and the agri-food/beverage manufacturing and processing subsectors, in order to get a better understanding of the types of agricultural developments that rely on municipal water infrastructure.

5.1 Primary Production

This section attempts to determine the average water consumption (L/ha/day) for primary production including greenhouses and nurseries, mushroom and indoor crop production operations, poultry barns, and dairy barns. Due to the challenges with the presentation of existing metered water data, estimates of volumes of municipal water consumption by the area that agricultural developments cover is not possible at this time. Other approaches were therefore used to estimate the water demand for each development type, per area:

- Investigating online peer reviewed studies;
- Reviewing best management guides;
- Examining national codes of animal care;
- Interviews with industry representatives; and
- Using the ALUI data and the BC Agricultural Water Calculator.[40]

[39] This calculation is achieved by dividing the 2022 total volume by 234 hectares of greenhouses then dividing by 365 to obtain daily consumption.
[40] The BC Agricultural Water Calculator provides an estimate of peak irrigation flows and annual water demand for irrigation systems in BC and it can be accessed online: https://bcwatercalculator.ca/agriculture/welcome

A list of industry representatives who were contacted is provided in Appendix A; references for water demand calculations are provided in Appendix C; and detailed calculations and sources for the assumptions of water demand per development are presented in Appendix D, as a separate Excel spreadsheet.

A summary of the calculations is presented in Table 5 (next page). **It should be noted that agricultural developments may use groundwater, surface water, captured rainwater and/or re-used water so the water volumes estimated in Table 5 are not always sourced from municipal water. Therefore, the data in Table 5 should be further verified and ground truthed using metered data associated with PIDs prior to using this data for policy development purposes.**

Of the agricultural development categories listed in Table 5, greenhouses collectively have the highest water consumption; however, on a "production per area" consideration greenhouses have very efficient water use and many have rainwater catchment systems for irrigation, or other water use efficiency tools and technology, and therefore actual municipal water consumption is likely to be lower than presented.[41] Also, there are several days or weeks per year when no water is being used by greenhouses (such as during crop turnaround). This is demonstrated in the data available regarding water use by greenhouses in Delta from 2020-2024, which appears to be on average around 35% lower than BC Agriculture Water Calculator on an estimated per L/Ha/Day basis (Tables 4 and 5).[42] Retail nurseries are not included in Table 5 due to challenges presented by the sector's wide variation in water sources, irrigation systems, crop types, production methods, and the use of water-recycling technologies. Water use for nurseries typically peaks from April to September and approximately 30% of nurseries across the province use municipal water, and these are most often greenhouse production and/or and retail-oriented businesses.[43]

[41] Personal Correspondence, P. Doig, P.Ag., greenhouse specialist and S. Maki, Director of Engineering & Operations City of Pitt Meadows.
[42] BC Agriculture Water Calculator is a tool developed by the BC Ministry of Agriculture and Food to estimate water demand for numerous of crops and species of livestock, but water that may have been collected as rainwater and used to irrigate crops was not included in the calculations using this tool.
[43] Personal Correspondence, C. Roger Berrisford, Executive Director BC Landscape & Nursery Association.

Table 5. High-level estimates of water demand per agricultural development category for primary production, unless stated otherwise.

Development Type	Water Demand for one hectare (L/ha/day)	Water demand for one day for entire development type within Metro Vancouver in 2022 (L) (based on the ALUI)	Seasonal Demand Pattern	Variability Across Users
Greenhouses[44] [45]	Tomatoes: 30,000 – 34,000 Cannabis: 28,000 – 32,000 Peppers/Cucumbers: 28,000 – 31,000 Floriculture: 24,000	12,000,000 – 17,000,000[46] For a total of 495 ha of growing space in glass and poly greenhouses.	Highest demand June, July, August. When crop turnover occurs there is no water used for several days/weeks.	Moderate, all are incentivized to use efficient equipment and to reuse water and catch/store precipitation.
Mushroom barns	Growing in own media: 39,000 – 45,000	528,700 – 598,500 For a total of 13.3 ha of mushroom barns	No seasonal changes. Water used for cleaning, production and growing media.	Uncertain. Likely standardized systems.
Poultry barns	Drinking water for birds: 9,600 - 20,800[47]	19,500 – 42,200 For a total of 2.03 ha of poultry (broilers and layers) barns.	Municipal water is required for cleaning when changing between flock cycles. Assume birds drink more during hot days.	Depends on barn HVAC systems.
Dairy barns	Drinking water and wash water: 44,000 - 126,000	1,200,000 – 3,300,000 For a total of 26.4 ha of dairy barns	Assume cows drink more during hot days. Some barns might use sprinklers or evaporative cooling systems for cooling cows.	Depends on barn HVAC systems.

Note: See Appendix D (accompanying excel spreadsheet for details on calculations, sources and assumptions for water demand calculations).

[44] Assumes that no grow lights are used to grow crops and 33% of the water demanded by the crops is from recycled water. Most glass and poly greenhouses in the Lower Mainland do not use grow lights more than a few hours a day. Water use increases by approximately 20% if grow lights are used. (Source: personal correspondence with P. Doig, PAg, greenhouse specialist).
[45] See Appendix D for variability in water demand throughout the year.
[46] The actual volume of municipal water used is less than estimated here as most greenhouses capture rainwater and reuse water to meet crop demand.
[47] Water used for evaporative cooling or in-barn misting systems is not included due to lack of data.

5.2 Manufacturing and Processing

Manufacturing and processing of agri-food and beverage facilities and commercial businesses that utilize municipal water in Metro Vancouver for these purposes include processing of raw products such as berries (blueberries, cranberries, blackberries, raspberries, strawberries), vegetables, dairy (including fluid milk, cheeses, yogurt), meat, seafood, poultry, wineries, breweries, non-alcoholic beverages, as well as manufacturing of confectionary, baked goods, and other food and beverage products located on lands that may or may not be agricultural. However, due to the data constraints around the lack of geographic identifiers of municipal water data, it was not possible to provide specific water use estimates for these activities.

The numbers of some product manufacturing and processing facilities can be estimated from a variety of other government and industry data sources. For example, in Metro Vancouver there are:

- 22 licensed dairy processing plants (fluid milk, cheese, ice-cream, etc.), of which 11 are both provincially and federally-licensed.[48]
- 8 licensed meat (red meat and/or poultry) processors.[49]
- 11 berry processing facilities.[50]

It is assumed most of these processing plants use municipal water, however many are not located on agricultural lands and would therefore not qualify for the current definition of agricultural development in Metro Vancouver's interim DCC water reduction bylaw. For example, most large-scale dairy processing facilities are located on industrial lands in Vancouver, Burnaby, and Port Coquitlam. In the municipalities that charge water DCCs for agricultural developments, these types of uses would likely be considered under industrial DCC rates if they are not located on agricultural lands. Abattoirs and berry processing might be located on agriculturally-zoned lands; however, access to PIDs in the water consumption data would be required to confirm this assumption. Information on food processing and manufacturing facilities would need to be obtained from municipal business licenses and linked to municipal water consumption data to accurately determine their municipal water demand (L/ha/day or year) for these facilities.

[48] Provincially Licensed Dairy Plants in BC. November 2025. BC Centre for Disease Control.
[49] Licensed Seafood and Meat Operators. 2025. Government of BC.
[50] Packers/Processors. Accessed November 2025. BC Blueberries.

6.0 Future Demand Forecasting

Forecasting demand for municipal water is difficult because expansion of crop types and associated cultivation technologies, product processing/manufacturing variations, innovation advancements, climate conditions, economic factors, metering hookups, and regulatory environments all change unpredictably, causing fluctuations in both agricultural water needs and data availability.

Climate change is anticipated to have several impacts on the water supply and demand of agricultural developments. Metro Vancouver's 2016 climate projections indicate that by 2050 and 2080 the region will experience higher daytime and nighttime temperatures, reduced spring snowpack, and lower late-spring and summer river inflows.[51] Precipitation patterns are expected to shift toward more intense fall and winter rainfall and longer summer dry periods, increasing the likelihood of drought extending into the fall. Recent weather patterns already reflect these trends, demonstrating both the accelerating pace of climate change and the growing difficulty of relying on historical conditions to predict future extremes.

Many impacts are already being felt by the regional agri-food industry, these include[52]:

- A decreasing snowpack, combined with reduced summer precipitation, will impact the amount and timing of the Fraser River freshet (which feeds the surface water canal system);
- Sea level rise will continue to push the 'salt wedge' of saline water from the mouth of the Fraser River further upstream, thereby impacting the quality of groundwater and the surface water canal systems within the Delta and Richmond, as well as the water quality of potentially new piped sources of Fraser River water;
- Increases in days of extreme heat and humidity can strain existing agricultural and livestock systems, increasing ventilation costs and management requirements for dairy, poultry, and greenhouse operations; and
- Increasing temperatures during the months of June, July, August, September are likely to increase the volume of water needed for irrigation and animal watering purposes. This is also the high demand season for the regional drinking water system.

Table 6 provides an overview of historical sector growth trends for several agricultural development types based on ALUI data. The growth trend analysis is complimented with additional resources as described below the table.

[51] Climate Projections for Metro Vancouver. 2016. Metro Vancouver Regional District.
[52] Delta Greenhouse Water Supply: Risks and Options. Climate Change Adaptation Program. 2022. Upland Agricultural Consulting. Pacific Climate Impacts Consortium, Plan2Adapt. Accessed 2025.

Table 6. Sector growth projections based on past ALUI data and industry trends.

Development Type	2016 ALUI area (ha)	2022 ALUI area (ha)	Average Annual Percentage Change from 2016-2022 (%)	Future sector growth projections
Greenhouses - Glass*	336	357	1.1%	Increase by 3-10% annually.
Greenhouses -Poly*	124	138	1.9%	Increase by 3-10% annually.
Mushroom Barns	12.3	13.3	1.4%	Remain stable or increase slightly.
Poultry Barns (broilers and layers)	2.2	2.0	-1.3%	Variable growth influenced by quota system and disease outbreaks.
Dairy Barns	24.4	26.4	1.4%	Slow steady growth influenced by quota system.
Processing Plants (unspecified)**	4.4	6.5	7.9%	Variable growth dependent on agriculture sector market dynamics.
Total	503.3	543.2	1.2%	Varies by sub-sector

*These numbers include only the growing area of greenhouses, they do not include any accessory buildings, or areas around the greenhouse used for production.
**'Processing Plants' category in the ALUI encompasses all types of processing, inclusive of meat, fruit, vegetable, wineries and other processing activities. While the percent change is large, the overall footprint of buildings remains relatively small.

Greenhouse Sector

Canada's greenhouse vegetable sector is continuing to grow, with both the number of commercial operations and total production increasing; in 2024, production rose 5% compared to 2023.[53] The BC Vegetable Marketing Commission (BCVMC) also projects continued strong growth of nearly 10% annually for at least the next few years for greenhouse vegetables, based on applications and enquiries made to the BCVMC for new production allocation.[54] Based on ALUI data from 2010-2016, there was a 15% increase in greenhouse area[55], whereas from 2016 – 2022 there was a 6.25% growth rate (Table 6). While the type of crop being produced within the greenhouse structures may shift over time, once built they are

[53] Statistical Overview of the Canadian Greenhouse Vegetable and Mushroom Industry 2024. Accessed November 2025. Government of Canada.
[54] Trends in Farm Gate Value of Greenhouse Vegetables (2019-2023). 2025. BC Vegetable Marketing Commission.
[55] Personal correspondence and analysis from BC Ministry of Agriculture and Food staff.

typically not vacant for very long due to the high infrastructure costs, particularly in the case of glass greenhouses.

Drip irrigation is widely used by the greenhouse sector because it is highly efficient, and its high adoption rates since the 1980s has significantly reduced water use. Newer sensor-based irrigation systems further improve efficiency by preventing over- or under-watering.[56] According to industry experts, combining drip irrigation with sensors offers the most effective approach to precise water management. Future high-tech commercial greenhouses are likely to integrate irrigation directly into their climate control systems.[57] These systems may also use advanced, logic-based algorithms that evaluate multiple conditions and automatically adjust irrigation for greater efficiency and control. Rainwater capture and water reuse systems are common practice in the industry.

Figure 4 illustrates where glass greenhouse developments exist within Metro Vancouver, using 2022 ALUI data. Delta has the highest number of glass greenhouses, in part likely due to the availability of servicing of municipal water for agriculturally-zoned parcels.

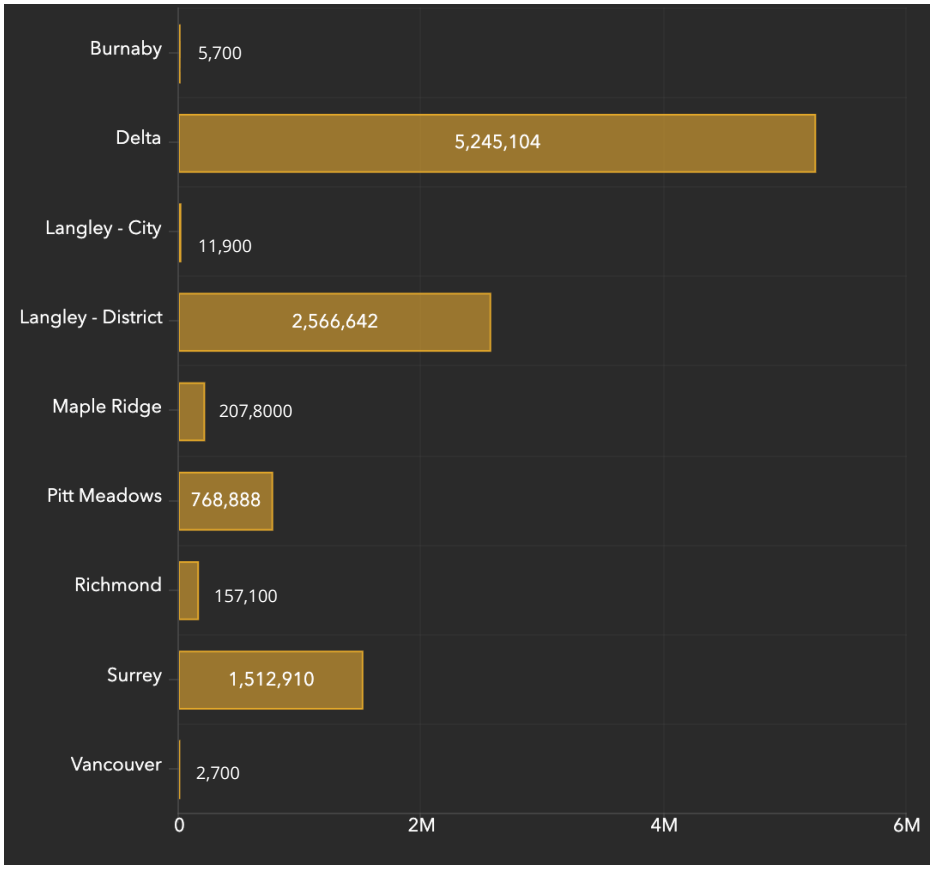


Figure 4. Area of glass greenhouses in square metres in 2022 from the ALUI in member jurisdictions.

[56] Innovations in Irrigation. 2024. Greenhouse Magazine.
[57] Ibid.

Nursery Sector

Across the province, the retail nursery sector may see growth of 5-10% per year.[58] However, this may not occur solely within greenhouses or within other built structures, rather the industry also uses outdoor and container growing systems. Currently, approximately 10-15% of the nursery sector has implemented water recapture and reuse systems, and many nursery businesses are anticipated to switch to more efficient irrigation systems in the coming decade. [59]

Mushroom Sector

Across Canada, the area of indoor mushroom production increased by more than 1% in 2024 to 63,000m^2. Ontario produced more than half (52%) of Canada's mushrooms and represented 63% of domestic sales value, while BC accounted for 3% of Canadian mushrooms.[60]

Dairy Sector

The dairy sector's production levels are constrained by Canada's supply-management system, which controls national production quotas to match domestic demand. Between 2015 and 2025, BC's milk quota rose from 29.6 to 38.4 million kg of butterfat (or 23% over 10 years).[61] BC's share of milk quota in Canada is 9.1% overall. In 2025, there was a 2% increase in quota allocated in Western Canada[62], including BC, Alberta, Saskatchewan, and Manitoba. Dairy operations in BC are heavily centered in the Fraser Valley, Vancouver Island, Metro Vancouver, and the Okanagan. Interestingly, while quota increased there was a consolidation from 2014–2024 in the dairy industry, with the number of farms dropping, and the total number of dairy cows and heifers remaining relatively stable, pointing to an increase of production of butterfat per cow.[63]

Poultry Sector

Similar to dairy, BC's poultry sector is a supply-managed industry, and provincial quota allocation can grow based on market demand and government policy decisions. If there is strong and sustained consumer demand, the marketing boards (including Chicken Farmers of Canada, BC Chicken Marketing Board and BC Egg Marketing Board) may increase quota allocations. In 2022, BC represented approximately 15% of chicken production by weight in Canada and approximately 80% of BC's chicken producers were located

[58] Personal Correspondence, C. Roger Berrisford, Executive Director, BC Landscape & Nursery Association.
[59] Ibid.
[60] Statistical Overview of the Canadian Greenhouse Vegetable and Mushroom Industry 2024. Accessed November 2025. Government of Canada.
[61] Distribution of milk quota by province. 2025. Agriculture and Agri-Food Canada.
[62] Notice to producers: quota increase 2025. BC Milk Marketing Board.
[63] Dairy Sector Profile. Accessed November 2025. Government of Canada.

in the Lower Mainland (mostly in the FVRD) and more than 80% of BC's egg farmers are in Abbotsford and Chilliwack.[64,65] Despite the quota system, production can vary year to year: BC saw a 0.19% decrease in chicken production in 2020 paired with a 0.92% increase in 2021.[66] External factors, such as Covid-19 related pandemic impacts, *Salmonella Enteriditis* and Avian Influenza have been critical recent factors in production.[67] For example, the number of eggs produced in BC dropped by 7% from 2022 to 2023 mainly due to hens lost to disease.[68]

Processing and Manufacturing Sectors

It is challenging to project future growth of processing and manufacturing as this sector encompasses a wide array of agri-food activities. Across BC, from 2022- 2023, the food and beverage sector sales increased by 1.7%.[69] Based on the 2016 and 2022 ALUI data there were a few new vegetable and fruit processing buildings developed on agricultural land in Metro Vancouver. While it is unclear if they are connected to the municipal water supply, in most cases it can be assumed that these facilities are using municipal water systems due to their need to adhere to food and beverage safety regulations.

7.0 Observations and Recommendations

This study highlights the significant challenges in determining accurate municipal water use and future water demand estimates for agricultural developments in Metro Vancouver due to a lack of usable data. Existing municipal metered data provides only a high-level understanding of overall agricultural water use and unfortunately does not correlate meter results to PIDs due to privacy concerns. This level of data would be required in order to isolate and identify water consumption to specific buildings and development types. Current AUC classifications also group dissimilar activities (e.g., field production, greenhouse crops, and mixed farms), further complicating data analysis and making it difficult to attribute water consumption to specific agricultural structures or activities. As a result, accurate water use measurements for agricultural development on a L/ha/year basis is not possible.

Despite these limitations, **the main finding from this study is that although agricultural developments may vary widely in their water use requirements, the sector's current total demand on water infrastructure is small compared to other land uses, and many operations have strong incentives to maintain or improve water efficiency to reduce operating costs**. Further conclusions include:

[64] Quick Facts and Market Trends. 2022. BC Chicken Industry.
[65] BC egg production hits five-year low as demand soars. 2024. Business in Vancouver.
[66] BC Chicken Industry. 2021. BC Farm Industry Review Board.
[67] Quick Facts and Market Trends. 2022. BC Chicken Industry.
[68] BC egg production hits five-year low as demand soars. 2024. Business in Vancouver.
[69] Food and Beverage Processing Statistics Publications. 2023. BC Ministry of Agriculture and Food.

- Agricultural water use represents a very small share of total GVWD water consumption (1% if considering metered and unmetered water together, and less than 3% of all metered water specifically), indicating the sector's currently overall low impact on regional water infrastructure.
- The greenhouse sector shows the highest potential municipal water use on a L/ha/year basis, but also operates under extremely efficient water management systems, including drip irrigation, recycling of water, and rainwater capture. Therefore, the amount of municipal water actually used is likely less than that which is modelled, and the output of food (or greenhouse product) produced per volume of water is likely very high.
- The greenhouse sector has shown growth at an average rate of 1.1% per year from 2016-2022, but is expected to continue growing at 3–10% annually, which may increase total water demand over time. However, the amount of water use may not grow at the same rate due to increasing efficiency/water reuse and automation.
- Dairy and poultry operations remain somewhat stable in the region, as these commodities are supply-managed and quota is only increased commensurate with market demand. In terms of agricultural development, the area covered by dairy barns has grown relatively slowly (less than 2 ha of livestock barns between 2016-2022).
- Mushroom barns have shown a small increase of 1.0 ha of land coverage between 2016 and 2022. Water use in mushroom production does not vary seasonally.
- Agri-food and beverage manufacturing and processing sector growth and average water use are challenging to estimate due to lack of data and the wide variety of businesses that may fall within this category. Much of the large-scale dairy and vegetable processing is not occurring on agricultural lands and would be captured through other ICI DCC categories. However, berry processing, meat processing, and some beverage manufacturing (e.g. breweries and wineries and some non-alcoholic beverages) are likely located on agricultural land if they meet ALR use regulations or have specific permission from the ALC. These facilities may or may not use municipal water depending on cost and availability of the service. In many cases there is a strong likelihood that municipal water is being used for these products in order to adhere to food and beverage safety regulations.
- Forecasting future municipal water demand is inherently challenging given crop shifts, technological adoption, climate change, and inconsistent metering across municipalities.

The following are important factors to consider when evaluating options for applying DCCs to agricultural developments:

- Municipal water metering data for agricultural parcels may overestimate water use by agricultural developments as it can compile water use by all buildings on site (including residential). DCCs are based on the impact of specific types of buildings/structures on regional infrastructure. The current GVWD DCC bylaw already applies to any residential development occurring on agricultural land, thereby capturing the associated impacts of residential uses, and the population associated with living on these parcels.
- It is challenging to predict how the sector's demand for municipal water will grow in response to the impacts of climate change as well as evolving technology.

- There are considerable financial implications of regional water DCCs for agricultural developments. For example, a 10-hectare greenhouse in Delta would be subject to approximately $167,000 in DCCs from the City of Delta and $176,000 in regional water DCCs (if the 98% reduction waiver is applied)[70], increasing to $205,000 in 2027.[71] This results in a total DCC cost of about $343,000 in 2026 or $372,000 in 2027, excluding any additional government fees or charges that may apply. These combined costs represent a significant capital consideration for prospective agricultural projects, particularly for a sector whose margins are already slim[72] and for whom competition from producers outside of the region, and from outside of Canada, is strong[73].

Therefore, to assess how agricultural development should be considered within Metro Vancouver's DCC program into the future, it is recommended that Metro Vancouver pursue the following actions:

1. Explore data sharing arrangements with municipalities

- Continue engaging with municipalities to address concerns regarding the sharing of water-use data linked to parcel-level information. If parcel-level locational data cannot be provided, explore alternative approaches such as accessing detailed information on structure types and sizes from the data to support analysis while maintaining privacy protections.
  - *Rationale:* Linking consumption to building types and building areas will enable calculation of L/ha/yr, to better understand the specific water use for specific agricultural development categories while measures are undertaken to protect privacy.

2. Establish an agricultural water-use monitoring pilot project

- Work with member jurisdictions and producers to pilot enhanced metering and data sharing on different categories of representative agricultural structures (e.g., greenhouses, berry processing buildings, poultry barns, mushroom barns, dairy barns, etc.). Consider working with industry associations to find producers willing to participate in this pilot.
  - *Rationale:* Metering individual structures will generate accurate, local water-use baselines for each development category.

3. Undertake additional research to estimate sector water use and water demand by agricultural development type

- Further exploration of data sources such as ALUI data, Census of Agriculture data, sector growth projections, commodity reports and discussions with industry experts may offer a collective mechanism to forecast future agricultural development growth and technologies to improvements in water efficiency more accurately.

[70] 100,000m^2 x DCC water rate of $1.67/m2 to the City of Delta and 100,000 m^2 x DCC water rate of $1.76/m2 to MVRD in 2026 (if the reduction of 98% is provided), with the DCC water rate rising to $2.05/m2 in 2027.
[71] Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022. 2025. Metro Vancouver Regional District.
[72] Statistics Canada, 2025. Net Farm Income for British Columbia 2000-2024. The data indicates that farms in BC have not turned a profit since 2017.
[73] CBC News, June 30, 2025. BC's Farmers Lost $457 million in 2024, the most in Canada. This is partly attributed to the cost of agricultural land and impacts from recent climate disasters.

- Existing mapping data may also be used to further estimate municipal water consumption. For example, ALUI data (which maps the area of agricultural buildings and residential buildings) or more recent spatial imaging, along with municipal water infrastructure mapping, and any available water consumption data could be combined to help determine the types of agricultural developments (and their footprints) that may be connected to municipal water systems. From this mapping data, it is possible that specific locations could be identified and tools such as the BC Agriculture Water Calculator could be used to estimate water consumption corresponding to area of development.
  - *Rationale:* Mapping data could provide additional insights into the types and areas of agricultural developments attached to municipal water systems while additional sector research could provide a more accurate account of sector growth and technologies to assess potential future impact of agricultural developments on regional water infrastructure.

In addition to the above recommendations, there are three approaches that were considered:

Approach 1: Do not charge agriculture developments in the DCC bylaw. There is precedence in taking this approach by municipalities and regional districts. One option is to define ICI land use definitions with zoning bylaw definitions, thereby omitting an agricultural land use definition. The Capital Regional District uses this approach. The second option is to include a definition in the DCC bylaw that explicitly excludes agriculture. For example, the District of Central Saanich's DCC Bylaw defines "commercial" as a use of land that is not residential, industrial, institutional, or agricultural.[74] As a result, agricultural developments are not charged a DCC rate in that bylaw. Other jurisdictions, such as the City of Surrey and City of Richmond, take a more direct approach by clearly defining agricultural in the DCC Bylaw, but applying a rate of $0.

Approach 2: Establish a differentiated agricultural DCC rate based on accurate, specific, water use data for agricultural developments and associated projected growth. If a differentiated agricultural DCC rate is desired, it should be based on historical water use data for agricultural development types (e.g. greenhouses, dairy and poultry barns, etc.), projected advances in irrigation technologies, and projected development growth. This approach will require additional background research, as described in the recommendations in this report. **Given the current data limitations, this approach is <u>not</u> recommended until further analysis is completed to understand the specific impacts of the sector.** Metro Vancouver could also consider a further reduction (or waiver) for agricultural developments that demonstrate low environmental impacts. For example, greenhouse operations that incorporate rainwater capture or high-efficiency water recycling/reuse systems could qualify for a reduction or waiver. This approach would help moderate the financial impact of DCCs on large-area agricultural developments that use relatively low volumes of water.

Approach 3: Establish a differentiated agricultural DCC rate based on population equivalencies and assumptions of high-level sector water consumption and projected growth. This is the existing

[74] Central Saanich Development Cost Charge Bylaw No. 1889, 2016.

methodology used by some municipalities (e.g. the City of Delta, the City of Pitt Meadows and the City of Abbotsford). However, the *Provincial Development Cost Charge Best Practices Guide*, which provides guidance to local governments for establishing DCC programs, does not list "Agriculture" as a Land Use Category and does not offer technical guidance for calculating DCCs for agricultural developments as it does for Residential or ICI uses.[75] Furthermore, in discussions with municipal staff, the rationale for applying the population equivalency method to agricultural zones was not made clear. Therefore, due to considerable limitations and concerns in applying this methodology to agricultural zones, and overall lack of rationale, **this approach is not recommended**.

In conclusion, determining whether agricultural developments should be subject to water DCCs is a complex policy decision for Metro Vancouver. At present, it appears there are no examples elsewhere in the province where water DCCs for agricultural developments are applied at both the municipal and regional district levels. Unfortunately, the metered data for the region is not available in a format that would allow for accurate and specific analysis of municipal water use in agricultural developments on a L/ha/day basis. However, this report provided estimates based on literature and engagement from industry experts. It is clear that further vetting and ground-truthing is required.

[75] Development Cost Charge, Best Practice Guide. 2025. BC Ministry of Housing and Municipal Affairs.

Appendix A. List of Organizations Consulted

The following organizations were contacted or attempted contact during this project.

Organization	Initial Outreach	Response	Method of Discussion
Ministry of Agriculture and Food, Berry Industry Specialist	Email	Yes	Email
Ministry of Agriculture and Food, GIS and Water Specialist Staff	Email	Yes	Virtual Call
City of Pitt Meadows, Engineering & Operations	Email	Yes	Email
City of Delta, Drainage & Natural Hazards	Email	Yes	Email
United Flower Growers Association, Chief Executive Officer	Email	No	N/A
BC Landscape and Nursery Association, Executive Director	Email	Yes	Phone Call
BC Blueberry, Raspberry and Strawberry, Research Director	Email	Yes	Virtual Call
BC Assessment, Farm Appraisers	Email	Yes	Phone Call
Dairy producer (1)	Email	Yes	Phone Call
Greenhouse operators (3)	Email	Yes	Emails and Virtual Calls

I

Appendix B. Jurisdictional Scan of DCCs for Agricultural Developments

A scan of B.C. local governments with large agricultural land bases was conducted to identify where water DCCs are applied to agricultural development. In addition to the jurisdictions discussed in the report, the local governments listed below were reviewed, with findings summarized in the table below.

Local Government	Notes
City of Richmond	Has "Agricultural" listed in their table for DCC rates but has a "-" (aka $0) for all DCC components, including water.
City of Surrey	Has "Agricultural" listed in their table for DCC rates with a levy of "$0" for all DCC components, including water.
District of Kent	Levies DCCs on Commercial Agricultural Development and General Agricultural Development but does not have a Water DCC. *Commercial Agricultural Development* means a building or structure located within a parcel that is zoned for agricultural use and is used or intended to be used for the following permitted uses as described in Part 2 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation; licenced winery or cidery retail sales and food and beverage service lounge; farm retail sales and; agri-tourism retail and accommodation; *General Agricultural Development* means any agricultural development that is not Commercial Agricultural Development;
City of Kelowna	Levy water DCCs for: "Seasonal Agricultural Commercial" (minimum charge 93 m2) . Seasonal Agricultural Commercial means a seasonal (no more than 6 months per year) commercial development in an agricultural zone, including but not limited to seasonal fruit and vegetable sales, seasonal agricultural tourism business. "Seasonal Agricultural Industrial" (minimum charge 0.405 ha). Seasonal Agricultural Industrial means a seasonal (no more than 6 months per year) industrial development in an agricultural zone, including but not limited to seasonal fruit and vegetable processing.
City of West Kelowna	Mention of agriculture in Commercial land use which DCCs are levied (including water DCCs). "Commercial" means a land use that is not residential, golf course, campground, industrial or institutional and includes: (a) any use of land zoned for industrial, golf course, campground or agricultural use in which goods or services are provided directly to consumers or the public.
Township of Langley	No mention of "agriculture"/ "agricultural" in DCC bylaw.
City of Chilliwack	No mention of "agriculture"/ "agricultural" in DCC bylaw.
City of Maple Ridge	No mention of "agriculture"/ "agricultural" in DCC bylaw.

II

Appendix C. References for Crop Water Demand Calculations

The following references were used, and the data is summarized in Appendix D.

Greenhouses

- Delta Greenhouse Water Supply Study. 2023. Upland Agricultural Consulting.
- Greenhouse water demand calculations. 2025. BC Agriculture Water Demand Calculator.

Mushrooms and Indoor Farming

- Campbell, A. Accessed 2025. How Mushrooms are Grown. Canadian Food Focus.
- Agro-Projects. Accessed 2025. Modern Mushroom Farms.
- Mushroom water demand calculations. 2025. BC Agriculture Water Demand Calculator.

Poultry

- Poultry water demand calculations. 2025. BC Agriculture Water Demand Calculator.
- Egg farming in BC. Accessed 2025. BC Egg Marketing Board.
- Code of Practice for the Care and Handling of Pullets and Laying Hens. 2017. National Farm Animal Care Council. 2017.
- Chicken Farmers of Canada Animal Care Program Manual. Accessed 2025. Chicken Farmers of Canada.
- Chicken Farmer Magazine. 2021. Volume 23, Issue 1 p:14-15. Chicken Farmers of Canada.
- Agriculture Water Demand Model for Metro Vancouver. 2013. BC Ministry of Agriculture and Food.
- Poultry Housing Tips: Evaporative Cooling Pad System Water Usage. 2017. University of Georgia – College of Agricultural and Environmental Sciences. Vol. 29(1).
- Edge, C.M. 2022. Evaluation of water needs for modern commercial broiler farms and model development to estimate on-farm water needs. PhD. Dissertation, Auburn University, Alabama, USA.

Dairy

- Dairy water demand calculations. 2025. BC Agriculture Water Demand Calculator.
- Dairy industry statistics. 2024. BC Ministry of Agriculture and Food.
- Code of Practice for the Care and Handling of Dairy Cattle. 2023. National Farm Animal Care Council.

Appendix D. Agricultural Developments Water Demand Estimates

Water Use in Greenhouse Production

Data Source	Delta Greenhouse Water Supply Report	BC Agriculture Water Calculator	Delta Greenhouse Water Supply Report	BC Agriculture Water Calculator	Delta Greenhouse Water Supply Report	BC Agriculture Water Calculator	BC Agriculture Water Calculator
	Tomatoes	Tomatoes	Cannabis	Cannabis	Peppers	Peppers or Cucumbers	Floriculture
	L/m^2/month	L/m2/month	L/m^2/month	L/m^2/month	L/m^2/month	L/m^2/month	L/m^2/month
Jan	21	19	95	74	19	17	14
Feb	44	40	87	80	28	25	31
Mar	105	94	118	87	87	80	74
Apr	136	121	98	94	143	127	101
May	167	147	102	107	138	121	121
June	216	194	132	121	142	127	154
July	192	174	96	101	171	154	134
Aug	196	174	110	94	167	147	141
Sept	95	87	85	74	138	121	67
Oct	51	46	80	74	75	67	37
Nov	17	15	83	74	31	27	11
Dec	4	3	75	67	15	13	3
Annual Totals	**1,242**	**1,114**	**1,160**	**1,045**	**1,153**	**1,027**	**887**
L/m2/day	**3.40**	**3.05**	**3.18**	**2.86**	**3.16**	**2.81**	**2.43**
L/ha/day	**34,033**	**30,526**	**31,786**	**28,636**	**31,597**	**28,140**	**24,304**
L/ha/year	**12,422,000**	**11,142,100**	**11,602,000**	**10,452,000**	**11,533,000**	**10,271,100**	**8,870,800**

	Total Ha of greenhouses in 2022 ALUI	potable water usage (L/ha/day)	potable water usage (L/ha/day)
	495	12,030,263	16,846,274

Sources:
BC Agriculture Water Calculator
Delta Greenhouse Water Supply Report 2023

V

Water Use in Indoor Mushroom Production

	Yield (kg) per m2per year	Water useage for barn cleaning L/m2	Mushroom production, not growing own media L/m2	Production if growing own media L/m2	Annual water usage not using own growing media (L/m2)	Annual water usage using own growing media (L/m2)	Daily water usage not growing own media (L/M2/day)	Daily water usage growing own media(L/M2/day)	L/Ha/day not growing own media	L/Ha/day growing own media
High Yield	283	150	340	1130	490	1620	1.3	4.4	13,425	44,384
Low Yield	250	150	300	1000	450	1450	1.2	4.0	12,329	39,726

	2016 ALUI Area(ha	2022 ALUI area(ha)	2022 estimated water usage not growing own media (L/day)	
High Yield	11.8	13.3	590,301	
Low Yield			528,356	

Sources:
https://canadianfoodfocus.org/on-the-farm/how-mushrooms-are-grown
https://www.agro-projects.eu/offer/mushroom-industry/modern-mushroom-farms/
Agricultural Land Use Inventory 2016, 2022

VI

Water Use in Dairy Production

Daily water demand for dry cow (L)	Average Daily Water demand for dairy cow (L)	Average Daily Water Demand for Herd of Average Cow-Calf Operation (L)	Area of barn/cow (m2) low end	Area of barn/cow (m2) high end
75	103	25,570	16	28

			High End Use L/ha/day	Low End Use L/ha/day
			126,582	44,086

		Total barn area in 2022 (ha)	High End L/ha/day for all dairy barns	Low End L/ha/day for all dairy barns
		26.4	3,341,772	1,163,867

Sources:

BC Agriculture Water Calculator

BC Government Dairy Industry FactSheet

National Farm Animal Care Council: Code of Practice for the Care and Handling of Dairy Cattle

Statistics Canada: 2021 Census of Agriculture

Water Use in Poultry Production

Type	Space per hen m2 (non-caged barn)	Barn Area m2	Barn Area ha	L/ha/day
Layer - conventional	0.04	1,081	0.11	20,821
Layer - enriched	0.07	1,871	0.19	12,026
Layer - free run	0.09	2,323	0.23	9,688

Type	Total number of animals a year	Annual drinking water demand for 20,000 bird barn (L)	L/m2/day	L/ha/day
Broiler - 7 cycles	140,000	910,000	1.75	17,452
Broiler - 8 cycles	160,000	1,040,000	1.99	19,945

Type	L/ha/day	ALUI Total Poultry Barn Area (ha)	Total L/day
Layer / Broiler Low End	9,688	2.03	19,666
Layer / Broiler High End	20,821	2.03	42,267

Sources:

BC Agriculture Water Calculator

National Code of Practice for Poultry Layers

BC Egg

Chicken Farmers of Canada

BC Agriculture Water Demand Model

Edge, C.A. Evaluation of Water Needs for Modern Commercial Broiler arms and Model Development to Estimate On-Farm Water Needs

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1455, 2026
A bylaw to amend Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 1418, 2025

WHEREAS:

A. The Board of the Metro Vancouver Regional District adopted Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 1418, 2025; and

B. The Board of the Metro Vancouver Regional District wishes to amend Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 1418, 2025.

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 Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026".

Amendment of Bylaw

2. "Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 1418, 2025" is amended as follows:

   (a) In section 2, in the definition "**Applicant**", the text "GVWD" is replaced with "MVRD".

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

Adopted this _____ day of _____, _____.

_____
Mike Hurley, Board Chair

_____
Dorothy Shermer, Corporate Officer

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

NOTICE OF MOTION

The following Notice of Motion was submitted by Director Kooner on March 27, 2026 for April 24, 2026 MVRD Board Meeting:

WHEREAS Section 5.4 of the Board Governance Review identified concerns regarding limited Board visibility into projects below approval thresholds, particularly where change orders materially increase total project costs;

AND WHEREAS such practices may expose the organization to financial risk and reduce transparency and oversight;

BE IT RESOLVED THAT the MVRD Board direct staff to engage KPMG to:

1. *Conduct a comprehensive review of the current procurement policy, including signing authorities and the treatment of change orders that cumulatively may cause projects to exceed the $10 million approval threshold;*

2. *Assess existing financial policies for potential risks to the taxpayer, including analysis of open contractual liabilities as of December 31, 2025, and the projected 10-year financial outlook;*

3. *Provide recommendations that will continue to strengthen governance, enhance transparency, and align policies with best practices informed by benchmarking against comparable large regional districts with similar asset bases, growth trajectories, and debt and revenue structures;*

BE IT FURTHER RESOLVED THAT the MVRD Board direct staff to report back to the Board with findings, recommendations, and options for implementation.

82958645

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Metro Vancouver Regional District
Board Meeting Date – Friday, April 24, 2026

This information item, listing recent information received by committee, is provided for the MVRD Board's information. Please access a complete PDF package here.

Regional Parks Committee – April 1, 2026

Delegations:
No delegations presented

Information Items:
E3 Derby Reach Regional Park – Campground Expansion

Regional Planning Committee – April 2, 2026

Delegations:
No delegations presented

Information Items:
E2 Housing 2050 Policy Research Program
E4 Metro 2050 Advocacy Update

Governance Committee – April 9, 2026

Delegations:
No delegations presented

Information Items:
E1 Annual Review of Code of Conduct for Elected Officials Policy

Mayors Committee – April 10, 2026

Delegations:
No delegations presented

Information Items:
H2 Shared Planning, Housing, and Infrastructure Challenges: Discussion with Provincial Minister

Indigenous Relations Committee – April 16, 2026

Delegations:
No delegations presented

Information Items:
E1 New Federal-xʷməθkʷəy̓əm (Musqueam Indian Band) Agreement and Reactions
E2 Overview of Training Activities from 2021-2026
E3 Quarterly Update Report on Reconciliation Activities

Performance and Audit Committee – April 17, 2026

Delegations:
No delegations presented

Information Items:
E1 Metro Vancouver Regional District Audit Findings Report for the Year Ended December 31, 2025