

Former Molson Brewery Site – *Metro 2050* Amendment Application Presentation Summary

Background and Context

The City of Vancouver has submitted an application to amend the *Metro 2050* Regional Growth Strategy (RGS) to re-designate the former Molson Brewery site from “Industrial” to “General Urban.” Staff have also submitted an application to Vancouver City Council to amend the site’s land use designation in the Vancouver Official Development Plan (ODP) from “Industrial and Employment” to “Mixed-Use High-Rise 2.”

The 7.7-acre site, located at the south end of Burrard Bridge, is currently zoned M-2 (Heavy Industrial). When the brewery was built in 1953, it was surrounded by heavy industrial uses and connected regionally via the now de-commissioned CP Railway tracks. Over time, the surrounding area has transformed into a mixed-use neighbourhood comprising light and creative industrial and employment uses, park space, and residential uses, including the Sen’ákw development, a high-density residential development on the Squamish Reserve with over 6,000 purpose built rental units currently under construction immediately adjacent to the former Molson Brewery site.

The application is City-led because the landowner has not yet submitted a rezoning application for the site. The redevelopment would support a compact mixed-use community incorporating:

- Intensified job space with at least 1:1 replacement of existing industrial floor area with new diversified job space, including light industrial, office, retail, tech, and hotel;
- A mix of residential tenures, including strata, market and below-market rental, and social housing;
- Public amenities, such as childcare and cultural spaces, and parks and open space; and
- Transportation connections to local and regional transit, active mobility, and road networks.

Council direction leading to the application originated with a [July 2025 Mayor’s Motion](#) that directed staff to evaluate several industrial locations across Vancouver (including the former Molson Brewery site) for potential housing and mixed-use opportunities. Staff assessed the former Molson Brewery site through the City of Vancouver’s existing [Framework for Considering Housing on Employment and Industrial Land](#). The former Molson Brewery site was identified as being suitable for considering co-location of housing and employment uses, as a unique site surrounded by non-industrial uses. It is no longer suitable for heavy industrial uses given its lack of access to the regional goods movement network and its proximity to high-density residential areas.

In [February 2026](#), Council directed staff to initiate the ODP amendment process, consult with the local Nations and key stakeholders, and begin discussions with Metro Vancouver staff about an amendment to the site’s RGS designation. In [June 2026](#), Council referred the ODP amendment

City of Vancouver

application to Public Hearing and directed staff to submit the RGS amendment application to Metro Vancouver.

There are three key steps in the approvals process for the site, including:

1. **Vancouver ODP amendment:** Amending the site's ODP land use designation from "Industrial and Employment" to "Mixed-Use High-Rise 2."
2. **Metro Vancouver RGS amendment:** Amending the site's RGS designation from "Industrial" to "General Urban."
3. **Applicant-led rezoning:** Rezoning the site from M-2 to a CD-1 zone permitting high-rise, mixed-use development.

Various City policies would apply to a rezoning application for this site, including the Vancouver ODP, policies pertaining to housing, transportation, and climate and sustainability, and the Rezoning Policy for Sustainable Large Developments.

RGS Amendment Application

The application is supported by a set of Guiding Principles and Rezoning Guidelines that address a variety of topics including Reconciliation, Land Use, Urban Design, Transportation and Connectivity, Public Benefits and Public Spaces, and Implementation and Delivery.

City staff have identified several ways that the proposal supports the goals of *Metro 2050*:

- **RGS Goal 1 – Create a Compact Urban Area:** The proposal would redevelop a centrally located, underutilized industrial site within the Metro Core into a complete community.
- **RGS Goal 2 – Support a Sustainable Economy:** The proposal would intensify job capacity with at least 1:1 replacement of existing industrial floor area with new job space, accommodating more than 700 new jobs on the site with a diversity of uses suited to an urban setting.
- **RGS Goal 3 – Protect the Environment and Respond to Climate Change:** The proposal would reduce emissions through compact growth oriented around sustainable transportation, incorporating regenerative and climate-resilient design.
- **RGS Goal 4 – Provide Diverse and Affordable Housing:** The proposal would enable thousands of new homes, including strata, market and below-market rental, and social housing integrated with jobs, services and amenities, and transit.
- **RGS Goal 5 – Support Sustainable Transportation Choices:** The site's location near downtown Vancouver, regional cycling routes, and frequent transit service supports a car-lite development approach focused on walking, cycling, and transit use.

In summary, the application proposes re-designating a unique industrial site to facilitate a mixed-use urban community that aligns with City policy objectives and advances the goals of the *Metro 2050* Regional Growth Strategy. Final development would be determined through future rezoning processes.

To: Regional Parks Committee

From: Mike Redpath, Director, Regional Parks
Jeffrey Fitzpatrick, Division Manager, Design and Development, Regional Parks

Date: June 22, 2026

Meeting Date: July 8, 2026

Subject: **Regional Parks Building Strategy**

RECOMMENDATION

THAT the Regional Parks Committee receive for information the report dated June 22, 2026, titled "Regional Parks Building Strategy".

EXECUTIVE SUMMARY

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

The Regional Parks Building Strategy (**Attachment 1**) was developed to guide the effective management of regional parks buildings. It establishes levels of service, confirms appropriate building uses, and introduces an assessment system to support long-term maintenance, capital planning, and the identification of surplus buildings.

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

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

PURPOSE

The purpose of this report is to provide the Regional Parks Committee with an update on the Regional Parks Building Strategy.

BACKGROUND

The regional parks system includes 354 buildings, that provide public amenities, park operations and other uses (**Attachment 2**), with an estimated replacement value of \$267 million. Buildings represent the largest built asset class within the Regional Parks system, accounting for approximately 40% of the total value of all built assets.

In 2021, the *Regional Park State of the Assets* Report was completed, detailing the quantity, condition, and value of Regional Park assets. The Regional Parks Asset Management Plan which is currently underway and planned for completion in fall 2026, will detail long range plans, service levels and budgeting for all built and natural assets.

As the largest and most costly asset category, the Building Strategy was developed to guide operation, maintenance and development of Regional Park buildings, and to inform the long range budgeting and planning of the Regional Parks Asset Management Plan.

REGIONAL PARKS BUILDING STRATEGY

The Building Strategy establishes a framework for the effective, affordable, and sustainable management of regional parks buildings to support safe, welcoming, and positive visitor experiences and the long-term stewardship and operation of regional parkland.

The strategy establishes levels of service, confirms appropriate building uses, and introduces an assessment system to support long-term maintenance, capital planning, and the identification of surplus buildings

Levels of Service

The Building Strategy establishes levels of service (**Attachment 3**) for building capacity, accessibility, function, quality, sustainability, safety, reliability, and regulations to guide the type and quantity of buildings developed, maintenance levels, and the ongoing assessment and upkeep of regional park buildings.

Building Use

The Building Strategy confirms primary and special purpose uses for regional park buildings to guide the assessment and maintenance of existing buildings; the development of new buildings and the assessment of external proposals related to regional park building use. These uses reflect current practice, existing plans and Metro Vancouver's role and mandate.

Primary uses are those that are essential for safe and sustainable public access, operation, and management of regional parkland in alignment with Metro Vancouver's role to protect important ecosystems and connect people to nature. Primary use buildings include:

- Washrooms and changing facilities
- Concessions
- Group shelters and picnic shelters
- Nature and stewardship centers
- Operations yards and materials storage
- Staff offices
- Utility buildings

Special purpose buildings provide an enhanced level of service, or complimentary program, that supports the intended park visitor experience and conservation goals of a park. Special purpose buildings may be maintained, programmed or operated by Metro Vancouver or in partnership with First Nations, community groups, external agencies, or a service provider. Special purpose regional parks buildings include:

- Caretaker residences
- Bookable buildings (short-term building rental)
- Passive or active interpretive displays
- Office, program space, and/or storage for park associations / non-profit societies
- Fish hatcheries
- Sales/rental of goods and services that enhance the regional parks visitor experience

Existing residential tenancies in regional park buildings are being phased out as buildings and building sites are required for conservation and recreational purposes. As tenancies are concluded, the buildings are repurposed or removed and the areas are restored for the intended park purpose.

Building Assessment System

The building assessment system was developed to guide building maintenance, upgrades, replacement planning, and the identification of surplus buildings. The system is informed by established levels of service, regular inspections, condition assessments, identification of core and compatible uses, and applicable policy direction (**Attachment 4**).

Buildings are first evaluated through a needs assessment to confirm whether there is an existing or planned Regional Parks use. Buildings with a confirmed use are then evaluated through a risk and service gap assessment, based on levels of service and building condition.

Buildings with deficiencies identified through the risk and service gap assessment are flagged for further evaluation prior to major capital maintenance investment. This additional evaluation determines whether the building should be maintained, upgraded, relocated, or replaced.

Buildings with no primary or special purpose use are considered surplus.

The Regional Parks building portfolio was reviewed using the building assessment system. Of the buildings that were reviewed, 263 (74%) buildings were identified as 'keep and maintain'. These buildings have a regional park use and no identified service gap.

40 (11%) were identified as 'keep and maintain with ongoing assessment'. These buildings have a regional park use, however a service gap related to condition or level of service was identified. Key areas requiring further assessment include:

- Capacity and function of operational storage buildings
- Location and elevation of buildings in areas prone to flooding or erosion
- Capacity and functionality of nature houses

These buildings will be assessed to determine the appropriate course of action, which may include ongoing maintenance, upgrade, relocation, or replacement.

51 (15%) of buildings were identified as 'surplus'. These buildings will be decommissioned and removed from the park following required or applicable permitting, engagement, municipal, regulatory, and heritage processes. Surplus buildings include residential and farm buildings without a park use, underused storage and outbuildings.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Funding for regional park buildings maintenance is included in the annual Parks Asset Management budget.

The Building Strategy establishes levels of service to guide efficient maintenance of buildings and identifies 51 surplus buildings that will be decommissioned over time resulting in cost savings and the potential to refocus staff time and investment on deferred maintenance and high use buildings and other assets.

OTHER IMPLICATIONS

Regional parks buildings are subject to Provincial and Municipal regulatory and permitting requirements.

The Building Strategy reflects First Nation and public engagement received through the *Regional Parks Plan* and individual park management plans. Additional First Nation and public engagement will be required as site specific building plans are implemented throughout the regional park system.

CONCLUSION

The Regional Parks Building Strategy (**Attachment 1**) provides a clear framework for the ongoing maintenance, development, and stewardship of Regional Parks buildings. By establishing service levels, confirming appropriate uses, and introducing a standardized assessment approach, the Building Strategy supports consistent decision-making for maintenance, capital planning, and the identification of surplus assets.

The Building Strategy will guide day-to-day building operations and play a key role in shaping the Regional Parks Asset Management Plan which is currently in progress.

ATTACHMENTS

1. Regional Parks Building Strategy.
2. Inventory of Regional Parks Buildings .
3. Levels of Service.
4. Building Assessment System.
5. Presentation re Regional Parks Building Strategy

68625233

Report Approval

Re-order, combine, add rows for required approvers as appropriate; **do not delete any rows**

Report Approval Deadline: MM/DD/YYYY HH:MM		
Required	Approver (reorder/combine/delete/add rows as appropriate)	Approver Initials, Date, Time
☐	Legal Review (assigned through Legal Services Requests)	
☐	External Relations (ERL) (if appropriate for the report)	
☒	Report Writer Department Director (insert name)	MR; June 23, 2026 at 10:00 am
☒	Committee Manager (use only if not a GM)	MR; June 23, 2026 at 10:00 am
☐	Jessica Beverley, GM, Legal Services & Indigenous Relations	
☐	Paul Henderson, GM Solid Waste Services	
☐	Nick Kassam, GM, Procurement and Real Estate Services	
☐	Peter Navratil, GM, Liquid Waste Services	
☐	Cheryl Nelms, GM, Project Delivery	
☐	Marilyn Towill, GM, Water Services	
☐	Harji Varn, CFO/GM Financial Services	
☐	Originating Department General Manager (insert name)	
☒	Ravi Chhina, Deputy CAO, Operations	RC June 23, 2026 at 10:00 am
☐	Heather McNell, Deputy CAO, Policy and Planning	
☒	Jerry Dobrovolsky, CAO/Commissioner	JD June 25, 2026 1pm

*☒ Signifies approval from the selected party is required for the report to proceed to Committee.

Report Writer/Author Instructions:

Step 1 – use checkboxes to indicate required approvers

Step 2 – Re-order, combine, add rows for required approvers as appropriate; **do not delete any rows**

Step 3 – Send the report for approval starting within your department then to GM.

Instruction for originating department GM:

Step 1 – indicate your approval by inserting your initials and the date and time on the right-hand column. (The date and time button can be found in the “Insert” tab on the word ribbon.)



Step 2 – review the list of approvers and add, delete, combine, and reorder rows as appropriate.

Step 3 – additional notes may be added to the right-hand column

Instruction for approving CPC members:

Step 1 – indicate your approval by inserting your initials and the date and time on the right-hand column. (The date and time button can be found in the “Insert” tab on the word ribbon.)



Step 2 – review the list of approvers and add rows as required

Step 3 – additional notes may be added to the right-hand column

CAO approval must be in place for this report to be included on the agenda. Once approvals are in place, no further changes are to be made. The approval page will not be published.

Regional Parks Building Strategy

2026 Draft



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 monitors and regulates air quality, plans for urban growth, manages a regional parks system, provides affordable rental 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. 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 monitors and regulates air quality, plans for urban growth, manages a regional parks system, provides affordable rental 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.

Indigenous Territorial Recognition

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous Peoples, including 10 local First Nations: ḱíčəy̓ (Katzie), ḱʷa:ḱə́h (Kwantlen), kʷíkʷə́ləm (Kwikwetlem), máthxwi (Matsqui), xʷməθkʷəy̓əm (Musqueam), qíqéy̓t (Qayqayt), Semiahmoo, Skwxwú7mesh Úxwumixw (Squamish), scə́waθən məsteyəxʷ (Tsawwassen), and sə́lilwə́təl (Tsleil-Waututh).

Metro Vancouver respects the diverse and distinct histories, languages, and cultures of First Nations, Métis, and Inuit, which collectively enrich our lives and the region.

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www.metrovancouver.org

May 2026

Cover photo: Boundary Bay Regional Park

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Boundary Bay Regional Park

1. Plan Context

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

This strategy provides a framework for the effective management of regional park buildings to support safe, welcoming, and positive visitor experiences, and the efficient and sustainable management of regional parkland, in alignment with the purpose of the Regional Parks system – to protect important natural areas and connect people with nature.

1.1 Introduction

Regional Parks maintains a portfolio of 354 buildings with an estimated value of \$267 million. Buildings represent the largest built asset class within the regional parks system, accounting for approximately 40% of the total value of all built assets.

The purpose of the building strategy is to establish a framework for the effective, efficient, and sustainable management of regional park buildings to support safe, welcoming, and positive visitor experiences and the long-term stewardship and operation of regional parkland.

This strategy defines appropriate levels of service and suitable uses for regional park buildings and establishes a building assessment system to evaluate buildings based on condition, function, and alignment with approved plans. This system is used to prioritize building maintenance, renewal, replacement, improvement, and the removal of surplus buildings.

The existing Regional Park building portfolio was assessed using the building assessment system. The assessment outcomes, commitment to sustainable building management, and implementation plan are outlined in the strategy.

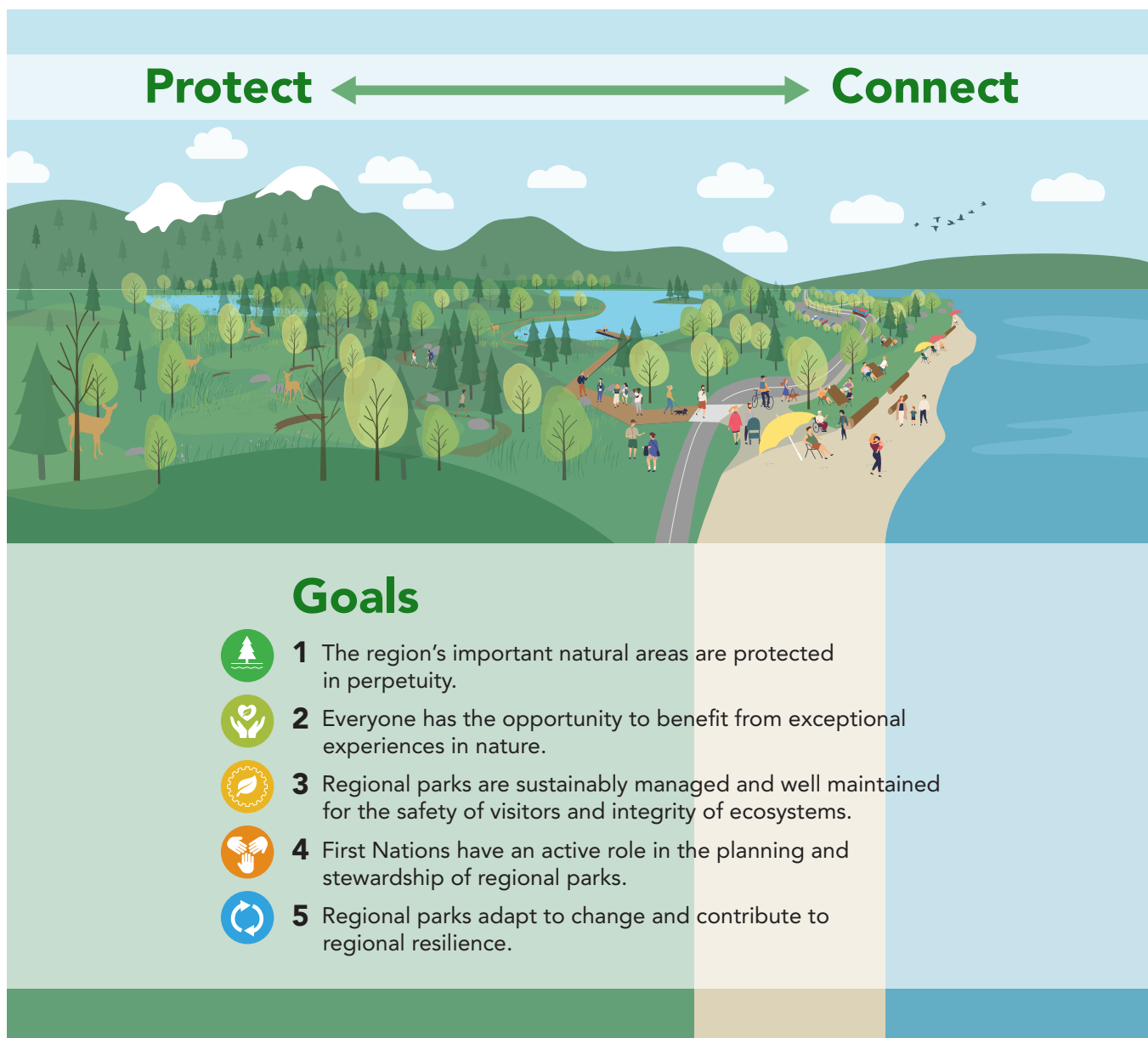
1.2 Policy Framework

This strategy is guided by the *Regional Parks Plan*, *Metro 2050 Regional Growth Strategy*, *Climate 2050*, as well as the *Asset Management for Regional Parks Policy*, *Sustainable Infrastructure and Buildings Policy*, and the *Regional Parks Natural Resource Management Framework*.

Buildings are essential to supporting Regional Parks' role of protecting natural areas and connecting people to nature and advancing the five core goals outlined in the *Regional Parks Plan* across the full continuum of regional park landscapes.

These facilities provide essential public amenities — such as washrooms, picnic shelters, and visitor services — while also supporting park operations through offices, storage buildings, and service yards. Together, they enable both high-quality visitor experiences and the effective stewardship of regional parklands.

The *Regional Parks Plan* established five core goals for the regional park system, all of which buildings have a crucial role in supporting.





Crippen Regional Park

1.3 Inventory

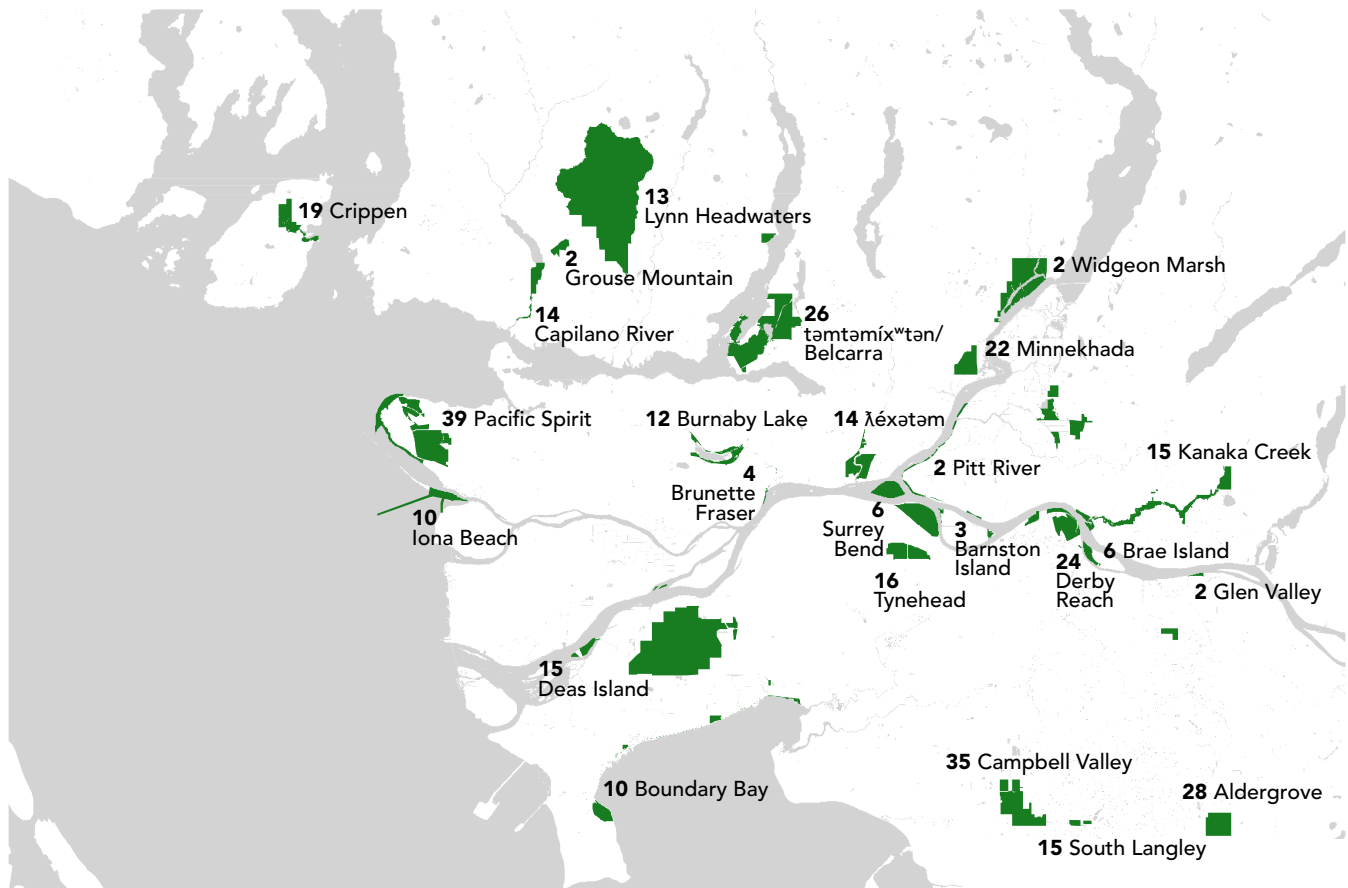


Figure 1 – Number of buildings maintained by Regional Parks at each regional park site



The 354 buildings in regional parks have three purposes: public use, operational use, and other use.



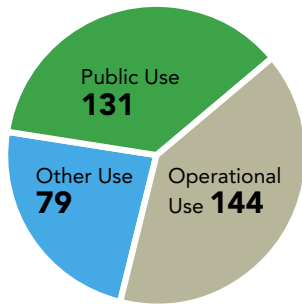
Public Use Buildings support the park visitor experience and include facilities such as washrooms, picnic shelters, nature houses, and concessions.



Operational Use Buildings support the management, maintenance and security of regional parks and include offices, workshops, utility buildings, and caretaker dwellings.



Other Use Buildings include buildings that are tenanted or licensed to third parties, residential houses and associated outbuildings, as well as vacant buildings.



	Area (m ²)	Replacement Cost
Public Use	6,692	\$76 M
Operational Use	8,579	\$77 M
Other Use	10,455	\$114 M
Total	25,726	\$267 M

Figure 2 – Buildings by Overall Purpose

Derby Reach Regional Park



The regional parks system includes **87** washroom buildings - including **75** pit toilets and **12** full service flush toilet buildings.



Kanaka Creek Regional Park - Operations Building

Regional Park Building Types

	Asset Value	Number of Assets
Washroom building	\$13.7 M	11
Pit toilet	\$4.3 M	75
Bookable shelter	\$3.7 M	18
General public use	\$0.6 M	7
Bookable building	\$16.4 M	5
Vacant display	\$1.1 M	4
Concession/washroom	\$17.3 M	3
Bookable building/caretaker	\$13.6 M	2
Office/washroom	\$0.1 M	2
Nature house	\$1.3 M	1
Nature house/storage	\$1.5 M	1
Nature house/washroom	\$2.5 M	1
Operations	\$21.7 M	109
Office/operations	\$33.2 M	13
Utility	\$1.6 M	9
Office	\$14.7 M	8
Caretaker	\$6.2 M	5
Vacant	\$39.3 M	30
Rental outbuilding	\$14.9 M	20
License to external agency	\$28.7 M	16
Rental house	\$30.6 M	13
Total	\$267 M	354



Brunette-Fraser Regional Greenway

1.4 Acquired Buildings

When land is acquired through Metro Vancouver's regional parks land acquisition program, existing structures often accompany them. Some inherited buildings have been repurposed for park use, serving as caretaker residences, temporary offices, or program spaces until long-term planning or budgets allow for solutions.

Regardless of origin or current function, all acquired buildings are evaluated through the building assessment system outlined in this strategy. This ensures that facilities brought into the Regional Parks system via acquisition are assessed consistently for condition, alignment with park goals, and approved uses.

Buildings that are not required for park use are removed as part of the final stages of land acquisition to minimize maintenance expenses and ensure site safety and security.

1.5 Buildings Maintained by Others

In addition to the 354 buildings managed by Metro Vancouver, there are 40 buildings, plus additional small ancillary structures, maintained by other organizations within the regional parks system.

These uses are complimentary to the regional parks mandate and typically provide opportunities to protect natural areas and wildlife (e.g. fish hatcheries, wildlife rehabilitation, etc.), or support park visitor connection to nature (e.g. environmental education, mobility, recreation, etc.).

Lease or license agreements typically define the terms by which these buildings are managed and maintained by third parties.

Regional Parks buildings are given full structural and mechanical inspections every six years.

Regional Parks operations staff maintain public access buildings to ensure safe and clean facilities are in place for park visitors.

1.6 Building Condition and Assessment

Ensuring public safety, accessibility and performance of Regional Parks buildings is paramount. The Facility Condition Index (FCI) helps to determine level of investment, timing of maintenance, and long range planning.

The *Asset Management for Regional Parks Policy* sets out condition assessment metrics and targets for all built asset classes within regional parks.

The FCI is used to assess building conditions. The FCI is calculated by dividing the “total cost of existing deficiencies by total building replacement cost.”

$$\text{Facility Condition Index} = \frac{\text{Total cost of existing deficiencies}}{\text{Total building replacement cost}}$$

Facility Condition Index Rating Scale

Very Good 0–1%	Good 1–5%	Fair 5–10%	Poor 10–30%	Critical >30%
1	2	3	4	5

Buildings are regularly inspected by staff. Asset maintenance software is used to track inspections, to plan maintenance, and to forecast budgeting. Along with FCI targets, staff also complete building maintenance to address immediate safety and accessibility considerations.

Łéxātəm Regional Park



2. Levels of Service and Assessment System

2.1 Levels of Service

The levels of service outlined below establish principles for building capacity, accessibility, function, quality, sustainability, safety, reliability, and regulations. These statements guide the type and quantity of buildings, maintenance levels, and the ongoing assessment and upkeep of regional park buildings.

Service Attribute		Strategic Objectives for Regional Parks Buildings
	Safety	- Buildings are safe for visitors, staff, and contractors - Buildings include appropriate security for the public, staff, contractors, and property
	Capacity	- Buildings are provided to support core uses, visitor comfort, needs and experience, and operational needs in alignment with approved long-term plans - Buildings are sited in appropriate locations to accommodate park visitation and operational needs, as well as considering climate change and natural hazards - Appropriate scale to meet current and projected capacity needs
	Accessibility	- Where feasible and financially reasonable or where required by regulation, buildings meet accessibility needs of users - Accessibility requirements vary based on building type, function, location and users
	Functionality	Buildings function for intended use with appropriate space and amenities
	Quality	- Quality of the building meets community needs - Buildings suit the site and contribute to park character
	Sustainability	Impacts to the environment and wildlife are minimized through suitable building location, energy efficiency and minimizing environmental footprint
	Reliability	Service is reliable with limited disruptions
	Regulatory	Buildings are in compliance with applicable building codes, regulations, bylaws, agreements, and policies

2.2 Building Uses in Regional Parks

The Building Strategy establishes primary and special purpose uses for regional park buildings to guide the assessment and maintenance of existing buildings, the development of new buildings and the assessment of external proposals related to regional park building use.

Primary

Primary uses are those that are essential for safe and sustainable public access, operation, and management of regional parkland in alignment with Metro Vancouver's role to protect important ecosystems and connect people to nature.

Metro Vancouver constructs, manages, and maintains primary use buildings.

Primary use buildings include:

- Washrooms and changing facilities
- Concessions
- Group shelters and picnic shelters
- Nature and stewardship centers
- Operations yards and materials storage
- Staff offices
- Utility buildings



Kanaka Creek Regional Park

Special Purpose

Special purpose buildings provide an enhanced level of service, or complimentary program, that supports the intended park visitor experience and conservation goals of a park.

Special purpose buildings may be maintained, programmed or operated by Metro Vancouver or in partnership with First Nations, community groups, external agencies, or a service provider.

Metro Vancouver may construct or adapt existing buildings for special purposes where there is demonstrated public benefit and alignment with the Regional Parks Plan, park management plans, and other applicable policies. Metro Vancouver may also consider proposals from external parties for such developments.

Special purpose regional parks buildings include:

- Caretaker residences
- Bookable buildings (short-term building rental)
- Passive or active interpretive displays
- Office, program space, and/or storage for park associations or aligned non-profit societies
- Fish hatcheries
- Sales/rental of goods and services that enhance the regional parks visitor experience



Lynn Headwaters Regional Park

2.3 Residential Tenancy in Regional Parks

Existing residential tenancies in regional park buildings are being phased out as buildings and building sites are required for conservation and recreational purposes. As tenancies are concluded, the buildings are repurposed or removed and the areas are restored for the intended park purpose.

The heritage-designated Inverholme School House, located in Deas Island Regional Park, was built in 1909 and relocated to the park in 1982.

The schoolhouse is a representative example of a pioneer one-room schoolhouse.

The building has been repurposed for regional parks use and is available for public bookings including weddings, meetings, and school programs. It is also used by Regional Parks interpreters to support nature-based programming.

2.4 Heritage Buildings in Regional Parks

Metro Vancouver regional parks protect natural areas and connect people to nature. Historic buildings located within regional parks can contribute meaningfully to the cultural landscape and enhance visitor experience and appreciation of park history.

For the purposes of this strategy, heritage buildings are defined as those that are formally designated under municipal heritage bylaws or listed on a municipal heritage registry. Currently, the regional park system includes:

- 20 buildings with municipal heritage designations
- 16 buildings listed on municipal heritage registries

Buildings located within regional parks are subject to applicable municipal heritage protection bylaws and are assessed using the building assessment system.

Inverholme Schoolhouse at Deas Island Regional Park





Capilano River Regional Park

2.5 Regional Parks Building Assessment System

The building assessment system guides building maintenance, upgrades, replacement planning, and the identification of surplus buildings. The system is informed by established levels of service, regular inspections, condition assessments, identification of core and compatible uses, and applicable policy direction.

Buildings are first evaluated through a needs assessment to confirm whether there is an existing or planned Regional Parks use. Buildings with a confirmed use are then evaluated through a risk and service gap assessment, based on levels of service and building condition.

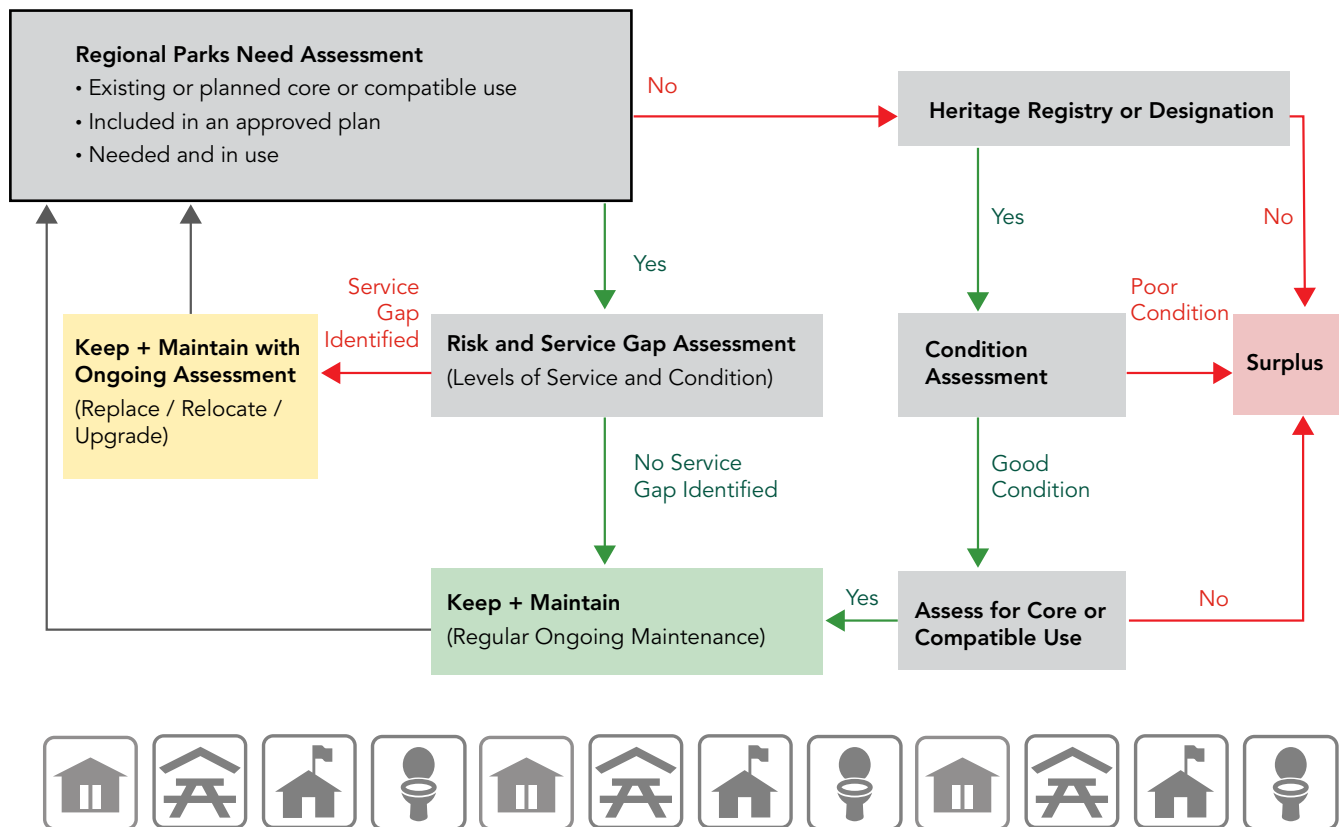
Buildings with deficiencies identified through the risk and service gap assessment are flagged for ongoing assessment prior to major capital maintenance investment. This additional evaluation determines whether the building should be maintained, upgraded, relocated, or replaced.

Buildings with no primary or special purpose use are considered surplus.

Under the building assessment system, buildings are categorized as follows:

- **Keep and Maintain**
Buildings that have an identified regional parks use and no significant service gaps. These buildings are retained and maintained through regular ongoing maintenance.
- **Keep and Maintain with Further Assessment**
Buildings that have an ongoing identified regional park use but service gaps have been identified. These buildings are retained and further assessed to determine the appropriate course of action, which may include ongoing maintenance, upgrade, relocation, or replacement.
- **Surplus**
Buildings without an existing or planned Regional Parks use. These buildings are decommissioned and removed from the system following all applicable permitting, engagement, municipal, and regulatory processes.

Regional Park Building Assessment System



Boundary Bay Regional Park



2.6 Building Assessment Framework Analysis

The Regional Parks building portfolio was reviewed using the building assessment system (Appendix A).

Of the buildings that were reviewed, 263 buildings were identified as *keep and maintain*. These buildings have a regional park use and no identified service gap.

Forty buildings were identified as keep and maintain with ongoing assessment. These buildings have a regional park use, however a service gap was identified related to location, capacity, function, reliability, climate change or accessibility that requires ongoing assessment.

Key areas requiring further assessment include:

- Capacity and function of operational storage buildings
- Location and elevation of buildings in areas prone to flooding or erosion
- Capacity and functionality of nature houses

These buildings will be assessed to determine the appropriate course of action, which may include ongoing maintenance, upgrade, relocation, or replacement.

Fifty-one buildings were identified as surplus. These buildings will be decommissioned and removed from the park following required or applicable permitting, engagement, municipal, regulatory, and heritage processes. Surplus buildings include residential and farm buildings without a park use, underused storage and outbuildings.

	# of Buildings	% of Buildings
Keep + Maintain	263	74%
Keep + Maintain with Ongoing Assessment	40	11%
Subtotal	303	85%
Surplus	51	15%
Total	354	



3. Minimizing Buildings' Environmental Impacts

Regional Parks is committed to minimizing the environmental impact of its built infrastructure by aligning building practices with Metro Vancouver's Climate 2050 goals, the Clean Air Plan, and corporate sustainability principles. Regional Parks buildings are planned, maintained, operated, and deconstructed in ways that minimize greenhouse gas emissions, conserve resources, and protect ecological systems.

Materials and Energy Use

Effective use of materials and energy can reduce embodied carbon and improve overall energy efficiency. As regional park buildings are maintained, renewed, and developed, careful attention must be given to their function, affordability, and longevity, alongside considerations of resource intensity and long-term environmental impacts.

Actions

- Incorporate low-impact and recycled materials in new construction and major renovations
- Prioritize energy-efficient upgrades, including high-performance insulation, windows, and mechanical systems
- Align building practices with Metro Vancouver's *Sustainable Infrastructure and Buildings Policy* and lifecycle costing guidelines

Electrification

To reduce reliance on fossil fuels and transition toward clean energy, all park buildings will move toward full electrification wherever feasible. This supports Metro Vancouver's broader climate targets and reduces emissions associated with park operations.

Actions

- Require electric heating and hot water systems in all new and upgraded buildings
- Decommission fossil-fuel-based systems as part of major building renewals, where feasible
- Evaluate opportunities for onsite renewable energy, including solar integration for high-use sites
- Track and report emissions reductions over time

Disposal Sustainability

When buildings are removed from the parks system, they are deconstructed in ways that minimize landfill waste and protect sensitive park environments. Responsible disposal also supports circular economy goals by recovering valuable materials.

Actions

- Apply deconstruction and material salvage practices when surplus buildings are removed
- Avoid demolition methods that result in unnecessary landfill impacts
- Conduct pre-removal hazardous materials surveys to ensure safe disposal
- Align with Metro Vancouver's Solid Waste Management Plan and construction and demolition waste strategy

Wildlife

Regional park buildings are managed to protect habitat and minimize impacts on the natural environment throughout their lifecycle.

Wildlife-friendly design is incorporated into both new and existing buildings to reduce human-wildlife conflicts while enhancing habitat opportunities. Examples include sealing structural gaps along rooflines, fascia, and cladding joints to prevent unwanted access; installing bird-safe glazing to reduce collisions; using environmentally safe, non-toxic building materials; and designing lighting systems to minimize light pollution.

Some species (bats, barn owls, swallows, swifts, river otters, and skunks) can become reliant on buildings and structures for habitat. In some cases, park buildings can safely accommodate wildlife habitat through careful stewardship and monitoring.

Where buildings that support wildlife are identified for deconstruction, additional consideration is required to ensure these species are not adversely impacted. A key first step is to determine which species are present and how and when they are using the building (e.g., breeding, roosting, or hibernating). Potential mitigation measures may include short- to medium-term retention of the structure, scheduling demolition during appropriate timing windows to avoid sensitive periods, and installing alternative habitat features (such as bat houses or owl nesting boxes) 1-2 years in advance of demolition.



Campbell Valley Regional Park

4. Adaptive Management, Ongoing Monitoring and Reporting

4.1 Adaptive Management and Monitoring

Ongoing monitoring and regular reporting are essential to ensure the building strategy remains aligned with regional priorities, park service needs, and Metro Vancouver's sustainability commitments, and to ensure it is responsive to evolving park needs, policy directions, and sustainability goals. Oversight will be coordinated by Metro Vancouver Regional Parks in collaboration with internal departments responsible for asset management, planning, and environmental stewardship.

Progress will be tracked through the ongoing assessment of building conditions, investment activities, energy use, and removal outcomes. Key indicators will include:

- The condition and performance of regional park buildings
- The removal, or repurposing of, surplus regional parks buildings
- Improvements in energy performance across the building portfolio

4.2 Reporting

Reporting will occur through the Regional Parks annual report.

Ongoing assessment will confirm progress towards implementation goals and determine whether the strategy continues to meet service needs.

The strategy will be updated as required to reflect new information, changes in park use, and shifts in Metro Vancouver's climate and infrastructure policies. This approach will support effective long-term planning and ensure park buildings continue to serve the public in a safe, sustainable, and responsible manner.

4.3 Implementation

This building strategy confirms a system of ongoing assessment and active management of regional building assets. The following actions will guide implementation of the strategy from 2026-2036:

Short term (5 years)	• Complete comprehensive condition assessments of all regional park buildings (6-year cycle) • Implement proactive maintenance and upkeep of all regional park buildings in alignment with established levels of service • Complete removal, or repurpose for park use, of all surplus buildings • Transition remaining tenanted buildings to park use • Complete flooding and erosion assessment at Deas Island Regional Park
Medium term (10 years)	• Complete flooding and erosion assessment at Lynn Headwaters Regional Park • Initiate major renovation and replacement projects identified through the regional parks building assessment system • Implement phased regional park service yard replacement program • Incorporate energy performance benchmarks in asset management renewal

Capilano River / Grouse Mountain Regional Park service yard replacement (2026)



5. Appendix: Building Assessment Framework Analysis Results



Aldergrove Regional Park

Building Name	Building Use	Status	FCI
Blacktail Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Canopy shed	Operations	Keep + Maintain	21%
Chlorination Shed	Utility	Keep + Maintain	8%
Double Container	Operations	Keep + Maintain	0%
Equestrian Trail Outhouse	Pit Toilet	Keep + Maintain	123%
Garage	Operations	Keep + Maintain	8%
Lean-to wooden shed	Storage	Keep + Maintain	0%
Lefeuve Rd Parking Outhouse	Pit Toilet	Keep + Maintain	0%
Louck's House	Rental House	Keep + Maintain	27%
Louck's House (garage)	Rental Outbuilding	Keep + Maintain	130%
Louck's Small Barn	Rental Outbuilding	Keep + Maintain	12%
Maintenance Building	Operations	Keep + Maintain	14%
Pumphouse	Rental Outbuilding	Keep + Maintain	32%
Service Office Building	Office/Operations	Keep + Maintain	11%
Steel container 2	Storage	Keep + Maintain	0%
Storage Container	Storage	Keep + Maintain	0%
Utility Container	Operations	Keep + Maintain	0%
Washroom Building	Washroom	Keep + Maintain	27%
Barn	Vacant	Surplus	19%
Horse Feed Storage Shed	Rental Outbuilding	Surplus	50%
Louck's Big Barn	Rental Outbuilding	Surplus	29%
Main Barn	Rental Outbuilding	Surplus	41%
North Shed	Rental Outbuilding	Surplus	0%
Rental House	Rental House	Surplus	25%
Storage Shed	Rental Outbuilding	Surplus	11%
Storage Shed 1 (Workshop)	Rental Outbuilding	Surplus	55%
Storage shed 2	Rental Outbuilding	Surplus	0%
Tackroom Shed	Rental Outbuilding	Surplus	0%



Barnston Island Regional Park

Building Name	Building Use	Status	FCI
Storage Shed 1	Rental Outbuilding	Keep + Maintain	65%
Toilet Building	Pit Toilet	Keep + Maintain	25%
Cattle barn (Milburn Barn)	Rental Outbuilding	Surplus	35%



təmtə́míxʷtən/Belcarra Regional Park

Building Name	Building Use	Status	FCI
Chlorination shed	Utility	Keep + Maintain	11%
Diesel Tank Shed	Operations	Keep + Maintain	0%
Electrical shed	Utility	Keep + Maintain	0%
Open Sided Shed	Operations	Keep + Maintain	0%
Picnic Shelter #1	Bookable Shelter	Keep + Maintain	1%
Picnic Shelter #2	Bookable Shelter	Keep + Maintain	0%
Pit toilet	Pit Toilet	Keep + Maintain	0%
Pit toilet	Pit Toilet	Keep + Maintain	0%
Pit toilet at Jug Beach	Pit Toilet	Keep + Maintain	114%
Rental Cabin (Bole House)+R4743	Vacant	Keep + Maintain	23%
Service Building	Operations	Keep + Maintain	11%
Storage Container	Storage	Keep + Maintain	0%
Storage Container	Storage	Keep + Maintain	0%
Storage shed	Storage	Keep + Maintain	0%
Treatment shed (White Pine)	Utility	Keep + Maintain	6%
Woodhaven Pit toilet	Pit Toilet	Keep + Maintain	0%
Concession/Washroom Building 1	Concession/Washroom	Keep + Maintain - further assessment (capacity, functionality)	17%
Park Service Office Building	Office/Operations	Keep + Maintain - further assessment (capacity, functionality)	2%
Washroom Buildings No. 2	Washroom	Keep + Maintain - further assessment (capacity, functionality)	7%
Concession Washroom	Concession/Washroom	Keep + Maintain - further assessment (functionality)	9%
Open sided Shed	Storage	Keep + Maintain - further assessment (functionality)	164%
Sand and salt Shed	Storage	Keep + Maintain - further assessment (functionality)	0%
Steel Storage Container	Storage	Keep + Maintain - further assessment (functionality)	518%
Storage Container	Storage	Keep + Maintain - further assessment (functionality)	468%
Storage Shed	Storage	Keep + Maintain - further assessment (functionality)	40%
Storage tent	Storage	Keep + Maintain - further assessment (functionality)	34%

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS

**Brunette Fraser Regional Greenway**

Building Name	Building Use	Status	FCI
Coal House	Agreement to External Agency	Keep + Maintain	6%
Maintenance Building & Washroom	Office/Washroom	Keep + Maintain	0%
Picnic Shelter	General Public Use	Keep + Maintain	0%
Storage Container	Agreement to External Agency	Keep + Maintain	0%

**Boundary Bay Regional Park**

Building Name	Building Use	Status	FCI
Cambridge House	Bookable Building	Keep + Maintain	11%
Cattail Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Concession/washroom	Concession/Washroom	Keep + Maintain	1%
Embree House	Caretaker	Keep + Maintain	0%
Sandpiper Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Service Building	Office/Operations	Keep + Maintain	4%
Shed 1 in Service Yard	Storage	Keep + Maintain - further assessment (capacity, functionality)	0%
Shed 2 in Service Yard	Storage	Keep + Maintain - further assessment (capacity, functionality)	0%
Shed 3 in Service Yard	Storage	Keep + Maintain - further assessment (capacity, functionality)	0%
Shed 4 in Service Yard	Storage	Keep + Maintain - further assessment (capacity, functionality)	0%



Brae Island Regional Park

Building Name	Building Use	Status	FCI
Day Use Washroom Bldg	Washroom	Keep + Maintain	2%
Gatehouse	Agreement to External Agency	Keep + Maintain	11%
Group Camp Picnic Shelter	Agreement to External Agency	Keep + Maintain	1%
Main Building	Agreement to External Agency	Keep + Maintain	5%
Mechanical Shed	Agreement to External Agency	Keep + Maintain	78%
West Washroom Building	Agreement to External Agency	Keep + Maintain	9%



Burnaby Lake Regional Park

Building Name	Building Use	Status	FCI
Aintree House	Agreement to External Agency	Keep + Maintain	3%
Canoe Shed	Storage	Keep + Maintain	79%
Lenson Garage West	Storage	Keep + Maintain	0%
Lenson House	Office	Keep + Maintain	9%
Park Service Garage/Storage	Operations	Keep + Maintain	1%
Steel Storage Container	Storage	Keep + Maintain	0%
Storage	Storage	Keep + Maintain	25%
Central Area Office	Office	Keep + Maintain - further assessment (capacity, functionality)	27%
Nature House	Nature House/Washroom	Keep + Maintain - further assessment (functionality)	4%
Park Service Building Office	Office/Operations	Keep + Maintain - further assessment (functionality)	19%
Rental House 1	Rental House	Surplus	5%
Rental House 2	Rental House	Surplus	4%

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS



Campbell Valley Regional Park

Building Name	Building Use	Status	FCI
4th Ave North Pit Toilet	Pit Toilet	Keep + Maintain	0%
Camp Coyote Men's Washroom	Pit Toilet	Keep + Maintain	59%
Camp Coyote Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Camp Coyote Women's Washroom	Pit Toilet	Keep + Maintain	59%
Concrete Block Pumphouse	Utility	Keep + Maintain	27%
East Area Office	Office	Keep + Maintain	3%
Equestrian Centre Barn	Agreement to External Agency	Keep + Maintain	18%
Garage at East Area Office	Storage	Keep + Maintain	1%
Garden Shed	Operations	Keep + Maintain	57%
Gazebo Shelter	Bookable Shelter	Keep + Maintain	0%
Lochiel School	Agreement to External Agency	Keep + Maintain	11%
Lochiel School Outhouse	Pit Toilet	Keep + Maintain	0%
Mens Outhouse	Pit Toilet	Keep + Maintain	0%
Old Orchard Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Outhouse	Pit Toilet	Keep + Maintain	74%
Outhouse	Pit Toilet	Keep + Maintain	74%
Pit Toilet North	Pit Toilet	Keep + Maintain	0%
Pit Toilet South	Pit Toilet	Keep + Maintain	0%
Roofed Containers	Operations	Keep + Maintain	0%
Rowlatt Animal Shed	Storage	Keep + Maintain	0%
Rowlatt Chicken Coop Shed	Rental Outbuilding	Keep + Maintain	0%
Rowlatt Farmhouse	Rental House	Keep + Maintain	37%
Rowlatt Garage Shed	Rental Outbuilding	Keep + Maintain	0%
Rowlatt Gray Barn	Storage	Keep + Maintain	18%
Rowlatt Pumphouse	Rental Outbuilding	Keep + Maintain	26%
Rowlatt Red Barn	Nature House/Storage	Keep + Maintain	85%
Rowlatt Washroom Shed	Washroom	Keep + Maintain	28%
Service Building	Office/Operations	Keep + Maintain	18%
Steel Open Shed	Operations	Keep + Maintain	0%
Storage Container	Storage	Keep + Maintain	0%
Tarped Tent	Operations	Keep + Maintain	19%
Triple Container	Operations	Keep + Maintain	0%
Washroom Building	Washroom	Keep + Maintain	1%
Womens Outhouse	Pit Toilet	Keep + Maintain	0%
Abandoned Barn - East Area Office	Vacant	Surplus	39%



Capilano River Regional Park

Building Name	Building Use	Status	FCI
Camp Caretaker Carport	Caretaker	Keep + Maintain	6%
Camp Caretaker's House	Caretaker	Keep + Maintain	8%
Camp Lodge	Bookable Building	Keep + Maintain	1%
Camp Pool Chlorination Shed	Utility	Keep + Maintain	52%
Composter Shed	Storage	Keep + Maintain	0%
Fuel storage Shed	Storage	Keep + Maintain	181%
Picnic Shelter	General Public Use	Keep + Maintain	0%
Storage Container	Storage	Keep + Maintain	0%
Storage Shed 1	Storage	Keep + Maintain	0%
Storage tent	Operations	Keep + Maintain	12%
Wood Storage Shed	Storage	Keep + Maintain	0%
Washroom Building	Washroom	Keep + Maintain - further assessment (capacity, accessibility)	1%
Rental House	Rental House	Surplus	24%
Rental House Garage	Rental Outbuilding	Surplus	3%

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS



Crippen Regional Park

Building Name	Building Use	Status	FCI
Cottage #10	Agreement to External Agency	Keep + Maintain	1%
Cottage #14	Vacant	Keep + Maintain	29%
Cottage #18	Agreement to External Agency	Keep + Maintain	10%
Cottage #19	Agreement to External Agency	Keep + Maintain	13%
Cottage #20	Agreement to External Agency	Keep + Maintain	5%
Hatchery Pit Toilet	Pit Toilet	Keep + Maintain	0%
Killarney Creek Pit Toilet	Pit Toilet	Keep + Maintain	0%
Killarney Lake Pit Toilet	Pit Toilet	Keep + Maintain	0%
Outhouse	Pit Toilet	Keep + Maintain	111%
Outhouse	Pit Toilet	Keep + Maintain	80%
Roofed Containers	Storage	Keep + Maintain	0%
Seaside Cottage 1	Office	Keep + Maintain	8%
Service Office Building	Office/Operations	Keep + Maintain	0%
Snug Cove Picnic Shelter #1	Bookable Shelter	Keep + Maintain	0%
Snug Cove Picnic Shelter #2	Bookable Shelter	Keep + Maintain	0%
Snug Cove Picnic Shelter #3	Bookable Shelter	Keep + Maintain	0%
Storage Container	Storage	Keep + Maintain	0%
Storage Shed 3	Operations	Keep + Maintain	134%
Terminal Creek Hatchery	Agreement to External Agency	Keep + Maintain	19%



Deas Island Regional Park

Building Name	Building Use	Status	FCI
ATV Shed	Storage	Keep + Maintain	0%
Burrvilla House	Bookable Building/Caretaker	Keep + Maintain	18%
Burrvilla Shed	Caretaker	Keep + Maintain	3%
Delta Agricultural Hall	Office/Operations	Keep + Maintain	5%
Fisher Field Picnic Shelter	Bookable Shelter	Keep + Maintain	27%
Inverholme School	Bookable Building	Keep + Maintain	35%
Muskrat Meadows Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Outhouse (men's)	Pit Toilet	Keep + Maintain	0%
Outhouse (men's)	Pit Toilet	Keep + Maintain	114%
Outhouse (women's)	Pit Toilet	Keep + Maintain	0%
Outhouse (women's)	Pit Toilet	Keep + Maintain	94%
Paint Storage Shed	Storage	Keep + Maintain	67%
Storage Building	Operations	Keep + Maintain	4%
Tool Shed	Storage	Keep + Maintain	29%
Washroom Bldg	Washroom	Keep + Maintain	20%

*Deas Island is low lying and subject to flooding. A park-scale drainage and flood protection study is planned to guide building planning, investment, and maintenance over the long term.

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS



Derby Reach Regional Park

Building Name	Building Use	Status	FCI
Campground Shelter	General Public Use	Keep + Maintain	0%
Canopy Storage	Storage	Keep + Maintain	0%
East Standard Outhouse	Pit Toilet	Keep + Maintain	0%
East Standard Outhouse	Pit Toilet	Keep + Maintain	0%
Firewood Container	Operations	Keep + Maintain	0%
Garage	Rental Outbuilding	Keep + Maintain	20%
Heritage Style Outhouse	Pit Toilet	Keep + Maintain	101%
Houston House	Rental House	Keep + Maintain	16%
Houston Milk Shed	Vacant Display	Keep + Maintain	125%
Karr-Mercer Barn	Storage	Keep + Maintain	27%
Maintenance Building	Office/Operations	Keep + Maintain	10%
Muench Bar Pit Toilet	Pit Toilet	Keep + Maintain	0%
Picnic Shelter	Bookable Shelter	Keep + Maintain	14%
Registration Booth	Operations	Keep + Maintain	3%
Steel Container Blue	Storage	Keep + Maintain	0%
Steel Storage Container 1	Storage	Keep + Maintain	195%
Steel Storage Container 2	Storage	Keep + Maintain	0%
Steel Storage Container 3	Storage	Keep + Maintain	0%
Storage Container	Storage	Keep + Maintain	0%
Washroom Building	Washroom	Keep + Maintain	0%
West Standard Outhouse	Pit Toilet	Keep + Maintain	0%
West Standard Outhouse	Pit Toilet	Keep + Maintain	0%
Wheelchair Outhouse	Pit Toilet	Keep + Maintain	0%
Wheelchair Outhouse	Pit Toilet	Keep + Maintain	0%



Glen Valley Regional Park

Building Name	Building Use	Status	FCI
Hassal House	Rental House	Keep + Maintain	9%
Outbuilding/Barn/Shed	Rental Outbuilding	Keep + Maintain	32%



Grouse Mountain Regional Park

Building Name	Building Use	Status	FCI
Grouse Storage	Storage	Keep + Maintain	0%
Grouse Office	Office	Surplus	0%

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS



Iona Beach Regional Park

Building Name	Building Use	Status	FCI
Container 1	Storage	Keep + Maintain	0%
Container 2	Storage	Keep + Maintain	585%
Iona Park Office	Office/Operations	Keep + Maintain	18%
Jetty Pit Toilet	Pit Toilet	Keep + Maintain	0%
Mid-Jetty Pit Toilet	Pit Toilet	Keep + Maintain	0%
Shade Sail	General Public Use	Keep + Maintain	0%
Storm Shelter	General Public Use	Keep + Maintain	0%
Storm Shelter	General Public Use	Keep + Maintain	0%
Utility Vehicle Storage	Storage	Keep + Maintain	0%
Washroom Building	Washroom	Keep + Maintain - further assessment (capacity)	5%



Kanaka Creek Regional Park

Building Name	Building Use	Status	FCI
Cliff Falls Washroom	Pit Toilet	Keep + Maintain	0%
Hatchery Building	Agreement to External Agency	Keep + Maintain	3%
Hatchery Lot Pit Toilet	Pit Toilet	Keep + Maintain	0%
Hatchery Lot Pit Toilet	Pit Toilet	Keep + Maintain	0%
Riverfront pit toilet	Pit Toilet	Keep + Maintain	0%
Riverfront washroom building	Washroom	Keep + Maintain	11%
Service Yard Lean-to Shed	Storage	Keep + Maintain	0%
Service Yard Steel Container	Storage	Keep + Maintain	617%
Service Yard Steel Container	Storage	Keep + Maintain	0%
Storage Container	Storage	Keep + Maintain	0%
Storage Tent Shelter	Storage	Keep + Maintain	0%
Watershed Stewardship Centre George Ross Learning Room	Bookable Building	Keep + Maintain	0%
Watershed Stewardship Centre Resource Room	Bookable Building	Keep + Maintain	0%
Service Building	Office/Operations	Keep + Maintain - further assessment (functionality)	10%
Rental House	Rental House	Surplus	9%

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS



Lynn Headwaters Regional Park

Building Name	Building Use	Status	FCI
ATV Shed	Storage	Keep + Maintain	0%
BC Mills House	Nature House	Keep + Maintain	9%
Caretaker's House	Caretaker	Keep + Maintain	5%
Outhouse mens	Pit Toilet	Keep + Maintain	148%
Outhouse womens	Pit Toilet	Keep + Maintain	148%
Recycling Shed	Storage	Keep + Maintain	0%
Service Building	Office/Operations	Keep + Maintain	3%
Shed-L	Storage	Keep + Maintain	0%
Storage Shed	Operations	Keep + Maintain	0%
Storage Shed	Storage	Keep + Maintain	0%
Tool Shed	Storage	Keep + Maintain	76%
Tool Shed	Storage	Keep + Maintain	0%
Tool Shed 2	Storage	Keep + Maintain	0%

*The Lynn Headwaters Main Day Use Area is subject to erosion and flooding. An erosion and flood protection study is planned for the area to guide building planning, investment and maintenance over the long term.



Minnehada Regional Park

Building Name	Building Use	Status	FCI
Minnehada Lodge	Bookable Building/Caretaker	Keep + Maintain	25%
Minnehada Lodge Garage	Operations	Keep + Maintain	18%
Outhouse	Pit Toilet	Keep + Maintain	0%
Outhouse	Pit Toilet	Keep + Maintain	0%
Storage Tent	Storage	Keep + Maintain	0%
Park Operations Office/ Workshop	Operations	Keep + Maintain - further assessment (climate resiliency)	20%
Tool Shed	Storage	Keep + Maintain - further assessment (climate resiliency)	210%
Chicken Coop	Vacant	Surplus	26%
Creamery	Vacant	Surplus	27%
Foreman's Garage	Rental Outbuilding	Surplus	18%
Foreman's House	Rental House	Surplus	7%
Grain Silo	Vacant	Surplus	558%
Horse Track Shed	Storage	Surplus	69%
Loafing Barn	Vacant	Surplus	111%
Manure Shed	Vacant	Surplus	44%
Mashcooker	Vacant	Surplus	58%
Milking Barn	Vacant	Surplus	144%
Slaughterhouse	Vacant	Surplus	0%
Smokehouse	Vacant	Surplus	0%
Stables	Vacant	Surplus	50%
Staff House	Rental House	Surplus	18%
Worker's Cottage 2-Widmere	Rental House	Surplus	3%

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS



Pacific Spirit Regional Park

Building Name	Building Use	Status	FCI
16th Ave Washroom/Office	Office/Washroom	Keep + Maintain	110%
Acadia Beach Pit Toilet 2	Pit Toilet	Keep + Maintain	0%
Acadia Beach Pit Toilet 3	Pit Toilet	Keep + Maintain	0%
Bike Shed	Storage	Keep + Maintain	0%
Camosun Bog Pit Toilet	Pit Toilet	Keep + Maintain	0%
Chancellor Blvd Pit Toilet	Pit Toilet	Keep + Maintain	0%
Clinton Meadows Pit Toilet 2	Pit Toilet	Keep + Maintain	0%
Equipment Shed	Operations	Keep + Maintain	0%
Interp Storage Shed	Storage	Keep + Maintain	0%

Pacific Spirit Regional Park – continued

Building Name	Building Use	Status	FCI
King Edward Pit Toilet	Pit Toilet	Keep + Maintain	0%
Marine Drive Pit Toilet	Pit Toilet	Keep + Maintain	0%
Nursery Tool Shed 1	Storage	Keep + Maintain	0%
Nursery Tool Shed 2	Storage	Keep + Maintain	107%
Powerline Pit Toilet	Pit Toilet	Keep + Maintain	0%
Sasamat Pit Toilet	Pit Toilet	Keep + Maintain	0%
Shed-P	Storage	Keep + Maintain	0%
Steel containers and roofs	Operations	Keep + Maintain	116%
Storage Container 2	Storage	Keep + Maintain	0%
Storage Container 3	Operations	Keep + Maintain	0%
Storage Trailer	Storage	Keep + Maintain	27%
Toilet E	Pit Toilet	Keep + Maintain	0%
Toilet F	Pit Toilet	Keep + Maintain	0%
Trail 3 Pit Toilet	Pit Toilet	Keep + Maintain	0%
Trail 4 Pit Toilet	Pit Toilet	Keep + Maintain	0%
Trail 7 Pit Toilet 2	Pit Toilet	Keep + Maintain	0%
Wreck Beach Operations Storage	Storage	Keep + Maintain	0%
Steel Container North	Storage	Keep + Maintain - further assessment (climate resiliency)	0%
Toilet A	Pit Toilet	Keep + Maintain - further assessment (climate resiliency)	0%
Toilet B	Pit Toilet	Keep + Maintain - further assessment (climate resiliency)	0%
Toilet C	Pit Toilet	Keep + Maintain - further assessment (climate resiliency)	0%
Toilet D	Pit Toilet	Keep + Maintain - further assessment (climate resiliency)	0%
Wreck Beach Steel Container South	Storage	Keep + Maintain - further assessment (climate resiliency)	0%
Service Building/Trailer	Office/Operations	Keep + Maintain - further assessment (functionality)	60%
Trailer	Office	Keep + Maintain - further assessment (functionality)	110%
Trailer	Operations	Keep + Maintain - further assessment (functionality)	44%
WW2 Storage Bunker	Storage	Keep + Maintain - further assessment (functionality)	0%
WW2 Tower	Storage	Keep + Maintain - further assessment (functionality)	2%
WW2 Tower	Storage	Keep + Maintain - further assessment (functionality)	2%
Incinerator Basement	Vacant	Surplus	0%



Pitt River Regional Greenway

Building Name	Building Use	Status	FCI
Toilet Building	Pit Toilet	Keep + Maintain	0%
Toilet Building (3)	Pit Toilet	Keep + Maintain	0%



South Langley Regional Park

Building Name	Building Use	Status	FCI
224th St Pit Toilet	Pit Toilet	Keep + Maintain	0%
Kiosk Shelter	General Public Use	Keep + Maintain	16%
Main House	Vacant	Keep + Maintain - further assessment (functionality)	6%
Water Treatment Building	Utility	Keep + Maintain - further assessment (functionality)	1%
BBall Court Shed	Vacant	Surplus	0%
Caretaker Garage	Vacant	Surplus	1%
Caretaker Greenhouse	Vacant	Surplus	0%
Caretaker House	Vacant	Surplus	3%
Equipment Garage	Vacant	Surplus	2%
Garden Shed	Vacant	Surplus	0%
Hay Shed	Vacant	Surplus	0%
Horse Stables	Vacant	Surplus	44%
Insulated Shed	Vacant	Surplus	0%
OSB Shed	Vacant	Surplus	0%
Wood Shelter	Vacant	Surplus	10%

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS



Surrey Bend Regional Park

Building Name	Building Use	Status	FCI
Hawk Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Pit Toilet 1	Pit Toilet	Keep + Maintain	0%
Pit Toilet 2	Pit Toilet	Keep + Maintain	0%
Pit Toilet 3	Pit Toilet	Keep + Maintain	0%
Warbler Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Wren Picnic Shelter	Bookable Shelter	Keep + Maintain	0%



Łéxətəm Regional Park

Building Name	Building Use	Status	FCI
Pump House	Utility	Keep + Maintain	1%
Service Building	Operations	Keep + Maintain	0%
Service Yard Storage Container 2	Storage	Keep + Maintain	0%
Solar Power Container	Utility	Keep + Maintain	0%
Steel Container	Operations	Keep + Maintain	0%
Washroom Building	Washroom	Keep + Maintain	0%
Park Office	Office	Keep + Maintain - further assessment (functionality)	2%
Service Yard Storage Container	Storage	Keep + Maintain - further assessment (functionality)	0%
Storage Shed 2	Storage	Keep + Maintain - further assessment (functionality)	75%
Double Silos	Vacant Display	Surplus	7%
Electrical shed	Vacant	Surplus	19%
House # 2 (canteen)	Vacant	Surplus	24%
Managers House	Vacant	Surplus	27%
Single Silo	Vacant Display	Surplus	621%

APPENDIX: BUILDING ASSESSMENT FRAMEWORK ANALYSIS RESULTS



Tynehead Regional Park

Building Name	Building Use	Status	FCI
Gerow (Heritage) Barn	Vacant Display	Keep + Maintain	22%
Outhouse	Pit Toilet	Keep + Maintain	0%
Outhouse East	Pit Toilet	Keep + Maintain	0%
Outhouse Hatchery Parking Lot	Pit Toilet	Keep + Maintain	0%
Outhouse Ravens Nest North	Pit Toilet	Keep + Maintain	0%
Outhouse Ravens Nest South	Pit Toilet	Keep + Maintain	0%
Outhouse West	Pit Toilet	Keep + Maintain	0%
Park Office Building	Office/Operations	Keep + Maintain	16%
Picnic Shelter	Bookable Shelter	Keep + Maintain	0%
Pit Toilet Left	Pit Toilet	Keep + Maintain	0%
Pit Toilet Right	Pit Toilet	Keep + Maintain	0%
Steel Container	Storage	Keep + Maintain	0%
Steel Container	Storage	Keep + Maintain	468%
Storage Tent	Storage	Keep + Maintain	0%
Three bay garage	Operations	Keep + Maintain	1%
McCaskill House	Rental House	Surplus	10%



Widgeon Marsh Regional Park

Building Name	Building Use	Status	FCI
Fire Hall	Storage	Keep + Maintain	37%
Entrance House	Office	Keep + Maintain - further assessment (functionality)	12%

Inventory of Regional Park Buildings

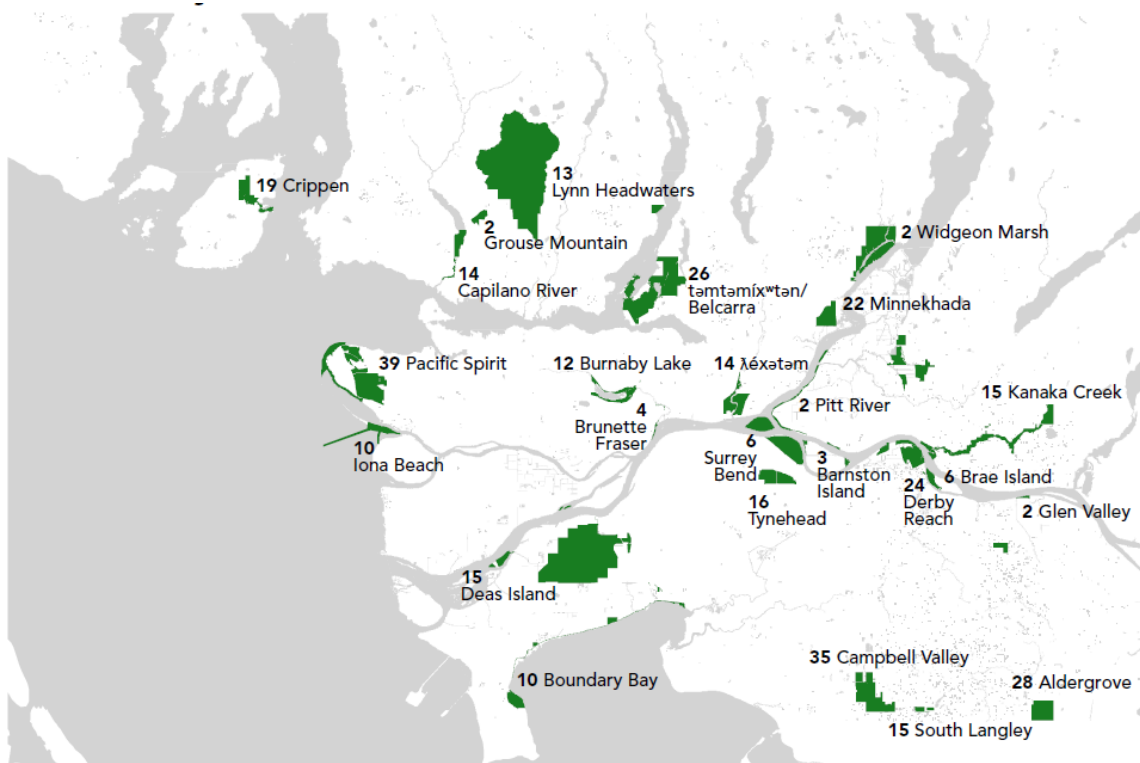


Figure 1 – Number of buildings maintained by Regional Parks at each regional park site

Regional Park Building Types

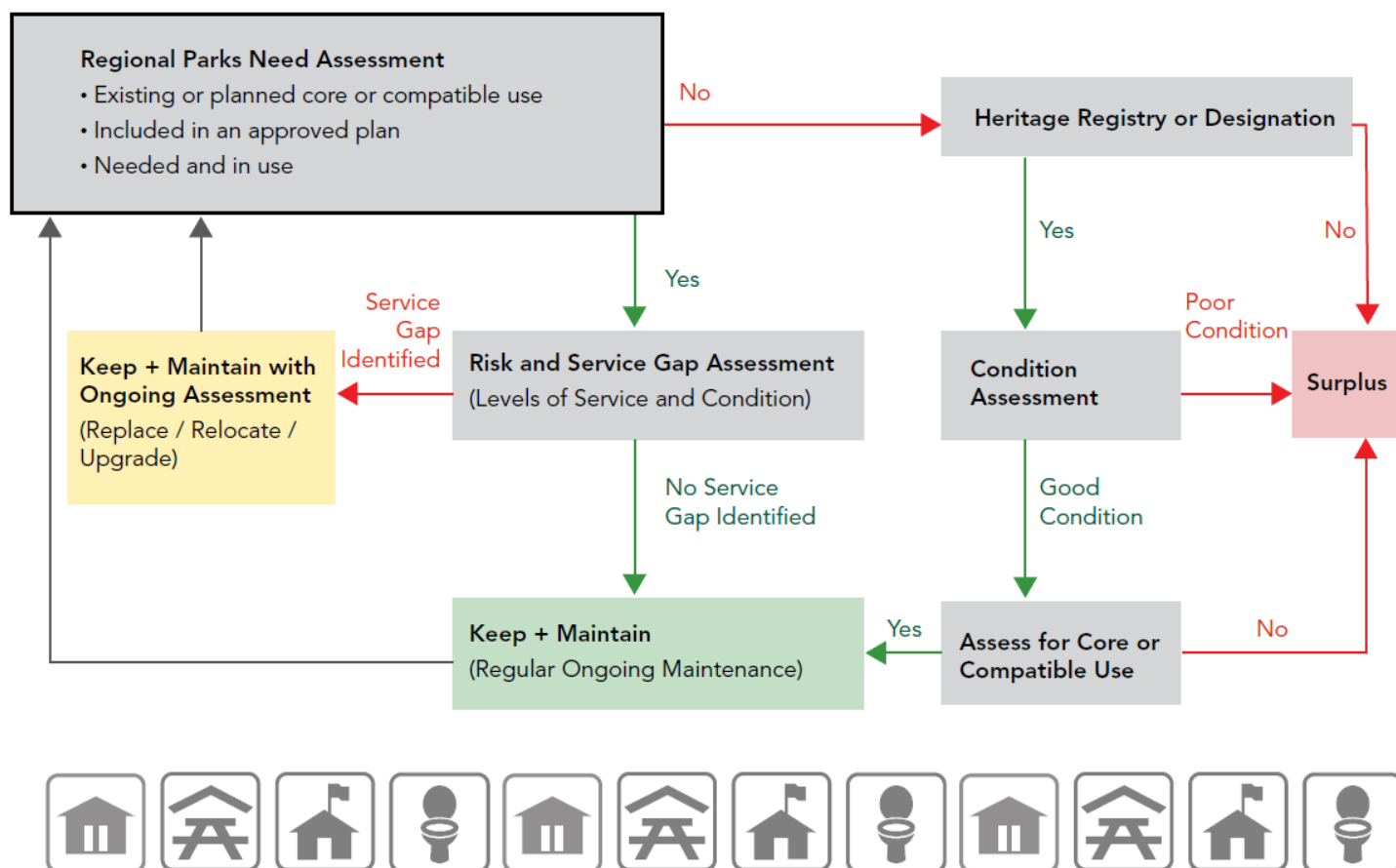
	Asset Value	Number of Assets
Washroom building	\$13.7 M	11
Pit toilet	\$4.3 M	75
Bookable shelter	\$3.7 M	18
General public use	\$0.6 M	7
Bookable building	\$16.4 M	5
Vacant display	\$1.1 M	4
Concession/washroom	\$17.3 M	3
Bookable building/caretaker	\$13.6 M	2
Office/washroom	\$0.1 M	2
Nature house	\$1.3 M	1
Nature house/storage	\$1.5 M	1
Nature house/washroom	\$2.5 M	1
Operations	\$21.7 M	109
Office/operations	\$33.2 M	13
Utility	\$1.6 M	9
Office	\$14.7 M	8
Caretaker	\$6.2 M	5
Vacant	\$39.3 M	30
Rental outbuilding	\$14.9 M	20
License to external agency	\$28.7 M	16
Rental house	\$30.6 M	13
Total	\$267 M	354

Levels of Service

The levels of service outlined below establish principles for building capacity, accessibility, function, quality, sustainability, safety, reliability, and regulations. These statements guide the type and quantity of buildings, maintenance levels, and the ongoing assessment and upkeep of regional park buildings.

Service Attribute		Strategic Objectives for Regional Parks Buildings
	Safety	- Buildings are safe for visitors, staff, and contractors - Buildings include appropriate security for the public, staff, contractors, and property
	Capacity	- Buildings are provided to support core uses, visitor comfort, needs and experience, and operational needs in alignment with approved long-term plans - Buildings are sited in appropriate locations to accommodate park visitation and operational needs, as well as considering climate change and natural hazards - Appropriate scale to meet current and projected capacity needs
	Accessibility	- Where feasible and financially reasonable or where required by regulation, buildings meet accessibility needs of users - Accessibility requirements vary based on building type, function, location and users
	Functionality	Buildings function for intended use with appropriate space and amenities
	Quality	- Quality of the building meets community needs - Buildings suit the site and contribute to park character
	Sustainability	Impacts to the environment and wildlife are minimized through suitable building location, energy efficiency and minimizing environmental footprint
	Reliability	Service is reliable with limited disruptions
	Regulatory	Buildings are in compliance with applicable building codes, regulations, bylaws, agreements, and policies

Building Assessment System



	# of Buildings	% of Buildings
Keep + Maintain	263	74%
Keep + Maintain with Ongoing Assessment	40	11%
Subtotal	303	86%
Surplus	51	14%
Total	354	



Boundary Bay Regional Park

Regional Parks Building Strategy

Mike Redpath
Director, Regional Parks

Regional Parks Committee Meeting – July 8, 2026
86232962

Jeffrey Fitzpatrick
Division Manager, Regional Parks Design and Development

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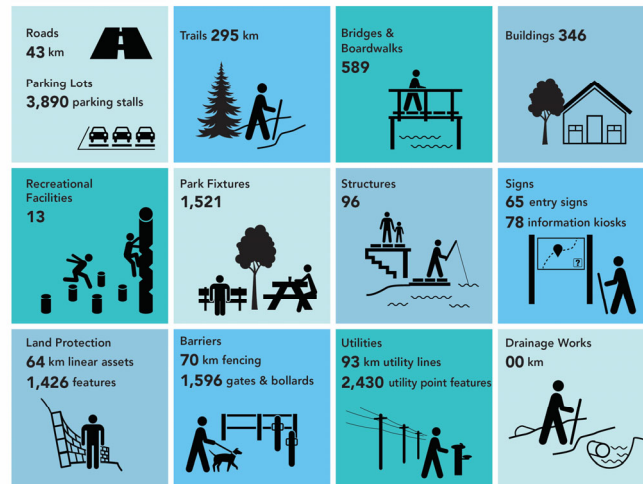

Metro Vancouver regional parks include 354 buildings that play a vital role in supporting safe and enjoyable public access to nature, as well as the effective management and operation of the regional park system.

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- *Regional Parks – State of the Assets Report (2021)*
- **Building Strategy**
- *Regional Parks Asset management Plan (Fall 2026)*



3

BUILDING STRATEGY

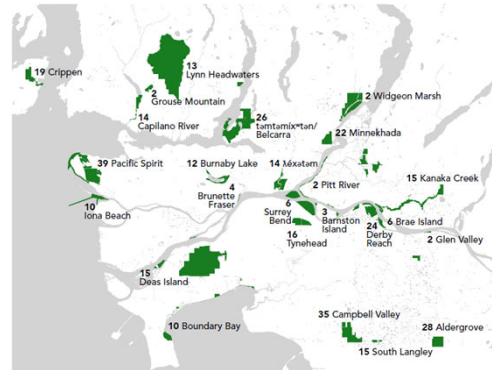
- Levels of Service
- Primary and Special Building Use
- Building Assessment System



4

REGIONAL PARK BUILDINGS

	Asset Value	Number of Assets
Washroom building	\$13.7 M	11
Pit toilet	\$4.3 M	75
Bookable shelter	\$3.7 M	18
General public use	\$0.6 M	7
Bookable building	\$16.4 M	5
Vacant display	\$1.1 M	4
Concession/washroom	\$17.3 M	3
Bookable building/caretaker	\$13.6 M	2
Office/washroom	\$0.1 M	2
Nature house	\$1.3 M	1
Nature house/storage	\$1.5 M	1
Nature house/washroom	\$2.5 M	1
Operations	\$21.7 M	109
Office/operations	\$33.2 M	13
Utility	\$1.6 M	9
Office	\$14.7 M	8
Caretaker	\$6.2 M	5
Vacant	\$39.3 M	30
Rental outbuilding	\$14.9 M	20
License to external agency	\$28.7 M	16
Rental house	\$30.6 M	13
Total	\$267 M	354



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BUILDING CONDITION

Building Strategy

- Complete structural and mechanical assessments every six years
- Regular inspections and ongoing maintenance to ensure safe, positive experience

$$\text{Facility Condition Index} = \frac{\text{Total cost of existing deficiencies}}{\text{Total building replacement cost}}$$

Facility Condition Index Rating Scale

Very Good 0–1%	Good 1–5%	Fair 5–10%	Poor 10–30%	Critical >30%
1	2	3	4	5

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PUBLIC

- Washrooms
- Picnic shelters
- Visitor centers
- Bookable buildings
- Nature houses



Derby Reach Regional Park



Deas Island Regional Park



Surrey Bend Regional Park



Kanaka Creek Regional Park

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PARK OPERATIONS

- Material and equipment storage
- Rescue cache
- Works yards
- Stewardship and land management



Tynehead Regional Park



Grouse Mountain Regional Park



Kanaka Creek Regional Park

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LEVELS OF SERVICE

Levels of Service

- Type and quantity of buildings
- Maintenance levels
- Assessment and upkeep
- Long term planning and decision making

Service Attribute		Strategic Objectives for Regional Parks Buildings
	Safety	• Buildings are safe for visitors, staff, and contractors • Buildings include appropriate security for the public, staff, contractors, and property
	Capacity	• Buildings are provided to support core uses, visitor comfort, needs and experience, and operational needs in alignment with approved long-term plans • Buildings are sited in appropriate locations to accommodate park visitation and operational needs, as well as considering climate change and natural hazards • Appropriate scale to meet current and projected capacity needs
	Accessibility	• Where feasible and financially reasonable or where required by regulation, buildings meet accessibility needs of users • Accessibility requirements vary based on building type, function, location and users
	Functionality	• Buildings function for intended use with appropriate space and amenities
	Quality	• Quality of the building meets community needs • Buildings suit the site and contribute to park character
	Sustainability	• Impacts to the environment and wildlife are minimized through suitable building location, energy efficiency and minimizing environmental footprint
	Reliability	• Service is reliable with limited disruptions
	Regulatory	• Buildings are in compliance with applicable building codes, regulations, bylaws, agreements, and policies

BUILDING USE - PRIMARY

- Washrooms and changing facilities
- Concessions
- Group shelters and picnic shelters
- Nature and stewardship centers
- Operations yards and materials storage
- Staff offices
- Utility buildings



BUILDING USE – SPECIAL PURPOSE

- Caretaker residences
- Bookable buildings
- Interpretive displays
- Office, program space, and/or storage for park associations or aligned non-profit societies
- Fish hatcheries
- Sales/rental of goods and services that enhance the regional parks visitor experience



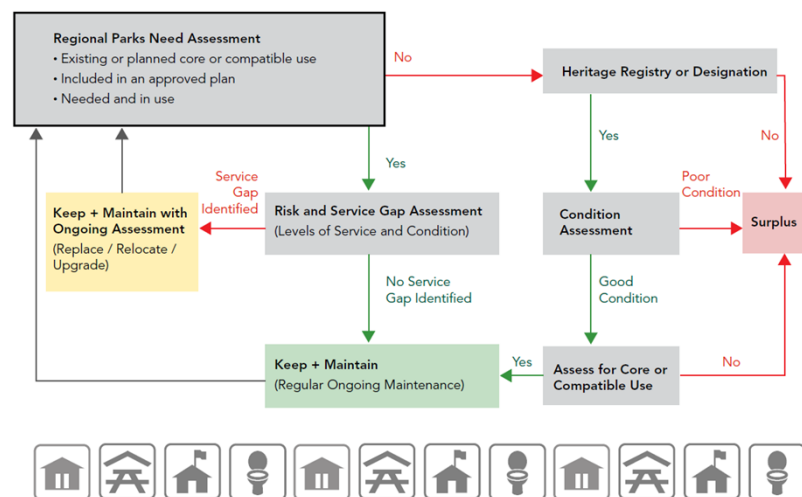
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BUILDING ASSESSMENT SYSTEM

- Ongoing assessment
- Regional Park building use
- Levels of service and condition



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BUILDING ASSESSMENT SYSTEM - OUTCOMES

	# of Buildings	% of Buildings
Keep + Maintain	263	74%
Keep + Maintain with Ongoing Assessment	40	11%
Subtotal	303	86%
Surplus	51	14%
Total	354	



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BUILDING ASSESSMENT SYSTEM - OUTCOMES

	# of Buildings	% of Buildings
Keep + Maintain	263	74%

- An existing or planned park use
- No service gap (condition or level of service)



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BUILDING ASSESSMENT SYSTEM - OUTCOMES

	# of Buildings	% of Buildings
Keep + Maintain with Ongoing Assessment	40	11%

- An existing or planned park use
- Service gap (condition or level of service):
 - Capacity of operational storage buildings
 - Flood / erosion risk
 - Functionality of nature houses
- ongoing maintenance, upgrade, relocation, or replacement



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BUILDING ASSESSMENT SYSTEM - OUTCOMES

	# of Buildings	% of Buildings
Surplus	51	14%

- No existing or planned park use
- Vacant farm structures, existing structures on land acquired for park purposes
- Poor condition
- Sustainable deconstruction



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NEXT STEPS

- Ongoing inspection, maintenance and capital replacement
- Removal of surplus buildings over time
- Integration with Regional Parks Asset Management Plan
- Completion of flood and erosion studies
- Minimizing environmental impacts



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Questions?

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To: Regional Parks Committee

From: Mike Redpath, Director, Regional Parks
Jeffrey Fitzpatrick, Division Manager, Design and Development, Regional Parks

Date: June 5, 2026

Meeting Date: July 8, 2026

Subject: **DRAFT Five Year Capital Plan (2027-2031) Regional Parks**

RECOMMENDATION

THAT the Regional Parks Committee receive for information the report dated June 5, 2026, titled "DRAFT Five Year Capital Plan (2027-2031) Regional Parks".

EXECUTIVE SUMMARY

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

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

The net change from the previous 5 year capital plan is an overall increase of \$20.2M, largely due to timing of cash flow from previous years.

PURPOSE

To present to the Regional Parks Committee the DRAFT Regional Parks 2027 - 2031 Capital Plan for input and feedback, which will then be incorporated into the Fall Budget approval process.

BACKGROUND

On April 15, 2026, Metro Vancouver held a Board Budget Workshop seeking direction for the preparation of the 2027 - 2031 Financial Plan. This report provides the Regional Parks Committee with the information needed to provide comments on the draft Capital Plan which will then be incorporated into the 2027 - 2031 Financial Plan scheduled to be presented in October 2026.

REGIONAL PARKS CAPITAL PLAN

The Regional Parks Capital Plan reflects the *Board Strategic Plan 2022-2026*, *Regional Parks Plan*, *Regional Greenways 2050*, regional park management plans, and ongoing natural and built asset management strategic planning.

Regional Parks continue to experience high visitation. In 2025, the Regional Parks system welcomed over 14.7 million visitors. The Regional Parks Capital Plan includes investments in enhanced access, carrying capacity and visitor experience, and ecological resilience so regional residents can access the health benefits and ecosystem services from regional parks over the long term.

The Regional Parks Capital Plan is guided by the goals of the *Regional Parks Plan*:

- The region's important natural areas are protected in perpetuity
- Everyone has the opportunity to benefit from exceptional experiences in nature
- Regional parks are sustainably managed and well-maintained for the safety of visitors and integrity of ecosystems
- First Nations have an active role in the planning and stewardship of regional parks
- Regional parks adapt to change and contribute to regional resilience

CAPITAL PLAN HIGHLIGHTS

The DRAFT 2027 - 2031 Capital Plan includes two components: capital development and land acquisition. Minor capital, the maintenance and replacement of infrastructure at the end of its lifespan, is included in the operating budget and is not a part of this report.

The Regional Parks capital program is funded by external grants, DCC, and reserves. The DRAFT 2027 - 2031 Capital Plan includes \$54.1M for 2027 and a total of \$224.8M over the five-year plan. In 2027, \$20M is allocated to land acquisition and \$34.1M is allocated to capital development.

The key drivers for spending over the next 5 years include:

- **Land Acquisition** - Expanding the Regional Parks system to protect natural areas and connect people to nature
- **Capacity, Growth and Ecological Resilience** – developing amenities and enhancing the ecological resilience to expand capacity, respond to growth and enhance the resilience of the Regional Park system.
- **Connected Network** - Expanding the greenway network to improve connectivity
- **Facility Replacement and Asset Management** - Lifecycle replacement of major regional park assets and upgrading, where required, to ensure long term resilience

Attachment 1 outlines the complete DRAFT Five Year Capital Plan (2027-2031). Implementation of the MVRD Board approved *Regional Parks Land Acquisition 2050* strategy will continue. Capital projects are underway and planned throughout the Regional Parks system. Key highlights include:

- Continued development and opening of Widgeon Marsh Regional Park
- Replacement of the Delta Nature Reserve Boardwalk
- Development of the Boundary Bay Perimeter Trail, Aldergrove 49th Parallel Trail and Delta South Surrey Greenway
- Expansion of the campground at Derby Reach Regional Park
- Development and opening of the təmtə́míxʷtən/Belcarra South Picnic Area
- Continued greenway and park development at Campbell Valley Regional Park
- Replacement of the Capilano River service yard

In 2027, advanced design will focus on the planning and design of recently acquired parkland with an aim to provide public access as soon as possible. Advanced design will continue for the Delta Delta South Surrey Greenway, Lynn Headwaters Park Entry and Main Day Use Area, South Langley Regional Park and other initiatives that will advance to implementation from 2027 – 2031.

Capital Plan Changes

Metro Vancouver’s annual capital planning process allows the Board to adjust the capital cash flow targets and budgets once a year, in the fall, to accommodate changes required to fund projects in response to new or changing project needs, emerging issues, and changing priorities.

Adjustments to the 2027 - 2031 Capital Plan are due to updated timing of investment on projects to reflect project progress, planning and permitting requirements, and ongoing advanced design for park initiatives and greenway development.

FINANCIAL IMPLICATIONS

The DRAFT Five Year Capital Plan for Regional Parks estimates capital expenditures of \$224.8M over the next five years funded from grants, DCC, and reserves. Of the \$224.8M total estimated capital expenditures \$124.8M is related to capital development and \$100M is related to land acquisition, see **Attachment 1** for details.

The average estimated capital expenditures per year is approximately \$45.0M, and the net change from the previous projections is an increase of \$20.2M largely due to timing of cash flow from previous years. See Table 1 below.

Table 1 - DRAFT Five Year Capital Plan (2027-2031) – Regional Parks

\$ Millions	2027 Capital Expenditures	2028 Capital Expenditures	2029 Capital Expenditures	2030 Capital Expenditures	2031 Capital Expenditures	DRAFT 5 YEAR CAPITAL PLAN (2027-2031)
TOTAL CAPITAL EXPENDITURES	54.1	47.2	43.0	40.0	40.5	224.8

This report provides an opportunity for Regional Parks Committee feedback and input, which will then be incorporated into the 2027 Annual Operating Budget and Five Year Financial Plan presentations to the Committees and the Board at the fall Board Budget Workshop.

CONCLUSION

The 2027 - 2031 Capital Plan supports expansion of the Regional Parks system to protect natural areas and connect people to nature, develop park amenities to expand capacity and accommodate increased visitation, enhanced resilience to climate change, and the maintenance of facilities in a state of good repair to ensure safety and reliability over the long term.

The presentation of the DRAFT 2027 - 2031 Capital Plan provides the opportunity for input from the Committee which will be incorporated into the fall budget presentation to the Committee and Board.

ATTACHMENTS

1. Regional Parks – Draft Five Year Capital Plan (2027 - 2031).
2. Presentation re: Draft Regional Parks 2027 – 2031 Capital Plan.

Report Approval

Re-order, combine, add rows for required approvers as appropriate; **do not delete any rows**

Report Approval Deadline: MM/DD/YYYY HH:MM		
Required	Approver (reorder/combine/delete/add rows as appropriate)	Approver Initials, Date, Time
☐	Legal Review (assigned through Legal Services Requests)	
☐	External Relations (ERL) (if appropriate for the report)	
☒	Report Writer Department Director (insert name)	MR; June 23, 2026 at 10:00 am
☒	Committee Manager (use only if not a GM)	MR; June 23, 2026 at 10:00 am
☐	Jessica Beverley, GM, Legal Services & Indigenous Relations	
☐	Paul Henderson, GM Solid Waste Services	
☐	Nick Kassam, GM, Procurement and Real Estate Services	
☐	Peter Navratil, GM, Liquid Waste Services	
☐	Cheryl Nelms, GM, Project Delivery	
☐	Marilyn Towill, GM, Water Services	
☐	Harji Varn, CFO/GM Financial Services	
☐	Originating Department General Manager (insert name)	
☒	Ravi Chhina, Deputy CAO, Operations	RC June 23, 2026 at 10:00 am
☐	Heather McNell, Deputy CAO, Policy and Planning	
☒	Jerry Dobrovolny, CAO/Commissioner	JD June 25, 2026 1pm

*☒ Signifies approval from the selected party is required for the report to proceed to Committee.

Report Writer/Author Instructions:

Step 1 – use checkboxes to indicate required approvers

Step 2 – Re-order, combine, add rows for required approvers as appropriate; **do not delete any rows**

Step 3 – Send the report for approval starting within your department then to GM.

Instruction for originating department GM:

Step 1 – indicate your approval by inserting your initials and the date and time on the right-hand column. (The date and time button can be found in the “Insert” tab on the word ribbon.)



Step 2 – review the list of approvers and add, delete, combine, and reorder rows as appropriate.

Step 3 – additional notes may be added to the right-hand column

Instruction for approving CPC members:

Step 1 – indicate your approval by inserting your initials and the date and time on the right-hand column. (The date and time button can be found in the “Insert” tab on the word ribbon.)



Step 2 – review the list of approvers and add rows as required

Step 3 – additional notes may be added to the right-hand column

CAO approval must be in place for this report to be included on the agenda. Once approvals are in place, no further changes are to be made. The approval page will not be published.

METRO VANCOUVER REGIONAL DISTRICT
CAPITAL PORTFOLIO
REGIONAL PARKS
DRAFT FIVE YEAR CAPITAL PLAN (2027 - 2031)

	DRAFT CAPITAL BUDGET**	2027 CAPITAL EXPENDITURES	2028 CAPITAL EXPENDITURES	2029 CAPITAL EXPENDITURES	2030 CAPITAL EXPENDITURES	2031 CAPITAL EXPENDITURES	2027 TO 2031 TOTAL CAPITAL EXPENDITURES	ACTIVE PHASE	PRIMARY DRIVER
CAPITAL EXPENDITURES									
Major Projects									
Belcarra - South Picnic Area	\$ 5,550,000	\$ 3,000,000	\$ 500,000	\$ –	\$ –	\$ –	3,500,000	Construction	Capacity, Growth & Ecological Resilience
Campbell Valley - Park and Greenway Development	12,350,000	2,000,000	1,500,000	1,500,000	1,500,000	–	6,500,000	Construction	Capacity, Growth & Ecological Resilience
Codd Wetland Dam Removal	1,150,000	150,000	600,000	200,000	–	–	950,000	Planned	Capacity, Growth & Ecological Resilience
Codd Wetland - Park Development	5,050,000	–	–	–	–	100,000	100,000	Planned	Capacity, Growth & Ecological Resilience
Derby Reach Campground Expansion	6,000,000	2,000,000	3,000,000	–	–	–	5,000,000	Planned	Capacity, Growth & Ecological Resilience
Management Plan Implementation	–	–	250,000	1,000,000	1,500,000	2,500,000	5,250,000	Planned	Capacity, Growth & Ecological Resilience
Regional Park Development	7,050,000	500,000	3,500,000	3,000,000	–	–	7,000,000	Construction	Capacity, Growth & Ecological Resilience
Site Improvements	14,300,000	200,000	200,000	200,000	200,000	200,000	1,000,000	Planned	Capacity, Growth & Ecological Resilience
South Langley Regional Park	2,300,000	–	–	–	1,000,000	1,000,000	2,000,000	Planned	Capacity, Growth & Ecological Resilience
Widgeon Marsh - Regional Park Development	23,950,000	6,000,000	3,000,000	2,750,000	2,750,000	–	14,500,000	Planned	Capacity, Growth & Ecological Resilience
72nd Avenue DSSG Staging and Facility	10,000,000	250,000	750,000	3,000,000	6,000,000	–	10,000,000	Planned	Capacity, Growth & Ecological Resilience
Total Major Projects	\$ 87,700,000	\$ 14,100,000	\$ 13,300,000	\$ 11,650,000	\$ 12,950,000	\$ 3,800,000	\$ 55,800,000		
Greenways									
Aldergrove - 49th Parallel Trail	\$ 1,150,000	\$ 50,000	\$ –	\$ –	\$ –	\$ –	50,000	Design	Connected Network
Boundary Bay - Perimeter Trail	2,000,000	1,000,000	–	–	–	–	1,000,000	Design	Connected Network
Boundary Bay Main Boardwalk Replacement	500,000	500,000	–	–	–	–	500,000	Design	Connected Network
Brunette Fraser Greenway - Cumberland Point Public Access	350,000	350,000	–	–	–	–	350,000	Design	Connected Network
Campbell Valley Boardwalk Replacement	800,000	800,000	–	–	–	–	800,000	Design	Connected Network
Delta Nature Reserve - Delta South Surrey Greenway	10,950,000	5,500,000	–	–	–	–	5,500,000	Planned	Connected Network
Delta South Surrey Greenway Extension	11,000,000	1,000,000	4,000,000	6,000,000	–	–	11,000,000	Planned	Connected Network
Kanaka Waterfront Greenway Connection	1,700,000	200,000	–	1,500,000	–	–	1,700,000	Planned	Connected Network
Kanaka Creek - Parkway Trail	–	–	–	–	–	100,000	100,000	Planned	Connected Network
Killarney Lake Boardwalk Replacement	600,000	150,000	450,000	–	–	–	600,000	Planned	Connected Network
Snug Cove Boardwalk Replacement	–	–	–	–	600,000	–	600,000	Planned	Connected Network
Minnehada Mid Marsh Trail	–	–	–	50,000	150,000	2,000,000	2,200,000	Planned	Connected Network
Pitt River Greenway - Ferry Slip	–	–	–	–	–	150,000	150,000	Planned	Connected Network
Tynehead - Perimeter Trail Extension	4,500,000	2,500,000	750,000	–	–	–	3,250,000	Design	Connected Network

METRO VANCOUVER REGIONAL DISTRICT
CAPITAL PORTFOLIO
REGIONAL PARKS
DRAFT FIVE YEAR CAPITAL PLAN (2027 - 2031)

	DRAFT CAPITAL BUDGET**	2027 CAPITAL EXPENDITURES	2028 CAPITAL EXPENDITURES	2029 CAPITAL EXPENDITURES	2030 CAPITAL EXPENDITURES	2031 CAPITAL EXPENDITURES	2027 TO 2031 TOTAL CAPITAL EXPENDITURES	ACTIVE PHASE	PRIMARY DRIVER
Total Greenways	\$ 33,550,000	\$ 12,050,000	\$ 5,200,000	\$ 7,550,000	\$ 750,000	\$ 2,250,000	\$ 27,800,000		
Service Facilities									
Burnaby Lake - Service Yard Replacement	\$ -	\$ -	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ 2,200,000	Planned	Facility Replacement & Asset Management
Capilano River - Service Yard Replacement	5,500,000	800,000	-	-	-	-	800,000	Construction	Facility Replacement & Asset Management
Pacific Spirit - Service Yard Replacement	1,850,000	300,000	-	-	-	-	300,000	Construction	Facility Replacement & Asset Management
Regional Park Service Yard Replacement	-	-	-	-	-	250,000	250,000	Planned	Facility Replacement & Asset Management
Tynehead Service Yard	1,700,000	200,000	1,500,000	-	-	-	1,700,000	Planned	Facility Replacement & Asset Management
Total Service Facilities	\$ 9,050,000	\$ 1,300,000	\$ 1,500,000	\$ 200,000	\$ 2,000,000	\$ 250,000	\$ 5,250,000		
Park Development									
Aldergrove Vehicle Bridge Replacement	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	Planned	Facility Replacement & Asset Management
Belcarra - Admiralty Heights Trail Decommissioning	-	-	-	-	-	250,000	250,000	Planned	Capacity, Growth & Ecological Resilience
Belcarra Wharf Replacement	-	-	-	-	200,000	1,500,000	1,700,000	Design	Facility Replacement & Asset Management
Belcarra Septic Replacement	-	-	600,000	-	-	-	600,000	Planned	Facility Replacement & Asset Management
Burnaby Deer Creek Bridge Replacement	700,000	700,000	-	-	-	-	700,000	Planned	Facility Replacement & Asset Management
Burnaby Lake - Nature House	2,250,000	-	-	200,000	2,000,000	-	2,200,000	Planned	Facility Replacement & Asset Management
Campbell Valley - Nature House	-	-	-	-	-	100,000	100,000	Planned	Facility Replacement & Asset Management
Capilano - Brothers Creek Bridge Replacement	900,000	800,000	-	-	-	-	800,000	Planned	Facility Replacement & Asset Management
Capilano - Keith Road Day Use Area	-	-	-	500,000	500,000	2,000,000	3,000,000	Planned	Facility Replacement & Asset Management
Capilano Palisade Stair Replacement	500,000	500,000	-	-	-	-	500,000	Planned	Facility Replacement & Asset Management
Capilano River - Site Improvements	-	-	-	100,000	600,000	-	700,000	Design	Facility Replacement & Asset Management
Crippen Festival Field Parking and Drainage	500,000	500,000	-	-	-	-	500,000	Design	Facility Replacement & Asset Management
Deas Island - Float Replacement	800,000	100,000	600,000	-	-	-	700,000	Planned	Facility Replacement & Asset Management
Derby Reach - Muench Bar Access	-	-	-	-	-	75,000	75,000	Planned	Capacity, Growth & Ecological Resilience
Derby Reach - Edge Farm Picnic Area	-	-	-	-	-	150,000	150,000	Design	Facility Replacement & Asset Management
Kanaka Creek - Cliff Falls Staging Area	-	-	-	50,000	200,000	2,000,000	2,250,000	Planned	Capacity, Growth & Ecological Resilience
Lynn Headwaters - Park Entry	8,600,000	2,000,000	3,000,000	2,600,000	-	-	7,600,000	Planned	Facility Replacement & Asset Management
Minnekhada Lodge Upgrades	-	-	-	-	50,000	500,000	550,000	Design	Facility Replacement & Asset Management
Pacific Spirit - Beach Access Improvements	1,800,000	-	-	-	200,000	1,500,000	1,700,000	Design	Capacity, Growth & Ecological Resilience
Pacific Spirit - Camosun Bog Boardwalk	3,650,000	1,500,000	2,000,000	-	-	-	3,500,000	Planned	Facility Replacement & Asset Management

METRO VANCOUVER REGIONAL DISTRICT
CAPITAL PORTFOLIO
REGIONAL PARKS
DRAFT FIVE YEAR CAPITAL PLAN (2027 - 2031)

	DRAFT CAPITAL BUDGET**	2027 CAPITAL EXPENDITURES	2028 CAPITAL EXPENDITURES	2029 CAPITAL EXPENDITURES	2030 CAPITAL EXPENDITURES	2031 CAPITAL EXPENDITURES	2027 TO 2031 TOTAL CAPITAL EXPENDITURES	ACTIVE PHASE	PRIMARY DRIVER
Pacific Spirit Drainage and Storage Improvements	500,000	500,000	–	–	–	–	500,000	Design	Facility Replacement & Asset Management
Piper Spit Bridge Replacement	–	–	–	–	200,000	1,000,000	1,200,000	Planned	Facility Replacement & Asset Management
Shoreline Stabilization	1,450,000	50,000	–	–	–	–	50,000	Design	Facility Replacement & Asset Management
South Langley Horse Bridge Replacement	–	–	–	50,000	150,000	3,000,000	3,200,000	Planned	Facility Replacement & Asset Management
Surrey Bend Erosion Protection	–	–	–	50,000	100,000	1,500,000	1,650,000	Planned	Facility Replacement & Asset Management
White Pine Septic System Replacement	–	–	500,000	–	–	–	500,000	Planned	Facility Replacement & Asset Management
Habitat Corridor Development	–	–	–	–	150,000	600,000	750,000	Planned	Facility Replacement & Asset Management
Total Park Development	\$ 21,650,000	\$ 6,650,000	\$ 7,200,000	\$ 3,550,000	\$ 4,350,000	\$ 14,175,000	\$ 35,925,000		
Regional Parks Land Acquisition									
Regional Parks Land Acquisition	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 100,000,000		Land Acquisition
Total Regional Parks Land Acquisition	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 100,000,000		
TOTAL CAPITAL EXPENDITURES	\$171,950,000	\$ 54,100,000	\$ 47,200,000	\$ 42,950,000	\$ 40,050,000	\$ 40,475,000	\$ 224,775,000		
SUMMARY BY DRIVER									
Capacity, Growth & Ecological Resilience	89,500,000	14,100,000	13,300,000	11,700,000	13,350,000	7,625,000	60,075,000		
Facility Replacement & Asset Management	28,900,000	7,950,000	8,700,000	3,700,000	5,950,000	10,600,000	36,900,000		
Connected Network	33,550,000	12,050,000	5,200,000	7,550,000	750,000	2,250,000	27,800,000		
Land Acquisition	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000	100,000,000		
Total	\$171,950,000	\$ 54,100,000	\$ 47,200,000	\$ 42,950,000	\$ 40,050,000	\$ 40,475,000	\$ 224,775,000		

**Draft Capital Budget refers to the estimated project costs to active phase.



Burnaby Lake Regional Park

REGIONAL PARKS

DRAFT FIVE-YEAR CAPITAL PLAN (2027 – 2031)

Mike Redpath
Director, Regional Parks

Regional Parks Committee | July 8, 2026
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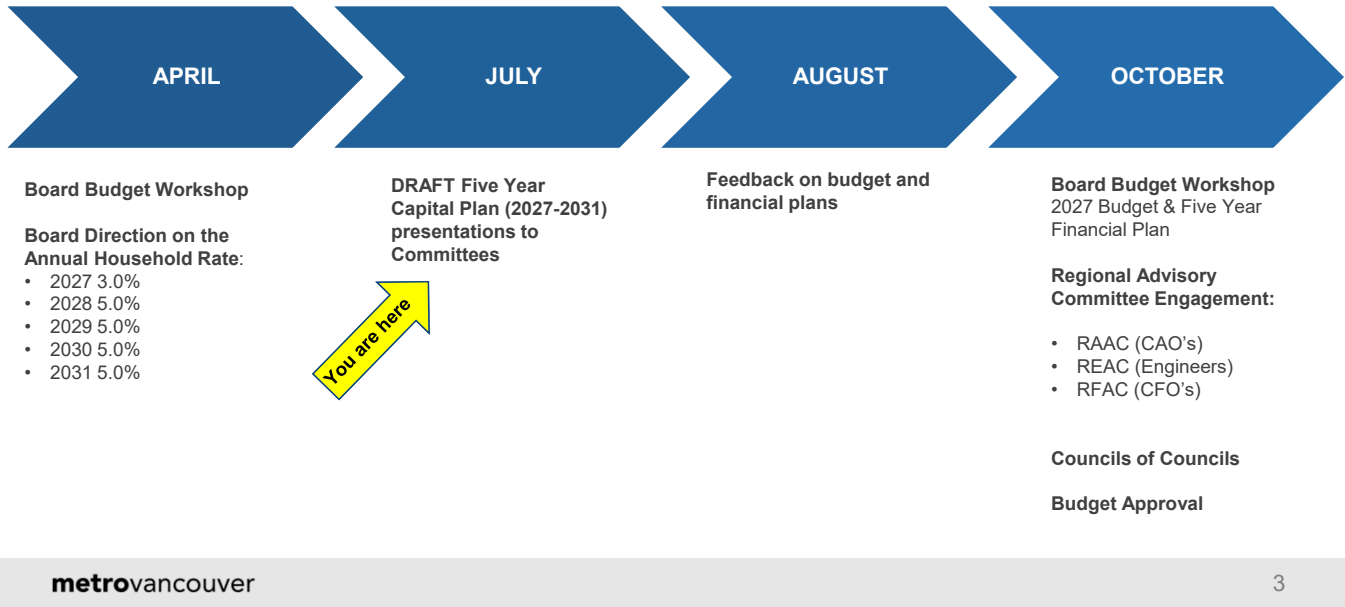
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AGENDA

- Context
- Recent Progress
- Capital Plan Drivers
- Budget and Five Year Financial Plan Timeline
- 2026 Capital Development and Design Highlights

2

2027-2031 FINANCIAL PLAN & ANNUAL BUDGET TIMELINE



3

REGIONAL PARKS

Protecting Metro Vancouver's natural areas and **connecting** people with them.



4

REGIONAL PARKS PLAN



Goal 1

The region's important natural areas are protected in perpetuity.



Goal 2

Everyone has the opportunity to benefit from exceptional experiences in nature.



Goal 3

Regional parks are sustainably managed and well-maintained for the safety of visitors and integrity of ecosystems.



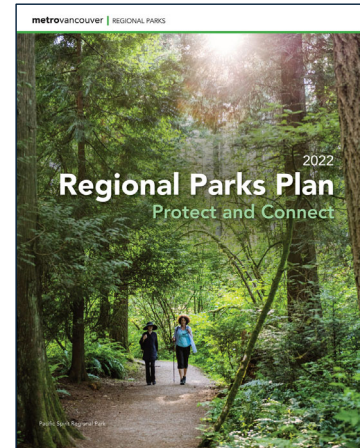
Goal 4

First Nations have an active role in the planning and stewardship of regional parks.



Goal 5

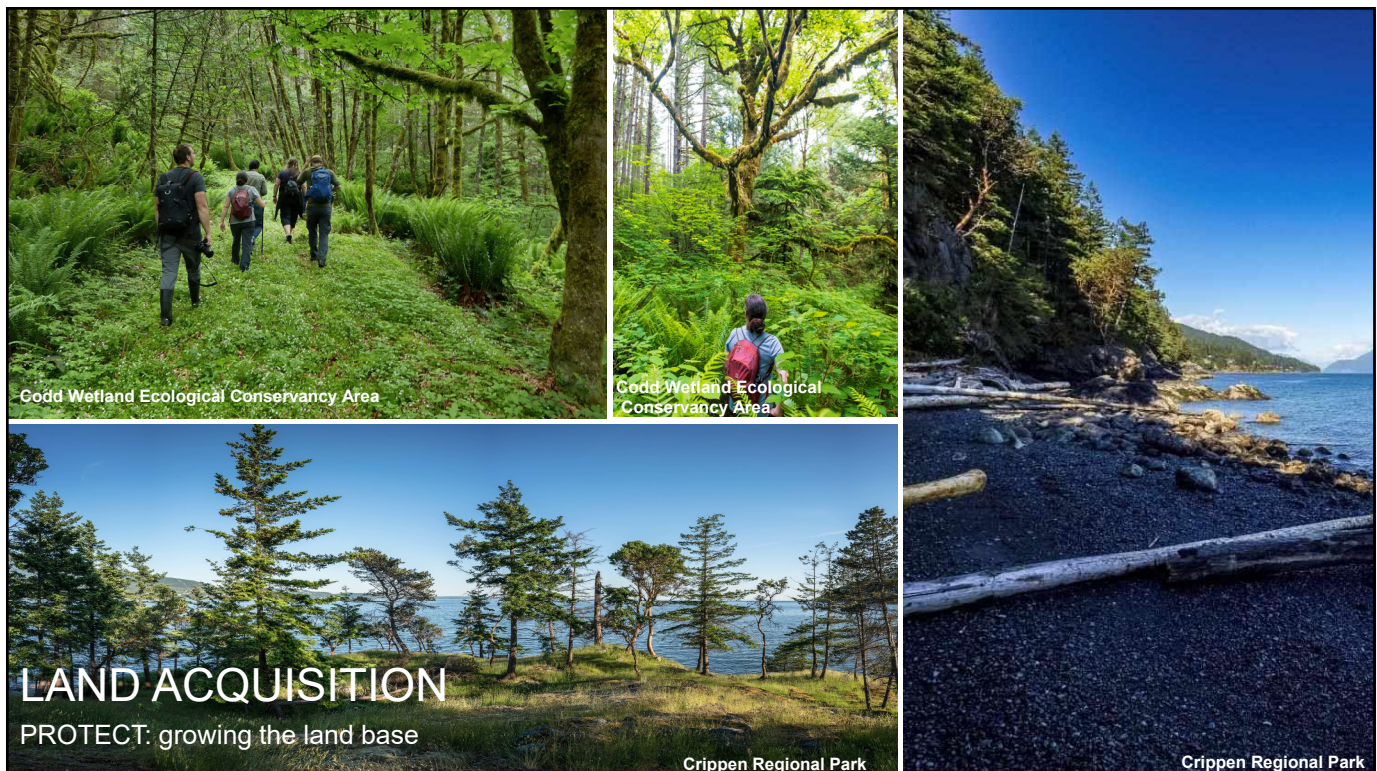
Regional parks adapt to change and contribute to regional resilience.



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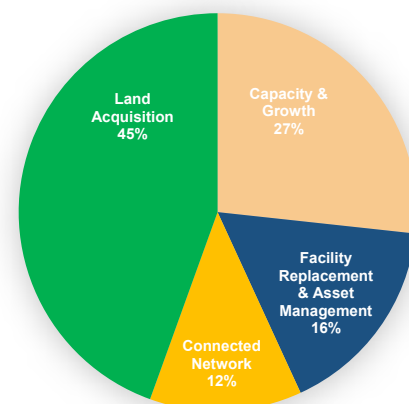
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CAPITAL PLAN DRIVERS

Driver	Outcome	% 2027 - 2031 Capital Plan
Land Acquisition	Expanding the Regional Parks System to protect natural areas and connect people to nature	45%
Capacity, Growth and Ecological Resilience	Developing park amenities to expand capacity and accommodate increased visitation, enhancing ecological function and resilience	27%
Connected Network	Expanding the greenway network to improve connectivity	12%
Facility Replacement and Asset Management	Lifecycle replacement of regional park assets and upgrading, where required, to ensure long term resilience	16%



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REGIONAL PARKS



58 Projects in the Capital Plan

Driver	Draft 5 Year Capital Plan (2027-2031)	Key Projects
Capacity, Growth & Ecological Resilience	\$ 60.1	Widgeon Marsh Park Development, Belcarra South Picnic Area, Campbell Valley Park Development, Derby Reach Campground expansion
Connected Network	\$ 27.8	Delta South Surrey Greenway, Delta Nature Reserve Boardwalk
Facility Replacement & Asset Management	\$ 36.9	Bridge, Boardwalk and Infrastructure Replacement across the Regional Parks System
Land Acquisition	\$ 100.0	Land acquisition across the Regional Parks System
Total	\$ 224.8	

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REGIONAL PARKS

DRAFT 5 YEAR (2027 – 2031) CAPITAL PLAN EXPENDITURES

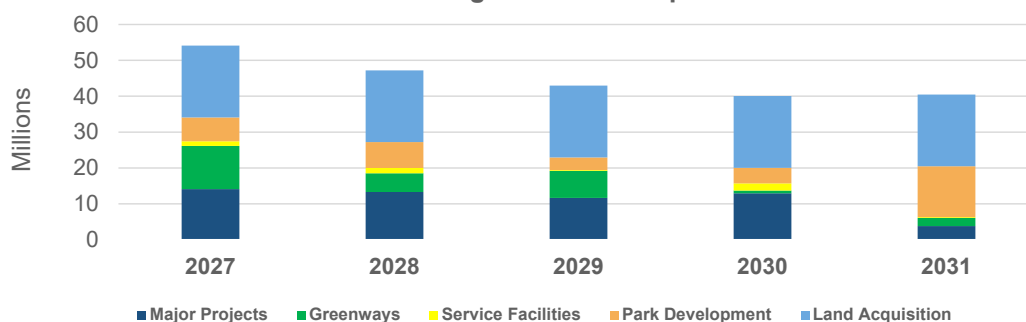
Overview:

- 2027 - 2031 Capital Plan: \$224.8M
- 2027 Estimated Capital Expenditures: \$54.1M

Drivers:

- Capacity, Growth & Ecological Resilience
- Facility Replacement & Asset Management
- Connected Network
- Land Acquisition

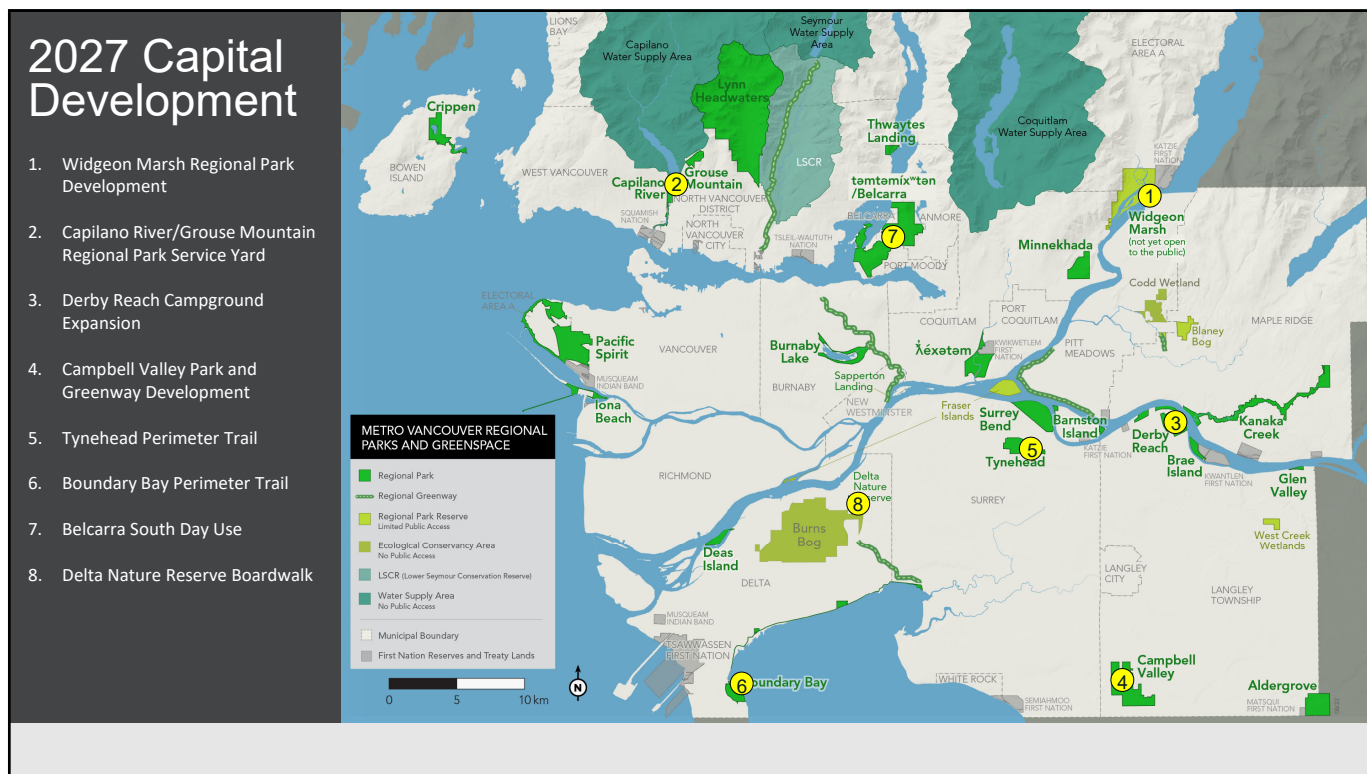
2027 – 2031 Regional Parks Capital Plan



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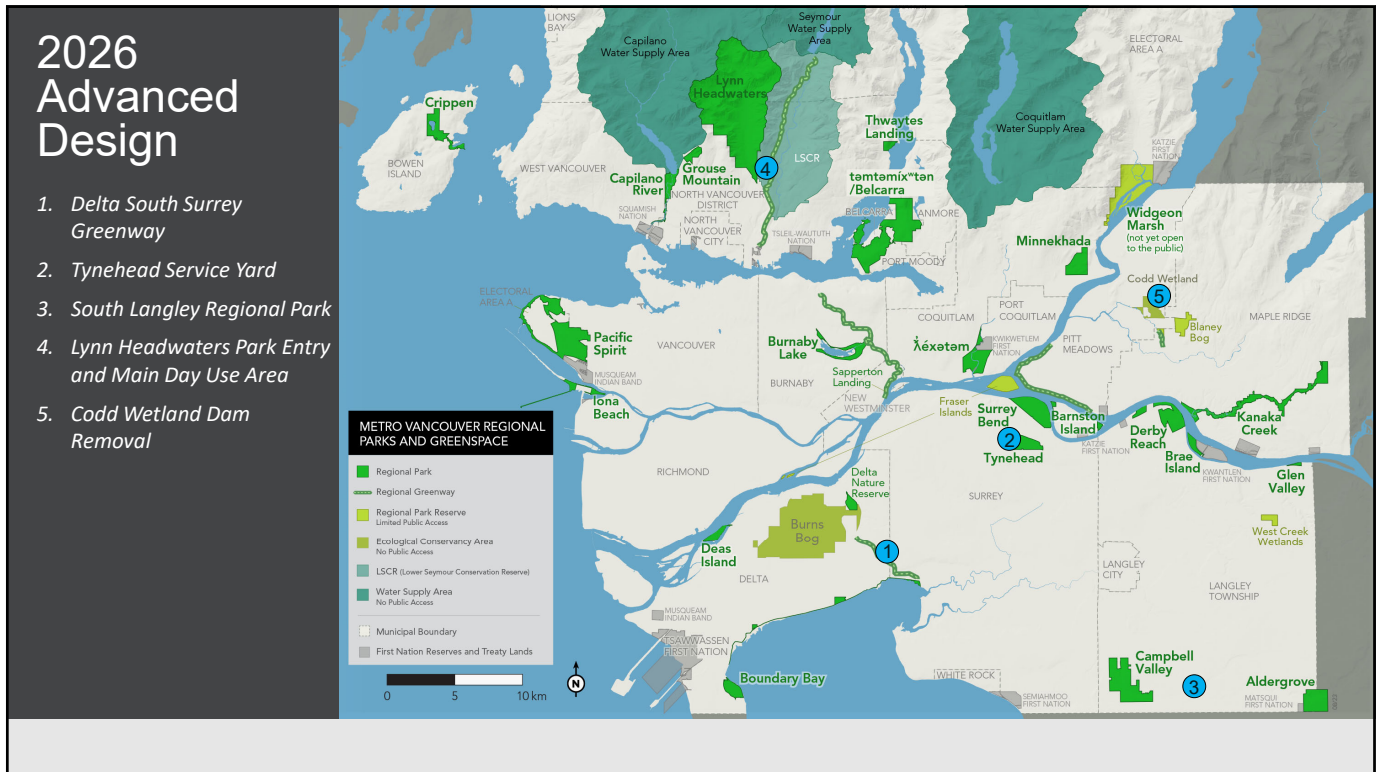
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NEXT STEPS

- Finalize Regional Parks Capital Plan
- Finalize Regional Park Budget
- Fall 2026 Committee and Board budget presentations



Brunette Fraser Regional Greenway

Thank you

To: Regional Parks Committee

From: Jamie Vala, Division Manager, Parks Planning and Resource Management, Regional Parks

Date: June 12, 2026

Meeting Date: July 8, 2026

Subject: **Natural Resource Management Restoration Program Update**

RECOMMENDATION

THAT the Regional Parks Committee receive for information the report dated June 12, 2026, titled "Natural Resource Management Restoration Program Update".

EXECUTIVE SUMMARY

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

PURPOSE

The purpose of this report is to share information on the Regional Parks Natural Resource Management Restoration Program.

BACKGROUND

The *2026 Regional Parks Committee Work Plan* identified an update on this program as part of its annual reporting.

NATURAL RESOURCE MANAGEMENT PROGRAM

The Regional Parks Natural Resource Management Program works throughout the year to protect and conserve ecosystem health. The work is guided by the Natural Resource Management Framework which identifies three goals:

1. Ensure ecosystem health and long-term resiliency to conserve diverse biological communities and their associated habitats.
2. Provide opportunities for the public to connect with natural areas while conserving the integrity and resilience of ecosystems.
3. Provide opportunities for public involvement in natural resource management through partnerships and stewardship activities.

HIGHLIGHTS OF 2025

In 2025, 27 restoration projects in 20 regional parks were completed by staff, contractors, and volunteers. Collectively they removed 26,783 kg of invasive species and added 11,727 native plants to regional parks. A total of 4,649 volunteer instances supported 412 environmental stewardship work parties in regional parks, contributing 14,299 volunteer hours.

UPCOMING 2026 PROJECTS

In 2026, 54 projects are planned across the regional parks system. Some highlights include:

1. Iona Beach Regional Park – Geotextile Control of Himalayan Blackberry

Building on previous project successes at Pacific Spirit Regional Park, geotextile fabric is being used to suppress Himalayan blackberry at four sites in Iona Beach Regional Park. Due to archaeological sensitivities, root ball removal is not feasible, however the use of geotextile foregoes the need for digging, while still allowing for effective control of this invasive plant within the park. Fabric installation occurred between March – May 2026, with fabric expected to remain for at least two years to fully kill root systems. Results may differ from Pacific Spirit Regional Park due to ecological differences between the vegetation communities. The project aims to reduce blackberry coverage and eventually restore native vegetation. Additional restoration associated with this project includes converting low habitat value lawn areas—particularly near Marsh and North Marsh trails—into diverse shrub and fern plantings to enhance biodiversity, increase resilience to invasives, and support songbird habitat along the Pacific Flyway.

2. Grouse Mountain Regional Park – Viewpoint Trail Forest Health Management

A 0.3-hectare conifer stand dominated by dense, even-aged hemlock is targeted for thinning. Project plans include selective removal of juvenile hemlock while retaining ecologically important trees (e.g., mature hemlock and cedar). Thinning will open the canopy, promote understory growth, and advance forest succession. Removed trees will be chipped and used as mulch to suppress invasive species. Tree thinning work is planned for fall 2026, with fencing and replanting beginning in 2027. The project builds upon previous forest management prescriptions elsewhere in the park and aims to improve biodiversity, increase resilience to pests like the western hemlock looper, and reduce wildfire risk by decreasing dense fuel loads.

3. Crippen Regional Park – Davies Creek Restoration (Phase II)

Ongoing riparian restoration continues with expansion north of Davies Creek in 2026, converting underutilized lawn into a functional riparian buffer. Following 2025 work (soil amendment, mulching, planting, and deer protection), Phase II will enhance understory density and habitat complexity. Maintenance includes invasive species removal and monitoring plant survival. Collaboration with BCIT students supports both restoration and education, with continued involvement planned. Long-term goals include establishing a continuous riparian corridor that improves habitat for fish and wildlife, enhances shading, and contributes woody debris for ecological health.

4. Burnaby Lake Regional Park – Aintree House Restoration

This project aims to restore important riparian areas in Burnaby Lake Regional Park. Volunteers from the CTS Youth Society will work with staff to remove invasive plants and replace them with native species, and install and expand protective fencing along the Brunette River. This part of the river is considered critical habitat for the rare Nooksack Dace and so staff have completed preliminary studies to delineate sensitive areas and have applied for required permitting. Preliminary work to support this project included cutting ivy from some large trees in steep areas and removing blackberry.

5. Boundary Bay Regional Park – Raptor Trail wetland restoration (Phase II)

In 2025 staff began a project to restore a small wetland along Raptor Trail in Boundary Bay Regional Park. Phase II began in spring 2026 with staff staking the 2025 site with willow and dogwood. Staff also worked with contractors and archeologists to grub out invasive blackberry root balls in the new site. Community volunteers will help to replant the area with native species in the fall and another round of staking will follow next year.

6. Widgeon Marsh Regional Park – Meadow Management and Restoration

Planning for this project was undertaken in 2025 with the development of a Meadow Management and Restoration Plan. Implementation is scheduled to begin in 2026 and includes a mowing plan, protective fencing for the salmon bearing Stewart Creek, and habitat enhancement and restoration around the edges of the meadow.

This human-modified area of the newly opened park was targeted for a mix of recreational amenities and ecological restoration. The plan aims to balance the maintenance of habitat for resident bears and other wildlife with the need to public access. So far, the mowing regime has begun, which has various levels of intervention for different areas, a research area has been established for ongoing park studies for bats and hummingbirds, and blackberry removal has taken place which will be replaced with native species with the help of volunteers in the fall.

7. Derby Reach Regional Park – Muench Bar - Riparian Restoration

This year will mark phase 5 of the riparian restoration project at Derby Reach Regional Park – Muench Bar which focuses on restoring the riparian forest on the north side of the trail from what was once a small section of hay field. One more phase of planting is anticipated before moving to a maintenance phase. This project helps to protect the riverbank against future erosion of the Fraser River and also builds riparian habitat to increase opportunities for a variety of wildlife which use the adjacent fields, such as raptors and small mammals.

8. Kanaka Creek Regional Park – 27372 Dewdney Trunk Rd – Ecological Restoration

Phase 4 of restoration planting at this site in Kanaka Creek Regional Park is planned for 2026. In 2022, during demolition of the buildings on the property, the concrete liner of a constructed pond was broken up and the banks were planted. In 2024, two experimental beds were set up just north of the pond, to compare weed and plant growth between Nutrifor and landscaping soil. In 2025, two more Nutrifor beds were added, and the project is expanding in 2026 to continue infilling the disturbed area. This project will entail several more years of restoration planting to fill in the remainder of the cleared forest.

9. Tynehead – Perimeter Trail – Buffer Planting

Restoration at this site in Tynehead Regional Park has been ongoing for the past 5 years. This project builds on compensation planting which was completed in 2021 for the Anniedale watermain. New areas have been added each year since, filling in the remaining fields north of the Perimeter Trail. Planting this area restores forested habitat along the edge of the park and helps create a buffer from the highway. This area fills in additional gaps between existing vegetation and the trail.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

This work is supported by the 2026 Regional Parks restoration budget of \$425,000 and supplemented by grant funding from the Metro Vancouver Regional Parks Foundation and other donations.

CONCLUSION

The Regional Parks Natural Resource Management Program works throughout the year to protect and conserve ecosystem health. This report shares some highlights of the 2025 program and outlines upcoming work in 2026.

ATTACHMENTS

1. Presentation re: Ecological Restoration Projects in Regional Parks - 2026 Selected Projects.

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Report Approval

Re-order, combine, add rows for required approvers as appropriate; **do not delete any rows**

Report Approval Deadline: MM/DD/YYYY HH:MM		
Required	Approver (reorder/combine/delete/add rows as appropriate)	Approver Initials, Date, Time
☐	Legal Review (assigned through Legal Services Requests)	
☐	External Relations (ERL) (if appropriate for the report)	
☒	Report Writer Department Director (insert name)	MR; June 23, 2026 at 10:00 am
☒	Committee Manager (use only if not a GM)	MR; June 23, 2026 at 10:00 am
☐	Jessica Beverley, GM, Legal Services & Indigenous Relations	
☐	Paul Henderson, GM Solid Waste Services	
☐	Nick Kassam, GM, Procurement and Real Estate Services	
☐	Peter Navratil, GM, Liquid Waste Services	
☐	Cheryl Nelms, GM, Project Delivery	
☐	Marilyn Towill, GM, Water Services	
☐	Harji Varn, CFO/GM Financial Services	
☐	Originating Department General Manager (insert name)	
☒	Ravi Chhina, Deputy CAO, Operations	RC June 23, 2026 at 10:00 am
☐	Heather McNell, Deputy CAO, Policy and Planning	
☒	Jerry Dobrovolsky, CAO/Commissioner	JD June 25, 2026 1 PM

*☒ Signifies approval from the selected party is required for the report to proceed to Committee.

Report Writer/Author Instructions:

Step 1 – use checkboxes to indicate required approvers

Step 2 – Re-order, combine, add rows for required approvers as appropriate; **do not delete any rows**

Step 3 – Send the report for approval starting within your department then to GM.

Instruction for originating department GM:

Step 1 – indicate your approval by inserting your initials and the date and time on the right-hand column. (The date and time button can be found in the “Insert” tab on the word ribbon.)



Step 2 – review the list of approvers and add, delete, combine, and reorder rows as appropriate.

Step 3 – additional notes may be added to the right-hand column

Instruction for approving CPC members:

Step 1 – indicate your approval by inserting your initials and the date and time on the right-hand column. (The date and time button can be found in the “Insert” tab on the word ribbon.)



Step 2 – review the list of approvers and add rows as required

Step 3 – additional notes may be added to the right-hand column

CAO approval must be in place for this report to be included on the agenda. Once approvals are in place, no further changes are to be made. The approval page will not be published.



Pollinator Meadow

Ecological Restoration Projects in Regional Parks

2026 PROJECTS HIGHLIGHTS

Robyn Worcester
Natural Resource Management Specialist
Regional Parks Committee Meeting – July 2026

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MANAGING NATURAL ASSETS IN REGIONAL PARKS

Natural Resource Management Program

Ecological restoration contributes to maintaining the ecological health and resiliency of regional parks



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IONA BEACH REGIONAL PARK

Geotextile Control of Himalayan Blackberry



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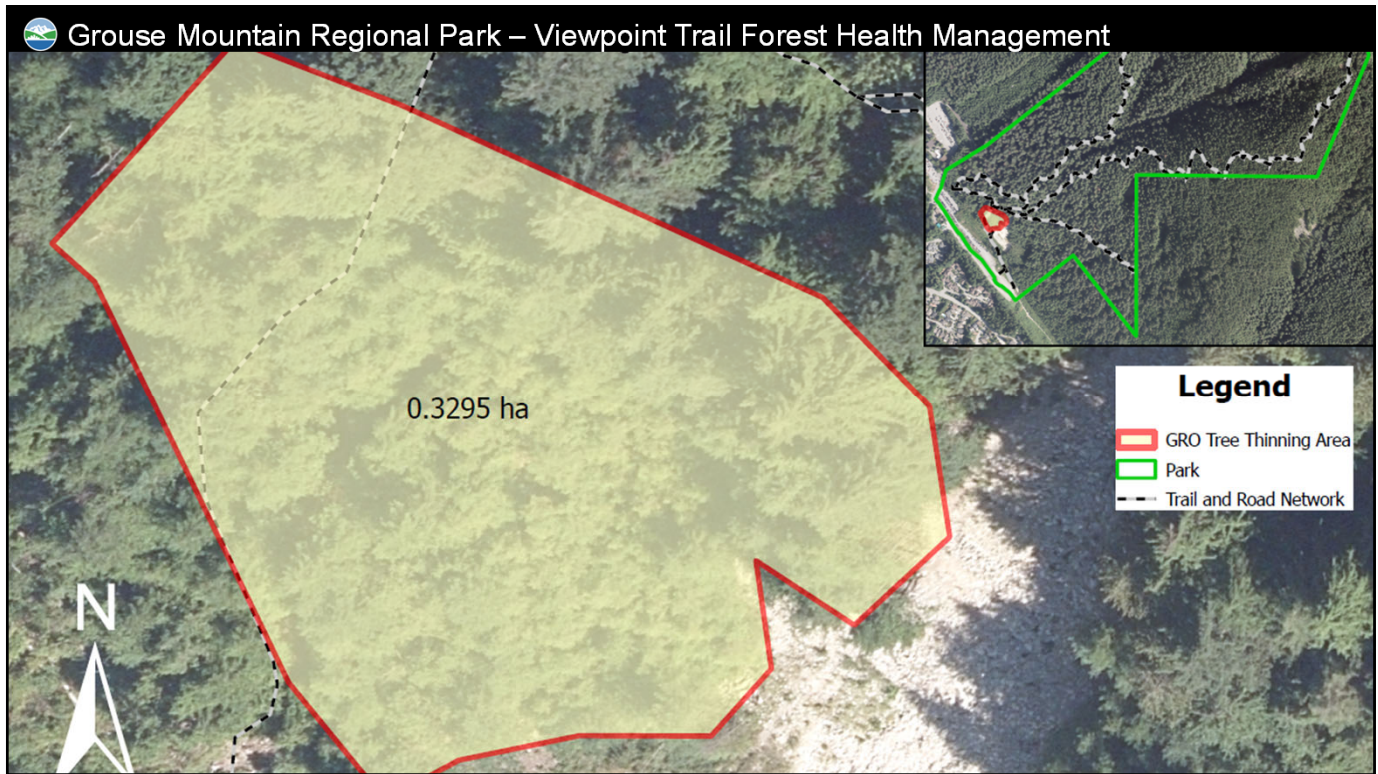
GROUSE MOUNTAIN REGIONAL PARK

Viewpoint Trail Forest Health Management



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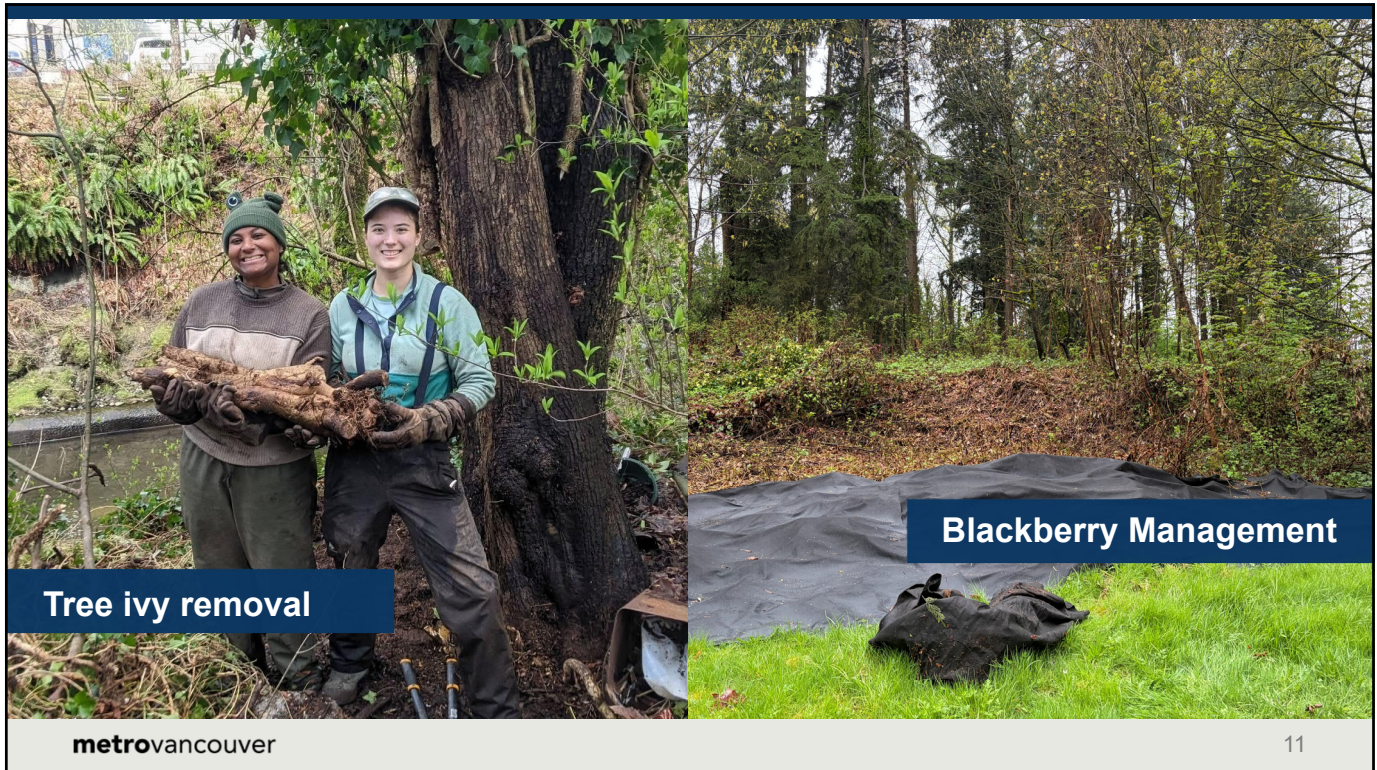
BURNABY LAKE REGIONAL PARK

Aintree House Restoration



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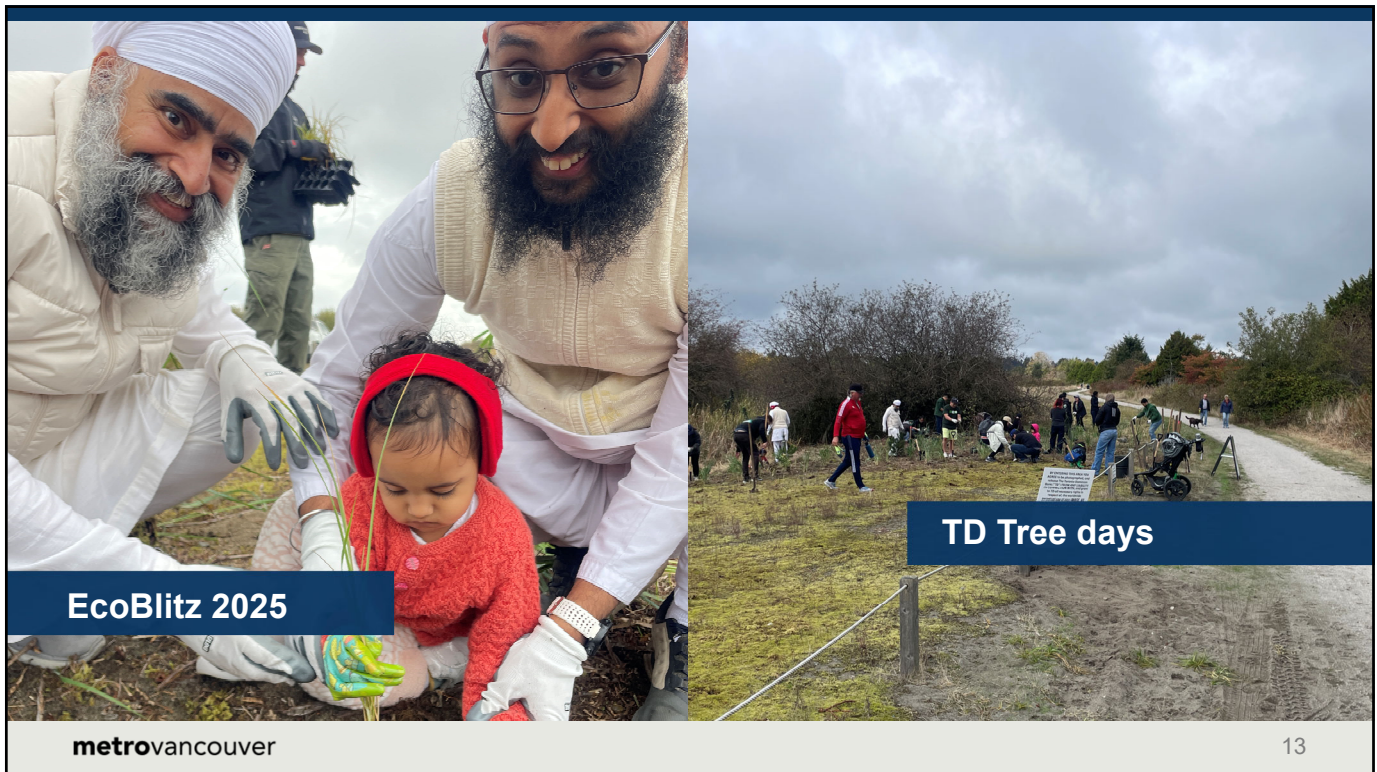
BOUNDARY BAY REGIONAL PARK

Raptor Trail Wetland Restoration

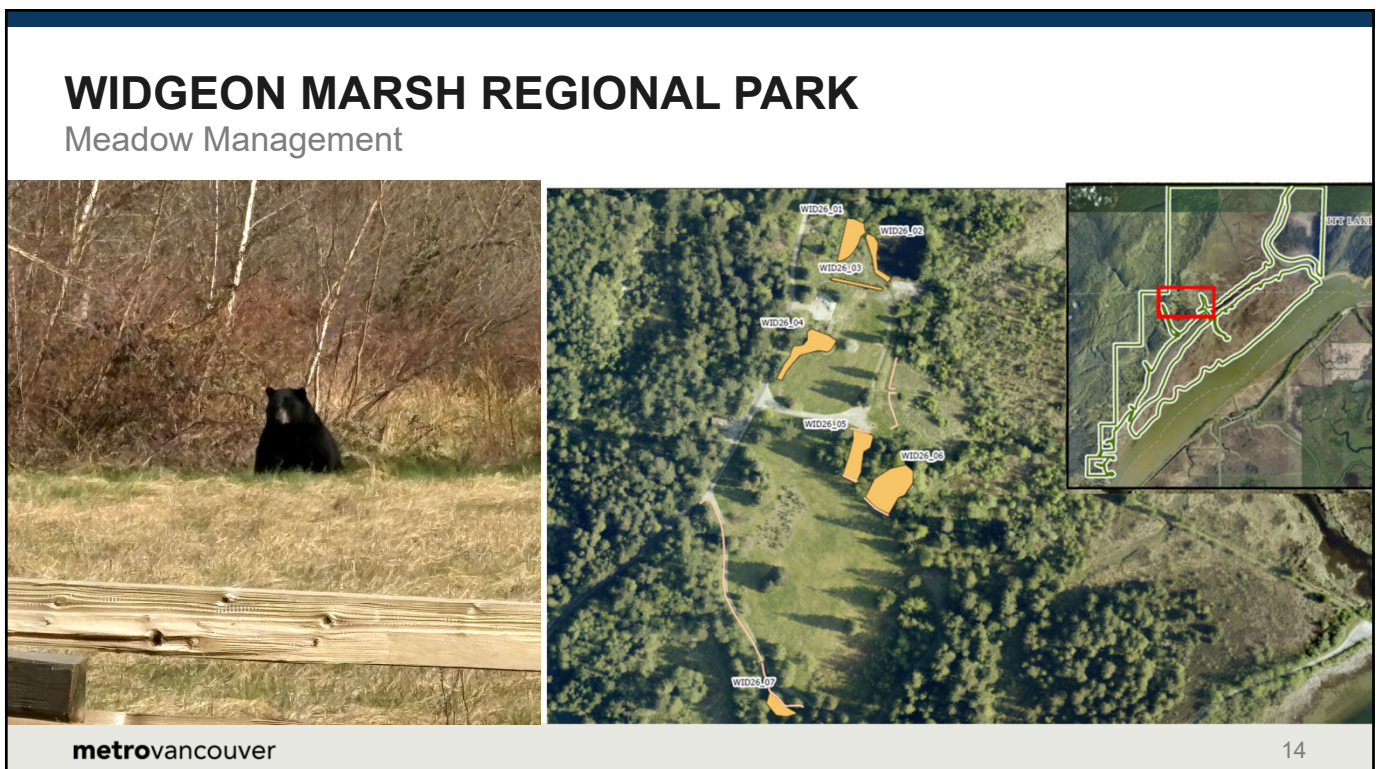


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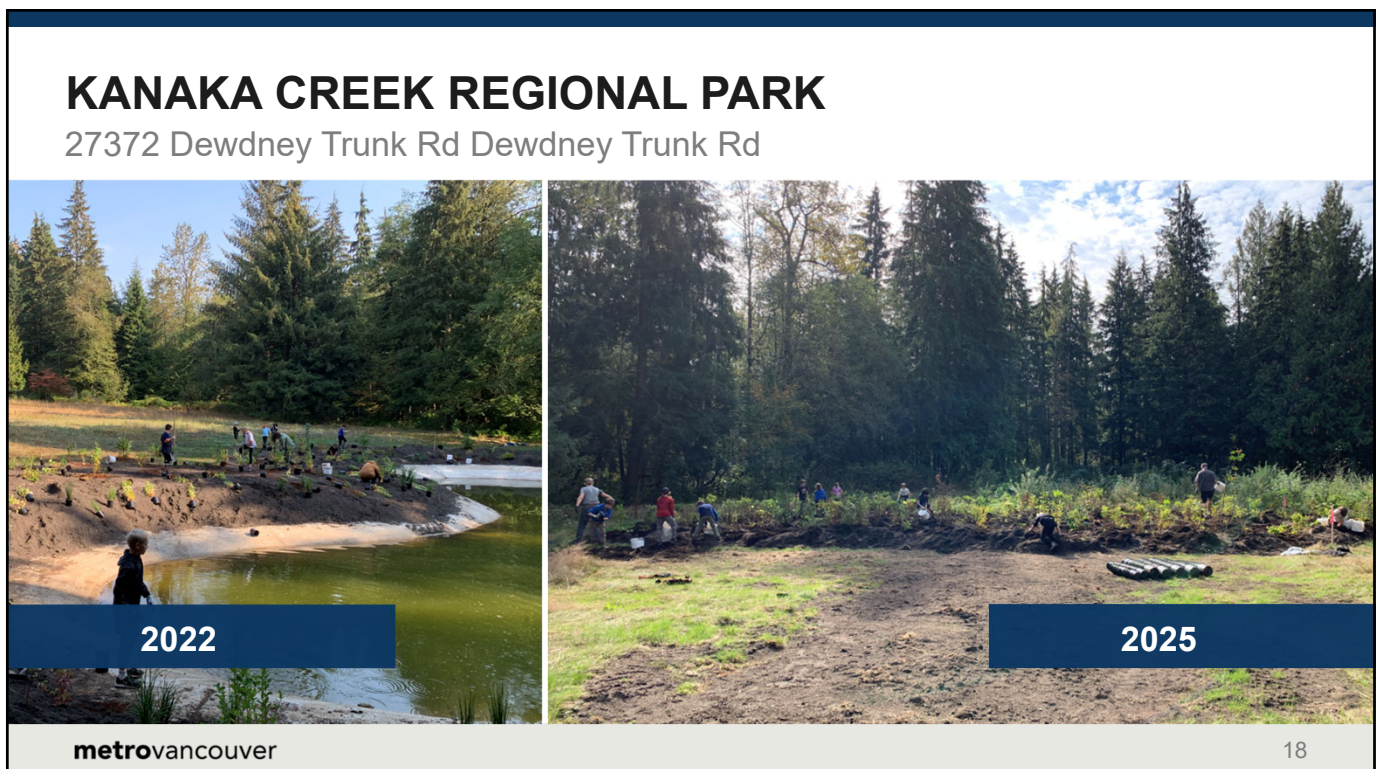
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TYNEHEAD REGIONAL PARK

Perimeter Trail – Buffer Planting



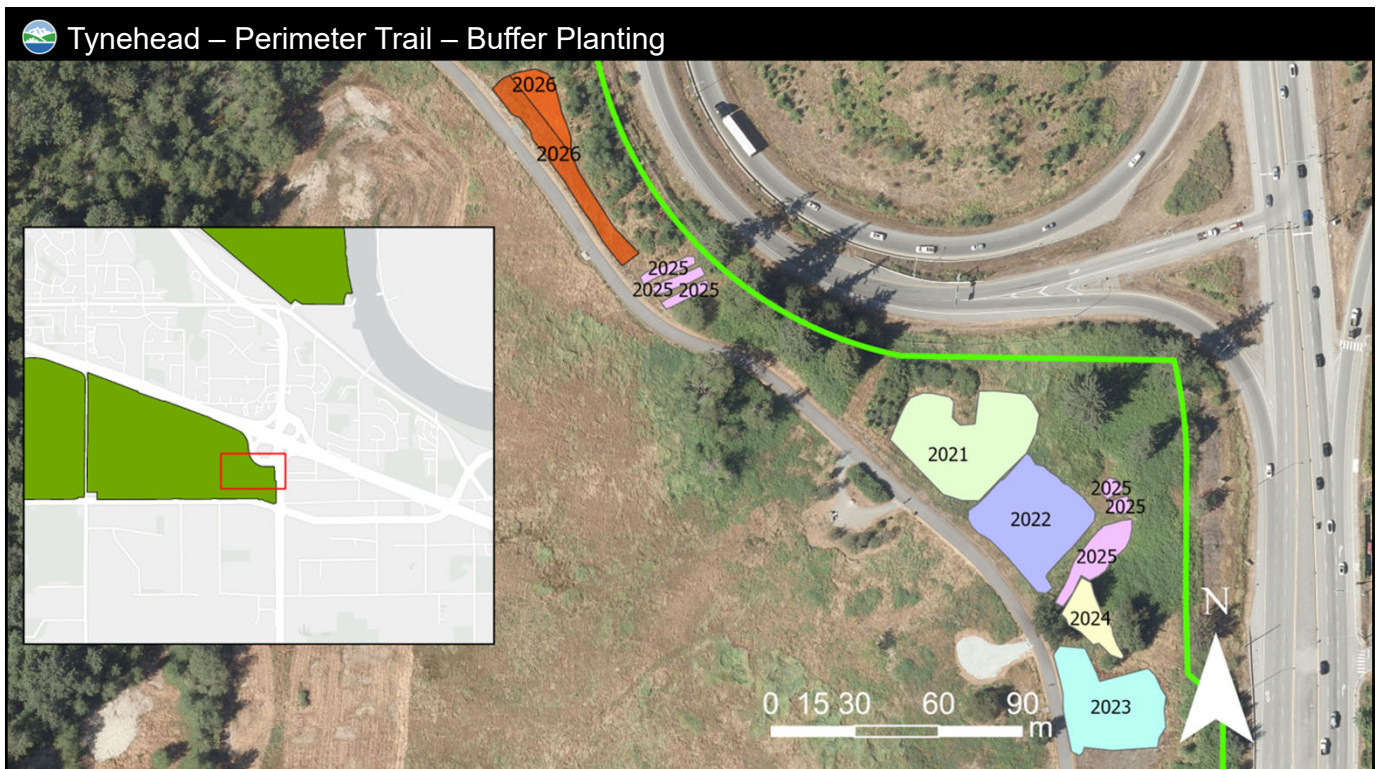
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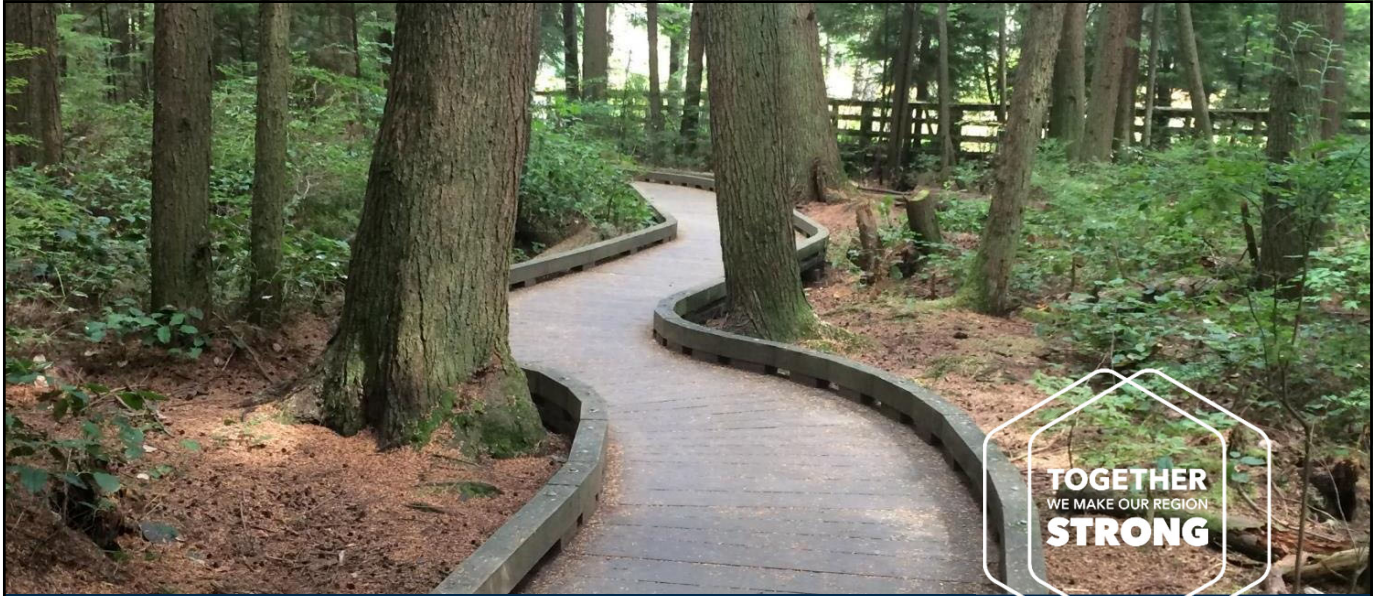
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Boardwalked Trail – Pacific Spirit Regional Park

Thank You!

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To: Invest Vancouver Management Board

From: Jacquie Griffiths, President, Invest Vancouver

Date: June 19, 2026

Meeting Date: July 16, 2026

Subject: **Invest Vancouver Governance Review Workshop**

RECOMMENDATION

THAT the Invest Vancouver Management Board receive for information the report titled “Invest Vancouver Governance Review Workshop,” dated June 19, 2026.

EXECUTIVE SUMMARY

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

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

PURPOSE

To provide information to support the Invest Vancouver Management Board (IVMB) in evaluating potential arm’s length governance models for Invest Vancouver.

BACKGROUND

The Invest Vancouver value proposition and governance structure review concluded that transitioning Invest Vancouver to an arm’s-length governance model offers the most effective path for enhanced and effective performance, increased access to funding opportunities, and long-term organizational sustainability (Reference 1). Continued work on this review is part of Invest Vancouver’s Board-approved 2026 work plan. Invest Vancouver engaged the firm Dalberg to identify and assess governance options that would enhance the service’s value delivery and financial sustainability.

GOVERNANCE MODEL OPTIONS

Dalberg began by identifying key features that potential governance models would need to meet, including the ability to effectively deliver on the core functions driving the value proposition, funding certainty and flexibility, fiscal feasibility, and strategic autonomy and operational efficiency (**Attachment 1**). These criteria were then used to assess governance models employed by peer Canadian EDOs. Based on the key features and tradeoffs of each, Dalberg developed a prioritized shortlist of viable models for consideration.

The July 16 Invest Vancouver Management Board (IVMB) meeting has been dedicated to discussing and evaluating Dalberg's assessment of the options for a governance model for Invest Vancouver.

IVMB will receive a presentation by Joe Dougherty and Girish Pendse of Dalberg titled "Invest Vancouver Governance Model Options: Review and Assessment". They will present findings and facilitate a discussion on potential governance model options for Invest Vancouver.

ALTERNATIVES

This report is provided for information, and therefore no alternatives are presented. However, Dalberg does intend to provide the IVMB with a formal report on their assessment of potential governance models at its September 2026 meeting. This report will incorporate key issues and opportunities raised during discussions at the July IVMB meeting and the June 29 Invest Vancouver Advisory Committee meeting.

FINANCIAL IMPLICATIONS

There are no financial implications to reviewing governance model options for Invest Vancouver as all activities can be accomplished within the Board-approved 2026 budget. Eventually, if changes are made to the service's governance model, there may be associated financial implications.

CONCLUSION

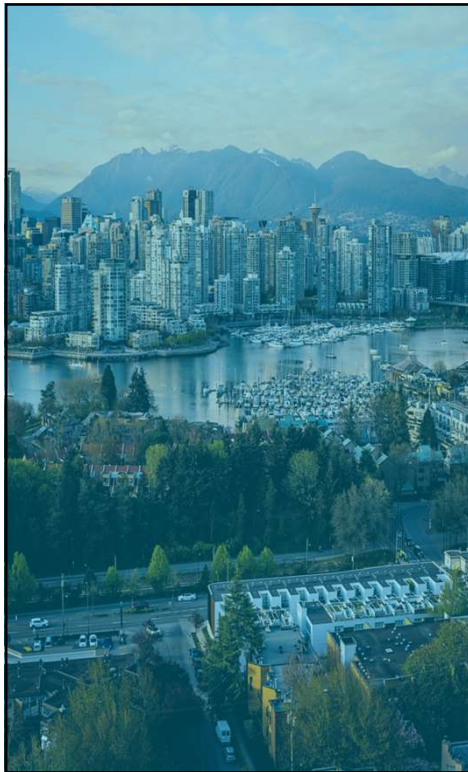
Following the Invest Vancouver value proposition and governance structure review, potential arm's length governance models for Invest Vancouver are being evaluated. In June, the options for Invest Vancouver governance models will be presented to the Invest Vancouver Advisory Committee. In July, the governance models will be presented to IVMB. Feedback from these discussions will be incorporated into a formal report from Dalberg that will be presented to IVMB in September.

ATTACHMENTS

1. Presentation re: Invest Vancouver Governance Model Options: Review and Assessment.

REFERENCES

1. Griffiths, J. (2026, February 18). *Invest Vancouver value proposition and governance structure review* [Staff report to Invest Vancouver Management Board]. Metro Vancouver.
<https://metrovancover.org/boards/InvestVancouver/IVA-2026-02-18-AGE.pdf#page=62>



Invest Vancouver Governance Model Options: Review and Assessment

IVMB Presentation

July 16, 2026

Dalberg INVEST
VANCOUVER

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TABLE OF CONTENTS

Governance Review Background, Objectives, and Methodology

Review of Enhanced Governance Model Options for Invest Vancouver

Discussion of Shortlisted Options

2

Background and Objectives: The value proposition and governance review identified an opportunity to enhance IV's value delivery and financial sustainability through a new governance structure

Summary of findings from value proposition review

- **Invest Vancouver engaged Dalberg** to review its value proposition and financial sustainability.
- **Interviews revealed strong demand for IV's regional FDI mandate**, noting how critical it is to be able to 'speak with one voice' on behalf of the full region.
- **Interviewees also expressed a desire for an expanded role** on investment readiness & cluster development, to remain competitive with peer regions.
- **However, it was also clear that IV's impact and sustainability is constrained by what partners call a 'vicious cycle'**, with governance that places intense pressure on IV to show immediate results, while limiting its ability to deliver.
- **80%+ of partners interviewed believe that transitioning Invest Vancouver to an arms-length governance structure** could enhance Invest Vancouver's effectiveness, competitiveness, and financial sustainability.
- This is how all peer Canadian EDOs are organized, with multiple peer EDO leaders noting that ***"this work cannot happen inside the government"***.

Objectives for governance model review

Identify governance options that can enhance IV's value delivery and financial sustainability, by:

- ✓ Identifying a longlist of effective governance models used by peer Canadian EDOs
- ✓ Assessing governance models to identify key features and tradeoffs for each
- ✓ Presenting a prioritized shortlist of viable models

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Agenda for today: We have three key objectives for our time together today

- 1 Share the objectives, methodology, and 'what success looks like'** for Dalberg's review of governance models that can enhance Invest Vancouver's value delivery and financial sustainability
- 2 Develop a shared understanding** of the overall structure, strengths, and weaknesses of three potential governance model options that have been adopted successfully by peer Canadian EDOs
- 3 Discuss your input** on shortlisted governance models and understand what it would take for IV to successfully transition to one of these models

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Gathering your input: Before we dive in, we'd like you to join the Menti platform, where you can submit questions throughout the presentation

Click on the link in the chat

Or

Go to menti.com and enter the 8 digit code in the chat

Submit **questions** as we go through the findings, and we will pause periodically to discuss together

Later on, we will use this to **gather your input on the shortlisted models**

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Methodology: Dalberg ran a highly consultative process, including 40 interviews with peer EDOs, government leaders, ecosystem partners, and Invest Vancouver staff¹

Identify and assess governance model options

Identify and assess governance options that can enhance Invest Vancouver's value delivery & financial sustainability

Gather input and finalize recommendations

Review viable models (in sessions like this one) and refine recommendations based on input received

INTERVIEWS

40

- 20 partner interviews with EcDev leads from municipal jurisdictions, provincial and federal government reps, and ecosystem organizations
- 12 internal interviews with IV and Metro Vancouver representatives
- 8 peer Canadian EDO interviews



DESK RESEARCH

50+

reports and data sources reviewed

WORKING SESSIONS

10+

sessions with Invest Vancouver staff and leadership to discuss and pressure-test findings

Notes: 1) This slide includes the primary and secondary research conducted across both phases of work.

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Assessment Criteria: Interviews and desk research focused on understanding how different governance models could address four key criteria that were identified as core challenges

	Fit with Invest Vancouver value proposition	• Core FDI work: Whether IV can fund and execute regional investment-attraction activities (e.g., travel, trade missions, hosting events, etc.) on par with what peer EDOs are doing. • Investment readiness: Whether IV can engage directly with elected officials and private sector leaders to build the multi-stakeholder partnerships that have been key to peer EDO success.
	Funding certainty and flexibility	• Retention of municipal funding: Whether the model preserves IV's existing core funding from member municipalities. • Ability to pursue funding from other levels of government: Whether the model positions IV to access the provincial and federal funding streams that have fueled peer EDO growth. • Ability to engage the private sector: Whether the model removes legal barriers (e.g., <i>Local Government Act</i>) to the private sector funding and engagement that is available to peer EDOs.
	Strategic autonomy and operational efficiency	• Strategic autonomy: Whether IV can set its own vision, priorities, and strategic direction, without those decisions being subject to direct approval by outside organizations. • Operational efficiency: Whether IV can set its own internal policies, minimize outside approvals and reporting requirements, and 'move at the speed of business' like peer EDOs do.
	Cost and transition feasibility	• Cost and transition feasibility: Whether the model can be established and operated at acceptable cost, with a manageable transition path.

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Assessment Criteria: Government and peer EDO leaders shared a consistent perspective on what these criteria would need to look like to set IV up for success under a new governance structure

	Fit with Invest Vancouver value proposition	Delivering against a sharply defined, complementary, and region-wide value proposition is essential to enhance competitiveness with peer regions. This includes increasing the scale and frequency of investment attraction activities to match peer EDOs, clearly communicating where IV leads & where it partners, and delivering against those roles to build durable relationships with partners.
	Funding certainty and flexibility	The top priority is securing stable municipal funding for core operations, and then pairing this with private and project-specific provincial and federal funding over time. Leading organizations have followed a similar path, with some peer EDOs pairing smaller contributions from all municipalities with larger contributions by those that utilize services the most. A model that protects IV's core municipal funding while positioning it to deepen its provincial and private partnerships will be essential in setting up the organization for success.
	Strategic autonomy and operational efficiency	The most effective EDOs operate with lean, largely independent governance, with skills-based private sector-oriented Boards that keep political decision-making at arm's length. A structure that gives IV greater latitude to engage officials directly, move at the speed of business, and make decisions without layered approvals would position it to deliver its renewed value proposition more effectively.
	Cost and transition feasibility	Continuing to strengthen ties with municipalities and securing short-term transition funding will be key to a successful transition under any model. This will provide the runway IV needs to be able to demonstrate increased value under a new governance model and diversify its funding sources.

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All EDOs in Canada largely fall into one of the 3 archetypes below; we've focused on Calgary, Montreal, and Toronto to illustrate the key features of each

	Degree of independence		
	 Wholly owned subsidiary model	 Regional anchor model	 Federated municipal model¹
Example Peer EDO	 Calgary Economic Development		
Peer EDO Governance Model	Independent corporation wholly owned by the City of Calgary as its sole shareholder and primary funder.	Independent non-profit where CMM, the regional body, aggregates per-capita contributions from member municipalities.	Independent non-profit funded through separate bilateral agreements with member municipalities, often via their regional governments.
Peer EDO Attributes	- Governed by a skills-based Board, including the Mayor and a Councilor (~20 members). - Operates at arm's length, with the Board approving a four-year plan and the city playing a relatively limited role in operations. - Successfully diversified city funding from 90%+ in 2021 to 55% in 2025.	- Governed by a private-sector majority Board, alongside municipal appointees and non-voting provincial and federal representatives (~30 members). - Receives contributions from all municipalities, and supplementary funding directly from Montreal. - Generates a significant portion of its budget from the private sector.	- Governed by a mostly private-sector board (~13 members) with municipal representation tied to funding. - Not all municipalities in region are engaged or provide funding; offset by significant support by provincial and federal government. - Operates with full discretion over budget, travel, and partnerships.
Funding Sources²	- Municipal: ~\$13M - Provincial: ~\$2.5M - Federal: ~\$3M - Private Sector: ~\$1.8M Total: ~\$20.3M	- Municipal: ~\$5.6M³ - Provincial: ~\$2M - Federal: ~\$2M - Private Sector: <i>Significant</i> Total: ~\$11-12M	- Municipal: ~\$2.5M - Provincial: ~\$2.5M - Federal: ~\$2.5M - Private Sector: ~\$0.2M Total: ~\$7.7M

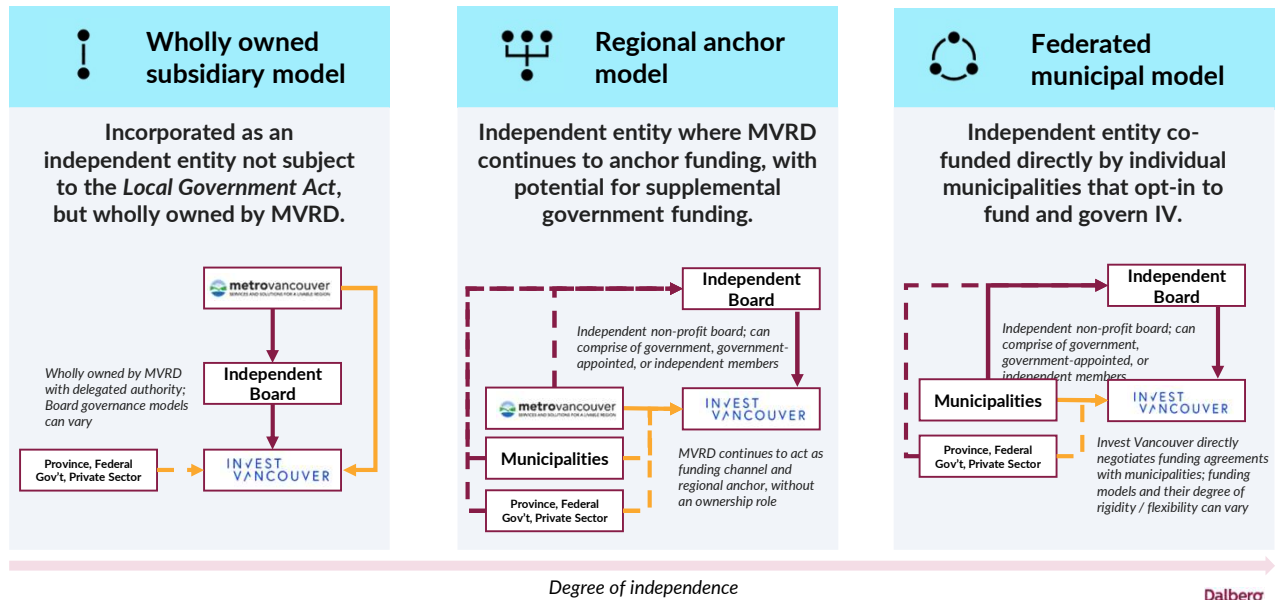
Notes: 1) Most EDOs that serve a single municipality are structured similarly to the federated municipal model (e.g., Invest Ottawa); 2) [Calgary Economic Development Annual Report](#); [Montreal International](#); [Toronto Global Partnership](#); 3) ~\$1M City, ~\$4.6M CMM.

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Each of these archetypes offer a potential option for Invest Vancouver's future state governance model

Legend → Governance relationship → Funding relationship Dotted lines indicate potential relationship / funding



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However, these three models vary significantly when evaluated against the outlined assessment criteria

		Degree of independence		
Assessment criteria		Wholly owned subsidiary model	Regional anchor model	Federated municipal model
Fit with Invest Vancouver value proposition	Core FDI work	● No structural barriers, but in practice may be constrained by MVRD oversight	● Full discretion to engage in FDI work on behalf of the full region	● Full discretion; fragmentation creates capacity and effectiveness challenges
	Investment readiness	● Public sector limitations removed (i.e., <i>Local Gov't Act</i>); full authority dependent on MVRD board buy-in	● No structural limitations on engaging in advocacy and partnership-building	● No limitations on engaging in advocacy and partnerships; reduced municipal participation may limit effectiveness
Funding certainty and flexibility	Retention of municipal funding	● With continued MVRD support, IV could continue to retain its primary funding	● Potential reduced MVRD contribution, making other funding streams critical	● Risk of cities opting out; likely requires add'l government funding to backfill
	Ability to pursue funding from other levels of gov't	● No explicit barriers, but decoupling IV from MVRD's relationships with other government bodies may be challenging	● No limitations on pursuing government funding; will require demonstrating track record of value and credibility	● No limits on seeking gov't funding; municipalities opting out likely to discourage provincial & federal funding
	Ability to engage the private sector	● Public sector limitations removed (i.e., <i>Local Gov't Act</i>); ability to signal independence may be challenging	● No legal barriers to receiving private sector contributions	● No legal barriers to receiving private sector contributions
Strategic autonomy and operational efficiency	Strategic autonomy	● Higher autonomy in principle; dependent on MVRD delegated authority in practice	● Fully outside MVRD; independence in practice depends on Board governance	● Fully outside MVRD; independence in practice depends on Board governance
	Operational efficiency	● Depends on ability to delineate corporate policies and processes from MVRD	● Full operational independence, if board is kept small and mostly private; no MVRD approval process or shared services	● Full operational independence, if board is kept small and mostly private; no MVRD approval process or shared services
Cost and transition feasibility		● Easiest to initiate, but has the potential to perpetuate existing challenges	● Requires strong buy-in from MVRD and securing supplemental funding streams	● Requires significant political capital with municipalities and transition funding

Legend: ● Fully meets criterion ● Partially meets criterion ● Does not meet criterion

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We recommend deprioritizing the wholly owned subsidiary model

Assessment criteria		Degree of independence		
		Wholly owned subsidiary model	Regional anchor model	Federated municipal model
Fit with Invest Vancouver value proposition	Core FDI work	● No structural barriers, but in practice may be constrained by MVRD oversight		
	Investment readiness	● Public sector limitations removed (i.e., Local Gov't Act); full authority dependent on MVRD board buy-in		
Funding certainty and flexibility	Retention of municipal funding	● With continued MVRD support, IV could continue to retain its primary funding		
	Ability to pursue funding from other levels of gov't	● No explicit barriers, but decoupling IV from MVRD's relationships with other government bodies may be challenging		
	Ability to engage the private sector	● Public sector limitations removed (i.e., Local Gov't Act); ability to signal independence may be challenging		
Strategic autonomy and operational efficiency	Strategic autonomy	● Higher autonomy in principle; dependent on MVRD delegated authority in practice		
	Operational efficiency	● Depends on ability to delineate corporate policies and processes from MVRD		
Cost and transition feasibility		● Easiest to initiate, but has the potential to perpetuate existing challenges		

Of the 3 options, the wholly owned subsidiary model appears least viable based on our assessment:

- In practice, IV will likely remain more constrained and less competitive than peer EDOs when it comes to its ability to independently execute against its value proposition, its operational efficiency, and to more generally "move at the speed of business"
- Externally, continued ownership by Metro Vancouver may make signaling independence and building effective partnerships with other ecosystem players more challenging
- Note: While the analogous peer EDO, Calgary Economic Development, has been able to mitigate these challenges, it benefits from structural characteristics (namely having an anchor municipality in the City of Calgary that plays a relatively limited role in operations by design) that differ in the Lower Mainland / MVRD context.*

Legend: ● Fully meets criterion ● Partially meets criterion ● Does not meet criterion

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For Discussion: The regional anchor and federated municipal models are both viable; The decision will depend on the desired geographic mandate for IV and the willingness of MVRD and municipalities to support IV



Regional anchor model

Choose this option if...

- It is critical for IV to represent and serve the full Metro Vancouver region.
- MVRD is willing to remain IV's anchor funder while transitioning to an independent board, sustaining a consolidated regional contribution from all municipalities.
- Sustaining membership under the federated municipal model will require significant time and effort, distracting from core investment attraction and economic development work.
- MVRD is willing to provide moderate short-term transition funding to maintain IV's budget at 2026 levels for 2-3 years post transition.



Federated municipal model

Choose this option if...

- It is more effective for IV to represent and serve a subset of municipalities where FDI is concentrated.
- Municipalities are prepared to anchor IV directly, with participating municipalities playing a larger funding and governance role than they do currently (recognizing some municipalities may opt-out).
- Sustaining membership under the federated municipal model will require limited time and effort, and not impact IV's ability to deliver against its mandate & value proposition.
- MVRD is willing to provide significant short-term transition funding to slightly increase IV's budget for 3-4 years post transition.

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For discussion: Now we want to hear your input on these shortlisted options

Click on the link in the chat

Or

Go to [menti.com](https://www.menti.com) and enter the 8 digit code in the chat

1. Which model do you feel will best position Invest Vancouver to fulfill its mandate as a regionally coordinated investment attraction service, enhance its financial sustainability, and compete on a level playing field with peer EDOs?
2. What hurdles would need to be overcome for IV to successfully transition to this model? *[please note your selected model in your answer]*

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Upcoming presentations

June 29 (Complete) | Presentation to IVAC

September | Share formal report, inclusive of feedback received from IVAC and IVMB, at IVMB's September 2026 meeting

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Thank you!

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