GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)

BOARD OF DIRECTORS

BOARD MEETING
Friday, November 28, 2025
9:00 am
28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

A G E N D A

A. ADOPTION OF THE AGENDA

1. November 28, 2025 Meeting Agenda
That the GVS&DD Board adopt the agenda for its meeting scheduled for November 28, 2025 as circulated.

B. ADOPTION OF THE MINUTES

1. October 22, 2025 Special Joint Meeting Minutes *pg. 6*
That the GVS&DD Board adopt the minutes of the special joint meeting of the MVRD, MVHC, GVWD, and GVS&DD Boards held October 22, 2025 as circulated.

2. October 31, 2025 Meeting Minutes *pg. 10*
That the GVS&DD Board adopt the minutes of its meeting held October 31, 2025 as circulated.

C. DELEGATIONS

D. INVITED PRESENTATIONS

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

1. ZERO WASTE COMMITTEE REPORTS

1.1 Solid Waste Management Plan - Options Analysis Update

pg. 16

Executive Summary

The regional solid waste management plan is being updated to further reduce waste, reduce greenhouse gas emissions, and advance a circular economy. The options analysis phase assesses ideas from previous research and engagement to determine what will be included in the draft plan to be considered by the Zero Waste Committee and Board in advance of submission to the Minister of Environment. For transparency, all ideas – including those considered unadvisable by staff – have been published.

Engagement with advisory committees showed general support for actions related to waste reduction and recycling. Some advisory committee members advocated for closing the Waste-to-Energy Facility and others advocated for privatizing the regional solid waste system. Closing the Waste-to-Energy Facility and privatizing the regional solid waste system are considered unadvisable by staff. Metro Vancouver's publicly owned solid waste system, including the Waste-to-Energy Facility, is operated with public oversight and contractor expertise and efficiency. The system is cost-effective, environmentally responsible, and delivers North American leading waste reduction performance.

Recommendation

That the GVS&DD Board receive for information the report dated October 28, 2025, titled "Solid Waste Management Plan - Options Analysis Update".

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1. FINANCE COMMITTEE REPORTS

1.1 GVS&DD Borrowing Bylaw No. 389, 2025 *pg. 28*

Executive Summary
The Greater Vancouver Sewerage and Drainage District's ("GVS&DD") five-year financial plan (2026 to 2030) estimates long-term borrowing requirements of up to $5 billion to fund its significant capital program. The existing *Borrowing Bylaw No. 321, 2018*, adopted in 2018 for $2.1 billion, has a remaining borrowing capacity of $758.0 million, which is insufficient to meet the requirements of GVS&DD's five-year capital plan. Therefore, Board approval of GVS&DD Bylaw No. 389, 2025, authorizing a borrowing capacity for GVS&DD of up to $5 billion, will provide MVRD with the authority to borrow, when necessary, on behalf of GVS&DD from the Municipal Finance Authority (MFA). GVS&DD does not borrow in advance of spending but borrows only when capital expenditures accumulate to such a level that long-term funding is beneficial relative to funding through working capital. It is important to note that prior to any actual borrowing under this bylaw, the MVRD Board will be required to adopt a Security Issuing Bylaw, similar to the process followed for borrowing on behalf of member jurisdictions. The required debt servicing (principal and interest) for borrowing is included in the 2026 to 2030 financial plan.

Recommendation
That the GVS&DD Board:
a) approve a borrowing limit of $5 Billion; and
b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025* and forward it to the Inspector of Municipalities for approval.

1.2 GVS&DD Temporary Borrowing Bylaw No. 390, 2025 *pg. 34*

Executive Summary
Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Although the GVS&DD Act does not include provisions for temporary borrowing, MVRD can access temporary borrowing on behalf of the GVS&DD, through the *Municipal Enabling and Validating Act (MEVA S.45 No.2)*.

Approval of the *Greater Vancouver Sewerage & Drainage District Temporary Borrowing Bylaw No. 390, 2025* provides the authority for temporary borrowing in the amount not exceeding $5 billion, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

Recommendation
That the GVS&DD Board:
a) authorize Metro Vancouver Regional District ("MVRD") to temporarily borrow on behalf of Greater Vancouver Sewerage and Drainage District ("GVS&DD") an amount, or amounts in aggregate, not exceeding $5 billion dollars, the amount authorized by *the Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, the maximum borrowing authorized; and
b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Temporary Borrowing Bylaw No. 390, 2025* and forward it to the Inspector of Municipalities for statutory approval.

2. COMMISSIONER REPORTS

2.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025

pg. 39

Executive Summary
On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and other housekeeping amendments as outlined in the report dated February 5, 2025, titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units" (Reference 1). Staff have prepared the bylaw amendments accordingly.

Recommendation
That the GVS&DD Board:
a) give first, second, and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*; and
b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

The following Notice of Motion was submitted by Director Kooner on November 17, 2025 for the November 28, 2025 GVS&DD Board meeting: *pg. 54*

> That the Greater Vancouver Sewerage and Drainage District Board pause January 1, 2027 rate increase on all DCC categories and designations as specified in *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*.

I. OTHER BUSINESS

1. GVS&DD Board Committee Information Items and Delegation Summaries *pg. 55*

J. RESOLUTION TO CLOSE MEETING

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

That the GVS&DD Board close its meeting scheduled for November 28, 2025 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:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (g) litigation or potential litigation affecting the municipality; and
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

K. ADJOURNMENT

That the GVS&DD Board adjourn its meeting of November 28, 2025.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

SPECIAL JOINT MEETING
MVRD, MVHC, GVWD, and GVS&DD BOARDS

Minutes of the Special Joint Meeting of the Metro Vancouver Regional District (MVRD), Metro Vancouver Housing Corporation (MVHC), the Greater Vancouver Water District (GVWD), and the Greater Vancouver Sewerage and Drainage District (GVS&DD) Boards of Directors held at 9:04 am on Wednesday, October 22, 2025, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Burnaby, Chair, Director Mike Hurley
Anmore, Vice Chair, Director John McEwen
Belcarra, Director Jamie Ross
Bowen Island, Director Andrew Leonard
Burnaby, Director Pietro Calendino (arrived at 9:15 am)
Burnaby, Director Sav Dhaliwal
Coquitlam, Director Craig Hodge*
Coquitlam, Director Teri Towner
Delta, Director Rod Binder*
Delta, Director Dylan Kruger
Electoral Area A, Director Jen McCutcheon* (departed at 10:44 am)
Langley City, Director Paul Albrecht (arrived at 9:13 am) *
Langley Township, Director Steve Ferguson
Langley Township, Director Eric Woodward (arrived at 9:23 am)
Lions Bay, Alternate Director Michael Broughton for Director Ken Berry
Maple Ridge, Director Dan Ruimy*
New Westminster, Director Nadine Nakagawa
North Vancouver City, Director Linda Buchanan (departed at 10:44 am)
North Vancouver District, Director Lisa Muri
Pitt Meadows, Director Nicole MacDonald
Port Coquitlam, Director Brad West (arrived at 9:06 am)*
Port Moody, Director Meghan Lahti
Richmond, Director Malcolm Brodie
Richmond, Director Alexa Loo
Richmond, Director Bill McNulty
Surrey, Director Harry Bains*
Surrey, Director Doug Elford
Surrey, Director Gordon Hepner (arrived at 9:22 am)
Surrey, Director Pardeep Kooner (arrived at 9:30 am)
Surrey, Director Brenda Locke
Surrey, Director Rob Stutt
scəẃaθən məsteyəxʷ (Tsawwassen First Nation), Director Laura Cassidy*
Vancouver, Director Rebecca Bligh (arrived at 9:16 am)
Vancouver, Director Lisa Dominato
Vancouver, Director Sarah Kirby-Yung (arrived at 9:44 am)
Vancouver, Director Mike Klassen (arrived at 9:06 am)
Vancouver, Director Peter Meiszner
Vancouver, Director Lenny Zhou*
West Vancouver, Director Mark Sager (arrived at 9:06 am)
White Rock, Director Megan Knight

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

MEMBERS ABSENT:

Vancouver, Director Ken Sim

OTHERS PRESENT
Vivian Chan, KMPG Partner, Infrastructure, Capital Projects and Sustainability

STAFF PRESENT:
Jerry W. Dobrovolny, Chief Administrative Officer
Dorothy Shermer, Corporate Officer
Nikki Tilley, Supervisor, Legislative Services, Board and Information Services
Paul Henderon, General Manager, Solid Waste Services
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning
Peter Navratil, General Manager, Liquid Waste Services
Linda Sabatini, Deputy Chief Financial Officer, Financial Services
Marilyn Towill, General Manager, Water Services

A. ADOPTION OF THE AGENDA

1. October 22, 2025 Special Joint Meeting Agenda

It was MOVED and SECONDED
That the MVRD, MVHC, GVWD, and GVS&DD Boards adopt the agenda for their special joint meeting scheduled for October 22, 2025 as circulated.

CARRIED

B. REPORTS FROM COMMITTEE OR COMMISSIONER/CHIEF ADMINISTRATIVE OFFICER

1. 2026 Budget and 2026 – 2030 Financial Plan

Report dated October 15, 2025 from Jerry W. Dobrovolny, Chief Administrative Officer, and Linda Sabatini, Deputy Chief Financial Officer, providing the Boards with the *Proposed 2026 Budget and 2026–2030 Financial Plan* for the Metro Vancouver Regional District, Metro Vancouver Housing Corporation, Greater Vancouver Water District, and Greater Vancouver Sewerage and Drainage District for consideration.

9:06 am Directors Klassen and West joined the meeting.
9:07 am Director Sager joined the meeting.
9:13 am Director Sager joined the meeting.
9:15 am Director Calendino joined the meeting.
9:16 am Director Calendino joined the meeting.
9:22 am Director Hepner joined the meeting.

The Boards were given a presentation titled “Board Budget Workshop: 2026 Budget and 2026—2030 Financial Plan Overview”, which provided the high-level context and details of the 2026-2030 Financial Plan. Jerry W. Dobrovolny introduced the context of the plan, noting past Boards decisions, the extensive public engagement undertaken, and the major cost drivers of capital projects, including inflation, population fluctuations, climate change challenges, and economic financial risks.

9:23 am Director Woodward joined the meeting.

Linda Sabatini presented the details of the 2026-2030 Financial Plan, including a breakdown of household impact by legal entity, highlighting $364 million in operating budget savings and $1.1 billion in capital expenditure reductions for 2026-2030.

Peter Navratil, General Manager, Liquid Waste Services, Marilyn Towill, General Manager, Water Services, Paul Henderson, General Manager, Solid Waste Services, Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, and Linda Sabatini provided an overview of the 2026 Budget and 2026-2030 Financial Plan for Liquid Waste Services, Water Services, Solid Waste Services, Metro Vancouver Housing Corporation, and Metro Vancouver Regional District respectively, including operating expenditures, debt servicing, capital contributions, and household impact.

9:30 am Director Kooner joined the meeting.
9:44 am Director Kirby-Yung joined the meeting.

2. Metro Vancouver's Ten-Year Financial Outlook Presentation

Jerry W. Dobrovolny, Chief Administrative Officer, and Vivian Chan, KMPG Partner, Infrastructure, Capital Projects and Sustainability, provided a presentation titled "Metro Vancouver's 10-Year Financial Outlook: Building Our Livable Future 2026—2035", which provided the Boards with an overview of the 10-year financial outlook shaping the five-year Financial Plan, including capital expenditures, an outlook by service area, and estimated annual household impacts for 2026-2035.

10:44 am Directors Buchanan and McCutcheon left the meeting.

It was MOVED and SECONDED

That the MVRD, MVHC, GVWD, and GVS&DD Board direct staff to prepare the 2026 Budget and 2026 – 2030 Financial Plan reflecting the report titled "2026 Budget and 2026 – 2030 Financial Plan" dated October 15, 2025 to be presented at the October 31, 2025, MVRD, MVHC, GVWD, and GVS&DD Board meetings for consideration of adoption and endorsement.

CARRIED

Director Kooner opposed.

C. ADJOURNMENT

It was MOVED and SECONDED
That the MVRD, MVHC, GVWD, and GVS&DD Boards adjourn their special joint meeting of October 22, 2025.

CARRIED
(Time: 10:47 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

Mike Hurley, Chair

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BOARD OF DIRECTORS

Minutes of the Regular Meeting of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board of Directors held at 9:37 am on Friday, October 31, 2025, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Burnaby, Chair, Director Mike Hurley
Anmore, Vice Chair, Director John McEwen
Burnaby, Director Pietro Calendino
Burnaby, Director Sav Dhaliwal
Coquitlam, Director Craig Hodge
Coquitlam, Director Teri Towner
Delta, Director Rod Binder
Delta, Director Dylan Kruger
Electoral Area A, Director Jen McCutcheon*
Langley City, Director Paul Albrecht
Langley Township, Director Steve Ferguson
Langley Township, Director Eric Woodward
Maple Ridge, Director Dan Ruimy*
New Westminster, Director Nadine Nakagawa
North Vancouver City, Director Linda Buchanan
North Vancouver District, Director Lisa Muri
Pitt Meadows, Director Nicole MacDonald
Port Coquitlam, Director Brad West (arrived at 9:49 am)
Port Moody, Director Meghan Lahti
Richmond, Director Malcolm Brodie
Richmond, Director Alexa Loo
Richmond, Director Bill McNulty
Surrey, Director Harry Bains*
Surrey, Director Doug Elford
Surrey, Director Gordon Hepner
Surrey, Director Pardeep Kooner
Surrey, Director Brenda Locke*
Surrey, Director Rob Stutt
Vancouver, Director Rebecca Bligh
Vancouver, Director Lisa Dominato
Vancouver, Director Sarah Kirby-Yung
Vancouver, Director Mike Klassen
Vancouver, Director Peter Meiszner*
Vancouver, Director Lenny Zhou*
West Vancouver, Director Mark Sager*
White Rock, Director Megan Knight
Commissioner Jerry W. Dobrovolny (Non-voting member)

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

MEMBERS ABSENT:
Vancouver, Director Ken Sim

STAFF PRESENT:
Dorothy Shermer, Corporate Officer
Nikki Tilley, Supervisor, Legislative Services, Board and Information Services

A. ADOPTION OF THE AGENDA

1. October 31, 2025 Meeting Agenda

It was MOVED and SECONDED
That the GVS&DD Board adopt the agenda for its meeting scheduled for October 31, 2025 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. October 3, 2025 Meeting Minutes

It was MOVED and SECONDED
That the GVS&DD Board adopt the minutes of its meeting held October 3, 2025 as circulated.

CARRIED

C. DELEGATIONS
No items presented.

D. INVITED PRESENTATIONS
No items presented.

E. CONSENT AGENDA
At the request of Directors, the following item was removed from the Consent Agenda for consideration under Section F:
3.1 GVS&DD 2026 Budget and 2026 – 2030 Financial Plan

It was MOVED and SECONDED
That the GVS&DD Board adopt the recommendations for the following items as presented in the October 31, 2025 GVS&DD Consent Agenda:
1.1 Scope of Work for DCC Project 4 - New Regional Economic Analysis Model
2.1 Updated Liquid Waste Management Plan
2.2 Award of RFP No. 25-140 for Detailed Design & Construction Engineering Services for the North Surrey Interceptor Sanitary Sewer Overflow Storage Tank

CARRIED

1.1 Scope of Work for DCC Project 4 - New Regional Economic Analysis Model
Report dated September 14, 2025 from Laurel Cowan, Division Manager, Regional Land Use Planning and Policy, and Eva Lau, Division Manager, Financial Planning and Business Support, informing the Finance Committee and GVS&DD Board of the proposed scope for a new model to assess DCC impacts moving forward.

Recommendation
That the GVS&DD Board receive for information the report dated September 14, 2025, titled "Scope of Work for DCC Project 4 - New Regional Economic Analysis Model."

Adopted on Consent

2.1 Updated Liquid Waste Management Plan

Report dated September 24, 2025 from Paul Kadota, Director, Policy Planning and Analysis, Liquid Waste Services, and Abin Antony, Program Manager, Policy Planning and Analysis, Liquid Waste Services, seeking GVS&DD Board approval to submit the updated Liquid Waste Management Plan to the Minister of Environment and Parks for review and consideration of its approval.

Recommendation

That the GVS&DD Board authorize staff to submit the updated *Liquid Waste Management Plan* to the Minister of Environment and Parks as part of fulfilling GVS&DD's regulatory obligations, as outlined in the report dated September 24, 2025, titled "Updated Liquid Waste Management Plan."

Adopted on Consent

2.2 Award of RFP No. 25-140 for Detailed Design & Construction Engineering Services for the North Surrey Interceptor Sanitary Sewer Overflow Storage Tank

Report dated October 3, 2025 from George Kavouras, Director, Procurement, Procurement and Real Estate Services, and Joan Liu, Division Manager, Engineering Design and Construction – Collection Systems, Liquid Waste Services, seeking GVS&DD Board approval to award RFP No. 25-140 for Detailed Design & Construction Engineering Services for the North Surrey Interceptor Sanitary Sewer Overflow Storage Tank, in the amount of up to $11,619,507.00 (exclusive of taxes), to WSP Canada Inc., for a term of 6 years.

Recommendation

a) approve the award of RFP No. 25-140 for Detailed Design & Construction Engineering Services for the North Surrey Interceptor Sanitary Sewer Overflow Storage Tank, in the amount of up to $11,619,507.00 (exclusive of taxes) to WSP Canada Inc., for a term of 6 years, subject to final review by the Commissioner; and
b) authorize the General Manager, Procurement and Real Estate, to execute the required documentation once the General Manager, Procurement and Real Estate, is satisfied that the award should proceed.

Adopted on Consent

F. ITEMS REMOVED FROM THE CONSENT AGENDA

3.1 GVS&DD 2026 Budget and 2026 – 2030 Financial Plan

Report dated October 22, 2025, from Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, and Linda Sabatini, Deputy Chief Financial Officer, Financial Services, seeking the GVS&DD Board's approval of the 2026 Budget for Liquid Waste Services and Solid Waste Services, endorsement of the GVS&DD 2026 – 2030 Financial Plan, and approval of the 2026 Applications and Transfers of Reserves.

It was MOVED and SECONDED

That the GVS&DD Board:

a) approve the 2026 Budget and endorse the 2026 – 2030 Financial Plan as shown in Attachment 1 of the report dated October 22, 2025, titled "GVS&DD 2026 Budget and 2026 – 2030 Financial Plan", as shown in the following schedules:
   - Revenue and Expenditure Summary
   - Liquid Waste Services
   - Capital Portfolio – Liquid Waste Services
   - Solid Waste Services
   - Capital Portfolio – Solid Waste Services

b) approve the 2026 applications and transfers of reserves as shown in Attachment 2 of the report dated October 22, 2025, titled "GVS&DD 2026 Budget and 2026 – 2030 Financial Plan".

CARRIED

Directors Bains, Buchanan, Kooner, Locke, Muri, and Stutt voted against.

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 393, 2025 - Amends Bylaw No. 379, 2024

Report dated October 2, 2025 from Allen Jensen, Senior Project Engineer, Solid Waste Services, recommending changes to the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024,* and seeking three readings and adoption of *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 393, 2025*.

It was MOVED and SECONDED

That the GVS&DD Board:

a) approve the following amendments to the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024* effective January 1, 2026:
   i. increase garbage tipping fees by $7 per tonne for all weight categories;
   ii. increase the generator levy, included in the garbage tipping fees at Metro Vancouver and the City of Vancouver's solid waste facilities, by $3 per tonne;
   iii. increase the recycling fee for mattresses and foundations/box springs by $5 per unit to $20; and
   iv. other rate changes and revisions as described in the report dated October 2, 2025, titled "GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 393, 2025 – Amends Bylaw No. 379, 2024"; and

b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 393, 2025*.

CARRIED

It was MOVED and SECONDED
That the GVS&DD Board adopt *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 393, 2025*.

CARRIED

9:49 am Director West joined the meeting.

2.1 Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 391, 2025

Report dated October 1, 2025 from Dana Zheng, Program Manager, Policy, Planning and Analysis, Liquid Waste Services, seeking GVS&DD Board consideration of trucked liquid waste fees for 2026, and seeking three readings and adoption of the *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 391, 2025*.

It was MOVED and SECONDED
That the GVS&DD Board give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 391, 2025.*

CARRIED

It was MOVED and SECONDED
That the GVS&DD adopt the *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 391, 2025.*

CARRIED

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

No items presented.

I. OTHER BUSINESS

1. GVS&DD Board Committee Information Items and Delegation Summaries

J. RESOLUTION TO CLOSE MEETING

No items presented.

K. ADJOURNMENT

It was MOVED and SECONDED
That the GVS&DD Board adjourn its meeting of October 31, 2025.

CARRIED
(Time: 9:50 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

Mike Hurley, Chair

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Zero Waste Committee

From: Paul Henderson, General Manager, Solid Waste Services

Date: October 28, 2025 Meeting Date: November 6, 2025

Subject: **Solid Waste Management Plan - Options Analysis Update**

RECOMMENDATION
That the GVS&DD Board receive for information the report dated October 28, 2025, titled "Solid Waste Management Plan - Options Analysis Update".

EXECUTIVE SUMMARY
The regional solid waste management plan is being updated to further reduce waste, reduce greenhouse gas emissions, and advance a circular economy. The options analysis phase assesses ideas from previous research and engagement to determine what will be included in the draft plan to be considered by the Zero Waste Committee and Board in advance of submission to the Minister of Environment. For transparency, all ideas – including those considered unadvisable by staff – have been published.

Engagement with advisory committees showed general support for actions related to waste reduction and recycling. Some advisory committee members advocated for closing the Waste-to-Energy Facility and others advocated for privatizing the regional solid waste system. Closing the Waste-to-Energy Facility and privatizing the regional solid waste system are considered unadvisable by staff. Metro Vancouver's publicly owned solid waste system, including the Waste-to-Energy Facility, is operated with public oversight and contractor expertise and efficiency. The system is cost-effective, environmentally responsible, and delivers North American leading waste reduction performance.

PURPOSE
The purpose of this report is to update the GVS&DD Board on the solid waste management plan update process, including strategies and actions being considered during the current options analysis phase, feedback from advisory committees, and considerations related to feedback on disposal.

BACKGROUND
On June 28, 2024, the GVS&DD Board approved the vision and guiding principles for an updated solid waste management plan. Subsequently, engagement on idea generation was launched to hear ideas from interested parties on potential strategies and actions to build on Metro Vancouver's progress to accelerate waste prevention and recycling while reducing greenhouse gases and promoting a circular economy. Following the idea generation phase, draft goals and an updated waste hierarchy were developed and were approved by the GVS&DD Board on July 3, 2025. All phases of the solid waste management plan update process are informed by extensive engagement with First Nations, member jurisdictions, adjacent regional district staff, advisory committees, and the public.

The following timeline shows the phases of the solid waste management plan update:

OPTIONS ANALYSIS

The options analysis phase of the solid waste management plan focuses on determining which strategies and actions will become part of a draft updated solid waste management plan. The initial step in the options analysis phase was to consolidate the many ideas heard during the idea generation phase. Similar ideas with shared methods and outcomes were combined into distinct potential action options. Options were then organized by categories reflecting a common theme (draft strategies). Ideas were also assessed using criteria based on Board strategic priorities, provincial guidance, and the vision and guiding principles of the updated solid waste management plan. For transparency, a full list of ideas received, including which draft action option each idea was incorporated into, was published on the Metro Vancouver website.

Draft Strategies and Actions

Metro Vancouver published a list of draft strategies and action options for potential inclusion in the updated solid waste management plan. Strategies are organized by goal and associated level of the waste hierarchy. Each strategy contains multiple action options. The full list of potential strategies and actions is available on the project web page, along with supporting documents including a full list of ideas from idea generation, assessment of potential strategies and actions, and options analysis rubric (Reference 1).

Ideas Staff Consider Unadvisable

Some ideas reviewed by staff were inconsistent with Board strategic direction, the plan's vision and guiding principles, or the goals and hierarchy of the updated plan. These ideas were included in a summary of ideas staff consider unadvisable along with the rationale. They include ideas such as closing the waste-to-energy facility, increasing waste-to-energy capacity, and privatizing the regional solid waste system. The Draft Summary of Ideas Staff Consider Unadvisable is available on the project web page (Reference 1).

Options Analysis Engagement

In Fall 2025, Metro Vancouver engaged with First Nations, member jurisdictions, neighbouring regional districts, advisory committees, non-profits, and residents to help prioritize the potential strategies and actions for inclusion in the draft solid waste management plan. Engagement feedback is being collated and analyzed, and a full engagement report will be provided to the Zero Waste Committee in the coming months.

One key aspect of engagement has been the work done with advisory committees – the Solid Waste Management Plan Public/Technical Advisory Committee (Public/Technical Advisory Committee), the Solid Waste and Recycling Industry Advisory Committee (Industry Advisory Committee), and the Regional Engineers Advisory Committee Solid Waste Subcommittee. Feedback from the Public/Technical Advisory Committee and the Industry Advisory Committee is highlighted below. REAC Solid Waste Subcommittee members and other member jurisdiction staff provided feedback on member jurisdiction actions which will be revised prior to sharing publicly.

Solid Waste and Recycling Industry Advisory Committee
The Industry Advisory Committee provides a forum for industry contribution, discussion, and advice on planning, operations, and policy issues related to solid waste and recycling services in Metro Vancouver, as well as the ongoing solid waste management plan update. In response to previous feedback, the committee continues to emphasize focused discussions, reduced reliance on information-only reports, and increased attention to the solid waste management plan update. The 2025 work plan includes topics such as long-term disposal, residuals management options, and solid waste management plan options analysis.

Feedback summaries on solid waste management plan update topics in 2025 are published on the committee web page (Reference 2).

Highlights from the Industry Advisory Committee October 2025 options analysis workshop include:

- General support for waste reduction and recycling actions, with suggestions to consolidate or clarify actions, or make them more practical and actionable
- Preference for incentive-based approaches over new regulations, considering impact on business viability and affordability
- Emphasis on ensuring markets exist before introducing new disposal bans, and the need for clear criteria and rationale
- Mixed views on hauler incentive programs, with limited tools available to haulers to influence customer behaviour
- Comment that incineration is a pre-treatment method prior to landfilling of residual ash, and other pre-treatment methods may be less toxic
- Some members advocated for closure of the Waste-to-Energy Facility, and concerns that decisions related to the facility including long-term commitments were made without committee consultation
- Advocacy for exploring privatization of solid waste services, noting that with proper regulation, the private sector could match or exceed public sector performance
- Concern that previous input was not adequately considered, and that the engagement process feels predetermined with limited room for meaningful input

Solid Waste Management Plan Public/Technical Advisory Committee
The Public/Technical Advisory Committee provides a forum for contribution from individuals with diverse experiences and expertise to inform the review and update of the solid waste management plan. Discussion topics in 2025 have focused on components of the updated solid waste management plan such as goals, metrics, waste hierarchy, residuals management options, and evaluation criteria for options analysis, included in the committee's work plan. Committee meeting notes, including summaries from other discussions related to the solid waste management plan, are published on the committee web page (Reference 3).

Highlights from the Public/Technical Committee October 2025 options analysis workshop include:

- High support for actions in the top three R's (rethink, reduce, reuse)
- Support for more ambitious actions and targets to move up the waste hierarchy
- Suggestions on how to consolidate similar actions, and make them clearer, more specific, more ambitious, and actionable
- Comment on the importance of regulation, enforcement, and financial incentives/disincentives to accompany advocacy, tools, templates, and education
- Feedback that privatization of the solid waste system would not be advisable, citing risks such as reduced accountability and oversight
- Comment that more funding should focus on rethink, reduce, reuse, and recycle rather than disposal or recovery
- Some members expressed strong opposition to waste-to-energy, citing environmental impacts, costs, and diverting resources away from the first four R's

Transparency
Metro Vancouver strives for transparency with respect to reporting out on meeting proceedings. In July 2025, a member of both the Public/Technical Advisory Committee and Industry Advisory Committee expressed concern about the transparency of the consultation process, specifically that feedback and opinions from advisory committee members were not adequately and fairly emphasized in the meeting notes. In response, Metro Vancouver has committed to enhancing meeting notes, and sharing them with committee members prior to the publication of the following meeting's agenda package to allow more time for review. Meeting materials, including agendas, notes, and recordings of online meetings are available on the committee webpages (References 2 and 3).

To further support transparency and strengthen engagement, Metro Vancouver invited members of the Solid Waste Management Plan Independent Consultation and Engagement Panel to attend Public/Technical Advisory Committee and Industry Advisory Committee meetings as observers beginning in September 2025. The panel, by providing third-party guidance to staff and reporting to the GVS&DD Board, plays a key role in advising on the development and implementation of an inclusive and transparent engagement process for the solid waste management plan update.

Waste-to-Energy Facility Role in the Solid Waste Management System
Metro Vancouver has received feedback advocating for the closure of the Waste-to-Energy Facility, citing concerns related to cost and emissions. Following review, this idea was included in the summary of ideas staff consider unadvisable. The Waste-to-Energy Facility continues to be a safe and cost-effective method for managing residual garbage, alongside other disposal options.

Waste-to-Energy Facility Costs
After all efforts to reduce waste, residual garbage is disposed primarily at the Vancouver Landfill or Waste-to-Energy Facility. For garbage in excess of local disposal capacity, Metro Vancouver relies on contingency disposal contracts to ship waste to remote landfills. After accounting for recycling and waste centre and transportation costs, the Vancouver Landfill and Waste-to-Energy Facility are comparable. In contrast, contingency disposal is nearly double the cost. The Vancouver Landfill is a finite resource in terms of both annual and long-term capacity. For future planning, the only practical alternative to the Waste-to-Energy Facility would be contingency disposal at private remove landfills in central British Columbia or the United States. Therefore, closing the Waste-to-Energy Facility would lead to significant disposal cost increases.

	Vancouver Landfill	**Waste-to-Energy Facility**	**Contingency Disposal**
Total Costs / Tonne	$123.10	$122.90	$230.60

Waste-to-Energy Facility Environmental Performance
All air emission related parameters monitored in 2024 were well below regulatory limits specified in the Waste-to-Energy Facility Operational Certificate, issued by the Province. The facility's contributions of nitrogen dioxide, fine particulates, and anthropogenic (human caused) greenhouse gases are less than 1% of regional emissions. Emission data is reported to regulatory agencies and posted on the Metro Vancouver website. Continuous emissions monitoring results are also posted on the website in real-time.

Residuals Management Options
A Residuals Management Options Review concluded landfill and mass burn waste-to-energy are the approaches used around the world, and that other options such as gasification and pyrolysis have not been implemented at a commercial scale anywhere in the world. The study includes a list of criteria communities apply in deciding on the appropriate disposal solution. The draft solid waste management plan will include criteria that could be considered if new disposal capacity is required over the term of the solid waste management plan.

Solid Waste System Cost Effectiveness and Disposal Ban Program
The Metro Vancouver solid waste system is cost effective compared to solid waste systems in other major Canadian cities. In many cities property taxes are used to support the solid waste system whereas in Metro Vancouver the solid waste system is fully funded through tipping fees. A key reason that the regional solid waste system can be funded through tipping fees is that the generator levy ensures that all generators contribute to the cost of the regional solid waste system and encourages use of Metro Vancouver and City of Vancouver solid waste facilities. Commercial haulers account for approximately 60% of all the garbage delivered to regional solid waste facilities, and that garbage accounts for approximately 60% of the solid waste system revenues.

An additional benefit of commercial haulers being encouraged to use the regional solid waste system is that disposal bans are applied at Metro Vancouver and City of Vancouver solid waste facilities to encourage recycling of banned materials.

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

FINANCIAL IMPLICATIONS

Technical work and engagement on the solid waste management plan update are included in the approved Solid Waste Services budget.

OTHER IMPLICATIONS

The list of strategies and actions will include specific member jurisdiction actions, which have been presented in draft to member jurisdiction staff for feedback. These actions will be revised to incorporate member feedback and incorporated into the draft solid waste management plan for feedback.

CONCLUSION

The objective of the current solid waste management plan update phase – options analysis – is to evaluate ideas received during the idea generation phase of engagement by applying decision-making criteria grounded in the vision and guiding principles of the updated plan. Feedback received in this phase will help to decide which actions and strategies are included in the draft plan. This is the final phase before the new plan is drafted. Advisory committees generally support actions related to waste reduction and recycling, with some advisory committee members advocating for closure of the Waste-to-Energy Facility and others advocating for privatizing the regional solid waste system. Metro Vancouver's public solid waste system delivers North American leading waste reduction

Engagement with advisory committees showed general support for actions related to waste reduction and recycling. Some advisory committee members advocated for closing the Waste-to-Energy Facility and others advocated for privatizing the regional solid waste system. These ideas are considered unadvisable by staff as Metro Vancouver's solid waste system delivers North American leading waste reduction performance while ensuring cost-effectiveness and considering environmental sustainability.

ATTACHMENTS

1. Presentation re: Solid Waste Management Plan – Options Analysis Update.

REFERENCES

1. Metro Vancouver. (2025). Solid Waste Management Plan Update web page. https://metrovancouver.org/services/solid-waste/solid-waste-management-plan-update
2. Metro Vancouver. (2025). Solid Waste and Recycling Industry Advisory Committee Web Page (including all meeting agendas, minutes, and recordings). https://metrovancouver.org/services/solid-waste/solid-waste-and-recycling-industry-advisory-committee
3. Metro Vancouver. (2025). Solid Waste Management Plan Public/Technical Advisory Committee Web Page (including all meeting agendas, notes, and recordings). https://metrovancouver.org/services/solid-waste/solid-waste-management-plan-public-technical-advisory-committee

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Solid Waste Management Plan Update

OPTIONS ANALYSIS

Paul Henderson, M.A.Sc., M.B.A., P.Eng.

General Manager, Solid Waste Services

Zero Waste Committee Meeting, November 6 2025

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PLAN TIMELINE

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OPTIONS ANALYSIS

- Determine which strategies and actions to include in the draft plan
- Engaging with First Nations, public, advisory committees, neighbouring regional districts, member jurisdictions, business and industry associations and groups, and non-profits
- Last step before a new plan is drafted in 2026

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DRAFT SUMMARY OF IDEAS STAFF CONSIDER UNADVISABLE

- Stop using landfills
- Close the Waste-to-Energy Facility
- Increase Waste-to-Energy capacity
- Privatize regional solid waste system
- Replace source separation programs with mixed-waste collection and sorting programs
- Don’t send materials to cement kilns and other industries for recovery

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INDUSTRY ADVISORY COMMITTEE

- Support for waste reduction and recycling
- Constructive feedback on improving wording of actions
- Prefer incentives over new regulations
- Some members suggested:
  - Closure of the Waste-to-Energy Facility
  - Privatization of solid waste services

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PUBLIC/TECHNICAL ADVISORY COMMITTEE

- High support for actions under rethink, reduce, and reuse
- Actions should be more specific, actionable, and ambitious
- Regulation, enforcement, and financial incentives are key
- Privatization not advisable due to reduced accountability and oversight
- Some members opposed the Waste-to-Energy Facility, advocating for its closure

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BENCHMARK OF UTILITY COSTS – 2025

Solid Waste ($ CAD / tonne)

Solid Waste	2025 Rate
Metro Vancouver (weighted average tipping fee)	$149
Capital Regional District	$155
Toronto	$183
Seattle	$251
San Francisco	$371

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ENVIRONMENTALLY RESPONSIBLE WASTE DISPOSAL

- Vancouver Landfill
- Waste-to-Energy Facility
- Contingency disposal

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DISPOSAL COSTS

	Vancouver Landfill	Waste-to-Energy Facility	Contingency Disposal
Total Costs / Tonne	$123.10	$122.90	$230.60

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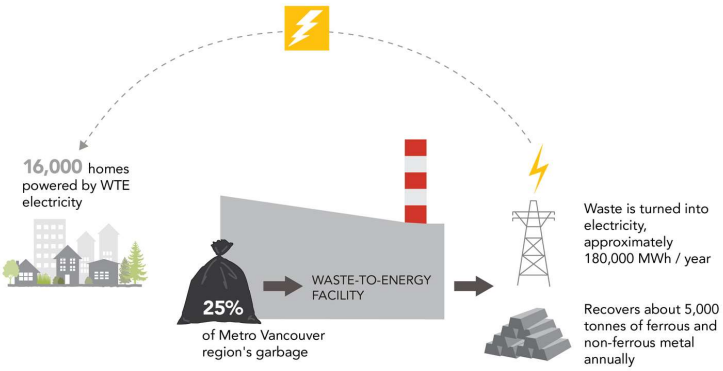
WASTE-TO-ENERGY FACILITY

- Handles about a quarter of the region's residual garbage that is left over after reduction and recycling efforts
- Currently generates approximately 21 MW, enough to power 16,000 homes
- Safe and cost-effective way to manage garbage after waste reduction and recycling efforts



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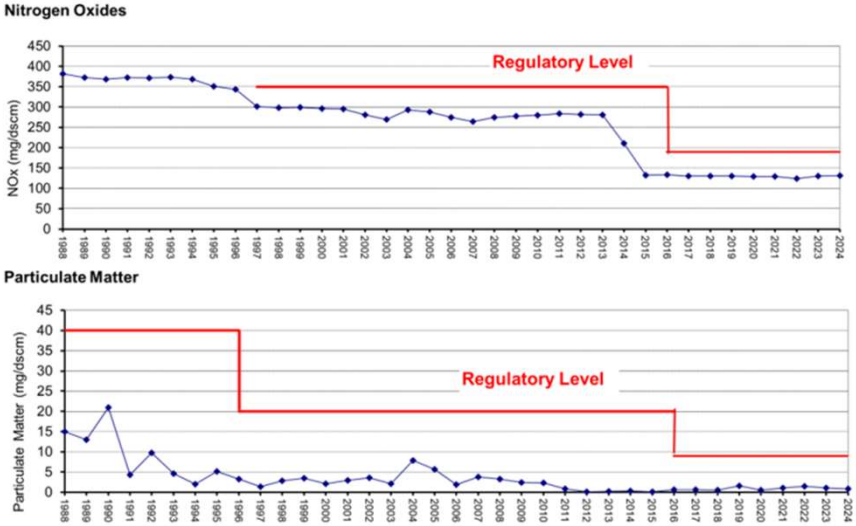
WASTE-TO-ENERGY FACILITY ENVIRONMENTAL PERFORMANCE



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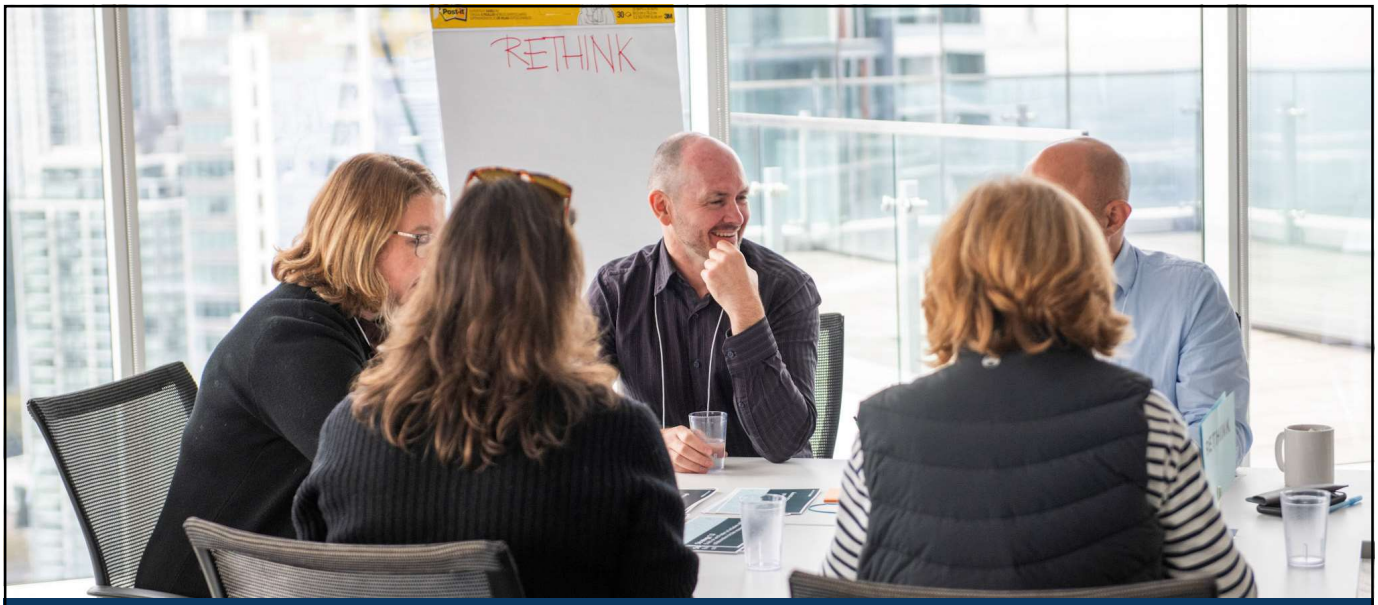

Options Analysis Workshop

Thank You

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Finance Committee

From: Linda Sabatini, Deputy CFO, Financial Services

Date: October 28, 2025 Meeting Date: November 13, 2025

Subject: **GVS&DD Borrowing Bylaw No. 389, 2025**

RECOMMENDATION
That the GVS&DD Board:
a) approve a borrowing limit of $5 Billion; and
b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025* and forward it to the Inspector of Municipalities for approval.

EXECUTIVE SUMMARY
The Greater Vancouver Sewerage and Drainage District's ("GVS&DD") five-year financial plan (2026 to 2030) estimates long-term borrowing requirements of up to $5 billion to fund its significant capital program. The existing *Borrowing Bylaw No. 321, 2018*, adopted in 2018 for $2.1 billion, has a remaining borrowing capacity of $758.0 million, which is insufficient to meet the requirements of GVS&DD's five-year capital plan. Therefore, Board approval of Bylaw No. 389, 2025, authorizing a borrowing capacity for GVS&DD of up to $5 billion, will provide MVRD with the authority to borrow, when necessary, on behalf of GVS&DD from the Municipal Finance Authority (MFA). GVS&DD does not borrow in advance of spending but borrows only when capital expenditures accumulate to such a level that long-term funding is beneficial relative to funding through working capital. It is important to note that prior to any actual borrowing under this bylaw, the MVRD Board will be required to adopt a Security Issuing Bylaw, similar to the process followed for borrowing on behalf of member jurisdictions. The required debt servicing (principal and interest) for borrowing is included in the 2026 to 2030 financial plan.

PURPOSE
To provide the long-term borrowing authority for the anticipated capital requirements, as defined in the GVS&DD five-year capital plan and to authorize the issuance of debenture debt for this purpose through the Metro Vancouver Regional District (MVRD) and the Municipal Finance Authority of British Columbia (MFA) in the aggregate amount of $5 billion Canadian.

BACKGROUND
Board approval is requested for a block of borrowing authority up to $5 billion, in advance of any actual borrowing. This authority is sought periodically as required, the last time being for *Borrowing Bylaw No. 321, 2018*, for $2.1 billion, which has a remaining borrowing capacity of $758.0 million, insufficient to meet the requirements of GVS&DD's five-year capital plan.

The MFA is the financing agency for all the municipalities and Regional Districts in British Columbia, except the City of Vancouver. It is also the financing agency for the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District.

The process for long-term borrowing begins with the GVS&DD Board passing a Borrowing Bylaw (or its equivalent) authorizing the maximum borrowing authority for the GVS&DD that is drawn down over time. The Borrowing Bylaw is sent to the Inspector of Municipalities for approval and once approved, it is presented to the GVS&DD Board for adoption.

Actual borrowing under the Borrowing Bylaw does not occur until capital expenditures accumulate to such a level that long-term funding is beneficial relative to funding through working capital. The MFA has two bond issues per year, one in the spring and one in the fall. Similar to member jurisdictions, MVRD is required to borrow on behalf of GVS&DD. MVRD Board is required to adopt a Security Issuing Bylaw when it is determined that GVS&DD will participate in one of MFA's borrowing offerings. Once all approvals and bylaws are adopted, the borrowing and security issuing bylaws are forwarded to the MFA to secure the funding.

GVS&DD BORROWING

The GVS&DD, with a significant capital program required to maintain, secure and expand current infrastructure to meet the demands of a growing region, estimates long-term borrowing requirements of up to approximately $5 billion over the next five years.

Some of the major projects included in the capital program are as follows:

Major Planned GVS&DD Capital Expenditures (2026-2030)

Project	**Budget Amount (billions $)**
North Shore WWTP Secondary Upgrade, Conveyance & Decommissioning	$ 2.5
Iona Island Wastewater Treatment Plant	1.1
Northwest Langley Wastewater Treatment Program	0.9
AIWWTP Stage 5 Expansion	0.3
IIWWTP Outfall Refurbishment	0.2
Total	**$ 5.0**

ALTERNATIVES

1. That the GVS&DD Board:
   a) approve a borrowing limit of $5 billion; and
   b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025* and forward it to the Inspector of Municipalities for approval.

2. That the GVS&DD Board receive the report dated October 28, 2025 titled "*GVS&DD Borrowing Bylaw No. 389, 2025"* and provide staff with alternate direction.

FINANCIAL IMPLICATIONS

Under alternative 1, which is recommended, staff will have the necessary authority to make prudent financing decisions when capital expenditures in the five-year plan are incurred. Should this authority be reduced or not granted as under alternative 2, the ability to complete the projects identified in the five-year capital plan, which requires necessary financing, would be constrained and would have a significant negative financial impact.

OTHER IMPLICATIONS

Should the GVS&DD not have sufficient authority to borrow, infrastructure assets requiring upgrading could be at risk of failure and impact services provided to residents.

CONCLUSION

Approval of the *Greater Vancouver Sewerage and District Borrowing Bylaw No. 389, 2025*, as recommended under alternative 1, provides the necessary authorization for the GVS&DD to borrow funds as and when required up to a maximum of $5 billion.

ATTACHMENTS

1. *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025.*

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 389, 2025
A bylaw to authorize the issue and sale of debt not to exceed the aggregate principal amount of $5,000,000,000 (Canadian)

WHEREAS:

A. It is requisite and expedient for the Greater Vancouver Sewerage and Drainage District (the "District") to issue and sell to the Metro Vancouver Regional District ("MVRD") a debenture or debentures or other form of security or indebtedness, not to exceed the aggregate principal amount of $5,000,000,000 in lawful money of Canada, in order to borrow money for the purpose of carrying out the objects of the District or for the purpose of repaying or refunding either before or at maturity monies which have been borrowed by the District by the issue of debentures or securities;

B. A debenture or debentures or other form of securities, including treasury bills, notes, temporary debentures, or other form of obligation, or indebtedness, not to exceed the aggregate principal amount of $5,000,000,000 in lawful money of Canada, is required to be issued and sold to realize net the sum required for the purposes aforesaid; and

C. The Commissioner of the District (the "Commissioner") has recommended to the Board of the District for the aforesaid purposes the issue and sale to MVRD of a debenture or debentures or other form of security or indebtedness, not to exceed the aggregate principal amount of $5,000,000,000 in lawful money of Canada, and to enter into an agreement with MVRD, all as provided below.

NOW THEREFORE the Board of the Greater Vancouver Sewerage and Drainage District enacts as follows:

Citation

1. The official citation of this bylaw is "Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025".

Authority

2. For the purposes aforesaid and pursuant to the authority contained in the *Greater Vancouver Sewerage and Drainage District Act* ("Act") it shall be lawful for the District and the District is hereby authorized, with the approval of the Inspector of Municipalities, to borrow money by the issue and sale to MVRD of a debenture or debentures or other form of securities, including treasury bills, notes, temporary debentures, or other form of obligation or indebtedness (the "Debenture" or "Debentures") not to exceed the aggregate principal amount of $5,000,000,000 in lawful money of Canada as hereinafter provided.

3. The Debenture or Debentures shall be dated and issued on such date or dates as the Commissioner shall determine and shall bear interest at such rate or rates and shall be payable on such date or dates during its currency or their currencies all as the Commissioner may determine. The aggregate borrowing authorized by this bylaw may be effected by different series or types of Debenture or Debentures each bearing different dates,

maturities and interest rates and having such characteristics all as determined by the Commissioner. Payments in respect of the Debenture or Debentures shall be made to MVRD by the District by cheque or electronic funds transfer.

4. The Debenture or Debentures shall be issued in fully registered form without coupons and shall mature on such date or dates as the Commissioner shall determine. A debenture register shall be maintained at the head office of the District, or that of its agent.

5. The Debenture or Debentures shall be payable as to principal and interest in lawful money of Canada or in such other currency as the Commissioner shall determine.

6. The District shall raise in each debenture year during the currency or currencies of the Debenture or Debentures a sum or sums sufficient in lawful money of Canada to pay interest and, if applicable, principal falling due from time to time on the Debenture or Debentures.

7. If the Debenture or Debentures are issued as a sinking fund debenture or debentures, a sinking fund shall be established by the District or its agent, to retire or to assist in retiring the Debenture or Debentures at maturity and for such purpose the District shall raise in each debenture year during the currency or currencies of the Debenture or Debentures in accordance with the Act a sum or sums sufficient for such purpose in lawful money of Canada and deposit the same in the sinking fund or funds. In settling the sum or sums to be raised annually, the rate of interest on investments shall be estimated at 3.65% per annum, capitalized yearly.

8. The Debenture or Debentures, without limiting any other provision of this bylaw, may in the discretion of the Commissioner be issued subject to the District's option to redeem in whole or at any time or from time to time, any part of the Debenture or Debentures on any date in advance of the maturity thereof and upon such terms and conditions as the Commissioner may determine, subject to the place of redemption and the price (including any premium) at which the Debenture or Debentures may be redeemed being specified by the Commissioner.

9. The Debenture or Debentures shall be in such form as the Commissioner shall approve. The Debenture or Debentures shall rank pari passu with all other general obligations of the District except as to sinking funds.

10. The Debenture or Debentures may be sold for such sum or sums whether the same is the par value or more or less than the par value thereof and on such terms and conditions as the Commissioner may determine.

11. The District shall and is hereby authorized to enter into an agreement with MVRD in form and substance approved by the Commissioner which provides, inter alia, that:

    a) the District will provide and pay over to MVRD the sums required to discharge its obligations in accordance with the terms of the Debenture or Debentures; and

b) if the sums provided for in the Debenture or Debentures are not sufficient to meet the obligations of MVRD in relation to the financing, the deficiency is a liability of the District.

12. The Commissioner is hereby authorized on behalf of the District to do all such things and to execute, with or without the seal of the District, and deliver all such agreements, documents or instruments that may be necessary or desirable to give effect to this bylaw. Any such agreement, documents or instruments shall also be signed by any one of the Chair of the Board or the Treasurer of the District.

Severability

13. If any portion of this bylaw is deemed ultra vi res, illegal, invalid, or unenforceable in any way in whole or in part by any court of competent jurisdiction, such decision will not be deemed to invalidate or void the remainder of the bylaw.

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

Approved by the Inspector of Municipalities this _____ day of _____, _____.

Adopted this _____ day of _____, _____.

_____
Mike Hurley, Chair

_____
Dorothy Shermer, Corporate Officer

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Finance Committee

From: Linda Sabatini, Deputy CFO, Financial Services

Date: October 28, 2025 Meeting Date: November 13, 2025

Subject: **GVS&DD Temporary Borrowing Bylaw No. 390, 2025**

RECOMMENDATION

That the GVS&DD Board:

a) authorize Metro Vancouver Regional District ("MVRD") to temporarily borrow on behalf of Greater Vancouver Sewerage and Drainage District ("GVS&DD") an amount, or amounts in aggregate, not exceeding $5 billion dollars, the amount authorized by *the Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, the maximum borrowing authorized; and

b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Temporary Borrowing Bylaw No. 390, 2025* and forward it to the Inspector of Municipalities for statutory approval.

EXECUTIVE SUMMARY

Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Although the GVS&DD Act does not include provisions for temporary borrowing, MVRD can access temporary borrowing on behalf of the GVS&DD, through the *Municipal Enabling and Validating Act (MEVA S.45 No.2)*.

Approval of the *Greater Vancouver Sewerage & Drainage District Temporary Borrowing Bylaw No. 390, 2025* provides the authority for temporary borrowing in the amount not exceeding $5 billion, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

PURPOSE

To seek Board approval for temporary borrowing through the Metro Vancouver Regional District ("MVRD") and the Municipal Finance Authority of British Columbia ("MFA"), for anticipated capital infrastructure activities, for an amount, or amounts in the aggregate, not exceeding $5 billion, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and the maximum borrowing authorized.

BACKGROUND

Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Previously to this, GVWD and GVS&DD only borrowed long-term through MFA's two annual borrowing opportunities (in spring and fall) and

relied on internal interim funding, drawing from cash on hand and investments. With the growth of the capital plan, reliance on internal funding puts pressure on cash and investment balances and therefore, lowers opportunity for maximum investment returns.

TEMPORARY BORROWING AUTHORITY

The borrowing process under the GVS&DD Act does not include provisions for temporary borrowing. However, through the *Municipal Enabling and Validating Act (MEVA S.45 No.2)*, MVRD can access temporary borrowing on behalf of the GVS&DD, from a financial institution or other lender (including the MFA). Temporary borrowing provides Metro Vancouver with borrowing methods equivalent to what is used in municipalities.

Under the MEVA legislation, two approved bylaws are required to allow GVS&DD the opportunity to temporary borrow. The first bylaw required is the *Greater Vancouver Sewerage and Draining District Temporary Borrowing Bylaw No. 390, 2025* establishing the authority for GVS&DD to access temporary borrowing up to an amount, or amounts in aggregate, not exceeding $5 billion dollars, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and the maximum borrowing authorized. This report introduces Bylaw No. 390 for consideration and approval.

The second bylaw, required for temporary borrowing, is the *Metro Vancouver Regional District Temporary Borrowing Bylaw No. 1424, 2025* authorizing MVRD to borrow on behalf of GVS&DD. This bylaw will be submitted to the MVRD Board for approval on November 28, 2025.

A cash management strategy that includes a combination of temporary and long-term borrowing allows the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provides maximum investment returns, as investments can be retained for longer periods.

The *Greater Vancouver Sewerage and Drainage District Temporary Borrowing Bylaw No. 390, 2025*, Attachment 1, provides a block of temporary borrowing authority in advance of any actual borrowing. The borrowing authority under this bylaw is consistent with the expenditures included in the five-year financial plan and the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*.

ALTERNATIVES

1. That the GVS&DD Board:

a) authorize Metro Vancouver Regional District ("MVRD") to temporarily borrow on behalf of GVS&DD an amount, or amounts in aggregate, not exceeding $5 billion dollars, the amount authorized by the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, the maximum borrowing authorized; and

b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Temporary Borrowing Bylaw No. 390, 2025* and forward it to the Inspector of Municipalities for statutory approval.

2. That the GVS&DD Board direct staff to only borrow long-term under the GVS&DD Act and not take advantage of opportunities available with temporary borrowing.

FINANCIAL IMPLICATIONS

The approval of alternative one will provide staff with the authority to continue to make prudent financing decisions with respect to GVS&DD's capital program. A cash management strategy that includes a combination of temporary and long-term borrowing allows the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns. Temporary borrowing will provide the flexibility to make appropriate decisions regarding balancing the cost of financing with the services provided by the related infrastructure. Should this authority not be granted, under alternative two, staff will only be authorized to utilize long-term borrowing for capital funding purposes.

OTHER IMPLICATIONS

Should the GVS&DD not have sufficient authority to borrow, infrastructure assets requiring upgrading could be at risk of failure and impact services provided to residents.

CONCLUSION

GVS&DD Temporary Borrowing Bylaw No. 390, 2025 as recommended under alternative one, provides the necessary authorization for the GVS&DD to temporary borrow funds as and when required up to a maximum of $5 billion, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 390, 2025*, and the maximum borrowing authorized.

ATTACHMENTS

1. *Greater Vancouver Sewerage and Drainage District Temporary Borrowing Bylaw No. 390, 2025.*

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GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 390, 2025
A bylaw to request temporary borrowing through Metro Vancouver Regional District Pending the Sale of Debentures

WHEREAS:

A. Section 45 of the *Municipalities Enabling and Validating Act (No. 2) (the "MEVA")* authorizes the Metro Vancouver Regional District ("MVRD") to borrow from a bank, financial institution, regional authority, or any other lender, for the purpose of providing temporary financing for a regional authority;

B. The Greater Vancouver Sewerage and Drainage District (the "District") is a regional authority under s.45 of the MEVA.; and

C. The MVRD may only borrow under s.45 of the MEVA if the District:

a) is authorized to contract debt for the purpose for which the financing is to be used;

b) requests the MVRD to provide the financing, by bylaw approved by the Inspector of Municipalities; and

c) enters into an agreement with the MVRD which provides that the District will pay to the MVRD all costs associated with the borrowing, and if requested by the MVRD, deliver to it security in the form of securities sufficient for the MVRD to meet and discharge all its obligations associated with the borrowing. The District and MVRD entered into such agreement on September 21, 2022.

Upon the adoption of this bylaw, with the approval of the Inspector of Municipalities, all of the aforementioned conditions will be satisfied.

D. The District has, with the approval of the Inspector of Municipalities, adopted the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025* (the "Borrowing Bylaw"), which authorizes a maximum of $5 billion (CAD) in borrowing for the purpose of carrying out the objects of the District or for the purpose of repaying or refunding either before or at maturity monies which have been borrowed by the District by the issue of debentures or securities.

E. As of the date of this bylaw, no amount has been borrowed against the Borrowing Bylaw and the sale of debentures has been temporarily deferred

NOW THEREFORE the Board of the Greater Vancouver Sewerage and Drainage District enacts as follows:

Citation

1. The official citation of this bylaw is "Greater Vancouver Sewerage and Drainage District Temporary Borrowing Bylaw No. 390, 2025".

Authority

2. The District's Board of Directors is hereby authorized and empowered to request the MVRD to obtain temporary borrowing for, and to loan to the District, an amount or amounts not exceeding the sum of $5 billion (CAD), which is equal to or less than the amount authorized and remaining to be borrowed by the District under the Borrowing Bylaw.

3. $5 billion (CAD) is the maximum amount of total borrowing that may be outstanding at any time under the combination of both this bylaw and the Borrowing Bylaw.

4. The maximum term of any temporary borrowing arrangements with the MVRD under this bylaw is five years.

5. Any money borrowed by the District under this bylaw will be used solely for purposes set out in the Borrowing Bylaw – specifically for meeting the District's capital requirements or other requirements for which financing is to be used in accordance with its approved financial plan.

6. The proceeds from the sale of debentures or so much thereof as may be necessary will be used to repay the money borrowed by the District under this bylaw.

7. The District will issue one or more promissory notes or other documents as required to evidence amounts borrowed under this bylaw, each of which must be approved and executed in accordance with the *Greater Vancouver Sewerage and Drainage District Banking Authority Bylaw No. 363, 2023*, as such bylaw may be amended.

Severability

8. If any portion of this bylaw is deemed ultra vires, illegal, invalid, or unenforceable in any way in whole or in part by any court of competent jurisdiction, such decision will not be deemed to invalidate or void the remainder of the bylaw.

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

Approved by the Inspector of Municipalities this _____ day of _____, _____.

Adopted this _____ day of _____, _____.

_____
Mike Hurley, Chair

_____
Dorothy Shermer, Corporate Officer

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: GVS&DD Board of Directors

From: Theresa O'Donnell, Program Manager, Housing Policy and Planning
Regional Planning and Housing Services

Date: November 14, 2025 Meeting Date: November 28, 2025

Subject: **Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025**

RECOMMENDATION

That the GVS&DD Board:

a) give first, second, and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*; and
b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*.

EXECUTIVE SUMMARY

On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and other housekeeping amendments as outlined in the report dated February 5, 2025, titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units" (Reference 1). Staff have prepared the bylaw amendments accordingly.

PURPOSE

To adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025* (**Attachment 1**) which amends *GVS&DD Bylaw No. 314, 2018* to extend DCC waivers for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and includes housekeeping amendments to improve clarity and streamline the administration of the bylaw.

BACKGROUND

At its October 27, 2023 meeting, the MVRD 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. In response to the Board's direction, 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 or leased long term to a non-profit or public entity upon completion. In February 2025, this analysis and an overview of proposed amendments to the DCC waiver bylaws was presented to the Finance Committee and MVRD Board in the report titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units".

At its February 28, 2025 meeting, the MVRD/GVWD/GVS&DD Board directed staff to conduct further financial analysis and explore options to mitigate potential impacts of DCC waivers, while maximizing affordable housing benefits of the DCC waiver framework. On July 10, 2025, staff brought a report overview of additional financial analysis and mitigating measures for consideration by the Finance Committee and GVS&DD Board (Reference 2).

On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units and other amendments as outlined in the report dated February 5, 2025, titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units".

SUMMARY OF BYLAW AMENDMENTS

Staff have followed the approach described in the February 5, 2025 report, titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units" in drafting the amendments to the Development Cost Charge Waiver Bylaws. Those amendments add provisions:

- To expand eligibility for DCC waivers to Inclusionary Affordable Rental Housing Units within a market rate development provided those units are transferred or leased long term to a not-for-profit, registered charity or public housing body at a below market cost for operation as affordable rental housing;
- Replace the 50% reduction for Student Housing with a 100% waiver for eligible Dwelling Units or Floor Area, and
- Make other housekeeping revisions necessary to implement these changes and to streamline the administration of the bylaw.

A detailed summary of the specific bylaw amendments, including definitions, eligibility criteria, and rationale, is provided in **Attachment 2**. These amendments reflect refinements made during the drafting process to support effective implementation and administration of the waiver provisions. Attachment 2 outlines both the adjustments to the original approach described in the February 5, 2025 report and additional housekeeping changes introduced to enhance clarity and streamline the bylaw.

NEXT STEPS

Should the GVS&DD Board adopt the proposed bylaw amendments, Metro Vancouver staff will begin implementing the bylaw changes, which would come into effect on January 1, 2026. Implementation will include aligning internal procedures and processes and updating public informational materials and application forms. Staff will immediately engage with member jurisdictions to ensure staff are aware of the new provisions and assist in their preparation for the municipal verification process Metro Vancouver staff will monitor both the number and total value of waivers provided, and findings will inform the broader 2027 update to the Development Cost Charge (DCC) program.

ALTERNATIVES

1. That the GVS&DD Board:
   a) give first, second, and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*; and
   b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*.
2. That the GVS&DD Board receive for information the report dated November 14, 2025, titled "Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025".

FINANCIAL IMPLICATIONS

Expanding eligibility for DCC waivers to Inclusionary Affordable Rental Housing Units is estimated to reduce DCC revenues by approximately $54.3 million to $69.7 million over ten years (2024–2033), or $5.4 million to $7.0 million annually. Metro Vancouver staff will continue to monitor and report annually to the MVRD, GVWD, and GVS&DD Boards on both the number and total value of waivers provided. Findings will inform the 2027 update to the Development Cost Charge (DCC) program and be reported to the Board as part of ongoing program reporting.

CONCLUSION

Metro Vancouver staff have completed the drafting of amendments to the Development Cost Charge Waiver Bylaws in response to the direction provided by the MVRD, GVWD, and GVS&DD Boards on July 25, 2025. The proposed bylaw amendments include provisions to extend DCC waivers to Inclusionary Affordable Rental Housing Units, replace the 50% reduction for Student Housing with a full 100% waiver, and incorporate housekeeping changes to improve clarity and streamline administration. Staff recommend that the Board proceed with the adoption of the proposed bylaw amendments to support the implementation of these updates. These changes will help strengthen support for affordable non-market housing across the region and promote greater consistency in the eligibility framework for DCC waivers for new non-market housing development.

ATTACHMENTS

1. Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025.
2. Proposed Amendments.

REFERENCES

1. Hayes, J. (2025). Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units. https://metrovancouver.org/boards/Finance/FIN-2025-02-13-AGE.pdf#page=19
2. Epp, M. (2025). Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units - Financial Analysis and Mitigating Measures. https://metrovancouver.org/boards/GVSDD/SDD-2025-07-25-AGE.pdf#page=78

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 394, 2025
A bylaw to amend Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 314, 2018

WHEREAS:

A. the Board of Directors (the "Board") of the Greater Vancouver Sewerage and Drainage District ("GVS&DD") adopted Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 314, 2018; and

B. the Board of the Greater Vancouver Sewerage and Drainage District wishes to amend Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 314, 2018 to establish eligibility requirements and conditions for a waiver of development cost charges for affordable rental housing, including inclusionary affordable rental housing and not-for-profit rental housing.

NOW THEREFORE the Board of the Greater Vancouver Sewerage and Drainage District enacts as follows:

Citation

1. The official citation of this bylaw is "Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025".

Effective Date

2. This bylaw will come into effect on January 1, 2026.

Amendment of Bylaw

3. "Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw, No. 314, 2018" is amended as follows:

   (a) the title of the bylaw is replaced with the following:

   A Bylaw to Establish a Waiver of Development Cost Charges for Affordable Rental Housing

   (b) recital section "B" is replaced with the following:

   B. It is deemed desirable to establish eligibility requirements and conditions for a waiver of development cost charges for affordable rental housing, including inclusionary affordable rental housing and not-for-profit rental housing.

(c) section 1.1 is replaced with the following:

1.1 The official citation of this bylaw is "Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Affordable Rental Housing Bylaw No. 314, 2018."

(d) in section 2.1, the definition "**Applicant**" is added in alphabetical order with the following:

"**Applicant**" means a person who obtains from a Member Municipality an approval of a subdivision or a building permit, who may be liable to pay a Development Cost Charge under section 4.0 of the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023, as amended, and who has applied for a waiver of such Development Cost Charges under section 3.0 of this bylaw;

(e) in section 2.1, the definition "**BC Housing**" is deleted;

(f) in section 2.1, the definition "**CMHC**" is deleted;

(g) in section 2.1, in the definition "**Combination Development**", subsection (ii) is replaced with the following:

(ii) Residential Lot Development Unit;

(h) in section 2.1, in the definition "**Development Cost Charge**", the text "254, 2010" is replaced with "371, 2023";

(i) in section 2.1, the definition "**Eligibility Criteria**" is replaced with the following:

"**Eligibility Criteria**" means criteria established by a Not-for-Profit Society, Registered Charity, Public Housing Body, or any authorized designate of the foregoing entities, used to determine eligibility of a person to occupy a Dwelling Unit within a Not-for-Profit Rental Housing Development or an Inclusionary Affordable Rental Housing Development;

(j) in section 2.1, the definition "**Inclusionary Affordable Rental Housing**" is added in alphabetical order with the following:

"**Inclusionary Affordable Rental Housing**" means those Dwelling Units within a for-profit Residential Use Development, Combination Development or Supportive Living Development of an Applicant that:

(i) will be operated as rental housing for people who meet Eligibility Criteria; and
(ii) on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality:

1. are the subject of a legal agreement between the Applicant and a Not-for-Profit Society, Registered Charity, or Public Housing Body, the terms of which require the Applicant, by no later than 30 days after the Occupancy Permit is issued, to either:

   (a) transfer title of the Dwelling Units to the Not-for-Profit Society, Registered Charity, or Public Housing Body; or
   (b) commence a lease of the Dwelling Units, for a term of not less than 60 years, with the Not-for-Profit Society, Registered Charity, or Public Housing Body; and

2. are governed by the terms of a legal agreement and/or covenant between the Applicant (or the Not-for-Profit Society, Registered Charity or Public Housing Body that is the Applicant's successor in title), and the Government of Canada, the Province of British Columbia, British Columbia Housing Management Commission, Canada Mortgage and Housing Corporation, a Member Municipality or any authorized designate of the foregoing entities, regarding the operation of the Dwelling Units and stipulating that the Dwelling Units will be occupied as rental housing for people who meet Eligibility Criteria;

but not including any Dwelling Units within:

(iii) a community care facility under the *Community Care and Assisted Living Act*, SBC 2002, c. 75;
(iv) a continuing care facility under the *Continuing Care Act*, RSBC 1996, c. 70;
(v) a public or private hospital under the *Hospital Act*, RSBC 1996, c. 200;
(vi) a Provincial mental health facility, an observation unit or a psychiatric unit designated under the *Mental Health Act*, RSBC 1996, c. 288; or
(vii) a housing based health facility that provides hospitality support services and personal health care;

(k) in section 2.1, the definition "**Laneway House**" is added in alphabetical order with the following:

"**Laneway House**" has the definition ascribed to such term in the bylaws of the Member Municipality where the laneway house is located, or, in the absence of such a definition, means a detached building or structure containing one Dwelling Unit and constructed in the yard of a site on which is situate a Single Family Residential Dwelling;

(l) in section 2.1, the definition "**Non-Profit Municipal Housing Corporation**" is deleted;

(m) in section 2.1, the definition "**Non-Residential Use**" is replaced with the following:

"**Non-Residential Use**" means any building or structure or any portion of any building or structure that is not Apartment Dwelling Unit, Residential Lot Development Unit or Townhouse Dwelling Unit but for greater certainty, does not include any portion of any Residential Use building or structure that is not part of a Dwelling Unit and is used or is intended to be used solely for the purpose of gaining access to and from Dwelling Units, solely for the maintenance of the building or structure or solely by the occupants of the Dwelling Units in the building or structure;

(n) in section 2.1, the definition "**Not-for-Profit Rental Housing**" is replaced with the following:

"**Not-for-Profit Rental Housing**" means:

(i) "**Not-for-Profit Affordable Rental Housing**" which means Residential Use Development, Combination Development or Supportive Living Housing:

1. that is owned, leased or otherwise held by a Not-for-Profit Society, Registered Charity or Public Housing Body on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality;
2. that contains Dwelling Units that will be operated as rental housing for people who meet Eligibility Criteria; and
3. in which the Dwelling Units are governed by the terms of a legal agreement and/or covenant with the Government of Canada, the Province of British Columbia, British Columbia Housing Management Commission, Canada Mortgage and Housing Corporation, a Member Municipality or any authorized designate of the foregoing entities, regarding the operation of the housing and stipulating that the Dwelling Units will be operated as rental housing for people who meet Eligibility Criteria;

but not including:

4. a community care facility under the *Community Care and Assisted Living Act*, SBC 2002, c. 75;
5. a continuing care facility under the *Continuing Care Act*, RSBC 1996, c. 70;
6. a public or private hospital under the *Hospital Act*, RSBC 1996, c. 200;
7. a Provincial mental health facility, an observation unit or a psychiatric unit designated under the *Mental Health Act*, RSBC 1996, c. 288; or
8. a housing based health facility that provides hospitality support services and personal health care;

and

(ii) "**Not-for-Profit Student Rental Housing**" which means Development that:

1. is owned and operated by a Post-Secondary Institution on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality;
2. contains either Dwelling Units or Student Housing, or both, that will be operated as rental housing for students attending that institution; and
3. is governed by the terms of a covenant with the Greater Vancouver Sewerage and Drainage District confirming the use of the Dwelling Units or Floor Area that is Student Housing is restricted for a period of 60 years to the purpose of providing rental housing for students attending that institution, that the housing will be operated by the Post-Secondary Institution or its designated agent, and will be operated on a cost recovery basis;

(o) in section 2.1, the definition "**Not-for-Profit Society**" is replaced with the following:

"**Not-for-Profit Society**" means a society registered under the *Societies Act*, SBC 2015, c. 18, in respect of which:

(i) The society's bylaws or constitution's stated purpose is to provide affordable housing for low (or low and moderate) income households, or another similar purpose consistent with the type of services being provided;

(ii) The society's bylaws provide that the society's directors may not be remunerated in any capacity, nor may the directors serve as employees;

(iii) The society's bylaws provide that upon dissolution or wind up of the society, the society's assets will be disposed to another not-for-profit organization(s) or registered charity;

(p) in section 2.1, the definition "**Public Housing Body**" is added in alphabetical order with the following:

"**Public Housing Body**" means the British Columbia Housing Management Commission, the Provincial Rental Housing Corporation, the Canada Mortgage and Housing Corporation, the Metro Vancouver Housing Corporation, and any federal, provincial, First Nation, or local government entity that engages in the development or operation of rental housing designed to be affordable for low (or low and moderate) income households, or any authorized designate of the foregoing entities;

(q) in section 2.1, the definition "**Registered Charity**" is replaced with the following:

"**Registered Charity**" means a charitable foundation or a charitable organization as defined in the *Income Tax Act*, R.S.C. 1985, c. 1 in respect of which:

(i) The registered charity's bylaws or constitution's stated purpose is to provide affordable housing for low (or low and moderate) income households, or another similar purpose consistent with the type of services being provided;
(ii) The registered charity's bylaws provide that the society's directors may not be remunerated in any capacity, nor may the directors serve as employees;
(iii) The registered charity's bylaws provide that upon dissolution or wind up of the organization, the organization's assets will be disposed to another registered charity or a not-for-profit organization;

(r) in section 2.1, the definition "**Rent**" is deleted;

(s) in section 2.1, the definition "**Residential Dwelling Unit**" is deleted;

(t) in section 2.1, the definition "**Residential Lot Development Unit**" is added in alphabetical order with the following:

"**Residential Lot Development Unit**" means a Dwelling Unit on a lot (not including an Apartment Dwelling Unit or a Townhouse Dwelling Unit) but, if the Dwelling Unit is a Single Family Residential Dwelling, also includes:

(i) the construction, alteration or extension of a building or structure for up to one Secondary Suite in the Single Family Residential Dwelling,
(ii) the construction, alteration or extension of up to one Laneway House, or
(iii) both;

(u) in section 2.1, the definition "**Residential Use**" is replaced with the following:

"**Residential Use**" means Apartment Dwelling Unit, Residential Lot Development Unit, and Townhouse Dwelling Unit;

(v) in section 2.1, the definition "**Residential Use Development**" is added in alphabetical order with the following:

"**Residential Use Development**" means Development that comprises one or more units having a Residential Use;

(w) in section 2.1, the definition "**Single Family Residential Dwelling**" is added in alphabetical order with the following:

"**Single Family Residential Dwelling**" means a detached building or structure that contains one principal Dwelling Unit and may contain one smaller Dwelling Unit;

(x) in section 2.1, the definition "**Student Housing**" is added in alphabetical order with the following:

"**Student Housing**" means the Floor Area in a Development that comprises:

(i) one or more rooms that will be rented to a student of a Post-Secondary Institution ("**Student Room**") and used or intended to be used for living and sleeping purposes, together with:

1. the Student Room's shared or in-Student Room cooking facilities, or the space for installation of cooking facilities;
2. one or more shared or in-Student Room bathrooms having a sink or wash-basin, a water closet and a shower or bath;
3. all Floor Area within the building or structure containing the Student Rooms that is used solely for the purpose of gaining access to and from the Student Rooms, solely for the maintenance of the building or structure, or solely by the occupants of the Student Rooms in the building or structure;
4. cafeteria space, if the cafeteria provides a meal service exclusively to the students living in the Student Rooms or any Dwelling Units in the Development;

(y) in section 2.2, the text "254, 2010" is replaced with "371, 2023";

(z) in section 3.0, the text "**WAIVER OR REDUCTION OF DEVELOPMENT COST CHARGES**" is replaced with "**WAIVER OF DEVELOPMENT COST CHARGES**"

(aa) section 3.1 is replaced with the following:

3.1 Waiver of Development Cost Charges for Eligible Affordable Rental Housing. Notwithstanding section 4.1 of the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023, and subject to section 3.3 of this Bylaw, the GVS&DD will, in respect of the following eligible Development, waive Development Cost Charges that the Applicant would otherwise be required to pay in accordance with that section for:

(i) All Dwelling Units and all Student Housing that qualify as:

1. Not-for-Profit Affordable Rental Housing;
2. Not-for-Profit Student Rental Housing; or
3. Inclusionary Affordable Rental Housing, subject to section 3.2 of this Bylaw.

(bb) section 3.2 is replaced with the following:

3.2 **Required Written Confirmation from Member Municipality**. Dwelling Units that qualify as Inclusionary Affordable Rental Housing are not eligible for a waiver of Development Cost Charges under section 3.1, unless the Applicant submits with the waiver application a verification document prepared by the Member Municipality in which the Dwelling Units are located, verifying that the cost charged to the Not-for-Profit Society, Registered Charity or Public Housing Body for the transfer of title or for the lease of the Development's Inclusionary Affordable Rental Housing does not exceed a below market, maximum cost that was determined by the Member Municipality, and is secured under a legal agreement or covenant, entered into by the Applicant with the Government of Canada, the Province of British Columbia, British Columbia Housing Management Commission, Canada Mortgage and Housing Corporation, or a Member Municipality or any authorized designate of the foregoing entities.

(cc) section 3.3 is replaced with the following:

3.3 **Requirements for Submission of a Waiver Application and all Proof of Eligibility**

(i) A waiver under section 3.1 must not be granted by GVS&DD unless, on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality:

1. the Applicant has submitted to GVS&DD an application for a waiver in the prescribed form together with all necessary documentation or proof of eligibility; and
2. GVS&DD has confirmed the Applicant has met all eligibility requirements and conditions for a waiver of Development Cost Charges under sections 3.1 and 3.2, and it has calculated the amount of the Development Cost Charges being waived.

(ii) GVS&DD may not grant a waiver under section 3.1 retroactively. After the date the Development Cost Charges are due and payable to the Member Municipality, GVS&DD must not grant a waiver, and must not refund any Development Cost Charges already paid.

(dd) section 4.1 is replaced with the following:

4.1 **Statements**. Each Member Municipality must provide statements to GVS&DD, in respect of each Sewerage Area within the Member Municipality, for every 12-month period comprising January 1 to December 31, and this will include:

(i) the registered owner or lessee; and
(ii) number and type of use

of all Dwelling Units and Student Housing (calculated in accordance with the Rate Schedules set out in the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023) in respect of which building permits were required where Development Cost Charges were waived or reduced under this Bylaw;

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

Adopted this _____ day of _____, _____.

_____
Mike Hurley, Chair

_____
Dorothy Shermer, Corporate Officer

Table 1

Proposed Amendments – Waiver of DCCs for Inclusionary Affordable Rental Housing and Not-for-Profit Student Rental Housing

Bylaw Section	Change paraphrased for brevity	Rationale
Definition of Inclusionary Affordable Rental Housing	Defines Inclusionary Affordable Rental Housing as Dwelling Units within a for-profit development that are subject to a legal agreement or covenant between the private developer and a not-for-profit society, registered charity or public housing body that requires the units to be transferred or leased long term and operated as affordable rental housing for people who meet eligibility requirements.	Not currently defined. The February 5th report (Reference 1) proposed including this definition as part of the existing definition of Not-for-Profit Affordable Housing. After further review, it was determined that creating a separate definition of "Inclusionary Affordable Rental Housing" would provide more clarity.
Definition of Not-for-Profit Student Rental Housing	Modifies the existing definition to add "Student Housing" (defined in detail below) to include housing units that may have shared living quarters (kitchen, living, bath) in addition to the self-contained Dwelling Units. The resulting definition is a development that contains either Dwelling Units or Student Housing that is owned by a Post-Secondary Institution and will be operated by the Institution on a cost recovery basis as rental housing for students attending that institution and governed by the terms of a covenant that restricts the use to Student Housing for a period of 60 years.	Adds shared student accommodation to the definition, such as double, triple, or quad-style rooms, and creates a comprehensive definition for Not-for-Profit Student Rental Housing that is owned and operated by Post Secondary Institutions and that encompasses the array of housing choices offered to students and student families.
Definition of Student Housing	Defines Student Housing as the floor area comprising one or more rooms rented to student(s) of a Post-Secondary Institution used for living and sleeping purposes and includes spaces for in-unit or shared cooking facilities and washrooms. This also includes: areas of the	Clarifies those portions of the building that will be included in the waiver calculations and ensures consistency of methodology with other housing types.

Bylaw Section	Change paraphrased for brevity	Rationale
	building that allow access to rooms; areas used exclusively by occupants of the building (i.e. amenity spaces, laundry facilities); areas used for maintenance of the buildings, or to provide food service exclusively for students living in the building (i.e. cafeteria).	
Definition of Public Housing Body	Defines Public Housing Body as: "British Columbia Housing Management Commission, the Provincial Rental Housing Corporation, the Canada Mortgage and Housing Corporation, the Metro Vancouver Housing Corporation, and any federal, provincial, First Nation, or local government entity that engages in the development or operation of rental housing designed to be affordable for low (or low and moderate) income households, or any authorized designate of the foregoing entities."	Creates umbrella term for simplification within the bylaw that includes all public organizations that may develop affordable rental housing, including municipal housing corporations.
Section 3.1 Waiver of Development Cost Charges for Eligible Affordable Rental Housing	Major changes to Section 3.1 include: • Adds full waiver for Not-for-Profit Student Rental Housing. • Adds Inclusionary Affordable Rental Housing • Allows for affordability requirements to be set by Member Municipalities and/or funders.	• Expands waiver from 50% to 100% for Not-for-Profit Student Rental Housing • Simplifies affordability requirements for Not-for-Profit Affordable Rental Housing
Section 3.2 Required Written Confirmation from Member Municipality.	Requires verification from Member Municipality that the Inclusionary Affordable Rental Housing will be transferred or leased long term to the Non-	Provides indirect confirmation by the Member Municipality that the benefit of the waiver is accrued to the Non-Profit, Registered Charity

Bylaw Section	Change paraphrased for brevity	Rationale
	Profit, Registered Charity, or Public Housing Body at below-market cost and secured through a legal agreement or covenant.	or Public Housing Body and not the for-profit developer.

Table 2

Selected Housekeeping Amendments

Bylaw Section	Change paraphrased for brevity	Rationale
Definition of Eligibility Criteria	Amends list of non-profit or governmental entities that may establish eligibility criteria	Provides a comprehensive list of federal, provincial, First Nations or local government entities.
Definition of "Not-for-Profit Affordable Housing"	Clarifies public entities that may develop or operate affordable rental housing	Provides a comprehensive list of governmental entities.
Definition of "Not-for-Profit Society" and "Registered Charity"	Requires remaining assets must go to a not-for-profit society or registered charity in the event of dissolution	Affordability secured by legal agreement
Section 3.3 Requirements for Submission of a Waiver Application and all Proof of Eligibility	New section clarifies waiver submission requirements and deadlines.	Adds clarity.
Other administrative changes to definitions	Removes, adds, or alters other definitions not already mentioned in this report.	Minor changes added for internal consistency and alignment of waiver bylaw with the DCC bylaw itself.

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NOTICE OF MOTION

The following Notice of Motion was submitted by Director Kooner on November 17, 2025 for the November 28, 2025 GVS&DD meeting:

That the Greater Vancouver Sewerage and Drainage District Board pause January 1, 2027 rate increase on all DCC categories and designations as specified in Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Greater Vancouver Sewerage and Drainage District
Board Meeting Date – November 28, 2025

This information item, listing recent information received by committee, is provided for the GVS&DD Board's information. Please access a complete PDF package here.

Zero Waste Committee – November 6, 2025

Delegations:
No delegations presented

Information Items:
E2 Waste Reduction and Recycling – Materials Collected and Investments
E3 Update on Zero Waste Conference, November 27, 2025
E4 2025 Single-Use Item Reduction "What's Your Superhabit?" Campaign Results

Liquid Waste Committee – November 12, 2025

Delegation Summaries:
No delegations presented

Information Items:
E1 Liquid Waste Services Capital Expenditure Update as of September 30, 2025
E2 Sewer Use Bylaw Fee Increases for 2026 and Upcoming Fee Model Updates
E3 Integrated Liquid Waste and Resource Management Plan – Comments on the 2025 Biennial Report