



**METRO VANCOUVER REGIONAL DISTRICT (MVRD)
BOARD OF DIRECTORS**

BOARD MEETING

Friday, June 30, 2023

8:00 am

28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

Webstream available at <http://www.metrovancover.org>

[Membership and Votes](#)

A G E N D A¹

A. ADOPTION OF THE AGENDA

1. June 30, 2023 Meeting Agenda

That the MVRD Board adopt the agenda for its meeting scheduled for June 30, 2023 as circulated.

B. ADOPTION OF THE MINUTES

1. June 2, 2023 Meeting Minutes

That the MVRD Board adopt the minutes for its meeting held June 2, 2023 as circulated.

pg. 5

C. DELEGATIONS

D. INVITED PRESENTATIONS

1. Darrell Mussatto, Municipal Representative to the Vancouver Fraser Port

Authority Board of Directors

Robin Silvester, President and Chief Executive Officer, Vancouver Fraser Port Authority

Subject: Vancouver Fraser Port Authority update

E. CONSENT AGENDA

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

¹ Note: Recommendation is shown under each item, where applicable. All Directors vote unless otherwise noted.

1. REGIONAL PARKS COMMITTEE REPORTS

- 1.1 Regional Parks 2022 Annual Report** pg. 14
That the MVRD Board receive for information report dated May 5, 2023, titled “Regional Parks 2022 Annual Report”.
- 1.2 Regional Park at Cape Roger Curtis – Park Planning, Municipal Rezoning and OCP Amendment Update** pg. 62
That the MVRD Board receive for information the report dated May 17, 2023, titled “Regional Park at Cape Roger Curtis - Park Planning, Municipal Rezoning and OCP Amendment Update”.

2. CLIMATE ACTION COMMITTEE REPORTS

- 2.1 Air Quality Advisory Program and Preparedness for 2023** pg. 65
That the MVRD Board receive for information the report dated May 23, 2023, titled “Air Quality Advisory Program and Preparedness for 2023”.
- 2.2 Manager’s Report** pg. 78
That the MVRD Board write a letter to the Minister of Transportation and Infrastructure requesting an expansion to the E-bike Rebate Program and enhanced, stable funding for safe active transportation infrastructure networks.

3. REGIONAL PLANNING COMMITTEE REPORTS

- 3.1 Development Approval Process Review: Policy Implications** pg. 83
That the MVRD Board:
a) endorse the comments as set out in the report dated May 17, 2023, titled “Development Approval Process Review: Policy Implications”;
b) direct staff to forward comments to the Ministry of Housing staff for consideration when drafting the pending legislative changes for the Small Scale Multi-Unit Housing Initiative; and
c) add an additional comment that local governments with significant undeveloped land designated as General Urban in Metro 2050 be excluded from the provincial Small Scale Multi-Unit Housing Initiative.
- 3.2 Metro 2050 Implementation Guideline – Regional Context Statements** pg. 94
That the MVRD Board endorse the Metro 2050 Implementation Guideline - Regional Context Statements as presented in the report dated May 16, 2023.

4. FINANCE COMMITTEE REPORTS

- 4.1 2022 Statement of Financial Information** pg. 132
That the MVRD Board approve the Statement of Financial Information for the year ended December 31, 2022.

5. ZERO WASTE COMMITTEE REPORTS

5.1 Update on Metro Vancouver Engagement with the Love Food Hate Waste Canada Campaign for 2022-2023 pg. 196

That the MVRD Board receive for information the report dated June 8, 2023, titled "Update on Metro Vancouver Engagement with the Love Food Hate Waste Canada Campaign for 2022-2023".

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1. REGIONAL PLANNING COMMITTEE REPORTS

1.1 Metro 2050 Type 3 Proposed Amendment – City of Surrey (Fraser Heights) pg. 205

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

I. OTHER BUSINESS

1. MVRD Board Committee Information Items and Delegation Summaries pg. 285

J. BUSINESS ARISING FROM DELEGATIONS

K. RESOLUTION TO CLOSE MEETING

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

That the MVRD Board close its meeting scheduled for June 30, 2023 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (c) labour relations or other employee relations;
 - (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and
- (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
- (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

L. RISE AND REPORT (Items Released from Closed Meeting)

M. ADJOURNMENT/CONCLUSION

That the MVRD Board adjourn/conclude its meeting of June 30, 2023.

**METRO VANCOUVER REGIONAL DISTRICT
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Board of Directors held at 9:01 am on Friday, June 2, 2023, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Delta, Chair, Director George V. Harvie
 Anmore, Vice Chair, Director John McEwen
 Belcarra, Director Jamie Ross
 Bowen Island, Director Andrew Leonard*
 Burnaby, Director Pietro Calendino
 Burnaby, Director Sav Dhaliwal
 Burnaby, Director Mike Hurley
 Coquitlam, Alternate Director Steve Kim for
 Craig Hodge
 Coquitlam, Director Teri Towner
 Delta, Director Dylan Kruger
 Electoral Area A, Director Jen McCutcheon
 Langley City, Director Paul Albrecht
 Langley Township, Director Eric Woodward
 Langley Township, Director Steve Ferguson
 Lions Bay, Director Ken Berry*
 Maple Ridge, Director Dan Ruimy
 New Westminster, Director Patrick Johnstone
 North Vancouver City, Director Linda Buchanan*
 North Vancouver District, Director Lisa Muri
 Pitt Meadows, Director Nicole MacDonald*

Port Coquitlam, Director Brad West
 Port Moody, Director Meghan Lahti
 Richmond, Director Malcolm Brodie
 Richmond, Director Bill McNulty
 Richmond, Director Chak Au
 Surrey, Director Harry Bains
 Surrey, Director Mike Bose
 Surrey, Director Gordon Hepner
 Surrey, Director Pardeep Kooner
 Surrey, Director Brenda Locke*
 Surrey, Director Rob Stutt
 scəwáθən məsteyəx^w (Tsawwassen First Nation),
 Director Laura Cassidy*
 Vancouver, Director Rebecca Bligh
 Vancouver, Director Adriane Carr
 Vancouver, Director Mike Klassen
 Vancouver, Director Ken Sim
 Vancouver, Director Lenny Zhou
 West Vancouver, Director Mark Sager
 White Rock, Director Megan Knight

MEMBERS ABSENT:

Vancouver, Director Lisa Dominato
 Vancouver, Director Sarah Kirby-Yung

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
 Dorothy Shermer, Corporate Officer
 Rapinder Khaira, Legislative Services Coordinator, Board and Information Services

* denotes electronic meeting participation as authorized by Section 3.6.2 of the *Procedure Bylaw*

A. ADOPTION OF THE AGENDA

1. June 2, 2023 Meeting Agenda

It was MOVED and SECONDED

That the MVRD Board adopt the revised agenda for its meeting scheduled for June 2, 2023 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. April 21, 2023 Special Meeting Minutes

It was MOVED and SECONDED

That the MVRD Board adopt the minutes for its special meeting held April 21, 2023 as circulated.

CARRIED

2. April 28, 2023 Meeting Minutes

It was MOVED and SECONDED

That the MVRD Board adopt the minutes for its meeting held April 28, 2023 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. CONSENT AGENDA

It was MOVED and SECONDED

That the MVRD Board adopt the recommendations presented in the following items as presented in the June 2, 2023 MVRD Board Consent Agenda:

- 1.1 Regional Parks Sustainable Transportation Market Research Report Summary
- 1.2 Manager's Report – Regional Parks
- 2.1 Barnston Island Dike Improvements – Provincial Grant
- 2.2 University Endowment Lands Governance Study – Final Report
- 3.1 Metro Vancouver's Climate 2050 Industry and Business Roadmap
- 4.1 Office Development in Metro Vancouver – 2022 Inventory and Report
- 4.2 Agricultural Ecosystem Services in Metro Vancouver
- 4.3 2023 Agriculture Awareness Grant Recommendations
- 5.1 2023 Budget Reserve Application – Regional Culture
- 6.1 Metro Vancouver External Agency Activities Status Report – May 2023

CARRIED

The items and recommendations referred to above are as follows:

1.1 Regional Parks Sustainable Transportation Market Research Report Summary

Report dated April 17, 2023 from Jamie Vala, Division Manager, Planning and Resource Management, Regional Parks, providing the *Metro Vancouver Sustainable Transportation Research* report for information.

Recommendation:

That the MVRD Board receive for information the report dated April 17, 2023, titled “Regional Parks Sustainable Transportation Market Research Report Summary”.

Adopted on Consent

1.2 Manager’s Report – Regional Parks

Report dated May 3, 2023 from Regional Parks Committee, together with report dated May 3, 2023 from Mike Redpath, Director, Regional Parks, providing an update on various events and operations at Metro Vancouver Regional Park. This report is being forwarded to the Board for an update on the park planning, municipal rezoning and Official Community Planning amendment related to the regional park at Cape Roger Curtis on Bowen Island.

Recommendation:

That the MVRD Board receive for information the report dated May 3, 2023 titled “Manager’s Report – Regional Parks”.

Adopted on Consent

2.1 Barnston Island Dike Improvements – Provincial Grant

Report dated May 10, 2023 from the Electoral Area Committee, together with report dated May 2, 2023 from Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, Regional Planning and Housing Services, seeking Board endorsement to use provincial grant funding for improvements to the Barnston Island dike.

Recommendation:

That the MVRD Board endorse the use of the \$5.25 million-dollar provincial grant to make improvements to the Barnston Island dike, and affirm that the acceptance of the grant does not change the status of the dike’s jurisdiction, as outlined in the report dated May 2, 2023, titled “Barnston Island Dike Improvements – Provincial Grant”.

Adopted on Consent

2.2 University Endowment Lands Governance Study – Final Report

Report dated April 21, 2023 from Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, Regional Planning and Housing Services, presenting an overview of the recently completed *University Endowment Lands (UEL) Services, Structure and Governance Study*, and recommending the MVRD Board write a letter to the Minister responsible for the UEL, conveying its concurrence that the provincial and regional district scenarios are not the best fit, long-term sustainable governance models.

Recommendation:

That the MVRD Board write a letter to the Minister of Municipal Affairs advising that it concurs with the report dated April 21, 2023, titled “University Endowment Lands Governance Study – Final Report” that the provincial and regional district scenarios are not the best-fit, long-term sustainable governance models for the future of the University Endowment Lands.

Adopted on Consent

3.1 Metro Vancouver's Climate 2050 Industry and Business Roadmap

Report dated April 19, 2023 from Sheryl Cumming, Senior Project Engineer, Parks and Environment, seeking MVRD Board endorsement of the *Climate 2050 Industry and Business Roadmap* and direction to staff to continue working with members and partners and update the Roadmap as needed.

Recommendation:

That the MVRD Board:

- a) endorse the Climate 2050 Industry and Business Roadmap as attached to the report dated April 19, 2023, titled “Metro Vancouver’s Climate 2050 Industry and Business Roadmap” as part of a series of Roadmaps towards achievement of the Climate 2050 vision, goals, and targets for greenhouse gas reduction and resilience in the industry and business sector;
- b) direct staff to continue working with member jurisdictions and other partners to implement the actions in the Climate 2050 Industry and Business Roadmap; and
- c) direct staff to update the Roadmap, as needed, in response to changes in science, technology and policy.

Adopted on Consent

4.1 Office Development in Metro Vancouver – 2022 Inventory and Report

Report dated April 6, 2023 from Eric Aderneck, Senior Planner, Regional Planning and Housing Service, providing the MVRD Board with the Office Development in Metro Vancouver - 2022 Inventory and Report for information.

Recommendation:

That the MVRD Board receive for information the report dated April 6, 2023, titled “Office Development in Metro Vancouver - 2022 Inventory and Report”.

Adopted on Consent

4.2 Agricultural Ecosystem Services in Metro Vancouver

Report dated April 19, 2023 from Carla Stewart, Senior Planner, Regional Planning and Housing Services, providing the MVRD Board with the results from the *Scoping Ecosystem Services on Agricultural Land within Metro Vancouver Study* completed by Upland Agriculture Consulting Ltd., and seeking MVRD Board direction to prepare a white paper on the feasibility of the Study's recommendations.

Recommendation:

That the MVRD Board direct staff to prepare a white paper considering the feasibility of the recommendations contained in the *Scoping Ecosystem Services on Agricultural Land within Metro Vancouver study*, as presented in the report dated April 19, 2023, titled "Agricultural Ecosystem Services in Metro Vancouver".

Adopted on Consent

4.3 2023 Agriculture Awareness Grant Recommendations

Report dated April 20, 2023 from Carla Stewart, Senior Planner, Regional Planning and Housing Services, seeking that the MVRD Board award \$50,000 in grants to 14 non-profit organizations from around the region who are leading public awareness activities about the importance of local agriculture and food production and about educating residents on how to grow and cook food produced in the region.

Recommendation:

That the MVRD Board award the annual Agriculture Awareness Grants, as presented in the report dated April 20, 2023, titled "2023 Agriculture Awareness Grant Recommendations", to the following 14 non-profit organizations:

- a) BC Agriculture in the Classroom, for "Take a Bite of BC" in the amount of \$5,000;
- b) BC Chicken Grower's Association, for "Poultry in Motion Educational Mini Barn Program" in the amount of \$4,000;
- c) CEED Centre Society, for "CEED Centre Farm Market + Urban Ag Educational Series" in the amount of \$2,000;
- d) Delta Farmland and Wildlife Trust, for "Day at the Farm" in the amount of \$1,750;
- e) Earthwise Society, for "Tomato Festival" in the amount of \$2,000;
- f) Environmental Youth Alliance, for "Plant Gifts for Community Projects" in the amount of \$5,000;
- g) Farm Folk/City Folk, for "Sustainable Bites: Growing Agricultural Awareness" in the amount of \$5,000;
- h) BC Association of Farmer's Markets, for "In the Raw: BC Farm and Food Champions" in the amount of \$4,000;
- i) Growing Chef's Society, for "Classroom Gardening & Cooking Program" in the amount of \$3,000;
- j) Langley Environmental Partners Society, for "Langley Eats Local" in the amount of \$3,000;
- k) The Sharing Farm, for "Garlic Festival" in the amount of \$2,250;

- l) Lower Mainland Sheep Producers Association, for “Wool n’ Ewe A’Fair” in the amount of \$4,500;
- m) Society Promoting Environmental Awareness (SPEC), for “Growing Food Literacy and Food System Engagement Campaign” in the amount of \$4,750; and
- n) Village Vancouver Transition Society, for “Permaculture Corridor Expansion” in the amount of \$3,750.

Adopted on Consent

5.1 2023 Budget Reserve Application – Regional Culture

Report dated May 9, 2023 from Sonu Kailley, Acting Director, Financial Planning Financial Services, seeking MVRD Board approval for an additional \$150,000 reserve application for regional culture grants.

Recommendation:

That the MVRD Board approve an additional \$150,000 reserve application from the Grants Reserve Fund to fund eligible regional arts and culture projects as part of Metro Vancouver’s regional cultural project grants program as presented in the report titled “2023 Budget Reserve Application – Regional Culture” dated May 9, 2023.

Adopted on Consent

6.1 Metro Vancouver External Agency Activities Status Report – May 2023

Report dated May 24, 2023 from Janis Knaupp, Program Manager, Board and Information Services, updating the MVRD Board in the recent activities of external agencies to which the Board has appointed representatives for 2023.

Recommendation:

That the MVRD Board receive for information the following submissions from Metro Vancouver representatives to external organizations:

- a) Agricultural Advisory Committee;
- b) Delta Heritage Airpark Management Committee;
- c) Fraser Basin Council Lower Mainland Flood Management Strategy Leadership Committee;
- d) Fraser Valley Regional Library Board;
- e) Katzie Treaty Negotiations Table;
- f) Lower Mainland Local Government Association;
- g) Metro Vancouver Regional Parks Foundation;
- h) Municipal Finance Authority of BC;
- i) National Zero Waste Council;
- j) Sasamat Volunteer Fire Department Board of Trustees;
- k) Union of British Columbia Municipalities Executive; and
- l) Zero Emission Innovation Centre Board of Directors;

as provided in the report dated May 24, 2023, titled “Metro Vancouver External Agency Activities Status Report – May 2023”.

Adopted on Consent

F. ITEMS REMOVED FROM THE CONSENT AGENDA

No items presented.

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

- 1.1 MVRD Agricultural Boilers Emission Regulation Amendment Bylaw No. 1350, 2022**
Report dated April 19, 2023 from Marina Richter, Senior Policy Analyst, and Esther Berube, Division Manager, Parks and Environment, seeking MVRD Board adoption of *Metro Vancouver Regional District Agricultural Boilers Emission Regulation Amendment Bylaw No. 1350, 2022*.

It was MOVED and SECONDED

That the MVRD Board give first, second, and third reading to *Metro Vancouver Regional District Agricultural Boilers Emission Regulation Amendment Bylaw No. 1350, 2022*.

CARRIED

It was MOVED and SECONDED

That the MVRD Board pass and finally adopt *Metro Vancouver Regional District Agricultural Boilers Emission Regulation Amendment Bylaw No. 1350, 2022*.

CARRIED

- 2.1 Metro 2050 Amendment Request – Township of Langley (23699 and 23737 Fraser Highway)**

Report dated April 14, 2023 from Jessica Jiang, Regional Planner, Regional Planning and Housing Services, seeking the MVRD Board initiate the Regional Growth Strategy amendment process for the Township of Langley's request to amend *Metro 2050* and re-designate 23699 and 23737 Fraser Highway from Rural to Industrial through a Type 2 Amendment, to give three readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1365, 2023*, and to direct staff to notify affected local governments.

It was MOVED and SECONDED

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the Township of Langley's requested regional land use designation amendment from Rural to Industrial for the lands located at 23699 and 23737 Fraser Highway;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1365, 2023"; and
- c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

CARRIED

- 3.1 Metro Vancouver Regional District Banking Authority Bylaw No. 1361, 2023**
Report dated May 8, 2023 from Linda Sabatini, Director, Finance Operations, seeking Board adoption of *Metro Vancouver Regional District Banking Authority Bylaw No. 1361, 2023*.

It was MOVED and SECONDED

That the MVRD Board give first, second, and third reading to the *Metro Vancouver Regional District Banking Authority Bylaw No. 1361, 2023*.

CARRIED

It was MOVED and SECONDED

That the MVRD Board pass and finally adopt the *Metro Vancouver Regional District Banking Authority Bylaw No. 1361, 2023*.

CARRIED

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

No items presented.

I. OTHER BUSINESS

1. MVRD Board Committee Information Items and Delegation Summaries

J. BUSINESS ARISING FROM DELEGATIONS

No items presented.

K. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the MVRD Board close its meeting scheduled for June 2, 2023 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
 - (c) labour relations or other employee relations; and
 - (d) the security of the property of the municipality.

CARRIED

L. RISE AND REPORT (Items Released from Closed Meeting)

No items presented.

M. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the MVRD Board adjourn its meeting of June 2, 2023.

CARRIED

(Time: 9:07 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

George V. Harvie, Chair

60290094 FINAL

To: Regional Parks Committee

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

Date: May 5, 2023 Meeting Date: June 7, 2023

Subject: **Regional Parks 2022 Annual Report**

RECOMMENDATION

That the MVRD Board receive for information report dated May 5, 2023, titled “Regional Parks 2022 Annual Report”.

EXECUTIVE SUMMARY

In 2022, Regional Parks continued efforts to expand park facilities to accommodate visitation growth and make access to regional parks more equitable. There were 14.3 million visits to regional parks and greenways with records set at three locations. Regional Parks completed the update of the *Regional Parks Plan*, which offers a strategic vision of a resilient network of regional parks and greenways that provides important climate, health and other benefits to visitors and regional residents.

In 2022, 39,389 people were able to take part in 525 programs, events and outreach activities and 4,655 volunteers and park partners contributed 15,398 hours to stewardship, education activities and interpretive programs and events. Over 21 hectares of land was added to the Regional Parks system while staff advanced numerous planning, design and asset management initiatives.

PURPOSE

To provide the *Regional Parks 2022 Annual Report* to the MVRD Board for information.

BACKGROUND

The preparation of the *Regional Parks 2022 Annual Report* is identified as an action in the *Regional Parks Committee 2023 Work Plan*.

REGIONAL PARKS ANNUAL REPORT SUMMARY

In 2022, Regional Parks continued efforts to expand park facilities to accommodate visitation growth and make access to regional parks more equitable. There were an estimated 14.3 million visits to Metro Vancouver’s regional parks with records set at three locations.

The update of the *Regional Parks Plan* offers a strategic vision of a resilient network of regional parks and greenways that provides important climate, health, and other benefits to visitors and regional residents. The plan guides Metro Vancouver’s work to protect natural areas and connect people to nature.

Regional Parks continued its important work of protecting the region's natural areas and connecting people to nature, adding just over 21 hectares of parkland valued at just under \$5 million to the system. This included additions to Kanaka Creek and Burnaby Lake Regional Parks.

In 2022, staff worked to protect and conserve ecosystem health by creating or maintaining 62 hectares of ecological restoration areas, completing 27 restoration projects in 15 regional parks, and through efforts such as the completion of the Lynn Headwaters hemlock looper damage assessment and mitigation strategy. Staff, partners and volunteers invested time and effort to restore the health and beauty of regional parks, removing 4,010 kg of invasive species and adding 11,765 native plants to parks.

In all, 525 public programs, events and outreach activities inspired 39,389 people, such as projects supporting improved access to təmtəx̱w̱tən/Belcarra Regional Park by səlílwətaʔ (Tsleil-Waututh Nation) members. Also in 2022, volunteer participation in stewardship and interpretive programs continued a steady climb back towards pre-pandemic levels with 4,655 volunteers contributing 15,398 hours to stewardship, education and interpretive programs.

Staff were also busy with operational challenges due to extreme weather events. In October 2022, Metro Vancouver, BC Wildfire Service, and Coquitlam Fire and Rescue crews reacted quickly to a brush fire in Minnekhada Regional Park. After five days, the fire was deemed under control and ground operations focused on dousing remaining hotspots. Once the fire was extinguished, staff focused on a phased re-opening plan.

ALTERNATIVES

This report is presented for information. No alternatives are presented.

FINANCIAL IMPLICATIONS

This is an information report. There are no financial implications associated with this report. The production of the annual report is undertaken with staff resources included annually in the MVRD Board approved Regional Parks budget.

CONCLUSION

This report presents highlights from the *Regional Parks 2022 Annual Report* including:

- 14.3 million visits to regional parks and greenways with records set at three locations
- 21.3 hectares of land added to grow the Regional Parks system
- 39,389 people were able to take part in 525 programs, events and outreach activities
- 4,655 volunteers and park partners contributed 15,398 hours to stewardship, education and interpretive programs

The annual report will be used to support ongoing park planning by MVRD and local municipalities for capital planning, future facility development, program delivery, and resource management activities.

Attachments

1. Regional Parks 2022 Annual Report
2. "Regional Parks 2022 Annual Report" Presentation

58091040

Regional Parks Annual Report 2022

About Metro Vancouver

Metro Vancouver is a federation of 21 municipalities, one electoral area, and one treaty First Nation that collaboratively plans for and delivers regional-scale services. Metro Vancouver's core utility services include drinking water, sewage treatment, and solid waste management, along with regional services like regional parks, affordable housing, regional land use planning and air quality and climate action that help keep the region one of the most livable in the world.

Territorial Acknowledgment

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: ǫíćǿý (Katzie), ǫʷɑ:ńǿń (Kwantlen), kʷíkʷǿǿm (Kwikwetlem), máthxwi (Matsqui), xʷməθkʷəy̓əm (Musqueam), qíqéyt (Qayqayt), se'mya'me (Semiahmoo), Skwxwú7mesh Úxwumixw (Squamish), scəwáθən məsteyəxʷ (Tsawwassen), and səlílwətaʔ (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.

Regional Parks Committee Members

John McEwen (C) – Anmore

Rebecca Bligh (VC) – Vancouver

Chak Au – Richmond

Pietro Calendino – Burnaby

Diana Dilworth – Port Moody

Tracy Elke – Pitt Meadows

Craig Hodge – Coquitlam

Patrick Johnstone – New Westminster

Dylan Kruger – Delta

Andrew Leonard – Bowen Island

Barb Martens – Township of Langley

Lisa Muri – District of North Vancouver

Darrell Penner – Port Coquitlam

Jamie Ross – Belcarra

Rob Stutt – Surrey

Jenny Tan – Maple Ridge

Sharon Thompson – West Vancouver



A Message from the Regional Parks Committee Chair

The 2022 Regional Parks Annual Report highlights Metro Vancouver's achievements as it continued its pursuit of the goals of the 2019-2022 Board Strategic Plan.

For over five decades, Metro Vancouver has protected regionally important natural areas in its system of regional parks and connected people to them. Regional parks are an essential service, helping to provide clean air, clean water, and health benefits. Research shows that simply being in nature has a positive effect on physical and mental health. Continued strong visitation numbers demonstrate the popularity and importance of regional parks. There has been a four per cent annual average growth in visits to regional parks from 2002 to 2022. During the pandemic, visitation to regional parks increased to almost 16.5 million visits. Visitation is starting to return to normal levels and in 2022, there was an estimated 14.3 million visits to these parks.

In support of the role to protect the region's important natural areas and connect people with them, Metro Vancouver added more than 21 hectares of land to the regional parks system. Reflecting its understanding of the vital role regional parks play in maintaining the region's livability, the Metro Vancouver Board of Directors supported this important function by contributing an additional \$4 million in funding to the Regional Parks Land Acquisition and Development Fund for the fourth consecutive year.

In-person programs and events returned to near normal levels in 2022. During the year, 39,389 people took part in 525 programs, events and outreach activities while 4,655 volunteers contributed 15,398 hours to stewardship, education, and interpretive programs.

While we look forward to protecting new park lands and determining ways to connect more of our residents to nature, this annual report allows us time to pause, mark our accomplishments and express gratitude for the support we receive.

A handwritten signature in black ink, appearing to read 'J. McEwen'. The signature is fluid and stylized, with a long horizontal stroke extending to the right.

John McEwen, Committee Chair








Dragon fly, Widgeon Marsh Regional Park

2022 in Review

The past year saw remarkable achievements across the regional parks system, including the completion of the **Regional Parks Plan** update. The *Regional Parks Plan* provides a strategic vision of a resilient network of regional parks and greenways. This plan will guide Metro Vancouver's work protecting natural areas and connecting people to nature.

We engaged with member jurisdictions, First Nations, other government agencies, community organizations, youth, and the public to solicit feedback on the draft plan. The *Regional Parks Plan* identifies priority areas of work within five goals:

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

Our Role

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

Vision

Regional parks are protected and resilient, connecting people to nature, with benefits for all.

Our Values



The Necessity of Nature

Wellness

The Sharing of Expertise

Stewardship



Working Collaboratively with First Nations

Recognizing that advancing truth and reconciliation with Indigenous Peoples is a process that starts with listening and learning together, Metro Vancouver is committed to strengthening relationships with First Nations based on trust and working collaboratively towards shared goals. In 2022, First Nations reviewed the draft *Regional Parks Plan* and participated in meetings to talk and learn together. The opportunity to share and talk together created learnings that go beyond the development of the *Regional Parks Plan* and will continue to inform Metro Vancouver's work moving forward.



Fungus, Widgeon Marsh Regional Park

Challenges

In 2022, Regional Parks continued to mitigate and respond to the impacts of climate change (drought, unseasonably warm temperatures, wildfire, increasing rain, snow, and wind events) on park assets and natural resources. While visitation normalized after the extraordinarily high visitation rates during the pandemic, we continued efforts to expand park facilities to accommodate visitation growth and make access to regional parks more equitable.

Metro Vancouver Regional Parks & Greenspace



Growing the System

Regional Parks play a crucial role in making Metro Vancouver a desirable place to live, work, and play. **Regional Parks Land Acquisition 2050*** is a key strategy for contributing to regional livability by protecting regionally important natural areas. Metro Vancouver advances delivery of the strategy each year in collaboration with member jurisdictions, senior levels of government, and others.

* Adopted by the Metro Vancouver Regional District (MVRD) Board in 2018



**Regional Parks Land Acquisition Fund
increased from \$15.6 million in 2021
to \$19.6 million in 2022**

**21.3 hectares of parkland
were acquired in 2022**

20.9 hectares Kanaka Creek Regional Park

0.4 hectares Burnaby Lake Regional Park

Totalling just under \$5 million in value

Partnering with Communities

As part of Metro Vancouver's commitment to partnering with communities, contribution funding is provided annually to these organizations:

Park Associations

Non-profit groups that work with Regional Parks on projects and activities ranging from habitat restoration to nature education.

1. Burnaby Lake Park Association
2. Colony Farm Park Association
3. Derby Reach / Brae Island Parks Association
4. Kanaka Education and Environmental Partnership Society
5. Minnekhada Park Association
6. Pacific Spirit Park Society

CTS Youth Society Connect | Teach | Sustain



CTS Youth Society is a non-profit organization that aims to connect every youth in Metro Vancouver with their natural environment, their community, and with each other through the life-changing outdoor experience of summer camp.

To find out more about the CTS Youth Society, go to ctsyouthsociety.com.

Metro Vancouver Regional Parks Foundation



In 2022, the Pacific Parklands Foundation changed its name to the Metro Vancouver Regional Parks Foundation. The Foundation is the only charity dedicated to raising funds for Metro Vancouver Regional Parks. While their name, logo and branding have changed, its unwavering commitment to protect, enhance and advocate for regional parks stays the same.

The Foundation funds projects that restore the health and beauty of these special places, improve the habitats of at-risk and endangered species, and support volunteer environmental stewardship events in regional parks. By filling in the gaps of public funding and helping more people visit regional parks, the Foundation promotes the mental and physical health of people and community resilience, while ensuring regional parks remain spectacular.

To find out more about Metro Vancouver Regional Parks Foundation, its projects and how you can give back to regional parks, go to mvrpfoundation.ca.



Widgeon Marsh Regional Park

Regional Parks Provide Significant Value

Regional Parks is primarily funded through the annual Metro Vancouver Regional District tax requisition. This core revenue source is supplemented by modest income from user fees, capital reserves, and occasionally sustainability reserve funds and external revenues such as federal or provincial grants.

Recognizing the importance of protecting regionally important natural areas, the Metro Vancouver Board approved increases to the Regional Parks Land Acquisition Fund annually from 2019 to 2022.



Planning for Parks Today and into the Future

We support the long-term development and management of regional parks and greenways by conducting original research and preparing plans and policies. Regional Parks policies support day-to-day decision making while system and park level plans describe a long-term vision for the regional parks system and guide resource management, development, operations, and programming.

2022 Accomplishments

- Completed the update of the *Regional Parks Plan*, which provides a strategic vision of a resilient network of regional parks and greenways.
- Completed the second part of the *Regional Parks Alternative Transportation Study* to inform improvements to regional parks access by bicycling and public transit, better manage park carrying capacity, and reduce the environmental impact of park visitor travel.
- Implemented updated engagement approaches in planning activities to better reflect the perspectives of Indigenous, youth, and other traditionally underrepresented groups in new plans.
- Reviewed Metro Vancouver's current partnership relationships. The results of this review will guide strong community partnerships and engage diverse communities in Metro Vancouver's regional parks system.

Regional Parks Plan Update

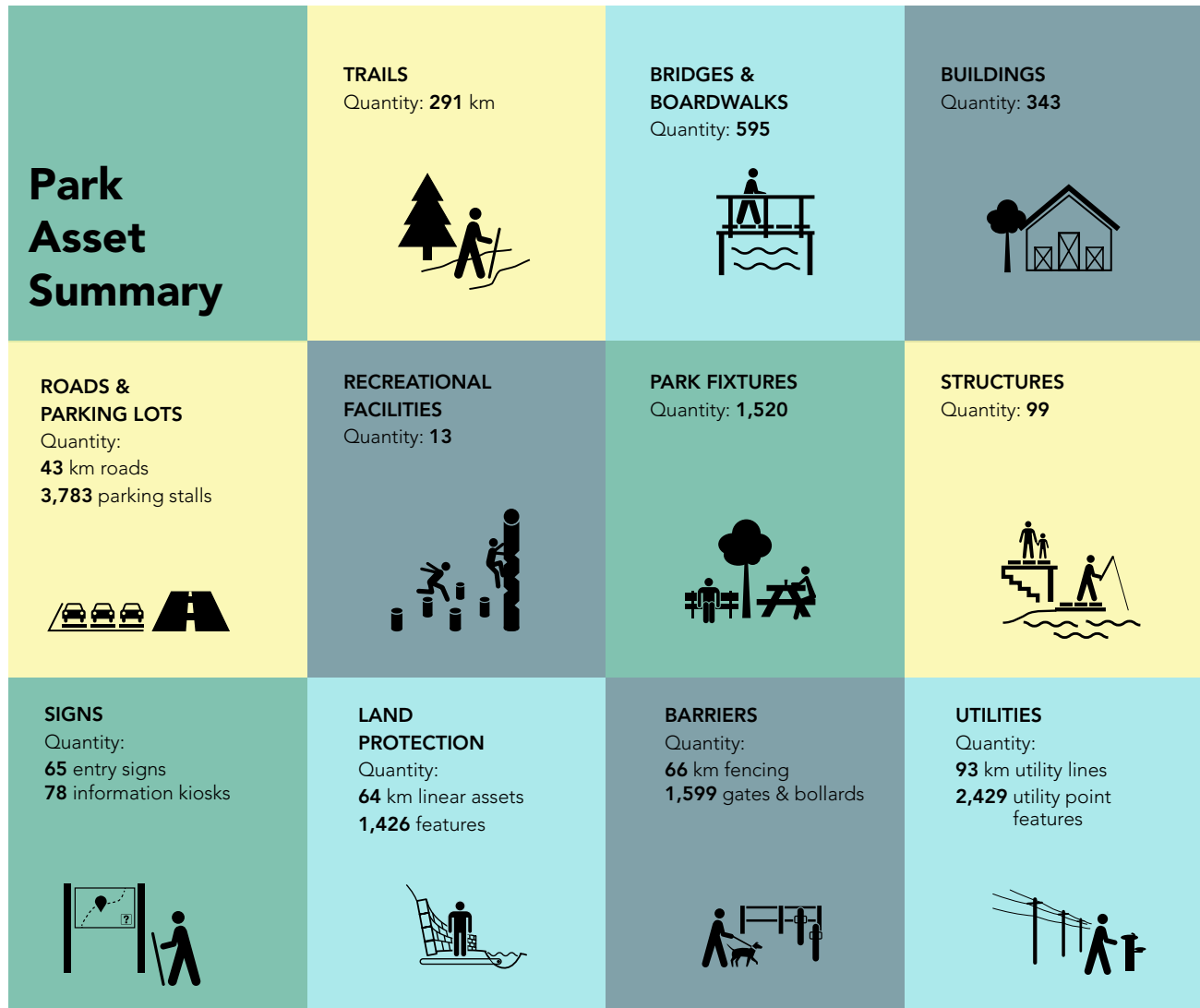


The *Regional Parks Plan* is Metro Vancouver's management plan for the regional parks system.

The plan guides Metro Vancouver's work to protect natural areas and connect people to nature. In 2022, an update of the plan establishes a strategic vision of a resilient network of regional parks and greenways that provides important climate, health, and other benefits to visitors and regional residents.

Building and Maintaining Park Assets

Each year, Regional Parks manages a growing number of built assets, including:





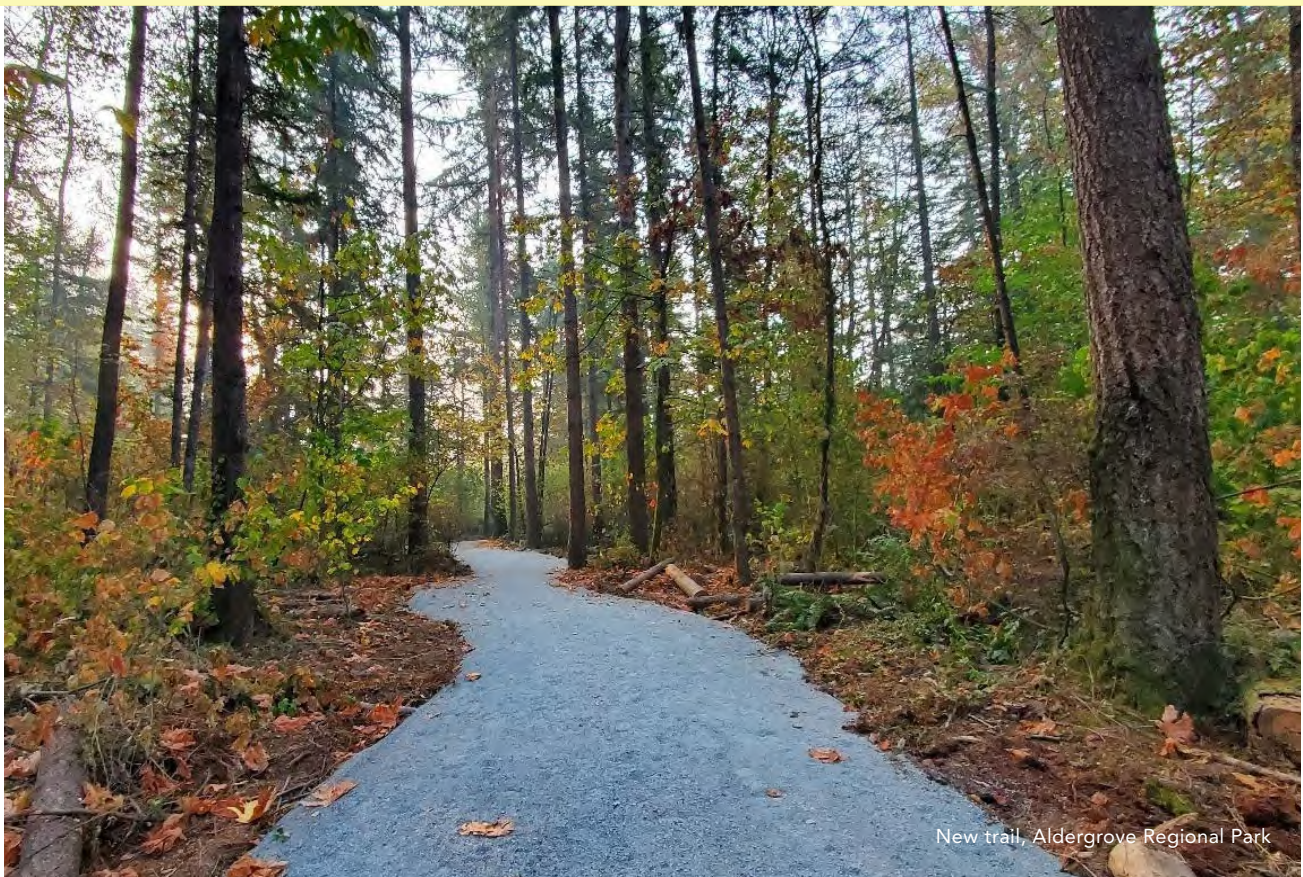
2022 Accomplishments

- Grouse Mountain Trail and Amenities – completed a new lower mountain connector trail along with significant upgrades to the Grouse Grind and BCMC Trail as part of a multi-year initiative to implement the 2019 Park Management Plan. This work was funded in part by a \$2.6 million Investing in Canada Infrastructure Grant.
- Derby Reach Full Service Washroom and Shower Facility – significant progress was made on construction of a new full service washroom and shower facility at Edgewater Bar in Derby Reach Regional Park. This facility is fully accessible and will support both day use and campground park visitors at this popular site, and will open in time for the 2023 summer camping and picnic season.
- Iona Beach Regional Park – planning and design of improvements to Iona Beach Regional Park continued as part of the Iona Waste Water Treatment Plant project. This long term initiative includes significant ecological and recreational park enhancements that will improve climate resilience and support the livability of the region.

Aldergrove Regional Multiuse Trail Connection



Metro Vancouver completed construction of a multi-use trail connection between the park entrance at the corner of 272nd Street and 8th Avenue and the equestrian trail head at 6th Avenue in 2022. This project expands the regional greenway network and improves the visitor experience in Aldergrove Regional Park. The new trail connects the Township of Langley's South Langley Regional Trail into the park's multi-use trail network and will also provide in-park walking loops.



New trail, Aldergrove Regional Park



Protecting Important Natural Areas

In 2022, Regional Parks protected:

13,842 hectares – including **9,752** hectares of sensitive ecosystems
and **2,055** hectares of modified ecosystems*

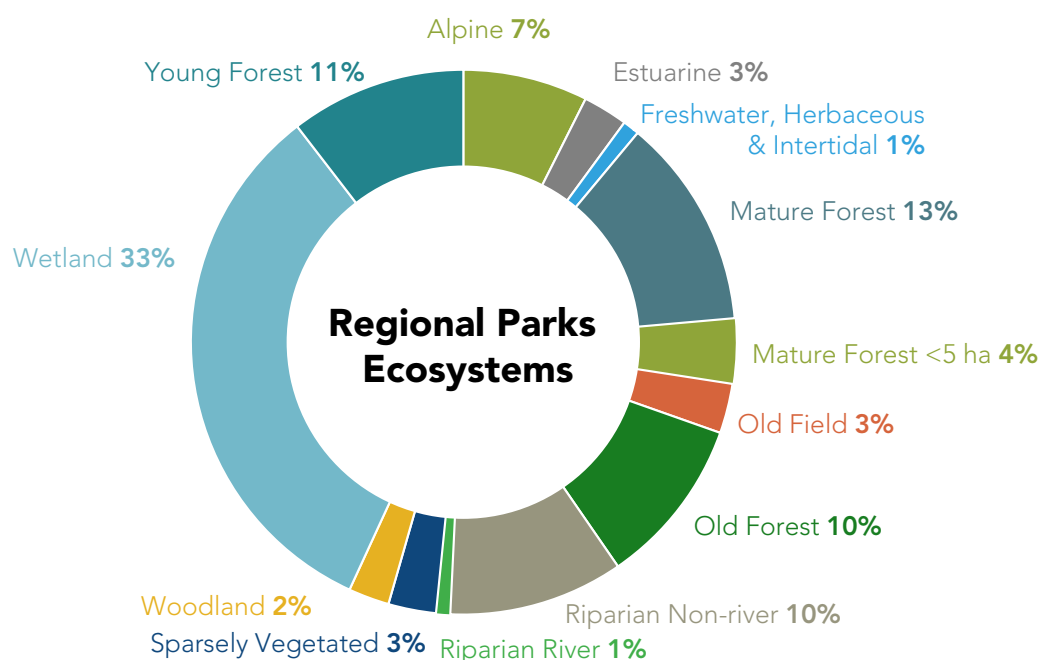
23 regional parks

2 regional park reserves

5 regional greenways

2 ecological conservancy areas

* Sensitive ecosystems are ecologically fragile, rare, or at-risk and include wetlands, older forests and woodlands. Modified ecosystems are younger and more human modified but still have ecological value and importance to biodiversity, such as young forests (under 80 years old).



Natural Resource Management

We work throughout the year to protect and conserve ecosystem health.

Goals of the Natural Resource Management Framework:

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

2022 Accomplishments

- Created or maintained 62 hectares of ecological restoration areas.
- Initiated development of environmental management plan guidelines for regional park facility construction projects to protect environmental values.
- Completed the Lynn Headwaters hemlock looper damage assessment and mitigation strategy.
- Completed 27 restoration projects in 15 regional parks including:
 - Wetland enhancement planting and maintenance at Colony Farm Regional Park
 - Killarney Lake riparian protection and enhancement at Crippen Regional Park
 - Pond construction and reforestation projects at Campbell Valley Regional Park
 - Stream enhancement monitoring and planning by students from BCIT Ecological Restoration program
 - 10 projects supported by the Metro Vancouver Regional Parks Foundation



Improving Forest Health in Lynn Headwaters Regional Park

Since 2019, an outbreak of western hemlock looper moth has been sweeping the forests of the North Shore. The slopes west of the entrance road to Lynn Headwaters Regional Park were some of the harder hit areas. When dead or dying trees are near places used by people, they can be a risk to public safety.

Arborist assessments identified trees along the park entrance road that were severely damaged, dying or dead. In late 2022 and early 2023, crews removed about 300 trees. About 1,700 new western red-cedar and Douglas-fir trees will be planted in spring 2023. The newly-planted trees will be monitored and maintained to ensure their best chance of growing quickly on the slope.

Parks Operations and Maintenance

Keeping regional parks and park assets at the standard of care expected by visitors each year takes an incredible amount of effort. Even in the most challenging environmental conditions, we ensure regional parks are maintained for safe public enjoyment 365 days of the year.

Minnekhada Regional Park Wildfire Response

In October 2022, Metro Vancouver, BC Wildfire Service, and Coquitlam Fire and Rescue crews reacted quickly to a brush fire in Minnekhada Regional Park. Despite this quick response, the fire quickly grew to 14 hectares due to extremely dry conditions and the very steep and challenging terrain.

The park was closed to the public as ground crews laid hoses and secured water supplies to establish a wet line around the fire's perimeter and used hand tools to extinguish smouldering burns. Helicopters supported these efforts by longlining firefighting gear into remote areas of the park and dropping thousands of litres of water per hour onto the fire by bucket.

After five days, the fire was deemed under control and ground operations focused on dousing remaining hotspots. Once the fire was extinguished, we developed a phased re-opening plan. As there was significant damage in the area affected by the fire, some trails will only re-open once the area has been deemed safe for the public.



Watch this video about the wildfire response at Minnekhada Regional Park (vimeo.com/764334605)

Campbell Valley Regional Park Visitor Education Strategy

Wildlife feeding has been an ongoing compliance issue at Campbell Valley Regional Park for many years. Feeding wildlife is not permitted in regional parks and has negative impacts on the park's wildlife and visitors. Feeding wildlife in regional parks may seem like an enjoyable and appropriate way to connect with nature. However, it often has unforeseen harmful impacts such as promoting aggression in wildlife, facilitating the transmission of diseases, and attracting predators to feeding sites.

Operations, interpretation, natural resource management, and regulations and compliance staff jointly created and implemented a strategy to create and distribute consistent messaging to the public. Several initiatives were implemented including the installation of educational signs and increased staff presence at popular feeding locations, and the strategy is having a positive effect on reducing wildlife feeding in the park.



Safe Regional Parks and Park Visitors

We work to fairly and consistently educate members of the public on park rules and behaviour expectations as Metro Vancouver protects natural assets and provides safe and enjoyable visitor experiences.

Using good park design, education, and as a last resort, enforcement, we keep visitors safe by:

- Providing a uniformed presence in regional parks
- Educating park visitors on safe use of regional parks
- Investigating and responding to public safety concerns
- Coordinating patrols and response from emergency response agencies



Compliance Team Training Videos

Metro Vancouver produced eight internal Park Officer training videos to be utilized by Regional Parks regulations and compliance, operations, and interpretation staff groups. The videos help develop skills for working with the public and communicating in a tactful and professional manner when compliance issues are encountered on park lands.



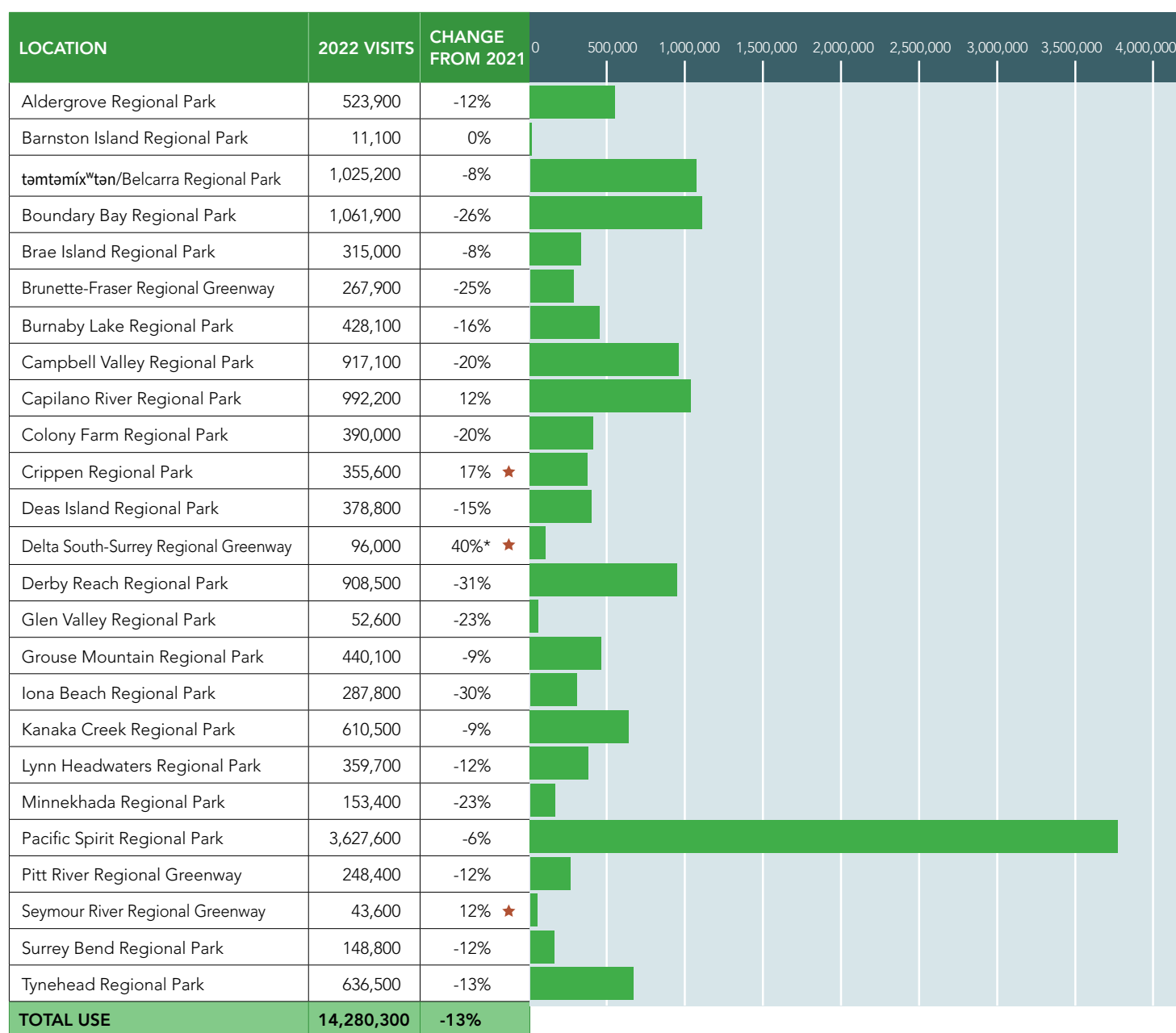


Connecting People with Nature

Visits

14.3 million estimated park visits in 2022
(4% average annual increase from 2002 to 2022)

1 regional park & 2 regional greenways
received record number of visits



★ Record annual visitation

Note: Park estimates are rounded to the nearest hundred in this figure.

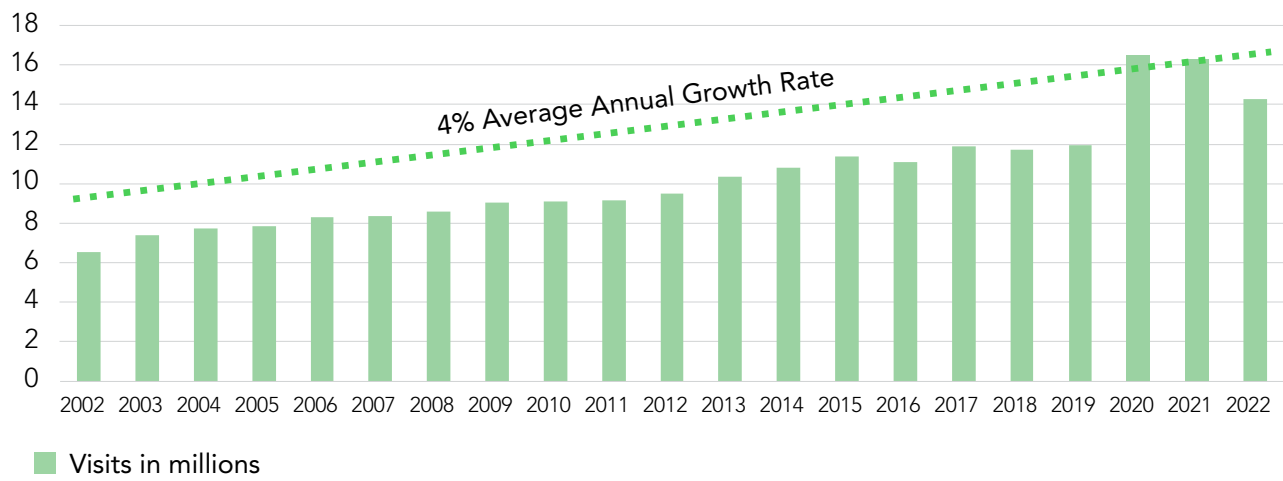
Data counters installed at park entrances (roads and trails) are used to produce annual and monthly visitation estimates for each park.

* 2022 counter data reflect estimates for Delta South-Surrey Regional Greenway and the Delta Nature Reserve.

2021 counter data reflect estimates for the Delta South-Surrey Regional Greenway only.

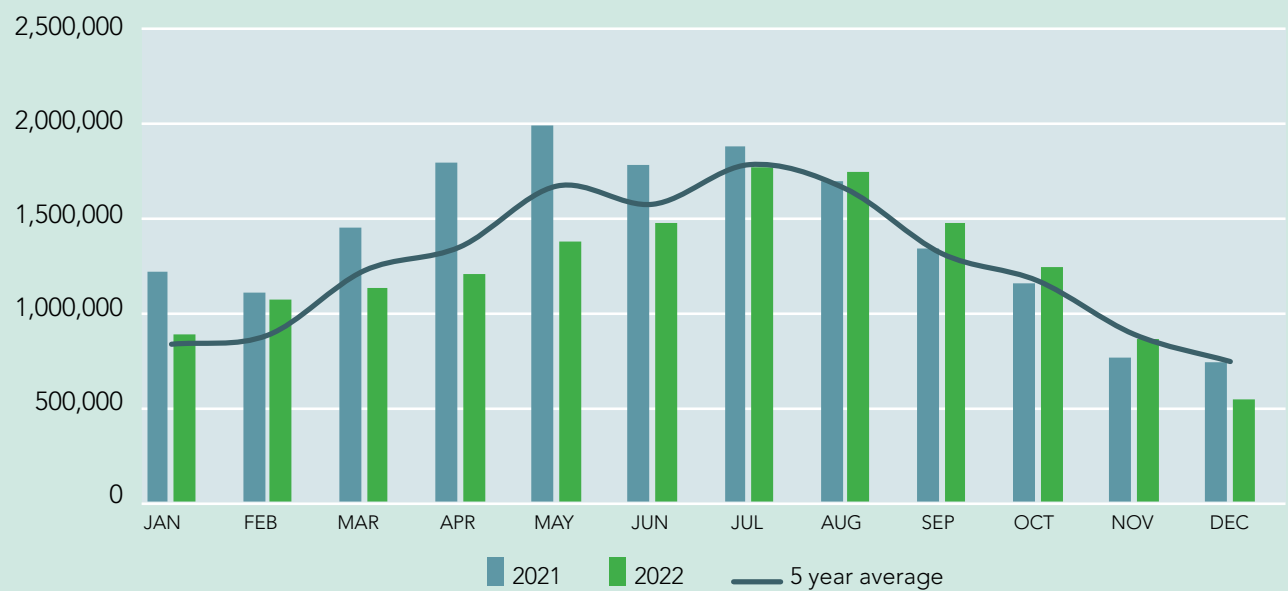


Annual Visits





Visits by Month



Public Programs and Events



39,389
total participants



525
total programs, events
and outreach activities

Most Metro Vancouver residents live in an urban environment with less access to natural areas than previous generations. This growing urban population has increased visitation in existing parks and is placing greater pressure on local green spaces.

Public programming in regional parks responds to these challenges by deepening audience understanding, appreciation and protection of the natural environment. Experienced-based programs and events are designed to inspire appreciation and understanding of the environment.

2022 Accomplishments

- Continued implementation of the *Public Programming Strategy* through ongoing development of the Regional Parks Interpretation Plan template and the English language version of the Public Programming Survey (Punjabi and Chinese versions in progress).
- Activated a pop-up park with a new interactive game at the PNE, where over 3,600 visitors connected with park interpreters.
- Collaborated with Karen Gabriel, ąʷá:ńłəń (Kwantlen) Elder, and Carman McKay, Coast Salish educator, to share traditional knowledge and their stories of place with over 4,400 park visitors across several events.
- Engaged youth with the re-launch of Flashlight Mysteries, an escape room-inspired event that brought over 500 visitors to Deas Island Regional Park.
- Worked with over 20 volunteers to reopen Campbell Valley Regional Park's nature house as a place to connect with and learn about nature. The volunteers guided 1,489 visitors through a variety of activities, crafts and displays about the importance of regional parks and the animals and plants that call them home.
- Created a new guided walk for Pacific Spirit and Capilano River regional parks to keep people and wildlife safe. The walk focused on wildlife behavior and strategies to live with our "wild" neighbours including coyotes, raccoons, and bears.

Kanaka Creek Interpretive Art Mural

Metro Vancouver completed a dynamic and colorful interpretive art mural at the fish fence in Kanaka Creek Regional Park in partnership with the ąʷá:ńłəń (Kwantlen) First Nation, City of Maple Ridge, Metro Vancouver Regional Parks Foundation, Kanaka Education & Environmental Partnership Society, and local schools. The mural is a fun and creative tool for educating visitors about salmon and the surrounding rainforest.



Find photos of the mural and more at
pacificparklands.com/kanaka-creek-mural-project/



Watch this video about the Kanaka Creek Interpretive Art Mural (vimeo.com/745509850)



Running, Crippen Regional Park

What Our Program Participants Say

"These programs offer unbelievable value to our lives. We are learning things that it seems amazing we didn't know before we became adults. We are learning valuable things about the world around us! My connection with nature has improved because of Metro Vancouver [Regional] Parks programs."

Julie Mason, Winged Woodworkers participant (Aldergrove)

"Please keep up the programs. They are really important to many people. They are educational, keeps us healthy and make life worthwhile."

Barbara Buchanan, participant (multiple parks)



Group Programs

8,681 participants

48 virtual field trips

331 in-park field trips and workshops



Public Programs

30,708 participants

146 programs

Facility Reservations

Regional parks have rentable facilities suitable to group picnicking and camping, weddings, special events, meetings, and workshops. In 2022, demand for all facility types has continued to rebound from the significant drop due to the public health restrictions in place during the pandemic.



134,862 guests enjoyed individual camping facilities at Derby Reach and Brae Island regional parks



1,047 groups with 91,424 guests enjoyed reserveable day-use facilities •

•
•
•
•
•

Short term rental of buildings, structures, group campgrounds, and open spaces

- 654 groups with 29,360 guests visited picnic shelters in 8 regional parks
- 393 groups with 62,064 guests visited buildings and enjoyed other day-use booking opportunities in regional parks

Rustic outdoor and indoor camping for groups in 4 regional parks:

- 187 groups with 5,419 guests enjoyed group camping facilities



təmtə́míxʷtən/Belcarra Regional Park

səlíl̓wətaʔt (Tsleil-Waututh) Nation Access Improvement Initiatives



Projects supporting improved access to təmtə́míxʷtən/Belcarra Regional Park by səlíl̓wətaʔt (Tsleil-Waututh) Nation members were implemented during the summer of 2022. Initiatives included the creation of reserved year-round parking spaces for members of the Nation along with provision of a complimentary water taxi service for səlíl̓wətaʔt (Tsleil-Waututh) Nation families over the Labour Day weekend. Eight taxi trips transported 39 Indigenous individuals to their ancestral homelands, where they were able to learn and play alongside Beachkeepers (a volunteer stewardship program that aims to maintain a healthy intertidal ecosystem at təmtə́míxʷtən/Belcarra Regional Park). Creative BC's Reel Green initiative partnered with Metro Vancouver Regional Parks Foundation to fund the water taxi trips.

Volunteering



15,398
total volunteer hours



4,655
total volunteer instances

A volunteer instance is when one person volunteers once at an event or program.

Volunteers contribute to the delivery of a range of programs and activities in regional parks. They play a significant role in the delivery of Metro Vancouver's stewardship program and help connect people to nature through a variety of meaningful ways. In 2022, volunteer participation in stewardship, education, and interpretive programs and events continued a steady climb back towards pre-pandemic levels.



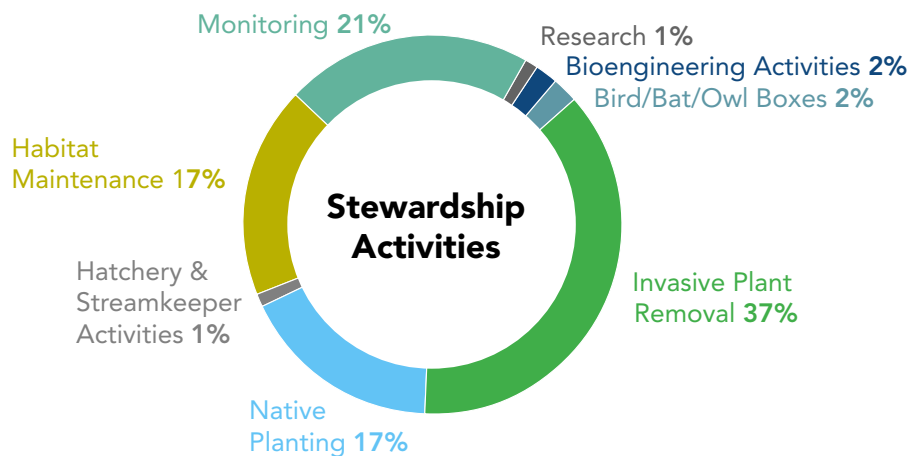


4,010 kg
of invasive species removed

11,765
native plants added to parks

Environmental Stewardship

Regional parks protect critical wildlife habitat and provide ecosystem services such as cleaning the air and helping to control temperatures. Each year, staff, partners, and volunteers invest time and effort to restore the health and beauty of these special places. In 2022, 3,944 volunteer instances supported 333 stewardship work parties in regional parks which resulted in the contribution of 10,294 volunteer hours.



What Our Stewardship Volunteers Say

"Thanks so much ... for supporting these projects! The students always report that these are highlights, and we can't thank you enough!"

Dr. Eric Anderson, Instructor and Program Head, BCIT Ecological Restoration Program

"I think I volunteer about 120 – 150 hours a year here. It all started with me just walking around and cleaning up the beach on my weekend walks. I would pick up glass and things like that. Then through friends, I met someone who works here and they said, well, we could find you things to do. This is the first one I was given. I record the water data. I also do invasive species removal, bat counts and bat tagging, I set up wildlife cameras. I started the Facebook group Friends of Iona Beach as I was hoping I could find more people that are interested in helping out and providing some service to the regional parks. I enjoy this province. It's been 20 years since I've arrived here, but I enjoy it and I thought, maybe I can give back this way."

Greg Michalowski, volunteer, Iona Beach Regional Park





Derby Reach Regional Park

Education and Public Programs

Volunteers support the delivery of community science, educational activities and other events in regional parks. In 2022, 711 volunteer instances supported educational public programs and events in regional parks, which reached 6,637 visitors and resulted in the contribution of over 5,104 volunteer hours.

Beachkeepers

Established in 1997, Beachkeepers is a volunteer-supported interpretive and stewardship program at t̓əmtə́míxʷtən/Belcarra Regional Park. Led by a park interpreter and supported by volunteers interested in natural sciences, the Beachkeepers is Regional Parks' longest running stewardship program. Volunteers conduct data collection, public education, and marine stewardship. In 2022, the Beachkeepers program connected with 3,047 park visitors at t̓əmtə́míxʷtən/Belcarra Regional Park through 139 volunteer instances and 731 volunteer hours.





Getting the Word Out

Regional Parks Newsletter

This monthly e-newsletter highlights behind-the-scenes stories as well as the latest Regional Parks news and events.

5,749 subscribers

Check out archived issues online

metrovancover.org (search “Regional Parks newsletter”)



Nature Program Guide

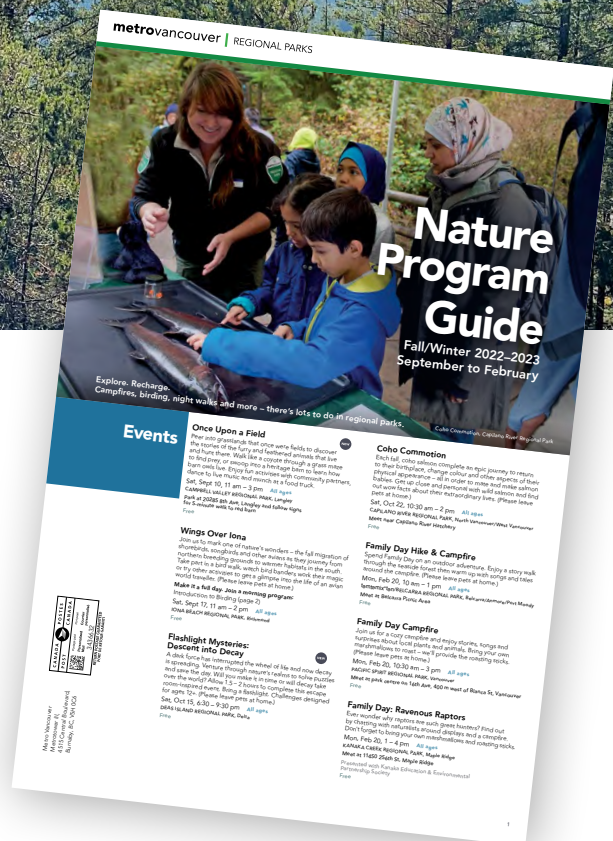
Published in the spring, summer, and fall/winter.

Promotes events and activities for all ages to learn about, connect with, and enjoy nature in regional parks.

Distribution includes household mailouts, park kiosks, community centres, libraries, and city halls.

5,749 people received the nature program guide by email

20,567 hard copies of the nature program guide distributed per edition, on average



Social Media and Video

Regional Parks connects with people through social media, sharing information ranging from nature activities and volunteer opportunities to safety and land acquisition announcements. Social media is also a way for people to reach out to and engage with Regional Parks.

19 Regional Parks videos produced in 2022

- 11 videos shared on social media, eight internal/training videos
- Videos reached 42,268 people on Facebook and Instagram
- 1,743 Facebook and Instagram engagements (includes reactions, comments, shares, and clicks)
- 66,267 video views (from Metro Vancouver corporate and Regional Parks Facebook pages, Instagram, YouTube, and Vimeo)
- On Metro Vancouver's YouTube channel, Boundary Bay Regional Park Profile was the most popular Regional Parks video with 23,514 views

Metro Vancouver staff film training videos, Capilano River Regional Park



Two Humans of Regional Parks productions

- Iona Beach Regional Park
- Crippen Regional Park

A series to give a glimpse of Metro Vancouver's regional parks through the eyes of visitors.

Sharing stories as diverse as our park users as they answer the question, "What makes regional parks special to you?"



"I'm here just to check out this new mat on the beach to see if it's accessible and see how far I can go. In the past we've gone along the jetty, which is very accessible. I used my scooter all the way down and back, and I like it. Accessibility means a lot. It makes you feel like you're part of the general public, and that you can go on the beach if you want to, just like anyone else. The washrooms here are accessible but some other park washrooms are not. Some of them have a handrail and call that accessible, but it's not. Also, if there's gravel in front of the doors and someone in a wheelchair or a scooter is trying to push the door open, plus try to get traction on gravel, that makes it hard."

metrovancover.org (search "humans regional parks")



**FB.ME/MetroVancouver
RegionalParks**

48,873 Facebook engagements
(includes reactions, comments, shares)



@MetroVancouver

348,079 Twitter Impressions



@metrovancoverbc

Total reach of **87,725** viewers



Connecting with nature, təmtəmíx'tən/Belcarra Regional Park

Looking Forward

In 2023, Regional Parks will continue to protect important natural areas and connect people to them. We will continue to sustainably manage regional parks to provide high quality visitor experiences and conserve ecosystem health to ensure long-term resiliency. Efforts in 2023 will focus on the implementation of the updated *Regional Parks Plan*, which was adopted in 2022.

Regional Parks will work to ensure everyone has the opportunity to benefit from the exceptional natural experiences found in parks by managing visitor use, improving equitable access within, and expanding sustainable travel options to parks. We will enhance park visitors' connection to nature through diverse learning and volunteer opportunities, and creative public communication. Using its expanded capital resources, we will continue to protect natural areas through the delivery of the Regional Parks land acquisition program. Developing new facilities in regional parks and promoting expansion of the Regional Greenway Network through a range of strategies are other ways we will further *Regional Parks Plan* goals.

Metro Vancouver is also working with First Nations to ensure Nation members have an active role in the planning and stewardship of regional parks. These efforts may include the development of further cultural co-operation agreements, better inclusion of Indigenous voices in planning and programming, supporting guardian programs and further efforts to protect archaeological resources. Finally, we will continue to promote the resiliency of regional parks through climate change and risk management planning, park land acquisition, and ecosystem stewardship.



**In 2022, Metro Vancouver Regional Parks protected
13,842 hectares of regionally important natural areas with
14.3 million visits to its regional parks.**



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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

ATTACHMENT 2



5.1

təmtəmx*ten / Belcarra Regional Park

Regional Parks 2022 Annual Report

David Leavers

Division Manager, Visitor and Operations Services, Regional Parks

Regional Parks Committee – June 7, 2023
59428771

Josephine Clark

Natural Resource Management Planner, Regional Parks

metrovancouver


Protecting Important Natural Areas

Burns Bog Ecological Conservancy Area

LAND ACQUISITION AND STEWARDSHIP

- 21.3 hectares parkland acquired
- Regional Parks Land Acquisition & Development Fund increased by \$4 million
- 333 stewardship work parties
- 4,010 kg of invasive species removed
- 11,765 native plants added to parks



OPERATIONS AND PUBLIC SAFETY

- October 2022 brush fire grew up to 14 hectares
- Quick response and under control after five days
- Phased re-opening plan



Minnehada Regional Park

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5

Connecting People with Nature



təmtəmix' tən / Belcarra Regional Park

VISITS

- 14.3 million park visits in 2022
- Record visits at:
 - Crippen Regional Park
 - Delta South Surrey Regional Greenway
 - Seymour River Regional Greenway



Crippen Regional Park

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7

PUBLIC PROGRAMS & EVENTS



39,389
total participants



525
total programs, events
and outreach activities



Burnaby Lake Regional Park

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8

VOLUNTEERING



15,398
total volunteer hours



4,655
total volunteer instances



Aldergrove Regional Park

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9



Surrey Bend Regional Park

Thank you

metrovancouver
Together we make our region strong

10

To: Regional Parks Committee

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

Date: May 17, 2023 Meeting Date: June 7, 2023

Subject: **Regional Park at Cape Roger Curtis - Park Planning, Municipal Rezoning and OCP Amendment Update**

RECOMMENDATION

That the MVRD Board receive for information the report dated May 17, 2023, titled “Regional Park at Cape Roger Curtis - Park Planning, Municipal Rezoning and OCP Amendment Update”.

EXECUTIVE SUMMARY

The purchase of 24 parcels of land to establish a new regional park at Cape Roger Curtis on Bowen Island has been finalized. Metro Vancouver is taking steps to secure and maintain the land while the park planning, municipal rezoning and Official Community Plan (OCP) amendment processes proceed.

Regional Park staff are working closely with Bowen Island Municipality (BIM) through the rezoning and OCP amendment process. Additional submittals, requested by the municipality, will be provided in early June for municipal advisory committee referrals and public engagement in advance of an anticipated second reading in September 2023.

PURPOSE

The purpose of this report is to provide an update to the Metro Vancouver Regional District (MVRD) Board on the park planning, municipal rezoning and OCP amendment processes for the new regional park at Cape Roger Curtis, on Bowen Island.

BACKGROUND

In July 2022, the Metro Vancouver Board approved the purchase of 24 parcels of land, totaling 97-hectares for the purpose of establishing a new regional park at Cape Roger Curtis, on Bowen Island.

In January 2023, Metro Vancouver submitted a rezoning and Official Community Plan (OCP) amendment application to Bowen Island Municipality (BIM) proposing a passive park designation, with a variance to allow for supervised overnight tent camping of up to 100 sites. The land is currently zoned as rural residential (RR1).

On Feb 27, 2023 staff attended a BIM Committee of the Whole meeting to initiate the rezoning and OCP amendment process. BIM Council received the application and referred it to municipal advisory committees and external agencies. Phase 1 public engagement extended from February 10 to March 20, 2023. First Nation engagement is ongoing.

At the regular council meeting of April 24, 2023, BIM Council approved first reading of the rezoning and OCP amendment bylaws and directed staff to work with Metro Vancouver on a Section 219 covenant to confirm phasing requirements. BIM staff recommended that Metro Vancouver provide additional submittals, including a transportation demand management plan, traffic impact assessment and visitor management plan in advance of second reading.

PARK PLANNING, MUNICIPAL REZONING AND OCP AMENDMENT UPDATE

Land Acquisition and Management

On May 9, 2023, Metro Vancouver finalized the purchase of 24 parcels of land, totaling 97-hectares, for the purpose of establishing a new regional park at Cape Roger Curtis on Bowen Island.

At this time, the land is not open to the public for day or overnight use. Regional Park staff are taking steps to secure and maintain the property while the park planning, municipal rezoning and OCP amendment processes proceed. To protect the site's ecology and ensure public access, Metro Vancouver will implement the following:

- site monitoring, oversight and bylaw enforcement;
- a wildfire protection plan;
- continued public access to existing municipal trails and roads;
- restriction of unauthorized vehicle access to parkland

Public access, capital improvements and ecological enhancements will follow successful completion of the park planning, municipal rezoning and OCP amendment processes.

Municipal Rezoning and OCP Amendment Process

Regional Park staff continue to work closely with Bowen Island Municipality through the municipal rezoning and OCP amendment process.

Staff are advancing work on the additional submittals requested by BIM. These will be provided to BIM by the first week of June.

Preliminary discussions are underway on the Section 219 covenant that was requested at the BIM Council meeting of April 24, 2023. The purpose of the covenant is to clarify park development phasing based on the implementation, visitation, operations and access study that was provided to BIM as part of the rezoning/OCP amendment application.

Upon receipt of the additional submissions, BIM staff will seek Council direction to refer the updated application to municipal advisory committees and a public open house. The referral committee meeting and public open house will extend through July and August. It is anticipated that BIM staff will report back to Council with the outcomes of the referrals and open house, with a recommendation for second reading or an alternative course of action, in September, 2023.

The rezoning and OCP amendment process is administered by BIM. The following outlines the remaining steps of the rezoning and OCP amendment process, with a potential timeline that is subject to change based on additional requests or other direction from BIM Council.

1. **June 2023** – BIM Council receives additional submittals, refers to advisory committees and public engagement
2. **July/August 2023** – BIM advisory committee referral meetings and public engagement
3. **September 2023** – BIM Council second reading and referral to public hearing
4. **October 2023** – Public hearing
5. **October 2023** – Third reading and Island Trust referral
6. **November 2023** – Fourth and final reading

Staff continue to advance discussions with Squamish Nation on the project to explore opportunities for engagement and collaboration through the immediate planning process and over the long term.

Monthly updates to the Regional Parks Committee and MVRD Board will be provided as the project moves forward.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

There are no immediate financial implications to consider.

The interim land management measures are being implemented within existing budgets and planned staffing allocations.

Public access, capital improvements and ecological enhancements will follow successful completion of the park planning, municipal rezoning and OCP amendment processes, subject to Board approval through the regular annual budget process.

CONCLUSION

The purchase of 24 parcels of land at Cape Roger Curtis on Bowen Island has been finalized. Regional Park staff are working closely with Bowen Island Municipality on the municipal rezoning and OCP amendment process.

Additional submittals, requested by the municipality, will be provided in early June for municipal advisory committee referrals and public engagement in advance of an anticipated second reading in September 2023.

References

1. [Cape Roger Curtis – Metro Vancouver Website](#)

To: Climate Action Committee

From: Geoff Doerksen, Air Quality Planner, Air Quality and Climate Change
Ken Reid, Superintendent, Air Quality and Climate Change

Date: May 23, 2023 Meeting Date: June 8, 2023

Subject: **Air Quality Advisory Program and Preparedness for 2023**

RECOMMENDATION

That the MVRD Board receive for information the report dated May 23, 2023, titled “Air Quality Advisory Program and Preparedness for 2023”.

EXECUTIVE SUMMARY

Metro Vancouver issues air quality advisories to help protect public health during periods of degraded air quality. The air quality advisory program covers the entire Lower Fraser Valley airshed, including Metro Vancouver and parts of the Fraser Valley Regional District, when air quality is degraded or is expected to become degraded. Metro Vancouver works closely with health authorities, and other partners each year to update messaging and public outreach materials with actions people can take to reduce their exposure to air contaminants.

New this year, ongoing air quality status updates will be posted on Metro Vancouver’s website to increase awareness of the potential for an air quality advisory or as conditions change during an advisory. Wildfire smoke advisories in six of the last eight summers and elevated ground-level ozone due to extreme heat waves emphasize how climate change is presenting new challenges for air quality management. On May 15, 2023, the region experienced its earliest ground-level ozone advisory since the advisory program began 30 years ago.

PURPOSE

To provide information about Metro Vancouver’s air quality advisory program, wildfire smoke preparedness and advisory planning activities for the 2023 summer advisory season.

BACKGROUND

Under the BC *Environmental Management Act*, Metro Vancouver has the delegated authority to manage air quality, and operates an air quality monitoring network and advisory program for the entire Lower Fraser Valley airshed, including Metro Vancouver and parts of the Fraser Valley Regional District. This report provides an overview of the advisory program and preparedness for the 2023 summer advisory season, including information on the procedure to provide advanced email notification to Climate Action Committee members, Board Chair, and Board Vice-Chair.

METRO VANCOUVER AIR QUALITY ADVISORY PROGRAM

Air quality advisories are issued to the public when air quality is degraded or is expected to become degraded relative to Metro Vancouver’s ambient air quality objectives, which are benchmarks for acceptable air quality. The advisory program is delivered in collaboration with Environment and

Climate Change Canada, BC Ministry of Environment and Climate Change Strategy (BC ENV), Fraser Valley Regional District (FVRD), Vancouver Coastal Health (VCH), Fraser Health Authority (FHA), First Nations Health Authority (FNHA), and the BC Centre for Disease Control (BC CDC). BC ENV provides an air quality advisory program for the remainder of the province.

Air Contaminants of Primary Concern

Metro Vancouver operates a comprehensive network of air quality monitoring stations in the region, including stations located in the FVRD, which have been operated by Metro Vancouver under a service agreement with the FVRD. Data are available in real time on Metro Vancouver's website airmap.ca (References 1 and 2), and informs the air quality advisory program. The contaminants of primary concern for Metro Vancouver's air quality advisory program are:

- **Ground-level ozone (O₃):** produced when nitrogen oxides (NO_x; emitted when fuels are burned) and volatile organic compounds (VOCs; emitted from solvents, plants, and other sources) react in sunlight on hot summer days.
- **Fine particulate matter (PM_{2.5}):** particles that are less than 2.5 microns in diameter (less than 1/30th the thickness of a human hair), allowing them to penetrate deep into the lungs and into the bloodstream. These particles can be emitted directly (primarily from fuel combustion and wildfires) or formed indirectly, such as when nitrogen oxides or sulphur oxides react with ammonia.

These contaminants have the greatest potential to reach levels in the region that may be harmful to human health. Metro Vancouver has established ambient air quality objectives for these contaminants, which indicate acceptable levels for different periods of exposure such as one-hour, eight-hour, 24-hour, and annual.

2023 Improvements to Advisory Program

In preparation for air quality advisories in 2023, improvements to the program include:

- Working with health authorities to update advisory messaging and public outreach materials with actions people can take to reduce their exposure to degraded air quality (e.g., visiting public air-conditioned buildings with cleaner and cooler air).
- Providing the public with better ongoing communication of air quality conditions in advance of or during air quality advisories as needed. Air quality status updates will be posted on Metro Vancouver's website.
- Translation options for air quality advisories within the updated Metro Vancouver website.
- Revising the format of air quality advisories to improve public communication, including clearer identification of the locations for which advisories are "in effect".

AIR QUALITY ADVISORY PROCEDURES

Metro Vancouver staff provide on-call/stand-by coverage seven days a week during the summer advisory season from early June to mid-September, and start the season earlier or extend the season when needed. Historically, wildfire smoke and ground-level ozone occur in the Lower Fraser Valley between June and September. With climate change, heat waves and wildfire seasons are occurring earlier and ending later.

Staff use many tools to guide decisions about issuing an advisory such as data from the air quality monitoring network; air quality and wildfire smoke forecasts; weather forecasts; and satellite imagery. Regular updates are provided to advisory program partners as air quality conditions change, and partners are consulted when a decision to issue an air quality advisory is made.

During periods of degraded air quality, and during advisories, a brief summary of air quality conditions will be posted on Metro Vancouver's website with the intent to make municipalities, emergency managers, and the public aware of the potential for an air quality advisory. An automated email will also be sent to residents that have subscribed online to receive these air quality status updates. The content of the updates will include the advisory outlook for today and tomorrow, using a rating of 'high', 'medium' and 'low'. The public update may be used by municipalities and emergency managers to help inform the need to open clean air shelters or provide other air quality services to the public.

Advisories are issued when degraded regional air quality exceeds thresholds defined by Metro Vancouver's air quality objectives. Air quality advisories are intended to reflect degraded regional air quality and not specific localized issues such as a small structure fire. When a decision has been made to issue an advisory, an advanced email notification will be provided to Climate Action Committee members, Board Chair, Vice-Chair, and other internal staff. The air quality advisory is then widely distributed to media outlets, a public subscription list, health authorities, and other government agencies by email.

The advisory will be posted on Metro Vancouver's home page and included in the status banner on airmap.ca. The advisory will also be posted by the provincial government and Environment and Climate Change Canada will issue a Special Air Quality Statement (SAQS) via the Weather Office website that acknowledges that an air quality advisory is in effect within the Lower Fraser Valley. Metro Vancouver staff contacts will be referenced on the advisory and will be available to answer media and public inquiries.

Metro Vancouver may also provide supportive information by social media before and during an advisory. Social media posts may include technical information (e.g., satellite images), or information on important topics such as: ways to reduce exposure to wildfire smoke; use of portable air cleaners; health advice; how to receive advisory notices; where to find current air quality data and the Air Quality Health Index (AQHI); and links to Metro Vancouver and BC CDC factsheets.

EARLY GROUND-LEVEL OZONE ADVISORY - MAY 2023

A one-day air quality advisory for ground-level ozone was issued for Metro Vancouver Northeast, the Central Fraser Valley and the Eastern Fraser Valley on May 15, 2023. Historically, ground-level ozone advisories have been issued from June to September, but unseasonably hot, sunny weather in Metro Vancouver and the Fraser Valley led to the earliest ground-level ozone advisory since 1993, when the air quality advisory program began. Spring heat waves can cause degraded air quality as well as summer-like weather conditions that can increase the risk of wildfires. Many large wildfires are already burning in northern BC and Alberta, causing significant air quality impacts due to wildfire smoke in those areas and across Canada and other parts of North America as smoke is

transported by dominant weather patterns. Ongoing preparedness of Metro Vancouver's advisory program ensures that the public are notified of degraded air quality, even when extreme weather occurs outside of the typical "advisory season".

IMPLICATIONS FOR FUTURE AIR QUALITY

Attachment 1 to this report provides information on historical trends related to air quality advisories, including contributing factors to advisory events. In recent summers, the Metro Vancouver region has been impacted by air quality advisories related to both ground-level ozone and wildfire smoke.

Climate Change Impacts on Air Quality

Our region is experiencing more severe and more frequent days of degraded air quality due to climate change. With a changing climate, we expect warmer, drier summers, longer periods of drought, and drier forest conditions. More heat waves and wildfires, due to our changing climate, mean that we expect more frequent and severe wildfire smoke and elevated levels of ground-level ozone. We must prepare our communities for air quality impacts of climate change while reducing our emissions to lessen the impacts.

Occurrences of wildfire smoke impacting Metro Vancouver has seen an upward trend in recent years. Six of the last eight summers have experienced widespread wildfire smoke throughout the region for many days. In 2022, the region was impacted by smoke from fires burning in BC as well as the US. Significant smoke can reach our region from wildfires in Washington, Oregon and California where similar trends are being observed.

The summer heat dome in 2021 saw a return to ground-level ozone levels not experienced since the 1980s, and a heat wave in 2022 also resulted in elevated ground-level ozone concentrations. Metro Vancouver's air quality program has had a historical focus on ozone and smog, and the *Regional Ground-Level Ozone Strategy*, adopted in 2014 by the Metro Vancouver and Fraser Valley Regional District Boards, has used a science-based approach for management actions to reduce emissions within the airshed that contribute to ground-level ozone. However, more extreme temperatures and new sources of emissions, including wildfires, have necessitated an update to the Strategy, which is part of the Climate Action Committee's work plan in 2023.

Metro Vancouver's *Climate 2050* strategy has identified the need for adaptation to climate-related impacts on regional air quality. For example, the Buildings Roadmap has actions to accelerate the use of electric heat pumps to enable summer cooling in homes while also reducing GHG emissions. The *Clean Air Plan* outlines strategies for continuous improvement in regional air quality, including actions to provide better protection against wildfire smoke such as clean air shelters in public buildings, develop resources to help residents and businesses manage indoor air quality, and provide high quality information to the public during air quality advisories.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Staff time for monitoring and analyzing air quality information, issuing air quality advisories and responding to requests from media and the public is included in annual operating budgets, including overtime for evening and weekend work during the summer period. In the last three advisory seasons (2020 to 2022), weekend staff coverage for the advisory program has been extended past the typical ending on Labour Day, by three to five weeks, due to longer wildfire seasons and ongoing threats of wildfire smoke to the region. Consideration of increased resource levels is made during annual budget preparation and may be needed if wildfire activity continues to increase in the future.

SUMMARY / CONCLUSION

Public notification of degraded air quality is delivered by Metro Vancouver's air quality advisory program. There is considerable public and media interest in air quality, especially when advisories are in place. In preparation for advisory season, Metro Vancouver undertook improvements to the advisory program, in particular to public outreach materials such as a revised webpage and more clear advisory messaging. Wildfire smoke advisories in six of the last eight years and extreme heat waves emphasize how climate change is presenting new challenges for air quality management and the need for adaptation to climate-related impacts on regional air quality.

Attachments

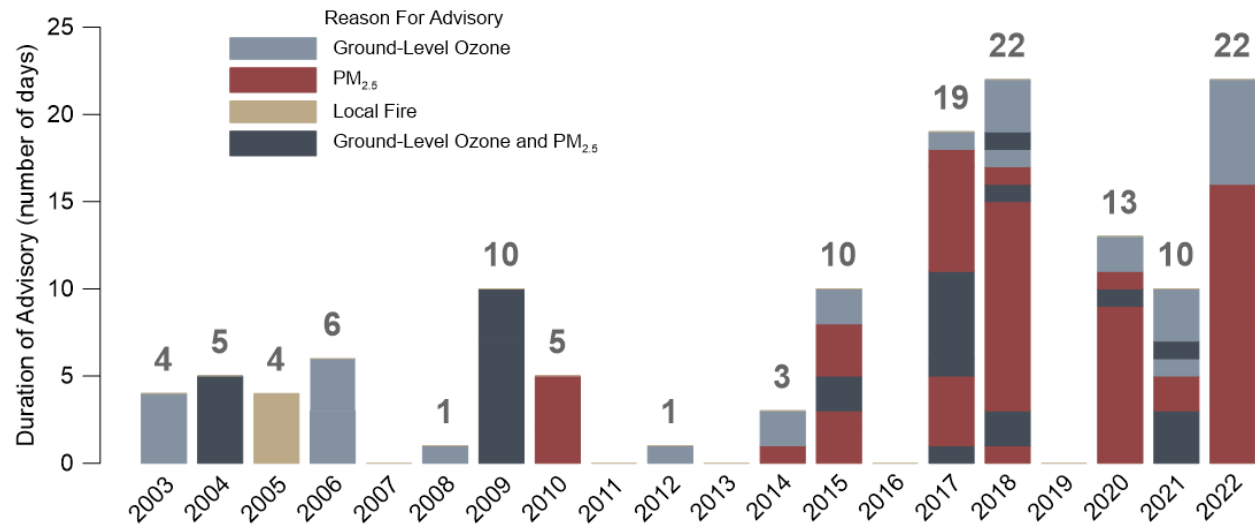
1. Air Quality Advisory Trends
2. Presentation re: Air Quality Advisory Program and Preparedness for 2023

References

1. [Metro Vancouver Home Page - Updates](#)
2. [Metro Vancouver's Current Air Quality - Air Map](#)
3. [BC Provincial Government Air Quality Advisories](#)

Air Quality Advisory Trends

In the last twenty years, the number of days on which air quality advisories were in place has ranged from zero to twenty-two days annually. Shown in Figure 1 is the historical trend of the number of days the Lower Fraser Valley was under an advisory. The legend indicates the reason for the advisory being issued.



Notes:

- Trigger levels for advisories have changed over the years; care must be taken when interpreting advisory trends.
- The advisory in 2005 was the result of a large fire in Burns Bog Ecological Conservation Area.

Figure 1: Number of days of air quality advisories in the Lower Fraser Valley.



Air Quality Advisory Program and Preparedness for 2023

Geoff Doerksen, M.Sc.

Air Quality Planner, Air Quality and Climate Change

Climate Action Committee Meeting, June 8, 2023

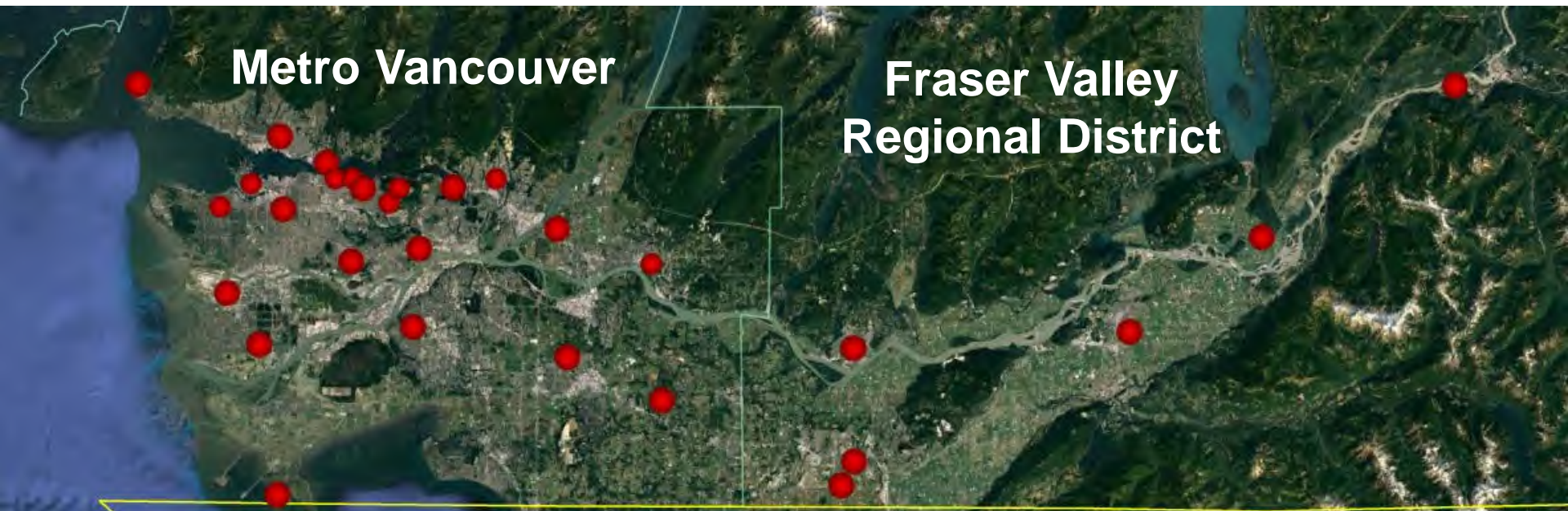
Ken Reid, M.Sc.

Superintendent, Environmental Sampling and
Monitoring, Air Quality and Climate Change

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METRO VANCOUVER AIR QUALITY ADVISORY PROGRAM



Environment and
Climate Change Canada

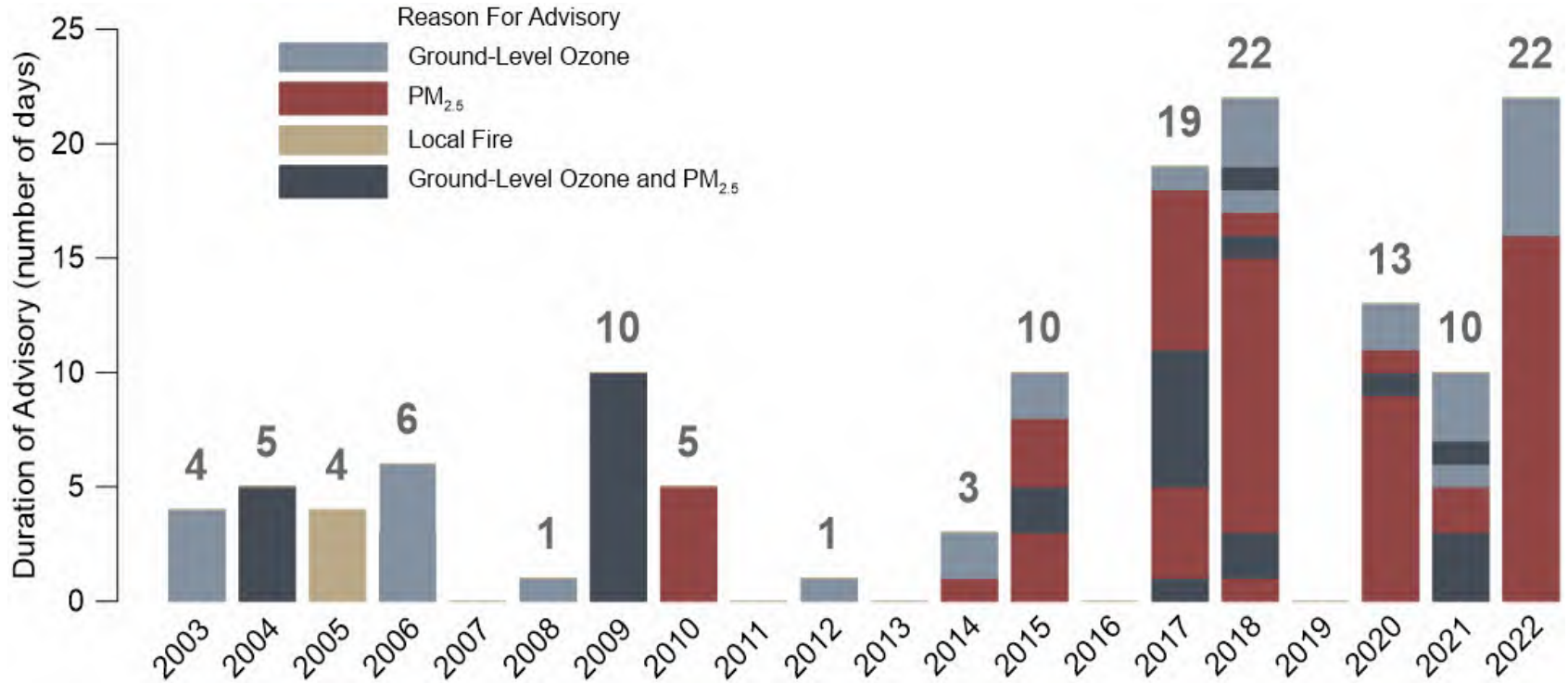


First Nations Health Authority



BC Centre for Disease Control

AIR QUALITY ADVISORIES 2003-2022



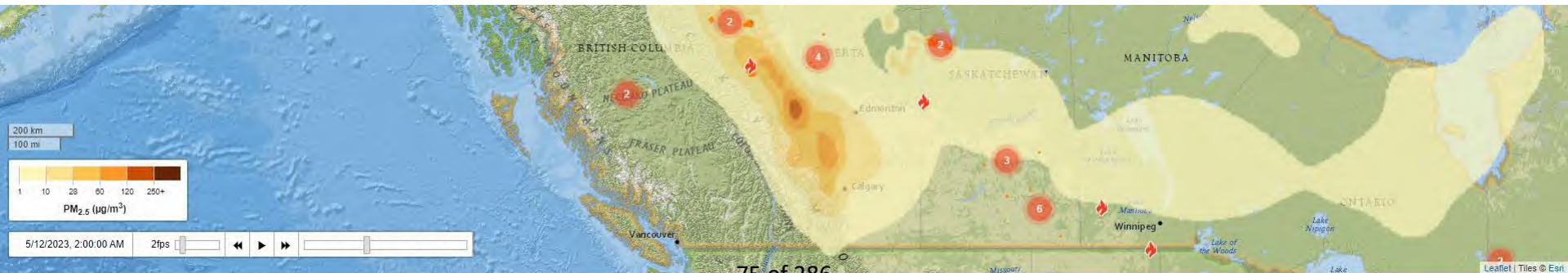
ADVISORY PREPARATION

- Work with partners and health authorities
- Improvements to public outreach materials
- Public air quality status updates

Date Issued	Advisory Outlook - Today	Summary	Advisory Outlook - Tomorrow
July 25, 2022 9:45 am	Medium	Environment Canada has issued a Heat Warning for Metro Vancouver and the Fraser Valley. The current forecast calls hot weather for the entire week, which will lead to enhanced ground-level ozone (O3) formation. The highest temperatures are forecast from Tuesday to Thursday but it will likely remain hot until at least the weekend. The Nohomin Creek Fire currently burning near Lytton, BC is also generating some smoke which may intermittently impact the region with light smoke but it is not expected to have significant ground-level impacts at this time. Currently, fine particulate matter (PM2.5) concentrations are low and are expected to remain low today.	High

ADVISORY PROCESS

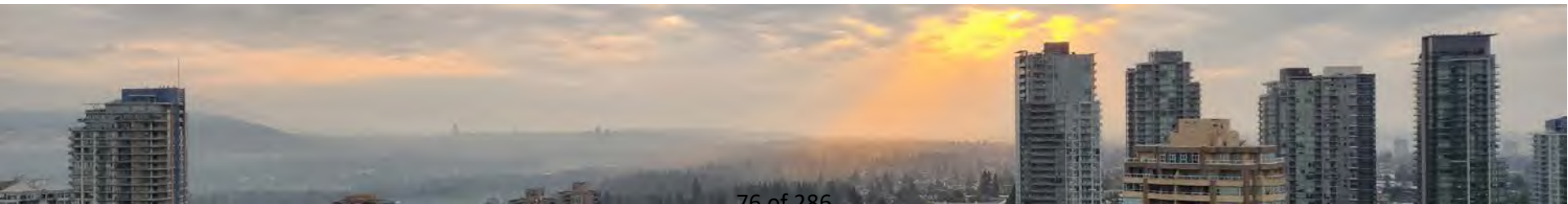
- Tools used to guide decisions
- Consultation with partners
- Advance notification to CAC members
- Media and public release
- Supportive information by social media



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IMPLICATIONS FOR FUTURE AIR QUALITY

- 6 of 8 recent summers had widespread wildfire smoke
- Changing climate will increase frequency and severity of wildfire smoke and heat waves
- *Clean Air Plan* outlines strategies for continuous improvement in regional air quality





Wildfire smoke on Bowen Island, BC (July 2015)

Questions?

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Together we make our region strong

To: MVRD Board of Directors

From: Climate Action Committee

Date: June 8, 2023

Meeting Date: June 30, 2023

Subject: **Manager's Report**

CLIMATE ACTION COMMITTEE RECOMMENDATION

That the MVRD Board write a letter to the Minister of Transportation and Infrastructure requesting an expansion to the E-bike Rebate Program and enhanced, stable funding for safe active transportation infrastructure networks.

At its June 8, 2023 meeting, the Climate Action Committee considered the attached report titled "Manager's Report", dated June 1, 2023.

The Committee received information on the BC Electric Bike Rebate Program, which started on June 1, 2023 and which provides a rebate on eligible new e-bike purchases for income-qualified BC residents. Rebates range from \$350 to \$1400 based on a person's income (Reference). Over 12,000 applications for rebates were received in the first day, and a waitlist was created to allow provincial staff to process applications properly and in order. The Rebate Program is one of many provincial active transportation funding initiatives; they have funded over 300 projects totaling more than \$40 million in grants since 2014.

The Committee discussed the importance of e-bikes in terms of increasing mobility and in providing a lower cost option to viable e-transportation, particularly for lower income residents. There was a desire to see the program expanded as well as to ensure the infrastructure for active transportation is in place as e-bikes become even more popular.

The Committee subsequently introduced the recommendation as presented above in underline style.

This matter is now before the Board for its consideration.

Attachment

"Manager's Report", dated June 1, 2023

Reference

[BC E-Bike Rebate Program \(bcebikerebates.ca\)](https://bcebikerebates.ca)

60541108

To: Climate Action Committee

From: Conor Reynolds, Director, Air Quality and Climate Change

Date: June 1, 2023

Meeting Date: June 8, 2023

Subject: **Manager's Report**

RECOMMENDATION

That the Climate Action Committee receive for information the report dated June 1, 2023 titled "Manager's Report".

Climate Action Committee 2023 Work Plan

The attachment sets out the Committee's Work Plan for 2023. The status of work plan priorities is indicated as pending, in progress, or complete. The work plan is updated, as needed, to include new priorities that arise, items requested by the Committee, and changes to the schedule.

New Requirements for Open Burning of Vegetative Debris

Metro Vancouver Regional District Open Burning Emission Regulation Bylaw No. 1355, 2022 (MVRD Bylaw 1355) took effect on May 15, 2023. MVRD Bylaw 1355 applies to the outdoor burning of vegetative debris such as leaves, branches, and other plant material from activities including agriculture, land clearing, and residential yard maintenance. Smoke emissions from open burning of vegetative debris contain fine particulate matter, nitrogen oxides, volatile organic compounds, and other harmful substances. These air contaminants can affect health and the environment, and some contribute to climate change. Because of the population density in parts of Metro Vancouver, smoke emissions from open burning can impact many people. Within the region, open burning activities are authorized for specific times under certain conditions, and this can create the potential for short-term exposure to elevated levels of smoke unless specified requirements are met.

There are two routes to obtaining a Metro Vancouver authorization for open burning. Property owners and occupants intending to burn vegetative debris in the open air can register and meet the requirements under MVRD Bylaw 1355 or apply for a time-limited Open Burning Approval. MVRD Bylaw 1355 provides a simpler and more efficient way to manage open burning of vegetative debris in cases where specified requirements are met to protect air quality and health. More information about MVRD Bylaw 1355, registration, and approvals is available on Metro Vancouver's website by searching for "open burning vegetative debris" (Reference 1).

BC Medium- and Heavy-Duty Zero-Emission Vehicles Mandate: 2023 Consultation Paper

In October 2021, the Province released the *CleanBC Roadmap to 2030*, which committed to a suite of policies to help reach the Province's legislated greenhouse gas emission reduction targets. This included a commitment to establish regulated zero-emission vehicle (ZEV) requirements for medium- and heavy-duty vehicles in consultation with automakers, businesses and industry, and in alignment with the state of California and leading jurisdictions.

In May, the Province issued a consultation paper seeking input on a suite of potential ZEV requirements for medium and heavy-duty vehicles. This includes annual sales targets for medium and heavy-duty ZEVs, as well as specific requirements for fleets, public transit agencies, small off-road engines, and other select vehicle types. The proposed sales targets and phase-in timeline are ambitious, with 2036 proposed as the target year for 100% ZEV sales for all vehicle types. This aligns with a big move in the *Climate 2050 Transportation Roadmap* and *Clean Air Plan* for the BC Government to set mandatory zero emission sales targets for medium and heavy-duty vehicles, and is a critical policy to reduce emissions from these vehicles in the region.

The proposed regulations are largely based on leading regulations in California, which Washington and Oregon have committed to following as well. Additionally, the Government of Canada has announced that it will develop Canada-wide medium and heavy-duty ZEV sales requirements. Metro Vancouver staff are reviewing the consultation paper and will provide comments to the Province for their June 27, 2023 deadline.

New E-bike Rebate Program Launching June 1

Starting June 1, 2023, the Province of BC will be offering a rebate on eligible new e-bike purchases (Reference 2). The rebates will be based on a person's income and will range from \$350 to \$1400. This program builds on an announcement in July 2021 that BC Provincial Sales Tax will be eliminated on e-bikes, and is an additional step to make e-bikes more affordable (Reference 3).

Unlike a previous e-bike rebate program, individuals will no longer need to scrap a vehicle to be eligible for the rebate. The program will be available for applicants who are at least 19 years old, and eligible e-bikes must cost at least \$2000 before taxes, and be purchased from a participating e-bike retailer listed on the program's website (Reference 4).

This program aligns with Metro Vancouver's *Clean Air Plan* (Action 1.1.7) and the *Climate 2050 Transportation Roadmap* (Action 1.7) to support residents and businesses in active transportation. It also supports the Province's *CleanBC* goals by encouraging a shift towards active transportation.

Engagement Update for June CAC

Metro Vancouver held the second Community of Practice for municipal staff with a role in engagement or public education on climate action. As requested by participants, Metro Vancouver brought in Re.Climate, a recognized think tank considered Canada's go-to centre for training, research and strategy on climate change communications and public engagement. The next session will be in the fall.

Staff were active on social media for May and June promoting the Climate Literacy initiative to residents throughout the region. These promotions were also shared on our youth-oriented social channels. The literacy modules saw 3300 visitors during the promotions, and it was notable that the average viewing length was in the range of four to ten minutes, in comparison to a typical average website visit of 2 minutes.

The first Climate Action Dialogues were held in Surrey and Vancouver May 29 and 30. Both venues attracted a range of residents and business sectors and NGOs. Surrey had about 30 in attendance and Vancouver 110 and 70 on the livestream. Special thanks to Directors Kruger and Johnstone for offering opening remarks. Speakers explored the connections between the urgency to take action on climate, and the economic benefits of some of the solutions.

Attachment

Climate Action Committee 2023 Work Plan, dated June 1, 2023.

References

1. [Metro Vancouver Open Burning Vegetative Debris](#)
2. [Rebates make new e-bike purchases more affordable | BC Gov News](#)
3. [E-bike incentive to benefit users, environment | BC Gov News](#)
4. [BC E-Bike Rebate Program \(bcebikerebates.ca\)](#)

Climate Action Committee 2023 Work Plan

Report Date: June 1, 2023

Priorities

1st Quarter	Status
Climate Action Committee orientation	Complete
Climate Action Committee meeting schedule and work plan	Complete
Amendments to air quality ticketing bylaws	Complete
Sustainability Innovation Fund (SIF) – 2023 proposals	Complete
2nd Quarter	Status
Climate 2050 nature and ecosystems roadmap	Complete
Climate 2050 industry and business roadmap	Complete
Climate 2050 energy roadmap	Complete
SIF - status report on previously approved liquid waste projects	Complete
SIF - status report on previously approved regional district projects	In progress
Overview of air quality advisory program and preparedness for 2023 season	In progress
3rd Quarter	Status
Climate 2050 annual progress report	In progress
Draft Climate 2050 roadmap for land use and urban form	In progress
Climate 2050 agriculture roadmap	In progress
Draft Climate 2050 roadmap for human health and well-being	In progress
Annual air quality report	In progress
Update to internal carbon price policy	In progress
Amendments to boilers and process heaters emission regulation	In progress
Next phase of engagement on large buildings GHG emission regulation	Pending
Emission regulation for cannabis production and processing	Pending
SIF - status report on previously approved water projects	In progress
4th Quarter	Status
Climate 2050 human health and well-being roadmap	Pending
Climate 2050 land use and urban form roadmap	Pending
Draft Climate 2050 roadmap for water and wastewater infrastructure	Pending
Corporate status report on carbon neutrality and energy management	In progress
Initiate engagement on emission regulation for lawn and garden equipment	Pending
Update to regional ground level ozone strategy	In progress
Report on 2023 air quality advisory season	Pending
Annual budget and five-year financial plan	Pending

To: MVRD Board of Directors

From: Regional Planning Committee

Date: June 9, 2023

Meeting Date: June 30, 2023

Subject: **Development Approval Process Review: Policy Implications**

REGIONAL PLANNING COMMITTEE RECOMMENDATION

That the MVRD Board:

- a) endorse the comments as set out in the report dated May 17, 2023, titled “Development Approval Process Review: Policy Implications”;
 - b) direct staff to forward comments to the Ministry of Housing staff for consideration when drafting the pending legislative changes for the Small Scale Multi-Unit Housing Initiative; and
 - c) add an additional comment that local governments with significant undeveloped land designated as General Urban in *Metro 2050* be excluded from the provincial Small Scale Multi-Unit Housing Initiative.
-

At its June 9, 2023 meeting, the Regional Planning Committee considered the attached report titled “Development Approval Process Review: Policy Implications”, dated May 17, 2023.

The Small Scale Multi-Unit Housing Initiative is one of the outcomes of the Province’s Development Approval Process Review, and aims to explore legislative changes to encourage gentle density and enable more infill and “missing middle” housing supply by allowing up to four units to be built on lots in areas traditionally zoned for single-detached homes. While the provision of middle-income housing, infill, and intensification in general is positive and aligned with *Metro 2050* policies that encourage housing choice and diversity, there are some concerns over the possible unintended consequences that may result. The report summarizes recommendations compiled based on comments relating to *Metro 2050* policy directions and discussions with member jurisdictions. These recommendations are proposed to be included in a letter to Ministry of Housing staff to provide constructive feedback to assist in the crafting of legislation which is expected to be introduced later this year.

In response to the report and the anticipated provincial legislation, Committee members discussed their desire to communicate to the Province the uniqueness of each local government in BC, and the importance of ensuring that the legislation builds in appropriate flexibility, such that it can be successfully implemented in varied local contexts. It was suggested that additional exemptions should be considered for municipalities achieving missing middle housing forms through alternative policies and actions; including local governments who have significant undeveloped land appropriate for this type of housing. Concerns were raised that these communities are already dealing with significant challenges of paying for new infrastructure related to greenfield development and are facing significant challenges securing the required funding for new school construction within greenfield areas, let alone adding that challenge to more established and stable neighbourhoods. The committee did not discuss the definition of “significant”, but based on the

intent of the motion, staff recommend that “significant” for the purposes of this motion be defined as communities that have more than 1000 hectares of undeveloped land in the General Urban designation in *Metro 2050* that are suitable for missing middle forms of housing and development. This would include the communities of Surrey, Township of Langley and Maple Ridge.

The Committee subsequently amended the recommendation as presented above in underline style.

This matter is now before the Board for its consideration.

Attachment

“Development Approval Process Review: Policy Implications”, dated May 17, 2023

60492799

To: Regional Planning Committee

From: James Stiver, Division Manager, Regional Land Use Policy
Regional Planning and Housing Services

Date: May 17, 2023

Meeting Date: June 9, 2023

Subject: **Development Approval Process Review: Policy Implications**

RECOMMENDATION

That the MVRD Board:

- a) endorse the comments as set out in the report dated May 17, 2023, titled “Development Approval Process Review: Policy Implications”; and,
 - b) direct staff to forward comments to the Ministry of Housing staff for consideration when drafting the pending legislative changes for the Small Scale Multi-Unit Housing Initiative.
-

EXECUTIVE SUMMARY

Ministry of Housing staff have been engaging with local and regional governments throughout the Province on advancing the Development Approvals Process Review (DAPR) initiative. The Small Scale Multi-Unit Housing Initiative is one of the outcomes of DAPR, and aims to explore legislative changes to encourage gentle density and enable more infill and “missing middle” housing supply by allowing up to four units to be built on lots in areas traditionally zoned for single-detached homes. While the provision of middle-income housing, infill, and intensification in general is positive and aligned with *Metro 2050* policies that encourage housing choice and diversity, there are some concerns over the possible unintended consequences that may result. To address these concerns, staff have compiled comments relating to *Metro 2050*’s policy directions to provide to the Province. These include:

1. Introducing indiscriminate intensification too broadly will make it more difficult to encourage intensification in the region’s Urban Centres and frequent transit corridors;
2. Allowing intensification too broadly could encourage more residential development in rural and agricultural areas, and encourage urban sprawl;
3. Due to lack of infrastructure, already being designated for higher levels of transit-oriented intensification, and inherent natural hazard risk, some areas should be excluded from the intensification mandate;
4. Local governments should have the discretion to consider the infrastructure servicing impacts and phasing to plan for the orderly provision of needed infrastructure upgrades and financing;
5. The Province should communicate how school and hospital capacity will be addressed with the anticipated intensification in the impacted areas; and
6. Local governments should have the discretion to consider how housing tenure can best be considered to encourage more rental units, attainable homeownership, and affordability.

Staff are seeking direction from the MVRD Board to endorse the comments set out in this report and to send them to Ministry staff for consideration when drafting the pending legislative changes.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with background and a summary of comments prepared by Metro Vancouver staff on the Province's Small Scale Multi-Unit Housing Initiative for information, and to seek endorsement and direction to forward them to Ministry of Housing staff.

BACKGROUND

In April 2023, the Province of BC introduced a new housing plan, "Homes for People", which signaled the Province's intention to work with local governments to implement zoning changes that will permit small-scale, multi-unit homes like duplexes, triplexes, and row houses in existing single-detached zoned neighbourhoods, and advance its ongoing Development Approvals Process Review initiative (Reference). Ministry of Housing staff are currently working on legislation that will allow up to 3 or 4 units on a traditional single-detached lot (depending on the size / type of lot) with additional density permitted in areas well-served by transit. Based on the limited information available to date, Regional Planning staff have noted some questions and possible concerns regarding the proposed legislation, its implementation, and potential unintended consequences that may result if not carefully considered. On May 5, 2023, Metro Vancouver staff presented those preliminary comments to the Regional Planning Advisory Committee (RPAC). The members generally shared the same questions and concerns, and provided feedback and additional comments that have been incorporated into staff's comments below.

PROPOSED LEGISLATION

While the details have been limited, Ministry staff are exploring how Official Community Plan policies, zoning bylaws, and Housing Needs Reports align to support small scale, multi-unit housing throughout municipalities as a means to encourage the broad provision of more diverse housing options.

Small Scale Multi-Unit Housing Initiative

Ministry staff are exploring how, through provincial legislation changes, to encourage townhouses, duplexes, triplexes, and other forms of infill housing, such as laneway / coach houses in single-detached neighbourhoods based on an evaluation of the barriers in place through existing policy and zoning. Early indications are that any legislative changes would likely apply to 'select communities only', but no definition of that has yet been shared.

Alignment with Metro 2050 Housing Policies

Single-detached homes are out of reach for many people, and there isn't enough supply of "missing middle" housing forms and options in this region to meet the needs of growing households. Expanding the supply and diversity of housing that meets a variety of needs across the housing continuum increases affordability, social equity, and resilience. The provision of diverse and affordable housing, infill, and densification in general is a positive direction to help address the housing affordability challenges of this region and supports the goals, strategies, and policy actions of *Metro 2050* such as policy 4.1.8 c) which encourages increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway / coach houses, and apartments, particularly in proximity to transit.

Small Scale, Multi-Unit Housing Policies in Other Jurisdictions

Other jurisdictions in BC, Canada, and internationally have implemented various zoning reforms that enable small scale, multi-unit housing by establishing minimum densities on lots in established single-detached neighbourhoods with varying degrees of success and uptake. In Vancouver, public consultation is underway to add missing middle housing (up to 6 units per lot) and simplify regulations in low density neighbourhoods. The City of Victoria already allows up to 6 units on lots currently zoned for single-detached dwellings in certain areas. The provincial government in Ontario has introduced new legislation requiring municipalities to permit small scale residential uses of up to 3 units per lot “as of right” in areas where municipal services can support the additional density. The State of Oregon requires that certain jurisdictions allow small scale housing forms in areas that previously only allowed single-detached residential units, and all cities with a population over 10,000 must allow 2 units on single-detached lots. The State of California allows up to 4 units on existing single-detached lots and includes transit-oriented criteria. Finally, rental price increases have slowed in Auckland compared to the rest of New Zealand since introducing Medium Density Residential Standards that set a minimum density of 3 units per single-detached residential lot.

METRO VANCOUVER STAFF COMMENTS

While an approach of encouraging growth and intensification broadly throughout single-detached neighbourhoods may increase the supply and diversity of housing to meet the needs of various households, it also has the potential to negatively impact the region’s ability to achieve several important objectives if not carefully implemented. Firstly, it may hinder efforts to contain urban sprawl and create compact, mixed, and walkable transit-oriented centres, and make efficient use of utility and transit investments. By concentrating growth in specific areas as set out in *Metro 2050*, vibrant and resilient communities can be developed with a mix of land uses and convenient access to public transportation.

Secondly, a more scattered approach to intensification may impede the ability for directing growth and density in the region’s urban centres and transit corridors. These areas have the potential to become thriving hubs of activity, attracting businesses, services and diverse housing options. However, if growth is spread too broadly, these designated areas may not receive the necessary focus and development needed to support this potential. In addition, small scale, multi-unit housing supply may have limited impact on housing attainability and affordability in our region, as it is not clear if the proposed legislation will directly address questions of housing tenure and affordability (e.g. rental tenure, below-market ownership, etc.).

The following comments are proposed to be included in a letter to Ministry of Housing staff for consideration during the drafting of the pending legislative changes:

1. An undiscerning approach that encourages growth and intensification throughout the region’s single-detached neighbourhoods could undermine some of the goals, strategies, and policy actions of *Metro 2050* and shared principles of regional planning. Containing and structuring growth and coordinating it with transit investment plans is a long-standing and shared planning principle that should be upheld. Introducing intensification too broadly with the timing and pace being driven entirely by the private market may make it more difficult

for local governments to meet the shared commitments of *Metro 2050* to encourage intensification in the region's Urban Centres and Frequent Transit Development Areas, where infrastructure can best support it.

2. To mitigate potential negative impacts, the intensification mandates for single-detached neighbourhood areas should be limited to lands designated as General Urban in *Metro 2050*. Allowing intensification broadly across all single-detached neighbourhoods will increase outward expansion pressures for development in the region, encourage more residential development in the rural and agricultural areas, and encourage urban sprawl. Using the agreed-upon Urban Containment Boundary set out in *Metro 2050* as a limit to this intensification mandate would reinforce good planning principles and support economies of scale where infrastructure and amenities are more cost-effective and available to support the growth.
3. Certain areas should be excluded from the intensification mandates, including lands that are: designated as Urban Centres in *Metro 2050*; outside of the Urban Containment Boundary; lacking sufficient municipal infrastructure; and identified as hazard risk areas, near or within environmentally sensitive areas, with poor geotechnical conditions, etc. Indiscriminate permissions that encourage growth and intensification broadly will increasingly make it challenging for local governments to meet the transit-oriented intensification goals of *Metro 2050* and undermine planning efforts to discourage growth in the region's natural and known hazard areas.
4. The Province should provide local governments with the discretion to consider infrastructure servicing impacts and to introduce a phasing scheme for orderly infrastructure upgrades and financing. Promoting intensification in all low density, single-detached neighbourhoods, that were not designed and built to accommodate the resulting increased traffic and servicing demands, will place significant burdens on local governments that are trying to keep up with the demands of new growth. Allowing for the consideration of phasing of this growth will allow servicing to also grow and keep pace.
5. The Province should consider and communicate how school and hospital capacity will be addressed with the anticipated intensification in the impacted areas. Promoting intensification in low density, single-detached neighbourhoods will spread out the demands for population-supporting servicing and amenities. The two essential service areas that will be directly impacted, and which are out of the planning control of local governments, are schools and hospitals.
6. The Province should provide local governments with discretion to consider how housing tenure can best be considered to encourage more rental units, attainable homeownership, and housing affordability overall. While the Province's initiative will likely encourage the provision of more housing in general, there are many local government programs and efforts in place that encourage / require the provision of affordable rental housing units. This legislation should aim to complement and enhance local government programs related to affordable housing.

NEXT STEPS

Metro Vancouver staff understand that while the Ministry of Housing has completed its engagement and is not planning further consultations on proposed language before finalizing the legislative changes, Ministry staff are open to receiving written comments. Section 1.2.21 of *Metro 2050* states that Metro Vancouver on behalf of its members will:

“Advocate to the Federal Government and the Province to support the integration of regional land use and transportation by ensuring that all housing and transportation funding programs and initiatives for the region are consistent with the goals of the regional growth strategy.”

Therefore, as a next step, Regional Planning staff are seeking direction from the MVRD Board to endorse the comments relating to *Metro 2050* noted in this report and to forward them to Ministry staff for consideration when drafting the pending legislative changes.

ALTERNATIVES

1. That the MVRD Board:
 - a) endorse the comments as set out in the report dated May 17, 2023, titled “Development Approval Process Review: Policy Implications”; and,
 - b) direct staff to forward comments to the Ministry of Housing staff for consideration when drafting the pending legislative changes for the Small Scale Multi-Unit Housing Initiative.
2. That the MVRD Board receive for information the report dated May 17, 2023, titled “Development Approval Process Review: Policy Implications” and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

CONCLUSION

Ministry of Housing staff have been engaging with local and regional governments throughout the province on advancing the Development Approvals Process Review initiative to explore how legislation changes can encourage more affordable housing to be built through its Small Scale Multi-Unit Housing Initiative. While the provision of affordable housing, infill, and intensification in general is a positive and much needed direction to help address the housing affordability challenges of this region, based on the limited information available to date Regional Planning staff have some questions and potential concerns over the amended legislation’s implementation and some possible unintended consequences that may result. Staff have prepared comments based on the goals, strategies, and policy actions of *Metro 2050* with input from RPAC members. Staff recommend Alternative 1, that MVRD Board endorse and direct staff to forward the comments set out in this report to Ministry staff for consideration while drafting the legislative changes.

Attachment

Presentation re Development Approval Process Review: Policy Implications

References

[Development Approvals Process Review Final Report \(Stakeholder Consultation\), September 2019](#)

59852727



Development Approval Process Review: Policy Implications

SMALL SCALE MULTI-UNIT HOUSING INITIATIVE

Jessica Hayes

Acting Program Manager, Housing Policy & Planning, Regional Planning and Housing Services

Regional Planning Committee Meeting, June 9, 2023
60386009

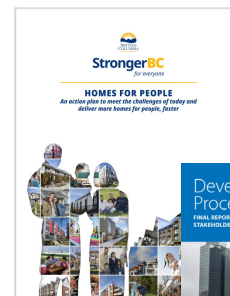
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SMALL SCALE MULTI-UNIT HOUSING INITIATIVE

- *Homes for People* action plan
- Development Approval Process Review
- Legislation will allow up to 3 or 4 units on single-detached lots

Policy Implications

- Alignment with *Metro 2050*
- Engagement with local governments



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2

RECOMMENDATIONS



- 1) Ensure that broad application doesn't undermine efforts to focus intensification in UCs and FTDA's
- 2) Prevent intensive residential development in rural and agricultural areas
- 3) Ensure appropriate exemptions (areas without adequate infrastructure, hazard lands, areas designated for higher density)

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RECOMMENDATIONS



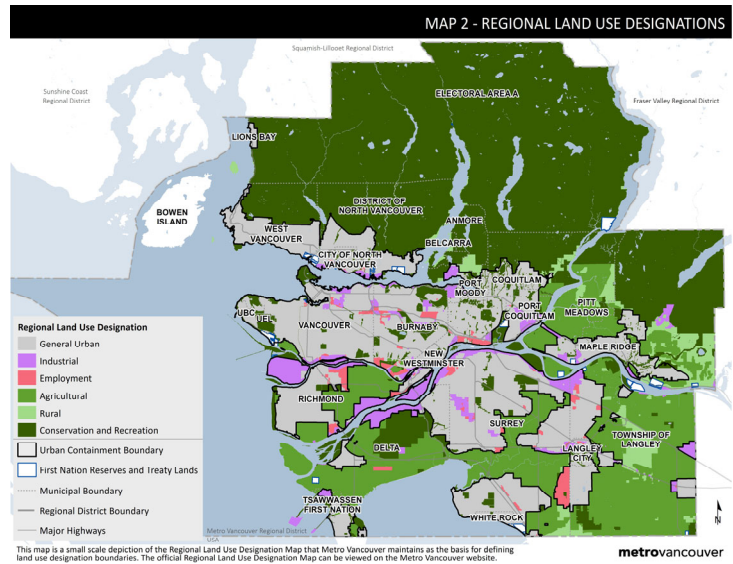
- 4) Allow local governments to evaluate infrastructure impacts, and to phase growth in order to be able to meet servicing demands
- 5) Consider school and hospital capacity
- 6) Allow local governments the ability to consider housing tenure and affordability

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4

METRO 2050 PRINCIPLES

- Contain Urban Development
- Put growth in the right places (Urban Centres & Transit Corridors)
- Protect important lands (agricultural, ecologically important, industrial)
- Regional Land Use Designations
- Diverse and Affordable Housing



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To: Regional Planning Committee

From: Jessica Jiang, Regional Planner and Victor Cheung, Senior Policy and Planning Analyst,
Regional Planning and Housing Services

Date: May 16, 2023 Meeting Date: Jun 9, 2023

Subject: **Metro 2050 Implementation Guideline - Regional Context Statements**

RECOMMENDATION

That the MVRD Board endorse the Metro 2050 Implementation Guideline - Regional Context Statements as presented in the report dated May 16, 2023.

EXECUTIVE SUMMARY

Metro 2050, the update to the regional growth strategy, was adopted by the MVRD Board on February 24, 2023. Section 446 of the *Local Government Act* stipulates that member jurisdictions must prepare and submit a Regional Context Statement within two years of the adoption of a regional growth strategy. In an effort to support the interpretation and implementation of *Metro 2050*, staff have updated the Implementation Guideline - Regional Context Statements with input from member jurisdiction planning staff.

The main changes in the updated *Metro 2050* Implementation Guideline - Regional Context Statements are:

- shortening the document to focus on the RCS approval process;
- including a Submission Requirements section for reference;
- improve formatting to improve document readability; and
- creating a separate Regional Context Statement template for reference.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the opportunity to consider and endorse the *Metro 2050* Implementation Guideline - Regional Context Statements.

BACKGROUND

Implementation Guidelines were first introduced as companion documents to support the previous regional growth strategy, *Metro Vancouver 2040: Shaping our Future*. These companion documents are intended to be read in conjunction with the regional growth strategy as an aid. Eight Implementation Guidelines were developed for *Metro 2040*, including one for Regional Context Statements (Reference 1).

The MVRD Board adopted *Metro 2050* on February 24, 2023. To support the interpretation, administration and implementation of *Metro 2050* (Reference 2), staff are developing and updating Implementation Guidelines to provide guidance and additional context to member jurisdictions. The *Metro 2050* Implementation Guideline - Regional Context Statements has recently been completed and is presented in this report.

SUMMARY OF UPDATES TO THE IMPLEMENTATION GUIDELINE

The *Metro 2050* Implementation Guideline - Regional Context Statements (Attachment 1) provides guidance to member jurisdictions on the development, submission, and acceptance for Regional Context Statements. The Implementation Guideline will be updated periodically to ensure the most current information is available to member jurisdictions.

The key changes between the updated *Metro 2050* Implementation Guideline - Regional Context Statements and its *Metro 2040* predecessor include:

- shortening the document to focus on the RCS approval process;
- including a Submission Requirements section for reference;
- improve formatting to improve document readability; and
- creating a separate Regional Context Statement template for reference.

The updated Implementation Guideline - Regional Context Statements aims to achieve better consistency between the member jurisdictions on how RCSs are developed, and act as a resource that member jurisdictions can refer to during development applications or policy initiatives to identify potential regional alignment.

The Implementation Guideline includes the following key sections:

- **Developing a Regional Context Statement:** This section outlines how member jurisdictions can demonstrate consistency with *Metro 2050* and includes the template that member jurisdictions can follow in preparing their RCSs;
- **Regional Context Statement Submission Process:** This section outlines the required information and documents for submitting an RCS to the MVRD Board for acceptance; and
- **Regional Context Statement Acceptance Process:** This section outlines the general procedure for initiating an RCS acceptance process.

A separate Regional Context Statement Template has also been developed to aid member jurisdictions in demonstrating alignment between their OCPs and *Metro 2050*, and to encourage consistency in how RCSs are prepared across the region. The template is provided as attachment 2 to this report and will be made available on the Metro Vancouver website, should the MVRD Board endorse the Implementation Guideline.

REGIONAL PLANNING ADVISORY COMMITTEE FEEDBACK

The Regional Planning Advisory Committee (RPAC) was first consulted on the need for updating and developing new Implementation Guidelines in August, 2021 (Reference 3). Following receiving feedback from RPAC members, Metro Vancouver staff initiated the process of reviewing implementation guidelines, beginning with updating the Implementation Guideline - Regional Context Statements due to its time-sensitive nature.

An information report for the *Metro 2050* Implementation Guideline - Regional Context Statements was brought forward to the April 6, 2023 RPAC meeting to seek RPAC members' feedback. Following the comment period, the Implementation Guideline was updated to reflect RPAC's comments. Metro Vancouver staff also held three virtual information sessions, to provide municipal

staff with an overview of the revised Implementation Guideline, and discuss how to use the RCS template. Feedback received included:

- RCS Template format is straight forward to complete and reference;
- Highlight targets in the RCS Template for easy identification;
- Implementation Guideline is clear and concise;
- Including a sample submission cover letter would be helpful; and
- Graphics are helpful, additional graphics wherever possible would be appreciated.

ALTERNATIVES

1. That the MVRD Board endorse the Metro 2050 Implementation Guideline - Regional Context Statements as presented in the report dated May 16, 2023.
2. That the Regional Planning Committee receive for information the report dated May 16, 2023, titled "Implementation Guideline - Regional Context Statements" and provide alternative direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report as all work to develop implementation guidelines is within the Regional Planning work program and part of the 2023 Board-approved budget.

CONCLUSION

With the recent adoption of the regional growth strategy, the *Metro 2050* Implementation Guideline - Regional Context Statements was updated with input from member jurisdiction staff to support the interpretation and implementation of the regional growth strategy's goals, strategies and actions. Staff recommend Alternative 1, that the Board endorse the updated Implementation Guideline - Regional Context Statements.

Attachments

1. *Metro 2050* Implementation Guideline - Regional Context Statements
2. Regional Context Statement Template

References

1. [Metro 2040 Implementation Guidelines](#)
2. [Metro 2050](#)
3. [Report dated August 6, 2021, titled "Updating Regional Growth Strategy Implementation Guidelines" received by RPAC on September 17, 2021](#)
4. [Report to RPAC dated March 13, 2023 Implementation Guideline for Drafting Regional Context Statements](#)

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Metro 2050

IMPLEMENTATION GUIDELINE Regional Context Statements

May 2023

Preamble

The successful implementation of [Metro 2050](#), the regional growth strategy, depends on ongoing cooperation and collaboration between Metro Vancouver and member jurisdictions. *Metro 2050* represents consensus among member jurisdictions to work collaboratively on meeting five long-term regional planning goals:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the environment, address climate change, and respond to natural hazards
4. Provide diverse and affordable housing choices
5. Support sustainable transportation choices

The Regional Context Statement is the linking document that identifies how local aspirations expressed in Official Community Plans or their equivalent, align with and support the regional federation's aspirations expressed in *Metro 2050*. A Regional Context Statement must identify the relationship between the Official Community Plan and the Regional Growth Strategy, and if applicable, how the Official Community Plan will be made consistent with the Regional Growth Strategy over time.

This *Metro 2050* Implementation Guideline provides guidance to member jurisdictions on the Regional Context Statement development, submission, and acceptance process. The Implementation Guideline will be updated periodically to ensure the most current information is available to member jurisdictions. This guideline should be read in conjunction with *Metro 2050* and the [Local Government Act](#), and does not replace or supersede the requirements set out in those documents. For relevant sections in the *Local Government Act* see Appendix A.

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1.0 DEVELOPING REGIONAL CONTEXT STATEMENT

CONSISTENCY WITH *METRO 2050* AND THE *LOCAL GOVERNMENT ACT*

A Regional Context Statement (RCS) must be included as part of an Official Community Plan (OCP). [Section 6.2.6](#) of *Metro 2050* sets out expectations for general consistency between RCSs and *Metro 2050* goals, strategies, policies, and targets, as well as the regional land use designations.

TIMELINE FOR DEVELOPING REGIONAL CONTEXT STATEMENTS

Metro 2050 was adopted on February 24, 2023. The *Local Government Act* stipulates that member jurisdictions have two years after the adoption of the regional growth strategy to develop and submit a Regional Context Statement. As such, member jurisdictions are requested to submit their RCS to the MVRD Board for consideration by **February 24, 2025**.

EARLY ENGAGEMENT WITH METRO VANCOUVER AND OTHER PARTNER ORGANIZATIONS

Member jurisdictions are advised to engage with Metro Vancouver staff early in the RCS development process to ensure that RCS acceptance procedures and contents are clearly understood. At this stage, Metro Vancouver staff can advise member jurisdictions on potential timelines, and how best to populate the RCS Template.

Similarly, member jurisdictions are advised to connect with TransLink to discuss components that may have an impact on regional transportation systems or priorities. Member jurisdictions can also request Metro Vancouver staff and TransLink staff provide early feedback on any proposed Frequent Transit Development Areas (FTDAs).

CONTENTS OF A REGIONAL CONTEXT STATEMENT

Policy Alignment between the OCP and *Metro 2050*

Metro Vancouver expects that RCSs will address the member jurisdiction actions identified in *Metro 2050*. The applicable member jurisdiction actions and targets are identified throughout *Metro 2050* in sections titled “Member Jurisdictions Will.” To demonstrate alignment between OCP policies and *Metro 2050*, an RCS should acknowledge the regional targets and actions for member jurisdictions set out in *Metro 2050*, including specific references to corresponding OCP policies. If a member jurisdiction is unable to respond to a particular policy, the RCS should explain why and how the member jurisdiction’s OCP will be made consistent over time. In instances where a *Metro 2050* action is not applicable to the member jurisdiction, the RCS should note that those actions do not apply. For example, if a member jurisdiction does not contain certain regional land use designations within its boundaries, there is no need to incorporate those land use designations or policies in the RCS.

Applicable Maps depicting: Urban Containment Boundary, Regional Land Use Designations, Regional Overlays and Special Study Areas

[Sections 1.1.9\(a\)](#) and [1.2.24\(b\)](#) of *Metro 2050* require that the RCS contain maps depicting the Urban Containment Boundary, regional land use designations and applicable overlays. All applicable regional land use designations can be shown on one map. The maps may be contained in the main body or in an appendix. The Urban Containment Boundary, Regional land use designations, and overlays must not be identified by referring to maps outside of the RCS (e.g. may not be identified by referring to a map elsewhere in the Official Community Plan, or in a Local Plan or Area Plan). Member jurisdictions are requested to also submit a Geographic Information System (GIS) digital file to Metro Vancouver when submitting a RCS. Metro Vancouver maintains the Urban Containment Boundary and parcel-based

regional land use designations and in a GIS database, and can provide the maps electronically and at appropriate scale. Where there are mapping differences or inconsistencies, the member jurisdiction will provide Metro Vancouver a map depicting the inconsistencies, and provide an explanation on how they will be resolved.

Metro 2050 contains an Urban Containment Boundary, parcel-based regional land use designations, and a series of overlays. These establish the regional land use framework and illustrate the geographic areas that are subject to regional policies. The intent statements for the regional land use designations and overlays are to be read in conjunction with applicable strategies and actions under each goal and are to be supported by member jurisdictions in their RCSs. There are also maps included for reference only.

Urban Containment Boundary

The Urban Containment Boundary is intended to be a stable, long-term, regionally-defined area for urban development that protects Agricultural, Conservation and Recreation, and Rural lands, supports the efficient provision of utility infrastructure, and limits auto-oriented, dispersed development patterns. *Metro 2050* Section 1.1.9(a) requires member jurisdictions to adopt Regional Context Statements that “depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map.” The Urban Containment Boundary and General Urban Lands are identified in Map 3 in *Metro 2050*.

Regional Land Use Designations

Metro 2050 contains six regional land use designations: General Urban, Industrial, Employment, Rural, Agricultural and Conservation and Recreation. Descriptions of each land use designation are provided in Section D of *Metro 2050*. Regional land use designations are generally parcel-based. Parcel boundaries for the land use designations in RCSs should be the same as those shown in *Metro 2050*. The Regional Land Use Designations are identified on Map 2 in *Metro 2050*.

Regional Overlays

Metro 2050 also identifies four regional overlays. Descriptions of each regional overlay are provided in Section D of *Metro 2050*.

Urban Centres and Frequent Transit Development Areas (FTDAs) are intended to be the region’s primary focal points for concentrated growth and transit service. Within the Urban Containment Boundary, Urban Centres and FTDAs may be overlaid on any regional land use designation. Urban Centres and FTDAs and their boundaries are identified by member jurisdictions in a Regional Context Statement according to characteristics generally consistent with the guidelines in Table 3. The location and boundaries of Urban Centres and FTDAs must be shown on a map in the RCS. Table 4 lays out the criteria required before a new FTDA or Urban Centre can be considered. It also lays out the requirements and process for any proposed reclassification from one type to another.

The **Trade-Oriented Lands Overlay** is intended for Industrial lands that are required to support goods movement in, out, and through the Metro Vancouver region. Member jurisdictions can choose to include this overlay on Industrial lands that are proximate to highway, port or rail infrastructure with supportive characteristics (e.g. large and flat sites) to indicate that these lands are intended for trade-oriented uses such as logistics, warehouses, distribution centres, or intermodal terminals, and that the lands are not intended to be subdivided into small lots or stratified.

The **Natural Resource Areas Overlay** is intended to illustrate existing provincially-approved natural resource uses within the Conservation and Recreation regional land use designation that may not be entirely consistent with the designation, but that continue to reflect the intent of the Conservation and Recreation designation. It is provided by Metro Vancouver for information only and is not required to be in a RCS.

Special Study Areas identify locations where, prior to the adoption of the last regional growth strategy, a member jurisdiction expressed an intention to alter the existing land uses after undertaking further planning work. It is intended to be a temporary measure that indicates the likelihood of proposed regional land use designation amendment for the area. To reflect this, the amendment threshold for special study areas moving from non-urban regional land use designations to urban designations is lowered from a Type 2 to a Type 3 amendment. The Regional Context Statement should contain the planned timeline and process for resolving / completing the Special Study Area. No new Special Study Areas are permitted.

Population, Dwelling Unit and Employment Projections

Metro 2050 includes projected future population, dwelling unit, and employment growth at the regional and the sub-regional scales. The projections are intended to establish general agreement among regional agencies and member jurisdictions on anticipated growth for the region, and to provide the basis for planning transportation and infrastructure improvements and investments at the regional and local levels. Growth projections at the member jurisdiction scale are provided as a service by Metro Vancouver to support local planning and RCS development, and can be found on the Metro Vancouver website.

Regional and sub-regional projections are provided by decade to the year 2050 in Table 1 of *Metro 2050*. The regional and member jurisdictional growth projections are published annually on the Metro Vancouver website, and are expected to be used as guidance. It is expected that each member jurisdiction will provide a statement in its RCS that references member jurisdiction projections published by Metro Vancouver as it relates to local projections to determine general consistency with this provision.

[Section 1.1.9\(b\)](#) of *Metro 2050* requires member jurisdictions adopt RCSs that “provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary.” An RCS should illustrate efforts to align the OCP with the member jurisdiction, sub-regional, and regional projections over time. RCSs should indicate growth projections for the same time periods as indicated in *Metro 2050*: i.e. to 2030, 2040, and 2050.

Targets for dwelling unit and employment growth for Urban Centres and Frequent Transit Development Areas are provided in Table 2 of *Metro 2050*. These are policy targets to focus growth in regionally-significant, priority transit-oriented growth areas. These targets are intended to support the future expansion of frequent transit service and utilities.

[Section 1.2.24\(a\)](#) of *Metro 2050* requires member jurisdictions adopt RCSs that “provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit

Development Areas as set out in Table 2.” With the general guidance provided by Table 2 of Metro 2050, RCSs will indicate the amount of dwelling unit growth and employment growth that a member jurisdiction is targeting for the Urban Centre(s) and Frequent Transit Development Area(s) within its boundaries. Although not required, member jurisdictions may also include dwelling unit projections for General Urban areas and non-urban areas in their RCS. An RCS may also include employment projections for areas outside of Urban Centres and FTDAs

Metro Vancouver can assist member jurisdictions with projections for population, dwelling unit, and employment, as well as other regional datasets. Metro Vancouver can also provide input from a regional utilities perspective.

These targets will be reviewed from time-to-time in response to updated growth forecasts, accepted RCSs, and the outcomes of strategic planning processes undertaken by Metro Vancouver, TransLink and member jurisdictions. Metro Vancouver will work with member jurisdictions, in consultation with TransLink, and offer technical assistance to jointly develop projections that reflect local planning considerations and meet the federation’s regional growth management objectives.

Member Jurisdiction Flexibility Provision

[Section 6.2.7](#) of *Metro 2050* provides member jurisdictions with the flexibility to adjust the boundaries of regional land use designation within the Urban Containment Boundary under certain circumstances without triggering an amendment to the RCS. To utilize the provisions in this section the RCS must include language permitting amendments to the OCP to adjust the boundaries of regional land use designations, and must cite the circumstances outlined in Section 6.2.7 where this can occur.

Section 6.2.8 of *Metro 2050* provides member jurisdictions with the flexibility to amend the boundaries of Urban Centres and Frequent Transit Development Areas without triggering an amendment to the RCS. Member jurisdictions must include appropriate language within their RCS in order to have this flexibility.

If a member jurisdiction includes language in its Regional Context Statement that permits flexibility as laid out in sections 6.2.7 and 6.2.8, the adjustments described above do not require a new Regional Context Statement or consideration by the Metro Vancouver Regional District (MVRD) Board. All other adjustments to regional land use designation boundaries do require an amendment to the member jurisdiction’s Regional Context Statement, which must be submitted to the MVRD Board for acceptance in accordance with the requirements of the *Local Government Act*.

Regional Context Statement Template

A RCS Template has been developed to aid member jurisdictions in demonstrating alignment between their OCPs and *Metro 2050*, and to encourage consistency in how RCSs are prepared across the region. To maintain fairness, ease of review, and comparability, member jurisdictions are requested to generally follow the format of the RCS Template. The template is intended to assist member jurisdictions in preparing and organizing their submission, and to assist Metro Vancouver in reviewing the RCS for consistency with *Metro 2050*. The RCS Template is available on the Metro Vancouver website.

Using the Regional Context Statement Template

Targets: The RCS template includes a consolidated targets section at the front end of the document. The same target section is included at the beginning of each goal area. The same information should be referenced in both these sections. Member jurisdictions are encouraged to provide supplementary

information to describe other local policies or strategies that further support regional target aspirations. References to local policies should be high-level, and should not reference specific policy numbers/text.

Goal Introduction: The RCS template provides member jurisdictions with an opportunity to include additional information at the beginning of each goal. Member jurisdictions are encouraged to demonstrate how the OCP and other supporting plans contribute to the specific Goal as a whole.

OCP Policies: Each member jurisdiction action should be substantiated by relevant OCP policies. The OCP policy number and text should be listed next to the corresponding *Metro 2050* policy.

Updating and Revising RCS Contents

[Section 448](#) of the *Local Government Act* states that member jurisdictions must review their RCS every five years after acceptance to determine its continued alignment with *Metro 2050*.

2.0 REGIONAL CONTEXT STATEMENT SUBMISSION PROCESS

Submitting a Regional Context Statement

A member jurisdiction may submit an RCS to the MVRD Board for acceptance any time after first reading, but before giving final reading to their OCP bylaw. Member jurisdictions are encouraged to submit their RCS to Metro Vancouver after the local public engagement process has been completed, specifically after the public hearing and third bylaw reading of their OCP bylaw. Submitting the bylaw to Metro Vancouver before a public hearing may introduce the possibility that the RCS will need to be re-submitted to Metro Vancouver to accommodate any bylaw changes made after the public hearing. Submitting an RCS after third reading reduces this possibility, and is aligned with Metro Vancouver's practice to not be ahead of a member jurisdiction's community engagement process.

Submission Requirements

At minimum, a member jurisdiction's RCS submission to Metro Vancouver for consideration of acceptance should include:

- **Cover Letter:** A letter stating a member jurisdiction's intent to update their RCS. The letter should include the relevant council resolution and bylaw readings and public hearing dates. A sample letter is provided in Appendix B for reference.
- **Member Jurisdiction Staff Report:** The staff report to the council outlining the OCP/RCS development process including a council resolution on submitting the RCS to Metro Vancouver.
- **Regional Context Statement:** The complete RCS outlining the relationship between local policies and *Metro 2050's* goals, strategies, policy actions, and targets, along with required maps and projections. RCSs are an integral part of a member jurisdiction's OCP.

3.0 REGIONAL CONTEXT STATEMENT ACCEPTANCE PROCESS

Acceptance of Regional Context Statements

RCSs are accepted by resolution of a 50% + 1 weighted vote of the MVRD Board. A regional public hearing is not required. Metro Vancouver must respond by resolution within 120 days of receiving a proposed RCS from a member jurisdiction indicating whether or not it accepts the RCS. In accordance with [Section 448](#) of the *Local Government Act*, if Metro Vancouver does not respond within 120 days, the MVRD Board is deemed to have accepted the RCS. If the MVRD Board opts to 'not accept' a RCS, it must indicate each provision to which it objects and the reason(s) for the objection. The general process for RCS acceptance is outlined in Figure 1 with additional information on each step provided in Table 1. The *Local Government Act* sets out a process for resolving any dispute between a regional district and a member jurisdiction regarding the acceptance of a Regional Context Statement (Sections [435](#), [438](#) to [442](#), [444](#), and [450](#)).

Figure 1: Regional Context Statement Acceptance Process

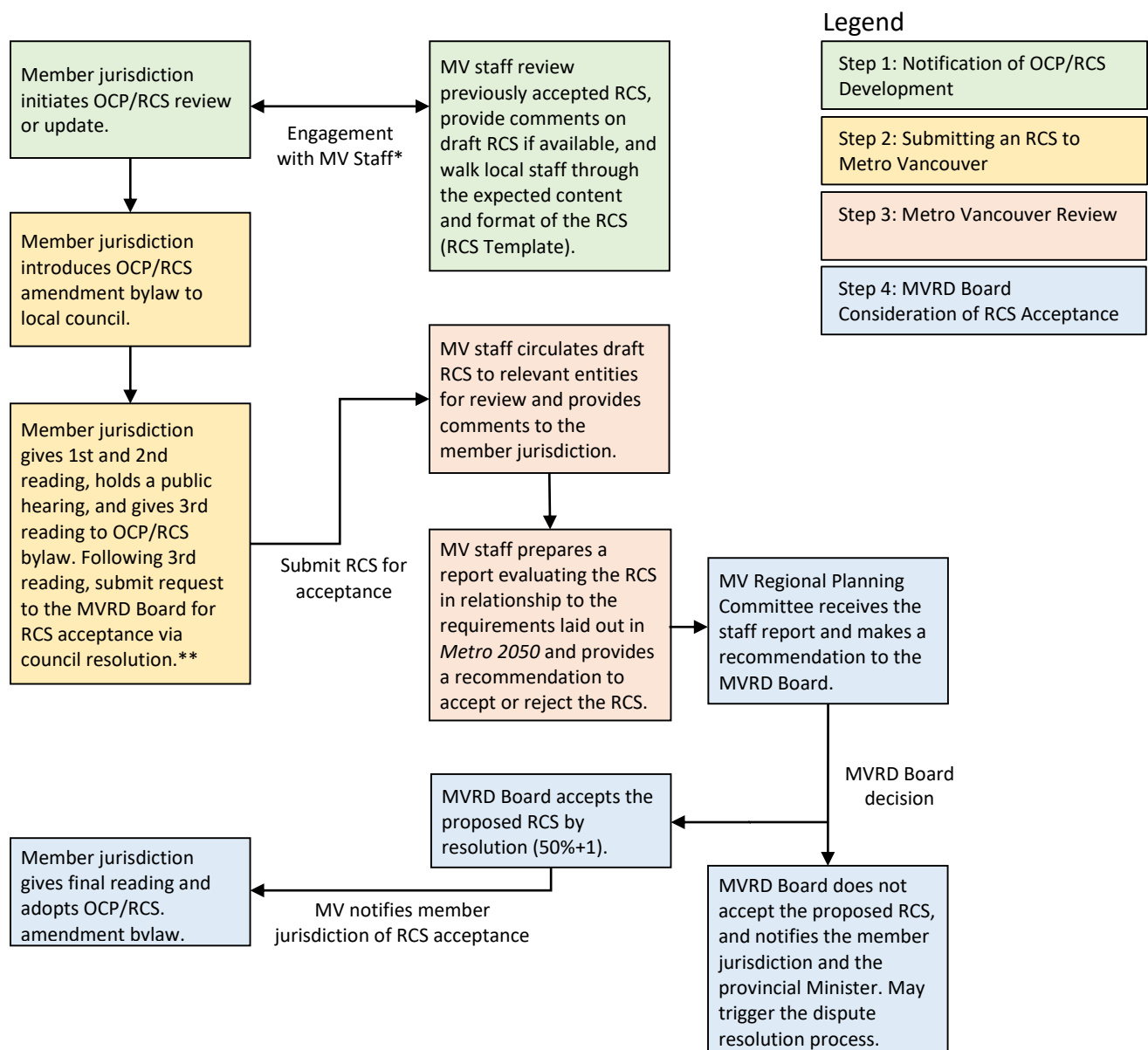


Table 1: Steps for submitting a Regional Context Statement

<p>Step 1: Notification of OCP / RCS Development</p> <ul style="list-style-type: none"> • Member jurisdiction initiates the OCP review and/or the RCS development process. • Member jurisdiction notifies Metro Vancouver of the OCP review/RCS development and discusses anticipated timelines. • Metro Vancouver staff reviews the previously accepted RCS to identify any past regional issues or policies that may still be relevant in the development of a new RCS, and provides comments to the member jurisdiction. • Metro Vancouver collaborates with the member jurisdiction on the expected content and format of the RCS. • Member jurisdiction develops the draft RCS, including relevant maps and projections. • Member jurisdiction is encouraged to provide an early copy of the draft RCS to Metro Vancouver for initial review and feedback. • If applicable, the member jurisdiction identifies Frequent Transit Development Areas (FTDAs), in consultation with TransLink, and requests TransLink to review and provide written comment on proposed FTDAs.
<p>Step 2: Submitting an RCS to Metro Vancouver</p> <ul style="list-style-type: none"> • Member jurisdiction gives first and second reading to their OCP/RCS bylaw and holds a public hearing. • After the public hearing, the member jurisdiction gives third reading to the OCP/RCS bylaw, and submits the RCS with a resolution to the MVRD Board for consideration of acceptance. • If applicable, the member jurisdiction forwards written comments from TransLink on any proposed FTDAs to the MVRD Board.
<p>Step 3: Metro Vancouver Review</p> <ul style="list-style-type: none"> • Metro Vancouver circulates the proposed RCS to relevant Metro Vancouver departments for review. This review informs Metro Vancouver's comments to the member jurisdiction. • Metro Vancouver prepares a staff report evaluating the RCS in relation to the requirements set out in <i>Metro 2050</i> and provides a recommendation on whether to accept or not-accept the RCS.
<p>Step 4: MVRD Board Consideration of RCS Acceptance</p> <ul style="list-style-type: none"> • Metro Vancouver's Regional Planning Committee receives the staff report and makes a recommendation to the MVRD Board. • The MVRD Board considers acceptance of the RCS and provides a response within 120 days of receiving the RCS. If Metro Vancouver does not respond by resolution within 120 days, the MVRD Board is deemed to have accepted the RCS. • If the RCS is accepted by the MVRD Board, the member jurisdiction then gives final reading to and adopts the OCP/RCS bylaw. If the RCS is not accepted, a rationale will be provided to the member jurisdiction and a dispute resolution process may be initiated.

APPENDIX A: LOCAL GOVERNMENT ACT REFERENCE

The *Local Government Act* establishes the requirement for local governments to prepare RCSs. [Section 446](#) states:

“446 (1) If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a RCS that is accepted in accordance with this Division by the board of the regional district for which the regional growth strategy is adopted.

(2) After a regional growth strategy is adopted, the requirement under subsection (1) must be fulfilled by the applicable council submitting a proposed RCS to the board within 2 years after the regional growth strategy is adopted....”

Furthermore, [Section 447](#) of the *Local Government Act* sets out the purpose of RCSs as follows:

“447 (1) A RCS must specifically identify:

(a) the relationship between the official community plan and the matters referred to in section 429 (2) [required content for regional growth strategy] and any other regional matters included under section 429 (3) [additional content], and

(b) if applicable, how the official community plan is to be made consistent with the regional growth strategy over time.

(2) A RCS and the rest of the official community plan must be consistent.”

In accordance with section 446 of the *Local Government Act*, member jurisdictions must prepare and submit an RCS within two years of the adoption of a Regional Growth Strategy.

After an RCS has been accepted by the MVRD Board there are instances in which member jurisdictions are required to submit a new RCS:

1. When a new OCP is developed, with consequential changes to the RCS.
2. When amendments to an existing OCP are proposed that are not consistent with the previously-accepted RCS or *Metro 2050*.
3. When a member jurisdiction applies for an amendment to *Metro 2050* involving a regional land use designation amendment that would also have to change in the RCS.

[Section 448](#) of the *Local Government Act* states that member jurisdictions must review the RCS every five years after acceptance to determine its continued alignment with the regional growth strategy.

APPENDIX B: SAMPLE COVER LETTER

The Sample Cover Letter is provided as a reference only.

Member Jurisdiction Letterhead

Date

Corporate Officer

Metro Vancouver

Metrotower III, 4515 Central Boulevard

Burnaby, BC V5H 0C6

Dear Corporate Officer,

RE: [Member Jurisdiction] Metro 2050 Regional Context Statement

Introduction (Heading not required)

The [Member Jurisdiction] is pleased to submit its Regional Context Statement in accordance with section 446 of the *Local Government Act* to the Metro Vancouver Board for consideration and acceptance. On [Date], at our council [Meeting], [Member Jurisdiction] council passed [Resolution or Bylaw name or number] to submit the [Member Jurisdiction's] Regional Context Statement for acceptance to the MVRD Board.

On [Date], at the Council [Meeting Title], [Member Jurisdiction] Council approved recommendations in the [Report Title]. This included recommendations to give first and second readings to the Bylaw and instructed the [Member Jurisdiction] Clerk to set a date for Public Hearing. On [Date], at Council – [Public Hearing Meeting], [Member Jurisdiction] Council passed a Bylaw to give third reading to the proposed [Member Jurisdiction] OCP Bylaw and endorsed referring the Bylaw to Metro Vancouver.

Summary of the Regional Context Statement (Heading not required)

Optional section providing a summary of key highlights related to the Regional Context Statement.

Summary (Heading not required)

The [Member Jurisdiction] requests that Metro Vancouver Regional District Board consider and accept the [Member Jurisdiction] Regional Context Statement. Should Metro Vancouver staff require any additional information regarding this matter, please contact [Member Jurisdiction Contact Name, Title], at [Phone Number] or at [Email Address].

Yours,

Signature

[Name]

[Title]

[Department]

Attachments

[Title of Attachment, Date]

Metro 2050 Regional Context Statement Template

April 2023

Regional Context Statement Checklist

Mapping Requirements

In addition to completing the template below, an RCS must contain a parcel-based map that identifies the six regional land use designations, the Urban Containment Boundary, and the regional overlays within the member jurisdiction whenever applicable.

☐ Regional Land Use Designations

- General Urban
- Industrial
- Rural
- Employment
- Agricultural
- Conservation and Recreation

☐ Regional Overlays

- Urban Centres
- Frequent Transit Development Areas
- Trade-Oriented Lands Overlay
- Natural Resource Areas Overlay
(Maintained by Metro Vancouver)

Population, Dwelling Unit and Employment Projections Requirements

- ☐ [Section 1.1.9\(b\)](#) of *Metro 2050* requires member jurisdictions adopt RCSs that “provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the UCB.” An RCS should illustrate efforts to align the OCP with the member jurisdiction and regional projections over time. RCSs should indicate growth projections for the same time periods as indicated in *Metro 2050*: i.e. to 2030, 2040, and 2050.
- ☐ [Section 1.2.24\(a\)](#) of *Metro 2050* requires member jurisdictions adopt RCSs that “provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2.”
- ☐ [Section 6.2.7](#) of *Metro 2050* provides member jurisdictions with the flexibility to amend OCP land use designations (or equivalent) without amending the RCS under certain circumstances. This language must be included in the RCS to permit this flexibility.

Official Community Plan Consistency with Metro 2050

- ☐ Demonstrate how the OCP or equivalent contributes to reaching the regional federation’s targets using the Regional Context Statement template included on the following pages.

METRO 2050 REGIONAL CONTEXT STATEMENT

Metro 2050 Targets

In the following section please outline the Official Community Plan policies (or equivalent) that demonstrate your member jurisdiction's contribution to reaching the regional federation's regional growth strategy targets. Please also provide supplementary information on how these policies, along with any other applicable plans or strategies, will work together to contribute to meeting these regional targets. For the environmental and housing targets, Metro 2050 recognizes that the targets are regional in scale and long term to the year 2050; member jurisdiction local context is expected.

Metro 2050 Regional Targets		
Goal 1 Create a Compact Urban Area Targets		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary		Example: <i>In 2024 the city will be undertaking the preparation of neighbourhood plan for the x and y urban centres and will include these projections as part of this planning work.</i>
<p>1.2.24 a) provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)</p> <p>Regional Targets for Residential Growth by Location:</p> <ul style="list-style-type: none"> • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% <p>Regional Targets for Employment Growth by Location:</p> <ul style="list-style-type: none"> • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27% 		Example: <i>The regional dwelling unit projections have been incorporated into the city's approved Housing Needs Report which will be used to inform OCP policy amendments. The upcoming neighbourhood plan project for the x and y urban centres and will include these projections as part of this planning work.</i>
1.2.24 b) ii) include policies and actions for Urban Centres and		Example: <i>In 2024 the city will be undertaking the preparation</i>

<p>Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.13</p> <p><i>1.2.13 Implement the strategies and actions of the regional growth strategy that contribute to regional targets as shown on Table 2 to:</i></p> <p>a) <i>focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</i></p> <p>b) <i>focus 40% of the region's dwelling unit growth and 50% of the region's employment growth to Urban Centres; and</i></p> <p>c) <i>focus 28% of the region's dwelling unit growth and 27% of the region's employment growth to Frequent Transit Development Areas.</i></p>		<p><i>of neighbourhood plan for the x and y urban centres and will include these projections as part of this planning work.</i></p>
<p><u>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets</u></p>		
Policy with Target	Applicable OCP Policies	Supplementary Information
<p>3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1:</p> <ul style="list-style-type: none"> increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050. 		<p>Example: <i>The city will be undertaking (updating) a street tree and urban forestry planting program and policy framework in 2024.</i></p> <p><i>A review of the development approvals process and development contributions is underway to consider opportunities for land dedication for conservation purposes.</i></p>
<p>3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas</p>		<p>Example: <i>The city's xxx plan/OCP includes a greenhouse gas emissions</i></p>

emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;		<p>reduction target that matches the Metro 2050 target.</p> <p>A review of the development approvals process and development contributions is underway to consider opportunities for land dedication for conservation.</p> <p>In 2023, the City adopted an Urban Forest Management Strategy that aims to retain 40% tree canopy cover in urban areas by implementing a tree protection bylaw and a program that supports tree planting on both public and private land in areas with low tree canopy cover. The City's target matches the regional target.</p>
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Goal 4 Provide Diverse and Affordable Housing Choices Target

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how you will, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)		Example: In 2024 the city will be undertaking a the preparation of neighbourhood plan for the x and y urban centres and this target along with the city's approved Housing Needs Report will inform that planning work.

Metro 2050 Goal 1: Create a Compact Urban Area

Describe how the OCP and other supporting plans and policies contribute to this Goal:

Goal 1 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference		Example: In 2024 the city will be undertaking the preparation of neighbourhood plan for the x

to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary		<i>and y urban centres and will include these projections as part of this planning work.</i>
<p>1.2.24 a) provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)</p> <p>Regional Targets for Residential Growth by Location:</p> <ul style="list-style-type: none"> • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% <p>Regional Targets for Employment Growth by Location:</p> <ul style="list-style-type: none"> • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27% 		<p><i>Example: The regional dwelling unit projections have been incorporated into the city's approved Housing Needs Report which will be used to inform OCP policy amendments. The upcoming neighbourhood plan project for the x and y urban centres and will include these projections as part of this planning work.</i></p>
<p>1.2.24 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.13</p> <p><i>1.2.13 Implement the strategies and actions of the regional growth strategy that contribute to regional targets as shown on Table 2 to:</i></p>		<p><i>Example: In 2024 the city will be undertaking the preparation of neighbourhood plan for the x and y urban centres and will include these projections as part of this planning work.</i></p>

a) <i>focus 98% of the region’s dwelling unit growth to areas within the Urban Containment Boundary;</i>			
b) <i>focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and</i>			
c) <i>focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas.</i>			
Strategy 1.1: Contain urban development within the Urban Containment Boundary			
Policy 1.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	
	b)	Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	Please provide response in Targets section
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	
	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	
Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas			
Policy 1.2.24	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	Please provide response in Targets section

b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	
i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	
ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.13	<i>Please provide response in Targets section</i>
iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	
iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	
v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	
vii)	consider the implementation of green infrastructure	
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	
ix)	support the provision of community services and spaces for non-profit organizations	
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	
xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	
c)	Include policies for General Urban lands that:	

	i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	
	ii)	exclude new non-residential Major Trip- Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	
	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	
	iv)	encourage neighbourhood-serving commercial uses	
	d)	with regards to Actions 1.2.16 and 1.2.24 c) ii), include a definition of “non-residential Major Trip- Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	

Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

	Section	Policy	Applicable OCP Policies
Policy 1.3.7	Adopt Regional Context Statements that:		
	a)	support compact, mixed use, transit, walking, cycling and rolling-oriented communities	
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	
	d)	respond to health and climate change-related risks by providing equitable access to:	
	i)	recreation facilities	

	ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	
	iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	
Strategy 1.4: Protect Rural lands from urban development			
Policy 1.4.3	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	
	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	

Metro 2050 Goal 2: Support a Sustainable Economy

Describe how the OCP and other supporting plans and policies contribute to this Goal:

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

	Section	Policy	Applicable OCP Policies
Policy 2.1.10	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	
	c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	

Strategy 2.2 Protect the supply and enhance the efficient use of industrial land

	Section	Policy Text	Applicable OCP Policies
Policy 2.2.9	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the regional growth strategy. Strata and/or small lot subdivisions on these lands should not be permitted	
	c)	include policies for Industrial lands that:	

i)	consistently define, support, and protect industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	
ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	
iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	
iv)	encourage improved utilization and increased intensification/densification of Industrial lands for industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	
v)	review and update parking and loading requirements to reflect changes in industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over-supply of parking	
vi)	explore municipal industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	
vii)	provide infrastructure and services in support of existing and expanding industrial activities	
viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented industrial uses	
ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between industrial and sensitive land uses, and to improve resilience to the impacts of climate change	
x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	
d)	include policies for Employment lands that:	
i)	support a mix of industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light industrial capacity of the area, including opportunities for the potential densification/intensification of industrial activities, where appropriate	
ii)	allow large and medium format retail, where appropriate, provided that such development will not	

		undermine the broad objectives of the regional growth strategy	
	iii)	support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	
	iv)	support higher density forms of commercial and light industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	
	v)	do not permit residential uses, except for: <ul style="list-style-type: none"> • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light industrial uses, where appropriate and subject to the consideration of municipal objectives and local context. 	
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the regional growth strategy (Table 5)	
	Strategy 2.3 Protect the supply of agricultural land and strengthen agricultural viability		
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their juris- diction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	
	c)	include policies that protect the supply of agricultural land and strengthen agriculture viability including those that:	

	i)	assign appropriate land use designations to protect agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen agricultural viability	
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of agricultural land	
	iii)	support climate change adaptation including: <ul style="list-style-type: none"> • monitoring storm water, flooding, and sea level rise impacts on agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support agricultural production, where appropriate and in collaboration with other governments and agencies 	
	iv)	protect the integrity of agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	
	v)	demonstrate support for economic development opportunities for agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary agricultural production as defined by the <i>Agricultural Land Commission Act</i>	
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	
Policy 2.3.13	Section	Policy	Supplementary Information
		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences	

Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Describe how the OCP and other supporting plans and policies contribute to this Goal:

Goal 3 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
<p>3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1:</p> <ul style="list-style-type: none"> increase the area of lands protected for nature from 40% to 50% of the region's land base by the year 2050; and increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050. 		<p><i>Example: The city will be undertaking (updating) a street tree and urban forestry planting program and policy framework in 2024.</i></p> <p><i>A review of the development approvals process and development contributions is underway to consider opportunities for land dedication for conservation purposes.</i></p>
<p>3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;</p>		<p><i>Example: The city's xxx plan/OCP includes a greenhouse gas emissions reduction target that matches the Metro 2050 target.</i></p> <p><i>A review of the development approvals process and development contributions is underway to consider opportunities for land dedication for conservation.</i></p> <p><i>In 2023, the City adopted an Urban Forest Management Strategy that aims to retain 40% tree canopy cover in urban areas by implementing a tree protection bylaw and a program that supports tree planting on both public and private land in areas with low tree canopy cover. The City's target matches the regional target, which exceeds the current targets of other member jurisdictions.</i></p>

Strategy 3.1: Protect and enhance Conservation and Recreation lands

Policy 3.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	
	i)	drinking water supply areas	
	ii)	environmental conservation areas	
	iii)	wildlife management areas and ecological reserves	
	iv)	forests	
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	
	vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	
	viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: <ul style="list-style-type: none"> major parks and outdoor recreation areas; education, research and training facilities, and associated uses that serve conservation and/or recreation users; commercial uses, tourism activities, and public, cultural, or community amenities; limited agricultural use, primarily soil-based; and land management activities needed to minimize vulnerability / risk to climate change impacts 	
	c)	Include policies that:	
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	

Policy 3.2.7	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>Please provide response in Targets section</i>
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	
	iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	
	iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	
	c)	Include policies that:	
	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	
	iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	

Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

	Section	Policy	Applicable OCP Policies
Policy 3.3.7	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	<i>Please provide response in Targets section</i>
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:	
	i)	existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geosystems, and zero emission vehicle charging infrastructure	
	ii)	community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards

	Section	Policy	Applicable OCP Policies
Policy 3.4.5	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	

Policy 3.4.6	Section	Policy	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	
Policy 3.4.7	Section	Policy	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	
Policy 3.4.8	Section	Policy	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	

Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices

Describe how the OCP and other supporting plans and policies contribute to this Goal:

Goal 4 Targets

Policy with Target	Applicable OCP Policies	Supplementary Information
4.2.7 a) indicate how, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)		Example: <i>In 2024 the city will be undertaking a the preparation of neighbourhood plan for the x and y urban centres and this target along with the city's approved Housing Needs Report will inform that planning work.</i>

Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs

Policy	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how you will work towards meeting	

		estimated future housing needs and demand, as determined in their housing needs report or assessment	
	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	
	c)	identify policies and actions that contribute to the following outcomes	
	i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	
	ii)	increased supply of family-friendly, age-friendly, and accessible housing	
	iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	
	iv)	increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	
	v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	
	vi)	increased social connectedness in multi-unit housing	
	vii)	integrated housing within neighbourhood contexts and high quality urban design	
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	
Policy 4.1.9	Section	Policy	
	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	
	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	
	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply			
Policy 4.2.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)	<i>Please provide response in Targets section</i>
	b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	
	c)	identify the use of regulatory tools that protect and preserve rental housing	
	d)	identify policies and actions that contribute to the following outcomes:	
	i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	
	ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	
	iii)	protection and renewal of existing non-market rental housing	
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	
Policy 4.2.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	
Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness			
Polic	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		

	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	
Policy 4.3.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	
	c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	

Metro 2050 Goal 5: Support Sustainable Transportation Choices

Describe how the OCP and other supporting plans and policies contribute to this Goal:

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

Policy 5.1.14	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	
	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	
	c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	
	d)	support the transition to zero-emission vehicles	
	e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	
	f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	

Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services

Policy 5.2.6	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	
	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	
	c)	support the development of local and regional transportation system management strategies,	

		such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	
	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	



To: Finance Committee

From: Linda Sabatini, Director, Financial Operations

Date: June 5, 2023

Meeting Date: June 15, 2023

Subject: **2022 Statement of Financial Information**

RECOMMENDATION

That the MVRD Board approve the Statement of Financial Information for the year ended December 31, 2022.

EXECUTIVE SUMMARY

The *Statement of Financial Information Report (SOFI)*, is produced annually as required under the provincial *Financial Information Act*, and consists of series of statements and schedules, three of which are an integral part of the 2022 annual audited financial statements which were approved by the Board on April 28, 2023. Seven additional SOFI schedules are included in Attachment 1. These schedules include payments of remuneration and expenses for elected officials and employees, and payments to suppliers for goods and services. The Board approval of the SOFI schedules completes the 2022 financial reporting requirements.

The 2022 remuneration for elected officials was \$1.45 million, 5.7% higher than prior year, due to inflationary increases of 3.2%, and a 1.4% increase in attendance at meetings and international engagement starting up again. Expenses for elected officials and employees were \$3.1 million, up 31.8% compared to prior year, as travel and training activities came back to pre-COVID levels. Total remuneration for employees in 2022 was \$194.5 million, 4.9% higher than 2021. Contributing to this were increases for step and performance progression per collective agreements and policy as well as resource levels supporting the capital program.

PURPOSE

To present for approval the 2022 Statement of Financial Information (SOFI) as part of the reporting requirements of the *Financial Information Act*.

BACKGROUND

The *Financial Information Act* is provincial legislation that requires local governments to prepare the following statements and schedules annually:

- statement of assets and liabilities;
- statement of operations;
- schedule of debt;
- schedule of guarantee and indemnity agreements;
- schedule showing remuneration and expenses paid to or on behalf of each employee that exceeds \$75,000 and amounts paid to or on behalf of elected officials; and
- schedule showing the payments for each supplier of goods or services that exceeds \$25,000.

This report is being brought forward to comply with the requirements of the *Financial Information Act*.

SUPPLEMENTARY INFORMATION SCHEDULES

The 2022 annual audited financial statements, which were approved by the Board on April 28, 2023, satisfies the first three requirements of the SOFI reports. The remaining requirements are met by Schedules 1 to 7 included in the attachment to this report.

Schedules 1 to 4 presents the remuneration and expenses paid to or on behalf of directors, committee members, employees and any severance payments, as well as a reconciliation of these amounts to the financial statements. Expenses included are those incurred while conducting Metro Vancouver business. Schedules 5 to 7 reports the payments made to suppliers in Canadian or US dollars, as well as a reconciliation of the payments to expenditures in the annual financial statements.

The 2022 remuneration for elected officials was \$1.45 million, 5.7% higher than prior year, due to inflationary increases of 3.2%, and a 1.4% increase in attendance at meetings and international engagement starting up again. Expenses for elected officials and employees were \$3.1 million, up 31.8% compared to prior year, as travel and training activities came back to pre-COVID levels. Total remuneration for employees in 2022 was \$194.5 million, 4.9% higher than 2021. Contributing to this were increases for step and performance progression per collective agreements and policy as well as resource levels supporting the capital program.

ALTERNATIVES

This report completes a statutory requirement; no alternatives are presented.

FINANCIAL IMPLICATIONS

This report provides details of 2022 results based on statutory requirement, there are no further financial implications.

CONCLUSION

The 2022 annual audited financial statements were approved by the Board on April 28, 2023. Schedules 1 to 7 in the attachment to this report provides the additional information required under the *Financial Information Act*. Approval concludes the legislated requirements.

Once approved, the *Financial Information Act* filing information is available for viewing by the public and anyone can acquire a hard copy of the information from the Finance Services Department for a fee of \$5.00¹.

Attachments

1. Statement of Financial Information for the Year Ended December 31, 2022, dated June 2023
(Doc # 60332189)

¹ The fee is prescribed by provincial regulation.

METRO VANCOUVER FINANCIAL INFORMATION ACT FILING

STATEMENT OF FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2022

June 2023

THIS STATEMENT OF FINANCIAL INFORMATION INCLUDES THE ACCOUNTS OF:

**METRO VANCOUVER REGIONAL DISTRICT
GREATER VANCOUVER WATER DISTRICT
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
METRO VANCOUVER HOUSING CORPORATION**



**Metro Vancouver Regional District
Greater Vancouver Water District
Greater Vancouver Sewerage & Drainage District
Metro Vancouver Housing Corporation**

2022 STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this 2022 Statement of Financial Information, produced under the *Financial Information Act*.

Dean Rear,
Chief Financial Officer
June 8, 2023

Prepared pursuant to the Financial Information Regulation, Schedule 1, section 9

STATEMENT OF FINANCIAL INFORMATION
For the Year Ended December 31, 2022

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Consolidated Financial Statements

SECTION II

Other Schedules

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- 2) Remuneration and Expenses
 - Members of the Board of Directors, Elected Officials
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 - Employees Schedule 2
 - Reconciliation of Remuneration and Expenses
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- 3) Schedule of Payments to Suppliers for Goods and Services
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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Members of the Board of Directors, Elected Officials, and Standing Committees

NAME	POSITION*	TOTAL	
		REMUNERATION	EXPENSES
Albrecht, Paul	Board Member**	\$ 980	\$ -
Ander, Gary	Committee Member	980	-
Anderson, Bridgitte	Committee Member***	1,960	-
Andrews, Janet	Committee Member***	2,450	-
Annis, Linda	Board Member**	15,680	-
Armstrong, Robert	Committee Member***	2,450	-
Arnason, Petrina	Board Member (Alternate)	7,840	-
Asmundson, Brent	Board Member (Alternate)	4,410	-
Au, Chak	Board Member**	1,470	-
Back, Holly	Committee Member	1,470	-
Back, Jordan	Council of Councils	490	-
Bain, Fred	Board Member (Alternate)	490	-
Bains, Harry	Board Member**	490	-
Baird, the late Ken	Board Member	11,760	-
Baird, Kim	Committee Member***	1,470	-
Bell, Don	Committee Member**	5,390	-
Berry, Ken	Board Member**	490	-
Bligh, Rebecca	Board Member**	1,470	-
Bond, Mathew	Committee Member	2,940	-
Booth, Mary-Ann	Board Member	27,334	-
Boyle, Christine	Committee Member**	10,290	-
Brodie, Malcolm	Board Member**	31,254	-
Buchanan, Linda	Board Vice Chair (2022) / Board Member**	54,710	31
Calendino, Pietro	Board Member**	25,480	3,766
Cameron, Craig	Committee Member	980	-
Carr, Adriane	Board Member**	35,664	12,129
Cassidy, Laura	Board Member**	490	-
Choo, Queenie	Committee Member***	1,960	-
Clark, Carolina	Board Member (Alternate)**	3,430	-
Copeland, Dan	Committee Member	3,430	-
Coté, Jonathan	Board Member	39,584	12,621
Curren, Megan	Council of Councils	490	-
Curry, Joanne	Committee Member***	2,450	-
Darling, Steve	Committee Member**	490	-
Das, Chinu	Council of Councils	490	-
Day, Carol	Board Member (Alternate)**	490	-

* "Committee Member" refers to individuals who sit on the Metro Vancouver Standing Committees.

** Board Members and Board Member (Alternates) appointed November 2022.

*** Non-elected officials appointed to Metro Vancouver Standing Committee.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Members of the Board of Directors, Elected Officials, and Standing Committees

NAME	POSITION*	TOTAL	
		REMUNERATION	EXPENSES
De Genova, Melissa	Board Member	13,720	-
Dhaliwal, Satvinder	Board Chair (2022) / Board Member**	107,829	18,437
Dhillon, Peter	Committee Member***	1,470	-
Dilworth, Diana	Board Member (Alternate)**	6,370	-
Dingwall, William	Board Member	35,068	-
Dominato, Lisa	Board Member**	20,964	-
Drake, Bruce	Council of Councils	490	-
Dueck, Judy	Committee Member**	3,430	-
Dupont, Laura	Committee Member	5,390	192
Elford, Doug	Board Member (Alternate)**	24,500	-
Elke, Tracy	Board Member (Alternate)**	5,880	-
Faoro, Paul	Committee Member***	2,450	-
Ferguson, Stephen	Board Member**	16,660	896
Finlayson, Jock	Committee Member***	2,450	-
Forbes, Betty	Council of Councils	490	-
Froese, Jack	Board Member	35,174	-
Fry, Pete	Board Member (Alternate)**	10,780	-
Gamboli, Nora	Committee Member**	3,920	-
Girard, Angela	Board Member (Alternate)**	1,470	-
Gu, Alison	Board Member (Alternate)**	2,940	-
Guerra, Laurie	Board Member	23,030	-
Guichon, Alicia	Committee Member**	2,450	-
Hanson, James	Committee Member**	2,940	-
Hardwick, Colleen	Board Member	10,780	-
Harvie, George V.	Board Chair**	30,795	-
Hayes, Mike	Council of Councils	490	-
Helsley, Robert	Committee Member***	1,960	-
Hepner, Gordon	Board Member**	490	-
Hillman, Michael	Board Member (Alternate)	3,920	-
Hobbs, Andrew	Board Member (Alternate)**	490	-
Hocking, Dave	Board Member	22,050	-
Hodge, Craig	Board Member**	40,670	8,863
Hu, Tina	Committee Member	1,960	-
Hundial, Jack	Board Member (Alternate)	490	-
Hunt, Stephen	Committee Member***	1,960	-
Hurley, Mike	Board Member**	28,314	-

* "Committee Member" refers to individuals who sit on the Metro Vancouver Standing Committees.

** Board Members and Board Member (Alternates) appointed November 2022.

*** Non-elected officials appointed to Metro Vancouver Standing Committee.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Members of the Board of Directors, Elected Officials, and Standing Committees

NAME	POSITION*	TOTAL	
		REMUNERATION	EXPENSES
Jackson, Jeanette	Committee Member**	1,960	-
Jackson, Lois	Council of Councils	490	-
James, Teri	Council of Councils	490	-
Johanson, Erika	Council of Councils	490	-
Johnston, Dan	Council of Councils	490	-
Johnstone, Patrick	Board Member**	980	-
Jordan, Colleen	Council of Councils	490	-
Kanakos, Jeannie	Board Member	11,210	-
Keithley, Joe	Board Member (Alternate)**	5,390	-
Kim, Steve	Board Member (Alternate)**	490	-
Kirby-Yung, Sarah	Board Member**	4,410	-
Klassen, Mike	Board Member**	490	-
Knight, Megan	Board Member**	490	-
Kooner, Pardeep Kaur	Board Member**	490	-
Krier, Polly	Committee Member**	490	-
Kristjanson, Scott	Board Member (Alternate)	490	-
Kruger, Dylan	Board Member**	9,310	-
Kunst, Margaret	Council of Councils	490	-
Lahti, Meghan	Board Member**	980	-
Lambur, Peter	Committee Member**	490	-
Lewis, Christopher	Committee Member***	1,960	-
Little, Mike	Board Member (Alternate)**	12,740	-
Locke, Brenda	Board Member**	2,450	-
Long, Bob	Board Member (Alternate)	8,760	339
Loo, Alexa	Board Member (Alternate)**	6,370	-
MacDonald, Nicole	Board Member**	2,940	-
Madsen, Hunter	Board Member (Alternate)	2,450	-
Mandewo, Trish	Committee Member**	2,940	-
Marsden, Dennis	Committee Member**	1,960	-
Martin, Gayle	Board Member	21,560	-
McCallum, Doug	Board Member	11,270	-
McCurrach, Nancy	Committee Member**	490	-
McCutcheon, Jen	Board Member**	67,911	916
McDonald, Bruce	Board Member (Alternate)	13,230	-
McEvoy, Jaimie	Council of Councils	490	-
McEwen, John	Board Vice Chair**	44,010	984

* "Committee Member" refers to individuals who sit on the Metro Vancouver Standing Committees.

** Board Members and Board Member (Alternates) appointed November 2022.

*** Non-elected officials appointed to Metro Vancouver Standing Committee.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Members of the Board of Directors, Elected Officials, and Standing Committees

NAME	POSITION*	TOTAL	
		REMUNERATION	EXPENSES
McIlroy, Jessica	Committee Member	4,900	-
McLaughlin, Ronald	Board Member	21,070	-
McNulty, William	Board Member**	3,430	-
McPhail, Linda	Board Member (Alternate)	1,470	-
Meachen, Bob	Council of Councils	490	-
Meadus, Chelsa	Committee Member	2,450	-
Meiszner, Peter	Board Member (Alternate)**	490	-
Milani, Steve	Council of Councils	490	-
Morden, Michael	Board Member	24,500	-
Morse, Alison	Council of Councils	490	-
Muri, Lisa	Board Member**	29,784	-
Mustel, Evi	Committee Member***	1,470	-
Nagra, Mandeep	Board Member	9,800	-
Nakagawa, Nadine	Board Member (Alternate)**	490	-
Nicholson, Maureen	Board Member (Alternate)	7,840	-
O'Connell, Gwen	Council of Councils	490	-
Pachal, Nathan	Committee Member**	490	-
Patton, Allison	Board Member	16,660	-
Penner, Darrell	Board Member (Alternate)**	7,840	-
Pollock, Glenn	Committee Member**	2,940	-
Puchmayr, Charles	Committee Member	3,430	-
Richter, Kimberly	Board Member	18,620	-
Ross, Jamie	Board Member**	23,520	-
Royer, Zoe	Committee Member	4,900	-
Ruimy, Dan	Board Member**	490	-
Sager, Mark	Board Member**	490	-
Simpson, Anena	Council of Councils	490	-
Snell, John	Council of Councils	490	-
Soprovich, William	Committee Member	7,350	-
Stachova, Olga	Committee Member***	1,960	-
Steves, Harold	Board Member	26,905	-
Stewart, Kennedy	Board Member	1,960	-
Stewart, Richard	Board Member (Alternate)**	26,844	-
Storteboom, Rudolph	Committee Member	7,840	4,282
Stutt, Rob	Board Member**	490	-
Svendsen, Ryan	Committee Member	3,920	-

* "Committee Member" refers to individuals who sit on the Metro Vancouver Standing Committees.

** Board Members and Board Member (Alternates) appointed November 2022.

*** Non-elected officials appointed to Metro Vancouver Standing Committee.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Members of the Board of Directors, Elected Officials, and Standing Committees

NAME	POSITION*	TOTAL	
		REMUNERATION	EXPENSES
Swanson, Jean	Board Member (Alternate)	1,470	-
Tam, Bill	Committee Member***	1,960	-
Thompson, Sharon	Board Member (Alternate)**	490	-
Towner, Teresa	Board Member**	3,430	-
Trentadue, Mary	Board Member (Alternate)	11,270	-
Trevelyan, Christopher	Council of Councils	490	-
Vagramov, Robert	Board Member	28,895	3,667
Valente, Tony	Council of Councils	490	-
van den Broek, Valaria	Committee Member	6,860	-
Vrooman, Tamara	Committee Member***	980	-
Walker, Darryl	Board Member	28,850	1,996
Wallace, Rosemary	Board Member (Alternate)**	980	-
Wang, James	Board Member (Alternate)**	2,940	-
West, Bradley	Board Member**	36,644	2,613
Weverink, Paul	Board Member (Alternate)**	490	-
Wheatley, Scott	Committee Member***	2,450	-
Wiebe, Michael	Board Member	21,070	-
Wilder, Liisa	Council of Councils	490	-
Wilson, Chris	Committee Member	4,900	-
Wolfe, Michael	Board Member (Alternate)**	490	-
Yousef, Ahmed	Committee Member**	4,900	-
Zhou, Lenny	Board Member**	490	-
TOTAL		\$ 1,448,381	\$ 71,732

* "Committee Member" refers to individuals who sit on the Metro Vancouver Standing Committees.

** Board Members and Board Member (Alternates) appointed November 2022.

*** Non-elected officials appointed to Metro Vancouver Standing Committee.

SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Aberle, Vanessa	\$ 84,989	\$ 4,585	\$ 1,358
Abhari, Soroush	68,535	20,701	1,949
Abraham, Thomas	119,499	9,329	3,940
Adamoski, David	87,916	1,648	79
Adamson, Jane	135,378	5,760	2,536
Aderneck, Eric	123,225	3,277	2,614
Adey, Maria	122,380	4,608	1,031
Agecoutay, Brian	88,400	37,900	657
Agecoutay, Liz	69,882	5,308	1,486
Ajgaonkar, Priya	84,411	1,965	66
Alba, Pilar	74,301	3,821	1,931
Albrice, David	130,021	4,949	-
Aldaba, Alain	119,350	28,877	1,706
Alder, Nic	69,923	5,374	969
Alexander, Janice	78,944	1,492	2,777
Alexander, Murray	108,557	2,051	-
Ali, Abid	108,557	2,857	24
Ali, Muhammad	74,007	2,918	3,974
Alibhai, Nimet	87,916	6,734	160
Allan, Chris	190,636	9,094	2,345
Al-Taie, Mohammed	100,357	3,450	720
Anderson, Brian	81,954	23,240	867
Anderson, Cory	124,428	16,083	6,739
Anderson, Erik	83,672	10,992	63
Anderson, Tessa	72,907	3,966	476
Andrews, Dave	104,284	4,705	48
Anggabrata, Denny	129,443	4,379	1,360
Anggabrata, Dion	80,386	27	464
Ansari, Fatima	105,106	3,682	998
Anthony, Vanessa	149,103	5,023	2,791
Antony, Abin	137,533	4,642	952
Apcev, Kristina	74,179	15,680	6,730
Appleton, Jeremy	97,631	21,273	2,874
Aquila, Marco	110,720	3,876	5,565
Arabsky, Jennifer	86,013	3,182	99
Arbo, Ross	86,174	10,605	1,803
Archer, Gordon	95,206	1,428	-
Arnold-Smith, Brant	130,811	42,547	2,355
Arseneau, Brooke	85,493	8,377	240
Arya, Sanjeev	108,557	5,003	1,543
Asher, Alistair	86,843	9,496	197
Ashford, Graeme	85,398	9,335	4,430
Askarzadeh, Ali	85,843	8,220	12,818
Asuelo, Ryan	93,585	14,968	3,613
Atherton, Heather	97,242	-	2,868
Atkinson, Brooke	82,466	1,900	5,593
Atkinson, Holly	98,284	34,079	1,533

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Atwal, Manveer	78,564	3,386	1,747
Au, Ada	122,687	4,238	1,431
Au, Alwin	81,375	2,597	2,181
Au, Colleen	77,587	1,466	215
Aubin, Jean-Philippe	108,909	3,467	4,906
Auclair, Brett	65,111	23,576	2,285
Aure, Loger	84,410	6,443	834
Babey, Mark	89,745	39,325	599
Backiel, Filip	88,553	3,843	3,730
Bahgat, Ahmed	95,375	2,048	342
Baig, Farhan	68,384	28,807	4,332
Bailey, Tom	131,909	7,007	2,271
Bailie, William	86,802	3,088	973
Baillie, Diana	81,467	5,199	-
Bain, Jonathan	99,115	3,422	5,863
Bains, Udham	125,142	5,004	433
Baker, Marcia	70,930	8,945	582
Baker, Veronica	126,523	5,959	2,604
Bakharia, Adam	99,735	29,108	-
Banjanin, Dejan	129,443	6,984	982
Barbosa, Anthony	132,191	4,475	1,644
Bariana, Sunny	90,813	2,611	4,118
Baron, Amanda	145,031	10,596	4,548
Baron, Brett	87,659	8,958	627
Barratt, James	100,927	3,443	3,127
Barroetavena, Roberto	132,629	1,990	473
Barroga, Maria Luisa	148,793	5,435	1,174
Barron, Elaine	114,507	16,631	-
Bartley, Lori	77,587	1,986	498
Baruffa, Antonio	93,040	6,995	5,678
Basi, Bob	97,779	16,874	1,339
Basiri, Neshat	106,010	5,305	934
Baskalovic, Dragan	129,443	4,379	575
Basque, Shelly	101,787	3,465	484
Bates-Frymel, Laurie	123,346	7,804	1,543
Bator, Brad	121,852	23,583	1,208
Bauer, Austin	60,461	35,823	9,549
Baxter, Bryce	121,394	4,115	1,973
Beairsto, Darren	104,949	6,852	784
Bebek, Mike	86,174	13,400	3,101
Becker, Griffin	86,174	33,071	1,567
Beckett, Brandon	88,982	8,915	2,840
Bedrossian, Shant	93,163	13,840	611
Beere, Chris	90,289	18,772	164
Behzadi, Pouya	130,571	4,396	1,063
Bejer, Rolando	74,566	8,593	48
Belanger, Francis	73,336	8,212	7,176

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Benjamin, Angelo	113,853	15,927	-
Bennet, Mark	77,416	6,320	161
Benoit, Arthur	76,131	21,932	855
Benton, Steve	77,546	8,447	7,748
Bergler, Suzz	85,364	16,466	1,428
Berka, Caroline	91,685	2,901	2,395
Bernardino, Ernesto	91,498	13,027	279
Berube, Esther	157,209	5,626	2,080
Beukers, Robert	64,525	16,704	816
Beverley, Jessica	266,248	22,814	3,193
Bhat, Achintya	113,249	7,204	638
Bickel, Emily	74,416	2,571	461
Bishay, Farida	134,994	4,521	1,054
Bittante, Diego	89,378	5,836	341
Black, Barb	74,006	23,423	288
Blair, David	78,657	3,015	4,919
Blair, Erik	111,551	3,145	821
Blendell, Melanie	77,522	24,854	-
Block, Randy	86,638	8,440	144
Boak, Maggie	168,211	5,636	5,439
Bolch, Peter	72,557	4,876	2,377
Bolognese, Domenic	76,469	23,910	643
Bondar, Marla	78,900	1,409	419
Bonham, Nancy	90,676	2,918	460
Borsa, Jason	81,042	4,964	-
Botwright, Mark	64,856	50,524	821
Boucher, Vincent	127,976	4,563	2,902
Bourdon, Paul	118,704	4,028	3,254
Bousmina, Zoheir	129,617	4,382	1,485
Bouthot, Matthew	78,361	27,493	54
Bowe, Dana	89,344	10,847	1,818
Bradley, Don	171,397	5,725	178
Bradley, Rob	131,060	15,000	2,166
Braglewicz, Morgan	93,070	1,916	1,018
Brar, Navkiran	83,854	2,297	141
Brar, Paul	157,320	5,294	1,804
Braun Rodriguez, Catherine	95,683	1,810	460
Brett, Tom	92,835	20,776	387
Brinkworth, Matt	87,835	1,661	1,719
Broughton, Darren	82,790	22,702	687
Brown, Debbie	82,815	1,532	498
Brown, Gavin	65,910	16,502	563
Brown, Jo-Ella	88,400	23,250	458
Brown, Kevin	137,049	28,030	3,724
Brown, Scott	82,434	1,763	338
Brown, Tyson	82,306	20,609	1,154
Brownlie, Claire	83,491	1,652	1,217

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Brozer, Christy	80,066	8,585	-
Bruno, Tommaso	75,816	4,440	-
Budolig, Robert	76,128	3,562	285
Buholzer, Paul	79,048	25,788	252
Bungubung, Renato	112,168	19,688	974
Burgess, Scott	63,729	26,282	807
Burton, James	103,521	3,316	1,770
Burr, Shane	99,065	25,013	840
Burtiak, Darryl	89,197	14,245	326
Burton, Brent	157,480	5,296	1,947
Burton, Tim	120,982	12,463	6,080
Bush, Kelly	123,148	4,285	3,868
Butler, Eileen	94,271	14,275	5,324
Buttner, Boyce	85,769	54,187	2,610
Buxton, Ian	96,012	20,028	1,514
Cabalfin, Nathan	128,946	6,366	942
Caculovic, Mathew	95,297	4,218	12,000
Calder, Ian	68,598	24,818	586
Calverley, Dylan	69,126	28,507	2,639
Calvert, Leslie	81,770	3,776	383
Camazzola, Jim	73,799	25,133	811
Campbell, Dan	65,963	39,743	758
Campbell, Michele	86,106	1,354	1,490
Campeau, Bruce	85,608	33,016	1,810
Candido, Michelle	71,451	11,200	1,181
Cantelo, John	77,921	7,930	523
Carabine, Anne	108,557	1,700	1,157
Carbajales, Nicolas	77,600	6,970	60
Carbone, Lorenzo	70,037	56,180	713
Cardinal, Brandon	65,726	13,484	9,494
Carley, Neal	279,715	23,245	5,513
Carlson, Dana	95,683	1,810	-
Carmichael, Jeff	169,657	5,699	5,794
Carson, Mike	80,205	19,779	609
Carswell, Mason	94,037	14,428	4,578
Carter, Lorn	184,250	6,928	4,788
Castellanos, Victor	100,055	3,212	287
Caufield, Kit	93,044	3,425	7,216
Cessford, Graeme	77,587	4,090	2,352
Chacko, Joseph	129,443	4,379	3,792
Chan, Alicia	89,656	3,694	1,554
Chan, Bobby	75,712	9,529	1,007
Chan, Eli	90,139	3,868	2,931
Chan, Ian	113,183	5,937	888
Chan, Jacky	108,804	10,326	1,024
Chan, Justin	88,520	2,286	1,536
Chan, Kenneth	61,486	18,379	-

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(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Chan, Nicole	107,706	4,004	1,545
Chan, Nigel	94,037	15,099	-
Chan, Richard	146,614	4,920	613
Chan, Samuel	169,054	12,165	8,470
Chan, Shirley	108,808	4,070	3,859
Chan, Shuh	155,391	5,549	4,185
Chanda, Suranjit	123,332	4,188	9,651
Chang-Kit, Ronald	84,897	15,184	146
Charlston, Lucas	66,588	25,772	1,612
Chee, Francis	126,070	4,267	4,891
Chegounian, Parisa	80,839	1,541	1,150
Chen, Elias	103,082	3,516	3,930
Chen, Gerald	91,686	1,732	-
Cheng, Adrian	115,750	5,685	1,058
Cheng, Bob	192,205	6,449	676
Cheng, Doreen	87,916	1,662	141
Cheng, Elizabeth	99,736	16,780	-
Cheng, Eric	75,936	14,336	460
Cheng, Shan	129,443	4,513	729
Cheng, Winson	129,443	4,379	4,479
Cheng, Yuk-Sing	169,462	5,804	3,999
Cheong, Tony	183,990	6,165	-
Cheung, Eddie	82,009	1,551	7,159
Cheung, Raymond	99,735	8,804	38
Cheung, William	124,979	4,232	1,005
Chhina, Ravi	309,725	24,230	3,679
Chiesa, Tatiana	141,149	4,795	5,788
Chin, Adeline	130,015	4,388	6,193
Chin, Peter	128,774	5,942	743
Chin, Tony	86,174	27,128	451
Chiu, Gary	95,879	1,813	516
Chiu, Joe	93,509	18,755	3,936
Chiu, Quenton	64,174	31,779	6,562
Chong, Chris	91,686	12,675	219
Chow, Christopher	80,250	11,569	4,392
Chow, Jack	129,443	4,379	1,928
Chow, Larry	152,922	21,043	3,721
Choy, Harvey	145,296	8,918	3,794
Chrich, Ashley	69,455	5,893	2,342
Christensen, Brian	88,982	5,988	101
Christensen, Robert	88,036	4,276	3,526
Chu, Jerry	80,980	9,038	-
Chu, Maria Leomerita	77,587	1,466	45
Chung, Ambrose	77,639	6,909	1,574
Cichon, Lauren	75,639	3,246	579
Cifarelli, Amelia	89,485	3,689	1,645
Ciocan, Emil	99,029	32,851	432

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Clark, Alanna	96,895	4,362	759
Clark, Cameron	127,127	4,319	660
Clark, Josephine	108,557	2,071	3,178
Clarke, Lisa	76,697	11,311	457
Clarke, Martin	147,491	4,933	696
Clark-Jones, Frank	91,129	13,613	3,476
Clark-Jones, Peter	72,246	17,623	662
Cohen, Micah	73,366	43,918	1,211
Cojocariu, Anton	81,786	31,025	1,266
Coldwell, Jason	88,892	15,935	3,564
Cole, Britton	99,423	11,014	2,852
Coleman, Larry	73,632	7,162	53
Collen, Troy	84,240	7,268	2,340
Collins, Devin	65,381	26,724	1,503
Collins, John	91,686	5,380	-
Common, Dan	65,831	20,042	896
Connelly, Shawn	94,390	15,292	1,604
Conner, Sheri	132,629	5,955	315
Conti, Aldo	101,475	3,946	241
Conti, Newton	116,997	4,193	2,346
Coombes, Michael	91,767	1,733	-
Cooper, Patricia	92,462	3,208	646
Corrigan, Patrick	124,487	39,379	2,837
Coughlan, Janaka	93,946	43,782	338
Coulman, Dan	91,486	29,833	1,331
Coulon, Harvey	108,870	4,978	2,246
Courage, Tyler	70,863	14,963	2,416
Cousin, Andre	89,081	27,257	1,827
Cousins, Sam	80,668	2,046	1,518
Coutinho, Eric	113,374	15,004	-
Cowan, Laurel	145,296	4,901	3,134
Crabtree, Katelyn	158,565	5,432	3,864
Crosby, Jennifer	204,660	6,802	3,718
Crowle, John	129,443	4,379	975
Cruickshank, Craig	79,506	6,464	108
Cruz, Danilo	71,650	5,011	598
Cruz-Rivera, Angelita	82,088	6,531	-
Csizmadia, Alexander	87,916	10,570	916
Cullen, Vanja	119,363	5,475	824
Cumming, Sheryl	113,684	3,864	4,351
Da Silva Sympovsky, Thalita	135,712	6,000	4,511
Dandridge, Xenia	115,815	5,873	705
Danis, Sebastien	97,662	11,109	458
Darwish, Yasser	93,833	10,670	-
Daunais, Adam	100,548	39,499	-
Davies, Mike	145,309	2,576	1,229
Davis, Donna	92,949	3,181	-

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Davis, Mackenzie	77,723	3,340	1,531
Daw, Hanadi	97,566	2,345	276
Day, Sheila	75,888	3,485	-
De Boer, Andrew	174,937	8,654	2,559
De Geest, Kristine	108,557	2,051	151
De la Cour, Pierre	89,495	25,733	561
De Lind, Peter	118,118	3,966	507
De Rose, Enzo	84,846	15,645	537
Deacon, Dan	104,903	21,923	1,720
Denboer, Bob	95,683	1,810	-
Denton, Gail	85,121	5,254	1,338
Deo, Mani	209,835	20,840	6,270
Deuling, Jill	80,980	1,531	1,198
Dhatt, Harjinder	96,416	4,910	583
Dhatt, Pardeep	89,871	3,215	1,793
Dhillon, Jat	95,582	24,308	1,242
Dhillon, Manjit	87,916	1,576	433
Di Stasio, Tony	75,816	3,332	58
Dias, Daryl	87,956	1,866	5,167
Diaz Ng, Albert	77,542	28,518	624
Dimitropoulos, Xanthi	75,617	1,422	1,669
Dineen, Chris	94,696	18,882	5,387
Dion, Carly	119,358	6,044	1,295
Diotte, JL	95,683	8,434	602
Dixon, Georgia	67,086	15,877	2,542
Do, Matt	79,695	6,038	432
Dobrovolny, Jerry	393,607	45,347	31,867
Doerksen, Geoff	108,557	7,954	323
Doi, Andrew	108,557	2,051	2,414
Dolemeyer, Frank	121,749	26,426	2,069
Donaghy, Steve	101,394	3,459	534
Dong, Cathy	126,265	5,206	1,451
Dong, Tara	101,394	3,459	1,088
Dove, Franklin	88,640	14,687	626
Downey, Bryce	77,468	34,262	2,744
Dragon, Willyam	147,090	19,109	2,073
Dreger, Clayton	96,784	48,950	1,165
Drinkwater, Alisha	86,999	2,076	1,522
Du, Kelly	76,688	1,297	1,969
Duarte, Romeo	87,052	3,821	41
Ducey, Mike	110,649	3,917	-
Duffield, Richard	88,897	18,670	1,673
Dugaro, Julia	107,159	2,045	5,010
Dunbar, Brent	85,010	6,418	938
Dunkley, Dave	129,443	2,268	743
Durkin, Tamara	89,481	3,203	91
Durrant, Christopher	89,378	9,440	415

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Duso, Lucy	123,587	2,335	691
Duvall, Bill	201,902	7,541	3,241
Dwyer, Marty	141,848	5,652	2,126
Dybwad, Matthew	144,793	4,876	2,228
Dykman, Dan	104,624	4,061	754
Easton, Joe	89,665	5,092	3,719
Eastwood, Bill	118,851	5,194	-
Ebinesan, Joshua	119,830	5,629	223
Edalat, Farnaz	118,886	4,038	470
Edwards, Maria	107,698	3,624	4,473
Egli, Graham	94,751	2,529	956
Eisenkraft, Nicolas	88,811	8,126	101
Ekeli, Stefanie	77,282	1,382	2,470
Elliott, Ken	85,532	7,331	-
Elliott, Lea	95,683	1,810	3,817
Ellis, Sean	81,882	6,823	2,363
Eloff, Leonard	99,807	19,415	2,433
Emmert, Jason	132,885	5,684	821
Eng, Raymond	150,675	5,085	376
Engelstad, Brock	96,149	9,614	725
England, Karin	107,495	2,018	7,799
Enns, Ronald	110,071	11,159	4,730
Enns, Thomas	91,382	2,335	-
Enquist, Luis	91,309	9,026	1,012
Erickson, Brian	99,669	9,414	358
Erickson, Dustin	125,566	4,430	1,129
Esguerra, David	91,106	20,046	-
Esguerra, Glen	84,411	1,596	168
Espinosa, Daisy	75,854	1,964	112
Esplen, Chad	72,926	15,025	-
Estrada, Ariel	129,443	6,165	846
Etches, Kris	103,684	3,668	6,452
Evanetz, Sarah	80,172	2,854	5,671
Fallahi, Maryam	72,902	10,624	1,232
Fang, Andy	87,916	14,568	220
Fanzone, Paul	79,860	16,414	581
Farinelli, Zeno	130,065	4,409	1,354
Farkas, Rita	79,105	-	2,339
Farr, Jennifer	128,900	4,619	1,528
Fehr, Callum	87,527	2,994	2,766
Felicella, Nick	85,280	8,161	41
Feng, Olivia	73,989	3,494	2,768
Feng, Philip	103,958	3,013	2,306
Fereidouni, Reza	96,006	36,597	1,337
Ferguson, Dave	91,686	4,195	-
Fernandes, Maricor	80,829	2,793	496
Fernie, Michele	87,916	1,662	1,163

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Fiehn, Aaron	82,284	11,910	8,757
Fiehn, Chuck	85,721	18,466	624
Filush, Jake	83,179	7,895	165
Fitzmaurice, Katie	129,957	6,444	3,016
Fitzpatrick, Jeffrey	157,486	5,797	2,491
Fitzpatrick, Jess	114,402	4,520	1,569
Flaks, David	115,527	32,046	77
Flesher, Scott	75,908	7,953	253
Folkard, Eric	71,328	28,523	3,009
Forbes, Andrew	62,086	15,619	2,786
Ford, Bruce	97,709	6,058	972
Ford, Graham	95,796	25,869	2,108
Ford, Laurie	136,587	4,676	1,418
Forscutt, Jennifer	128,108	7,605	1,706
Forsyth, Samantha	89,395	5,881	260
Forsyth, Scott	157,209	5,292	4,473
Foster, Chris	101,493	21,944	5,093
Fought, Rob	157,763	5,350	483
Fountain, Tanner	77,526	23,665	1,054
Fournier, Colleen	88,401	6,471	404
Francis, Bernard	69,722	6,590	735
Franken, Alisa	103,617	2,344	1,849
Fraser, Heather	79,179	27,716	907
Fraser, Paul	88,411	29,089	775
Freeman, Gregory	111,326	3,786	223
Freinhofer, Victoria	72,432	2,569	125
Friedrich, George	133,558	4,441	548
Friesen, Courtney	90,724	4,485	-
Frymel, Bart	65,238	19,748	-
Fuhrmann, Marlene	95,714	1,893	540
Fulton, Terry	127,096	4,634	1,632
Fyten, Cole	88,127	12,902	3,859
Gaffud, Jerico	93,163	4,475	-
Gale, Evan	84,246	6,205	3,657
Gali, John	92,436	17,832	342
Gallilee, Rick	202,592	6,771	470
Galloway, Sean	174,674	7,992	2,029
Gamal El-Dean, Deyab	77,237	8,555	460
Gant, Murray	192,205	6,449	2,559
Gasparro, George	103,958	6,363	1,744
Gastaldello, Catherine	77,587	2,619	-
Gatto, Nicole	81,217	1,535	125
Gauci, Joanne	123,466	2,337	4,295
Gautier, Claire	97,611	1,919	132
Gaythorpe, Shane	89,066	37,587	2,032
Gee, Jennifer	77,587	1,496	901
Gee, Michele	88,933	16,100	75

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SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Geeson, Graeme	81,811	30,206	1,421
Gehrer, Chris	95,068	49,994	1,348
Geil, Dan	135,013	4,577	1,099
Gellard, Joe	83,768	17,908	998
Genier, Max	82,853	52,545	4,035
Gentner, Ryan	87,916	1,662	78
George, Honey	107,903	3,821	207
Gerath, Guy	94,338	26,754	3,831
Gerryts, Megan	112,824	3,943	114
Gervais, Adam	89,543	11,876	12,333
Gheseger, Tania	101,004	1,905	2,692
Ghorbani, Maryam	123,647	4,228	1,372
Giang, Justin	74,607	1,411	687
Gibb, Allan	169,916	2,977	905
Gibson, Graeme	54,688	20,988	362
Giesbrecht, Paul	147,834	22,344	1,615
Gill Klair, Jag	162,004	8,820	3,142
Gill, Balroop	79,166	2,053	903
Gill, Jotty	112,017	5,830	3,586
Gill, Nancy	101,793	4,487	1,961
Gilroy, Devin	69,127	20,571	161
Girard, Kaylee	66,796	16,069	2,426
Gjerdalen, Luke	68,978	11,515	1,611
Glasgow, Cameron	88,982	41,406	1,227
Glass, Jennifer	129,443	4,379	2,318
Gleig, Derek	91,566	10,604	1,820
Glessing, Krista	81,786	7,203	2,317
Glier, Monica	77,587	1,507	-
Glover, Michael	87,362	14,242	365
Goertz, Karen	80,980	1,783	625
Gogel, Andy	79,274	11,373	119
Goh, Vila	126,729	4,445	1,002
Gomez-Garcia, Jose	113,352	15,829	-
Gonzalez, Eduardo	75,900	1,665	3,266
Gonzalez, Ian	70,623	13,038	657
Goossens, Jason	96,051	10,431	2,422
Gothard, Matthew	129,692	4,383	875
Gow, Doug	92,962	1,757	324
Graham, Nela	137,118	16,090	1,203
Graham, Richard	68,470	24,736	4,496
Grant, Mielle	80,084	2,761	1,505
Gray, Lori	86,174	13,777	14,222
Green, Matthew	150,633	38,617	2,379
Greensill, Michael	77,156	40,105	2,238
Greenwood, Seann	69,576	6,790	807
Gregonia, Theresa	169,951	6,663	868
Greven, Ron	81,092	11,215	52

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SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Grewal, Nick	92,565	6,234	7,713
Grewal, Rahm	75,900	1,665	2,289
Grewal, Ravi	145,792	6,719	595
Griffith, Lionel	83,359	54,178	1,631
Griffiths, Jacquie	207,740	24,299	36,316
Griffiths, Victor	93,163	957	519
Grill, Aaron	129,927	4,387	1,808
Gu, Li	145,711	4,939	502
Guiron, Warren	87,699	5,545	101
Guldemet, John	89,759	9,742	650
Guldemet, Keenan	72,310	23,371	4,290
Guo, Tom	84,658	20,860	494
Hahn, Tracy	101,394	6,471	-
Hair, Peter	139,958	6,570	5,009
Haliuk, Braeden	76,504	3,894	2,515
Halychuk, Paul	77,339	1,581	321
Hamza, Danny	94,411	19,774	1,629
Hanna, Dawn	82,167	2,114	360
Hansen, Angela	114,387	4,683	919
Harder, Susana	129,443	4,489	1,811
Haricombe, Jade	88,982	17,942	232
Haricombe, Lionel	88,982	8,691	218
Harmeson, Matt	89,489	8,928	368
Harms, Herman	68,838	26,354	1,868
Harper, Richard	74,339	7,117	132
Harper, Todd	90,633	18,035	733
Harris, Ed	99,410	7,364	1,187
Harris, Leanne	86,500	1,652	6,074
Harrison, Stephanie	127,950	4,357	1,029
Hart, Catherine	96,025	5,327	1,885
Hart, Dennis	79,724	8,710	-
Hartley, Davis	65,786	13,017	202
Hartley, Elizabeth	95,683	1,740	1,269
Haughian, Paul	89,908	8,018	122
Haveman, Peter	74,458	1,444	36
Haw, Kevin	103,958	5,563	2,564
Hawkins, Curtis	69,517	34,942	1,357
Hayes, Jessica	111,034	2,098	3,722
Hayton, Scott	132,553	17,401	1,313
Hazell, Shaun	82,468	18,288	-
Hebner, Gail	157,597	5,298	-
Heidarian, Arezoo	131,954	5,478	2,463
Heine, Chris	105,930	7,147	8,547
Henderson, Paul	279,715	23,245	9,884
Hendry, Brian	72,831	3,727	160
Heney, Jess	81,488	22,829	1,178
Herr, Alysia	71,216	9,022	460

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Hewer, Jordan	118,473	5,297	2,018
Hewitt, Mike	90,056	10,215	710
Hickling, Charlene	97,753	5,108	2,946
Hightower, Carrie	87,916	1,662	321
Hilkewich, Alison	80,829	2,785	-
Hilland, Stuart	85,836	3,779	544
Hingley, Jason	170,791	17,144	4,220
Hirvi Mayne, Maari	137,783	4,563	1,222
Ho, Alfred	132,629	6,602	396
Ho, Allen	93,163	8,723	445
Ho, Brandon	129,667	4,393	1,690
Ho, Chau	94,310	29,900	-
Ho, Florence	138,436	6,757	794
Ho, Hilda	105,536	3,595	1,382
Ho, John	109,320	4,368	1,752
Ho, Kate	101,567	3,499	1,384
Hochstetter, Ashley	83,680	3,145	-
Hockey, Jim	94,466	9,191	5,461
Hoffman, Dave	133,519	29,107	1,310
Holdenried, Ulli	86,702	45,360	610
Holm, Nathan	91,097	19,303	2,248
Holman, Jessica	88,931	1,681	1,269
Holt, Glenn	66,524	12,818	1,750
Holton, Janet	120,967	16,266	5,211
Hoonjan, Raj	129,443	4,379	611
Hope, Laura	85,273	1,923	4,897
Hoskins, Kelly	80,980	1,546	675
Hoverty, Colin	94,756	15,857	502
Howard, Kyle	65,109	9,979	311
Howe, Kyle	99,735	6,965	579
Howell, John	77,522	11,415	-
Hrgovic, Amanda	146,075	5,720	2,382
Hrubizna, Jason	91,686	2,170	-
Huang, Gerry	129,443	4,379	1,143
Huang, Karen	77,678	8,519	289
Hudska, Monika	89,197	18,397	1,297
Hughes, Michael	150,602	23,680	2,486
Hughes, Mike	88,018	1,730	353
Hui, Terry	166,189	27,208	647
Hulme, Mark	75,971	1,458	903
Hume, Jade	169,788	5,701	1,400
Hundle, Nav	81,903	1,548	43
Hung, Wayne	116,421	34,966	935
Hunt, Andrew	151,814	13,047	1,528
Hunt, Janelle	136,370	4,755	3,177
Hunt, Jason	65,075	18,166	592
Hunte, Carlos	137,201	6,636	1,277

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SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Huskisson, Kevin	77,522	10,972	1,135
Hustwait, Mark	99,029	5,026	448
Hutchins, Peter	95,582	3,669	2,998
Hynes, Shaunna	87,974	11,107	232
Hystad, Graeme	97,021	4,035	2,821
Inglis, Gordon	157,209	6,072	1,697
Iosub, Catalin	95,554	23,607	3,283
Irimia, Andreea	71,668	14,830	795
Irimia, Tatiana	129,443	4,379	3,311
Islam, Shafiqul	131,756	4,414	1,773
Israel, Sue	103,768	3,495	58
Iulianella, Chris	76,636	6,338	938
Jacinto, Jason	97,906	6,469	1,359
Jackman, Thomas	88,035	10,355	1,958
Jackson, Bob	88,400	18,058	592
Jacques, Lisa	120,206	16,800	3,899
Jadrijevic, Renato	133,260	13,466	1,772
Jamieson, Nathan	130,511	4,407	1,663
Jang, Colin	77,587	6,241	-
Jang, Gary	75,144	6,711	-
Jang, Jason	81,154	1,805	213
Jankovic, Lidija	153,311	5,261	1,061
Japson, Marlon	85,163	39,530	707
Jarvis, Janice	101,691	1,915	1,739
Jelenici, Flori	134,030	5,512	2,466
Jeliazkova, Diana	94,115	1,779	1,317
Jenkinson, Kris	90,455	28,120	1,846
Jennejohn, Derek	145,296	4,969	1,308
Jensen, Allen	119,128	4,042	5,497
Jensen, Blake	66,186	19,188	948
Jeon, Won	87,737	35,189	1,849
Jeon, Yohan	113,685	3,864	5,586
Jew, Brandon	106,603	2,836	74
Ji, Tony	129,809	4,385	2,976
Jiang, Jessica	81,207	1,485	4,305
Johal, Sonny	95,745	2,318	381
Johnson, Samuel	83,652	8,733	3,480
Joiya, Rajiv	137,770	5,015	1,461
Jokic, Mike	133,189	4,500	1,779
Jones, Ken	68,862	14,845	648
Jones, Michelle	94,914	1,795	125
Jordan, Aj	113,955	16,438	-
Jordan, Faye	93,163	3,975	2,411
Jung, Don	94,411	15,757	150
Kadota, Paul	173,538	5,769	513
Kailley, Sonu	157,186	5,245	2,541
Kan, Siak	88,982	1,944	279

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Kanda, Anrish	91,457	12,690	1,095
Kang, Jasmit	67,051	42,682	1,829
Kardooni, Masoud	90,114	14,279	700
Karpinski, Al	89,197	14,242	2,781
Kassam, Amin	169,545	3,185	717
Kassam, Farah	79,679	2,881	729
Kassam, Nick	263,578	22,729	3,600
Kates, Robert	182,424	6,077	754
Kavouras, George	98,212	3,514	43
Kee, Elizabeth	80,829	2,785	918
Kelder, Brandon	90,112	52,704	951
Kelder, Mike	82,472	547	-
Kelly, Quinn	83,750	14,836	24
Kennedy, Al	88,538	54,515	1,233
Kennedy, Marcus	89,770	4,548	448
Kerin, Brian	87,916	4,624	572
Khanna, Uma	84,397	7,706	942
Khun-Khun, Manny	67,007	34,003	458
Kim, Alvin	123,986	4,745	2,001
Kim, Brian	111,447	4,349	2,450
Kim, Tae	86,262	34,748	2,115
Kimble, Willard	90,283	7,339	699
Kimm, Stuart	99,045	27,022	5,473
Kimmel, Chris	84,411	2,424	3,266
King, James	91,602	7,662	3,357
Kingdon, Michele	101,394	3,459	-
Kirchen, Krystal	134,658	6,708	4,363
Kirkpatrick, Brent	145,794	4,908	1,405
Kishore, Eileen	80,829	2,785	-
Klick, Dennis	88,090	5,912	6,622
Knape, Theron	148,109	12,961	561
Knapp, Brandon	86,250	9,131	646
Knaupp, Janis	129,582	9,462	1,169
Knezevic-Stevanovic, Andjela	183,637	6,160	5,080
Ko, Collin	77,783	16,144	10,641
Kohan, Rozita	129,443	4,379	470
Kohl, Paul	94,739	6,354	1,791
Kolewe, Alex	79,208	2,729	704
Kolomyeychuk, Olha	88,366	3,628	189
Kong, Brandon	71,095	10,931	1,984
Kopp, Doug	132,642	5,722	598
Kovacevik, Mike	93,163	9,975	-
Kovacevik, Natasha	84,791	8,005	-
Kozier, Fred	95,683	2,753	1,172
Kozljan, Ivan	89,020	3,964	940
Kramer, Nancy	68,951	15,023	144
Krezan, Brent	196,102	7,355	7,899

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SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Krickemeyer, Lina	91,201	6,285	123
Kronstal, Elizabeth	92,768	19,260	6,013
Kuczma, Joseph	89,678	14,837	593
Kuo, Allen	92,840	2,273	2,782
Kurenov, Cassondra	144,630	12,664	7,374
Kusmu, Yonas	71,701	16,629	2,273
Kwan, Kristy	143,302	29,948	1,887
Kylmala, Kari	90,773	46,174	957
Kylmala, Senja	133,460	37,834	817
LaBreche, Marcel	120,009	12,026	556
Lacey, Lauren	90,823	15,233	5,312
Lachambre, Lucas	58,325	17,601	279
Lafortune, Kyn	76,239	960	-
Laird, Cam	119,350	5,472	2,595
Laliberte, Michel	118,483	6,091	806
Lam, Fong	97,671	6,630	453
Lam, Kitty	90,091	2,709	2,904
Lam, Paul	87,470	8,743	2,055
Lam, Steven	91,506	2,447	14,686
Lam, Whitney	95,683	1,987	1,550
Lambert, Kyle	105,701	3,601	2,241
Lan, Yao-Hung	129,443	4,379	2,321
Landry, Lynn	145,628	4,906	1,308
Lang, Mark	79,264	31,383	763
Langeloo, Annika	87,916	3,831	703
Langeloo, Tyler	120,283	18,658	1,657
Lanz, Ann Marie	86,013	1,597	300
Larkin, Keith	75,055	28,368	675
Laskowski, Sebastian	81,572	19,443	99
Lau, Carmen	91,686	1,732	-
Lau, Kent	80,852	11,670	1,993
Lau, Vincent	84,869	9,242	-
Law, Brennan	78,384	44,898	202
Lawrance, Peter	77,885	4,800	1,119
Lawson, Jean	128,804	6,864	3,735
Layne, Deion	69,207	11,155	336
Le Noble, Josh	70,898	23,861	1,004
Le Penven, Gaelle	129,990	4,388	645
Le, Johnny	80,390	3,589	371
Leavers, David	153,651	5,643	350
LeBlond, Daniel	125,188	4,241	1,627
Leclair, Jules	61,376	23,302	457
Lee, Andy	78,040	2,778	740
Lee, Ann	89,366	3,488	1,425
Lee, Darren	126,635	4,554	2,941
Lee, Eugene	76,070	1,438	1,759
Lee, Jeremy	77,587	1,466	181

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Lee, Sue	76,373	2,470	1,904
Lee, Vanessa	77,587	3,684	991
Legault, Sue	89,066	27,477	711
Lenardon, Vincent	90,433	11,325	3,105
Lenning, Dan	132,846	6,625	738
Lenning, Zack	77,765	21,462	1,226
Leong, Loke	94,037	16,975	202
Lepore, Alfredo	79,301	31,896	1,402
Lepore, Pete	76,419	5,264	449
Leroux, Jason	76,702	15,039	-
Leroux, Rhea	69,576	12,225	353
Leslie, Gary	81,162	9,323	-
Letcher, Amanda	92,409	7,816	79
Leung, Arthur	90,008	7,668	4,601
Leung, Betty	84,411	1,674	24
Leung, Clara	75,168	1,421	932
Leung, Mabel	135,956	4,659	2,209
Leung, Percy	88,496	1,673	125
Leung, Tony	85,220	1,679	1,768
Lewis, Warren	91,528	10,151	1,877
Li, Alan	112,797	7,723	935
Li, Vanessa	90,839	12,831	175
Li, Wen	119,299	4,114	9,223
Li, William	68,055	32,108	851
Liang, Amy	72,518	5,119	318
Lin, Echo	137,018	4,622	943
Linde, Connie	79,524	12,576	569
Lindner, John	108,140	7,599	792
Lindsay, Amil	129,443	5,410	1,175
Lindsay, Celine	83,837	45,409	1,009
Lindsay, Shelley	128,294	4,338	1,177
Ling, Andrew	136,368	4,483	934
Ling, Ashley	112,374	4,496	-
Lip, Alfred	127,075	4,298	1,116
Litt, Paul	143,995	5,644	2,656
Liu, Douglas	103,958	1,965	1,740
Liu, Joan	147,540	5,405	2,783
Liu-Pope, Jacqueline	127,265	5,510	1,518
Lo, Anthony	118,434	5,065	89
Lo, Benson	129,493	4,380	580
Lockert, Ben	106,906	3,674	3,062
Logan, Kurt	94,294	6,477	1,880
Long, Graeme	74,951	1,743	2,632
Long, Joseph	61,519	15,541	2,355
Lopez, Larina	169,462	6,842	1,105
Louie, Alvin	77,587	2,619	161
Louie, Angela	121,832	4,391	1,449

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(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Louie, Terry	129,667	4,383	1,007
Lovell, Jeffrey	96,966	15,780	3,505
Lovell, Ken	75,816	9,134	776
Low, Mona	103,958	1,965	950
Luccock, Dylan	90,091	12,318	35
Ludeman, Megan	80,829	2,785	304
Luft, Candace	126,711	4,293	513
Lui, Gordon	169,658	6,479	1,683
Luk, Brian	80,829	2,851	4,190
Luongo, Ralph	145,491	21,134	294
Lupien, Cam	83,858	45,703	1,466
Lynch, Adrian	108,086	5,293	625
Lytwyn, Ben	92,763	11,043	1,005
Ma, Meng	80,653	1,636	2,368
MacArthur, Rob	133,621	4,501	1,580
MacDonald, Brad	86,637	16,981	559
MacDonald, Tom	91,486	58,467	2,820
MacIntosh, Taylor	65,100	10,074	1,872
Mackay, Ted	89,197	43,669	898
Mackenzie, Morgan	73,762	2,770	2,088
MacLean, Maria	74,722	5,697	204
MacLeod, Ian	84,750	16,904	1,260
Macomber, Ken	88,982	2,059	364
MacPherson, Kevin	64,525	11,194	-
Madsen, Perry	158,645	25,706	584
Mah, Silvana	80,851	3,378	3,479
Mah, Sue	87,957	4,440	526
Mah, Wayne	108,557	9,192	-
Mahdavi, Mohammad	152,589	4,968	600
Mahdi, Ammar	129,070	4,363	713
Mahmood, Saleem	129,443	14,714	8,789
Mair, Koszima	129,443	4,551	-
Maki, Ross	160,676	5,371	4,345
Maloku, Tahir	156,092	20,382	5,138
Mangat, Amy	128,506	4,346	966
Mann, Collin	106,353	3,705	2,488
Mann, Sabrina	76,139	2,969	1,881
Manning, Ian	146,341	39,329	1,960
Marc, Marie-Liesse	206,453	6,940	491
Marchand, Rick	145,309	42,775	167
Marchioni, John	99,029	18,246	1,894
Marcos, Natalia	94,411	4,495	103
Marin, Emilian	92,156	31,062	1,616
Markovic-Mirovic, Natasha	90,901	4,872	125
Marsh, Alex	73,425	39,761	961
Marsh, Houston	92,945	2,154	2,968
Marshall, Eric	70,272	23,202	1,842

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Marshall, Peter	84,240	22,426	6,543
Martin, Brian	99,743	31,509	1,777
Martin, Cliff	88,292	33,202	3,358
Martin, Kelly	88,953	37,491	1,121
Martinovic, Nick	90,829	13,109	3,463
Marwick, Jeff	182,103	6,118	8,064
Masoom, Shaheli	129,443	7,023	3,511
Massah, Mani	94,159	4,254	2,500
Masse, Ken	153,416	5,133	1,874
Matharu, Karanpreet	79,894	3,271	1,731
Matos, Juliana	76,865	1,453	598
Matthews-Mahe, Alix	89,932	1,699	1,897
Maung, Todd	89,872	50,968	2,021
Mawji, Tamina	113,579	3,954	3,622
Mayers, Mike	157,723	10,280	-
Mayo, Erin	87,100	13,904	651
Mazur, Jadwiga	84,410	2,671	161
McAllister, David	86,732	34,309	-
McAuley, Chris	94,146	1,779	416
McBeath, Suzanne	95,683	2,038	387
McBeth, Kyle	71,430	25,524	876
McClelland, Alex	84,376	11,846	6,785
McCormick, Martin	88,982	499	340
McCorquodale, Rob	73,705	33,418	1,116
McCuaig, Amanda	177,438	9,786	929
McCulloch, Roxanne	89,197	13,901	470
McDonald, Brian	84,240	9,205	5,941
McGillivray, Deanna	83,223	9,117	1,612
McGillivray, Grant	60,019	35,481	288
McKague, Dave	109,870	20,841	1,604
McLaughlin, Sean	105,168	24,522	4,515
McLean, Steve	99,355	22,042	369
McMahon, John	145,504	4,904	1,969
McMann, Brad	94,538	13,505	573
McMaster, Tanya	86,013	2,953	11
McMichael, Mitch	84,846	1,545	144
McNeil, Scott	73,677	22,682	2,136
McNell, Heather	278,503	25,831	3,650
McPherson, Janet	81,164	1,534	-
McQuillan, Dan	78,080	11,799	-
Meawad, Hossam	97,522	3,684	3,625
Medeiros, Jesse	89,844	11,442	1,529
Melanson, Joel	170,049	6,042	3,511
Meldrum, Colin	197,959	10,969	895
Melnikov, Natalia	75,381	2,939	2,392
Mercado, Ralph	105,218	3,598	893
Mercer, Sean	100,571	3,909	3,756

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Merkens, Markus	99,735	2,678	3,557
Merry, Cal	147,795	4,980	827
Messer, Aaron	87,493	4,259	350
Messere, Tony	91,785	24,905	1,205
Meyer, Craig	91,486	5,396	464
Michaelson, Jason	73,793	10,781	199
Micsoniu, Rodica	136,294	6,533	211
Mijares, Mike	77,600	8,578	4,692
Miller, Darryl	77,999	3,420	2,499
Miller, Katherine	118,952	2,769	3,470
Miller, Kyle	93,163	10,421	1,421
Miller, Nick	95,650	14,980	3,111
Miller, Robin	129,717	4,384	647
Mills, Richard	87,979	7,622	-
Milobar, Eldeen	94,265	-	-
Minato, Renato	65,132	14,696	35
Miranda, Vernon	167,739	5,639	3,587
Mita, Phil	129,543	4,381	575
Mitchell, Bill	77,346	13,937	514
Miyashita, Lotus	87,916	1,918	100
Moar, Kelvin	99,774	24,663	9,211
Mochula, Paul	71,186	10,747	288
Mojak, Darrel	86,174	48,493	1,342
Molesworth, Brent	75,816	11,284	363
Momen, Zahra	97,241	8,844	431
Monkman, Robin	71,625	7,465	446
Montgomery, Jesse	157,837	16,416	2,667
Mooker, Sabina	70,951	4,565	3,047
Mooney, Bob	118,893	3,042	1,251
Moorsmith, Elizabeth	80,845	2,957	194
Morash, Steve	87,916	1,662	-
Morberg, Joey	89,934	7,489	4,838
Morrison, Shanda	76,493	10,038	136
Mortazavi, Farshad	130,204	4,471	891
Moulder, Roy	184,678	6,176	539
Moulds, Steve	99,029	6,415	607
Mucha, Frank	123,376	6,678	2,109
Mueckel, Trevor	90,281	8,257	1,565
Mui, Gary	132,094	12,677	4,339
Mulzet, Debbie	94,299	4,731	-
Mundi, Jasdip	91,028	54,745	1,527
Muntasir, Sardar	82,436	2,134	2,296
Musana, Redgenald	129,443	4,379	513
Mushtuk, Jason	95,776	7,197	175
Mynott, Lydia	103,958	1,977	5,253
Nair, Trina	108,787	3,235	144
Najafi, Nima	129,712	4,635	4,241

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Nakashima, Lynda	87,916	9,556	1,230
Navratil, Peter	279,715	22,595	11,524
Nawaz, Amer	129,717	4,384	2,002
Neale, Mike	82,927	22,576	275
Nees, Bronson	62,689	14,593	1,205
Nees, Roy	82,472	14,151	144
Nelms, Cheryl	279,715	23,245	6,059
Nelson, Tom	99,735	3,004	-
Nesci, Chris	133,088	13,839	-
Neuhaus, Stefan	90,246	34,252	1,223
Neville, Glen	117,202	22,265	6,054
Newman, Tim	87,256	1,650	2,989
Ng, Candace	93,070	2,059	578
Ngan, Rita	84,410	2,626	-
Ngaserin, Cindy	73,210	2,616	1,427
Ngo, Vong	80,927	21,877	146
Nguyen, Jim	129,965	4,387	1,087
Nguyen, Sandra	72,469	2,880	264
Nguyen, Steve	129,816	4,385	1,056
Nguyen, Vinson	74,831	9,650	101
Nic Lochlainn, Ana	80,316	3,010	404
Nichol, Edward	98,752	3,556	1,328
Nichols, George	119,810	16,362	1,995
Nicol, Robert	84,624	8,086	2,237
Nicolaichuk, John	70,325	7,944	101
Nicolls, Carol	99,511	1,896	1,501
Nieh, Rudolph	130,612	4,488	4,979
Nielsen, Tristan	91,409	15,908	3,437
Niewiero, Art	94,182	9,943	5,016
Nishimura, Ron	129,443	12,071	3,049
Noel, Eddison	90,130	7,060	4,601
Nolan, Ken	68,079	12,469	926
Norton, Michael	126,111	9,066	770
Norton, Tyler	76,802	22,776	1,644
Oberson, Graham	66,051	15,233	405
Obrknezev, Boris	134,508	2,344	829
Obwaha, Osvaldo	85,843	27,430	3,292
O'Connell, Meghan	76,985	1,455	236
O'Connor, Michelle	168,157	6,291	4,344
Odenbach, Duane	129,443	4,379	2,371
Ogilvie, Fergus	95,103	13,252	752
O'Hanlon, Tommy	85,993	5,220	3,417
O'Hara, Judy	82,343	2,807	-
Okpikpi, Edirin	75,108	1,420	160
Olafson, Shawn	75,947	3,999	96
Oljaca, Goran	202,374	7,303	4,409
Oljaca, Tamara	86,174	6,430	2,360

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Onate, Cesar	129,443	4,449	1,193
O'Neill, Bruce	119,350	4,471	995
Onyejekwe, Cindy	95,068	1,797	604
Orr, Darren	60,941	36,371	58
O'Sullivan, Aine	76,699	3,120	229
Otomo, Koji	90,888	6,662	2,000
Ozmen, Adam	80,376	36,424	1,433
Pachcinski, Marcin	157,533	6,172	1,848
Palmeri, Ben	92,602	20,329	1,021
Pandke, Eddie	126,113	4,512	4,681
Parelkar, Soham	88,467	8,578	578
Parisi, Nicole	78,637	3,046	33
Park, Mary	77,587	1,497	-
Parkinson, Scott	58,794	31,090	6,561
Parkinson, Yasemin	70,255	7,503	30
Parmar, Deepak	77,598	15,481	-
Parr, Talia	81,954	2,855	471
Parsons, Rob	63,581	11,835	-
Pavan, Bruno	85,760	11,728	3,204
Pavich, Jonathan	124,363	4,208	3,186
Pavitt, Kevin	91,787	24,453	5,361
Pawelec, Ania	110,113	3,744	1,678
Payne, Christine	74,458	1,354	-
Pearce, Tom	106,821	3,817	1,840
Pearson, Jeff	94,411	12,041	2,024
Pelech, Sharon	119,350	21,033	4,405
Pellegrino, Briana	117,823	6,252	1,201
Pendl, Sylvia	99,736	1,922	5,108
Penrose, Jim	96,397	3,401	1,347
Perko, Veronika	74,254	3,186	407
Petersen, Doug	154,071	6,747	890
Petersen, Mik	88,982	16,478	1,230
Petrov, Ivo	83,136	56,195	1,237
Phan, Wayne	103,237	60,688	700
Pienaar, Alex	42,115	32,944	8,540
Piombini, Marino	152,038	9,133	1,131
Pirmoradi, Zhila	117,090	4,263	2,150
Pitre, Marcel	171,300	5,723	2,080
Pitts, Lucas	65,248	23,160	2,095
Plagnol, Chris	183,637	6,939	1,891
Plavetic, Marie	86,296	32,867	5,122
Plotkin, Jeremy	120,502	4,110	2,302
Podikov, Emil	77,803	47,957	3,179
Polkinghorne, Andrew	72,736	12,988	1,505
Pon, Chuck	92,745	36,872	1,021
Pont, Andrea	67,753	9,721	24
Pook, Joseph	87,639	1,657	2,032

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Postulka, Michelle	121,491	15,060	590
Potter, Geoff	121,157	4,095	132
Potter, Leonard	91,458	39,169	1,623
Prazeres, Silvio	80,452	16,233	1,876
Preston, Kathy	163,584	5,475	4,990
Procopation, Matt	115,171	20,391	1,210
Ptak, Les	53,396	49,112	893
Purewal, Jas	109,923	14,310	2,336
Purohit, Prashant	94,239	14,815	1,179
Purvis, Earl	73,085	10,514	711
Pyne, Karen	100,312	2,410	2,143
Qian, Mark	129,668	4,383	484
Quan, Roger	185,927	6,218	874
Quetua, Rey	111,564	3,880	1,873
Quinn, Cristina	74,606	1,297	1,380
Rabiei, Amir	129,592	4,382	1,632
Rae, Kaylan	87,817	21,703	2,343
Raetek, Rane	114,613	5,765	1,710
Rahman, Rebayet	108,798	3,929	8,075
Raincock, Grant	86,388	18,633	357
Rajamani, Barath	93,730	4,024	3,549
Ramage, Andrew	85,668	28,506	495
Ramusovic, Naser	52,842	31,925	3,702
Randhawa, Jivan	95,683	7,333	1,269
Ranu, Jaswant	145,265	4,900	1,222
Ratajczak, Marek	171,369	5,724	13,769
Rear, Dean	279,715	23,245	8,028
Reck, Tanya	91,643	1,945	-
Redmond, Eric	106,174	9,254	8,428
Redpath, Mike	204,936	8,092	3,508
Reichel, John	107,673	4,056	24
Reid, Jordan	64,095	23,462	6,602
Reid, Ken	133,055	7,131	447
Reil, Dean	152,629	4,621	433
Reilly, Jason	88,400	44,642	448
Reitmayer, Niki	110,358	5,252	226
Rendall, Kirstie	113,108	10,884	2,739
Reniers, Paul	156,776	5,429	190
Rennie, Erin	122,438	2,373	2,812
Reyes, Gustavo	63,981	15,753	-
Reynolds, Conor	157,619	5,358	1,114
Reynolds, Rich	87,960	12,273	113
Ricci, Mary	113,685	3,864	2,415
Rich, Justin	16,765	76,828	288
Richardsen, Ross	139,609	5,290	2,093
Richardson, Amanda	129,443	6,571	1,929
Richardson, John	92,907	12,757	1,092

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Richter, Marina	88,975	3,675	1,340
Rikley, Kevin	89,075	8,754	1,782
Ritzman, Shellee	124,469	7,657	781
Robb, Ray	107,357	40,584	464
Roberge, Daniel	214,493	17,626	937
Roberge, Kevin	83,460	4,955	632
Roberts, Guy	129,443	4,379	612
Robinson, Cory	85,582	4,414	851
Robinson, Ron	81,162	30,909	537
Rodrigues, Jason	77,542	11,910	-
Roetman, Derek	81,162	27,009	147
Rogan, Conor	73,694	18,439	2,200
Rogers, Trevor	88,041	3,821	101
Rollins, Leigh	125,881	4,259	1,496
Rosicki, Agnes	101,358	2,037	280
Ross, Dawn	97,241	3,850	2,692
Ross, Kathleen	70,546	16,263	397
Roth, Bob	84,160	4,724	261
Roth, Mike	133,152	15,517	504
Rotin, Jeff	80,980	1,452	1,264
Roud, John	82,472	14,267	340
Rouhani, Ali	114,462	3,941	557
Rowan, Ann	157,209	3,088	209
Rozada, Pascale	93,133	798	2,454
Rutherford, Susan	167,349	5,664	4,219
Ryznar, Gord	65,189	10,988	960
Sabatini, Linda	170,578	6,504	3,272
Sabey, Dane	77,081	2,947	2,356
Sadleir, Tom	149,103	10,593	261
Safaei, Sahar	78,344	1,509	901
Sahota, Sabrina	79,371	10,913	-
Saidi, Leila	84,416	3,044	1,448
Saindon, Nathaniel	80,353	2,824	2,309
Sakata, Trina	80,980	1,531	625
Salamatinia, Babak	79,073	3,861	2,245
Sallows, Shannon	83,355	795	-
Saltman, Jennifer	80,980	2,691	396
Sandhu, Harman	86,193	2,875	93
Sandhu, Kash	89,197	38,572	1,003
Sandhu, Shubhneet	101,394	3,459	12
Sandhu, Sukie	99,745	10,371	1,213
Sandhu, Tanisha	102,758	3,910	-
Sanghera, Randhir	121,754	15,481	-
Sanii, Sanam	132,016	4,483	536
Saraswat, Arvind	83,507	2,663	477
Sardashti, Mona	81,608	1,656	316
Sass, Joe	175,226	5,936	2,523

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SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Sato, Melody	80,980	13,533	570
Sauer, Devin	115,883	4,061	5,523
Saunders, Bill	92,500	20,984	2,408
Savage, Laen	88,498	53,572	1,934
Saxton, Julie	121,833	8,499	1,883
Scalena, Sabrina	69,854	16,506	350
Schaffrick, Steven	158,206	6,049	358
Schatz, Alison	103,958	3,384	722
Scheibelhut, Sarah	77,954	3,332	3,426
Schiedel, Brent	91,954	17,068	1,233
Schmidt, Daniel	63,981	23,221	-
Schmidt, Rob	89,378	3,856	229
Schmidt, Travis	94,837	17,100	7,581
Schoemaker, Heather	256,040	26,939	32,673
Sciarretta, Paolo	78,795	30,137	1,451
Scofield, Trevor	95,870	4,521	275
Scott, Cory	81,282	46,089	5,299
Searle, Mike	158,594	5,563	2,453
Sebastian, Allen	120,385	4,374	959
Seinen, Mark	123,233	8,268	1,714
Sequeira, Roy	101,133	18,730	108
Serban, Florin	125,815	5,278	734
Sever, Charley	94,997	7,862	135
Sever, Steve	94,346	19,757	835
Sevold, Jeff	112,877	4,975	3,836
Shah, Mihir	84,385	25,592	2,374
Shaheem, Zahid	119,277	39,494	2,034
Shahnia, Shahriar	88,804	46,169	349
Shakibaei, Simon	165,230	5,986	7,961
Shakimova, Olga	89,028	5,241	3,050
Sham, Christopher	80,788	33,507	2,054
Shantz, Kevin	87,916	5,090	-
Shariff, Khaled	169,462	5,696	3,644
Sharma, Aby	150,833	5,040	6,277
Sharma, Rohit	77,319	19,345	503
Shaw, Anthony	144,924	39,607	6,701
Shea, Ian	89,066	30,745	285
Shears, Carolyn	126,737	6,173	2,707
Shears, Paul	129,514	4,655	1,069
Sheffield, David	108,911	4,068	1,844
Shen, Stanley	136,870	4,491	1,000
Shepherd, Teresa	101,394	3,459	-
Sheridan, Conor	92,551	9,923	1,412
Shermer, Dorothy	78,101	2,752	30
Sherwood, Tyler	71,552	15,928	635
Shi, Melanie	86,701	2,970	2,843
Shi, Winnie	76,878	2,708	-

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Shibata, Kelly	136,530	7,013	960
Shipalesky, Kevin	88,043	3,667	219
Shirazi-Zand, Shervin	129,776	4,377	1,278
Shishido, Craig	87,916	6,542	648
Shoji, Bryan	120,697	37,947	73
Shurety, Gillian	80,980	1,535	-
Sidhu, Parul	79,501	2,739	907
Sidi, Shelina	130,139	4,390	1,140
Siegrist, Bill	77,522	11,124	189
Siemens, Cory	83,906	36,297	1,345
Silvestru, Lucia	91,715	1,880	279
Silk, Taylor	71,902	10,312	407
Silva, John	92,635	10,566	512
Silva, Natasha	95,792	1,871	382
Simon, Silvio	89,173	9,601	2,709
Simpson, Tammy	77,587	1,466	-
Sing, Carmen	76,047	3,394	1,781
Sing, Jim	124,286	5,504	2,720
Singh, Inder	185,094	18,700	8,637
Singh, Kabeer	94,411	14,793	8,919
Singh, Lipika	85,180	2,250	747
Singh, Michael	77,600	4,222	122
Sipka, Dragan	99,735	2,124	654
Siu, Sylvania	84,491	5,840	-
Sivarajah, Dayan	103,945	31,395	24
Skilling, Bennett	86,174	27,745	998
Slater, Emma	127,252	15,211	5,901
Smandych, Cory	95,683	5,845	3,139
Smith, Brendon	88,337	5,949	322
Smith, Dennis	88,774	11,667	1,351
Smith, Greg	141,961	17,102	-
Smith, Joe	140,707	4,685	701
Smith, Jonathan	90,813	26,054	3,564
Smith, Luke	81,204	4,938	522
Smith, Meaghan	75,465	1,340	1,175
Smith, Patrick	106,490	13,321	2,579
Snyder, Greg	80,980	1,945	-
So, Mandy	77,587	1,466	45
Sobering, Craig	108,557	2,051	813
Soluri, Joe	82,672	13,978	706
Somasunderam, Lani	132,529	5,483	2,336
Soo, Gary	164,110	7,082	3,612
Soper, Jay	99,736	1,886	2,990
Sorensen, Ji Min	85,264	2,962	357
Sorensen, Stephen	123,887	4,251	1,932
Sorgiovanni, Roberto	85,737	16,745	1,378
Sourisseau, Paul	145,296	4,901	797

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Sowlati, Taban	136,189	4,481	1,171
Spillner, Patrick	120,424	16,549	1,633
Spires, Jeremy	91,312	4,547	746
Stajduhar, Neil	121,641	35,364	2,016
Statham, Mike	75,918	29,799	769
Steele, Brett	93,950	18,921	3,385
Steglich, Nicole	120,097	4,142	1,949
Steunenberg, Hein	170,012	3,193	1,726
Stewart, Carla	116,165	2,825	1,767
Stich, Sarah	73,259	3,421	1,046
Stiver, James	157,662	5,299	4,006
Stone, Spencer	69,547	20,289	1,118
Storry, Karen	142,430	6,724	3,047
Stracke, Ron	98,045	1,845	-
Stradling, Barry	90,813	23,318	108
Strang, Moira	132,629	5,266	-
Stuetz, Tania	77,058	10,808	968
Su, Sean	86,674	16,079	3,178
Suchta, Joanna	106,428	3,748	4,124
Suleiman, Ben	146,840	2,599	3,155
Suley, Leah	74,843	1,390	4,699
Summers, Tarynne	203,890	8,314	606
Sun, Sunny	128,457	4,431	1,585
Sun, Thomas	129,443	4,379	705
Sutton, Al	65,541	15,690	161
Svenhard, Clay	86,153	10,002	5,412
Swanlund, Glenn	129,692	8,555	1,392
Swanston, Jennifer	79,111	1,503	124
Szeto, Nelson	164,299	6,281	753
Sziklai, Riley	98,625	4,387	217
Tack, Ed	87,709	41,070	748
Tai, Damon	84,644	7,113	-
Tai, Vicky	76,534	4,367	3,845
Tam, David	131,673	4,413	5,029
Tam, Flannan	129,443	4,379	2,053
Tam, Kenny	87,916	1,662	97
Tan, Diondi	80,823	2,086	132
Tancon, Dan	132,629	5,266	-
Tandan, Sukhdev	70,261	16,641	1,791
Tang, Ivan	109,045	10,106	-
Tang, Vaillant	129,443	4,379	798
Taponat, Marie	129,169	4,375	686
Tardiff, Cory	89,349	20,841	186
Tarves, Juanito	67,305	8,140	2,258
Taverner, Andrew	120,028	35,355	1,512
Tawfik, Nermine	128,569	5,154	1,129
Tecson, Yvette	113,685	3,888	6,532

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

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(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Teo, Dennis	130,052	43,669	2,630
Teo, Kim	94,510	18,444	2,306
Teo, Roy	80,980	2,051	1,108
Terry, Mike	63,981	32,088	-
Thai, Amy	90,773	4,459	1,076
Thakar, Rina	187,271	6,569	3,999
Thibodeau, Mathieu	83,175	5,085	345
Thien, Shaw	145,296	12,825	954
Thind, Sanveer	84,265	1,593	1,103
Thompson, Peter	83,039	10,799	-
Thompson, Steve	99,029	4,195	1,129
Thomson, Brent	77,649	14,128	484
Thontepu, Sri Kalyan	107,494	8,357	515
Thorlacius, Bui	88,298	9,436	1,127
Thorpe, Michael	92,239	60,312	2,870
Threadkell, Keith	142,776	4,855	1,306
Ticehurst, Daniel	74,033	1,401	-
Tijman, Brendon	76,548	9,674	597
Tilley, Nikki	85,506	3,436	2,799
Tilton, Mike	77,730	28,846	358
Timmons, Dayna	73,017	9,129	714
Ting, Cheryl	95,823	2,752	1,138
Tipay, Rhonnel	81,162	51,503	624
Tomborello, Gretchen	98,956	2,903	1,169
Tong, Joshua	88,982	5,808	492
Toppings, Tyson	91,670	18,974	758
Torres, Matthew	80,829	2,785	1,065
Towill, Marilyn	274,867	25,276	1,683
Trainor, Maureen	111,460	3,789	140
Tran, Angela	77,587	2,039	360
Tran, Nang	90,527	11,988	1,905
Trang, Paul	99,735	4,148	-
Tran-Neumann, Healina	95,683	14,690	2,671
Tremolada, Anthony	76,310	28,727	5,689
Trommeshauser, Uwe	63,981	19,758	-
Tsang, John	81,375	8,111	156
Tsao, Patrick	75,003	7,598	2,702
Tseng, Kimmy	77,708	7,331	1,639
Tsundu, Nyima	129,592	4,394	1,586
Tully, Karen	108,554	4,235	1,709
Tymm, Ingrid	91,686	1,732	-
Ufimtseff, Jacob	60,422	17,773	3,561
Underwood, Chris	149,014	5,162	3,929
Unger, Horst	129,443	1,942	1,115
Uy, Rodge	97,709	1,848	1,918
Uzicanin, Lejla	140,004	4,821	2,738
Vala, Jamie	157,652	5,353	2,631

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

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(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Valou, Greg	89,986	1,993	178
Van Akker, Anne	129,636	16,298	339
Van De Keere, Derek	79,681	5,274	987
Van den Boogaard, Josh	95,865	34,514	1,083
Van Doorne, Kim	111,966	3,627	403
Van Oord, Ron	145,560	21,880	800
Van, Rei	76,383	1,447	800
Vandergaag, Jason	94,535	8,476	-
Vanderwal, Steve	76,881	55,824	202
Vang, Touchue	57,313	31,898	-
Vargas, Sandy	81,064	3,732	330
Vas, Ernie	108,683	10,259	-
Vasquez, Edward	158,206	8,381	664
Veal, Stuart	83,583	41,792	1,266
Veenstra, Ted	119,896	5,009	1,370
Velazquez, Adriana	118,886	4,038	3,687
Verbeke, Trevor	135,193	10,653	514
Vidler, Lynne	145,903	4,910	2,462
Vike, Stephen	94,345	13,078	193
Visser, Richard	85,752	11,859	50
Vujicic, Bojan	82,510	1,559	4,935
Vukicevic, Biljana	127,143	4,300	1,017
Vukicevic, Sinisa	150,867	6,038	2,490
Wagenaar, Jim	76,798	6,923	-
Wai, Yvonne	129,592	4,382	874
Wakelin, Darrell	105,645	3,971	1,129
Walkley, Simon	77,638	8,702	305
Wallis, Richard	120,668	22,811	482
Walsh, Dane	101,599	23,733	1,712
Walsh, Heidi	187,759	12,203	2,592
Wan, Curtis	117,621	4,308	2,250
Wang, Kitty	74,602	1,410	-
Wang, Paul	102,658	15,336	1,953
Wang, Tai	95,141	3,286	2,108
Wang, Yi	116,660	3,965	985
Warden, Chad	61,325	22,633	268
Warren, Jason	135,927	4,477	2,158
Watson, Ron	79,510	15,933	1,255
Watt, Jason	83,172	5,234	126
Watt, Matt	87,624	21,542	99
We, William	78,030	1,722	1,921
Wears, Nicole	153,269	8,681	7,305
Webb, Nolan	85,923	14,437	6,502
Webber, Nate	123,992	4,541	2,244
Weber-Concannon, Isabelle	86,028	4,091	1,486
Wee, Daniel	146,836	4,592	321
Weiss, Amy	95,683	2,187	5,400

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

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(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Wejksznier, Tommy	68,054	37,673	1,081
Welgan, Kristen	95,683	1,810	120
Wellman, Mark	140,392	4,794	676
Wellman, Sarah	145,296	4,901	4,207
Wells, Jay	77,542	28,822	122
Wells, Mike	92,864	17,437	309
Werger, Daniel	102,758	1,541	-
Westhora, Gary	86,438	4,770	1,141
Wheeler, Judith	81,229	11,949	770
Whyte, Nicholas	91,745	39,437	3,521
Williams, Brett	90,813	17,984	3,564
Williams, Callan	79,635	4,489	2,115
Williams, Jennifer	129,334	4,378	-
Williams, Owen	88,748	9,909	60
Williams, Robert	85,426	3,497	5,027
Williamson, Ian	84,802	1,646	153
Wilson, Peter	79,247	28,348	1,529
Wilson, Robin	77,662	6,447	58
Winslade, Peyton	74,892	3,999	352
Wittwer, Yannick	107,647	3,822	1,614
Wong Hen, Tony	102,330	5,674	177
Wong, Ben	48,460	34,291	458
Wong, Casey	141,819	4,758	1,704
Wong, Cori	117,793	6,643	470
Wong, David	99,862	2,114	1,638
Wong, Felice	79,352	3,198	2,510
Wong, Jacky	129,443	3,933	463
Wong, Jason	98,177	8,665	177
Wong, Michael	111,279	9,000	3,921
Wong, Michelle	99,268	14,145	2,980
Wong, Rose	74,389	2,083	-
Wong, Teddy	78,461	1,479	901
Wong, Wayne	153,705	5,077	1,169
Woo, Chris	139,592	4,950	1,034
Wood, Bonnie	115,865	3,943	4,088
Wood, Megan	120,694	4,114	2,848
Worcester, Robyn	99,736	1,886	5,880
Worsley, Michael	43,079	37,201	11,200
Wright, Geoffrey	88,024	3,058	1,147
Wu, Claudia	129,996	4,388	4,160
Wu, David	81,345	2,921	93
Wu, Ringo	94,433	20,636	1,778
Wu, Thomas	139,678	4,610	118
Xiao, Wen	141,706	4,877	1,728
Xiong, Lee	90,549	65,608	1,189
Xu, Diana	77,587	2,217	17
Yager, Brent	95,521	12,213	3,329

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2022

Employees

Name	Base Salary Payments (1)	Taxable Benefits and Other (2)	Expenses (3)
Yager, Elvina	76,691	1,453	-
Yan, Carol	117,001	4,103	1,977
Yang, Andy	85,168	4,962	496
Yang, Daniel	129,443	4,379	2,001
Yap, Anthony	103,314	11,717	836
Yasin, Amina	92,900	1,765	4,241
Yazdanpanah, Helia	131,337	4,850	4,250
Yee, Stephen	74,624	1,677	41
Yeung, Eugene	134,860	35,952	2,688
Yeung, Wendy	95,683	1,810	1,068
Yik, Susanna	86,056	3,899	350
Young, Jeff	97,817	26,527	1,884
Young, Sandy	99,975	1,880	1,401
Yu, Brian	87,633	6,092	1,145
Yu, Percy	133,329	4,861	2,295
Yuen, Ivy	94,053	2,938	1,007
Yutuc, Elvin	79,570	2,728	3,786
Zaremba, Lillian	153,024	5,148	10,267
Zavislak, Sean	69,626	11,679	58
Zerbe, Johann	76,095	1,421	71
Zhang, Patrick	78,584	3,377	2,016
Zhao, Wei	101,977	2,795	141
Zheng, Dana	143,313	6,564	3,195
Zhou, Lei	98,197	3,468	6,971
Zibin, Nicholas	75,579	3,389	3,582
Zibin, Sarah	122,882	20,476	3,161
Zimka, Colin	77,877	53,632	2,081
Zimmer, Glen	91,686	9,170	144
Zimmermann, Brianne	84,534	758	2,748
Zordan, Lena	73,878	1,549	205
Zou, Junhao	123,560	4,188	1,789
	\$ 144,427,823	\$ 15,313,377	\$ 2,487,967
Total for employees with remuneration of \$75,000 or less	31,372,151	3,362,698	572,401
	\$ 175,799,975	\$ 18,676,075	\$ 3,060,368

(1) Employees are paid bi-weekly, resulting in 26 pay cheques.

(2) Consists of benefits (i.e. dental, health) and one-time payments (i.e. overtime).

(3) Includes business related expenses for training, travel, mileage, and memberships.

SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Reconciliation of Remuneration to Financial Statements

Total Remuneration - Schedule of Remuneration and Expenses:

Employees (per Schedule 2)	
Base Salary	\$ 175,799,975
Taxable Benefits and Other	18,676,075
Members of the Board of Directors and Elected Officials (per Schedule 1)	1,448,381
	<u>\$ 195,924,431</u>

Total Salaries and Benefits per Consolidated Statement of Operations:
(Financial Statement Note 17a - Segmented information) \$ 213,969,052

Items included in Consolidated Statement of Operations but not in Schedules 1 and 2:

Employer paid corporate benefits	(41,094,106)
2022 salaries and benefit accruals	(44,378,947)
Amounts paid for temporary services	(851,301)

Items included in Schedules 1 and 2 but not in the Consolidated Statement of Operations:

Salaries and benefits capitalized and included in tangible capital assets	
(Financial Statement Note 17 - Segmented information)	31,478,421
2021 salaries and benefits accruals	36,801,312
	<u>\$ 195,924,431</u>

*** For financial statement purposes, accrued employee wages and benefits are included in the financial statements, but are not reflected in remuneration paid to employees.

SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2022
Statement of Severance Agreements

There were seven severance agreement under which payments commenced between the Metro Vancouver Regional District and its non-unionized employees during fiscal year 2022.

These agreements represent from 2 to 9 months of compensation.

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
0946235 B.C.	\$ 214,263
1007079 BC LTD	30,391
18 WHEELS LOGISTICS LTD	429,824
340951 BC LTD	163,800
4REFUEL CANADA LP	80,077
667320 B.C. LTD	656,824
669251 ALBERTA LTD	393,776
837 DERWENT WAY HOLDINGS LTD	707,824
A. LANFRANCO & ASSOCIATES	201,419
A.B.E. LOGGING LTD	560,631
A.R. HYTECH ENGINEERING	1,067,774
A.R.THOMSON GROUP	130,064
A.W.FIREGUARD (1991)	44,654
A-1 WINDOW MFG. LTD	38,024
ABB INC	1,727,846
ABBA PARTS & SERVICE	25,709
ABSOLUTE CONCRETE REPAIR & INJECTION	161,417
ACADIAN METALS & FASTENERS	116,039
ACCESS INFORMATION MANAGEMENT OF CANADA ULC	87,303
ACCESS WELDING & COATING INSPECTIONS LTD	113,575
ACCIONA DESIGN BUILD JOINT VENTURE	1,339,400
ACE TANK SERVICES INC	56,600
ACI ARGYLE COMMUNICATIONS INC	35,390
ACKLANDS - GRAINGER INC	210,873
ACTION GLASS	90,066
ACTIVE PIPE WELDING INC	77,612
ACUREN GROUP INC	366,655
ADS ENVIRONMENTAL SERVICES INC	664,745
ADVANCED SYSTEMS ROOFING & WATERPROOFING	48,162
AE CONCRETE PRODUCTS INC	107,721
AECOM CANADA	23,966,994
AEROQUEST MAPCON INC	350,909
AERZEN CANADA	38,725
AGILENT TECHNOLOGIES CANADA INC	104,534
AGILITY PR SOLUTIONS CANADA	30,560
ALAN D. RUSSELL, PROJECT & CONSTRUCTION MANAGEMENT CONSULTANT	43,576
ALBRITE LIGHTING	27,609
ALEXANDER HOLBURN BEAUDIN & LANG	60,034
ALIGNED INDUSTRIAL SERVICES INC	115,826
ALL ROADS CONSTRUCTION LTD	371,067
ALL ROUND HOME IMPROVEMENTS AND	1,218,439
ALL SEASONS DEVELOPMENT	259,915
ALMA PLUMBING & HEATING	1,006,251
ALS ENVIRONMENTAL	355,402
ALTISHR	112,566
ALUMA SYSTEMS CANADA INC	163,537
ALUMASAFWAY, INC	47,030
AMAZON	308,789
AMERESCO CANADA INC	40,158
AMERICAN PROCESS GROUP A DIVISION OF CCS	3,507,593
AMRE SUPPLY COMPANY LIMITED	171,299
AMTG CONSULTING LTD	351,918
ANACONDA SYSTEMS LIMITED	40,362
ANDREW SHERET LTD	45,403

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
ANGUS & ASSOCIATES	130,115
ANGUS ONE	91,372
ANGUSFILM PRODUCTION SERVICES	156,549
ANKURA CONSULTING GROUP, LLC	35,811
ANNACIS WASTE DISPOSAL CORP	720,872
ANNEX CONSULTING GROUP INC	249,195
ANVIL CENTRE	74,374
AON REED STENHOUSE INC	352,200
APG-NEUROS INC	148,052
APOLLO SHEET METAL LTD	292,744
APPLE COMPUTER	367,798
APPLEONE SERVICES LIMITED	127,321
AQUA LIBRA CONSULTING LTD	27,628
AQUA VAC SEWER & DRAIN	96,931
AQUACOUSTIC REMOTE TECHNOLOGIES INC	405,882
AQUATIC INFORMATICS INC	31,764
ARBOR PRO TREE SERVICES	62,097
ARBORICULTURE CANADA TRAINING	56,193
ARCOSE CONSULTING	131,629
ARMATURE ELECTRIC LIMITED	35,158
ARMOR ALLOYS BC LTD	105,885
AROUND THE BEND MEDIA SERVICES LTD	60,481
ARPEL SECURITY SYSTEMS	26,000
ARROW EQUIPMENT LTD	56,513
ARROW SPEED CONTROLS	614,055
ARROW TRANSPORTATION SYSTEMS INC	21,490,337
ARTCRAFT DISPLAY GRAPHICS INC	93,054
ARTECH ELECTRIC LTD	245,695
ASI GROUP LTD	25,321
ASPLUNDH CANADA INC	44,736
ASQ BUILDING	206,261
ASSERTIVE EXCAVATING AND DEMOLITION	281,747
ASSOCIATED ENGINEERING (B.C.) LIMITED	1,833,141
ASSOCIATED FIRE SAFETY	31,364
ASY CONSULTING INC	34,650
ATCO STRUCTURES & LOGISTICS	73,736
ATLANTIC INVESTMENTS INC	12,790,240
ATLAS COPCO COMPRESSORS CANADA	71,074
AUSENCO ENGINEERING CANADA INC	1,212,390
AUTOMOTIVE RESOURCES INTERNATIONAL	1,755,903
AVENSYS SOLUTIONS INC	74,331
AVENUE MACHINERY CORP	313,942
AWAREBASE CORP	87,032
AWC PROCESS SOLUTIONS	136,999
AWQS CONSULTING	41,848
B.A. BLACKWELL & ASSOCIATES	55,157
B.C. COMMUNICATIONS INC	62,032
B.C. CONVEYING MACHINERY	841,358
B.C.D. HOLDINGS LTD	116,112
BANK OF MONTREAL	45,368
BARNESCRAIG & ASSOCIATES	31,558
BBA ENGINEERING LTD	28,177
BC CONSERVATION FOUNDATION	74,823
BC HYDRO AND POWER AUTHORITY	18,357,596

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
BC MUNICIPAL SAFETY ASSOCIATES	74,759
BCIT	31,036
BCW TRAFFIC MANAGEMENT LTD	31,451
BDO CANADA LLP	154,928
BEAVER ELECTRICAL MACHINERY	245,928
BEEDIE FRASER MILLS LP	382,579
BEL CONTRACTING A DIV. OF Belpacific	194,491
BENCH SITE DESIGN INC	60,774
BENNETT JONES LLP	292,319
BENNETT MECHANICAL INSTALLATIONS (2001)	7,041,627
BEST BUY	26,036
BESTWAY FLOORING LTD	103,749
BESTWEST ROOFING INC	30,990
BGC ENGINEERING INC	77,133
BGE INDOOR AIR QUALITY	66,618
BINNIE LAND SURVEYING LTD	306,283
BIOAIR SOLUTIONS, LLC	78,177
BIOREM TECHNOLOGIES INC	217,056
BIOTAGE	67,021
BKL CONSULTANTS	47,139
BLACKRIDGE SOLUTIONS INC	221,761
BLACKSTONE INTEGRATED MANAGEMENT SERVICES LTD	33,348
BLAIR LAW GROUP	83,888
BLAKE CASSELS & GRAYDON LLP	28,619
BLUE MAX DRILLING INC	125,770
BLUE PINE ENTERPRISES	33,093
BLUECON DESIGN & CONSTRUCTION	51,450
BLUESPHERE SERVICES	25,909
BNAC ENVIRONMENTAL SOLUTIONS	120,710
BOYDEN	99,586
BRENNTAG CANADA INC	5,535,788
BRIDGE MACHINE SHOP LTD	42,210
BRITCO BOXX LP	132,763
BROCK WHITE CANADA COMPANY	85,370
BROOKLUND TECHNOLOGIES INC	51,870
BROOKS CORNING COMPANY LTD	90,645
BROWN AND CALDWELL CONSULTANTS CANADA	4,085,337
BUILDWORKS CONSTRUCTION INC	120,677
BUNT & ASSOCIATES ENGINEERING	40,908
BUREAU VERITAS CANADA (2019) INC	260,547
BURNABY CITY OF	850,353
BURNABY TRAFFIC LTD	286,628
C.G. INDUSTRIAL SPECIALTIES LTD	48,110
CAC INDUSTRIAL	30,227
CACHE CREEK VILLAGE OF	100,783
CAMFIL CANADA INC	31,821
CAMFIL FARR	33,105
CAMPBELL, LILLIAN KATHLEEN	70,000
CANADA COMPUTERS	31,593
CANADA POST CORPORATION	65,901
CANADA SPRING MFG. (1988) INC	34,381
CANADIAN DEWATERING	876,408
CANADIAN EMERGENCY MEDICAL SERVICES	44,216
CANADIAN NATIONAL RAILWAYS	130,224

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
CANADIAN PACIFIC RAILWAY	29,376
CANADIAN TIRE STORE	80,031
CANADIAN WATER NETWORK	75,000
CANADIAN WESTERN BANK	429,824
CANCO CRANES & EQUIPMENT	104,795
CAN-DIVE CONSTRUCTION	104,213
CANFORCE PEST CONTROL	52,536
CANOE PROCUREMENT OF CANADA	326,904
CANON CANADA INC P.P.S.G.	47,583
CANSEL SURVEY EQUIPMENT	65,787
CANSTAR RESTORATIONS LP	294,314
CANWEST CONCRETE CUTTING BC CORP	80,514
CARMICHAEL ENGINEERING LTD	141,699
CARSCADDEN STOKES MCDONALD ARCHITECTS INC	42,260
CARTER CHEV BURNABY	33,409
CARTERTRAX	142,482
CASLYS CONSULTING LTD	62,497
CASELS BROCK	428,822
CB PROCESS INSTRUMENTATION & CONTROLS	253,018
CCI COMBUSTION CONTROL INC	213,903
CD NOVA	250,151
CDM SMITH INC	7,041,925
CDW CANADA CORP	451,042
CEDAR CREST LANDS (B.C.)	1,041,628
CEMATRIX CANADA INC	104,975
CENTRA CONSTRUCTION LIMITED	131,686
CENTRIX CONTROL SOLUTIONS	176,037
CESCO ELECTRICAL SUPPLY	25,683
CH2M HILL CANADA LIMITED	13,149,443
CHAMCO INDUSTRIES	108,090
CHAMPION WINDOW & PRESSURE CLEANING	43,717
CHEMTRADE CHEMICALS CANADA	1,281,934
CINTAS CANADA LTD	154,249
CITY ELECTRIC SUPPLY	125,039
CIVIC LEGAL LLP	200,093
CLARION TANKS	130,525
CLARK BUILDERS	8,298,854
CLEARTECH INDUSTRIES INC	92,755
CLEARWAY CONSTRUCTION INC	2,714,121
COASTAL PACIFIC LANDSCAPING	130,872
COBING BUILDING SOLUTIONS LTD	28,129
COBRA ELECTRIC SERVICES	51,323
COLLIERS PROJECT LEADERS INC	2,263,234
COLUMBIA VALVE & FITTING, A DIVISION OF SAFST	32,455
COMCOR ENVIRONMENTAL LIMITED	299,503
COMMISSIONAIRES BC	520,409
CONCORD EXCAVATING & CONTRACTING	564,038
CONCORD PARKING LTD	128,463
CONNEXUS INDUSTRIES INC	655,164
CONTEMPORARY OFFICE INTERIORS	523,336
COOL FLOW MECHANICAL REFRIGERATION HVAC LTD	109,068
COOPER EQUIPMENT RENTALS	81,522
COQUITLAM CITY OF	372,887
CORDILLERAN GEOSCIENCE	32,504

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
CORE6 ENVIRONMENTAL	689,183
CORPORATE COURIERS LTD	238,942
CORROSION SERVICE COMPANY	227,447
CORWEST FABRICATIONS	48,408
COSTCO WHOLESALE	42,352
COVANTA BURNABY RENEWABLE ENERGY INC	14,371,927
CREATIVE DOOR SERVICES	80,333
CREATIVE ENERGY VANCOUVER PLATFORMS INC	32,512
CROWN COFFEE COMPANY	34,301
CULLEN DIESEL POWER	566,465
CUMMINS CANADA ULC	88,136
CUSTOM AIR CONDITIONING	319,816
CUSTOM BLACKTOP CO	402,914
CUSTOM CUBES LTD	63,448
CWA ENGINEERS INC	502,311
CWPC PROPERTY CONSULTANTS	59,997
CWS FIBERGLASS TECHNOLOGY LTD	29,448
D.C. ROBBINS & ASSOCIATES INC	180,180
DARYL-EVANS MECHANICAL LTD	60,313
DAVE CLANCY	194,355
DAVEY TREE EXPERT CO. OF CANADA LIMITED	34,247
DAVID HENDERSON PRODUCTION & POST	49,610
DC TREE SERVICES LTD	27,825
DECENT PAINTING & DECORATING LTD	546,534
DEEPAK MANAGEMENT	426,533
DEFIANCE EQUIPMENT	472,928
DELL CANADA	1,275,307
DELOITTE LLP	369,204
DELPRO AUTOMATION INC	101,265
DELTA CITY OF	3,911,397
DELTA AIRPARK OPERATING COMMITTEE	113,343
DELTA SCIENTIFIC	37,816
DELTARES	76,000
DEXTERRA INTEGRATED FACILITIES MANAGEMENT	41,060
DGI SUPPLY	132,938
DHI WATER & ENVIRONMENT	536,948
DIAMOND HEAD CONSULTING LTD	279,996
DIAMOND PRECAST CONCRETE LTD	50,693
DIGITAL LIGHT PRODUCTIONS	44,750
DILLON CONSULTING LTD	534,137
DIRECT EQUIPMENT WEST	181,023
DLA PIPER (CANADA) LLP	179,739
DOBNEY FOUNDRY	132,232
DOKA CANADA LTD/LTEE	44,194
DOMINIC SYSTEMS LIMITED	55,783
DONALD C FAIRBAIRN	28,350
DONIA FARMS LTD	26,250
DONS FLYERS SERVICE	35,094
DRAGON VENTURES LTD	34,592
DRAKE EXCAVATING	566,268
DREAM WIZARDS EVENTS	96,075
DRIVING FORCE INC	495,218
DRIVING UNLIMITED	33,285
DSA MEDIA	1,166,597

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
DYNAMIC EQUIPMENT RENTALS	27,557
DYNAMIC RESCUE SYSTEMS INC	26,739
E. LEES & ASSOCIATES CONSULTING	32,233
E.B. HORSMAN & SON	120,179
EAGLE WEST CRANE & RIGGING	72,647
EARNSCLIFFE STRATEGY GROUP	55,246
EARTH VAC ENVIRONMENTAL LTD	103,450
EBARA CORPORATION (CAD)	241,880
EBB ENVIRONMENTAL CONSULTING INC	45,849
EBBWATER CONSULTING INC	34,014
EBSCO CANADA LTD	37,573
ECHO ECOLOGICAL ENTERPRISES	235,981
ECO-COUNTER	49,848
ECOLOGIC CONSULTANTS	38,335
E-COMM EMERGENCY COMMUNICATIONS	5,078,268
ECORA ENGINEERING & RESOURCE GROUP LTD	133,844
ECS ELECTRICAL CABLE SUPPLY LTD	34,686
EECOL ELECTRIC INC	203,892
EFCO CANADA CO	95,064
ELEMENT PLUMBING LTD	61,387
ELEMENTAL ARCHITECTURE AND INTERIORS INC	107,660
ELEVATE SEARCH GROUP	160,404
ELLA ADVISORY SERVICES	76,083
EMCO CORPORATION	161,353
EMERALD ASSOCIATES INC	70,594
EMIN'S RENOVATION LTD	474,738
EMTERRA ENVIRONMENTAL	19,261,235
ENCOMPASS ELECTRICAL SOLUTIONS LTD	375,215
ENERMAX MOUNTAIN MANUFACTURING	395,092
ENGAGING MINDS CONSULTING	178,312
ENKON ENVIRONMENTAL LTD	415,581
ENVENT ENGINEERING LTD	33,061
ENVIROBRIDGE CONCEPTS INC	29,904
ENVIRONMENTAL OPERATORS CERTIFICATION	28,398
ENVIROWEST CONSULTANTS INC	25,150
ERNST & YOUNG LLP	328,154
ESOLUTIONSGROUP LIMITED	36,960
ESRI CANADA LIMITED	224,000
ESSENTIAL ACQUISITION SERVICES INC	69,829
EST ENVIRONMENTAL TECHNOLOGIES LTD	53,900
ESTATE OF SYLVIA BARBARA SMITH	994,824
ETS TRUCK SHUTTLE	141,289
EUREST DINING SERVICES	79,995
EVAN CROWE PRODUCTIONS INC	74,971
EVOKE BUILDINGS ENGINEERING INC	281,094
EXACT FACILITY SERVICES	207,585
EXCEL DRAPERY INSTALLATIONS	103,250
EXCEL SCAFFOLD SOLUTIONS LTD	393,184
EXECUTIVE LOCK & SAFE	90,699
EXP SERVICES INC	128,670
EXPRESS CUSTOM TRAILER MANUFACTURING	146,540
F.H. BLACK & COMPANY INCORPORATED	84,476
F.T.S. FOREST TECHNOLOGY SYSTEMS	45,609
FABCO PLASTICS WESTERN (B.C.) LIMITED	138,137

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
FACEBOOK	40,236
FALCON EQUIPMENT LTD	90,633
FASTEEL INDUSTRIES LTD	33,396
FASTENAL COMPANY	81,187
FASTSIGNS	85,187
FEDERAL EXPRESS CANADA	26,562
FILTERPRO SERVICES CANADA	275,054
FINA ELECTRICAL SYSTEMS	549,499
FINNING INTERNATIONAL INC	1,579,834
FIRST TRUCK CENTRE VANCOUVER	30,960
FISHER SCIENTIFIC	211,286
FLEETWOOD DISPOSAL LTD	76,133
FLOCOR INC	525,167
FOLIO INSTRUMENTS INC	37,800
FOODMESH	107,625
FORESHORE TECHNOLOGIES INCORPORATED	128,294
FORESIGHT CLEANTECH ACCELERATOR CENTRE	101,500
FORTHRIGHT SOLUTIONS INC	88,119
FORTISBC ENERGY INC	1,497,140
FOX, JACK	47,244
FOXFAB POWER SOLUTIONS INC	63,878
FRASER BURRARD DIVING	175,418
FRASER VALLEY EQUIPMENT	50,174
FRONTIER PUMPS & INSTALLATIONS	25,900
FUELEX ENERGY LTD	25,363
FULFORD HARBOUR CONSULTING LTD	40,268
G & R SINGH & SON TRUCKING	89,899
G M BALLARD AND ASSOCIATES LTD	59,014
GALLAGHER BENEFIT SERVICES (CANADA) GROUP INC	69,720
GARNETT WILSON REALTY ADVISORS	151,140
GARTNER INC	67,436
GEOCYCLE CANADA INC	85,373
GEORGE BUBAS MOTORS LTD	69,827
GEORGE THIRD & SON (A DIVISION OF TRAPP AVENUE INDUSTRIES)	46,697
GEOTECH DRILLING SERVICES	1,127,362
GEOTRAC SYSTEMS INC	174,356
GETSET SOLUTIONS LTD	63,793
GFL ENVIRONMENTAL INC	3,115,769
GHD LIMITED	357,748
GIFFORD ELECTRIC LTD	54,515
GLEN THOMPSON INDUSTRIES LTD	103,282
GLOBE FACILITIES SERVICES	109,159
GM BLUEPLAN ENGINEERING LIMITED	66,746
GOLDEN GLOBE CONSTRUCTION	1,023,526
GOLDER ASSOCIATES LTD	668,381
GOODWYN ENTERPRISES (2015) LTD	1,440,000
GRAHAM INFRASTRUCTURE LP/ AECON WATER	4,998,244
GREATPACIFIC CONSULTING	580,758
GREEN LINE HOSE & FITTINGS (BC) LTD	54,326
GREEN SPARK GROUP	54,420
GREENLANE BIOGAS NORTH AMERICA	157,028
GREENTECH DESIGN LTD	25,054
GREGG DISTRIBUTORS	130,814
GROSVENOR CANADA LTD	875,824

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
GUILLEVIN INTERNATIONAL CO.	45,455
GWR CONTRACTING INC	155,226
HACH SALES & SERVICE CANADA LTD	65,730
HANDY APPLIANCES LTD	221,007
HANSCOMB LIMITED	39,323
HAPA COLLABORATIVE	31,815
HARBOUR INTERNATIONAL TRUCKS	131,140
HARRIS REBAR	153,667
HATCH CORPORATION	9,144,026
HATFIELD CONSULTANTS PARTNERSHIP	112,006
HAYDEN CONSULTING SERVICES	30,858
HAZMASTERS INC	154,252
HDR CORPORATION	84,901
HEADWATER MANAGEMENT LTD	335,852
HEAVY ARTILLERY WELDING LTD	27,000
HERCULES SLR INC	59,784
HERITAGE OFFICE FURNISHING LTD	40,704
HILTI (CANADA) LIMITED	124,742
HKA GLOBAL (CANADA), INC	86,945
HOMEWOOD HEALTH INC	40,132
HOSKIN SCIENTIFIC (WESTERN) LIMITED	39,580
HOULE ELECTRIC LIMITED	93,770
HOWARD MARTIN FLUID TECHNOLOGIES INC	46,044
HOWE SOUND MARINE LTD	43,802
HSL AUTOMATION	41,863
HTT SAFETY N MORE INC	299,205
HUB POWER LTD	45,309
HUGHES TRUCKING LTD	43,290
HUNT TEMPORARILY YOURS	215,307
HUNTER LITIGATION CHAMBERS LAW	58,661
HUSKY PAINTING LTD	63,698
HYDROPRO PROPERTY SERVICES INC	164,976
HYSECO FLUID SYSTEMS	94,382
I.D.R COMMERCIAL CONSTRUCTION MANAGEMENT INC	789,662
ICF CONSULTING CANADA INC	98,750
ICONIX WATERWORKS LIMITED PARTNERSHIP	212,658
IDEAL CANOPY TENT & STRUCTURE LTD	40,482
IDEASPACE	245,741
IDEXX LABORATORIES INC	125,218
IMPERIAL DADE CANADA INC	70,943
IMPERIAL VALVE LTD	79,047
INDUSTRIAL ENGINES LIMITED	28,168
INFINITE ROAD MARKING LTD	31,162
INFINITY PROPERTIES LTD	320,618
INLAILAWATASH LIMITED PARTNERSHIP	47,650
INLET MARINE	28,782
INLINE SALES & SERVICE LTD	28,468
INLINE TRAFFIC SERVICES	335,832
INNOVATION LIGHTING INC	32,667
INNOVATIVE FLOORING	240,836
INSIGHTS LEARNING & DEVELOPMENT	44,462
INSTITUTE FOR SUSTAINABLE INFRASTRUCTURE	52,500
INSYNCH ENGINEERING LTD	94,485
INTEGRA ARCHITECTURE INC	306,858

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
INTEGRAL GROUP	109,370
INTEGRAL HOSPITALITY INC	364,025
INTERCONTINENTAL TRUCK BODY	67,680
INTERLAWN LANDSCAPES	86,746
INVENT ENVIRONMENTAL TECHNOLOGIES, INC	52,500
ION UNITED INC	98,275
IOSECURE INTERNET OPERATIONS INC	121,689
IRIS LEGAL LAW CORPORATION	46,217
IRON MOUNTAIN EQUIPMENT RENTALS AND SALES	34,208
ISCO CANADA INC	42,818
ISL ENGINEERING AND LAND SERVICES	190,817
IT BLUEPRINT SOLUTIONS INC	106,923
ITIQ TECH RECRUITERS	279,315
IVERSON FOREST MANAGEMENT INC	25,620
J. DEWITT ENTERPRISES	34,968
J. KERSCHBAUMER INC	83,000
J. SWENSON COMMUNICATIONS	45,540
J.A. ELECTRIC	1,422,598
J.C. ANDELLE INC	29,761
J.J.'S CONTRACTING	51,959
JACOB BROS. CONSTRUCTION INC	1,373,786
JACOBS ASSOCIATES CANADA CORPORATION	4,340,906
JACOBS CONSULTANCY CANADA INC	419,879
JENNIFER DAVIES CONSULTING (JDC CONSULTING)	51,030
JEWEL HOLDINGS LTD	325,466
JFR CONCRETE REPAIR & WATERPROOFING	31,343
JEFFY JOHN RENTALS	222,556
JIM PATTISON INDUSTRIES	893,314
JJM CONSTRUCTION	13,094,962
JOHN CRANE CANADA INC	55,238
JOHN HERBERT	86,681
JOHN VERNON GRADING	80,943
JOHNSON CONTROLS	124,072
JOHNSON ENTERPRISES LTD	4,664,567
JOHNSTON GAS SERVICES	217,071
JORDAIR COMPRESSORS INC	25,485
JP DRAFTING LTD	44,184
JPSH ENTERPRISE INC	138,847
JUSTASON MARKET INTELLIGENCE	111,825
JUSTICE INSTITUTE OF B.C.	37,327
JWC ENVIRONMENTAL CANADA ULC	44,062
K & H DISPATCH COURIERS	62,353
K2 FASTENERS	146,875
K2 SERVICES	42,329
KASIAN ARCHITECTURE INTERIOR DESIGN	199,511
KATZIE DEVELOPMENT LIMITED PARTNERSHIP	4,803,424
KATZIE FIRST NATION	63,440
KEMIRA CHEMICALS CANADA INC	577,824
KEMIRA WATER SOLUTIONS CANADA INC	896,636
KENAI DAN CONTRACTING LTD	3,565,447
KEPPEL GATE CONSULTING LTD	41,836
KERR WOOD LEIDAL ASSOCIATES	1,170,860
KGAL CONSULTING ENGINEERS LTD	151,106
KING SERVICES CONSTRUCTION GROUP & DEVELOPMENTS INC	80,042

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
KINGSMAN EXCAVATING LTD	53,025
KINGSTON CONSTRUCTION	265,903
KLEANZA CONSULTING	321,349
KLOHN CRIPPEN BERGER LTD	844,921
KMS TOOLS	143,786
KOFFMAN KALEF LLP	203,009
KONSTANT	48,221
KONTUR GEOTECHNICAL CONSULTANTS INC	145,302
KPMG LLP	274,231
KTR SALES & RENTAL INC	133,746
KWELA LEADERSHIP & TALENT MANAGEMENT	48,863
LABWARE INC	54,037
LAFARGE CANADA INC	1,201,417
LANARC 2015 CONSULTANTS LTD	26,005
LAND TITLE AND SURVEY AUTHORITY OF BC	28,000
LANDMARK BUILDING MAINTENANCE	125,725
LANESAFE TRAFFIC CONTROL LTD	145,750
LANGLEY TOWNSHIP OF	123,587
LANGUAGE LINE SERVICES	80,097
LAURA BAMSEY CONSULTING SOLE PROPRIETORSHIP	27,300
LAURA GALLOWAY DESIGN	96,814
LAWSON LUNDELL BARRISTERS & SOLICITORS	120,055
LEADING EPC CONSULTANTS INC	519,530
LEAVITT CRANES CANADA INC	233,038
LEAVITT MACHINERY GENERAL PARTNERSHIP	73,657
LEHIGH MATERIALS A DIV. OF LEHIGH	504,800
LES HALL FILTER SERVICE	53,394
LEVITT SAFETY LIMITED	123,144
LHOIST NORTH AMERICA OF CANADA INC	1,359,754
LICKER GEOSPATIAL CONSULTING LTD	54,872
LIDSTONE & COMPANY	120,669
LIFEWORCS (CANADA) LTD	63,604
LIMNO LAB	32,524
LIMNOTEK RESEARCH AND DEVELOPMENT INC	60,158
LINDE CANADA INC	608,977
LITZ CRANE SERVICE	213,254
LIVINGSTON INTERNATIONAL INC	46,586
LMP PUBLICATION LIMITED PARTNERSHIP	28,490
LMS1591 STIRLING CLASSIC	28,000
LOCAL PRACTICE ARCHITECTURE + DESIGN LTD	1,663,446
LOCK-BLOCK	50,079
LOCKMASTERS INC	89,935
LONG VIEW SYSTEMS CORPORATION	25,169
LORDCO PARTS	40,336
LUCENT QUAY CONSULTING INC	196,880
LUM, KENNETH ROBERT	68,000
LYNCH BUS LINES	38,579
M&E CUSTOM KITCHEN AND MILLWORK LTD	954,174
MACK KIRK ROOFING AND SHEET METAL	987,063
MADRONE ENVIRONMENTAL SERVICES	67,149
MAINLAND CONSTRUCTION MATERIALS	172,932
MAJOR INDUSTRIAL E-RISK SERVICES INC	127,356
MANUS ABRASIVE SYSTEMS INC	29,821
MAPLE LEAF DISPOSAL LTD	657,145

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

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Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
MAPLE REINDERS CONSTRUCTORS LTD	18,406,442
MAPLE RIDGE CITY OF	219,807
MAPLE RIDGE TANK CLEANING SERVICE	31,370
MARSH CANADA LIMITED	19,633,543
MASONLIFT LTD	36,303
MATCON CIVIL CONSTRUCTORS INC	5,414,222
MAVEN CONSULTING LIMITED	104,039
MCELHANNEY	254,892
MCGREGOR HARDWARE DISTRIBUTION	54,928
MCKENZIE BRUCE	56,627
MCMILLEN JACOBS ASSOCIATES	3,919,048
MCNEILL NAKAMOTO RECRUITMENT GROUP INC	115,080
MCRAE'S ENVIRONMENTAL SERVICES	2,756,676
MDT TECHNICAL SERVICES INC	70,129
MEDTECH SERVICES	45,500
MELTWATER NEWS CANADA INC	76,160
MENG LU	2,679,592
MEQUIPCO	132,900
MERAN INDUSTRIES	41,426
MERCEDES-BENZ CANADA INC	74,067
MERCURY TRANSPORT INC	41,633
MERRICK ARCHITECTURE LTD	40,030
MERRICK CANADA ULC	661,500
METAL SUPERMARKETS	83,763
METRO MOTORS LTD	176,534
METRO ROOFING REPAIRS & MAINTENANCE	53,671
METRO TESTING & ENGINEERING	1,127,979
METRO VANCOUVER ZERO EMISSIONS INNOVATION CENTRE	275,000
METROHM CANADA	27,663
METTLER TOLEDO INC	305,223
MICA CONTROLS	46,535
MICHELS CANADA CO.	3,050,991
MICROSERVE	35,528
MICROSOFT CANADA CO.	2,203,836
MILES EMPLOYMENT GROUP	101,136
MILLER HULL PARTNERSHIP LLP	1,082,515
MILLER THOMSON LLP	46,320
MILLIPORE (CANADA)	26,842
MINISTER OF FINANCE	9,904,015
MITCHELL INSTALLATIONS	289,332
MITCHELL PRESS	28,521
MITEL NETWORKS CORPORATION	86,254
MIZA ARCHITECTS INC	44,514
MNP LLP	40,422
MODERN NIAGARA VANCOUVER INC	69,126
MODU-LOC FENCE RENTALS LTD	55,594
MONERIS	411,944
MONIQUE MCQUEEN	61,047
MONTREAL TRUST COMPANY OF CANADA	429,824
MORNEAU SHEPELL	26,250
MORREY NISSAN SALES	33,557
MORRISON HERSHFIELD LIMITED	1,538,872
MORROW BIOSCIENCE	166,420
MOTION CANADA	508,635

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
MOTT MACDONALD	5,167,771
MRG EVENTS LTD	495,187
MTS ENGINEERING INC	832,420
MULTIVISTA CONSTRUCTION DOCUMENTATION ULC	36,216
MURRAY LATTA PROGRESSIVE MACHINES INC	311,040
MURTAGH SIMON	35,557
MUSQUEAM INDIAN BAND	195,535
MV RELIABILITY SERVICES	179,722
MWL DEMOLITION	324,924
MY CITY MOVERS	73,637
N.W. INDUSTRIES	173,943
NAC CONSTRUCTORS LTD	30,169,462
NAGPAL CONSULTING	133,559
NALCO CANADA CO.	218,969
NANOMETRICS INC	176,539
NATHALIE GONZALEZ GALINDO	35,354
NATIONAL AIR TECHNOLOGIES	61,258
NATIONAL FIRE EQUIPMENT	25,218
NATIONAL PROCESS EQUIPMENT	79,535
NATIONS FIRST CONTRACTING	126,364
NATS NURSERY LTD	83,880
NAUT'SA MAWT RESOURCES GROUP INC	27,475
NAUTILUS ENVIRONMENTAL	78,488
NAVIUS RESEARCH	26,093
NCS FLUID HANDLING SYSTEMS INC	35,675
NETZSCH CANADA INC	27,236
NEW CITY CONTRACTING	2,894,806
NEW WESTMINSTER CORP OF THE CITY	2,034,384
NEW-LINE PRODUCTS	97,652
NILEX INC	56,003
NIRICSON SOFTWARE INC	41,738
NORLAND LIMITED	2,657,796
NORLANG CONTRACTING	162,174
NORTH AMERICAN PIPE AND STEEL	47,993
NORTH CONSTRUCTION LTD	871,096
NORTH VANCOUVER CITY OF	92,635
NORTH VANCOUVER THE DISTRICT OF	5,214,807
NORTHERN BUILDING SUPPLY	137,608
NORTHSIDE TRANSPORT LTD	73,049
NORTHSTAR ACCESS LTD	165,348
NORTHWEST HYDRAULIC CONSULTANTS	356,839
NORTHWEST PIPE COMPANY	9,374,860
NORTON ROSE FULBRIGHT	2,711,532
NSCP DESIGN BUILD LP	138,408,923
NU FLOW SERVICES BC LTD	40,110
NUCOR ENVIRONMENTAL SOLUTIONS LTD	189,681
NUCOR HARRIS REBAR, A DIVISION OF HARRIS STEEL ULC	29,109
NUTRIGROW	40,383
ODGERS BERNDTSON CANADA INC	83,795
ON POWER SYSTEMS INC	146,683
ON THE SPOT SERVICES INC	289,036
ONO WORK & SAFETY SURREY	29,424
OPEN TEXT CORPORATION	309,435
OPENLINK AGTECH INC	33,201

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
OPUS INTERNATIONAL CONSULTANTS	5,413,007
ORACLE CANADA ULC	99,741
ORKIN/PCO SERVICES CORPORATION	79,171
ORTEC ENVIRONMENTAL SERVICES INC	114,215
ORYX BPM SOLUTIONS INC	114,285
OSCAR RENDA CONTRACTING OF CANADA INC	11,217,227
OVIVO INC	51,917
PACE SOLUTIONS CORP	49,642
PACIFIC BLASTING & DEMOLITION	1,277,136
PACIFIC BOILER	153,492
PACIFIC COAST CATERING	61,147
PACIFIC FLOW CONTROL LIMITED	259,283
PACIFIC NATIONAL EXHIBITION	156,675
PACIFIC POWERTECH INC	439,214
PACIFIC RIM INDUSTRIAL INSULATION	46,632
PACIFIC WIRE ROPE	29,786
PACIFIC-SURREY CONSTRUCTION	36,548
PALADIN TECHNOLOGIES INC	49,610
PALMIERI BROS. PAVING	449,730
PANTHER CREATIVE	36,613
PARK DEROCHIE SEASIDE COATINGS INC	62,899
PARK SOLUTIONS INC	711,777
PARKLAND CORPORATION	91,100
PARSONS INC	737,632
PAYNE TRAVIS ADJUSTERS	40,941
PCL CONSTRUCTORS WESTCOAST INC	5,461,747
PEDRE CONTRACTORS	7,722,581
PENGUIN APPLIANCES SALES AND SERVICE INC	56,570
PERI FORMWORK SYSTEMS INC	42,286
PERSONA CONSTRUCTION	135,482
PETER KIEWIT SONS ULC	211,334
PETRO CANADA LUBRICATIONS INC	337,717
PGL ENVIRONMENTAL CONSULTANTS	61,212
PHOENIX TRUCK & CRANE	239,449
PHS COMMUNITY SERVICES SOCIETY	166,605
PHSA LABORATORIES SERVICES	93,268
PINNA SUSTAINABILITY INC	113,619
PLATINUM STONE CONTRACTING	136,606
PLATYPUS CREATIVE GROUP COMMUNICATIONS	148,798
PMA CONSULTANTS, LLC	41,937
POCO BUILDING SUPPLIES	53,151
POLAR BATTERY VANCOUVER LTD	39,546
POLYGON RESTORATIONS INC	27,733
POMERLEAU INC	78,449,792
POMERLEAU - BESSAC G.P.	53,095,663
PORT COQUITLAM THE CITY OF	930,366
PORT MOODY CITY OF	249,969
POSITRONICS IN-BUILDING SOLUTIONS	35,880
POTENTIALIZE CONSULTING INC	292,793
POWER STEEL BUILDINGS INC	47,615
POWERHOUSE BUILDING SOLUTIONS (2009) INC	42,440
POWERWOOD	44,796
PR POMEROY RESTR & CONSTR (2003) LTD	324,797
PRAIRIECOAST EQUIPMENT INC	175,645

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
PRAXAIR CANADA INC	935,388
PRECISION SERVICE & PUMPS INC	116,108
PRICE WATERHOUSE COOPERS	503,076
PRIMARY ENGINEERING AND CONSTRUCTION CORPORATION	68,690
PRIORITY ELECTRIC	76,519
PROCON SYSTEMS (2013) INC	53,861
PROFICIENCY TESTING CANADA	35,267
PROGRESSIVE FENCE INSTALLATIONS LTD	160,401
PROGRESSIVE SEALING INC	365,519
PROMOCHROM TECHNOLOGIES LTD	50,523
PROVINCE OF BRITISH COLUMBIA	49,609
PTAG INC	90,517
PUBLIC STORAGE	31,780
PURE TECHNOLOGIES LTD	58,466
PW TRENCHLESS CONSTRUCTION INC	482,438
PWA CUSTOM ALUMINUM SOLUTIONS INC	138,393
QCA SYSTEMS LTD	27,573
QUADRA UTILITY LOCATING	69,252
QUAL DEVELOPMENT	93,944
QUALICHEM INDUSTRIAL PRODUCTS LTD	84,280
QUESTICA INC	77,266
R. DOSENBERG CONSULTING	32,705
R. McDOUGALL CONSULTING AGROLOGIST	46,839
R.D.M. ENTERPRISES LTD	159,622
R.F. BINNIE & ASSOCIATES	1,270,376
RAIDER HANSEN	35,898
RAINCOAST VENTURES LTD	29,267
RAM ENGINEERING	731,584
RAMBOLL CANADA INC	76,214
RAMTECH ENVIRONMENT PRODUCTS	71,758
RAPID AUTO GLASS LTD	55,701
RAPID TEST & TRACE CANADA	34,048
RAPID TRAFFIC MANAGEMENT	662,481
RARE EARTH RECREATIONAL DEVELOPMENTS INC	143,637
RDH BUILDING SCIENCE INC	26,481
RECEIVER GENERAL OF CANADA	153,575
RECYCLING COUNCIL OF BC	107,418
RED CAPE SOLUTIONS INC	78,580
REDDEN NET CUSTOM NETS LTD	25,258
REDWOOD PLASTICS AND RUBBER CORPORATION	31,661
REI LEXISNEXIS CANADA	25,392
REMEDIATION SERVICES LTD	194,694
REN EX EARTHWORKS	449,498
RESHAPE INFRASTRUCTURE STRATEGIES	34,819
REVOLUTION INFRASTRUCTURE INC	38,285,323
RIC ELECTRONICS	28,855
RICHMOND CITY OF	1,326,168
RICHMOND HOLDINGS (2015) LTD	30,000
RICHVAN HOLDINGS (2006) LTD	122,097
RIDER HUNT INTERNATIONAL (ALBERTA) INC	160,688
RIGHT WAY TRAFFIC SYSTEMS INC	148,113
RITWAY TC SERVICES LTD	130,445
ROBERDS EXCAVATING (1991)	82,352
ROCHE DIAGNOSTICS - DIVISION OF HOFFMAN-LA ROCHE	162,389

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
ROGERS WIRELESS	517,351
ROLLINS MACHINERY LIMITED	28,434
RONA INC	85,331
ROPER GREYELL LLP	148,333
ROSS MORRISON ELECTRICAL	539,232
ROYAL BANK OF CANADA	66,921
RS WALDIE CONSULTING	129,683
RSVAGE CONTRACTING	81,173
RST INSTRUMENTS	28,183
RYDER ARCHITECTURE (CANADA) INC	548,244
S&S SAND & GRAVEL TRANSPORTATION	327,190
SAFEGUARD FENCE & LABOUR LTD	72,130
SAMSUNG	69,311
SANCAT EXCAVATING LTD	307,865
SANDERSON CONCRETE INC	68,975
SANDPIPER CONTRACTING LTD	577,822
SARTORI ENVIRONMENTAL SERVICES	773,676
SASAMAT VOLUNTEER FIRE FIGHTERS ASSOC	39,564
SASKAY EARTH EXCHANGE LTD	36,428
SASKAY SOIL TRANSFER FACILITY	67,371
SCHOOL DISTRICT 36 SURREY	40,584
SCHWARTZ FINANCIAL RESEARCH LTD	14,389,020
SCOOBY'S DOG WASTE REMOVAL SERVICE LTD	150,565
SCOTT MITCHELL EXCAVATING	77,914
SCOULAR CONSULTING INC	25,003
SEA TO SKY SOILS AND COMPOSTING INC	1,237,442
SEAWARD ENGINEERING & RESEARCH LTD	76,283
SECURIGUARD	27,860
SEKHON P. TRUCKING	93,747
SEL SCHWEITZER LABORATORIES INC	390,592
SENTIS MARKET RESEARCH INC	85,549
SEYEM' QWANTLEN RESOURCES LP	25,702
SFE GLOBAL	25,179
SGS AXYS ANALYTICAL SERVICES	663,514
SHAW CABLE	154,892
SI SYSTEMS PARTNERSHIP	138,813
SIDHU S. TRUCKING	315,437
SIEMENS BUILDING TECHNOLOGIES-FIRESAFETY	39,451
SIEMENS CANADA LIMITED	70,029
SIGNSOURCE ARCHITECTURAL SIGNAGE	51,141
SILVER CITY GALVANIZING INC	41,143
SIMON FRASER UNIVERSITY	84,805
SINGLETON URQUHART REYNOLDS VOGEL LLP	183,514
SITE MARKETING PARTNERS INC	173,959
SKEANS PNEUMATIC AND AUTOMATION INC	38,011
SKOOKUM SCAFFOLDING LTD	429,824
SKYE CONSULTING (B.C.)	103,799
SKYLARK MANAGEMENT CORP	960,998
SLINGSHOT COMMUNICATIONS INC	34,571
SLR CONSULTING (CANADA) INC	145,565
SMITH CAMERON PROCESS SOLUTIONS	850,831
SMS EQUIPMENT INC	177,567
SNF CANADA	1,681,561
SOFTCHOICE LP	167,813

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
SOLENIS CANADA ULC	2,521,585
SOLID CADDGROUP	66,080
SOLUTIONS PEST CONTROL	99,603
SOMATIC HVAC SOLUTIONS LTD	34,008
SONNEVERA INTERNATIONAL CORP	50,707
SOS PLUMBING AND HEATING LTD	133,158
SOUTH COAST BRITISH COLUMBIA	170,945
SOUTHERN BUTLER PRICE LLP	46,844
SOUTHERN RAILWAY OF B.C.	438,226
SOUTHPAW LEARNING PLAN	131,040
SOUTHWELL CORP	39,403
SOUTHWEST CORROSION CONTROL	157,754
SPAANS BABCOCK INC	81,764
SPARC BC SOCIETY	25,000
SPARTAN CONTROLS	1,890,877
SPECTRUM SAFETY GROUP	315,073
SPENCE, BARBARA LYNNE	1,434,522
SPENCER MCDONALD & ASSOCIATES INC	51,348
SPICERS CANADA ULC	87,427
SQUAMISH NATION	2,792,777
STANDARD BUILDING SUPPLIES LTD	103,070
STANDARD ELECTRIC BC LTD	51,128
STANTEC ARCHITECTURE	56,529
STANTEC CONSULTING	6,664,655
STAPLES	372,278
STASUK TESTING & INSPECTION	1,563,000
STATUS ELECTRICAL CORP	100,543
STEPHEN BILLINGTON CONSULTING	190,922
STEWART MCDANNOLD STUART	99,572
STILL CREEK COLLISION INC	67,633
STINGRAY SAND & GRAVEL LTD	311,660
STRATA SMART RESOURCES	42,590
STREAMLINE FENCING LTD	83,910
STUART OLSON CONSTRUCTORS	9,666,692
SUMMERFIELD CONTRACTING LTD	58,359
SUMMIT VALVE AND CONTROLS INC	339,260
SUNBELT RENTALS INC	34,378
SUNBURY CEDAR	157,031
SUPER SAVE FENCE RENTALS INC	53,924
SUPER SAVE FUELS	171,124
SUPERIOR CITY SERVICES	454,154
SUPERIOR PROPANE LIMITED	118,036
SURREY CITY OF	25,780,272
SUSPENDED STAGES	27,195
SUTHERLAND CONCRETE	38,820
SYLVIS ENVIRONMENTAL	1,036,307
SYNCOLLAB STRATEGIES	31,723
SYSTEMS PLUS (598076 ONTARIO INC)	27,414
T&T POWER GROUP INC	118,507
TALON HELICOPTERS LIMITED	497,651
TARGET LAND SURVEYING	121,069
TECHNICAL SAFETY BC	47,489
TEEMA SOLUTIONS GROUP INC	117,281
TEGHAN ACRES	59,336

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
TEKSYSTEMS CANADA CORP/SOCIETE TEKSYSTEMS CANADA	876,475
TELUS COMMUNICATIONS INC	1,403,579
TENAQUIP	30,790
TERRALINK HORTICULTURE INC	36,360
TERVITA CORPORATION ENVIRONMENTAL	192,715
TETRA TECH CANADA INC	3,018,205
TFM CONSULTANTS INTERNATIONAL LTD	36,167
THE BLUE GOOSE CATTLE COMPANY	502,709
THE BRICK LTD	89,788
THE C&E CONSULTING GROUP LTD	488,234
THE CAPE ON BOWEN INVESTMENTS DEVELOPMENT LTD	1,825,000
THE DELPHI GROUP	78,679
THE ESTATE OF OLGA GREENWALD SCHWARTZ	4,796,340
THE HOME DEPOT	395,109
THE HOTEL SASKATCHEWAN	33,654
THE INLAND GROUP	52,422
THE PALADIN SECURITY GROUP	2,033,573
THERMO FISHER SCIENTIFIC MISSISSAUGA INC	140,745
THOMPSON FOUNDRY	55,002
THOMSON REUTERS	28,721
TIM LAWRENCE FILMS	84,552
TINBOX ENERGY SOFTWARE INC	46,016
TIP TOP CARPETS	415,863
TOOLNHAND CONTRACTING SERVICES LTD	242,629
TOROK NATHANIEL	60,135
TRACTION HEAVY DUTY PARTS, A DIV. OF UAP INC	27,485
TRAIL APPLIANCES LTD	28,449
TRANMOTION SERVICES	278,618
TRANSLINK	96,766
TRANSWEST ROOFING	731,153
TRAYLOR-AECON GP	96,688,563
TREE ISLAND INDUSTRIES	30,112
TREEKO CONTRACTING	223,576
TREVOR JARVIS CONTRACTING	270,434
T-REX INDUSTRIES	130,941
TRI-CITY POWER EQUIPMENT	35,167
TRI-CITY SITE SERVICES LTD	109,415
TRIEX CONTRACTING LTD	127,523
TRITECH GROUP LTD	5,495,172
TRITON ENVIRONMENTAL CONSULTANTS	40,735
TRIUMPH TRAFFIC INDUSTRIES INC	48,414
TSAA RESOURCE MANAGEMENT LTD	94,956
TSLEIL-WAUTUTH NATION	77,041
TUNDRA PROCESS SOLUTIONS LTD	158,110
TUNDRA TECHNICAL SOLUTIONS INC	30,005
TURNAROUND SAFETY LTD	31,668
UAP INC (D.B.A. NAPA AUTO PARTS)	53,615
UBS INDUSTRIES	38,728
ULINE	414,985
UNDERHILL GEOMATICS LTD	78,546
UNIFIED SYSTEMS INC	34,225
UNISYNC GROUP LTD	91,130
UNIT4 BUSINESS SOFTWARE CORPORATION	259,762
UNITED DEFENSE SECURITY II LTD	68,120

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
UNITED RENTALS OF CANADA, INC	1,138,755
UNITOW SERVICE	188,645
UNIVAR CANADA LTD	115,683
UNIVERSAL LANDSCAPING INC	192,360
UNIVERSITY OF BRITISH COLUMBIA	553,816
UPLAND AGRICULTURAL CONSULTING LTD	40,644
URBAN SYSTEMS LTD	203,399
USP TECHNOLOGIES CANADA ULC	338,089
VALLEN CANADA INC	48,827
VALLEY TRAFFIC SYSTEMS INC	190,859
VALLEYSIDE CONTRACTING SERVICES LIMITED	223,797
VAN DOORN, NANETTE	45,920
VANCO GASKETS LTD	51,825
VANCOUVER CITY OF	9,508,146
VANCOUVER AIRPORT AUTHORITY	1,304,503
VANCOUVER CONVENTION CENTRE	132,414
VANCOUVER FIRE & RADIUS SECURITY	48,627
VANCOUVER FRASER PORT AUTHORITY	3,691,991
VANCOUVER HOLDINGS (B.C.)	705,150
VANCOUVER ISLAND UNIVERSITY	212,625
VANCOUVER PILE DRIVING	3,490,649
VANCOUVER SIGN GROUP	147,207
VANPORT ENTERPRISES LTD	312,112
VECTOR CORROSION TECHNOLOGIES	154,886
VERSALIFT CANADA INDUSTRIES ULC	429,824
VERTIV CANADA ULC	34,655
VIA ARCHITECTURE	918,126
VICTORIA MOBILE RADIO	103,841
VIKING FIRE PROTECTION INC	48,060
VIMAR EQUIPMENT LTD	895,404
VISION EXTERIORS CONTRACTING INC	36,798
VOLATUS UNMANNED SERVICES INC	30,128
VWNA PROCESS SOLUTIONS/CANADA, INC	138,498
VWR INTERNATIONAL	238,826
W3 DESIGN GROUP INC	28,712
WAGNER MAINTENANCE	751,244
WAINBEE LIMITED	108,367
WAJAX INDUSTRIAL COMPONENTS LP	198,924
WARD AND BURKE MICROTUNNELLING LTD	10,158,046
WASSERMAN & PARTNERS ADVERTISING INC	390,590
WASTE AND RESOURCES ACTION PROGRAMME	28,400
WASTE'N WATERTech	99,023
WATERFRONT LIMITED PARTNERSHIP	413,138
WATERS LIMITED	62,312
WBM TECHNOLOGIES INC	74,428
WCC ENGINEERING CORP	84,578
WEIR CANADA INC	36,106
WESCO INDUSTRIES	358,246
WEST COAST ELEVATOR SERVICES	422,542
WEST COAST HIGHLAND BUILDING SOLUTIONS INC	51,617
WEST SHORE CONSTRUCTORS LTD	794,126
WEST VANCOUVER CORP OF THE DISTRICT	692,889
WESTBURNE ELECTRIC SUPPLY	582,487
WESTERN WEED CONTROL (1980) LTD	72,398

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
WESTERRA EQUIPMENT	40,759
WESTMAR ADVISORS INC	197,944
WESTPRO A DIVISION OF POMERLEAU INC	763,575
WESTSIDE PEST CONTROL LTD	134,318
WHITE CAP SUPPLY CANADA INC	26,777
WHITE PINE ENVIROMENTAL RESOURCES INC	81,218
WHITE ROCK CITY OF	34,761
WILL CREATIVE INC	49,350
WILLIAMS ENGINEERING CANADA INC	126,147
WILLIAMS SCOTSMAN OF CANADA INC	39,791
WINVAN PAVING A DIVISION OF MAINLAND CONSTRUCTION MATERIALS ULC.	211,910
WISEWORTH CANADA INDUSTRIES (1996)	44,089
WISMER & RAWLINGS ELECTRIC LTD	47,858
WJF INSTRUMENTATION (1990) LTD	52,458
WOLFE, DOROTHY-ANN	2,300,520
WOLSELEY INDUSTRIAL CANADA INC	164,654
WOOD CANADA LIMITED	702,447
WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS A DIVISION OF WOOD CANADA LTD	1,024,927
WOOD WYANT INC	33,827
WORLEY CANADA SERVICES (OPERATING AS ADVISIAN)	622,398
WSP CANADA INC	4,437,392
XEROX OF CANADA LIMITED	116,075
XYLEM CANADA LP	373,011
YELLOWRIDGE CONSTRUCTION	6,814,926
YJF ENTERPRISES LTD	2,780,000
YOUNG ANDERSON BARRISTERS & SOLICITORS	76,289
ZAYO CANADA INC	71,286
ZEEMAC VEHICLE LEASE LTD	70,000
Payment to suppliers of goods and services who received aggregate payment exceeding \$25,000	\$ 1,104,981,469
Consolidated total paid to suppliers who received aggregate payments of \$25,000 or less	13,604,395
Total payments made to Canadian suppliers (excluding aggregate Flow Through Payments and External Contributions)	\$ 1,118,585,864

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2022

Payments to Canadian Suppliers (\$Cdn)

Supplier Name	Payment Amount
Flow Through Payments (Payroll, Debt, and Mortgage Payments)	
BOWEN ISLAND MUNICIPALITY	\$ 6,969,600
CANADA MORTGAGE HOUSING CORPORATION	456,365
CANADA REVENUE AGENCY	57,239,007
COAST CAPITAL	356,597
COQUITLAM CITY OF	49,341
DELTA CITY OF	79,823
FIRST NATIONAL	523,249
GVRDEU	616,051
LANGLEY CITY OF	7,425,000
MCAP	1,524,336
MUNICIPAL FINANCE AUTHORITY	326,499,250
MUNICIPAL PENSION PLAN	28,824,052
NEW WESTMINSTER CORP OF THE CITY	121,205,700
NORTH VANCOUVER CITY OF	25,849
PACIFIC BLUE CROSS	6,537,887
PEOPLE'S TRUST COMPANY	297,794
PITT MEADOWS CITY OF	19,800,000
RECEIVER GENERAL OF CANADA	43,455
RICHMOND, CITY OF	95,040,000
ROYAL BANK OF CANADA	714,684
TEAMSTERS LOCAL UNION #31	728,022
THE GREAT WEST LIFE ASSURANCE COMPANY	3,113,841
TRANSLINK	3,115,032
UNITED WAY OF THE LOWER MAINLAND	31,982
WORKSAFE BC	2,802,917
Total Flow Through Payments	\$ 684,019,833
Payment made in 2022 for External Contributions	
Board Approved Contributions	
CTS YOUTH SOCIETY	\$ 75,000
FRASER BASIN COUNCIL SOCIETY	300,000
PACIFIC PARKLANDS FOUNDATION	212,208
SEYMOUR SALMONID SOCIETY	125,000
THOMPSON RIVERS UNIVERSITY	75,000
WATERSHED WATCH SALMON SOCIETY	34,000
Payments for External Contributions exceeding \$25,000	\$ 821,208
Payments for External Contributions of \$25,000 or less	466,300
Total Payments for External Contributions	\$ 1,287,508
Total Payment made to Canadian Suppliers (\$Cdn)	\$ 1,803,893,205

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES**For the year ended December 31, 2022****Payments to US Suppliers**

Supplier Name	Payment Amount
AQUA-AEROBIC SYSTEMS INC	\$ 268,163
AWWA	46,663
CAPITAL PROJECT MANAGEMENT, INC.	110,873
COMOTION INC	50,000
CUMMINS WESTERN CANADA LP	1,192,265
DELTEK INC.	61,824
EBARA PUMPS AMERICAS CORPORATION	273,512
ENPAC	79,749
FLSMIDTH INC	68,926
INDUSTRIAL SOFTWARE SOLUTIONS	189,420
JENSEN DRILLING COMPANY	65,450
KENNY CONSULTING SERVICES INC.	84,034
KNOWBE4	49,585
LIVINGSTON INTERNATIONAL	50,161
MRI SOFTWARE LLC	32,760
NORTHWEST PIPE COMPANY	3,303,545
OSISOFT	158,225
REPUBLIC SERVICES	5,404,483
SCHWING BIOSET INC.	57,868
SPLUNK, INC.	34,892
UTILITY SYSTEMS TECHNOLOGIES INC.	403,930
VERSATA FZ LLC	40,000
WASTE MANAGEMENT OF CANADA CORPORATION	6,646,366
WATER RESEARCH FOUNDATION	283,867
WESTECH ENGINEERING LLC .	30,895
ZOOM VIDEO COMMUNICATIONS	200,062
Total payments to US suppliers who received amounts exceeding \$25,000	\$ 19,187,515
Total payments to US suppliers who received \$25,000 or less	454,103
Total payments made to US suppliers - US dollars	\$ 19,641,618
Total payments made to US suppliers - Canadian dollars	\$ 25,559,638

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES
For the year ended December 31, 2022
Reconciliation of Payments for Goods and Services to Financial Statements

Total payments to Canadian Suppliers (Schedule 5)	\$ 1,803,893,205
Total payments to US Suppliers - in Canadian dollars (Schedule 6)	<u>25,559,638</u>
	<u>\$ 1,829,452,843</u>
 Total Expenses per Consolidated Statement of Operations (Exhibit B)	 \$ 736,362,653
Acquisition of tangible capital assets (Exhibit C)	723,205,607
Items included in Consolidated Statement of Operations but not in Schedules 5 and 6:	
Salaries and benefits per note 17a of financial statements	(213,969,052)
Salaries and benefits capitalized and included in tangible capital assets (note 17)	(31,478,421)
2022 accounts payable and accrued liabilities	(355,006,617)
Sinking fund income attributed to members and Translink	(27,071,892)
Revenues collected against supplier payments	(10,158,215)
Amortization of tangible capital assets	(99,141,611)
Amortization of prepaid land leases	(194,799)
Letter of Credit applied to tangible capital assets	50,000,000
Payments reported as employee expenses (Schedule 2)	(3,060,368)
Payments reported as directors' expenses (Schedule 1)	(71,732)
Non-cash adjustments	(1,543,783)
Items not included in Consolidated Statement of Operations but in Schedule 5 and 6:	
2021 accounts payable and accrued liabilities	384,234,381
Payroll and other remittances	99,937,213
Municipal GST rebate and ITCs	54,452,070
Sundry deposits	5,817,110
Payments not resulting in goods and services:	
Payments to Member Municipalities for MFA debt	253,710,345
Payments to Municipal Finance Authority	326,499,250
Payments for MVHC mortgages	3,873,025
Interest long-term debt	<u>(66,942,321)</u>
	<u>\$ 1,829,452,843</u>

To: Zero Waste Committee

From: Joanne Gauci, Senior Policy Advisor, Collaboration and Engagement, External Relations
Alisha Drinkwater, Communications Specialist, Corporate Communications, External Relations

Date: June 8, 2023 Meeting Date: June 15, 2023

Subject: **Update on Metro Vancouver Engagement with the Love Food Hate Waste Canada Campaign for 2022-2023**

RECOMMENDATION

That the MVRD Board receive for information the report dated June 8, 2023, titled “Update on Metro Vancouver Engagement with the Love Food Hate Waste Canada Campaign for 2022-2023”.

EXECUTIVE SUMMARY

As part of its commitment to waste prevention, Metro Vancouver launched a regional Love Food Hate Waste (LFHW) campaign in 2015 to prevent household food waste. Building on the success of the regional campaign, Metro Vancouver launched the initiative across Canada through the National Zero Waste Council (NZWC) in 2018.

As Canada’s leading resource to prevent household food waste, LFHW Canada takes a collaborative, cross-sector approach – offering simple, actionable tips to help Canadians make their food go further and waste less (Reference 1). National and local activations work together to enable citizens to hear consistent messaging through a variety of outreach, communication and media efforts, driving behaviour change over the long-term.

Metro Vancouver is one of eight partners in this national bilingual campaign. As a partner, Metro Vancouver receives creative materials for regional activations, and benefits from national media buys, access to influencers, and press outreach. The regional campaign performed strongly in 2022 and early 2023 with over four million total impressions, a reach of over one million people, and nearly 8,000 social media engagements. The national campaign garnered nearly 18 million impressions.

PURPOSE

To update the Committee on the Love Food Hate Waste Canada behaviour change campaign, which is delivered across Canada by Metro Vancouver through the National Zero Waste Council.

BACKGROUND

LFHW is a globally recognized brand active in the UK, New Zealand, and Australia, as well as Canada. It is backed by a strong evidence base and brings together an international community of practice sharing knowledge on how to prevent household food waste. The campaign was originally developed by the Waste and Resources Action Programme (WRAP) in the UK.

Metro Vancouver launched a regional Love Food Hate Waste campaign in 2015 and launched the campaign across Canada through the NZWC in 2018. Through a collaborative, cross-sector approach, LFHW Canada is enabling Canadians to make their food go further and waste less by offering simple actionable tips and strategies.

LFHW Canada is delivered by the NZWC, in French and English, in collaboration with campaign partners and activators. Campaign partners and activators extend the reach and impact of LFHW Canada, and are provided with a suite of campaign materials, guidance documents, and support to activate local campaigns. Campaign partners sub-license the brand and have the opportunity to tailor the campaign to meet their own objectives. Campaign activators are local governments that participate indirectly through a provincial government agency or non-profit partner.

There are currently eight campaign partners with LFHW Canada: the cities of Toronto, Vancouver, and Winnipeg, the Capital Regional District, Metro Vancouver, RECYC-QUÉBEC, the Recycling Council of Alberta (RCA), and Walmart Canada. Strathcona County and the City of Lethbridge participate through the RCA and the following local governments participate through RECYC-QUÉBEC:

- Communauté métropolitaine de Québec (representing 28 municipalities)
- MRC de Memphrémagog (representing 17 municipalities)
- MRC Pierre-de-Saurel (representing 12 municipalities)
- Municipalité d'Amherst
- Municipalité de Notre-Dame-du-Portage
- Municipalité de Saint-Bernard-de-Michaudville
- Régie intermunicipale d'Acton et des Maskoutains (RIAM) (representing 25 municipalities)
- Régie des matières résiduelles du Lac-Saint-Jean (representing 36 municipalities)
- Ville de Chapais
- Ville de Gatineau
- Ville de Léry
- Ville de Montréal
- Ville de Sherbrooke

By working together, the partners to the campaign benefit from pooling resources and expertise, accessing larger media buys than they would be able to secure on their own, and engaging national influencers and ambassadors that raise the profile of the campaign and reach new audiences. This national collaborative approach also reduces consumer confusion in the marketplace by aligning communications on the issue and the actions needed, and it enables the sharing of lessons learned and best practices between practitioners across the country and internationally.

The LFHW campaign aligns with Metro Vancouver's "Food Scraps Aren't Garbage" campaign, which has the related but distinct objective of diverting food waste to the green bin in support of the Organics Disposal Ban. LFHW Canada is a deliverable in the 2022 Zero Waste Committee Work Plan.

This report provides an update on the past year of activity, focusing on highlights from the national campaign and the regional campaign. Activities by the other campaign partners and activators across the country are not included, but are critical to the overall success of the campaign.

2022 HIGHLIGHTS AND 2023 PLANS

National Campaign Activation and Results

Last year was an extremely active year for LFHW Canada and milestone activities for the national campaign are summarized below.

- **Completion of Three-Year Report:** The report, *Making Every Bite Count, Our First Three Years*, was released in June 2022 (Reference 2). The report captures the breadth and depth of activity that occurred in the first three years of the national campaign, including those efforts by partners across the country.
- **Expansion into Alberta:** The Recycling Council of Alberta, the City of Lethbridge, and Strathcona County joined LFHW Canada in April 2022, helping to bring the campaign to Alberta residents.
- **Inaugural Global Food Waste Action Week:** From March 7-13, 2022, LFHW Canada joined with international partners to deliver the inaugural global Food Waste Action Week. With a focus on *Wasting Food Feeds Climate Change*, LFHW Canada reached approximately 6.5 million Canadians across the country in one week of coordinated activity and amplification.
- **Updated Food Statistics to Better Reflect Food Costs and GHG Emissions:** Early in 2022 the NZWC engaged researchers to update the 2017 Benchmark Study on Household Food Waste to better reflect the current cost of food and changes in how we measure GHG emissions.
- **Behaviour Change Intervention Project:** Undertaken with WRAP UK, with funding from the Walmart Foundation, this project revealed new insights on interventions that may help households prevent fresh produce from being wasted. A second phase of work for 2023 has been funded by Environment and Climate Change Canada as noted below.

Regional Campaign Activation and Results

Metro Vancouver ran a regional version of the national campaign in summer 2022 that included digital media (Facebook, Instagram, Pinterest, Natural Ads, and Google Search). The campaign leveraged the “5 Ways With” creative platform (Reference 3). This activation included two Metro Vancouver based social media influencers, who created and shared content on Instagram.

Regional performance highlights from 2022 and early 2023 include over four million impressions across social media and Google search, with a reach of over one million. There were over 26,000 video views, over 16,000 clicks to the “Five Ways With” website, and nearly 8,000 likes, comments, and shares on social media.

National Campaign Plans for 2023

Two activities are central to the Work Plan for LFHW Canada for the period of 2023 and early 2024.

Food Waste Action Week 2023: Food Waste Action Week ran for a second time, from March 6 – 12, and focused on the theme: *Win. Don't Bin. Save money and time by making the most of the food*

you buy. This theme was intended to respond to the current cost-of-living crisis and, in particular, rising food costs – employing different motivators to encourage households to reduce food waste at home, namely the money-saving and time-saving benefits.

Food Waste Action Week 2023 was the most engaged campaign since LFHW Canada’s inception, garnering over 3 million impressions and an estimated reach of 68 million people through a combination of paid and unpaid activities. The campaign’s reels, which featured food-saving tips, were top performers, and there was significant national media pick-up including one article that ran in over 80 media outlets including the National Post, the Calgary Sun, the Toronto Sun, and other smaller community newspapers (Reference 4). An amplification kit was also shared with key actors across the country, resulting in over 100 organic amplifications from the broader food waste community on social media. Food Waste Action Week will be held again in 2024 from March 4-10.

Scaling Citizen Interventions: The NZWC has been awarded funding by Environment and Climate Change Canada (ECCC) to scale citizen-based interventions through LFHW Canada. This work builds on the collaborative project with WRAP in 2021 and 2022. The goal is to prevent produce from being wasted – the most commonly wasted food in Canadian households. The project entails two projects as noted below.

- **Impact Research & Campaign Development:** This research aims to quantify the environmental, economic, and social impact of the food journey of five fresh fruit and vegetables: potatoes, berries, greens, apples and tomatoes, and will inform the development of the national campaign for 2023. This campaign will run from late August into October 2023, and will focus on raising awareness about the need to prevent fresh produce from being wasted by bringing to life the journey of food and emphasizing the role of proper storage in keeping produce fresher for longer.
- **Behaviour Change Pilot:** This project is scheduled for late 2023 and early 2024. It will involve developing and testing a set of key messages and guidance to help citizens prevent fresh produce from being wasted. This pilot will inform the development of an activation toolkit to be developed in 2024.

In addition to these projects, efforts will continue with respect to building out the website as a key resource of information, and sharing food-saving tips and strategies through social media as part of an “always on” strategy. Strategic planning is also a key activity this year in anticipation of the renewal of the national program with WRAP UK, which will take place in July of 2024.

Regional Campaign Plans for 2023

Metro Vancouver participated in the nationwide social media campaign that occurred during Food Waste Action Week 2023 by sharing content on social media and running a paid promotion on Facebook and Instagram. Looking ahead, Metro Vancouver will continue amplifying the national LFHW Canada campaign with regional activations and participating in coordinated partner activity, including launching a regional amplification of the national campaign in August to October 2023.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Revenues for LFHW Canada come from service fees paid by campaign partners and funds from external granting agencies and funders. The national campaign budget for 2023 is \$571,625 which includes external funding from ECCC and WRAP UK.

CONCLUSION

Love Food Hate Waste (LFHW) Canada aims to prevent household food waste by inspiring and empowering Canadians to make their food go further and waste less. The National Zero Waste Council, which is an initiative of Metro Vancouver, runs the national campaign. There are currently eight campaign partners, including two provincial agencies, five local governments (including Metro Vancouver), and one grocery chain (Walmart Canada). Many more communities participate indirectly through the provincial arm of the program. As a campaign partner, Metro Vancouver activates the campaign locally and benefits from national media buys and campaign activities.

The period of 2022 and early 2023 has been a very active time for LFHW Canada. Highlights include: two successful Food Waste Action Week events, completion of a report on the national campaign's first three years in market, and advancement of new research and behavior change intervention work focused on fresh produce, funded separately through grants. Priorities for 2023 and 2024 include: advancing the research and behavior change intervention work already underway, implementing the next national campaign in August to October 2023, and continuing to build the campaign's social media and website presence, which are key to it being recognized as Canada's leading resource on household food waste.

LFHW Canada demonstrates the power of collaboration to create efficiencies and scale up impact to effectively address household food waste, and directly supports Metro Vancouver's priorities to prevent waste and address climate change.

Attachment

1. Presentation re: Update on Metro Vancouver Engagement with the Love Food Hate Waste Canada Campaign for 2022-2023

References

1. [Love Food Hate Waste Canada website](#)
2. [Making Every Bite Count: Our First Three Years](#)
3. ["Five Ways With" website](#)
4. [Canada's food waste a bitter pill to swallow](#)

ATTACHMENT 1



Love Food Hate Waste Canada Update 2022-2023

Joanne Gauci

Senior Policy Advisor

Zero Waste Committee, June 15, 2023

60378366

metrovancover

Love Food Hate Waste Canada

Helping Canadians make the most of the food they love.

BROUGHT TO YOU BY:



AND ITS PARTNERS:






Household Food Waste, By the Numbers

63%	140 kg	\$1,300	6.9 million tonnes
Amount of food that's thrown away that could have been eaten.	Amount of edible food the average Canadian household wastes each year.	Amount the average household spends every year on food that's wasted.	Amount of greenhouse gas emissions Canada's household food waste produces each year.


Fortunately, it's an issue we can solve.

As Canada's leading resource to prevent household food waste, Love Food Hate Waste Canada takes a collaborative, cross-sector approach, offering simple, actionable tips and strategies to help Canadians make their food go further and waste less





**Every day in Canada
we waste
1.3 million
apples.**



The small things you do to prevent food waste have a big impact. Get tips at lovefoodhatewaste.ca.

Store Activation

Hellmann's Canada
@HellmannsCanada

In Canada 750,000 loaves of bread are thrown out every day! That's more than 8 loaves a second. Learn more via [@LFWH_ca](https://bit.ly/2D1ax96) [#HellmannsCanada](https://bit.ly/2D1ax96) [#RealFoodRescue](https://bit.ly/2D1ax96)

**In Canada
750,000 LOAVES
OF BREAD
are thrown out every day.**
THAT'S MORE THAN 8 LOAVES A SECOND!

PREVENT FOOD WASTE

In partnership with **THRIFTY FOODS**

Prevent food waste
Tasty tips that make the most of your pantry

[view recipes](#)

Every year, food waste costs the average Canadian household over \$1,100.

Let's work together to reduce food waste. Just visit [Safeway.ca/foodwaste](https://safeway.ca/foodwaste)

PLAN IT. USE IT. EAT IT.
lovefoodhatewaste.ca

Walmart Canada
@WalmartCanada

Food waste costs Canadian families \$1100 every year. As a proud partner of [@lhw.ca](https://lhw.ca) we are committed to helping you prevent food waste while saving money at the same time. Love Food Hate Waste Canada is a one stop resource for all your food saving tips, tricks, and recipes.

WE HEARD YOU CANADA
94% are motivated to reduce household food waste

Community Activation



Media Activation



2022 Highlights: National Campaign



- Completion of three-year report
- Expansion into Alberta
- Inaugural Food Waste Action Week, March 7-13, 2022
- Updated data to better reflect food costs and GHG emissions
- Behaviour Change Intervention Pilot

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2022 Highlights: Regional Campaign



- Summer “Five Ways With” campaign on Facebook, Instagram, Pinterest, Natural Ads, and Google Search
- Two social media influencers
- Resulted in 26,000 video views, 16,000 clicks to the website, and 8,000 likes, comments, and shares

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Food Waste Action Week 2023

We reached an estimated **68 million** people, with our ability to:

- Capture the mood across Canada
- Amplify the message through a network of food waste champions
- Create a national conversation



Food Waste Action Week 2023, March 6-10

Scaling Citizen Interventions

Partly funded by Environment and Climate Change Canada, this project aims to prevent fresh produce from being wasted – the most commonly wasted foods in Canadian households.

Project Activities:

- **Impact Research**, outlining the journey of food, and related environmental impacts, for five products: potatoes, berries, greens, apples and tomatoes.
- **Labour of Love Campaign**, bringing to life the journey of the five products from producer to consumer, with a call to action linked to proper storage.
- **Behaviour Change Intervention Pilot**, to test the guidance and key messaging most likely to result in a reduction of fresh fruit and vegetable waste.



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Questions

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To: Regional Planning Committee

From: Victor Cheung, Senior Policy and Planning Analyst
Regional Planning and Housing Services

Date: May 29, 2023

Meeting Date: June 9, 2023

Subject: **Metro 2050 Type 3 Proposed Amendment – City of Surrey (Fraser Heights)**

RECOMMENDATION

That the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.
-

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 – 157A Street in the City's Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots on the subject site.

The proposed amendment has been considered in relation to *Metro 2050*'s goals, strategies, and policies. Staff has concluded that, on balance, the proposed amendment is supportable. The proposed amendment:

- utilizes land that is unsuitable for industrial uses because it lacks access to the adjacent highway and industrial lands due to a steep slope escarpment;
- allows for 38 single-detached lots;
- will result in a net increase in tree canopy cover over the long-term; and
- is consistent with the adjacent residential land uses to the south.

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

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050* to accommodate a 38-lot residential development through a Type 3 regional growth strategy amendment.

BACKGROUND

On January 30, 2023, Surrey Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050* to amend the regional land use designation of the site located at 11420 – 157A Street from Industrial to General Urban (Reference). On March 15, 2023, Metro Vancouver received the City's request to consider the proposed Regional Growth Strategy amendment.

SITE CONTEXT

The subject site is 10.2 hectares in size, and is bounded by the South Fraser Perimeter Road (Highway 17) and Canadian National Railway yard to the north, Surrey Bend Regional Park to the east, suburban single-detached dwellings and City-owned parkland to the south, and Highway 17 and City-owned parkland to the west.

The subject site is currently designated Industrial in the City's Official Community Plan (OCP) and zoned One-Acre Residential Zone and Light Impact Industrial Zone in the City's Zoning Bylaw. The current regional land use designation in *Metro 2050* is Industrial (Figure 1). The site is undeveloped, though since late 2021, significant site disturbance and tree removal has occurred as part of the Trans Mountain Pipeline Expansion Project. Additional site information can be found in the City of Surrey staff report (Attachment 1), and a summary of the existing site description is provided in Table 1.

Table 1 – Existing Site Description

Site Size	10.2 Hectares
Site Location	11420 – 157A Street
Current Metro 2050 Land Use Designation	Industrial
Current City OCP Designation	Industrial
Current Zoning	One-Acre Residential Zone (RA) and Light Impact Industrial Zone (IL)
Agricultural Land Reserve	No

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The City of Surrey can only adopt the proposed OCP amendment after the MVRD Board approves the corresponding *Metro 2050* Type 3 amendment given the change of land use being requested. The proposal would amend the City's OCP and Zoning Bylaw for the subject site to accommodate residential uses on the site. The proposed land use changes are outlined in Table 2.

Table 2 – Proposed Site Designations

	Current	Proposed
Metro 2050	Industrial	General Urban
OCP	Industrial	Suburban
Zoning	One-Acre Residential Zone (RA) and Light Impact Industrial Zone (IL)	Cluster Residential Zone

Should the application proceed, an updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change will be required. It is expected that the City will submit an updated RCS for consideration of acceptance should the MVRD Board choose to initiate the proposed amendment process and give initial readings to the *Metro 2050* amendment bylaw.

Figure 1. Existing Regional Land Use Designation

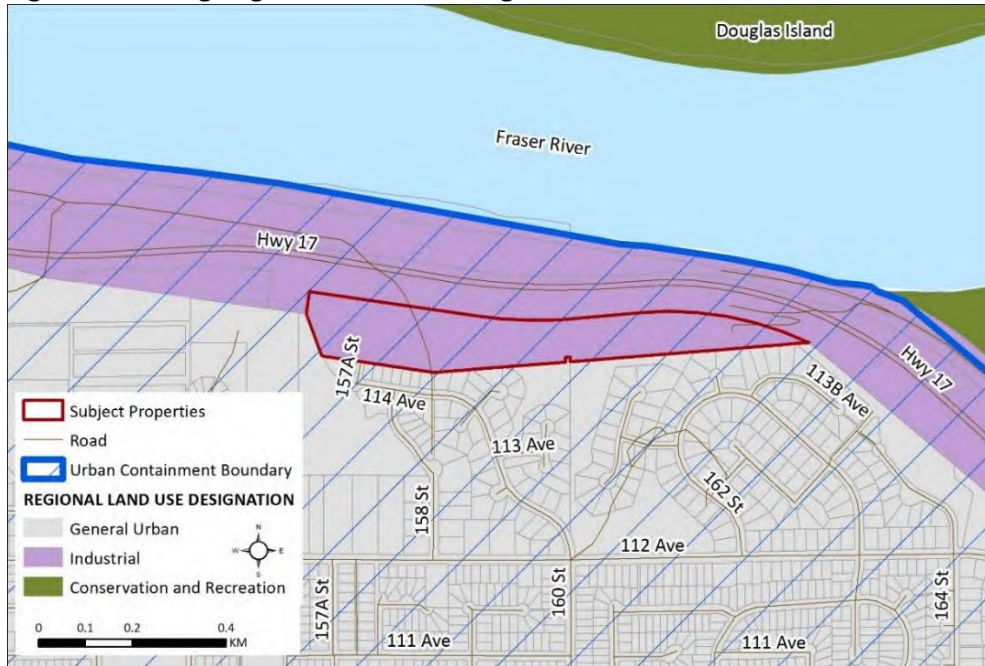
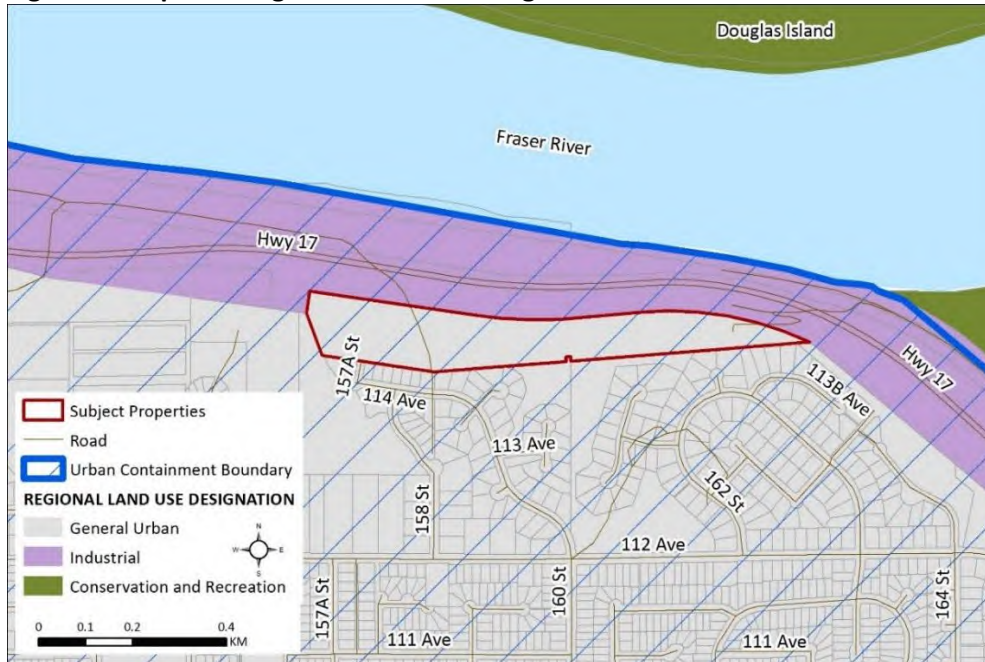


Figure 2. Proposed Regional Land Use Designation



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable goals and policies of the regional growth strategy. The intent of the assessment is not to duplicate the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*. A summary of the regional analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Goal 1 includes strategies to concentrate urban development within the Urban Containment Boundary, and to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities.

The subject site is located within the Urban Containment Boundary (UCB). The proposal would be consistent with the region's target of focusing 98% of residential growth inside the UCB, though the proposed low density residential development does not contribute to creating a compact urban area. The subject site is a limited size and orientation, and does not have good access to transit service that would support higher development density or transit-oriented growth.

Goal 2: Support a Sustainable Regional Economy

Goal 2 includes strategies to promote land development patterns that support a diverse regional economy. This includes the protection and enhancement of the supply of industrial lands.

The subject site is designated Industrial in *Metro 2050*. Given the critical shortage of industrial lands in the region, applications to redesignate such lands must have a very strong rationale to be supported.

As shown on Figure 1, while it appears that the site is connected to the industrial lands to the north of Highway 17 and the Fraser River, the subject site is physically disconnected from highway access and the adjacent industrial lands by the South Fraser Perimeter Road escarpment; this can be seen in Figure 3. The escarpment has significant slopes (between 30-45%) creating a natural boundary between the subject site and the highway and industrial lands to the north, making direct access from the site to the highway unfeasible.

The subject site can instead be considered in the context of the adjacent lands to the immediate south, with which it shares a common topography and has a direct road connection (see Figure 4). The abutting lands to the south are developed as a single-detached residential neighbourhood. City of Surrey Planning staff's assessment (Attachment 1) is that allowing industrial uses on this site as currently permitted would create potential conflicts, particularly as it relates to the access and egress of industrial-related vehicle traffic. Metro Vancouver staff concur with this conclusion.

Given how disconnected this site is from the highway and adjacent industrial lands, its limited size and its orientation to the residential areas immediately south, staff do not anticipate this amendment will set a precedent for converting other industrial lands to residential uses. The City of Surrey will continue to support the protection and intensification of industrial lands where possible.

Figure 3 – Subject Site Contour Map

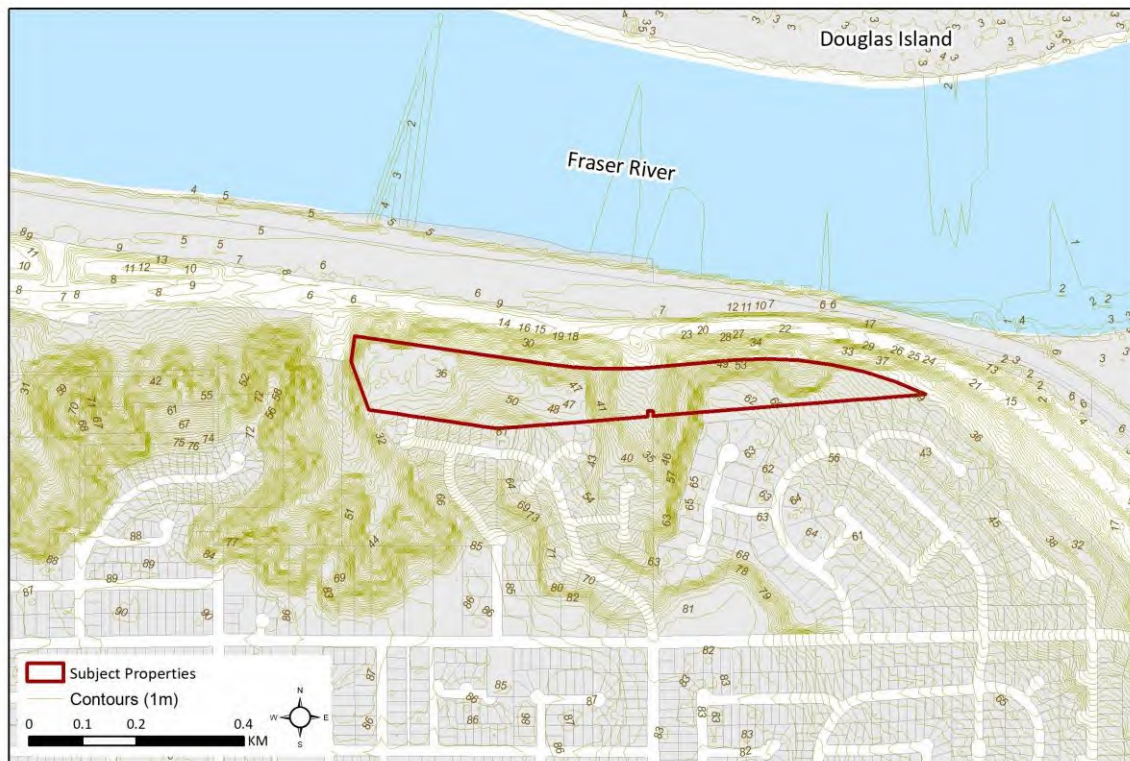
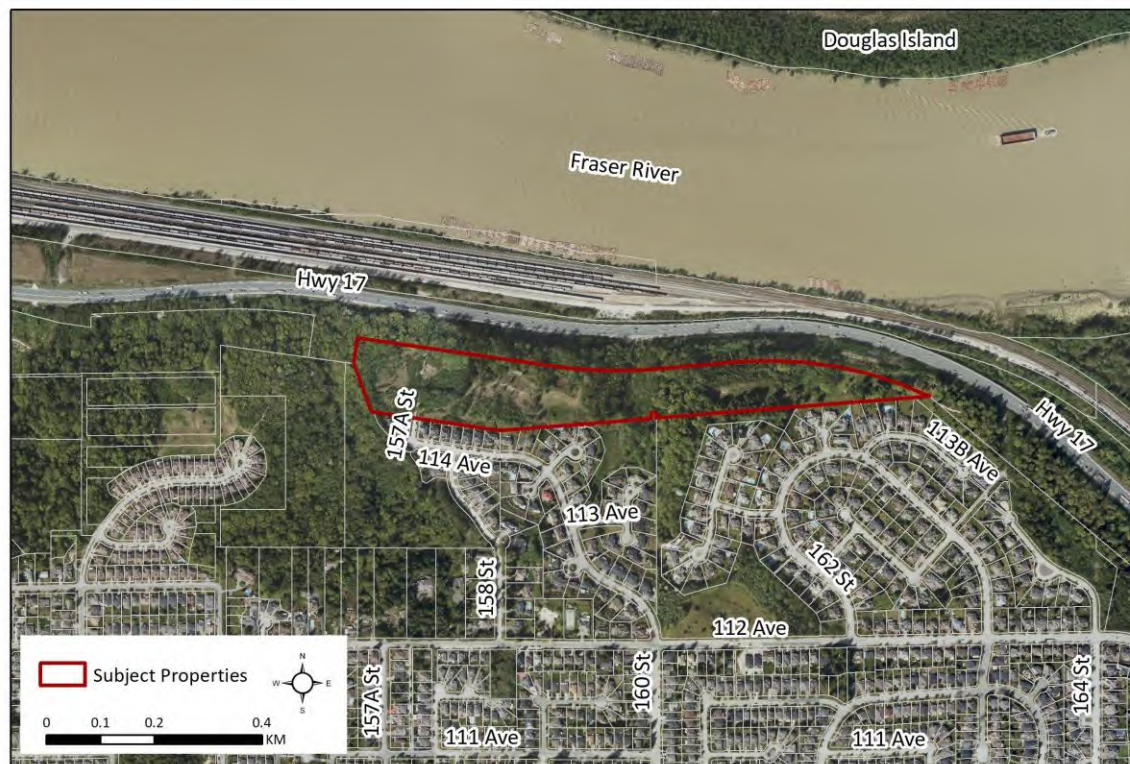


Figure 4 – Ortho Photo of Surrounding Area



Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 3 includes strategies to protect, enhance, restore and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts.

The subject site is undeveloped, though since late 2021 significant site disturbances and tree removal has occurred as part of the Trans Mountain Pipeline Expansion Project. The site includes some modified ecosystems, specifically mature broadleaf forest (coastal western hemlock eastern variant) with riparian fringe subclass, as well as mature coniferous forest in its eastern portion.

The City of Surrey's staff report (Attachment 1) confirms that ecosystem protection measures will be in place to enable ecosystem connectivity, with 54.6% of the site being dedicated to the City for riparian, biodiversity and open space protection purposes. The development proponent is proposing 190 replacement trees on the site, or five trees per proposed lot, thereby greatly exceeding the City of Surrey's requirements. A total of 193 trees are proposed to be retained or replaced on the site. Overall this amendment is consistent with the region's goals to enhance natural environments and increase the regional tree canopy cover.

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 includes strategies that promote the expansion of the supply and diversity of housing to meet a variety of needs.

The proposed amendment includes 38 single-detached lots which will provide additional housing. However, since all the proposed housing units will be single-detached homes with opportunity for secondary suites, the project will not likely make a significant contribution to regional housing affordability objectives. As noted in the City's Staff Report (Attachment 1), the applicant adequately addresses the City's Affordable Housing Strategy which requires a contribution per new lot to support the development of new affordable housing elsewhere within the City of Surrey. The proposed development is limited in scale and will not significantly contribute to improving the diversity of housing options in the region.

Goal 5: Support Sustainable Transportation Choices

Goal 5 includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

The transportation impact of this application is anticipated to be relatively limited with expected traffic generation of 38 vehicle trips per weekday peak hour. The site is not transit-oriented and residents would likely be reliant on personal vehicles to access the site. Given the limited transportation options for this location, the size of the site, and the adjacent existing neighbourhood with only one road access connection, low-density development forms are the most appropriate housing form for this location.

Since the proposal does not include a roadway connection to Highway 17, the development would not fundamentally alter movement patterns in the area or attract through-traffic. As the Fraser Heights area develops, the City of Surrey may wish to work with the Province and TransLink to

explore the feasibility of expanding transit service on nearby Highway 17 and Highway 1, along with associated active transportation connections to provide greater transportation choices in this area.

Analysis Summary

Although protecting industrial lands is an important policy direction of *Metro 2050*, this site is disconnected from the adjacent highway and industrial lands to the north by a prominent escarpment. The site forms part of an existing residential area immediately to the south, and the proposed amendment would allow for the development of 38 single-detached homes. Over half of this highly-disturbed site will be dedicated to the City as a natural area, and trees will be replaced at a higher ratio than typically required by the City, thereby adding to the regions overall tree canopy over the long-term. Despite the fact that the proposed application does not support all of the goals outlined in *Metro 2050*, the unique and limiting characteristics of this site should be considered when evaluating this application. Staff has concluded that, on balance, given all of the factors involved the proposed amendment is supportable.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Below is a summary of anticipated impacts on Metro Vancouver's utilities.

Liquid Waste Services (GVS&DD)

The proposed residential development would result in a net flow reduction as compared to permitted industrial development under the existing regional land use designation. The development will contribute to existing North Surrey Interceptor overflows under wet weather conditions. Minimization of wet weather inflow and infiltration to reduce impacts are recommended. Should the proposed regional land use designation amendment be approved by the MVRD Board, the City of Surrey is encouraged to consider the use of green infrastructure, where practical, and minimize wet weather inflow and infiltration to reduce impacts on regional sewerage infrastructure.

Water Services (GVWD)

The City of Surrey must notify Metro Vancouver of any forecasted increase in the drinking water demand beyond the demand of the 38 single-detached lots, in advance. The City is encouraged to implement good water management practices.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

If the amendment bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to affected local governments and relevant agencies, as well as posted on the Metro Vancouver website for a minimum of 45 days as an opportunity for the public to provide comment. Following that, comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of adoption. An updated Regional Context Statement from the City will be considered at the same time as adoption of the proposed amendment.

ALTERNATIVES

1. That MVRD Board:
 - a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.
2. That the MVRD Board decline the proposed amendment for 11420 – 157A Street and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the initiation of the City of Surrey's proposed Type 3 Amendment. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

CONCLUSION

The City of Surrey is requesting a Type 3 Amendment to *Metro 2050* for a 10.2-hectare site located at 11420 – 157A Street in the City's Fraser Heights area. The proposed regional land use designation amendment would redesignate the site from Industrial to General Urban to accommodate a residential development of 38 single-detached lots and an extension of the existing residential area immediately to the south.

The proposed amendment has been considered in relation to *Metro 2050's* goals, strategies, and policies. Although protecting industrial lands is an important policy in the *Metro 2050*, this site is disconnected from the adjacent highway and industrial lands to the north by a prominent escarpment. The site is immediately abutting an existing residential area and the proposed amendment would allow for the development of 38 single-detached homes. Over half of the highly disturbed site will be dedicated to the City as a natural area, and trees will be replaced at a higher ratio than typically required by the City, thereby adding to the overall tree canopy over the long-term. Staff's analysis demonstrates that, on balance, the proposed amendment is supportable and is aligned with *Metro 2050's* goals and strategies. Staff recommend Alternative 1.

Attachments

1. City of Surrey Regional Growth Strategy Amendment Application for land located at 11420 – 157A Street (Development Application No. 7916-0130-00), and Staff Report
2. Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022
3. Presentation re: *Metro 2050* Amendment Request from City of Surrey

References

[City of Surrey Regular Council – Land Use Minutes, Dated January 30, 2023](#)



the future lives here.

March 15, 2023

File No.: 7916-0130-00

Metro Vancouver Board
c/o Dorothy Shermer, Director/Corporate Officer, Board & Information Services
Metrotower III, 4730 Kingsway
Burnaby, BC V5H 0C6
Dorothy.Shermer@metrovancouver.org

Dear Ms. Shermer,

RE: City of Surrey Regional Growth Strategy Amendment Application for land located at 11420 – 157A Street (Development Application No. 7916-0130-00)

The City of Surrey is processing a land development application in Fraser Heights to permit the development of 38 single family suburban gross density lots and two (2) lots to be conveyed to the City for open space/biodiversity/riparian protection purposes. The proposal includes a Regional Growth Strategy (RGS) amendment application, to redesignate the subject site from “Industrial” to “General Urban”.

Summary of Proposal and Background

To allow subdivision into 38 single family suburban gross density lots and two (2) lots to be conveyed to the City for open space/biodiversity/riparian protection purposes, the following is required:

- **Regional Growth Strategy Amendment** from Industrial to General Urban;
- **Official Community Plan Amendment** from Industrial to Suburban;
- **Rezoning** from “One-Acre Residential Zone (RA)” and “Light Impact Industrial Zone (IL)” to “Cluster Residential Zone (RC)”;
- **Development Permit** for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas); and
- **Development Variance Permit.**

The proposed RGS and OCP amendments are deemed to have merit given the existing suburban residential pattern of development in this portion of Fraser Heights, the isolated nature of this particular pocket of “Industrial” designated land, as well as the potential conflicts between a future industrial use on the subject site and adjacent existing residential uses, particularly as it relates to access and egress of industrial-related vehicle traffic.

The proposed amendments will also provide additional housing opportunities in this portion of Fraser Heights.

Council Resolution

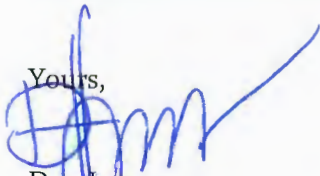
At the Regular Council – Land Use meeting held on January 30, 2023, Surrey City Council passed Resolution R23- 83 (Attachment A) to refer Development Application No. 7916-0130-00 to Metro Vancouver for consideration and approval of a Type 3 Minor Amendment to the Regional Growth Strategy (RGS) designation of the subject site from “Industrial” to “General Urban”, upon the application receiving Third Reading. This resolution was passed after reviewing Planning & Development Report No. 7916-0130-00 on January 30, 2023 (Attachment B) detailing the extent of the proposed development as well as subsequent Metro Vancouver RGS and Surrey Official Community Plan (OCP) amendments that would be required prior to any final development approvals being granted. Application No. 7916-0130-00 subsequently received Third Reading from Surrey City Council at its Regular Council – Public Hearing meeting on February 13, 2023 (Attachment A). Therefore, an application is now being made to Metro Vancouver for the above proposed amendments.

City of Surrey staff have discussed the proposed RGS amendment with Metro Vancouver staff and it was confirmed that, in order for the City of Surrey OCP amendment to be finalized to permit the proposed development, the Metro Vancouver RGS amendment would require Metro Vancouver Board approval.

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy for the illustrated property (Attachment C) from “Industrial” to “General Urban”.

Should Metro Vancouver staff require any additional information regarding this matter, please contact Christopher Lumsden, the project Planner, at 604-598-5729 or at Christopher.Lumsden@surrey.ca.

Yours,



Don Luymes
General Manager
Planning & Development Department

CRL/

Attachments:

- Attachment A: January 30, 2023, and February 13, 2023, Surrey Council Resolutions Supporting Application to Metro Vancouver, and granting Third Reading to the Application.
- Attachment B: City of Surrey Planning & Development Report No. 7916-0130-00, dated January 30, 2023.
- Attachment C: Proposed Regional Growth Strategy Land Use Designation Adjustment

Cc: Christopher Lumsden, Planner 2, City of Surrey, Christopher.Lumsden@surrey.ca
Preet Heer, Manager, Community Planning, City of Surrey, PHeer@surrey.ca
Victor Cheung, Senior Policy & Planning Analyst, Metro Vancouver, Victor.Cheung@metrovancouver.org
Heather McNell, Deputy CAO, Policy & Planning, Metro Vancouver, Heather.McNell@metrovancouver.org
Jonathan Cote, Deputy GM, Regional Planning and Housing Development, Metro Vancouver, Jonathan.Cote@metrovancouver.org

Regular Council - Land Use Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, JANUARY 30, 2023
Time: 5:30 p.m.

Present:

Chairperson - Mayor Locke
Councillor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the agenda of the January 30, 2023,

Regular Council Land Use meeting be adopted.
RES.R23-82

Carried

B. LAND USE APPLICATIONS**1. 7916-0130-00**

11420 - 157A Street

Owner: 1071948 B.C. Ltd.

Director Information: Karl Schmidt, Donald Kent Sillars

Officer Information as at April 13, 2022: Donald Kent Sillars (President),
Karl Schmidt (Secretary)

Agent: Pacific Land Resources Group Inc. (Oleg Verbenkov)

RGS Amendment from Industrial to General Urban

OCP Amendment from Industrial to Suburban

Rezoning from RA and IL to RC

Development Permit / Development Variance Permit

*to allow subdivision into 38 single family lots and two lots to be conveyed to the City
for riparian, biodiversity and open space protection purposes.*

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. A Bylaw be introduced to:
 - (a) amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from Industrial to Suburban (Appendix VII), and a date for Public Hearing be set; and
 - (b) amend Official Community Plan (OCP) Figure 42: Major Employment Areas by removing the Industrial designation for the subject site (Appendix VIII), and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council authorize staff to refer the application to Metro Vancouver Board for consideration and approval of a Type 3 Minor Amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban, following upon the application receiving Third Reading.
4. A Bylaw be introduced to rezone that portion the subject property shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Cluster Residential Zone (RC)" and that portion of the subject property shown as Block B on the Survey Plan attached Appendix I from "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0130-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the finalized Geotechnical Report and Ecosystem Development and Mitigation Plan (Appendix VI).
6. Council approve Development Variance Permit No. 7916-0130-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6 metres to the principal building face for proposed Lots 8 to 22; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Metro Vancouver for a Type 3 Minor Regional Growth Strategy (RGS) amendment for the subject site from Industrial to General Urban;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff, including provision of securities for proposed fencing, habitat planting and enhancement measures on Lots 10 to 22;
 - (g) registration of a combined Statutory Right-of-Way and Section 219 Restriction Covenant on proposed Lots 10-22 as per the "minimum safeguarding" requirements of the Sensitive Ecosystems Development Permit Area guidelines;
 - (h) conveyance of the proposed open space areas, containing both Streamside and Green Infrastructure Areas, to the City without compensation;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (k) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (l) submission of an acoustical report for the units adjacent to Highway 10 and the registration of Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures; and

(m) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures and site improvements comply with the accepted geotechnical recommendations on proposed Lots 1-38.

RES.R23-83 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" pass its first reading.

RES.R23-84 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" pass its second reading.

RES.R23-85 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Bose
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" be held at City Hall on February 13, 2023, at 7:00 p.m.

RES.R23-86 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" pass its first reading.

RES.R23-87 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" pass its second reading.

RES.R23-88 Carried

It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" be held at City Hall on February 13, 2023, at 7:00 p.m.

RES.R23-89 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That the minutes of the Regular Council –
Land Use meeting held on January 30, 2023, be adopted.
RES.R23-284 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That the minutes of the Regular Council -
Public Hearing meeting held on January 30, 2023, be adopted.
Carried

RES.R23-285

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834"
Application No. 7916-0130-00

APPLICANT: Owner: 1071948 B.C. Ltd.
(Director Information: Karl Schmidt, Donald Kent Sillars)
Agent: Pacific Land Resources Group Inc. (Oleg Verbenkov)

The proposal also includes rezoning a portion of the subject site from One-Acre Residential Zone to Cluster Residential Zone and a portion of the subject site from Light Impact Industrial Zone to Cluster Residential Zone in order to allow subdivision into 38 single family lots and two lots to be conveyed to the City for riparian, biodiversity and open space protection purposes.

In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard setback from 7.5 metres to 6 metres to the principal building face for proposed Lots 8 to 22; and to reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

The Notice of the Public Hearing was read by the City Clerk.

Y. Zhang, Surrey: The delegation expressed concerns regarding road safety.

D. Jack, Surrey Environmental Partners: The delegation spoke to site development and tree removal.

O. Verbenkov, Pacific Land Resources Group Inc. (Agent on behalf of the Application): The agent spoke to proposed road improvements to address road and traffic safety concerns and the current use of the site for the pipeline construction.

F. Zhao, Guildford: The delegation expressed concerns regarding road safety, and tree removal.

Resident, Surrey: The delegation expressed concerns regarding road safety, loss of views, and impacts on wildlife.

Written submissions were received as follows:

- Received 23 Petition Signatures expressing opposition for the proposal citing safety, traffic accidents, density, trees, shrubs, noise, oil pipeline and air quality.
- Y. Lee expressing opposition for the proposal citing privacy, noise and view.
- K. Jeong expressing opposition for the proposal citing privacy, noise, dust, property value, traffic, safety and schools.
- K. Yu expressing opposition for the proposal citing traffic and safety.
- Two pieces of correspondence received from S. Purewal expressing opposition for the proposal citing dangerous traffic hazard, safety, density, schools, and oil pipeline.
- C. Chen expressing opposition for the proposal citing safety.
- M. Beyhaghi expressing concerns for the proposal citing property value, greenspace, traffic and safety.

**2. "Surrey Comprehensive Development Zone 83 (CD 83), Bylaw, 2023, No. 20842"
Application No. 7922-0212-00**

CIVIC ADDRESS: 5718 Woodside Place

APPLICANT: Owners: H. Sahi, H. Sahi
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to rezone the subject site from Half-Acre Residential Zone to Comprehensive Development Zone in order to allow subdivision into two single-family lots with the retention of an existing house.

The Notice of the Public Hearing was read by the City Clerk.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council provide staff with direction to
proceed with Option 1, that the City supports the addition of the currently farmed portion
of the lands included in the Agricultural Land Commission's proposal into the Agricultural
Land Reserve, as outlined in Corporate Report Ro20 and related map.
RES.R23-293 Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council direct the City Clerk to forward
a copy Corporate Report Ro20, along with the related Council Resolution, to the
Agricultural Land Commission as the City's written comments to their Inclusion Proposal
prior to their extended deadline for comments of February 15, 2023.
RES.R23-294 Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023,
No. 20833"
7916-0130-00
Owner: 1071948 B.C. Ltd. (Director Information: Karl Schmidt, Donald Kent Sillars)
Agent: Pacific Land Resources Group Inc. (Oleg Verbenkov)
To amend OCP Figure 3: General Land Use Designations from Industrial to
Suburban and Figure 42: Major Employment Areas by removing the Industrial
designation for subject site 11420 - 157A Street.

Council direction received January 30, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20833" pass its third reading.
RES.R23-295 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834"
RA and IL to RC – Portions of 11420 - 157A Street – to subdivide into 38 single
family lots and two lots to be conveyed to the City for riparian, biodiversity and
open space protection purposes.

Council direction received January 30, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20834" pass its third reading.
RES.R23-296 Carried

Development Variance Permit No. 7916-0130-00

11420 - 157A Street

To reduce the minimum front yard setback from 7.5 metres to 6 metres to the principal building face for proposed Lots 8 to 22; and to reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council support Development Variance
Permit No. 7916-0130-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
RES.R23-297 Carried

2. "Surrey Comprehensive Development Zone 83 (CD 83), Bylaw, 2023, No. 20842"
7922-0212-00
Owners: H. Sahi, H. Sahi
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
RH to CD – 5718 Woodside Place – to allow subdivision into two single-family lots with the retention of an existing house.

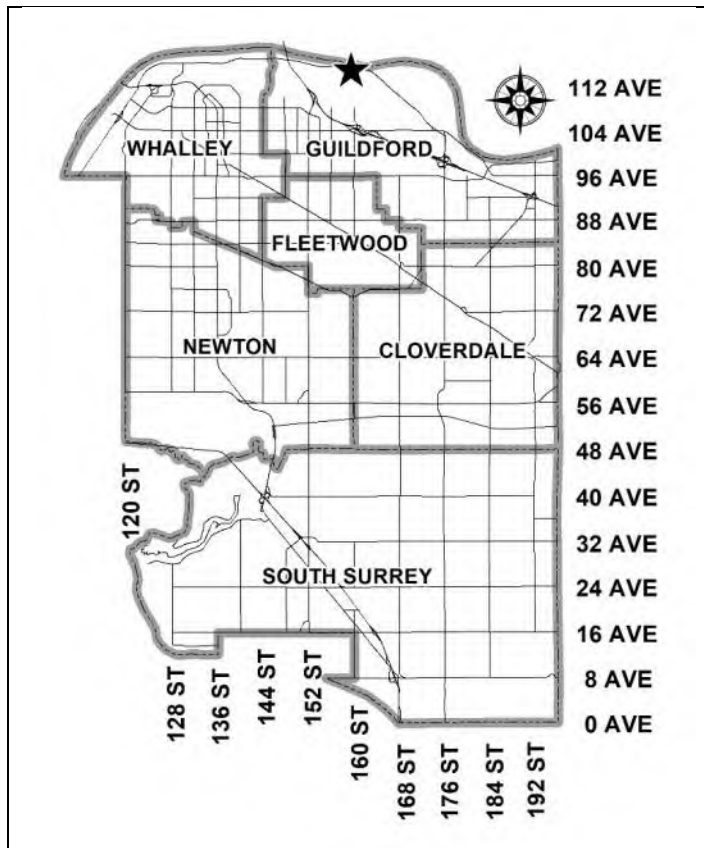
Council direction received January 30, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 83 (CD 83), Bylaw, 2023, No. 20842" pass its third reading.
RES.R23-298 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20838"
7916-0415-00
Owners: 20 Development Inc. (Director Information: Tarlok Sablok),
1050127 B.C. Ltd. (Director Information: Rajinder Bhandall, Kuldip Rawan)
Agent: Hub Engineering Inc. (Jakub Czoch)
RA to RF, RF-13, RF-10, RF-SD; RA and RF-SD to RM-23 – portions of 16437 Avenue and portion 16483 - 20 Avenue – to allow the development of six row house units and a total of 21 single family lots.

Council direction received January 30, 2023

ATTACHMENT B



City of Surrey PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0130-00

Planning Report Date: January 30, 2023

PROPOSAL:

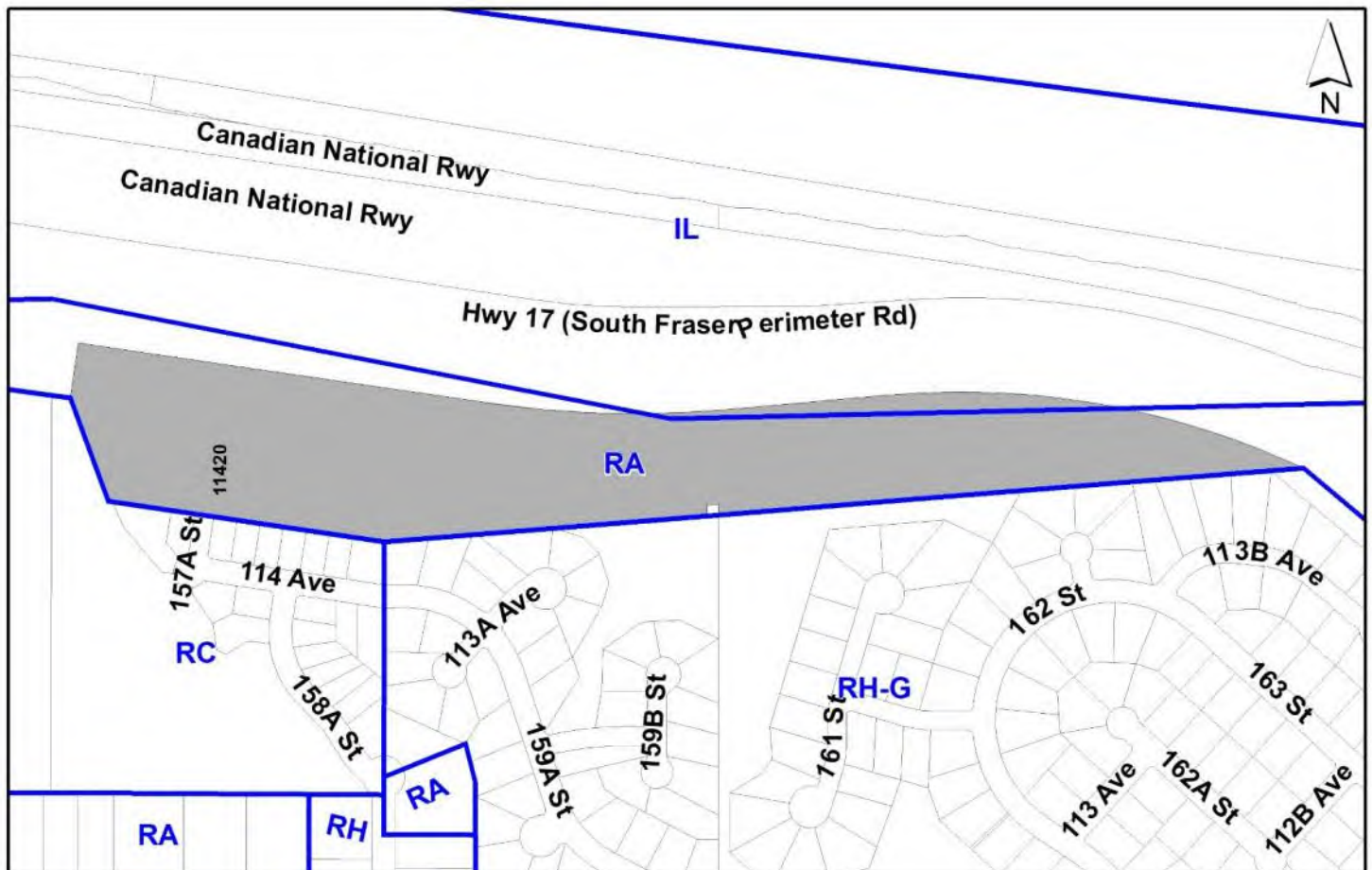
- **RGS Amendment** from Industrial to General Urban
- **OCP Amendment** from Industrial to Suburban
- **Rezoning** from RA and IL to RC
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 38 single family lots and two (2) lots to be conveyed to the City for riparian, biodiversity and open space protection purposes.

LOCATION: 11420 - 157A Street

ZONING: RA

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Refer to Metro Vancouver, upon Council granting Third Reading, for consideration of a Type 3 Minor amendment to the Regional Growth Strategy (RGS) from “Industrial” to “General Urban”.
- Approval to draft Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas).
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Metro Vancouver Regional Growth Strategy (RGS) designation from “Industrial” to “General Urban”.
- Proposing an amendment to the Official Community Plan (OCP) from “Industrial” to “Suburban”.
- Proposing to reduce the front yard setbacks of the RC Zone from 7.5 metres to 6.0 metres on proposed Lots 8 to 22.
- Proposing to reduce the Part 7A Streamside Protection setback for the northern-most Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

RATIONALE OF RECOMMENDATION

- The proposal does not comply with the “Industrial” designation in the Metro Vancouver Regional Growth Strategy (RGS), However, the proposed RGS amendment is supportable given the existing single family suburban context and access limitations of the subject property.
- The proposed single family residential lots are consistent with the existing lot pattern in the adjacent residential neighbourhood to the south.
- The proposed OCP Amendment will ensure that the OCP designation is consistent with the proposed RGS Amendment to General Urban.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposal generally complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside and Green Infrastructure Areas).
- The applicant is proposing to convey approximately 5.55 hectares, or 54.6% of the gross site area, to the City for riparian, biodiversity and open space protection purposes. The proposed conveyance area contains the Part 7A Streamside Protection area of several on-site or adjacent watercourses.
- The proposed variance to Part 7A Streamside Protection of the Surrey Zoning Bylaw only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break – results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- In support of the proposed variance to the Part 7A Streamside Protection setback to the northern-most Class B watercourse the project QEP prepared a Riparian Areas Protection Regulations (RAPR) Assessment Report confirming the Provincial Streamside Protection and Enhancement Area (SPEA) of 10 metres, as measured from the stream boundary which is generally equivalent to the high water mark of the subject watercourse. The RAPR Assessment has been reviewed by the Province and found to be satisfactory.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from Industrial to Suburban (Appendix VII) and a date for Public Hearing be set; and
 - (b) amend OCP Figure 42: Major Employment Areas by removing the Industrial designation for the subject site (Appendix VIII) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council authorize staff to refer the application to Metro Vancouver Board for consideration and approval of a Type 3 Minor Amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban, following upon the application receiving Third Reading.
4. A By-law be introduced to rezone that portion the subject property shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Cluster Residential Zone (RC)" and that portion of the subject property shown as Block B on the Survey Plan attached Appendix I from "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0130-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the finalized Geotechnical Report and Ecosystem Development and Mitigation Plan (Appendix VI).
6. Council approve Development Variance Permit No. 7916-0130-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6.0 metres to the principal building face for proposed Lots 8 to 22; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from Metro Vancouver for a Type 3 Minor Regional Growth Strategy (RGS) amendment for the subject site from Industrial to General Urban;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff, including provision of securities for proposed fencing, habitat planting and enhancement measures on Lots 10 to 22;
- (g) registration of a combined Statutory Right-of-Way and Section 219 Restriction Covenant on proposed Lots 10-22 as per the “minimum safeguarding” requirements of the Sensitive Ecosystems Development Permit Area guidelines;
- (h) conveyance of the proposed open space areas, containing both Streamside and Green Infrastructure Areas, to the City without compensation;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (k) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (l) submission of an acoustical report for the units adjacent to Highway 10 and the registration of Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures; and
- (m) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures and site improvements comply with the accepted geotechnical recommendations on proposed Lots 1-38.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant land containing a Trans Mountain oil pipeline.	Industrial	RA and IL

Direction	Existing Use	OCP Designation	Existing Zone
North (Across South Fraser Perimeter Road):	Canadian National Railway yard	Industrial	IL
East (Across South Fraser Perimeter Road):	Surrey Bend Regional Park	Conservation and Recreation, and Industrial	I-P(2)
South:	Suburban single family dwellings, City-owned parkland (Fraser View)	Suburban	RC and RH-G
West:	City-owned parkland (4F – Community Park)	Suburban	RC

Context & Background

- The 10.2-hectare subject site, located at 11420 – 157A Street in Fraser Heights, is designated “Industrial” in both the Metro Vancouver Regional Growth Strategy (RGS) and the City of Surrey’s Official Community Plan (OCP) and is currently zoned “One-Acre Residential Zone (RA)” and “Light Impact Industrial Zone (IL)”.
- A number of existing Class B (yellow-coded) watercourses are located within and directly adjacent to the north and western property lines of the subject site. On-site elevations vary from approximately 61.0 to 14.0 metres (geodetic), running from north to south, with moderately steep gullies associated with existing riparian features bounding both the east and west portions of the area of the subject site proposed for subdivision.
- Portions of the subject property, directly adjacent to the existing terminus of 157A Street, were previously disturbed to accommodate temporary siltation and other drainage features associated with Development Application No. 7903-0216-00 to the immediate south, which received Final Adoption from Council in September 2003. In addition, a 200-millimetre wide sanitary and 600-millimetre stormwater main bisect the western portion of the subject site, running north-to-south, parallel to the existing terminus of 157A Street.
- Since late 2021 significant site disturbance and tree removal (see Appendix V for details) have occurred on the subject site in association with the Trans Mountain Expansion Project, involving excavation and construction of an east-west oriented oil pipeline which generally bisects the subject site horizontally (see Appendix I for pipeline location).

DEVELOPMENT PROPOSAL

Planning Considerations

- To allow subdivision into 38 single family lots and two (2) lots to be conveyed to the City for riparian, biodiversity and open space protection purposes, the following is required:

- **RGS Amendment** from Industrial to General Urban;
- **OCP Amendment** from Industrial to Suburban;
- **Rezoning** from RA and IL to RC;
- **Development Permit** for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas); and
- **Development Variance Permit**

	Proposed
Lot Area	
Gross Site Area:	10.16 hectares
Road Dedication:	0.73-hectare
Open Space Dedication:	5.55 hectares
Undevelopable Area:	N/A
Net Site Area:	3.93 hectares
Number of Lots:	38 single family lots
Unit Density:	3.7 units per gross hectare
Range of Lot Sizes	706 – 1311 square metres
Range of Lot Widths	18.0 – 30.0 metres
Range of Lot Depths	30.0 – 62.8 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: **The School District has advised that there will be approximately 53 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

19 Elementary students at Erma Stephenson School
10 Secondary students at Fraser Heights School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture:	<p>Parks will accept the conveyance, without compensation, of 5.53 hectares of parkland to satisfy both the open space requirements of the RC Zone as well as “maximum safeguarding” requirements of the Sensitive Ecosystems Development Permit Area guidelines.</p> <p>The closest active park and natural area is Fraser View Parks directly abutting the subject property.</p>
Ministry of Transportation & Infrastructure (MOTI):	Further review and approval from MOTI will be required prior to Final Adoption of the associated By-laws.
Metro Vancouver:	<p>The applicant is proposing an amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban.</p> <p>The proposed Type 3 minor RGS amendment would require an affirmative majority (50% plus 1) weighted vote of the Metro Vancouver Board but would not require a regional public hearing.</p>
Trans Mountain:	No concerns provided best practices for land use planning and development around pipeline infrastructure as outlined in CSA Standard Z663-18: Land Use Planning in the Vicinity of Pipeline Systems are upheld.

Transportation Considerations

- The applicant will be required to provide the following road dedications and works as part of the subject application:
 - Dedicate 16.5 metres towards 157A Street and construct to the Local Standard with sidewalk, boulevard with trees and lighting, curb, and pavement widening to accommodate two-way traffic and on-street parking where possible;
 - Dedicate 16.5 metres towards new 114A Avenue and construct to the Local Standard with sidewalks on both sides of the road, boulevards with trees and lighting, curb, pavement to accommodate two-way traffic and on-street parking where possible;
 - Dedicate 14.0-metre radius cul-de-sac bulbs at both the eastern and western terminus of 114A Avenue on the subject site;
 - Dedicate 3.0-metre x 3.0-metre corner cuts at the intersection of 114A Avenue and 157A Street; and
 - Register a 0.5-metre wide statutory right-of-way along all road frontages for IC access and sidewalk maintenance.
- In response to resident concerns regarding traffic operations at the intersection of 114 Avenue and 157A Street, the applicant will be voluntarily providing improvements at the intersection for safer vehicle maneuvers around the curve, over and above typical servicing requirements.
- A number of concerns have been expressed by residents related to traffic and the existing infrastructure in the area (outside of the subject site). Staff have evaluated the various issues and can provide the following information:

- *Parking and sightline concerns on 158A Street:* Parking zones and related parking signage have been adjusted to improve sightlines.
- *Road conditions due to snow and ice on the existing steep road grades:* 158A Street and 159A Street north of 112 Avenue are currently indicated as priority roads for snow removal and are attended to daily during snow events; this priority treatment will continue to occur on these roads.
- *Traffic speeds:* The City has a traffic calming program that includes submission of a petition expressing neighbourhood interest in traffic calming, as there are both advantages and disadvantages to different traffic calming devices. The evaluation process (including a speed and volume study, road geometry analysis, and other considerations) would be initiated upon receipt of a petition.
- The proposed development is anticipated to generate approximately 38 vehicle trips in the peak hour (approximately one vehicle every 1 – 2 minutes), according to industry standard rates. A site-specific traffic assessment (“TIA”) was not required as the proposal is well below the City’s threshold for triggering the requirement (the typical threshold for requiring a TIA for a single family proposal is 150 units; the subject proposal is for 38 units).
- The subject site is approximately 1.5 kilometers, roughly equivalent to a 20 minute walk, from TransLink Bus Route No. 337 (Fraser Heights/Guildford Exchange/Surrey Central Station).

Parkland and/or Natural Area Considerations

- Development Permits for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) are required.
- The applicant to proposing to dedicate approximately 5.55 hectares, or 54.6% of the gross site area, as open space as per the requirements of the “Cluster Residential Zone (RC)”.
- Portions of the proposed open space conveyance contain the Part 7A Zoning Bylaw setbacks of several on-site or adjacent watercourses as well as portions of Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor No. 112.
- The eastern 4.94-hectare open space conveyance area will be consolidated with both Fraser View Park and North Slope Buffer Park to the immediate south and south-east of the subject property. The western 0.58-hectare open space conveyance area will be consolidated with 4F – Community Park to the immediate south-west.
- Disturbance associated with the Trans Mountain Expansion Project within the future conveyance area will be addressed through an existing reclamation management plan negotiated between Trans Mountain and the City of Surrey.
- More information on the proposed Streamside and Green Infrastructure Area protections for the subject site can found in the Sensitive Ecosystems (Streamside and Green Infrastructure Areas) Development Permit Requirement section of this report.
- Further detailed design coordination with Parks and Engineering staff is required for the proposed looped water main and access path within a portion of Fraser View Park (15955 – 113

Avenue). Any servicing through parkland must be approved by Parks staff and replanted to Parks standards.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is currently designated “Industrial” in the Metro Vancouver’s Regional Growth Strategy (RGS). Areas designated as “Industrial” in the RGS are primarily intended for heavy and light industrial activities, and appropriate accessory uses.
- As part of the subject application, the applicant is seeking an RGS amendment, through Metro Vancouver, from “Industrial” to “General Urban”. Areas designated as “General Urban” in the RGS are intended for residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities and parks.
- Amendments from the “Industrial” to “General Urban” designation are classified as Type III Minor Amendments and require an affirmative majority (50% + 1) weighted vote of the Metro Vancouver Board, but do not require a regional public hearing.
- RGS amendment applications are forwarded to Metro Vancouver for consideration upon endorsement by Council, after a municipal public hearing is held and Third Reading of the OCP Amendment By-law is granted.
- The proposed RGS amendment is deemed to have merit given the existing suburban residential pattern of development in this section of Fraser Heights, the isolated nature of this pocket of “Industrial” designated land, as well as the potential conflicts between a future industrial use on the subject site and adjacent residential uses, particularly as it relates to the access and egress of industrial-related vehicle traffic.

Official Community Plan

Land Use Designation

- The subject site is currently designated “Industrial” in the Official Community Plan (OCP). As part of the subject application, the applicant is seeking an OCP amendment from “Industrial” to “Suburban”.

Amendment Rationale

- The proposed OCP amendment is deemed to have merit given the existing suburban residential pattern of development in this section of Fraser Heights, the isolated nature of this pocket of “Industrial” designated land, as well as the potential conflicts between a future

industrial use on the subject site and adjacent residential uses, particularly as it relates to the access and egress of industrial-related vehicle traffic.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposal is consistent with the following OCP Themes and Policies:
 - Growth Management
 - *Growth Priorities*: Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
 - *Sensitive Infill*: Requirement redevelopment and infill development to enhance public open spaces and greenspaces within existing neighbourhoods through the retention of existing trees and natural features.
 - Ecosystems
 - *Green Infrastructure Network*: Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" and "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Cluster Residential Zone (RC)", streamside setbacks and parking requirements.

RC Zone (Part 15A)	Permitted and/or Required	Proposed
Unit Density:	5.0 units per gross hectare where a minimum of 50% of the site of subdivision is provided as open space.	3.7 units per gross hectare with 54.6% of the site of subdivision provided as open space.
Yards and Setbacks		
Front Yard:	7.5 metres	Minimum of 6.0 metres for proposed Lots 8-22*
Side Yard:	1.8 metres	1.8 metres
Side Yard Flanking:	3.6 metres	3.6 metres
Rear:	7.5 metres	7.5 metres
Lot Size (for Type I - Single Family, where amenity contributions are provided in accordance with Schedule G of the Zoning Bylaw and where a minimum of 50% of site area for subdivision is preserved as open space).		
Lot Size:	700 square metres	706 – 1311 square metres
Lot Width:	18 metres	18.0 – 30.0 metres
Lot Depth:	30 metres	30.0 – 62.8 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15.0 metres as measured from the top-of-bank.	Minimum of 40.9 metres <u>below</u> top-of-bank for the northern watercourse*
Parking (Part 5)	Required	Proposed
Number of Spaces	Minimum three (3) parking space per lot	Minimum three (3) parking space per lot.

* variance requested

Front Yard Setback Variance (Lots 8-22)

- The applicant is requesting to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6.0 metres to the principal building.
- As the rear yards of proposed Lots 8-22 will contain a contiguous fenced landscape buffer, varying from 10 to 24 metres in width, associated with the permanent protection of both riparian and biodiversity areas on the subject development site, the proposed variance will help to facilitate a more typical building footprint and useable rear yard space on each of the proposed lots.
- Despite the proposed front yard setback reduction proposed Lots 8-22 will still be able to achieve a minimum of four (4) off-street parking spaces, two (2) spaces within the garage and two (2) spaces within the driveway, thereby exceeding the requirements of the Surrey Zoning Bylaw.
- Staff support the requested variance to proceed for consideration.

Streamside Variance (see Development Permits section and Appendix VI for details)

- The applicant is requesting the following streamside variance:

- To reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
- The proposed variance only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break – results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- In support of the proposed variance to the Part 7A Streamside Protection setback to the northern-most Class B watercourse, the project QEP prepared a Riparian Areas Protection Regulations (RAPR) Assessment Report confirming the Provincial Streamside Protection and Enhancement Area (SPEA) of 10 metres, as measured from the stream boundary which is generally equivalent to the high water mark of the subject watercourse. The RAPR Assessment has been reviewed by the Province and found to be satisfactory.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.
- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include “Neo-Traditional”, “Neo-Heritage” and “West Coast Contemporary”.
- A preliminary lot grading plan, submitted by Hub Engineering Ltd., and dated November 18, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved OCP densities in order to satisfy the proposed OCP Amendment. The current rate is \$15,000 per unit for single family lots; however, the contribution will be payable at the rate applicable at the time of Rezoning Final Adoption,

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing within the City of Surrey.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 12, 2022, and the Development Proposal Signs were installed on August 19, 2022. Staff received the following responses from neighbouring (*staff comments in italics*):

- Two (2) residents requested additional information with respect to the redevelopment of the eastern portion of the subject site.

(City staff confirmed that the development proposal includes the conveyance of a 4.94-hectare lot to the City for a combination of riparian, biodiversity and open space protection purposes which generally comprises the entirety of the eastern half of the subject property.

Following the disclosure of this information the area residents indicated that they had no further questions or concerns with the development proposal.)

- Nine (9) residents expressed concerns about tree canopy loss, the proposed density, existing road conditions along 114 Avenue and 157A Street as well as the potential for increased traffic congestion in the immediate neighbourhood.

(As part of the subject development application the applicant is proposing the conveyance of 5.55 hectares, or 54.6% of the gross site area, to satisfy the open space requirements of the RC Zone as well as the maximum safeguarding requirements of the Sensitive Ecosystems

Development Permit. Though 93 on-site protected trees have now been removed as part of the ongoing Trans Mountain Expansion Project (TMEP) these open space areas still contain a number of remaining protected trees proposed for retention, approximately 22 identified by the Arborist in the western and a portion of the eastern portion.

In addition, the applicant is proposing 190 replacement trees, or five (5) trees per proposed single-family lot, greatly exceeding City requirements.

Though the subject development proposal includes both an RGS Amendment, from Industrial to General Urban, and OCP Amendment, from Industrial to Suburban, the proposed density and unit typology is consistent with the existing pattern of suburban residential development in this portion of Fraser Heights. Consideration of the redevelopment of the subject site to a suburban residential use was reviewed and supported by Council under Development Application No. 7903-0216-00, which received Final Adoption on July 26, 2004.

In response to resident concerns about the vandalization of existing parking signage as well as parking issues on 158A Street, between 112 and 114 Avenue, City staff confirmed that the vandalized parking signs will be replaced and that additional parking restrictions will be reviewed.

In response to resident concerns regarding traffic operations at the intersection of 114 Avenue and 157A Street, the applicant will be voluntarily providing improvements at this intersection for safer vehicle maneuvers around the curve, over and above typical servicing requirements.

A number of concerns have been expressed by residents related to traffic and the existing infrastructure in the area (outside of the subject site); staff have evaluated the various issues and can provide the following information:

- *Road conditions due to snow and ice on the existing steep road grades: 158A Street and 159A Street north of 112 Avenue are currently indicated as priority roads for snow removal and are attended to daily during snow events; this priority treatment will continue to occur on these roads.*
- *Traffic speeds: The City has a traffic calming program that includes submission of a petition expressing neighbourhood interest in traffic calming, as there are both advantages and disadvantages to different traffic calming devices. The evaluation process (including a speed and volume study, road geometry analysis, and other considerations) would be initiated upon receipt of a petition.*

Should Council grant Third Reading to the subject development application the City's Engineering Department will continue to engage both internal and external stakeholders to address off-site road improvements.

The proposal does not meet the Surrey Design Criteria Manual for requiring a Traffic Impact Analysis (TIA) based on a threshold of generating 100 trips during the peak hour. Based off the Institute of Transportation Engineers (ITE) Trip General Manual for Single-family Detached Housing, approximately 38 vehicle trips are expected to be generated in the Weekday AM/PM peak hour (approximately 1-2 vehicles per minute).

- *One (1) resident expressed concerns with respect to the proximity of the Trans Mountain pipeline to existing and future residential lots.*

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The geodetic elevations of that portion of the subject property proposed for redevelopment, spanning from the western property line to the western top-of-bank of the unnamed Class B watercourse running north-south through the midpoint of the property, vary from approximately 61.0 to 14.0 metres, running from north to south, with moderately steep gullies associated with existing riparian features to the east and west. Significant slopes, between 30% to 45%, occur both within and adjacent to the northern portion of the subject property as part of the South Fraser Perimeter Road escarpment.
- A geotechnical report, prepared by Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants Ltd., and dated May 6, 2022, was peer reviewed by Harman Dhillon, *P. Eng.*, of Braun Geotechnical Ltd., and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to generally conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposes recommendations to ensure the ongoing stability of the slope.
- Stepped landscaped retaining walls, between 0.8 to 1.0 metres in height, are planned within the rear yards of proposed Lots 13-22. Slope regrading within the rear yards of proposed Lots 10-22 is proposed, generally within DP3 minimum safeguarding portion of each lot. Slope stability will be maintained through both the application of vegetative groundcover, in association of the approved Ecosystem Development and Impact Mitigation Plan, as well as a reinforced geogrid for sections in excess of a 2.5 to 1 slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including temporary and permanent lot grading, foundation design, foundation drainage, seismic design as well as utility installation.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Sensitive Ecosystems (Streamside and Green Infrastructure Areas) Development Permit Requirement

Streamside Areas

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of several existing Class B (yellow-coded) watercourses both within and adjacent to the subject property (see Appendix VI). The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks for both the western-most off-site Class B watercourses and seepages as well as the centrally located, north-to-south flowing Class B watercourse comply with the requirements outlined in the Zoning By-law.
- The applicant is requesting the following streamside variance:
 - To reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
- The proposed variance only applies to a portion of an unnamed Class B (yellow-coded) watercourse which is located within the South Fraser Perimeter Road (Highway 17) road allowance.
- The project Qualified Environmental Professional (QEP) has confirmed that subject watercourse has little to no morphological association with the adjacent escarpment, having been constructed at the toe of the slope during the completion of the South Fraser Perimeter Road in 2013. However, the definition of top-of-bank utilized by both the Province and City of Surrey - being the break in the slope of the land such that the slope beyond the break is less than 3 to 1 at any point for a minimum of 15 metres measured perpendicularly from the break – results in a riparian protection setback extending approximately 112 metres from the boundary of the watercourse.
- While the proposed variance will result in a Part 7A Streamside Protection setback area reduction of 6,216 square metres, over 35% of this area (approximately 2,200 square metres) will be regraded, landscaped, fenced and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant in accordance with the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines.
- The streamside protection areas associated with both the western off-site Class B watercourses and seepages, as well as the centrally located north-to-south flowing watercourse, are proposed to be conveyed to the City as lots for conservation purposes as a condition of rezoning approval in perpetuity, in compliance with the OCP.

Green Infrastructure Areas

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a portion of a Regional BCS Corridor within the subject site with a High ecological value. As such, the subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, which is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The BCS further identifies the GIN area of the subject site as having a High ecological value, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 metres.
- The development proposal conserves approximately 33,185 square metres (or 69.4% of the total) of the approximately 47,800 square metres of BCS Corridor No. 112 that falls within the subject property through the conveyance of open space associated with the proposed RC Zone.
- This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS. An additional 4,100 square metres of the identified GIN corridor, falling within the rear yards of proposed Lots 10-22, will be regraded, landscaped, fenced, and protected in perpetuity through the registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant. Securities will be collected to ensure installation of the fencing and landscaping.
- In total approximately 37,285 square metres, equivalent to 78% of the total area of that portion of GIN Corridor No. 112 falling within the subject property, with a minimum width of approximately 71.3 metres, is being conserved and/or enhanced as part of the subject development.
- An Ecosystem Development Plan, prepared by Ian Whyte, P. Ag., of Envirowest Consultants Limited and dated May 31, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

- Jason Emery, ISA Certified Arborist of Central Valley Tree & Arborist Services Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	7	4	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	3	3	0
Coniferous Trees			
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Additional Trees in the proposed Riparian/Biodiversity/Open Space Areas	22	0	22
Off-Site Trees (associated with proposed Water main loop).	61	0	61
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	190		
Total Retained and Replacement Trees	193		
Contribution to the Green City Program	No Contribution Required.		

- The Arborist Assessment states that there are a total of five (5) protected trees on that portion of the subject property comprising the area of future residential re-development, excluding Alder and Cottonwood trees. Eight (8) existing trees are Alder and Cottonwood trees. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In addition, the project Arborist has confirmed that 93 protected trees identified within the Arborist Assessment have been removed as part of the Trans Mountain Expansion Project (TMEP) occurring within the subject property.
- Table 1 includes an additional twenty-two (22) protected trees to be retained within a portion of the eastern proposed open space, to the west of the centrally located north-south flowing Class B watercourse.
- Table I also includes an additional sixty-one (61) off-site trees (6 on private property and 55 located within Fraser View Park) within close proximity to the proposed water main loop associated with the subject development. All trees are proposed to be retained.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of fifteen (15) replacement trees. The applicant is proposing 190 replacement trees, or five (5) trees per proposed single family lot, on the site thereby greatly exceeding City requirements.
- In summary, a total of 193 trees are proposed to be retained or replaced on the site with a no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

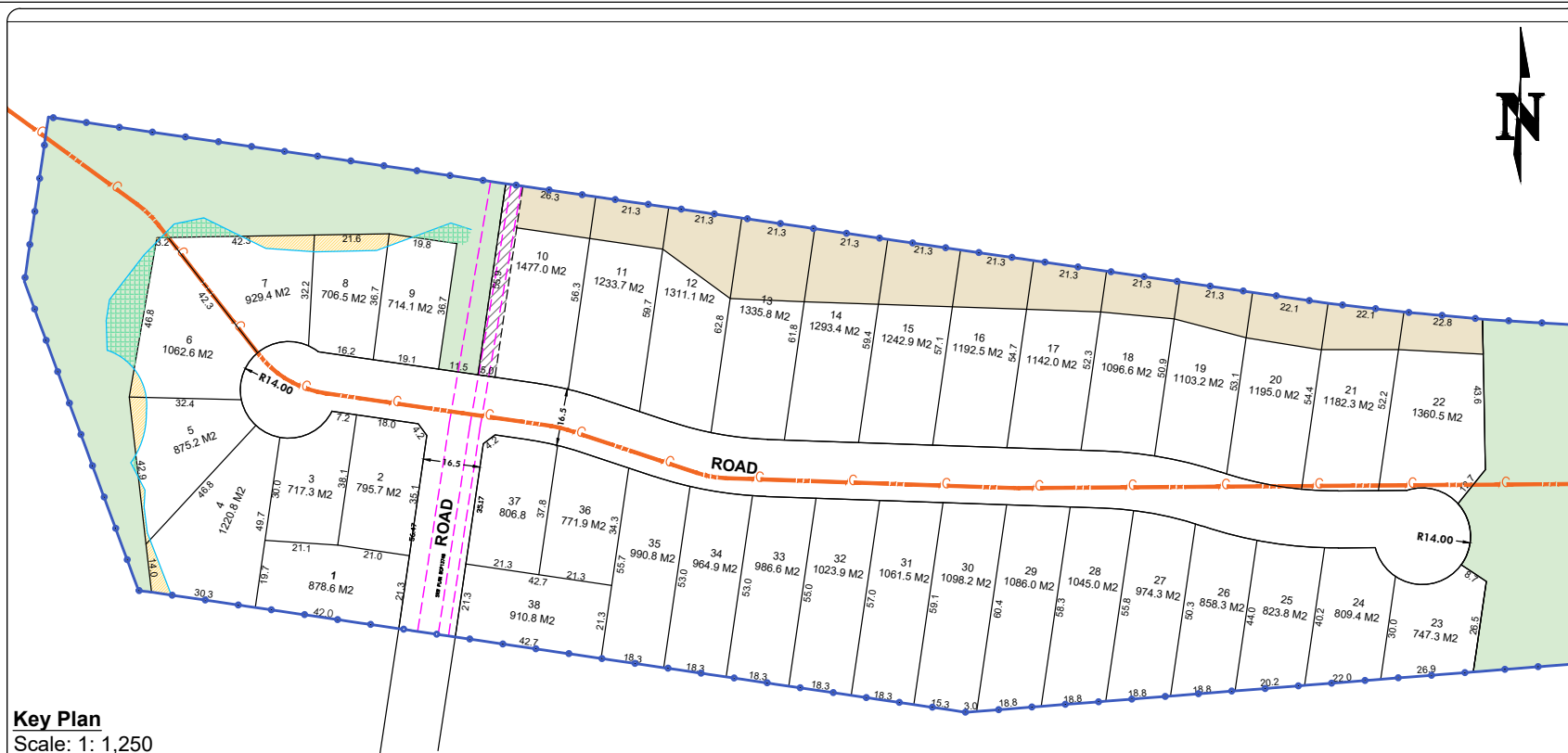
The following information is attached to this Report:

Appendix I.	Rezoning Block Plan, Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Scheme Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	EDP-IMP Site Plans
Appendix VII.	OCP Redesignation Map – Figure 3
Appendix VIII.	OCP Redesignation Map – Figure 42
Appendix IX.	Aerial Photo
Appendix X.	Development Variance Permit No. 7916-0130-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

CRL/ar



STATISTICS

Subject Property: 10.16 Ha. / 25.1 Ac.
 Proposed Lots: 38 (RC Zone)
 Lot Area: 706 - 1477 M2
 Proposed Road Dedication: 7294.3 M2
 Proposed Parkland Dedication: 5.53 Ha. / 13.66 Ac. (54.6%)

LEGEND

- Proposed ROW
- Existing ROW
- Existing Property Boundary
- Flex Area Gain
- Flex Area Loss
- Proposed Park Dedication
- Proposed Covenant Area



PROJECT:

11420 157A Street, Surrey

DRAWING TITLE:

**Preliminary Subdivision
Layout**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

Vesta Properties

SCALE:

As Noted

DATE:

September 21, 2022

PROJECT No:

15-1310

DRAWING No:

01

DESIGNED BY:

ZW

CHECKED BY:

RS



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development - North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **November 22, 2022** PROJECT FILE: **7816-0130-00**

RE: **Engineering Requirements
Location: 11420 157A St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 16.5 m towards 115 Ave and 157A St.
- Dedicate 14.0 m radius cul-de-sac bulb on both ends of 115 Ave.
- Dedicate required corner cuts.
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.
- Register SRW on proposed lot 10, conveyed parkland and existing parkland 15955 113 Ave.

Works and Services

- Construct 115 Ave with cul-de-sac on both ends and 157A St.
- Construct storm and sanitary sewer mains on 115 Ave.
- Construct water main on 115 Ave and 157A St.
- Construct water main and pathway on conveyed parkland and 15955 113 Ave.
- Construct storm and sanitary sewer upgrades as determined by capacity and structural analyses.
- Construct storm, sanitary, and water service connections to each lot.
- Provide on-site stormwater mitigation features.
- Register all applicable legal documents and secure all necessary permits.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside):

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the watercourse located along the north side of the site. The SRW/RC is to be registered over the setback from the top of bank.

Jeff Pang, P.Eng.
Development Services Manager
DJS

October 31, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0130 00

SUMMARY

The proposed 38 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	19
Secondary Students:	10

September 2022 Enrolment/School Capacity

Erma Stephenson Elementary	
Enrolment (K/1-7):	34 K + 371
Operating Capacity (K/1-7)	38 K + 349
Fraser Heights Secondary	
Enrolment (8-12):	1535
Capacity (8-12):	1200

Projected population of school-age children for this development:

53

Population: The projected population of children aged 0-19 Impacted by the development.

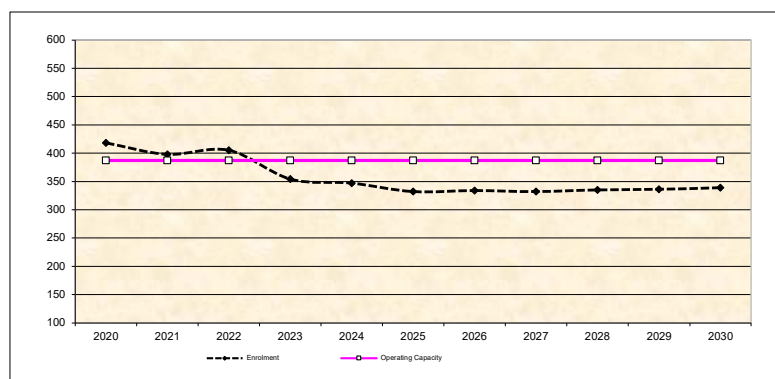
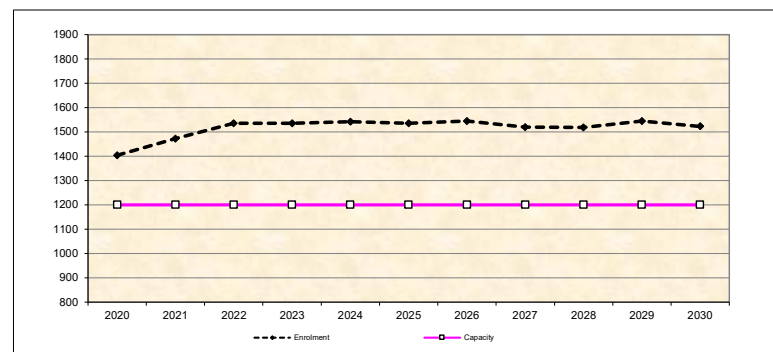
Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Erma Stephenson Elementary is currently operating at 104% capacity. As of September 2022, there are 2 portables on site serving as enrolling spaces. The enrolment projections show a modest decline over the next 10 years. There are no City planning or land use initiatives planned for the area; only minimal sporadic new infill housing. The surplus in-catchment demand can be accommodated by portables over the next 10 years. There are currently no plans to increase the capacity of the school.

Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 128% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2023/2024 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Erma Stephenson Elementary**Fraser Heights Secondary**

* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.

Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7916-0130-00
 Project Location: 11420 - 157A Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

All homes in this area are between 10 and 15 years old, and all are 3500 sq.ft. Two-Storey type with in-ground basements. Styles include: "Neo-Heritage" (7%), "Neo-Colonial" (7%), and "Neo-Traditional" (86%).

Massing scale (front wall exposure) characteristics include: mid-scale massing (29%), mid-scale massing with proportionally consistent, well balanced massing design (50%), mid to high scale massing (7%), and high scale massing (14%). The scale (height) range for front entrance structures include: one storey, understated front entrance (7%), one storey front entrance (21%), and 1 ½ storey front entrance (71%).

The range of roof slopes found in this area is: 7:12 (5%), 8:12 (15%), 9:12 (5%), 10:12 (5%), 12:12 (60%), and greater than 12:12 (10%). Main roof forms (largest upper floor truss spans) include: main common hip roof (93%), and main common gable roof (7%). Feature roof projection types include: Common Gable (64%), Dutch Hip (32%), and Carousel Hip (5%). Roof surfaces include only Concrete tile (shake profile) (100%).

Main wall cladding materials include: horizontal cedar siding (7%), vertical channel cedar siding (7%), vertical Board and Batten cedar siding (7%), Stucco cladding (64%), full height stone at front (7%), and full height brick at front (7%). There are no vinyl clad homes. All homes have either brick or stone feature masonry veneers at the front. Wall cladding and trim colours include: Natural only (100%).

Covered parking configurations include: Double garage (71%), Triple garage (21%), and rear garage (7%).

A variety of landscaping standards are evident, including: modest, modern urban landscape standard with sod and a few shrubs only (7%), average modern urban landscape standard (50%), above average modern urban landscape standard featuring numerous shrub plantings (30+ shrubs) (29%), and extraordinary modern urban landscape standard (14%). Driveway surfaces include: exposed aggregate (79%), interlocking masonry pavers (14%), and rear driveway not visible (7%).

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes**: 64 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (therefore 36 percent of homes are considered 'non-context'). Context homes include: 15852 - 114 Avenue, 11378 - 158A Street, 11377 - 158A Street, 15788 - 114 Avenue, 15778 - 114 Avenue, 15789 - 114 Avenue, 15815 - 114 Avenue, 15849 - 114 Avenue, and 15855 - 114 Avenue. These context homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes (subject to usual updating procedures) will reinforce the desirable emerging trend.
- 2) **Style Character** : Surrounding context homes exhibit a "small-suburban-estate" style character, and many have architecturally interesting massing designs. Styles suited for this objective include "Traditional", Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme (however, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent). It should also be recognized that there is a strong style change in process now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site could also be considered, because the subject site is essentially an independent enclave, due to the lack of exposure to the existing neighbourhood. Therefore, "West Coast Contemporary" designs of exceptional architectural quality can also be considered.
- 3) **Home Types** : All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RC zoned subdivisions and developments with similarly sized lots in the RF zone. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 1½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : This is an area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : All homes in the surrounding area have a shake profile concrete tile roof surface, and so shake profile concrete tiles should be permitted. However due to recent seismic upgrade regulations in the BC Building Code, it has now become prohibitively expensive to install concrete tile roofs. The recommendation is to permit cedar shingles, and high quality shake profile asphalt shingles in addition to the concrete tiles, which should be acceptable given the small interface with the proposed new enclave (the subject site) which is accessed only through a short extension of 157A Street in a northerly direction. New high profile environmentally sustainable roofing materials that meet or exceed the aesthetic properties of other materials stated above should also be permitted subject to consultant approval.
- 8) **Roof Slope** : Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: At the context site to the south (15700 and 15800 blocks of 114 Ave.) there is obvious continuity of appearance. All homes are 3500 square foot "Neo-Traditional" / "Neo-Heritage" / "Neo-Colonial" style Two-Storey type homes with in-ground basements, two thirds of which can be considered "context quality". The context homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable, most steeply sloped (70% have a 12:12 or greater slope). All homes have common gable projections articulated with stucco and battens, slop dash stucco, stone, or cedar shingles. All homes have a shake profile concrete tile roof and all are clad in either stucco or cedar with feature masonry accents. The colour range includes only natural hues. Landscaping meets a moderate to high modern urban standard.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary", or compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment

64 percent of existing neighbouring homes provide suitable architectural context for use at the subject site including 15852 - 114 Ave., 11378 - 158A St., 11377 - 158A St., 15788 - 114 Ave., 15778 - 114 Ave., 15789 - 114 Ave., 15815 - 114 Ave., 15849 - 114 Ave., and 15855 - 114 Ave. These context homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes (subject to usual updating procedures) will reinforce the desirable existing character.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in dark subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete or coloured concrete in medium to dark earth tones or medium to dark neutral (grey).

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 15, 2016

Reviewed and Approved by:



Date: May 15, 2016

CENTRAL VALLEY TREE AND ARBORIST SERVICES LTD**Table 2: Summary of Tree Preservation by Tree Species**

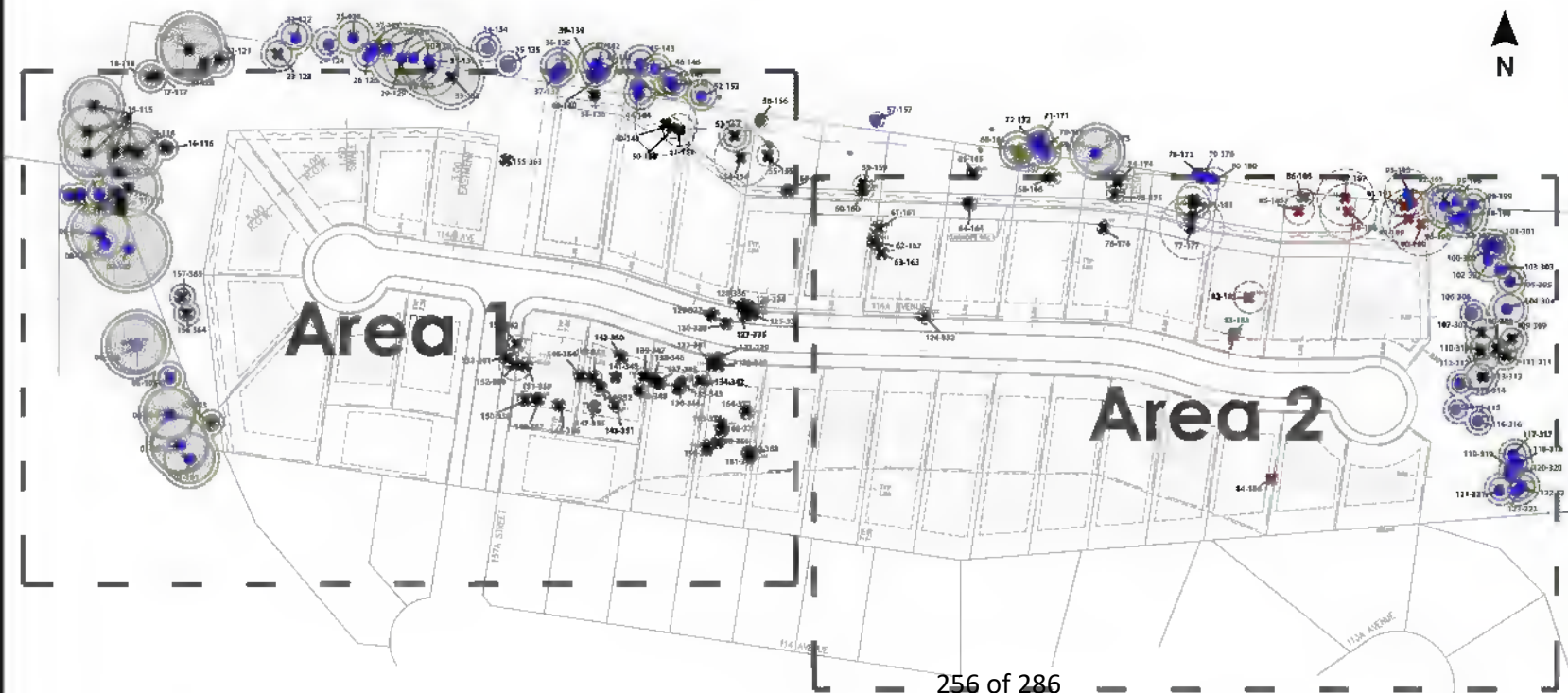
Tree Species	Existing	Remove	Retain
Alder & Cottonwood Trees			
Alder	1	1	0
Cottonwood	7	4	3
Deciduous Trees (Excluding Alder & Cottonwood)			
Bigleaf maple	3	3	0
Total Deciduous Trees	3	3	0
Coniferous Trees			
Western redcedar	2	2	0
Total Coniferous Trees	2	2	0
Total (Excluding Alder & Cottonwood Trees)	5	5	0
Additonal Trees in the proposed Open Space/Riparian Area	22	0	22
Total Replacement Trees Proposed (Excluding Boulevard Trees)			190
Total Retained and Replacement Trees			193

Summary Proposed and Submitted by:



Jason Emery
 Certified Arborist PN-8228A
 Qualified Tree Risk Assessor

Date: September 26, 2022



Client:
Pacific Land Group


Site:
11420 157A Street, Surrey BC



CENTRAL VALLEY
TREE & ARBORIST SERVICES LTD.

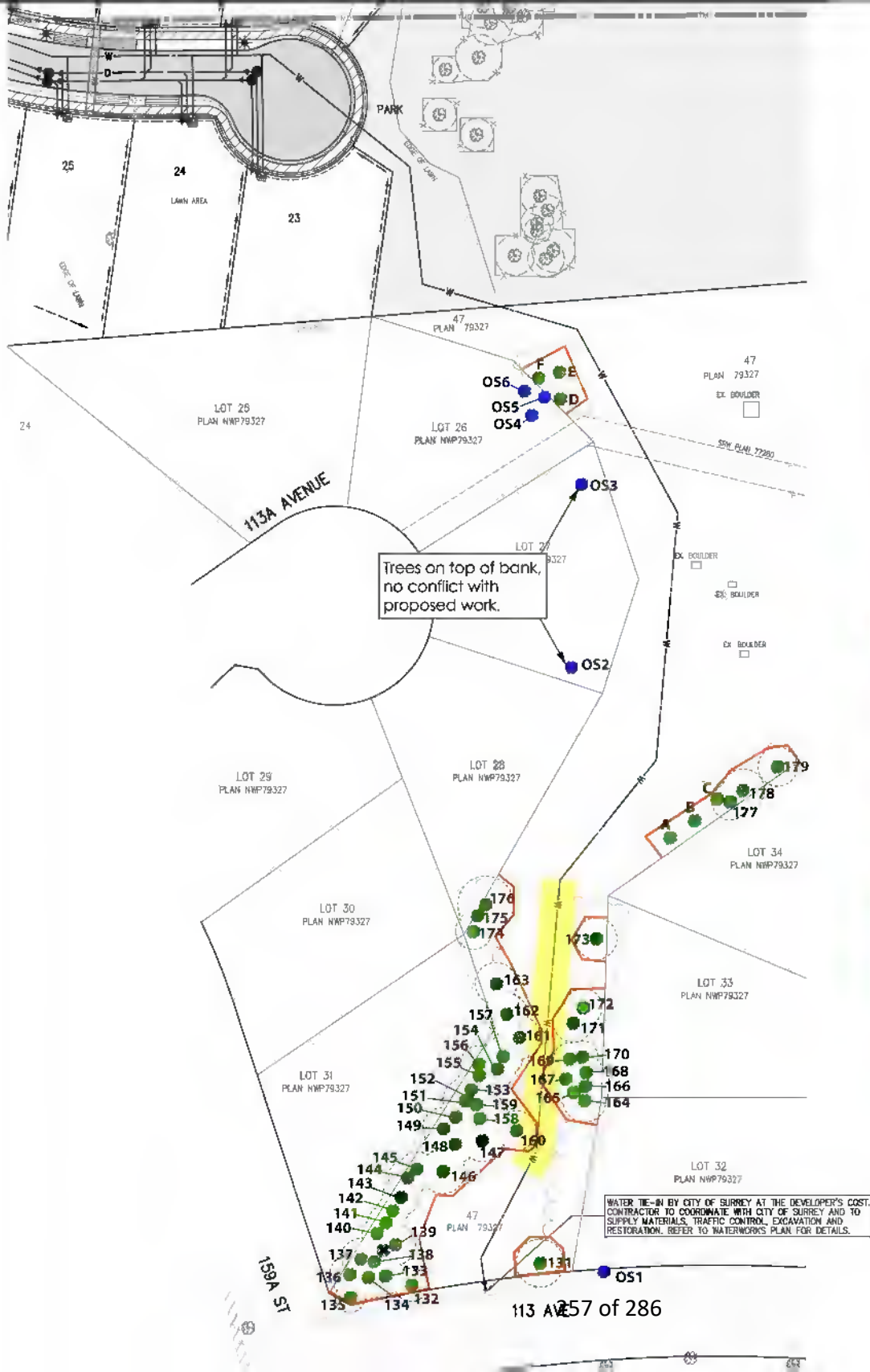
604-853-1986

- 174** Total trees identified
- 3** ● On site trees **RETAINED**
- 10** ✕ On site trees **REMOVED**
- 70** ● Trees **RETAINED** adjacent property
- 91** ✕ Trees **REMOVED** by Trans Mountain Pipeline



Jason Emery
ISA Certified Arborist
PH - 8228A

September 23, 2022



Client:
Pacific Land Group

Site:
15955 113 Ave, Surrey BC



604-853-1986

- 61 Total trees identified
- 55 ● On site trees retained
- 6 ● Trees retained on adjacent property
- 1 ✕ Surveyed felled and dead trees
- Arborist supervision required for works done in these areas
- Tree protection fence placement

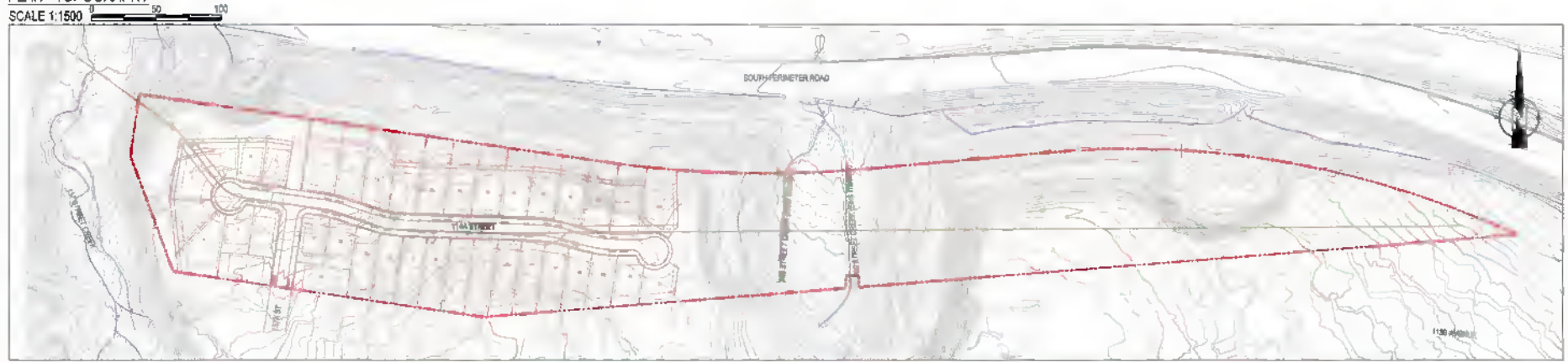


Jason Emery
ISA Certified Arborist
PN - 8228A

January 20, 2022

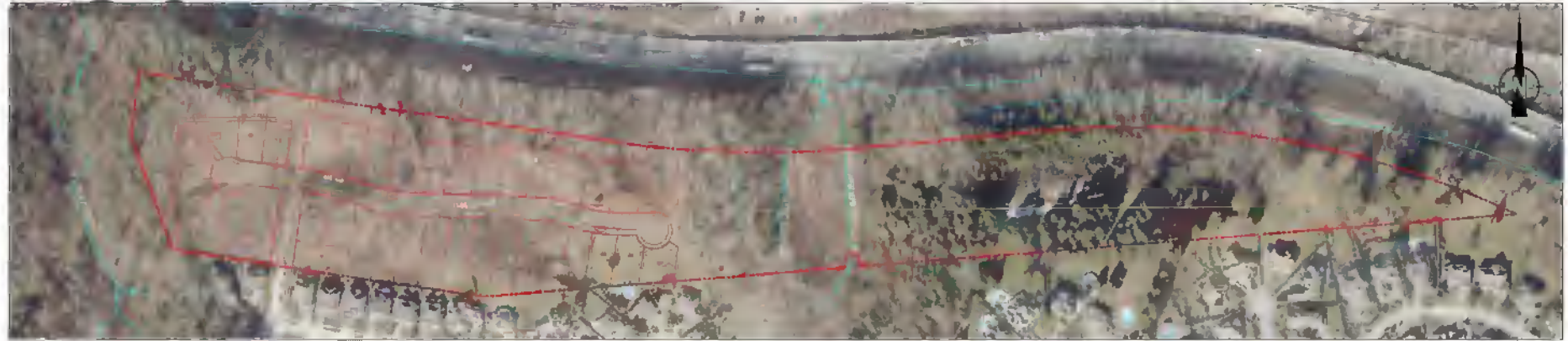
PLAN - TOPOGRAPHY

SCALE 1:1500



PLAN - 2019 AERIAL PHOTO

SCALE 1:1500



LOCATION

SCALE 1:7500



REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout, Sep 21 22.dwg. Received November 04, 2022, Pacific Land Group.
2. 2019 Legal Base from City of Surrey
3. 2016 Ortho Photographs from City of Surrey.

VESTA PROPERTIES

11420 - 157A STREET
Surrey, BC

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e **enviowest consultants inc**
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toll-free: 800-444-0507
surrey-vesta@enviowest.ca

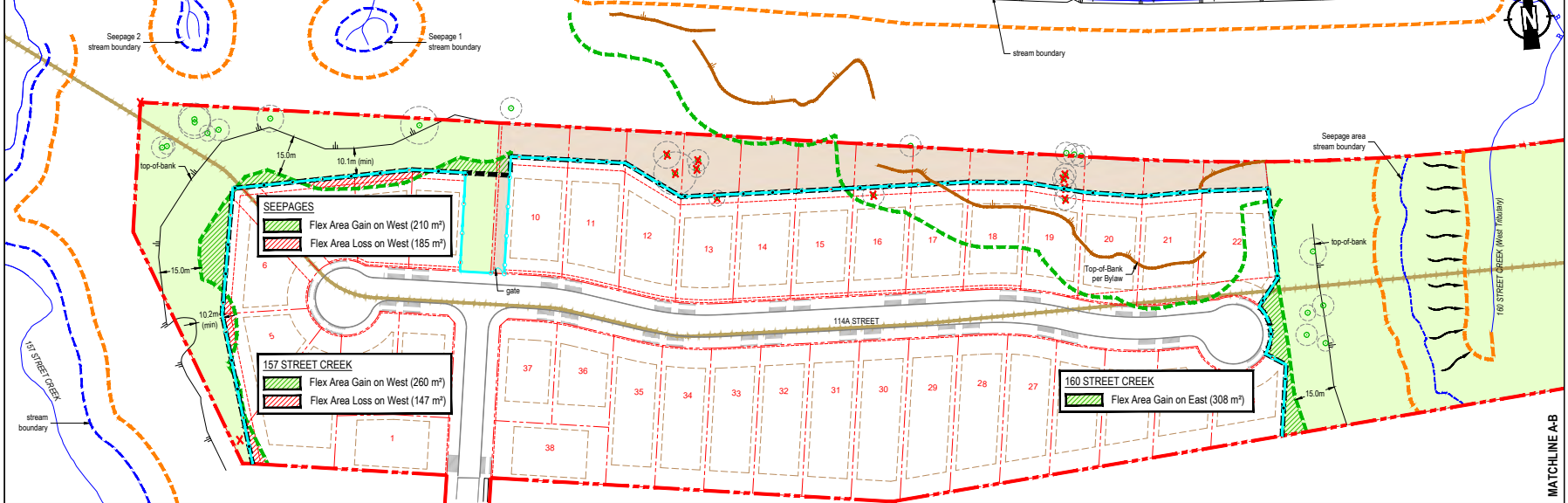
PROPOSED DEVELOPMENTS

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IWW	SCM	IWW	01	November 15, 2022
SCALE	As Shown	PROJECT NUMBER	DRAWING NUMBER	
DATE	June 19, 2020	1102-10	1102-10-10	

PLAN A

SCALE 1:750

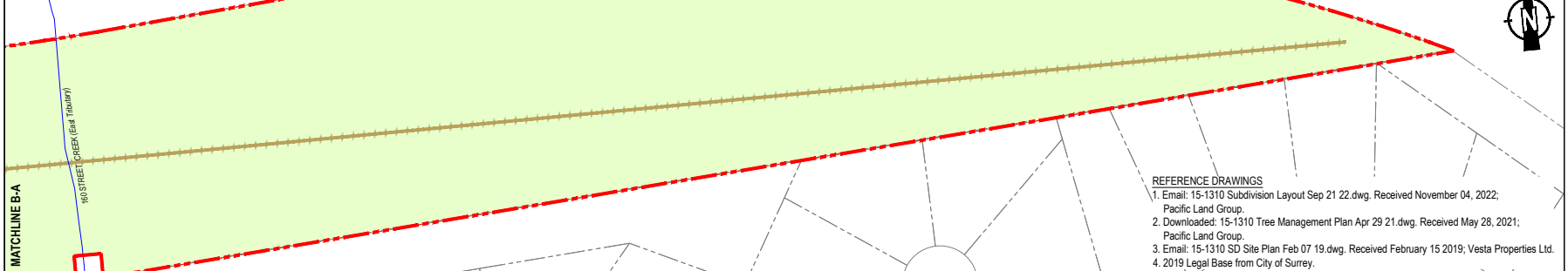
0 10 20 30 40 50



PLAN B

SCALE 1:750

0 10 20 30 40 50



LEGEND

Property	Flex Area Gain (753 m²)
Bylaw Setback	Flex Area Loss (332 m²)
Proposed Setback	Proposed Park Area (55,267 m²)
RAPR SPEA Boundary	Restrictive Covenant / ROW (4,397 m²)
1.2m high Three Rail Split Fence	

VESTA PROPERTIES

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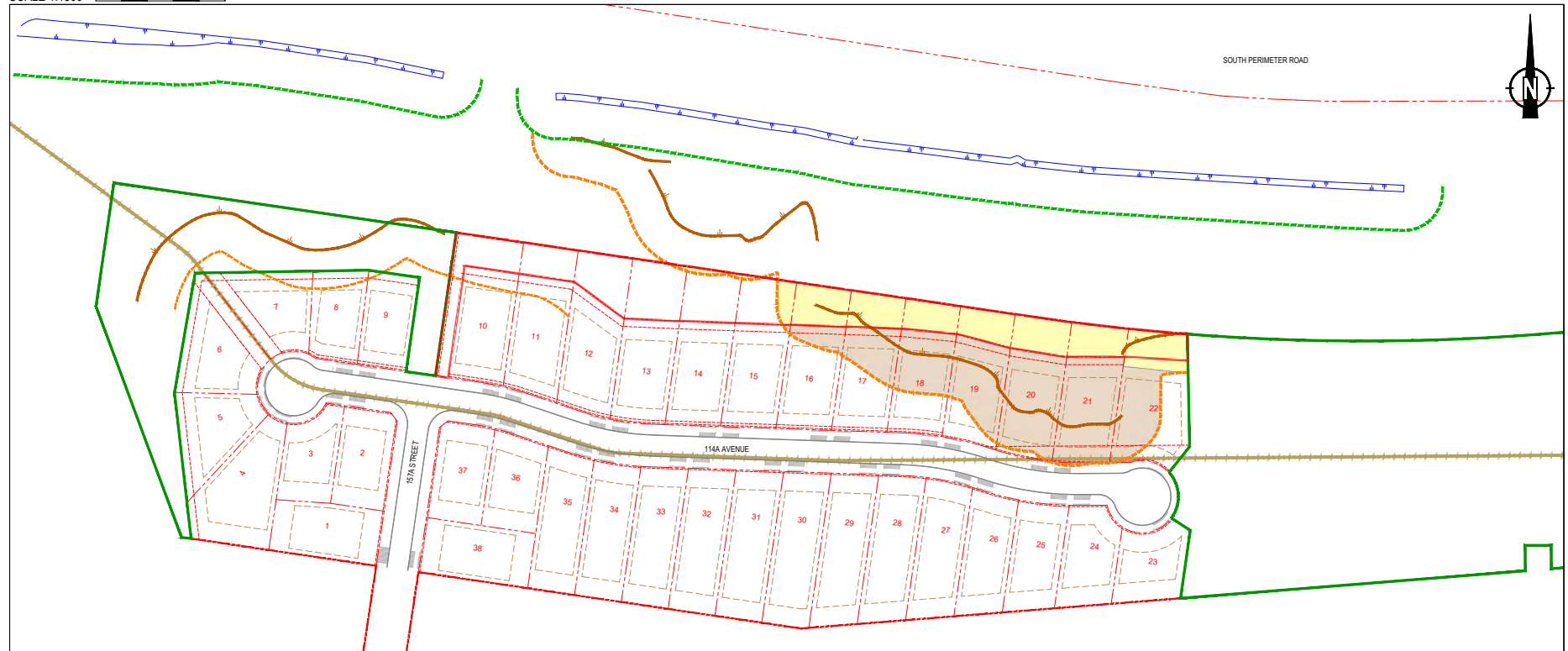
SPEA

REFERENCE DRAWINGS

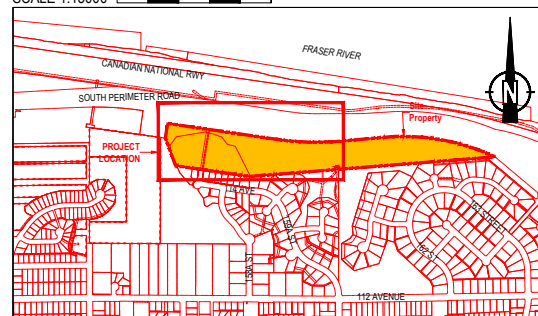
1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
2. Downloaded: 15-1310 Tree Management Plan Apr 29 21.dwg. Received May 28, 2021; Pacific Land Group.
3. Email: 15-1310 SD Site Plan Feb 07 19.dwg. Received February 15 2019; Vesta Properties Ltd.
4. 2019 Legal Base from City of Surrey.

DESIGN	DRAWN	CHECKED	REVISION	REVISION DATE
CG/LB	CEV/SCM	IWW	10	November 15, 2022
SCALE:	As Shown	PROJECT NUMBER:	1102-10	
DATE:	December 05, 2016	DRAWING NUMBER:	1102-10-02	

PLAN
SCALE 1:1500



LOCATION
SCALE 1:15000



REFERENCE DRAWINGS
1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
2. 2018 Lidar from City of Surrey.
3. 2019 Legal Base from City of Surrey.
4. 2013 Contours from City of Surrey.

LEGEND	
	Top-of-Ditch
	15m Setback from Ditch
	Top-of-Bank per Bylaw
	15 metre Setback from Top-of-Bank
	Park Dedication Boundary
	Covenant / ROW Boundary (3,956m ²)
Areas within Bylaw Setback:	
	Variance Area (4,029m ²)
	Protected by Covenant and Landscaped (2,187m ²)

VESTA PROPERTIES

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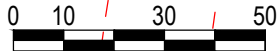
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@enviowest.ca

SFPR DITCH SETBACKS

DESIGN: IWW		DRAWN: CEV/SCM		CHECKED: IWW		REVISION: 02		REVISION DATE: November 15, 2022	
SCALE: As Shown		PROJECT NUMBER: 1102-10		DRAWING NUMBER: 1102-10-19					
DATE: October 26, 2021									

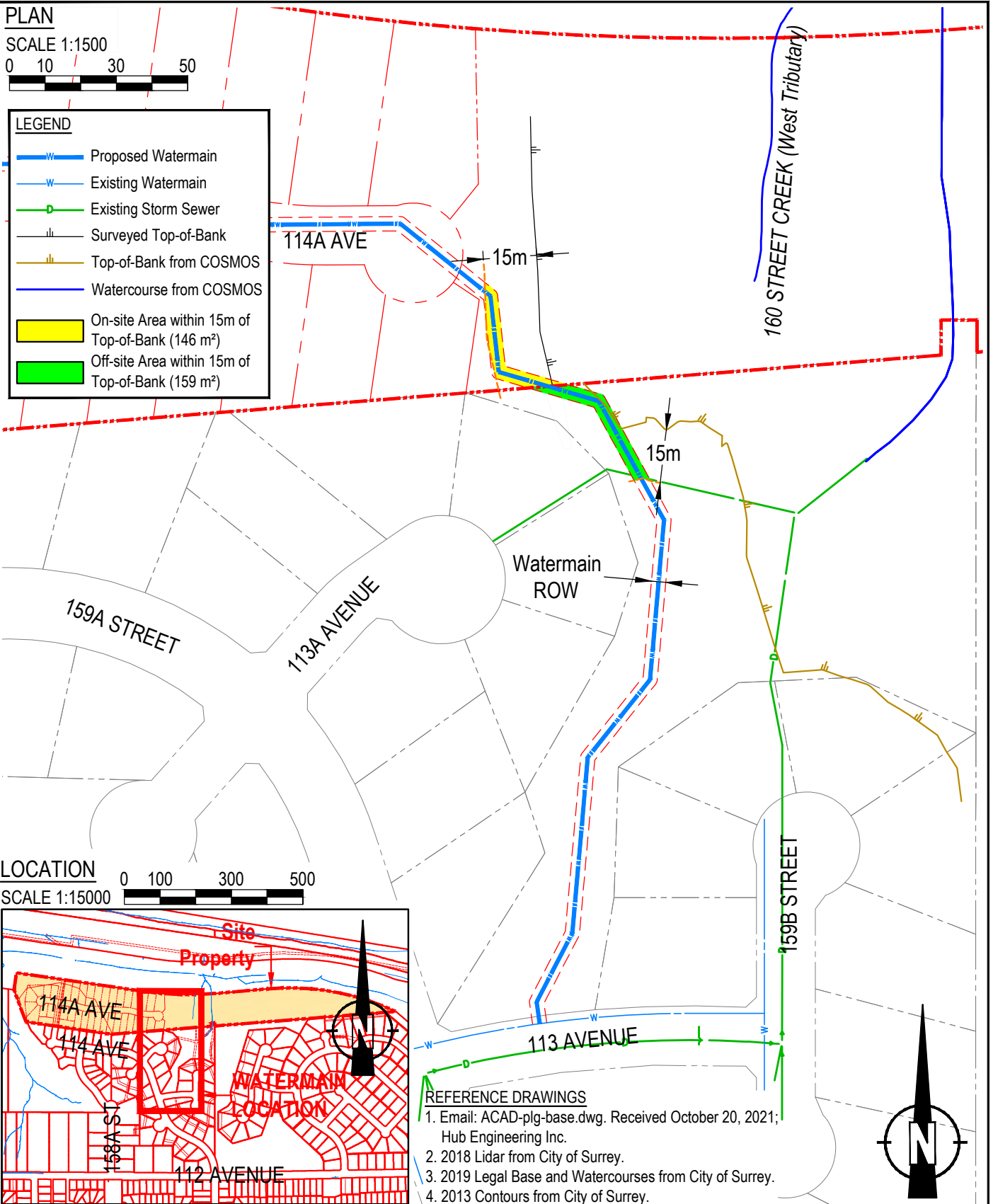
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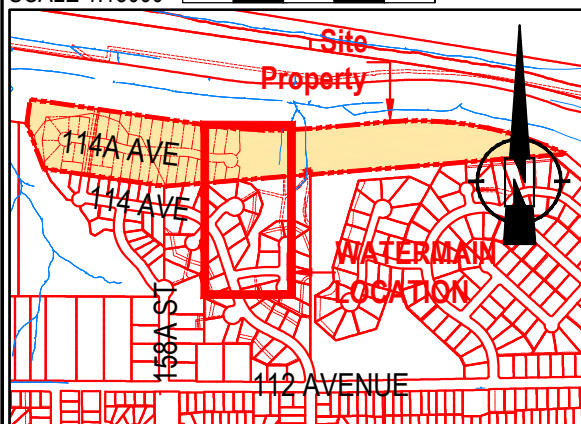
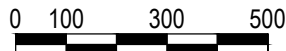
LEGEND

- Proposed Watermain
- Existing Watermain
- Existing Storm Sewer
- Surveyed Top-of-Bank
- Top-of-Bank from COSMOS
- Watercourse from COSMOS
- On-site Area within 15m of Top-of-Bank (146 m²)
- Off-site Area within 15m of Top-of-Bank (159 m²)



LOCATION

SCALE 1:15000



REFERENCE DRAWINGS

1. Email: ACAD-plg-base.dwg. Received October 20, 2021; Hub Engineering Inc.
2. 2018 Lidar from City of Surrey.
3. 2019 Legal Base and Watercourses from City of Surrey.
4. 2013 Contours from City of Surrey.

VESTA PROPERTIES

11420 - 157A STREET
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PROPOSED WATERMAIN

DESIGN: IWW	DRAWN: CEV	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown	DRAWING NUMBER: 1102-10-20			DATE: October 26, 2021

PLAN - EXISTING

SCALE 1:4000



LEGEND

- Project Boundary
- GIN as Depicted on COSMOS
- Existing City Park

PLAN - EXISTING

SCALE 1:4000

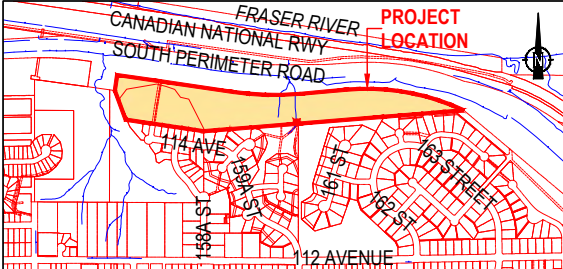


LEGEND

- Project Boundary
- GIN as Depicted on COSMOS
- Existing City Park

LOCATION

SCALE 1:15000



REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
2. 2019 Legal Base from City of Surrey.
3. 2018 Ortho Photographs from City of Surrey.

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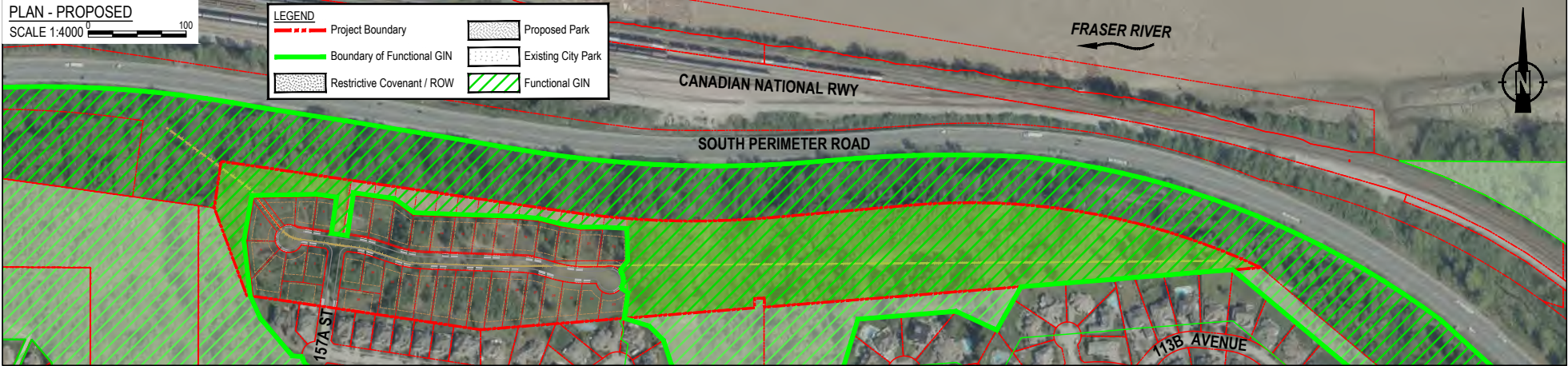
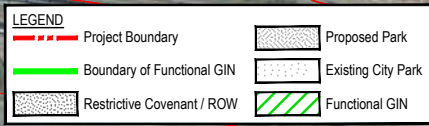
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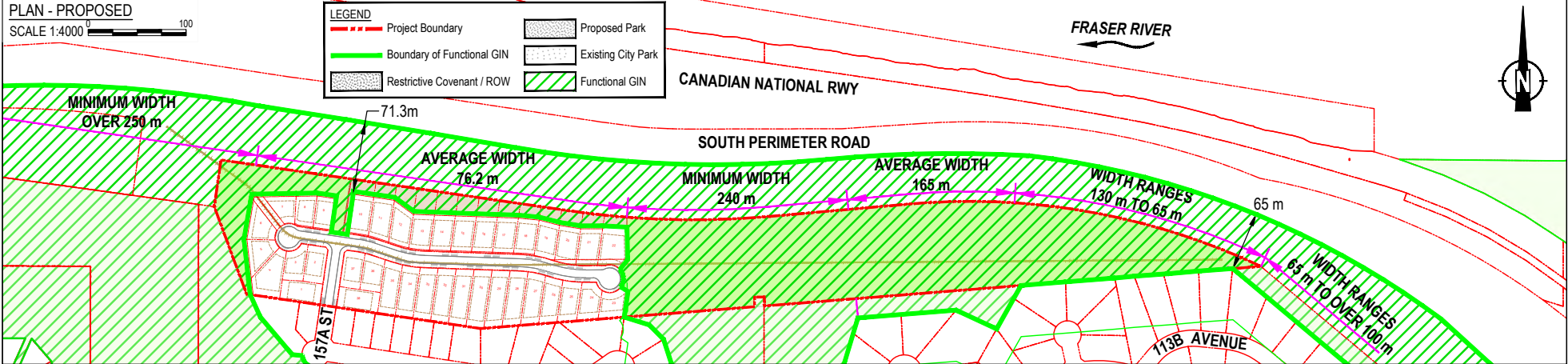
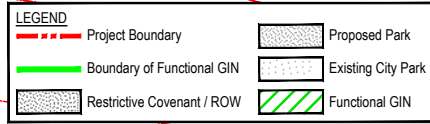
GIN AS PER COSMOS

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SCALE: As Shown		PROJECT NUMBER: 1102-10		DRAWING NUMBER: 1102-10-11	
DATE: October 02, 2020					

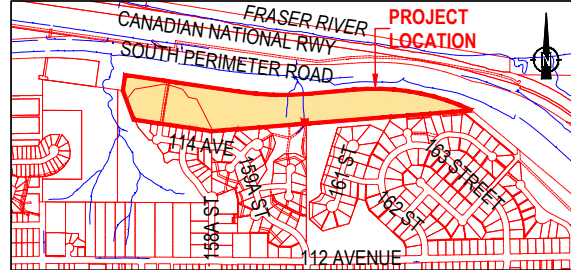
PLAN - PROPOSED
SCALE 1:4000



PLAN - PROPOSED
SCALE 1:4000



LOCATION
SCALE 1:15000



REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
2. 2019 Legal Base from City of Surrey.
3. 2018 Ortho Photographs from City of Surrey.

VESTA PROPERTIES

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FUNCTIONAL GIN

DESIGN: IWW		DRAWN: SCM/RK/CEV		CHECKED: IWW		REVISION: 03		REVISION DATE: November 15, 2022	
SCALE: As Shown		PROJECT NUMBER: 1102-10		DRAWING NUMBER: 1102-10-12					
DATE: October 02, 2020									

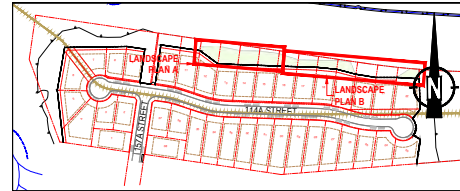
LOCATION

SCALE 1:7500



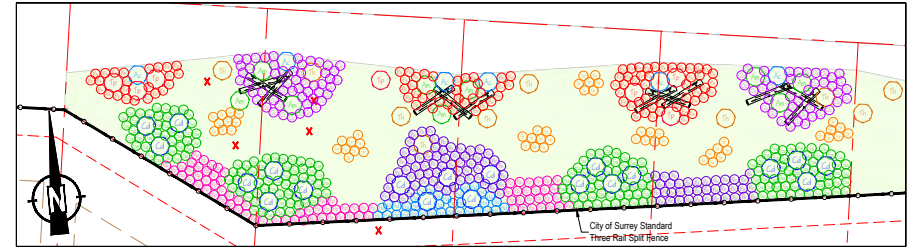
KEYPLAN

SCALE 1:2500



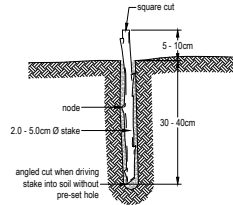
LANDSCAPE PLAN A

SCALE 1:250



TYPICAL LIVE STAKE DETAIL

N.T.S.



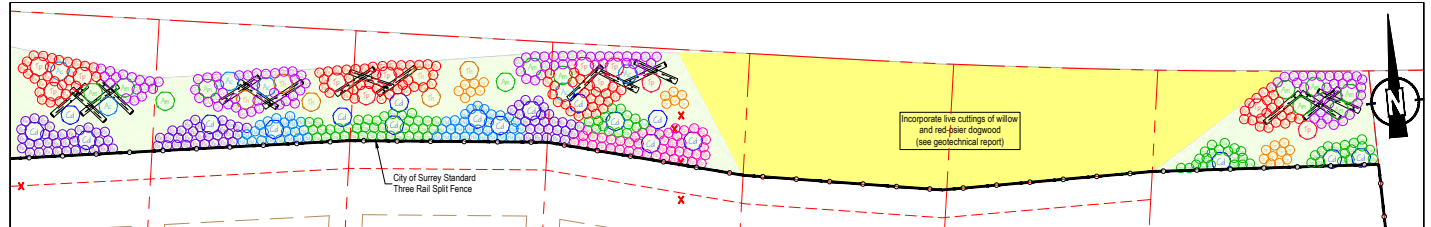
- NOTES:
1. Harvest and plant hardwood (2 growing seasons) stakes during the dormant season;
 2. Stakes to incorporate at least 4 nodes and be cut such that a node is within 2.5cm of top of cutting; branches to be trimmed to node;
 3. At least 2 nodes should be entirely buried in the ground;
 4. Avoid damaging or stripping the bark or bruising the stakes when planting;
 5. Within soft soils, stakes may be driven in by hand or with a wooden maul; do not drive in with axe or sledge hammer;
 6. Within firm soils, pre-set a hole in the ground with a rebar or pipe of a diameter similar to that of the stake;
 7. Foot lamp soil around stake.

PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	broadleaf maple	<i>Acer macrophyllum</i>	21	2.0m B&B; densely branched; well established
	western hemlock	<i>Tsuga heterophylla</i>	16	2.0m B&B; densely branched; well established
	western redcedar	<i>Thuja plicata</i>	19	2.0m B&B; densely branched; well established
	black hawthorn	<i>Crataegus douglasii</i>	39	1.5m B&B; densely branched; well established
	vine maple	<i>Acer circinatum</i>	12	1.5m container grown (min. no. 5 pot); densely branched; well established
	Indian plum	<i>Oemleria cerasiformis</i>	204	no. 2 pot; densely branched; well established
	Nootka rose	<i>Rosa nutkana</i>	188	no. 2 pot; multi-stemmed; densely branched; well established
	oceanspray	<i>Holodiscus discolor</i>	86	no. 2 pot; densely branched; well established
	red elderberry	<i>Sambucus racemosa</i>	79	no. 2 pot; densely branched; well established
	salmonberry	<i>Rubus spectabilis</i>	211	no. 2 pot; multi-stemmed; densely branched; well established
	snowberry	<i>Symphoricarpos albus</i>	285	no. 2 pot; densely branched; well established
	thimbleberry	<i>Rubus parviflorus</i>	123	no. 2 pot; multi-stemmed; densely branched; well established
	woody debris		30	Min. 15% composition of the following: <i>Tsuga heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Populus trichocarpa</i> <i>Acer macrophyllum</i>
	live stakes		1550	see detail; approx. 5 per square metre
	salix sp.		1550	
	Cornus sericea		1550	

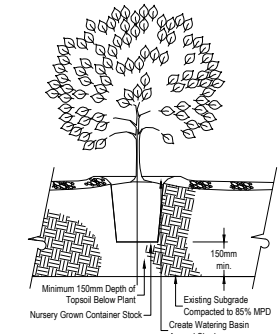
LANDSCAPE PLAN B

SCALE 1:250



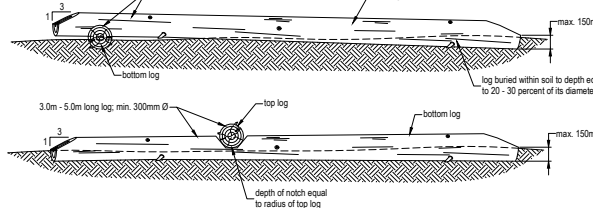
CITY OF SURREY TYPICAL SHRUB PLANTING DETAIL

N.T.S.



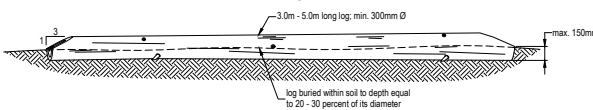
TYPICAL LOG ON LOG DETAIL

N.T.S.



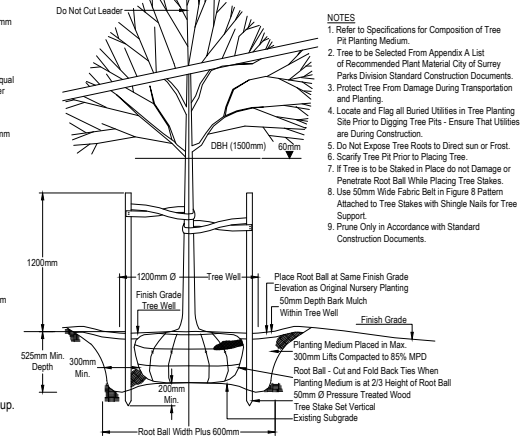
TYPICAL LOG ON GROUND DETAIL

N.T.S.



CITY OF SURREY TYPICAL TREE PLANTING DETAIL

N.T.S.



GENERAL LANDSCAPE SPECIFICATIONS

1. Plant materials and the planting of such materials are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
2. All works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Instream Works" (Ministry of Water, Land & Air Protection, 2004).
3. All plant material is to be inspected and approved by Envirowest prior to installation.
4. Growing medium is to be free of any subsoils, roots, noxious grasses, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
5. All non-native plants are to be cleared and grubbed from project site.
6. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epilobium angustifolium*) and goldenrod (*Solidago canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
8. All plants must be of native stock; any cultivars are not to be planted.
9. The developer is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent three (3) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship three (3) years from planting.

VESTA PROPERTIES

11420 157A STREET
Surrey, BC

REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
2. Email: 15-1310 SD Site Plan Feb 07 19.dwg. Received February 15 2019; Vesta Properties Ltd.
3. 2019 Legal Base from City of Surrey.

www.enviowest.ca

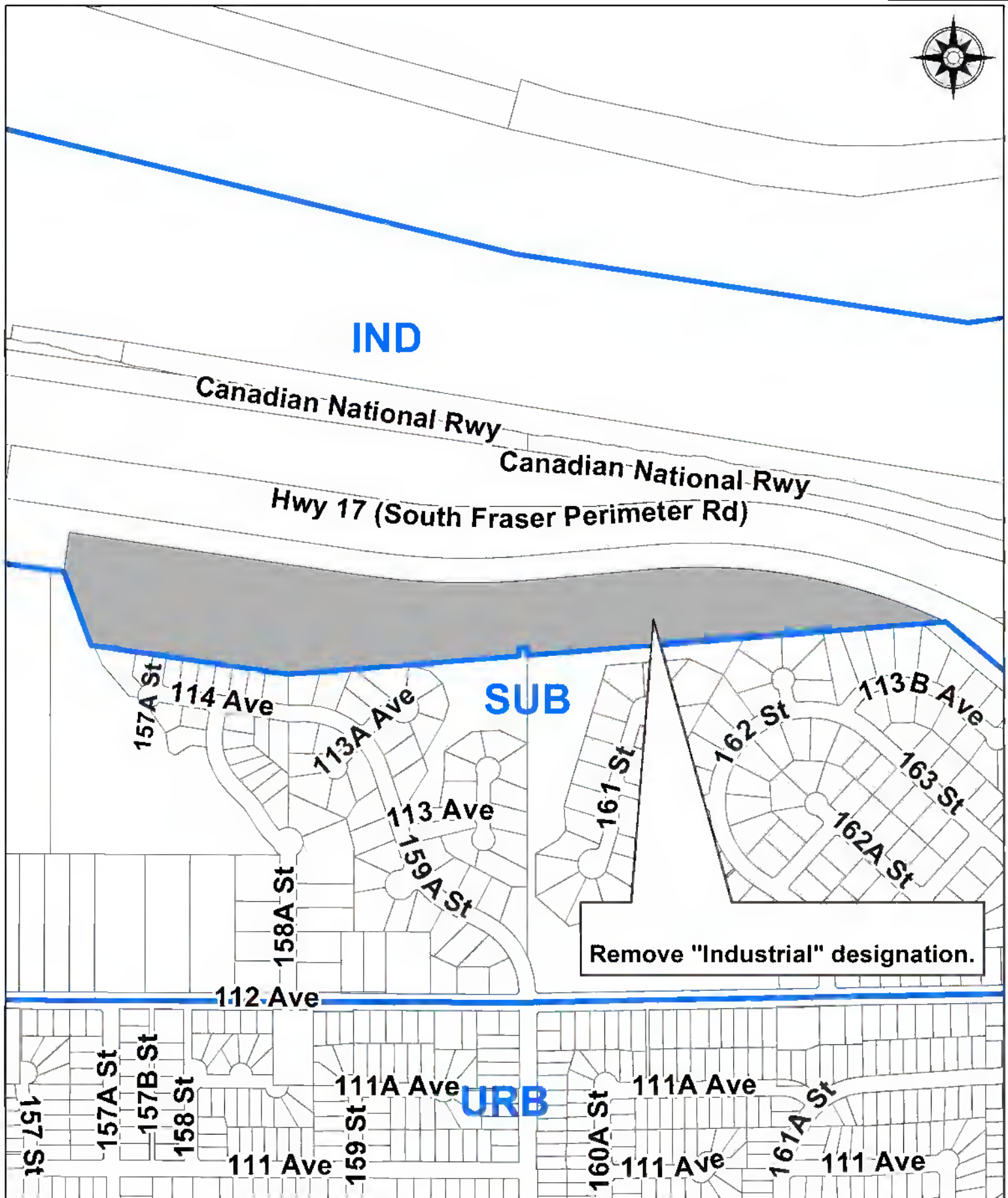
2000 Hartley Avenue
Coxscomb, British Columbia
Canada V3K 6W5

office: 604-944-0502
facsimile: 604-944-0507
saper-wedene@enviowest.ca

LANDSCAPE PLAN LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN	DRAWN	CHECKED	REVISION	REVISION DATE
RWS/IWW	CEV/SCM	RWS	02	November 15, 2022
SCALE:	PROJECT NUMBER:		DRAWING NUMBER:	
As Shown	1102-10		1102-10-17	
DATE:	June 09, 2021			





CITY OF

SURREY

the future lives here.

OCP Amendment 16-0130-00

Proposed Amendment of Figure 42:

Major Employment Areas





COSMOS Aerial (April 2021)

Scale: 1:4,516

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

267 of 286



Map created on: 2022-11-18

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0130-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-158-028

029-158-028

Lot 1 Sections 10, 11, 12 and 13 Block 5 North Range 1 West New Westminster
District Plan EPP32066 Except Plan EPP53159.

11420 - 157A Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

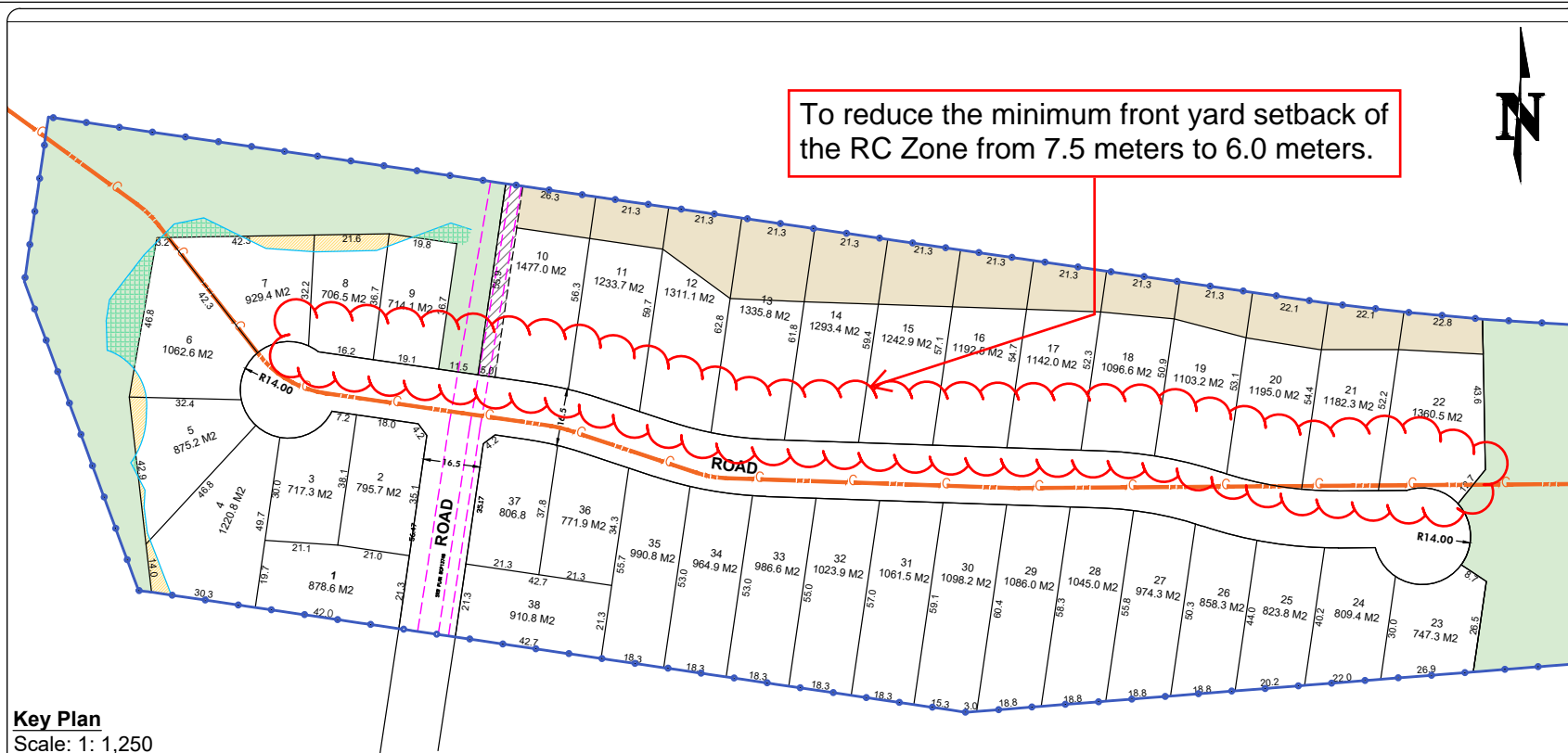
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks in Part 15A “Cluster Residential Zone (RC)”, the minimum front yard setback is reduced from 7.5 metres to 6.0 metres for proposed Lots 8-22; and
 - (b) Table B.1. in Part 7A “Streamside Protection” the minimum setback for a Class B (yellow-coded) Channelized Stream is reduced from 15 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

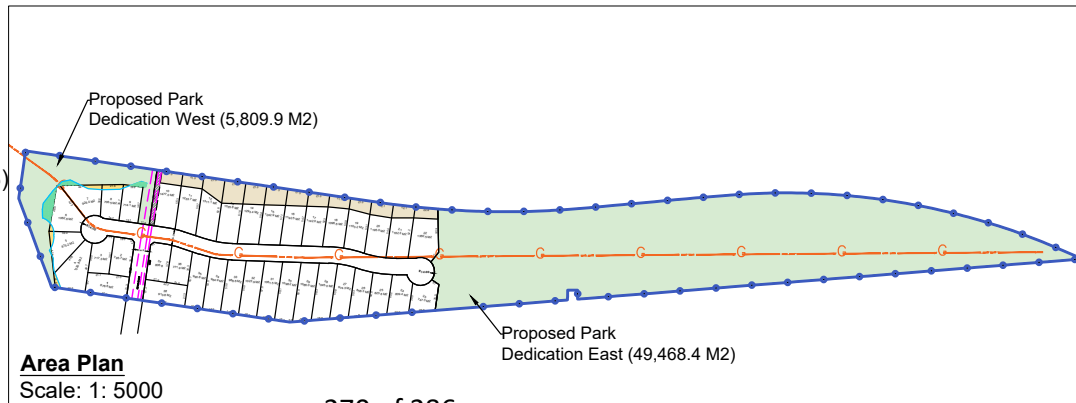


STATISTICS

Subject Property: 10.16 Ha. / 25.1 Ac.
 Proposed Lots: 38 (RC Zone)
 Lot Area: 706 - 1477 M²
 Proposed Road Dedication: 7294.3 M²
 Proposed Parkland Dedication: 5.53 Ha. / 13.66 Ac. (54.6%)

LEGEND

- Proposed ROW
- Existing ROW
- Existing Property Boundary
- Flex Area Gain
- Flex Area Loss
- Proposed Park Dedication
- Proposed Covenant Area



PROJECT:

11420 157A Street, Surrey

DRAWING TITLE:

**Preliminary Subdivision
Layout**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

Vesta Properties

SCALE:

As Noted

DATE:

September 21, 2022

PROJECT No:

15-1310

DRAWING No:

01

DESIGNED BY:

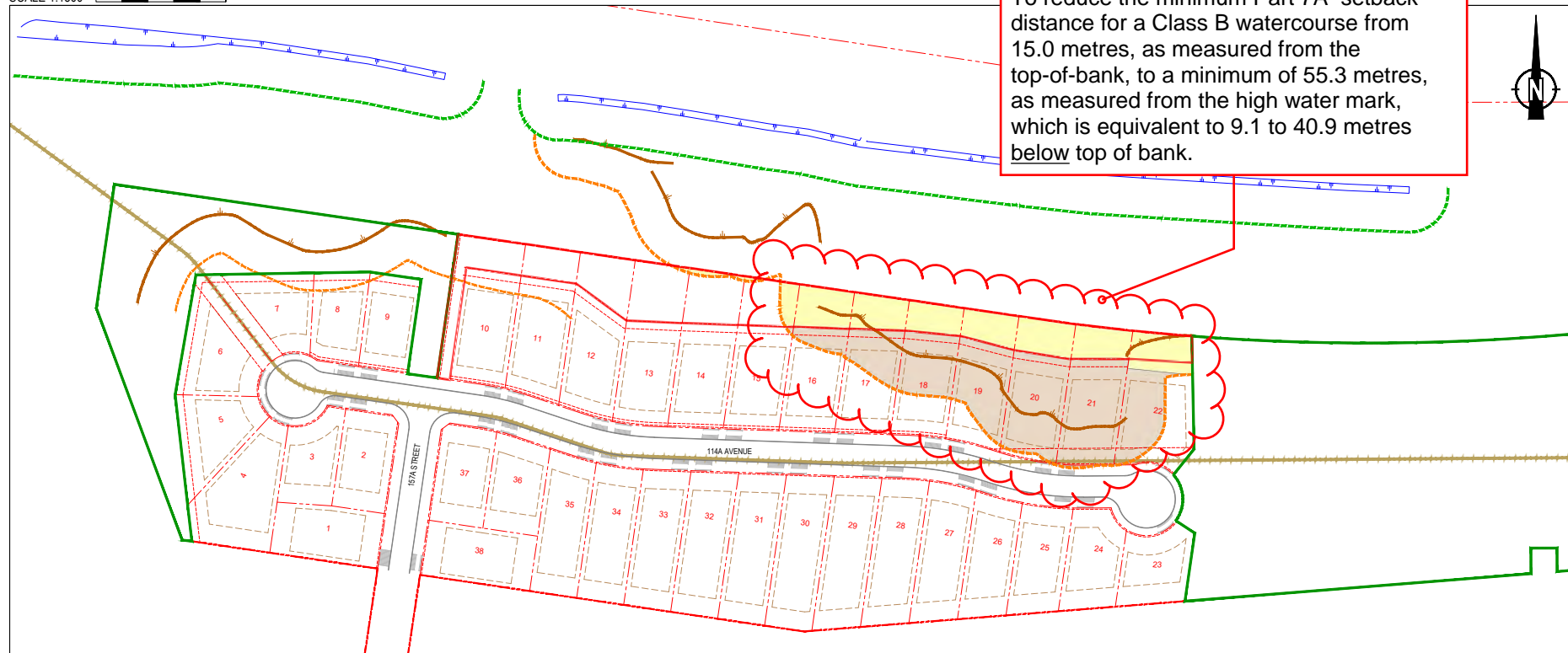
ZW

CHECKED BY:

RS

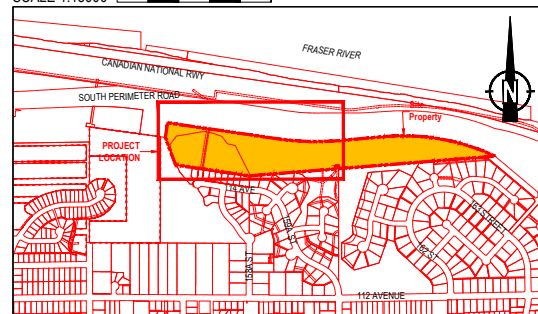
PLAN

SCALE 1:1500



LOCATION

SCALE 1:15000



REFERENCE DRAWINGS

1. Email: 15-1310 Subdivision Layout Sep 21 22.dwg. Received November 04, 2022; Pacific Land Group.
2. 2018 Lidar from City of Surrey.
3. 2019 Legal Base from City of Surrey.
4. 2013 Contours from City of Surrey.

LEGEND

- Top-of-Ditch
- 15m Setback from Ditch
- Top-of-Bank per Bylaw
- 15 metre Setback from Top-of-Bank
- Park Dedication Boundary
- Covenant / ROW Boundary (3,956m²)
- Areas within Bylaw Setback:
 - Variance Area (4,029m²)
 - Protected by Covenant and Landscaped (2,187m²)

VESTA PROPERTIES

11420 - 157A STREET
Surrey, BC 271 of 286



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www.enviowest.ca

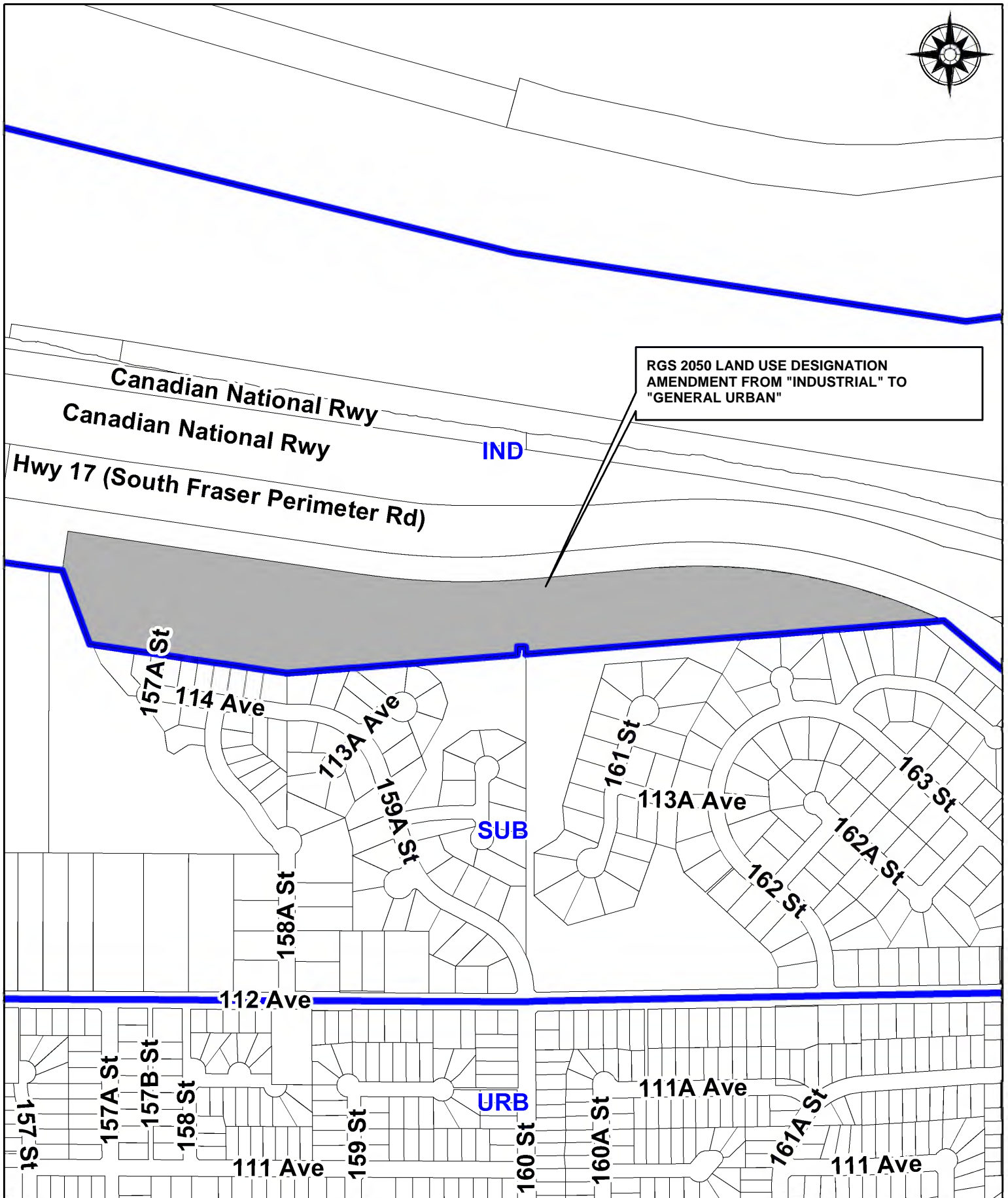
enviowest consultants inc.

2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5

office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@enviowest.ca

SFPR DITCH SETBACKS

DESIGN: IWW		DRAWN: CEV/SCM	CHECKED: IWW	REVISION: 02	REVISION DATE: November 15, 2022
SCALE: As Shown		PROJECT NUMBER: 1102-10		DRAWING NUMBER: 1102-10-19	
DATE: October 26, 2021					



METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1366, 2023
A bylaw to amend “Metro Vancouver Regional District Regional Growth Strategy
Bylaw No. 1339, 2022”

WHEREAS:

- A. The Metro Vancouver Regional District Board (the “Board”) adopted the “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” on February 24, 2023;

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

Citation

1. The official citation of this bylaw is “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023”.

Schedules

2. The following Schedules are attached to and form part of the bylaw:
- Schedule “A”, Subject Properties; and
 - Schedule “B”, Official Regional Land Use Designation Maps

Amendment of Bylaw

3. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is amended as follows:

- a) re-designating the subject properties, as listed in the table below:

PID	Legal Description
029-158-028	Lot 1 Sections 10, 11, 12 and 13 Block 5 North Range 1 West New Westminster District Plan EPP32066 except Plan EPP53159

from ‘Industrial’ to ‘General Urban’, as shown in Schedule “A” of this bylaw; and

- b) replacing the official regional land use designation maps numbered 2, 6, 7, and 12 in Schedule “A” of “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” with the maps numbered 2, 6, 7, and 12 in Schedule “B” of this bylaw.

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

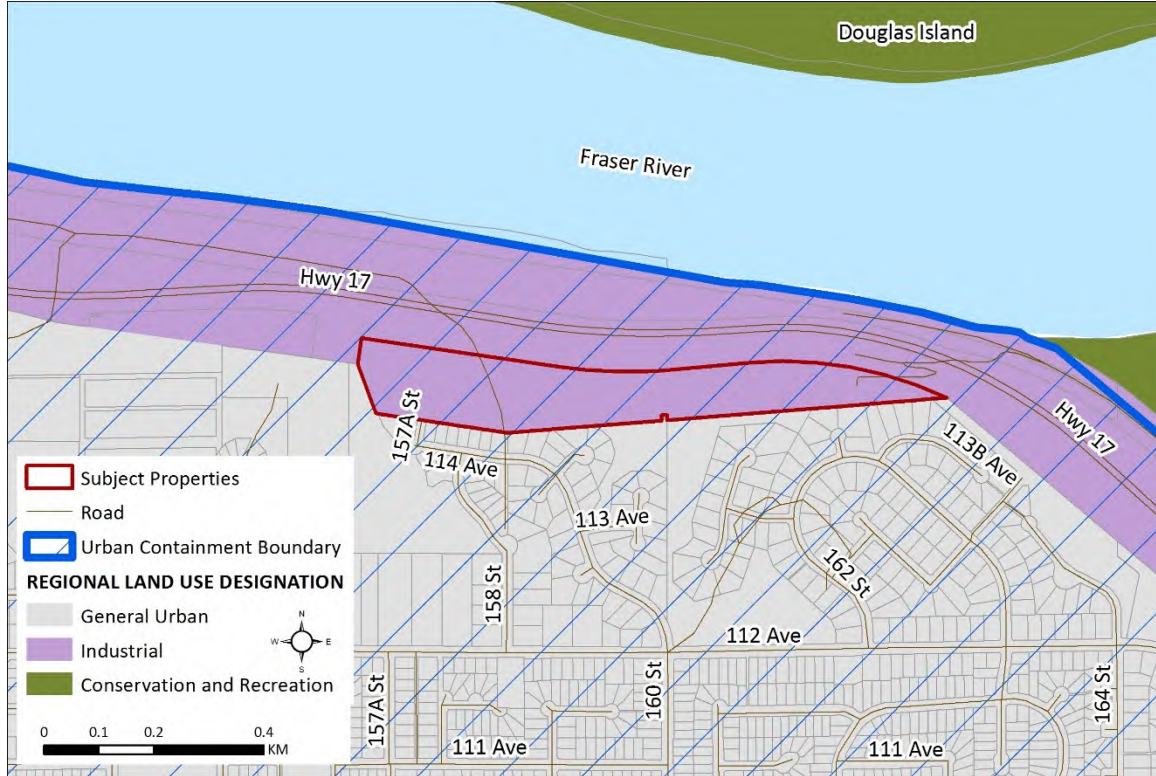
Passed and finally adopted this _____ day of _____, _____.

George V. Harvie, Chair

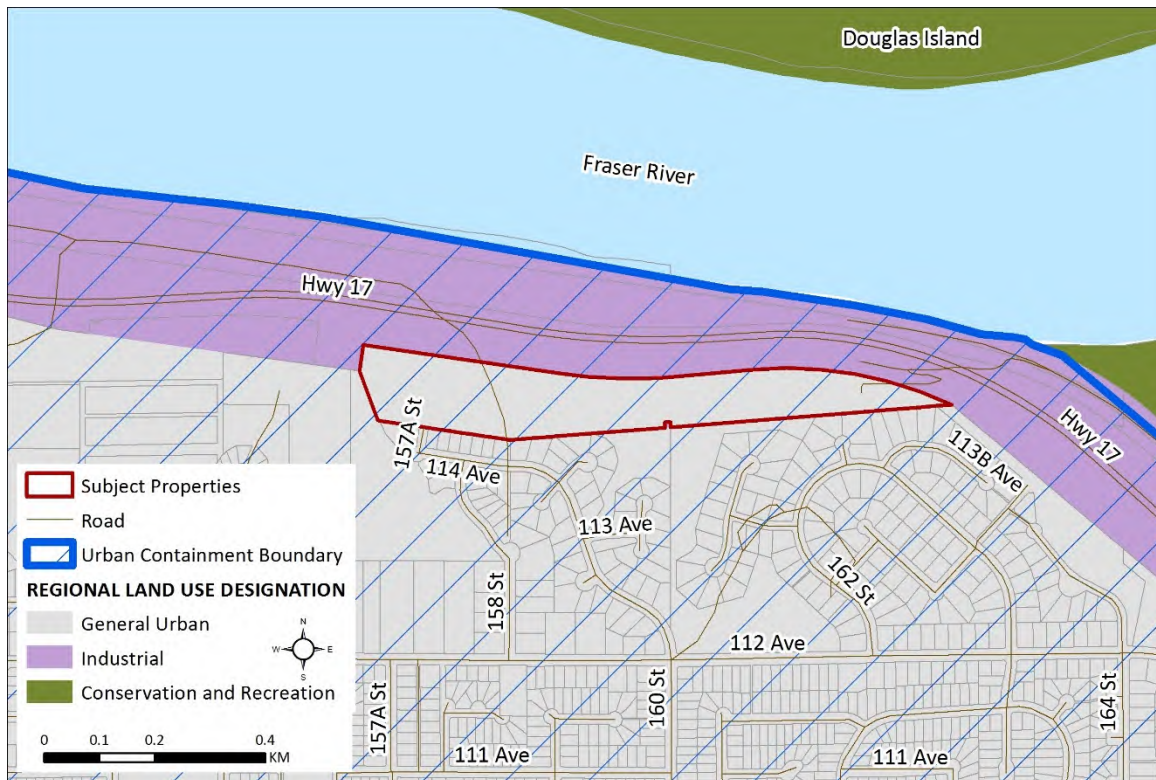
Dorothy Shermer, Corporate Officer

Schedule A Subject Properties

Prior to Amendment



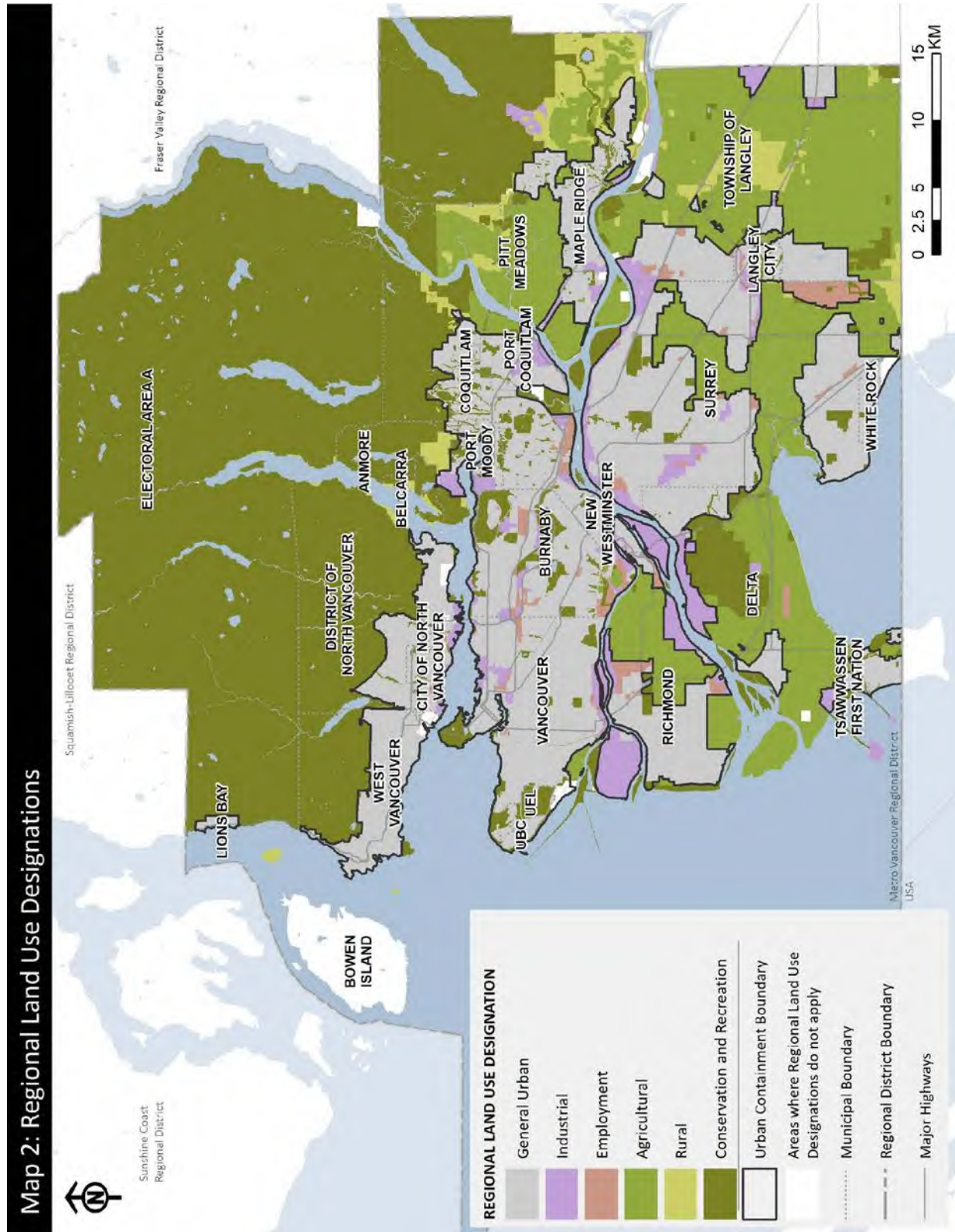
Post Amendment



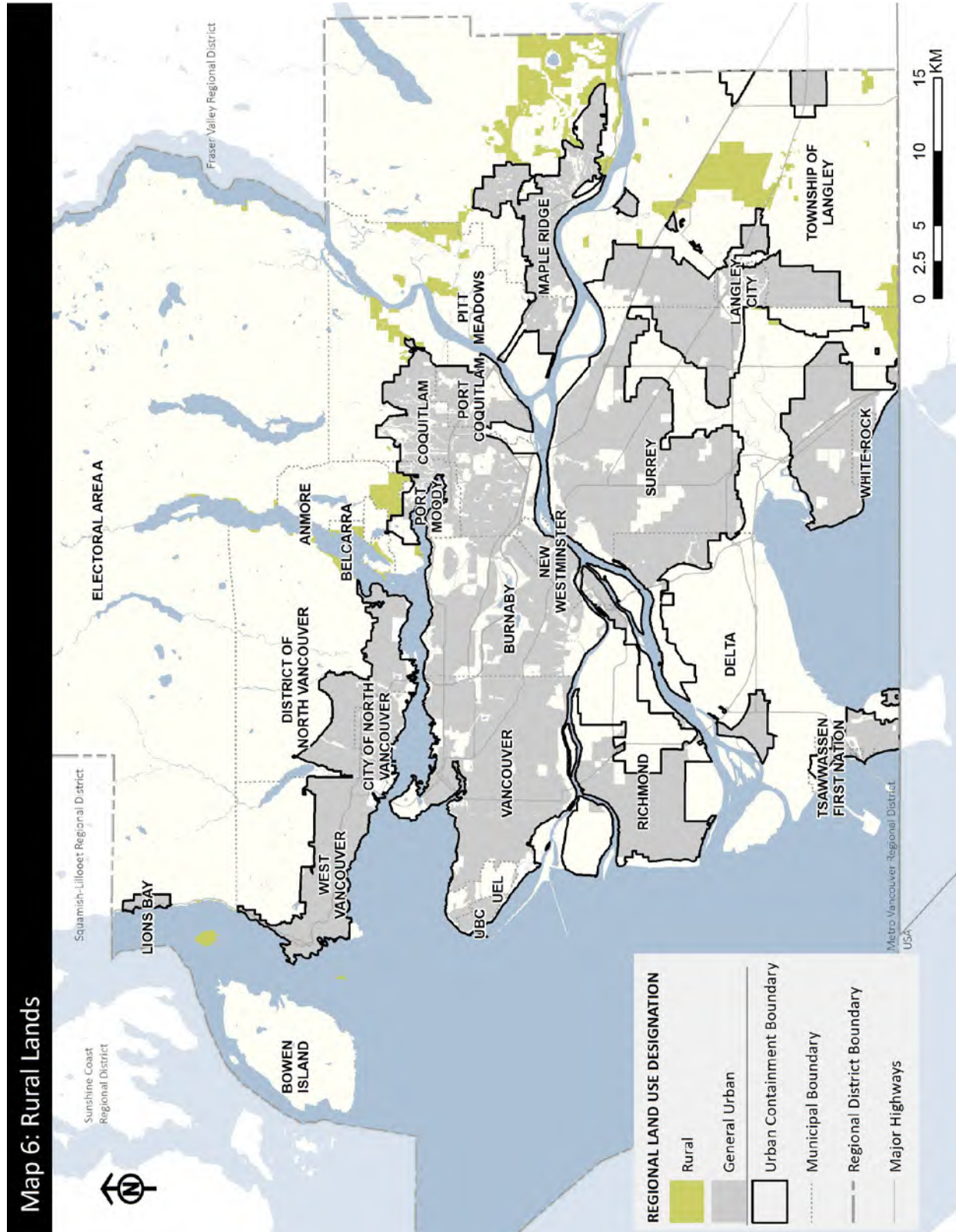
Schedule B

Official Regional Land Use Designation Maps

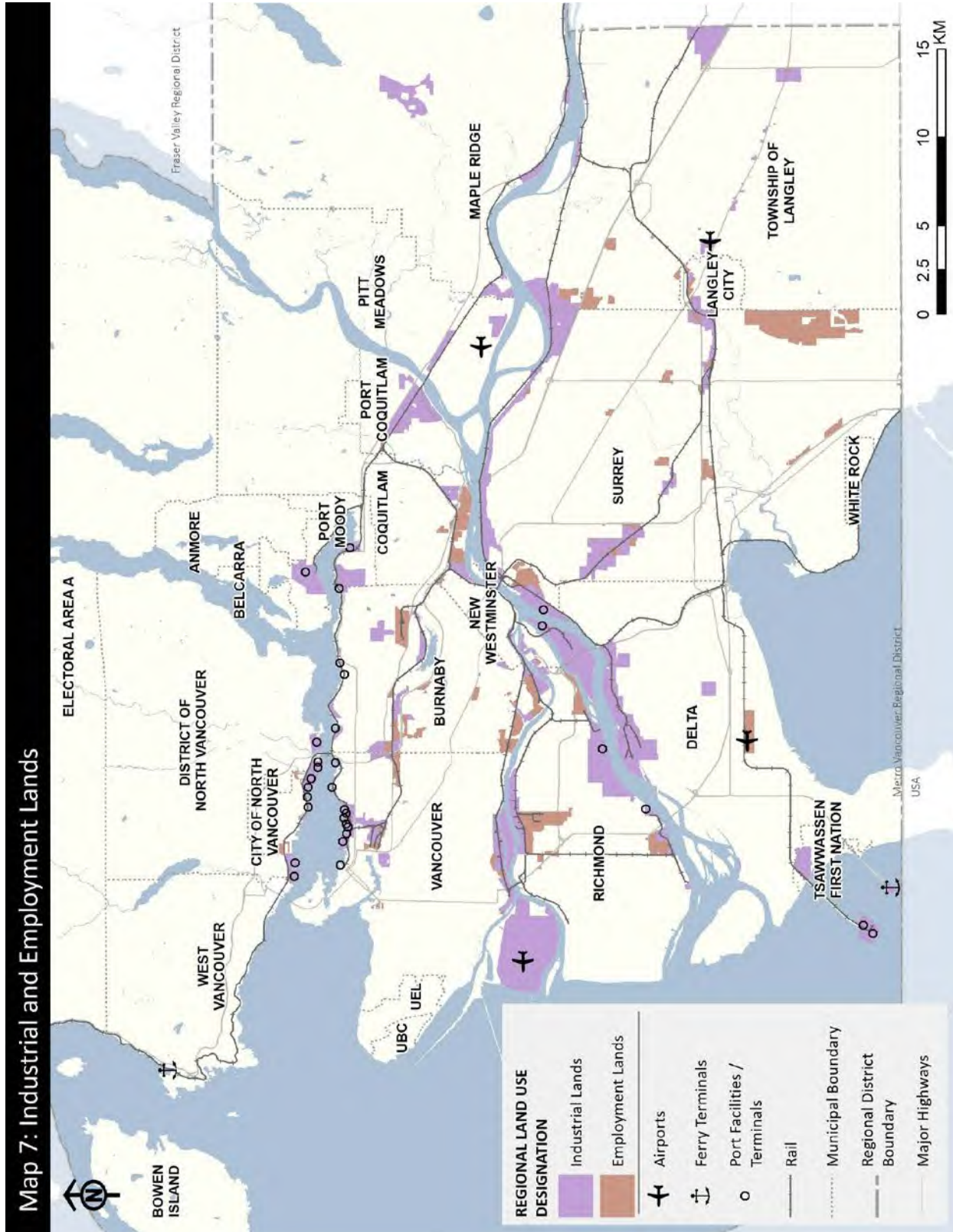
Map 2: Regional Land Use Designations



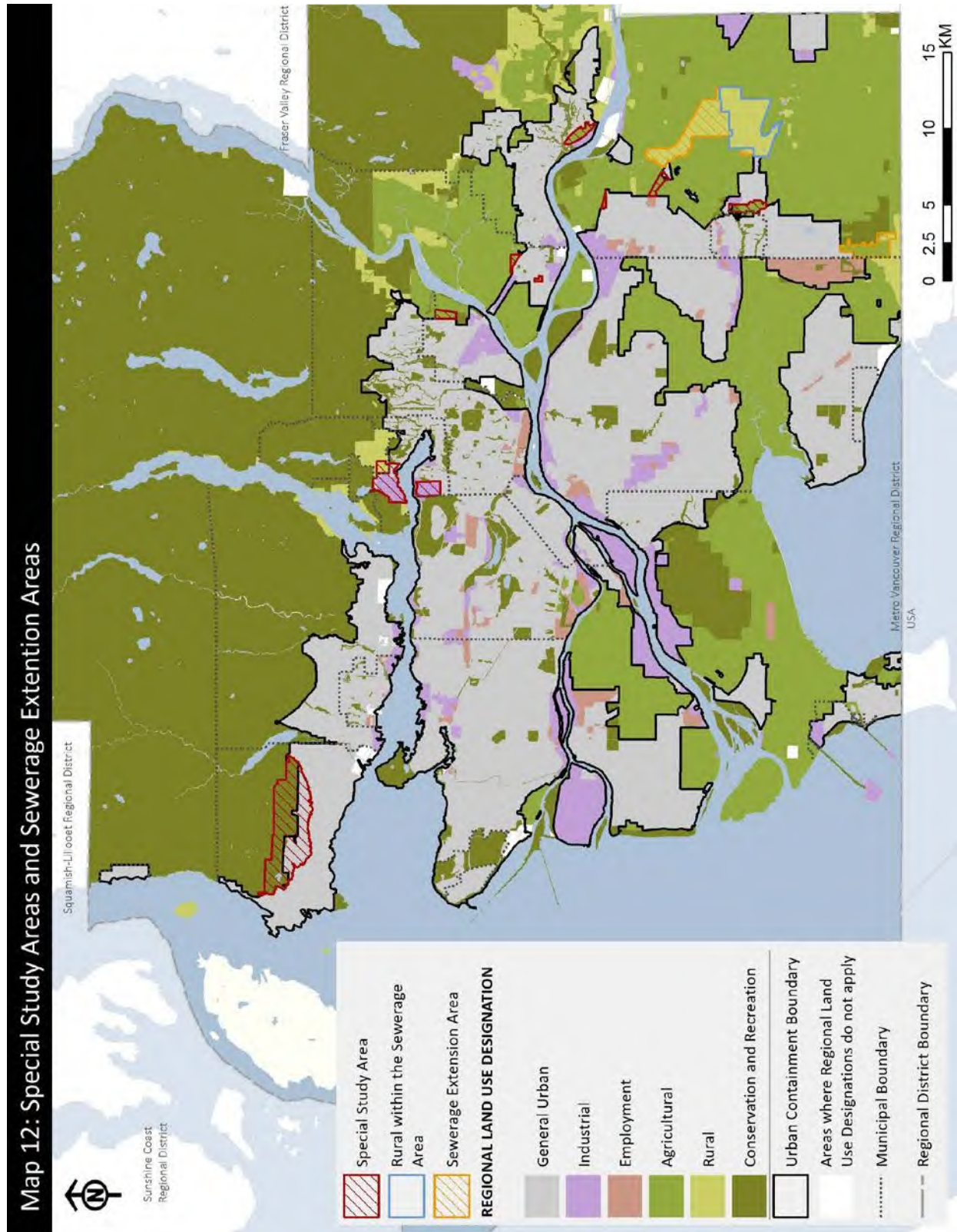
Map 6: Rural Lands

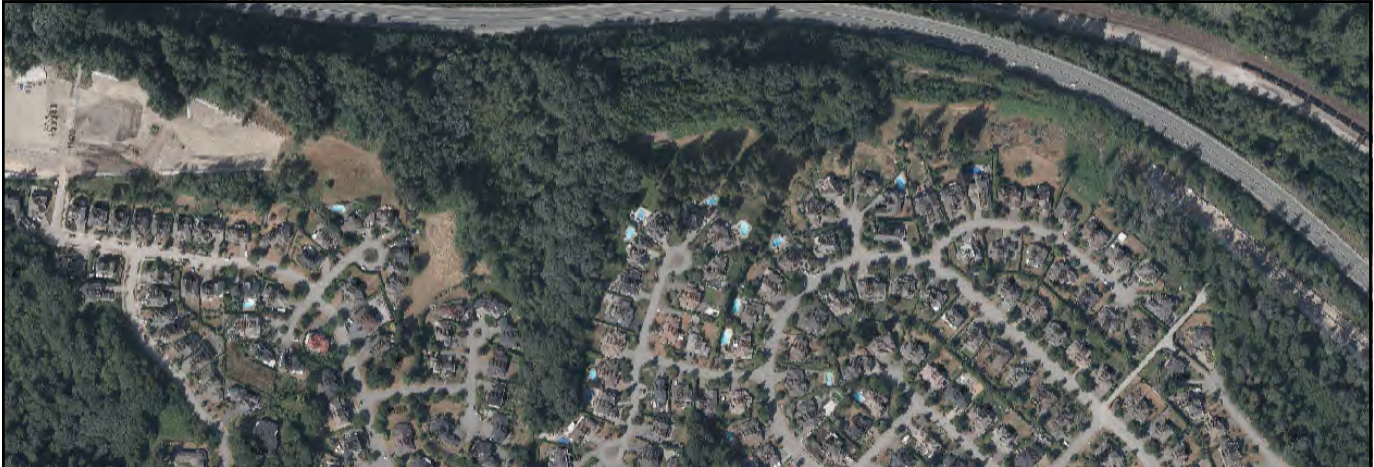


Map 7: Industrial and Employment Lands



Map 12: Special Study Areas and Sewerage Extension Areas





Metro 2050 Amendment Request from City of Surrey

FRASER HEIGHTS

Victor Cheung

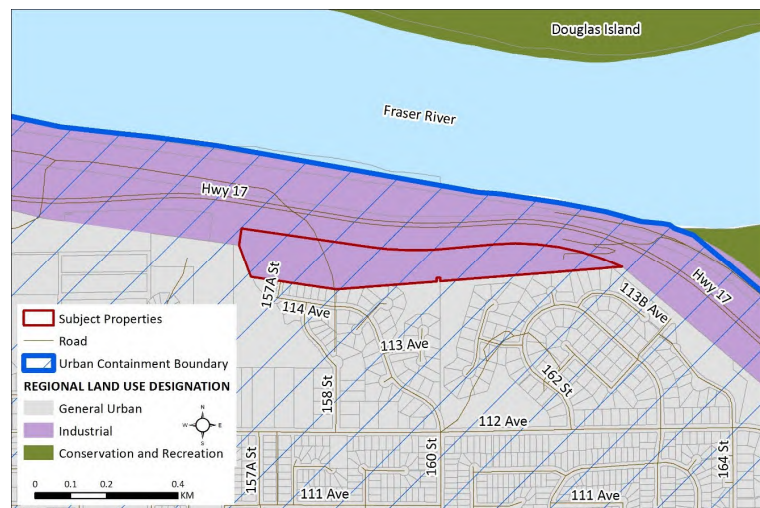
Senior Policy & Planning Analyst, Regional Planning and Housing Services

metrovancover

Regional Planning Committee, June 9, 2023
60033818

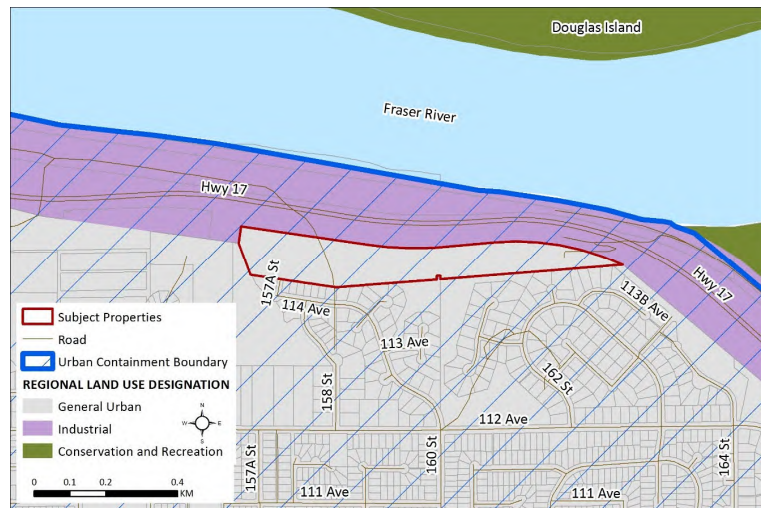
REGIONAL LAND USE DESIGNATIONS

- Designated Industrial in Metro 2050
- Lands to the north are designated Industrial
- Lands south are designated General Urban



PROPOSED AMENDMENT

- To amend the regional land use designation from Industrial to General Urban for the subject site
- Type 3 amendment

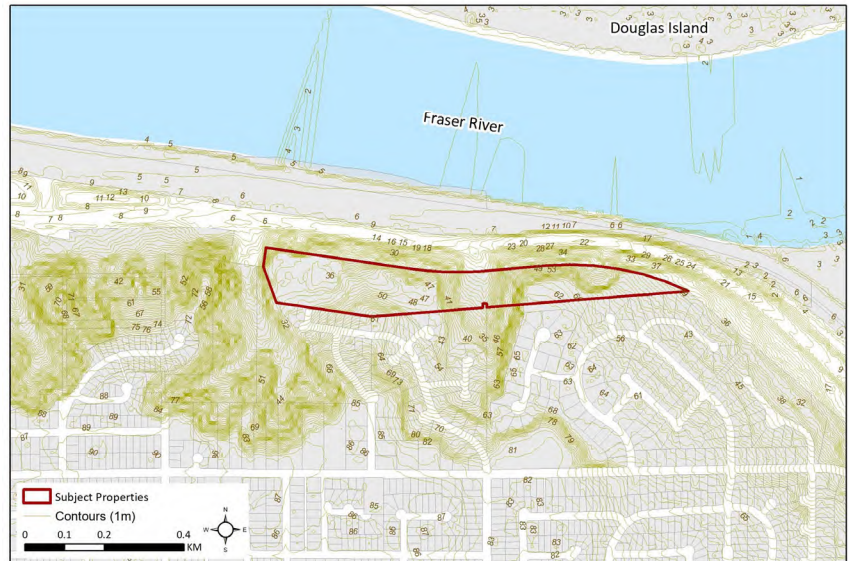


SITE PHOTOS



SUBJECT SITE AND CONTOUR MAP

- Subject Site is isolated with steep slopes to the north



metrovancover

5

ORTHO PHOTO OF SURROUNDING AREA

- The proposal is consistent with the adjacent lands to the immediate south



metrovancover

6

METRO 2050 CONSISTENCY ANALYSIS

The proposed amendment:

- located within the Urban Containment Boundary
- utilizes lands that are unsuitable for industrial uses due to the location, access, and topography of this subject site
- is consistent with the adjacent residential land use
- dedicates 54.6% of the site for riparian, biodiversity and open space protection purposes
- allows for 38 single family lots on the subject site
- is not transit-oriented, but it is unlikely to alter movement patterns in the area

RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to General Urban for the lands located at 11420 – 157A Street ;
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1366, 2023"; and
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.

NEXT STEPS

Should the amendment application proceed:

- Provided the bylaw receives readings by the MVRD Board, the amendment application will be referred to affected local governments for comment (45 day comment period)
- Receive comments from the referral process, convey comments to the Board and Board will consider final reading and adoption of the amendment bylaw.



COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Metro Vancouver Regional District

Board Meeting Date – Friday, June 30, 2023

This information item, listing recent information received by committee, is provided for the MVRD Board's information. Please access a complete PDF package [here](#).

Mayors Committee – June 7, 2023*Delegations:*

- 3.1 Erin Seeley, Chief Executive Officer, YWCA
Subject: Equity Kickstart Guide for Cities
Executive Summary provided

Climate Action Committee – June 8, 2023*Delegation Summaries:*

No delegations presented

Information Items:

- 5.2 2023 Update on Regional District Sustainability Innovation Fund Projects

Indigenous Relations Committee – June 8, 2023*Delegation Summaries:*

No delegations presented

Information Items:

- 5.1 First Nations' Lands
- 5.2 2023 Regional Gathering Update
- 5.3 Quarterly Update Report on Reconciliation Activities
- 5.4 Updates on Archaeology and the *BC Heritage Conservation Act*

Regional Planning Committee – June 9, 2023*Delegation Summaries:*

- 3.1 Christopher Lumsden, Planner, and Ron Gill, Area Planning – North City of Surrey
Subject: Metro 2050 Type 3 Proposed Amendment – City of Surrey (Fraser Heights)
Executive Summary provided

Information Items:

- 5.2 Metro Vancouver Agriculture Portfolio Update

Regional Culture Committee – June 21, 2023

Delegation Summaries:

No delegations presented

Information Items:

5.1 Metro Vancouver 2023 Regional Cultural Grants: Adjudication Process

60421335