

To: Zero Waste Committee

From: Adriana Velázquez, Senior Project Engineer, Solid Waste Services
Sahar Ahmadvand, Assistant Project Engineer, Solid Waste Services

Date: December 16, 2024 Meeting Date: January 9, 2025

Subject: **Multi-Family Residential Waste Reduction and Recycling**

RECOMMENDATION

That the Zero Waste Committee receive for information the report dated December 16, 2024, titled “Multi-Family Residential Waste Reduction and Recycling”.

EXECUTIVE SUMMARY

Metro Vancouver collaborates with member jurisdictions on programs and initiatives to encourage waste reduction and recycling in multi-family buildings. The 2023 multi-family waste composition study results show a reduction in per capita disposal for most material categories and demonstrate that compostable organics remain the largest component of multi-family waste and a key opportunity for waste reduction in this sector. Metro Vancouver is seeking new ideas to further reduce waste in the multi-family sector as a key part of the solid waste management plan update.

PURPOSE

The purpose of this report is to update the Zero Waste Committee on Metro Vancouver and member jurisdictions’ initiatives to encourage waste reduction and recycling in multi-family buildings.

BACKGROUND

At its January 11, 2024, meeting the Zero Waste Committee requested information on actions Metro Vancouver is taking to advance waste reduction and recycling in the multi-family sector, including working directly with strata and property management companies and their associations.

MULTI-FAMILY WASTE REDUCTION AND RECYCLING INITIATIVES IN METRO VANCOUVER

Metro Vancouver and member jurisdictions are actively working on programs and policies to encourage waste reduction and recycling in the multi-family sector. In addition, multi-family has been identified as a key focus area for the solid waste management plan update.

Metro Vancouver Programs and Policies to Encourage Waste Reduction and Recycling

Metro Vancouver provides multi-family waste reduction resources on the “Food Scraps Aren’t Garbage” website, including a guide to estimate the recycling and garbage bins required in a multi-unit building, recycling room signage and posters, and “Food Scraps Aren’t Garbage” campaign collateral. The campaign material includes “Green Bin Party”, a multi-family focused video encouraging all residents in apartments to “join the party” and recycle their food scraps.

A key challenge for residents is knowing where to take items for recycling. Metro Vancouver Recycles, a web-based application with a database of reuse and recycling facilities, helps residents recycle and reuse more materials by providing information on the closest facility to take unwanted items for donation or recycling, addressing both the information and convenience barriers.

Metro Vancouver education and policies such as the Organics Disposal Ban help support buildings serviced by private sector waste and recycling haulers, which is common for multi-family buildings. The disposal ban program encourages waste reduction and recycling through surcharges for garbage loads that contain banned materials above prescribed thresholds. Garbage loads are visually inspected to identify banned materials.

Metro Vancouver is working on updating educational resources to support waste reduction and recycling in multi-family residences.

Summary of Member Jurisdiction Programs and Policies to Encourage Waste Reduction and Recycling

Staff completed a desktop review of Metro Vancouver and member jurisdictions programs and interviewed municipal staff to inform next steps to further improve waste reduction and recycling in the multi-family sector. Member jurisdictions in the region have a range of programs and policies for multi-family recycling and organics. Some member jurisdictions have recycling container storage and pickup space requirements for new multi-family developments. Four member jurisdictions provide large item pick-up programs, a collection service for unwanted bulky items, to multi-unit homes.

Approaches to waste reduction and recycling education for the multi-family sector range from providing links to Metro Vancouver resources on the member's website to offering free community and lobby events. For example, the City of Vancouver deployed a Zero Waste Ambassador program designed to increase multi-family waste reduction and recycling by training volunteers with a focus on garbage and recycling room improvements, resident education and engagement to leverage staff delivered 'Rethink Waste' webinars, and lobby talk events (Reference 1). A summary of responses to the survey of member jurisdiction programs and policies to encourage multi-family waste reduction is included in Attachment 1.

Solid Waste Management Plan Update Engagement

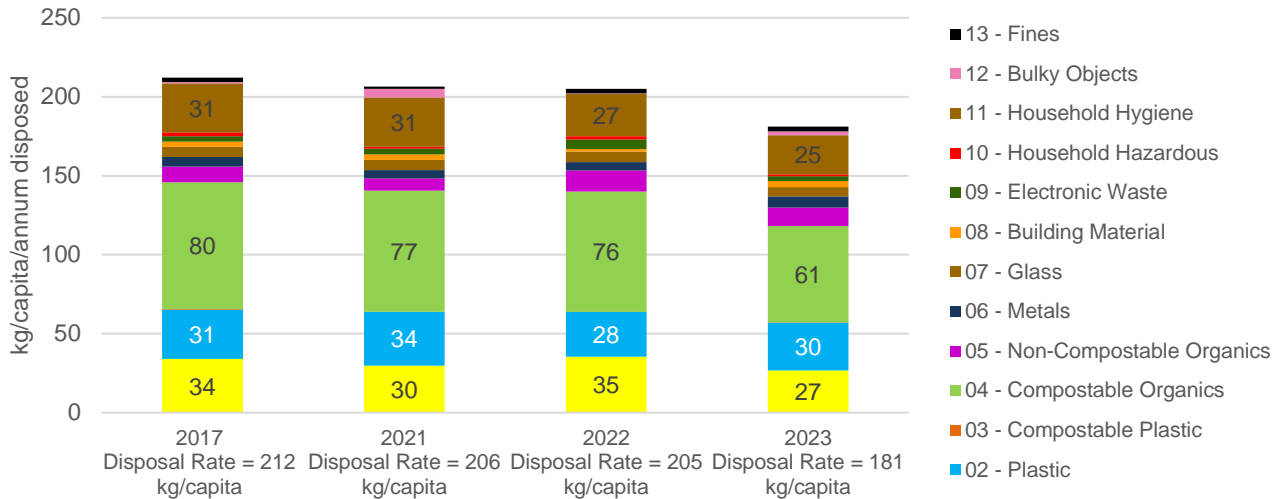
Metro Vancouver is updating its solid waste management plan and looking to hear potential actions and strategies to be included. As part of the update, Metro Vancouver is actively looking for opportunities to obtain feedback from those interested in or representing the multi-family sector by, attending existing events, conferences, and association meetings (e.g. Condominium Home Owners Association of BC (CHOA), Landlords BC).

Multi-Family Waste Composition Study

The 2023 Multi-Family Residential Waste Composition Study examined waste disposed at 87 multi-family residences throughout the Metro Vancouver region and showed diversion is improving due to efforts by member jurisdictions and Metro Vancouver to support waste reduction in multi-family buildings (Reference 2). Total per capita disposal decreased from 212 kg/capita in 2017 to 181 kg/capita in 2023 (Figure 1). Compostable organics and paper show a steady decrease in per capita

disposal rates. The largest component of multi-family waste is compostable organics, followed by plastic, paper, and household hygiene products such as diapers and pet waste.

Figure 1: Multi-Family Waste Composition



ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. Programs and initiatives to support programs and policies to encourage waste reduction and recycling are carried out within existing regional budgets.

CONCLUSION

Metro Vancouver and member jurisdictions continue to work on programs and policies to encourage recycling and waste reduction in the multi-family sector. The multi-family sector is a key focus area of the solid waste management plan update to advance towards the region’s waste reduction goals.

ATTACHMENTS

1. Municipal Programs and Policies to Encourage Multi-Family Residential Waste Reduction and Recycling
2. Multi-Family Residential Waste Reduction and Recycling

REFERENCES

1. [Zero Waste Ambassador Program | City of Vancouver](#)
2. [2023 Multi-Family Waste Composition Study](#)

Municipal Programs and Policies to Encourage Multi-Family Residential Waste Reduction and Recycling

The information included in this summary table is based on data provided by member jurisdictions who responded to the municipal survey shared with Regional Engineers Advisory Committee Solid Waste Sub-Committee and Regional Waste Reduction Coordinators Committee members.

Municipality	Summary of Education/Outreach Programs ¹ and Policies ²
Burnaby	<ul style="list-style-type: none"> - Community events and outreach tent - Admin team dedicated to answering inquiries - Contamination letters along with educational brochures - Free presentations to and meetings with groups and strata upon request - Free tours of Burnaby Eco Center - Recycling and Green Bin guide in different languages - Annual education material sent to buildings - Inside-bin stickers and above-bin laminated material - Multi-family buildings are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage o Provide education to tenants and post signage
Coquitlam	<ul style="list-style-type: none"> - Metro Vancouver resources for multi-family - ReCollect app and Waste Wizard - Online information on recycling depot and donation recommendations - Social media posts on waste reduction and recycling - Staff provide education during public events - Presentations to groups upon request - Free food waste drop-off to all Coquitlam residents at the Town Centre Recycling Depot and United Boulevard Recycling and Waste Centre - City Wide Garage Sale and Swap Events - Coquitlam's Zoning Bylaw sets out minimum space requirements for garbage and recycling rooms/enclosures
Delta	<ul style="list-style-type: none"> - Shared Recycling Toolkit - Shared Recycling Guide - Recycle Coach App - Social media (e.g., Recycle It Right YouTube video) - Waste Room Signage - Public Outreach at events - Buildings serviced by the City are required to pay a recycling fee - Recycling storage space requirements (Delta Zoning Bylaw) enforced through planning stages of new multi-family developments
Township of Langley	<ul style="list-style-type: none"> - Recycling Ambassador Program - What Goes Where Tool (centralized collection) - Sorting guide in different languages - Free presentations, information sessions, letter to residents, and site visits upon request - Waste room signage - Household hazardous waste event - Free beverage containers lockable cart and reusable tote bags - Storage and pickup space requirements included in design guidelines for new multi-family developments

Municipality	Summary of Education/Outreach Programs ¹ and Policies ²
Maple Ridge	<ul style="list-style-type: none"> - Ongoing education (e.g., free presentations, workshops and notices on board) provided by Ridge Meadows Recycling to strata or management - Summer students site visit - Apartment Sort Poster - Free tote bags provided to each unit - Recycling Pickup Map - Customizable pickup frequency - Multi-family buildings are required to: <ul style="list-style-type: none"> o Separate recycling from garbage o Implement District’s Recycling Program
New Westminster	<ul style="list-style-type: none"> - Lobby events for new programs and new buildings through contracted hauler - Waste room posters - Contamination Reduction Campaign - Oops tags - Multi-family audits planned for 2025/2026 - How to Line Your Kitchen Catcher - Multi-family buildings are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage o Use City’s (agent) recycling and organics collection system
North Vancouver City	<ul style="list-style-type: none"> - Lobby events and zero waste building champions (Program on hold now as staffing resources are limited) - Multi-family Buildings Recycling Guide - Multi-family What Goes Where Poster and Flyer - Metro Vancouver’s Food Scraps Recycling How-To Guide for Apartments and Condos - Multi-family waste room signage - List of private organics haulers - Municipal Collection for organics limited to buildings with nine units or less - Location and placement of recycling bins and types of recyclables - Satisfactory location, number, signage, cleanliness, and collection frequency of green bins - Multi-family buildings may utilise private organics collection or City’s service, which is limited to buildings with nine units or less
North Vancouver District	<ul style="list-style-type: none"> - On-the-ground education upon request - Organics diversion education at events and public spaces a focus for 2024/2025 public education - Education materials via print-out and by email - Metro Vancouver waste room signage - Municipal collection for recycling limited to separated cardboard and organics - Multi-family buildings are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage o Utilize private collection or District’s service - Location and placement of recycling and organics bins defined through design guidelines

¹ Program – Any initiative which supports multi-family waste reduction.

² Policy – Typically a bylaw or written requirement for multi-family building properties, which aims to reduce multi-family waste.

Municipality	Summary of Education/Outreach Programs ¹ and Policies ²
Pitt Meadows	<ul style="list-style-type: none"> - Paper brochures for garbage, organics and recycling via mail - Posting information on City website (e.g., collection schedules and location of Return-it) - Recycling Guide - Multi-family residents are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage and avoid contamination
Port Coquitlam	<ul style="list-style-type: none"> - Ambassador Program - PoCo Sort & Report app - Sort it Right Guide - Zone map and collection schedule - Recollect app - Sorting guide posters in waste rooms - Multi-family buildings are required to separate recycling and organics from garbage and may opt for City's service or private collection
Port Moody	<ul style="list-style-type: none"> - Lobby events as requested by City and in case of high recycling contamination - Waste collection calendar - Solid Waste app - Handouts, flyers, and mail outs - Correction cards - Multi-family buildings serviced by the City are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage - Enforced through planning stages of new multi-family developments
Richmond	<ul style="list-style-type: none"> - Recycling Champion Program - Customer service information line 276-4010 - Staff outreach through lobby events, information sessions, in-person/virtual workshops and depot tours - Back to Recycling School Campaign for Glass and Hazardous Materials - Rethink Waste Campaign - Ads in elevators, transit shelters, skytrain stations, City facility screens, YouTube videos, and material in other languages - Collection calendar and utility inserts - Recycling guides, brochures, posters, cart decals and contamination notice/letters - Richmond Recycling App - Repair and reuse events - Shred a Thon events - Youth education through Green Ambassadors Program - Multi-family buildings are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage o Utilize City services <ul style="list-style-type: none"> ▪ Possible exemption for organics upon approval of alternate plan - Storage and placement of bins defined through design guidelines

¹ Program – Any initiative which supports multi-family waste reduction.

² Policy – Typically a bylaw or written requirement for multi-family building properties, which aims to reduce multi-family waste.

Municipality	Summary of Education/Outreach Programs ¹ and Policies ²
Surrey	<ul style="list-style-type: none"> - Rethink Waste Guide - Waste Wizard and Rethink Waste Game - Collection schedule by property type - What Goes in Organics Poster - Translatable website and council-approved multilingual communications strategy - What Goes in Recycling Poster - Multi-family buildings are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage o Utilize private collection or City's service
Vancouver	<ul style="list-style-type: none"> - Zero Waste Ambassadors Program - Monthly Recycling and Reuse Drop-off Events - Monthly Repair Cafes - Free Swap Events and Toolkit - Staff outreach at public events - Staff presentation and lobby talks offered - Social Media Campaigns throughout the year aimed at promoting diversion programs - Zero waste education program for K-12 students - City green bin program education – program brochures, acceptable/unacceptable posters, and welcome package including bin lid stickers and welcome posters - Collection calendar - City webpage with information such as list of private haulers and consideration when selecting one - Multi-family buildings are required to: <ul style="list-style-type: none"> o Have both an organic waste and a recyclable materials diversion plan - Design guidelines for multi-family developments - Rezoning Policy for Sustainable Large Developments – requirements to go above and beyond having the standard waste and recycling room - City crews provide collection to a small number of multi-family buildings with the rest serviced by private collection - Recollect App and Waste Wizard
West Vancouver	<ul style="list-style-type: none"> - Metro Vancouver waste room signage - How-to-guide for organics diversion - Metro Vancouver resources for multi-family - Letter to building managers where organics or recycling collection is not provided - Multi-family buildings are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage o Have a diversion plan - Design guidelines for new multi-family developments
White Rock	<ul style="list-style-type: none"> - Web links to recycling information, resources, and drop-off locations - Municipal collection limited to buildings with up to 15 units - Multi-family buildings are required to: <ul style="list-style-type: none"> o Separate recycling and organics from garbage o Have a diversion plan

¹ Program – Any initiative which supports multi-family waste reduction.

² Policy – Typically a bylaw or written requirement for multi-family building properties, which aims to reduce multi-family waste.



Food Scraps Aren't Garbage Campaign

Multi-Family Residential Waste Reduction and Recycling

Adriana Velázquez P.Eng M.Eng

Senior Project Engineer

Zero Waste Committee Meeting, January 9, 2025

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BACKGROUND

Request of Staff – ZWC January 2024

“Request of staff at the Jan 11, 2024 ZWC meeting to bring back more information on actions Metro Vancouver is taking to help advance waste reduction in the multi-family sector, including working directly with strata/property management companies and their associations”

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PURPOSE OF MULTI-FAMILY WASTE REDUCTION REVIEW

Gather information on programs and policies from member jurisdictions to:

- promote information exchange among member municipalities
- identify opportunities to improve overall performance of the multi-family sector

METRO VANCOUVER RESOURCES

- Recycling room signage
- Food Scraps Aren't Garbage campaign
- [Metro Vancouver Recycles](#)
- Organics Disposal Ban



SOLID WASTE MANAGEMENT PLAN UPDATE

Engagement

- Multi-family identified as a key sector to advance waste reduction and recycling



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MEMBER JURISDICTIONS

Programs, policies and bylaws

- Community and lobby events
- Education to reduce contamination (apps, guides)
- Recycling container access and storage requirements
- Recycling room signage

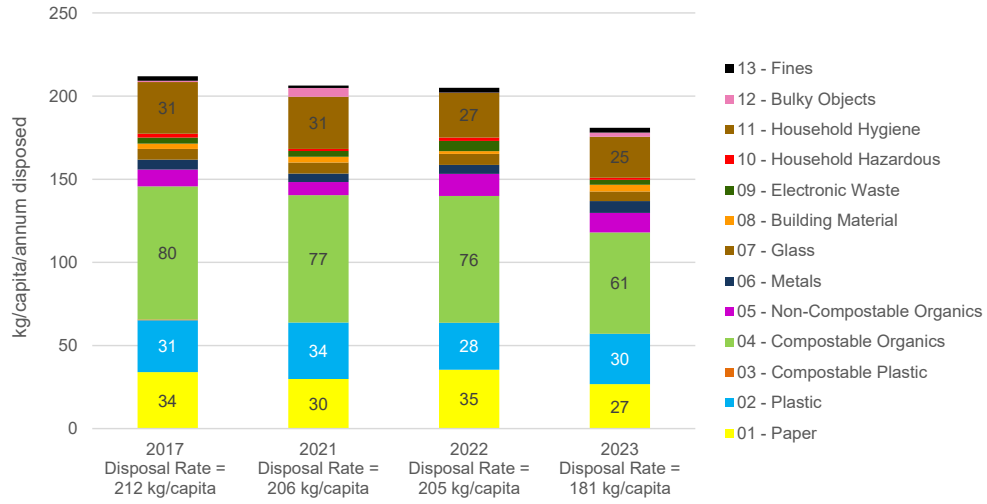


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MULTI-FAMILY DISPOSED WASTE COMPOSITION



Metro Vancouver Skyline

Thank you!

To: Zero Waste Committee

From: Alec Wu, Assistant Project Engineer, Solid Waste Service

Date: December 16, 2024 Meeting Date: January 9, 2025

Subject: **Regional Reuse, Repair, and Food Recovery Programs**

RECOMMENDATION

That the Zero Waste Committee receive for information the report dated December 16, 2024, titled “Regional Reuse, Repair, and Food Recovery Programs”.

EXECUTIVE SUMMARY

Work is underway to continue to scale up reuse and repair through the expansion of a variety of initiatives including increasing reuse collection at recycling and waste centres, supporting more member jurisdiction repair cafés, and growing the regional food recovery network. Metrics from these reuse and repair initiatives show that they are effective in encouraging the public to practice waste reduction. Participants in repair events and the food recovery network note the value of the programs not only in reducing waste, but also increasing access to free repairs and supporting increased demand for donated and low-cost food.

PURPOSE

To update the committee on work completed in 2024 towards increasing reuse and repair programs in the region and plans underway in 2025 to further expand this work.

BACKGROUND

Reuse and repair are a priority for the region through initiatives such as scaling up reuse days at recycling and waste centres, repair events, reuse at offices and events, bike repair in schools, and the regional food recovery network.

SCALING UP REUSE AND REPAIR

Reusing and repairing items locally has lower carbon impacts than producing new goods from virgin materials. Metro Vancouver continues to work collaboratively with local reuse partners, member jurisdictions, and others to increase reuse in the region. Three programs being enhanced are reuse collection at recycling and waste centres, co-funding for repair cafés throughout the region, and support for a regional food recovery network.

Reuse Days Event Pilot at North Shore Recycling and Waste Centre

The overall goal of the reuse day events is to educate recycling and waste centre customers of the community and environmental benefits of prioritizing reuse over recycling and disposal. The long-term goal of these events is to encourage behavior change toward considering reuse of materials before recycling and disposal, through education and easy access to convenient options for reuse drop-off at regional facilities. In 2024, Metro Vancouver piloted an expansion of reuse events at the North Shore Recycling and Waste Centre in collaboration with the not-for-profit organization Urban

Repurpose. Thirty-four events were held from June to November, which is almost three times the 12 events piloted in 2023. Additional improvements in 2024 included weekday events in addition to weekend events, increased advertising, and new promotional materials such as signage and website updates to increase public awareness. In total, Urban Repurpose collected 27,000 kg of material for reuse that was either donated or sold to residents at their local storefront.

In addition to reuse day events, which provide drop-off options for a wider variety of materials, Metro Vancouver recycling and waste centres continue to have established programs for the collection of clothing and books. In recent years, a bike reuse and recycling program was added to the North Shore and United Boulevard recycling and waste centres.

Scaling Reuse

In 2023, Metro Vancouver engaged the Share Reuse Repair Initiative to review options for scaling reuse to all of the recycling and waste centres, and to provide insights into how to further expand existing reuse options. As part of the project, Share Reuse Repair Initiative identified a number of potential community partners that may be a good fit for increasing reuse at recycling and waste centres. Share Reuse Repair Initiative's report titled "Scaling Reuse Study" was publicized in October 2024.

Using the learnings from Share Reuse Repair Initiatives' work, staff engaged some of the potential partners to agree on the optimal method for expanding reuse drop off to the United Boulevard Recycling and Waste Centre. Metro Vancouver contracted with Big Brothers of Greater Vancouver to provide the reuse service, which began on November 25. Screening and collection of reusable materials would be done for eight hours per day during every day that the recycling and waste centre is open. The program began with the collection of small household goods for reuse, and Metro Vancouver will work with Big Brothers to expand the scope of collected items.

The Share Reuse Repair Initiative also authored a report for Metro Vancouver titled "Reuse and Recycling of Bulky Household Items." Research was conducted on existing reuse and recycling practices of bulky items collected through illegal dumping cleanup programs. A workshop was also held for member jurisdictions involving a presentation about best practices outside of the region, and group discussions which captured ideas to enhance the reuse and recycling of bulky items in the region.

Ocean Ambassadors Canada Reuse at Offices and Events

Metro Vancouver is in the final year of a two-year engagement with the not-for-profit organization, Ocean Ambassadors Canada, with a focus on reducing single-use items at offices and public events. In 2024 they delivered 26 in-person or webinar "lunch and learn" presentations to office groups to encourage behavior change by employees. Companies can use Ocean Ambassadors' expertise to connect them with a suitable reusable cup and container sharing platform.

Outreach and education was provided by Ocean Ambassadors Canada at 15 different community events across the region. Ocean Ambassadors gauged public interest in reuse and educated the public through games, displays, and handouts. Their focus in 2024 was to work with previously engaged event organizers to implement a reusable food and beverage container service at their

events. Thousands of people attended the 2024 Hyack Festival, which was a successful event using reusable food service ware. Ocean Ambassadors Canada provided support in planning the initiative and was in attendance to provide education to residents and assist with properly sorting the reusable cups and containers.

Reuse at Metro Vancouver Head Office Cafeteria

A new program planned for 2025 is a reusable cup and container sharing platform pilot at the Metro Tower III head office cafeteria, through the local reusable food service ware company ShareWares. The procurement phase has ended, and Metro Vancouver is now working to obtain authorization from Fraser Health Authority. ShareWares is experienced with the steps required to implement these types of programs, and this pilot is an opportunity to help other food service providers learn how to switch to reusable alternatives.

Repair Café Funding

Repair cafés are events where residents bring items such as broken electronics and clothes in need of repair, to receive free repair services from community volunteers. Several member jurisdictions host these events to support their waste reduction goals. To encourage more events, Metro Vancouver offers a contribution agreement to co-fund member jurisdiction repair cafés. Member jurisdictions can receive up to 50 percent reimbursement for repair events they host. In 2024, four member jurisdictions signed on to contribution agreements, and 26 co-funded repair café events were held, serving over 1,600 residents and successfully repairing over 1,100 items. Resident feedback has been positive, and while not all items can be repaired, residents appreciate the effort and insights from the repair volunteers. Successful repairs help residents save money by not buying replacement items and reduce their environmental impact. To further increase the number of events across the region, Metro Vancouver is connecting repair café organizers who have capacity to expand with municipal contacts interested in hosting such events. Metro Vancouver is also exploring the option to directly contract with repair event services providers as another option to increase the number of repair events in the region.

Insights from the repair café initiatives were included in a letter from the chairs of the Metro Vancouver Zero Waste Committee and the National Zero Waste Council responding to Innovation, Science and Economic Development Canada's Right to Repair Consultation. The letter advocated for a coordinated approach to right-to-repair, improvements in access to and affordability of repair, and design changes for the targeted consumer electronics and appliances, to improve repairability, interoperability and durability.

Pilot Bike Repair Education in Schools (Our Community Bikes)

Metro Vancouver contracted with Our Community Bikes to provide repair sessions at schools throughout the region for the 2024/2025 school year. Support from Metro Vancouver will allow them to expand the services provided to schools in the region. Through this program, schools can apply to have Our Community Bike staff attend their school to provide basic repairs to student's bikes. The program is only able to provide services to a set number of schools so the program will be provided on a first come first serve basis. The aim of the program is to provide an opportunity for students to learn about bike maintenance and repair, thereby extending the lifespan of bikes. Our Community Bikes will also provide information about additional Metro Vancouver school

programs that teachers can access to learn more about other waste reduction and recycling programs, as well as Metro Vancouver school programs available for other service areas.

Regional Food Recovery Network

In September 2021, Metro Vancouver entered into a three-year contract with FoodMesh to increase food recovery in the region. The Food Recovery Network project helps Metro Vancouver-based food businesses divert their unsold food from going to waste or compost in a safe, cost-effective and convenient way.

Over the project's three years, about 11,800 tonnes of edible food destined for the green bin or disposal were diverted to feed people and to farmers to feed animals, avoiding over 30,000 tonnes of CO2e emissions (summarized in Table 1), and creating 69.5 jobs and 951 volunteer positions.

Due to the success of the three-year FoodMesh project, the contract has been extended for an additional two years, to August 2026. The City of Richmond and the Fraser Valley Regional District (FVRD) were some of the first communities to work with FoodMesh to build local food recovery networks in BC. Metro Vancouver continue supporting food recovery efforts in the region by working with FoodMesh and expanding the regional food recovery network.

Table 1 – Summary of the Regional Food Recovery Network Benefits

	Year 1 (Sept 2021-Aug 2022)	Year 2 (Sept 2022-Aug 2023)	Year 3 (Sept 2023-Aug 2024)	Total
Food for people (kg)	3,500,000	3,700,000	3,700,000	10,900,000
Equivalent Meals	6,400,000	6,700,000	6,800,000	19,900,000
Food for animals (kg)	300,000	300,000	320,000	920,000
GHG Savings (kg CO2e)	9,800,000	10,200,000	10,300,000	30,300,000

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Reuse, repair and food recovery programs are included in the 2024 and 2025 budget.

CONCLUSION

Scaling up reuse, repair, and food recovery activities is a key focus for Metro Vancouver to achieve waste reduction goals. Metro Vancouver works collaboratively with member jurisdictions, community reuse partners, and other stakeholders to expand reuse and repair in the region. Reuse at recycling and waste centres, repair cafes, bike repair in schools, and food recovery are a few examples of the many initiatives underway.

ATTACHMENTS

1. Presentation re: 2024 Regional Reuse, Repair, and Food Recovery Programs



Reuse Day at North Shore Recycling and Waste Centre

Regional Reuse, Repair, and Food Recovery Programs

Alec Wu, EIT

Assistant Project Engineer - Zero Waste Implementation

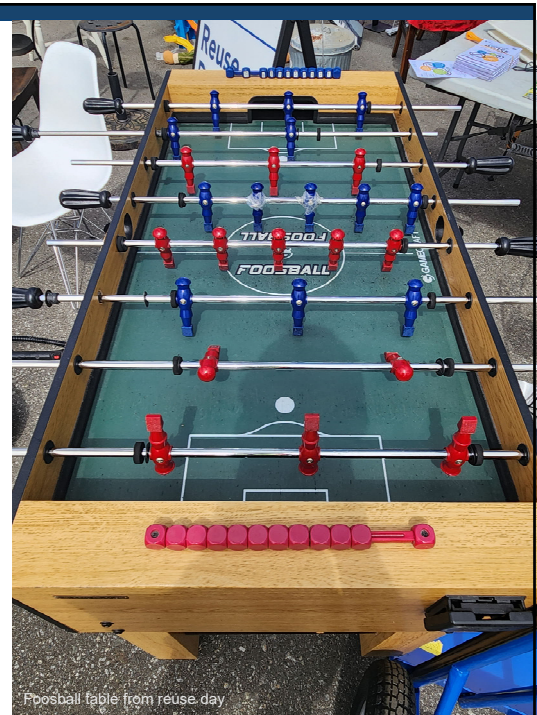
Zero Waste Committee, January 9, 2025



PRESENTATION OUTLINE

Reuse, Repair, and Recovery Initiatives

1. Reuse Days at North Shore Recycling and Waste Centre
2. Regional Expansion of Reuse Days
3. Single-use Item Reduction at Offices and Events
4. Repair Event Funding
5. Food Recovery Network





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REUSE DAYS RESULTS

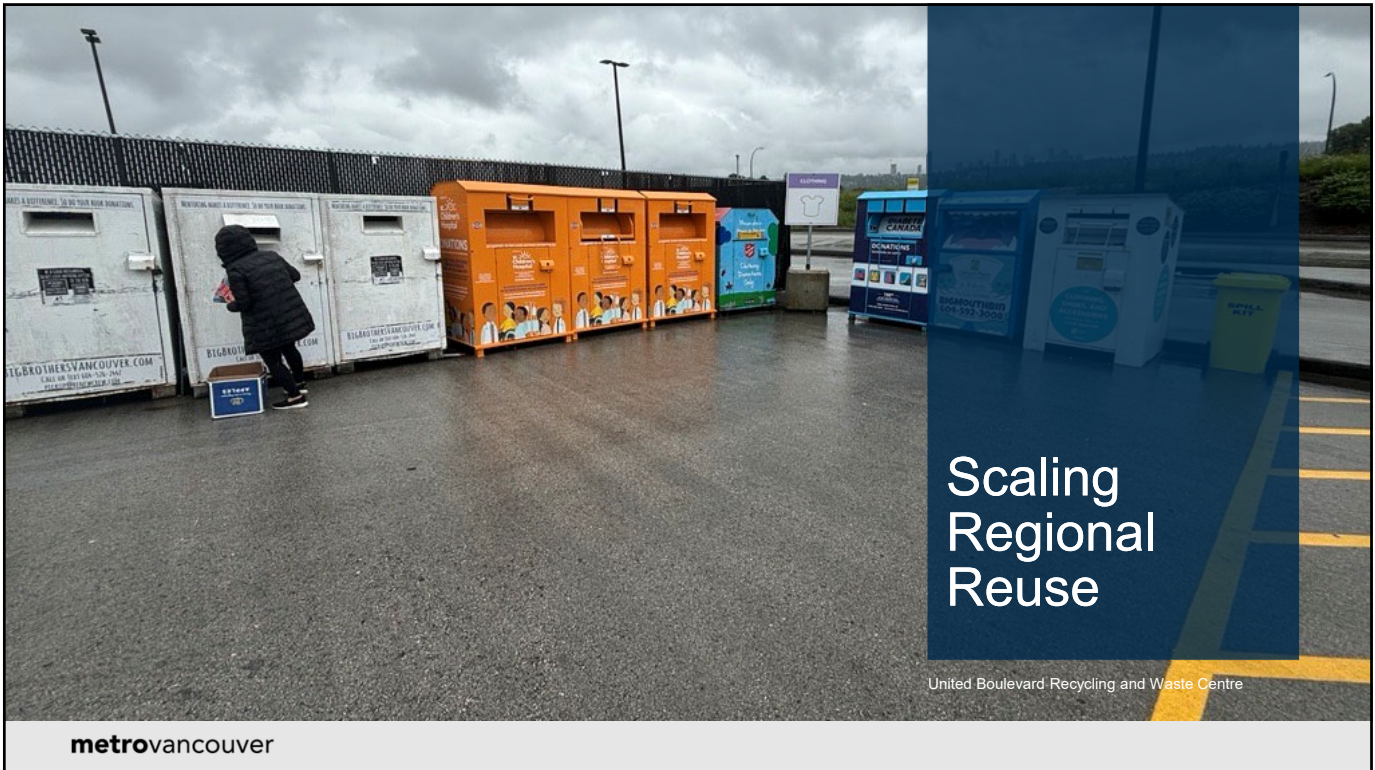
Urban Repurpose Pilot

- Convenient drop-off for reusable items
- Several optimizations made to the program
- 34 events in 2024 compared to 12 in 2023
- Over 27,000 kg reused

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Reuse signage at the United Boulevard Recycling and Waste Centre

UNITED BOULEVARD

12-month Pilot Began Nov 25

- Contractor with expertise in screening reusable items
- Area to collect and temporarily store materials
- Everyday on-site service from 9am to 5pm
- Focused on small household goods

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Reusables containers

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REUSE AT OFFICES

- Delivered 26 lunch and learn sessions from January to December 2024.

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COMMUNITY EVENTS

Educational Booth

- Ocean Ambassadors attended 15 public events in 2024

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Maple Ridge Repair Cafe

Repair Event Funding

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Coquitlam Repair Cafe

2024 REPAIR EVENTS

2024 Results up to December:

- 26 events funded
- 1,600+ residents attended
- 1,100+ items repaired

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Food
Recovery

Breakfast of food rescue champions

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REGIONAL FOOD RECOVERY

FoodMesh Network

- Rescue and redistribute surplus food to highest end-use
- First two years were focused on diversion. Third year on data tracking and waste prevention



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FOOD RECOVERY HIGHLIGHTS

Three-year Results

	Year 1 2021 - 2022	Year 2 2022 - 2023	Year 3 2023 - 2024	Total
Food for people (kg)	3,500,000	3,700,000	3,700,000	10,900,000
Equivalent meals	6,400,000	6,700,000	6,800,000	19,900,000
Food for animals (kg)	300,000	300,000	320,000	920,000
GHG savings (kg CO2e)	9,800,000	10,200,000	10,300,000	30,300,000

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Metro Vancouver skyline

Thank you – alec.wu@metrovancover.org

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To: Liquid Waste Committee

From: Jessica Hayes, Program Manager, Housing Policy and Planning,
Regional Planning and Housing Services

Date: December 20, 2024 Meeting Date: January 15, 2025

Subject: **Consideration of Updating Development Cost Charge Waivers to Include
Inclusionary Housing Units**

RECOMMENDATION

That the Regional Planning Committee / Water Committee / Liquid Waste Committee / Regional Parks Committee receive for information the report dated December 20, 2024, titled “Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units”.

EXECUTIVE SUMMARY

In October 2023, the MVRD Board directed staff to review the Metro Vancouver DCC Waiver Framework with the aim of continuing to support affordable rental housing. Metro Vancouver currently waives regional development cost charges (DCCs) for not-for-profit rental housing for liquid waste and water infrastructure, but does not waive DCCs if the not-for-profit housing units are delivered by a private entity. Inclusionary housing refers to regulations or policies that seek to have developers provide a set amount of below market housing within market-rate residential developments. The current waiver is projected to support between 1,950 and 2,500 affordable units annually over the next 10 years with an annual impact on DCC revenues to Metro Vancouver of between \$38 million and \$49 million.

This report presents the opportunity to expand the DCC Waiver Framework to: include waiving DCCs for inclusionary units, revise definitions to better align with provincial and federal funding programs, and reduce administrative complexity. The impact of expanding the program on DCC revenues is estimated to be \$5.4 million to \$7.0 million per year over the existing DCC waiver.

Any proposed changes to the DCC Framework go through the Finance Committee to the MVRD/GVWD/GVS&DD Boards for consideration. However, as the Liquid Waste, Water, Regional Parks and Regional Planning committees either have a DCC bylaw or interest in incentivizing housing, staff are bringing the proposed changes to these four committees for information and an opportunity to provide feedback. Any feedback received will be provided to the Finance committee at the February 2025 Finance Committee meeting along with alternatives.

PURPOSE

To seek feedback on proposed new directions for Metro Vancouver’s development cost charge (DCC) Waiver Framework, including extending DCC waivers for inclusionary housing units, and additional housekeeping amendments.

BACKGROUND

Metro Vancouver collects DCCs for new residential and non-residential developments in the region to pay for the new liquid waste and water infrastructure required to accommodate growth. Metro Vancouver can waive or reduce DCCs for certain types of development under provincial legislation (*Local Government Act* and *GVS&DD Act*):

- **Not-for-profit rental housing:** This includes supportive living housing;
- **For-profit affordable rental housing:** Local governments can waive or reduce DCCs for these types of developments;
- **Small lots:** Local governments can waive or reduce DCCs for subdivisions of small lots that are designed to have low greenhouse gas emissions; and
- **Low environmental impact:** Local governments can waive or reduce DCCs for developments that are designed to have a low environmental impact.

Since 2010, Metro Vancouver has waived DCCs for not-for-profit rental housing. From 2010-2018, Metro Vancouver also waived DCCs for for-profit rental housing where rental rates were set at 20% below the lesser of CMHC average market rents for the municipality or region. In 2018, when a separate DCC waiver bylaw was introduced, applicability of the DCC waiver was limited to not-for-profit rental housing only. As such, DCCs cannot currently be waived if not-for-profit affordable housing units are delivered by a private entity (inclusionary housing).

At its October 27, 2023 meeting, the MVRD Board gave third reading to bylaws to revise DCC rates and implement a regional parkland acquisition DCC, based on the principle of ensuring new development in the region fund the cost of the infrastructure expansion required to service growth. The DCC rates approved included transitioning, over three years, to a 1% assist factor, such that new growth would pay for 99% of infrastructure required to accommodate growth. As part of implementing revised DCC rates, the Board directed staff to conduct reviews of the DCC program, including a review of the DCC waiver program with the aim of supporting rental housing and incentivizing affordable housing. On March 22, 2024, final adoption was given to the applicable DCC bylaws.

Recognizing that a private developer is likely in receipt of other benefits or incentives (e.g. increased market residential density) in exchange for the provision of the inclusionary units, Metro Vancouver conducted an analysis to assess the costs/benefits associated with expanding eligibility for DCC waivers to private (for-profit) developers building affordable rental housing units to be transferred to a non-profit or public entity upon completion, to ensure that it is possible for the benefit of the DCC waiver to flow through to non-profit partners in the form of realized housing affordability benefits (i.e. lower rents and/or more units). This report provides an overview of proposed amendments to the DCC waiver bylaws stemming from this analysis, including providing DCC waivers for inclusionary housing units, and other amendments to simplify implementation of the waivers.

CONSIDERATION OF DCC AFFORDABLE HOUSING WAIVERS FOR INCLUSIONARY HOUSING UNITS

In recent years, BC local governments have been using tools such as inclusionary housing and density bonusing to require the provision of affordable housing units within private developments,

often as a condition of rezoning. Six of the 19 municipalities that have DCC Bylaws in Metro Vancouver currently waive or reduce DCCs for affordable rental housing, and it is anticipated that, with the introduction of new provincial housing legislation to enable inclusionary zoning powers, there will be an increasing number of projects in which for-profit and not-for-profit entities collaborate in projects with a mix of market and below-market housing. As a result of these changes and in response to MVRD Board direction, Metro Vancouver is exploring possible adjustments to its DCC waiver framework to better enable and incent inclusionary units.

Currently, regional liquid waste and water DCCs are waived for not-for-profit rental housing that is:

- Owned, leased or otherwise held by a not-for-profit society, BC Housing, CMHC, a non-profit municipal housing corporation, or a registered charity at the time of any application for, or issuance of, a waiver of DCCs;
- Operated as rental housing for people who meet eligibility criteria;
- Governed by the terms of an agreement and/or covenant with the Province of British Columbia, BC Housing, CMHC or a municipality regarding the operation of the housing and stipulating how the dwelling units will be managed and occupied; and
- Geared toward households who meet or fall below the applicable Housing Income Limits (HILs) as defined by BC Housing.

In addition, Metro Vancouver's existing framework includes provisions to reduce DCCs by 50% for not-for-profit student housing. The intent of the DCC waivers and reductions has been to support the development of affordable housing by non-profit entities. To that end, the bylaws require that applicants either own or lease the affordable units at the time of the application for or issuance of the DCC waiver (typically at the time of building permit issuance). The intent of the requirement for ownership or possession of the affordable units at the time of the application was to ensure any foregone DCC revenue directly supported non-profit affordable housing, without relying on private agreements to secure housing commitments that the region cannot enforce or effectively monitor.

In October 2023, the MVRD Board directed staff to review the DCC waiver framework with the aim of supporting rental housing and incentivizing affordable housing. Concurrently, Metro Vancouver has received an increasing number of enquiries as to whether privately owned affordable units that will be transferred to a not-for-profit upon completion qualify for a waiver of regional DCCs. Under the currently waiver Bylaw, the not-for-profit must have fee simple ownership or an enacted lease at the time of the application or issuance of the waiver. Additionally, through its engagement with the development industry on DCCs, Metro Vancouver has received feedback requesting that Metro Vancouver revisit the DCC waiver bylaws to better facilitate the delivery of inclusionary units.

LEGAL CONTEXT AND DCC WAIVER BYLAW HISTORY

The *Greater Vancouver Sewerage and Drainage District Act* and *Local Government Act* permit the Greater Vancouver Sewerage and Drainage District (GVS&DD) and the Greater Vancouver Water District (GVWD) to, by bylaw, waive or reduce DCCs for eligible developments and to set the conditions for which such waivers or reductions may be granted. Since 2010, Metro Vancouver's liquid waste DCC bylaw (*GVS&DD Bylaw No. 254, 2010*) has included provisions to waive DCCs for not-for-profit rental housing.

In 2018, the waiver language in *GVS&DD Bylaw No. 254, 2010* was moved into a separate bylaw concerning the waiver of DCCs, following a review of the overall DCC program. On May 25, 2018, the GVS&DD Board adopted *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw, No. 314, 2018* (Reference 1). At this time, the Board, in consultation with its members, decided to limit the DCC waiver to not-for-profit rental housing only. On October 26, 2018, the GVS&DD Board enacted an amending bylaw, *GVS&DD Bylaw, No. 322, 2018*, to establish additional requirements and conditions for a 50 per cent reduction of DCCs for Not-for-Profit Student Housing.

To support housing affordability within the region, and ease of administration for municipalities within Metro Vancouver, TransLink also adopted a bylaw in 2018 to provide a waiver for not-for-profit affordable rental housing and reduction for not-for-profit student housing from DCCs consistent with the waiver and reduction provided by GVS&DD.

On April 28, 2023, the GVWD Board adopted *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw, No. 256, 2022* (Reference 2). The frameworks for liquid waste and water DCC waivers are identical. When the new parkland acquisition DCC is introduced in 2025, it is proposed to also provide DCC waivers to affordable rental housing under the same conditions as the existing bylaws.

SCOPE AND FINDINGS OF THE DCC WAIVER BYLAW REVIEW

Metro Vancouver assessed the costs and benefits associated with expanding eligibility for DCC waivers to private (for-profit) developers building affordable rental housing units to be transferred to a non-profit or public entity upon completion. The review included modelling the ability of mixed-market residential developments to absorb DCC payments for affordable housing units in a market development, and the impact of these DCC payments on the provision of affordable units required through negotiations/agreements with local governments (e.g. secured via an inclusionary zoning bylaw, density bonus, or negotiated at the time of rezoning). The objective of the review was to identify whether the DCC payments impact the viability of the project and the ability of the private developer to produce the agreed upon affordable/inclusionary units at below-market rates. The review also analyzed whether the benefit of a DCC waiver would be likely to be passed down from the private developer to the not-for-profit owner or operator.

The DCC waiver review found that, given the increasing number of developments in the region in which for-profit and not-for-profit entities collaborate to include a mix of market and below-market housing, the waiver framework should be adjusted to enable DCC waivers for this type of development, provided there are mechanisms in place to ensure that the benefit of the waiver flows through to the not-for-profit entity. Such mechanisms could include using contract terms that require the transfer of units at cost or a specified price, with no provision for land cost or developer profit. This recommendation is aligned with the findings of Metro Vancouver's recent Inclusionary Housing Policy Review study (Reference 3), which found that inclusionary housing policies were most viable and worked most effectively where the inclusionary units are sold at below-market rates to a non-profit organization for ongoing ownership, management, and operations. Selling the units at a reduced price to a not-for-profit housing provider facilitates retention of the units in the affordable market, improves long term affordability, and reduces the need for monitoring.

If the DCC waiver eligibility is expanded to inclusionary housing units that are built by a private developer and then turned over at or below cost to a non-profit (or government) upon completion, the number of affordable units receiving a DCC waiver is anticipated to increase between 281 to 361 units per year in the 10-year period between 2025 and 2034. A review found waiving Metro DCCs for inclusionary units could reduce break-even rents for affordable housing projects by 4.0% to 4.4%. Alternatively, waiving Metro Vancouver DCCs for inclusionary housing could increase the supply of new below-market rental units by between 5.3% and 6.7% with the same equity invested by affordable housing developers. There are a number of factors which make it difficult to accurately predict the mix of rent reductions or increased housing supply, because how the savings from the DCC waiver are applied will vary from project to project based on site capacity, the financial resources of the non-profit entity, and other factors. There is also no reliable way to predict whether there will be new projects that would not otherwise have been built because of the change. For the waiver to be effective it must be coupled with inclusionary housing policies that limit the sale price upon transfer of the units to the non-profit partner, to ensure that the cost savings are passed on to the non-profit entity and not the private developer.

The study found that with appropriate oversight, it is possible to ensure that the foregone DCC revenue will translate into affordable housing benefits, in the form of lower rent, more units, or some combination thereof. Though the legislation permits DCCs to be waived for for-profit rental housing units, the current review did not consider development projects that include a mix of market units and below market units all developed and owned by a private for-profit entity (e.g. purpose-built rental housing buildings incorporating below-market rental units). The proposed revised bylaw definitions to enable a waiver of DCCs for inclusionary units is outlined in Table 1 below.

Table 1: Proposed Amendment – Waiver of DCCs for Inclusionary Units Turn-keyed to Not-for-Profit Entities

Bylaw Section	Proposed Change	Rationale
Definition of “Not-for-Profit Affordable Housing”	<p>Modify the definition of “Not-for-Profit Affordable Housing” to include affordable rental units in a mixed-market or mixed-tenure project (e.g. inclusionary housing units) built by a private developer, where there is an obligation to turnkey the affordable rental units to a not-for-profit entity upon completion, provided there is a means to ensure that the benefit of the waiver flows through to the not-for-profit entity.</p> <p>A DCC waiver will only be provided for the units where there is a binding agreement obligating the developer to turnkey the units via sale or long-term lease to not-for-profit entity, where there is an agreement with</p>	<p>Currently, the definition states that the units that will be built must be “owned, leased, or otherwise held” by a Not-for-Profit Society, BC Housing, CMHC, a Non-Profit Municipal Housing Corporation or a Registered Charity at the time of any application for, or issuance of, a waiver of DCCs.</p> <p>Expanding eligibility for the DCC waivers to affordable rental units built by for-profit entities that will be turn-keyed to a not-for-profit at cost, under strict contract terms, is aligned with the original intent of the bylaws to support not-for-profit affordable</p>

	<p>Province, BC Housing, CMHC, or municipality regarding operation of the units, and where the cost of the units transferred to the not-for-profit entity does not include any land cost or developer’s profit (but can include a reasonable project management fee). Verification would be obtained in the form of municipal confirmation that agreements or regulations are in place which restrict the sale price of the units to the not-for-profit entity.</p>	<p>housing, and ensures that foregone DCC revenue are translated into tangible affordable housing benefits for the region.</p>
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PROPOSED ADDITIONAL HOUSEKEEPING AMENDMENTS

In addition to bylaw amendments being considered to enable DCC waivers for inclusionary units, the DCC waiver bylaw review also considered amendments to simplify implementation of the existing framework, as outlined in Table 2.

Table 2: Proposed Additional DCC Waiver Bylaw Housekeeping Amendments

Bylaw Section	Proposed Change	Rationale
Definition of “Not-for-Profit Affordable Housing”	Clarify eligible not-for-profit entities within the existing definition of Not-for-Profit Affordable Rental Housing	Add ‘Member Jurisdiction’, ‘Metro Vancouver Housing Corporation’, ‘British Columbia Housing Management Commission’, ‘Provincial Rental Housing Corporation’, ‘Vancouver Affordable Housing Agency’ to the list of public bodies described in the definition of Not-for-Profit Rental Housing.
Section 3.1	Remove the household income criteria for eligible Not-for-Profit Affordable Rental Housing Developments (i.e. requirement that units be occupied by households with incomes at or below BC Housing’s Housing Income Limits (HILs))	<p>Eliminating the requirement for specific rent rates or income limits as long as there is an agreement in place with the Province, BC Housing, CMHC, or municipality regarding management of units for the purpose of providing affordable housing, will streamline the administration of the DCC Waiver, and eliminate the need for ongoing compliance monitoring of eligible rents.</p> <p>This change would make the DCC waiver automatic for units developed, owned, and operated by a not-for-profit entity, subject to confirmation of units being non-market rental. Confirmation would include evidence of provincial or federal affordable housing funding OR a statutory declaration that units will be below-market rental OR an agreement or covenant with the Province, BC Housing, CMHC, or a municipality. This approach would remove the need to evaluate varying yet overlapping affordability and income criteria for non-profit affordable rental housing, which is already being assessed and secured by other levels of government.</p>
Section 3.1	Remove the thirty percent	Currently, the DCC waiver framework makes an entire project eligible for a DCC waiver if at least 30% of the units meet the

	<p>affordability threshold for an entire not-for-profit affordable rental housing development to receive a DCC waiver</p>	<p>household income requirement (based on BC Housing HILs). Removing this threshold in favour of a simplified system that relies on the affordability and income mix stipulated through senior government funding or municipal policy will simplify administration and monitoring.</p> <p>In addition, nearly all waivers granted to non-profits to date have been for 100% of units in the development (i.e. non-profit affordable housing projects rarely fall short of providing at least 30% of the total units at affordability levels suitable for HILs incomes).</p>
<p>Section 3.2</p>	<p>Replace 50% DCC reduction for Not-for-Profit Student Housing with 100% DCC waiver</p>	<p>In 2018, when amendments were made to the DCC waiver framework to enable a 50% DCC reduction for not-for-profit student housing, it was assumed that most student housing units would not pay DCCs as a result of the statutory exemption for units less than 29 square metres in size. However, the <i>GVS&DD Act</i> and <i>LGA</i> specify that such units must be ‘self-contained’ (with kitchen and bathroom) to be exempt from DCCs. As a result, dormitory-style student housing units are subject to the per square foot DCC rates as they do not meet the current bylaw definition of a self-contained Dwelling Unit. Residences for upper year students that tend to be suite style and can include studio, one bedroom and larger apartments are technically eligible for the 50% reduction, but to date, no such reductions have been granted under the existing bylaws.</p> <p>Consequently, there is very little DCC revenue from student housing projects and it would be administratively simpler to waive DCCs for all student housing units, provided the housing is primarily intended for occupancy by students, is on-campus, and is owned/operated by a post-secondary institution.</p> <p>Introducing a new definition of “student housing unit” that comprises housing units that have shared living quarters (kitchen, living, bath), e.g. double, triple, quad-style rooms, and ensuring that these units are eligible for a DCC waiver will simplify administration given that DCCs are already not payable for most new student housing units as they are typically under 29 m2 in area, and exempt from DCCs as per the <i>GVS&DD Act</i> and <i>LGA</i>. Though student housing units may rent at near-market rates, on-campus housing operated on a cost recovery basis for students takes pressure off the local rental housing market and reduces transportation demand and GHG emissions.</p>

Several illustrative examples comparing the calculation of DCCs under the current waiver bylaw with those owing with the proposed changes are shown in Attachment 1.

REGIONAL PLANNING AND FINANCE ADVISORY COMMITTEES' FEEDBACK

The draft proposed framework was reviewed at the October 11, 2024, Regional Planning Advisory Committee and November 21, 2024 Regional Finance Advisory Committee (RFAC) meetings, with members supportive of the proposed direction and providing the following comments:

- In implementing the waivers, ease of administration and verification processes are important for municipalities;
- Supportive of mechanisms to ensure the benefits of waivers flow to non-profits;
- Supportive of reduced complexity in the proposed definitions; and
- Desire for additional opportunities to engage and provide feedback and coordinate on development cost related matters.

If directed to proceed, staff will consider and incorporate these comments into the bylaw amendments.

NEXT STEPS

Staff have been directed by the Board to conduct periodic reviews of the DCC bylaws including a review of economic impacts and measures to support rental housing and to incentivize affordable housing and report back with recommendations. The proposed updates to the DCC waiver framework outlined in this report for consideration are one aspect of the work underway to further this objective. Feedback received from the Regional Planning Committee, Liquid Waste Committee, Water Committee, and Regional Parks Committee in January 2025 will be forwarded on to the Finance Committee and MVRD Board for direction in February. Should staff be directed to prepare bylaw amendments, these will come forward to the respective Committees and Boards in March 2025. If directed to proceed, staff will consult with stakeholders including member jurisdictions, industry stakeholders and other levels of government prior to bringing forward amendments to the respective DCC waiver bylaws for consideration in March 2025.

ALTERNATIVES

This is an information report. No alternatives are presented. Feedback on the proposed framework will be provided to the Finance Committee in February with alternatives.

FINANCIAL IMPLICATIONS

The Metro Vancouver DCC waiver review is within the Regional Planning and Housing Services work program and was considered as part of the Board-approved budget. \$50,000 was allocated for external consultant support.

Should the proposed changes to the DCC waiver framework be supported, staff will bring forward a subsequent report detailing proposed waiver bylaw amendments. Based on historical waivers, it is projected that between 1,950 and 2,500 affordable units will receive a DCC waiver each year on average between 2024 and 2033 under the current waiver definitions, representing a total

estimated ten-year impact on DCC revenues to Metro Vancouver of \$380 million to \$488 million (or about \$38 million to \$49 million per year on average).

If the DCC waiver eligibility is expanded to projects that are built by a private developer and then turned over at cost to a non-profit (or government) upon completion (i.e. inclusionary housing), the review found the number of affordable units receiving a DCC waiver is anticipated to increase by an average of 281 to 361 units per year between 2024 and 2033. The total estimated ten-year impact on DCC revenues to Metro Vancouver of these additional units receiving the DCC waiver would range between about \$54.3 million and \$69.7 million between 2024 and 2033 (or \$5.4 million to \$7.0 million per year), representing 0.8% to 1.0% of average annual DCC revenue.

The cost associated with the DCC waiver program is required by the Province's best practices guide to be funded through the water sales, liquid waste levy or tax requisition. The average annual cost per household is projected to be \$3 to \$4. Funding to accommodate this expansion is not available in the 2025 Budget and Five-Year Financial Plan, and therefore would need to come from within the current budget and result in updates to future years in the Five-Year Financial Plan.

CONCLUSION

Since 2010, Metro Vancouver has waived DCCs for affordable rental housing, for a time for not-for-profit and for-profit affordable rental housing, and since 2018, only for not-for-profit affordable rental housing. Metro Vancouver has assessed the costs/benefits associated with expanding eligibility for DCC waivers to private (for-profit) developers building affordable rental housing units to be transferred to a non-profit or public entity upon completion (e.g. inclusionary housing). Recognizing that the private developer is likely in receipt of other benefits or incentives (e.g. increased market residential density) in exchange for the provision of the inclusionary units, and to ensure that the benefit of the waiver flows through to non-profit partners in the form of realized housing affordability benefits (i.e. lower rents and/or more units), it is recommended that the waiver framework be adjusted to enable DCC waivers for this type of development, with strict terms in place (e.g., requiring the transfer of units to the non-profit partner at cost with no provision for land cost or profit).

Several additional housekeeping amendments are also outlined in the report, to improve the efficiency and ease of administration. Staff are now seeking feedback from the Regional Planning Committee, Liquid Waste Committee, Water Committee, and Regional Parks Committee regarding possible amendments to the DCC waiver framework, and will forward this input to the Finance Committee and MVRD Board in February 2025 for further direction. Should the proposed changes to the DCC waiver framework be supported, staff will bring forward a subsequent report detailing proposed waiver bylaw amendments.

ATTACHMENTS

1. Example Calculation of DCC Affordable Housing Waivers (Current Framework Compared with Proposed)
2. Development Cost Charge Waiver Update: Consideration of Including inclusionary Housing units


REFERENCES

1. [GVS&DD Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 314, 2018 - Unofficial Consolidation \(metrovancover.org\)](#)
2. [GVWD Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022 - Unofficial Consolidation \(metrovancover.org\)](#)
3. [Inclusionary Housing Policy Review and Regional Model Policy Framework \(metrovancover.org\)](#)

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EXAMPLE CALCULATION OF DCC WAIVERS (CURRENT FRAMEWORK COMPARED WITH PROPOSED)

Scenario Description	Eligibility for DCC Waiver Under Current Bylaw	Eligibility for DCC Waiver Under Proposed Bylaw Changes
Local government-owned land will be leased to a non-profit housing agency and developed into a 100-unit social housing building. The non-profit housing agency will operate the entire building. 30 of the units will rent at BC HILs (Housing Income Limits), and 70 of the units will rent at low end of market rents.	All 100 units will be eligible for a waiver of DCCs.	All 100 units will be eligible for a waiver of DCCs.
For-profit developer plans to develop a 70-unit mixed-use strata, with an additional 30 units of social housing which will be turned over to the City upon completion at no cost as turnkey social housing (separate air space parcel to be owned by the City and operated by a non-profit housing provider).	Not eligible for a waiver of DCCs as the development does not meet the current definition of not-for-profit affordable rental housing.	The 30 social housing units will be eligible for a waiver of DCCs.
For-profit developer plans to develop a 70-unit mixed-use strata, with an additional 30 units of social housing which will be sold to a non-profit housing provider at market value upon completion.	Not eligible for a waiver of DCCs as the development does not meet the current definition of not-for-profit affordable rental housing.	Not eligible for a waiver of DCCs as the development does not meet the definition of not-for-profit affordable rental housing.
For-profit developer plans to develop a 85-unit mixed-use strata, with an additional 15 units of inclusionary housing which will be sold to a non-profit housing provider at below market value upon completion.	Not eligible for a waiver of DCCs as the development does not meet the current definition of not-for-profit affordable rental housing.	The 15 inclusionary housing units will be eligible for a waiver of DCCs.
Post-secondary institution plans to develop on-campus student housing divided into: 60 dormitory-style units smaller than 312 sq.ft. (without a kitchen or bathroom), 40 units of self-contained dwelling units larger than 312 sq.ft. (with their own kitchen and bathroom).	The 60 dormitory-style units under 312 sq.ft. are not exempt from DCCs as they are not 'self-contained'. The 40 self-contained dwelling units larger than 312 sq.ft. would be eligible for a 50% reduction of DCCs.	The 60 dormitory-style units under 312 sq.ft. and the 40 self-contained dwelling units larger than 312 sq.ft. would be eligible for a 100% waiver of DCCs.



Development Cost Charge Waiver Update

CONSIDERATION OF INCLUDING INCLUSIONARY HOUSING UNITS

Jessica Hayes
Program Manager, Housing Policy and Planning

metrovancover

Regional Planning Committee Meeting, January 9, 2025

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DEVELOPMENT COST CHARGE WAIVERS

Enabling Legislation

Provincial legislation specifies that Metro Vancouver can waive or reduce DCCs for:

- Not-for-profit rental housing
- For-profit affordable rental housing
- Small lots
- Low environmental impact projects

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EXPLORING DCC WAIVERS FOR INCLUSIONARY HOUSING UNITS



Affordable housing projects with for-profit/not-for-profit partnerships on the rise

- Local governments increasingly using inclusionary housing & density bonusing as a tool
- New provincial legislation enabling inclusionary zoning

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Impacts of extending DCC waiver bylaw eligibility to inclusionary housing units:

281 to 361 more

affordable units per year receiving waiver

Reduce break-even rents

for affordable housing projects by 4.0% to 4.4%

Increase the supply

of new below-market rental units by 5.3% to 6.7%

4

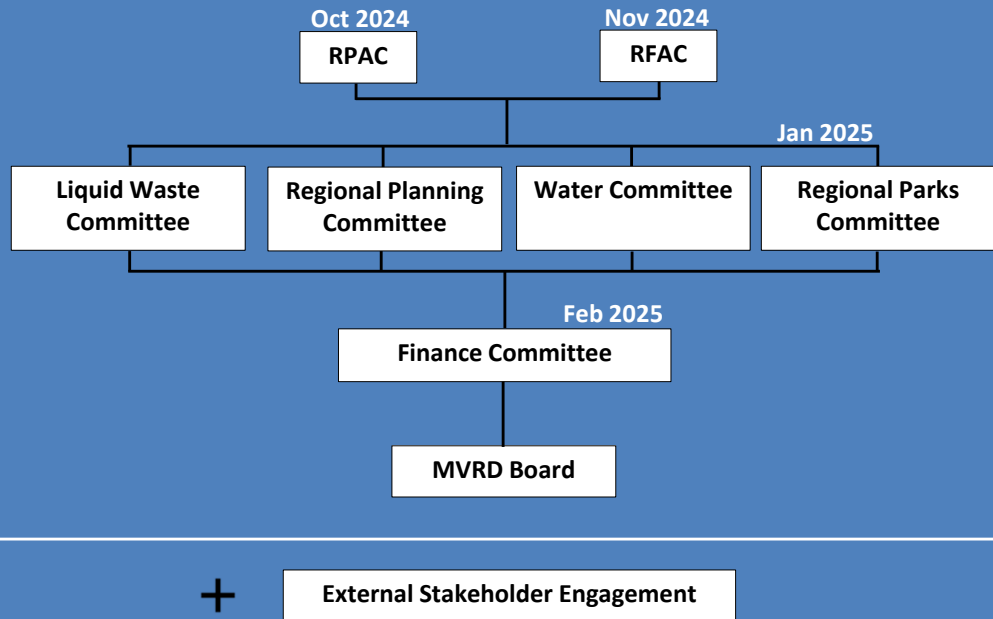
PROPOSED HOUSEKEEPING AMENDMENTS

Bylaw Section	Proposed change
Definition of “Not-for-Profit Affordable Housing”	Expand waiver to include inclusionary housing units
Definition of “Not- for-Profit Affordable Housing	Clarify eligible not-for-profit entities
Section 3.1	Remove household income criteria
Section 3.1	Remove 30% threshold for an entire project to receive waiver
Section 3.2	Increase waiver for student housing from 50% to 100%

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NEXT STEPS

Seeking Feedback on Proposed changes to DCC Waiver Framework



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Thank You

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