GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)

BOARD OF DIRECTORS

BOARD MEETING

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

AGENDA

A. ADOPTION OF THE AGENDA

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

B. ADOPTION OF THE MINUTES

1. March 27, 2026 Meeting Minutes *pg. 13*
THAT the GVS&DD Board adopt the minutes of its meeting held March 27, 2026 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 Draft Solid Waste Management Plan – Presentation *pg. 17*

Report dated March 31, 2026, from Terry Fulton, Senior Project Engineer, Solid Waste Services.

Executive Summary

The attached presentation, titled "The Draft Solid Waste Management Plan – Presentation" (Attachment 1 of the report) is provided in support of the following items on the Zero Waste Committee meeting agenda for April 2, 2026:

- E2- Solid Waste Management Plan – Initial Draft Plan Engagement Summary;
- E3 - Report from Solid Waste Management Plan Independent Consultation and Engagement Panel; and
- E4 - Draft Solid Waste Management Plan.

Each item will be addressed separately after the overview presentation has been received. The presentation remains available for reference in support of the next three items.

Recommendation

THAT the GVS&DD Board receive for information the report dated March 31, 2026, titled "Draft Solid Waste Management Plan – Presentation".

1.2 Solid Waste Management Plan Update – Targets, Metrics, and Initial Draft Plan Engagement Summary *pg. 26*

Report dated March 23, 2026 from Stephanie Liu, Program Manager, Community Engagement, Solid Waste Services.

Executive Summary

Metro Vancouver is updating its solid waste management plan, building on its success as a North American leader in waste reduction and recycling. The plan update is supported by a robust and inclusive engagement process. The Zero Waste Committee and GVS&DD Board received updates across all phases of the solid waste management plan update, and the GVS&DD Board previously approved components of the draft plan.

In late 2025, Metro Vancouver received feedback on draft targets and metrics from member jurisdiction staff and advisory committees. In early 2026, Metro Vancouver published an initial draft of the solid waste management plan and invited feedback from First Nations, member jurisdiction staff, neighbouring regional districts, advisory committees, extended producer responsibility organizations, not-for-profit organizations, and over 900 contacts who subscribed to updates on the solid waste management plan update.

In addition to feedback gathered through meetings, Metro Vancouver received 45 written submissions expressing varied degrees of support for the plan and identifying areas for strengthening or requests for revision. Engagement generated a wide range of input on topics including accessibility, reuse and repair, timeframe of targets, financial considerations, regulatory tools, and residual waste. Considering this feedback, Metro Vancouver revised the draft plan and is now providing it to the Zero Waste Committee for consideration prior to a public comment period and submission to the Ministry of Environment and Parks.

Recommendation
THAT the GVS&DD Board receive for information the report dated March 23, 2026, titled "Solid Waste Management Plan Update – Targets, Metrics, and Initial Draft Plan Engagement Summary".

1.3 Report from the Solid Waste Management Plan Independent Consultation and Engagement Panel *pg. 32*

Report dated March 16, 2026 from Stephanie Liu, Program Manager, Community Engagement, Solid Waste Services.

Executive Summary
The Solid Waste Management Plan Independent Consultation and Engagement Panel provided a report summarizing the panel's reflections on engagement related to the solid waste management plan update (Attachment 1 of the report). Below is the executive summary in the panel's report:

The Independent Consultation and Engagement Panel is pleased to report that Metro Vancouver's solid waste management plan engagement process represents a genuine step change from previous practice. Across our three tests — transparency, participation breadth, and innovation in reaching underrepresented communities — this final phase has continued to demonstrate meaningful and measurable progress.

Two challenges are worth naming directly: a persistent trust gap with a small sub-group of participants for whom the deliberative formats in this phase were poorly matched to their advocacy interests; and compressed timelines that lowered accessibility for some Collaborative Engagement participants.

Looking ahead, three opportunities stand out: sustaining the relational capital built, particularly with equity-denied groups and First Nations; innovating tools to better support shared understanding across divergent viewpoints; and, for broader benefit to Metro Vancouver's other departments and the public sector generally, documenting and sharing the impacts of empowering an independent panel in the engagement process.

Recommendation
THAT the GVS&DD Board receive for information the report dated March 16, 2026, titled "Report from the Solid Waste Management Plan Independent Consultation and Engagement Panel".

1.4 Draft Solid Waste Management Plan *pg. 38*

Report dated March 31, 2026, from Terry Fulton, Senior Project Engineer, Solid Waste Services.

Executive Summary

Following five years of engagement, this report presents a draft solid waste management plan to guide the region for the next 10 years and beyond. The Zero Waste Committee and GVS&DD Board received updates across all five phases of the solid waste management plan update, and the GVS&DD Board has approved components of the updated plan. The updated plan emphasizes affordability, collaboration, and transparency, while continuing to position Metro Vancouver as a North American leader in waste prevention and recycling.

An initial draft solid waste management plan was published on January 22, 2026, and presented to the Zero Waste Committee on February 5, 2026. Feedback on the initial draft was received from a range of groups and individuals and considered in developing the revised draft Solid Waste Management Plan (Attachments 1 and 2 of the report).

Key changes to the initial draft solid waste management plan following feedback include:

- a strategic principle of prioritizing local solid waste management solutions
- 2036 targets including sector specific targets
- key focus areas highlighting priority initiatives such as increasing multi-family diversion and reducing construction and demolition waste
- strengthened language with respect to implementation including education and outreach actions and actions tailored to newcomers and multilingual communities
- additional financial details including detail on allocation of expenditures to waste reduction and recycling within the five-year financial plan, and annual reporting on allocation of expenditures and efficacy of those expenditures

The Metro Vancouver solid waste system is cost effective compared to solid waste systems in other major Canadian cities, and provides reliable and resilient recycling and waste services to residents and businesses in the region. The Waste-to-Energy facility and Vancouver Landfill continue to be safe and cost-effective methods for managing residual garbage, and are approximately half the cost of remote disposal of garbage.

Recommendation

THAT the GVS&DD Board:

a) direct staff to invite feedback on the draft updated solid waste management plan (the "Solid Waste Management Plan") from First Nations, interested parties, and the public;

b) request that the Board Chair and the Zero Waste Committee Chair invite feedback on the Solid Waste Management Plan from member jurisdictions and adjacent regional districts; and

c) authorize the Board Chair and the Zero Waste Committee Chair to submit to the Ministry of Environment and Parks for approval the Solid Waste Management Plan materially in the form attached in Attachment 1 to the report dated March 31, 2026, titled "Draft Solid Waste Management Plan", along with feedback received by August 1, 2026.

1.5 Award of RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres to Arrow Transportation System Inc. *pg. 256*

Report dated March 24, 2026 from Chris Allan, Director, Solid Waste Operations, Solid Waste Services, and George Kavouras, Director, Procurement, Procurement & Real Estate Services.

Executive Summary

Arrow's proposal ranked highest overall, with the highest technical score, and demonstrated best value overall for Metro Vancouver.

The current contracts for managing organics at the North Shore, Maple Ridge, and Langley recycling and waste centres expire at the end of June 2026. Materials managed include yard trimmings, clean wood, municipally collected organics (combined yard trimmings and food scraps), and commercially collected organics (food scraps from multi-family and commercial/institutional sources).

RFP No. 25-580 was issued on December 23, 2025, and advertised publicly and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-580 evaluation team have considered the two proposals received, and on that basis recommend that the GVS&DD award RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres to Arrow Transportation System Inc. ("Arrow").

The cost for services under this contract will be funded through tipping fees set through *GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024.*

Staff will continue to explore opportunities to strengthen organics management across the region. Initiatives under consideration include managing additional organics at the United Boulevard Recycling and Waste Centre and identifying new opportunities to support the development of additional local organics processing capacity.

Recommendation

THAT the GVS&DD Board:

a) approve the award of RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres, in the amount of up to $80,577,000 (exclusive of taxes) to Arrow Transportation System Inc., for a term of 5 1/2 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.

2. LIQUID WASTE COMMITTEE REPORTS

2.1 Award of RFP No. 25-387 for Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project *pg. 260*

Report dated March 17, 2026 from Colin Meldrum, Director, Engineering Design and Construction, Liquid Waste Services, and George Kavouras, Director, Procurement, Procurement and Real Estate Services.

Executive Summary

Chandos Construction LP's proposal ranked highest overall, provided the lowest cost and demonstrated best value overall for Metro Vancouver.

The work to be provided under this contract includes construction services to refurbish the four trickling filters (TF) at the Lulu Island Wastewater Treatment Plant (LIWWTP), including replacing filter media, rotary distributors, concrete liners, foul air ducting and other elements.

RFP No. 25-387 was issued on December 3, 2025 to the five prequalified vendors, and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-387 evaluation team have considered the proposals received, and on that basis recommend that the GVS&DD Board award RFP No. 25-387 to Chandos Construction LP.

Recommendation

THAT the GVS&DD Board:

a) approve the award of RFP No. 25-387 for Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project, in the amount of up to $27,761,277.08 (exclusive of taxes) to Chandos Construction LP, 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.

3. PERFORMANCE AND AUDIT COMMITTEE REPORTS

3.1 2025 Annual Financial Results and Audited Financial Statements *pg. 263*

Report dated April 13, 2026 from Linda Sabatini, Deputy Chief Financial Officer, Financial Services, and Mabel Leung, Acting Director, Financial Operations, Financial Services.

Executive Summary

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

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

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

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

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

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

This matter is now before the Board for consideration.

Recommendation

THAT the GVS&DD Board:

1. receive for information the report dated April 13, 2026, titled “2025 Annual Financial Results and Audited Financial Statements”; and
2. approve the Audited 2025 Financial Statements for the Greater Vancouver Sewerage and Drainage District.

3.2 2026 - Status of Financial Reserves *pg. 493*

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

Executive Summary

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

Recommendation

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

3.3 Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks) *pg. 501*

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

Executive Summary

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

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

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

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

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1. ZERO WASTE COMMITTEE REPORTS

1.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026 - Amends Bylaw No. 379, 2024 *pg. 505*

Report dated March 26, 2026 from Allen Jensen, Senior Project Engineer, Solid Waste Services.

Executive Summary
The Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024 (Tipping Fee Bylaw) sets rates and requirements at Metro Vancouver solid waste facilities.

This report recommends amendments to the Tipping Fee Bylaw effective July 1, 2026, including a $2 per tonne increase to the garbage tipping fee for loads between 1.0 and 7.99 tonnes and loads greater than 8 tonnes, and increases to recycling fees for municipal organics, mixed organics (including multi-family and commercial/institutional organics), yard trimmings, and clean wood. The increases in garbage tipping fees are proposed to allocate some of the costs for multi-family and commercial/institutional organics to garbage tipping fees, thereby minimizing the difference in cost between organics recycling and disposal costs.

Municipal organics are delivered to the North Shore Recycling and Waste Centre primarily by the five north shore municipalities. The increase in cost for municipal organics is significant but is required to align with processing costs. With rates for processing municipal organics set in the Tipping Fee Bylaw, municipalities have the option of securing organics processing independently of Metro Vancouver if they choose to.

Recommendation

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 July 1, 2026:
   i. increase garbage tipping fees by $2 to $162 per tonne for the 1.0 to 7.99 tonnes weight category and by $2 to $136 per tonne for loads greater than 8 tonnes;
   ii. increase municipal organics by $38 to $155 per tonne;
   iii. increase mixed organics by $25 to $175 per tonne; and
   iv. increase yard trimmings and clean wood by $15 to $139 per tonne;

b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026*; and

c) pass and finally adopt *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026*.

2. PERFORMANCE AND AUDIT COMMITTEE REPORTS

2.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026

pg. 520

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

Executive Summary

As part of the regular financial planning cycle and as per the GVS&DD DCC bylaw, each year an updated Development Cost Charge (DCC) Reserve Fund Expenditure Bylaw is provided to the GVS&DD Board for approval. The attached proposed *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026* provides the authority for 2025 annual funding for growth capital debt servicing amounts and growth capital project expenditures. In total, $110.7 million in DCCs were used to fund the growth program in 2025, which is slightly lower than the budgeted amount of $117.9 million.

Total DCC revenue for GVS&DD in 2025 was $168.1 million ($98.8 million cash and $69.3 million in deferred /owing DCCs), up from $119.3 million in 2024. Total GVS&DD DCC reserve balances as at December 31, 2025 were $362.0 million, with $257.8 million in cash received and available for funding growth-related capital projects, and $104.2 million in deferred DCCs to be received within the next four years, based on recent changes to provincial installment provisions. The DCC rates are reviewed regularly as part of the budget process to ensure that Metro Vancouver stays current and optimizes revenue streams to reduce rate impacts of the Liquid Waste growth capital program.

Recommendation
THAT the GVS&DD Board:
a) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026*; and
b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026*.

2.2 Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development *pg. 526*

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

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

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

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

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

Recommendation
THAT the GVS&DD Board:
a) give first, second, and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026*; and
b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026*.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

I. OTHER BUSINESS

1. GVS&DD Board Committee Information Items and Delegation Summaries *pg. 573*

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 April 24, 2026 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:
(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
(b) the consideration of information received and held in confidence relating to negotiations
(iii) between the municipality and a first nation or a prescribed Indigenous entity, or between a first nation or a prescribed Indigenous entity and a third party.

K. ADJOURNMENT

THAT the GVS&DD Board adjourn its meeting of April 24, 2026.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)

BOARD OF DIRECTORS

BOARD MEETING

Friday, March 27, 2026
10:18 am
28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia

MINUTES

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

Vancouver, Lisa Dominato

STAFF PRESENT:

Jerry W. Dobrovolny, Commissioner
Dorothy Shermer, Corporate Officer
Carmen Chan, Legislative Services Assistant, Board and Information Services

A. ADOPTION OF THE AGENDA

1. March 27, 2026 Meeting Agenda

It was MOVED and SECONDED
THAT the GVS&DD Board adopt the agenda for its meeting scheduled for March 27, 2026 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. February 27, 2026 Meeting Minutes

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

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. CONSENT AGENDA

It was MOVED and SECONDED
THAT the GVS&DD Board adopt the recommendations for the following items as presented in the March 27, 2026 GVS&DD Consent Agenda:

1.1 Proposed Ban on the Import and Sale of Valved Single-Use Nitrous Oxide Cylinders
1.2 Solid Waste Management Plan Update – Options Analysis Engagement Summary

CARRIED

1.1 Proposed Ban on the Import and Sale of Valved Single-Use Nitrous Oxide Cylinders

Report dated February 20, 2026 from Paul Henderson, General Manager, Solid Waste Services, providing the Zero Waste Committee and the GVS&DD Board with an update on the status of valved single-use nitrous oxide cylinders in the waste stream and proposing the submission of a request to prohibit their import and sale.

Recommendation
THAT the GVS&DD Board:

a) request that the Board Chair and Zero Waste Committee Chair write to Canada's Minister of Health and Minister of Environment, Climate Change and Nature requesting the prohibition of the import and sale of single-use valved nitrous oxide cylinders; and
b) direct staff to work with other entities such as local health authorities, the Retail Council of Canada, and the Federation of Canadian Municipalities in support of requesting a prohibition of the import and sale of large single-use valved nitrous oxide cylinders.

Adopted on Consent

1.2 Solid Waste Management Plan Update – Options Analysis Engagement Summary
Report dated February 20, 2026 from Stephanie Liu, Program Manager, Community Engagement, Solid Waste Services, providing the Zero Waste Committee and the GVS&DD Board with information on engagement feedback related to the update of the regional solid wase management plan during the options analysis phase in 2025.

Recommendation
THAT the GVS&DD Board receive for information the report dated February 20, 2026, titled "Solid Waste Management Plan Update – Options Analysis Engagement Summary".

Adopted on Consent

F. ITEMS REMOVED FROM THE CONSENT AGENDA
No items presented.

G. REPORTS NOT INCLUDED IN CONSENT AGENDA
No items presented.

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

It was MOVED and SECONDED
THAT the GVS&DD Board close its meeting scheduled for March 27, 2026 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:
(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.

CARRIED

K. ADJOURNMENT

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

CARRIED
(Time: 10:19 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: Terry Fulton, Senior Project Engineer, Solid Waste Services

Date: March 31, 2026 Meeting Date: April 2, 2026

Subject: **Draft Solid Waste Management Plan – Presentation**

RECOMMENDATION

THAT the GVS&DD Board receive for information the report dated March 31, 2026 titled "Draft Solid Waste Management Plan – Presentation".

The attached presentation, titled "The Draft Solid Waste Management Plan – Presentation" (**Attachment 1**) is provided in support of the following items on the Zero Waste Committee meeting agenda for April 2, 2026:

- E2- Solid Waste Management Plan – Initial Draft Plan Engagement Summary;
- E3 - Report from Solid Waste Management Plan Independent Consultation and Engagement Panel; and
- E4 - Draft Solid Waste Management Plan.

Each item will be addressed separately after the overview presentation has been received. The presentation remains available for reference in support of the next three items.

ATTACHMENT

1. Presentation re: Draft Solid Waste Management Plan – Presentation.

84186543



Draft Solid Waste Management Plan

Terry Fulton, P.Eng.
Senior Project Engineer, Solid Waste Services

Zero Waste Committee, April 2, 2026

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PRESENTATION OVERVIEW

- Plan timeline and process review
- Engagement statistics
- Revisions to the initial draft plan:
  - Prioritizing local solutions
  - Targets
  - Focus areas
  - Strengthened language
  - Actions related to education
  - Financial overview
- Next steps

2

DRAFT SOLID WASTE MANAGEMENT PLAN

Three reports today:

- E2 Solid Waste Management Plan Initial Draft Plan Engagement Summary
- E3 Report from Solid Waste Management Plan Independent Consultation and Engagement Panel
- E4 Draft Solid Waste Management Plan

3

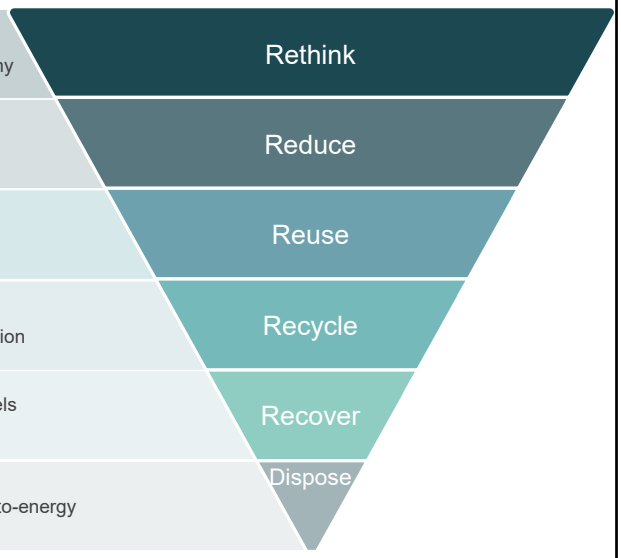
PLAN TIMELINE



4

HIERARCHY AND GOALS

Goals	Components
1. Enable circular systems that preserve resources	• Design waste-free systems • Transition to a circular economy
2. Minimize waste generation	• Prevent • Use less
3. Keep materials in use as long as possible	• Share / Donate • Repair / Refurbish • Repurpose
4. Make it easier to recycle effectively	• Recycle into new products • Compost and anaerobic digestion
5. Recover resources from non-recyclable materials	• Create alternatives to fossil fuels
6. Dispose only as a last resort	• Landfill and mass burn waste-to-energy



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5

ENGAGEMENT STATS

70+
Updates to member jurisdiction staff at advisory committees, workshops, MV Conference day, or on request

6
Neighbouring regional district engagements

1,400
Questionnaire responses

60
Public/Technical Advisory Committee and Industry Advisory Committee meetings

3,000
Reached through Collaborative Engagement with 23 not-for-profit organizations

3,000+
Engaged at community events

23,000+
Engaged at the PNE

48
Updates to Zero Waste Committee including 24 to the GVS&DD Board

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6

DRAFT SOLID WASTE MANAGEMENT PLAN



7

REVISIONS TO PLAN BASED ON FEEDBACK

Details on following slides

Including but not limited to:

- Highlighted a strategic principle of prioritizing local solid waste management solutions
- 2036 targets added, including targets by sector
- Focus areas added to highlight key strategies and actions
  - Includes multi-family and construction and demolition sectors
  - Includes strategic principle of local waste management
- Strengthened language throughout strategies and actions
- Enhanced actions related to education, including for newcomers
- Expanded financial section and added plan implementation schedule

8

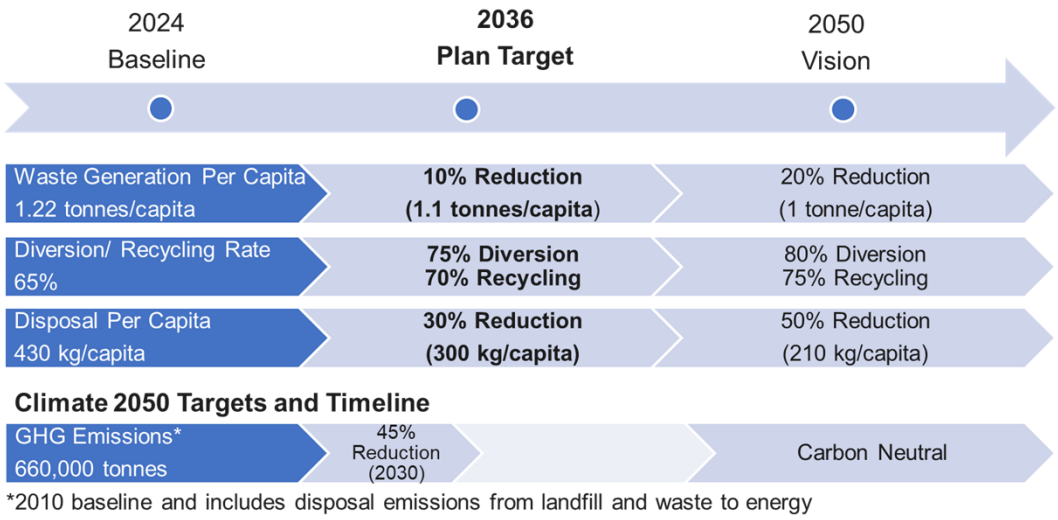
STRATEGIC PRINCIPLE - PRIORITIZE LOCAL SOLID WASTE MANAGEMENT SOLUTIONS

Local solutions for managing waste:

- Increase resilience
- Reduce transportation GHG emissions
- Create local employment and economic benefit
- Are typically less expensive than solutions in distant communities

TARGETS

Draft targets and timeline – draft solid waste management plan



*2010 baseline and includes disposal emissions from landfill and waste to energy

FOCUS AREAS

- Lead the transition to a regional circular economy through waste prevention
- Scale up reuse opportunities at Metro Vancouver facilities and beyond
- Increase participation in organics and recycling services for multi-family residents, businesses and institutions
- Expand efforts to prevent disposal of valuable food and organics
- Expand efforts to prevent the disposal of valuable building material
- Work with organizations that make, sell, use, collect and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics

STRENGTHENED LANGUAGE AND ACTIONS RELATED TO EDUCATION

- Language in the strategies and actions
  - Stronger language; action oriented
- Enhanced actions related to education and outreach
  - Specific actions related to education for newcomers to the region and populations facing barriers to access services

FINANCIAL OVERVIEW

- Affordability is a guiding principle in considering implementation of any action
- Actions to be brought forward for consideration by the Board as part of the existing budget process
- Actions with the highest potential to advance progress toward plan targets based on business casing will be prioritized

FINANCIAL OVERVIEW – REVISIONS

- Added description of expenditures by waste hierarchy
- Provided information on expenditures from 2030 onward
- Added provisions related to reporting on implementation expenditures and their effectiveness

ANTICIPATED NEXT STEPS TO FINALIZE THE PLAN

Publish **initial draft plan**

Receive feedback on **initial draft plan**

Present revised draft plan to **Zero Waste Committee** and **GVS&DD Board**

60-day comment period on revised draft plan

Submit draft plan to Ministry



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15



Metro Vancouver Skyline

Thank You

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16

16

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Zero Waste Committee

From: Stephanie Liu, Program Manager, Community Engagement, Solid Waste Services

Date: March 23, 2026 Meeting Date: April 2, 2026

Subject: **Solid Waste Management Plan Update – Targets, Metrics, and Initial Draft Plan Engagement Summary**

RECOMMENDATION

THAT the GVS&DD Board receive for information the report dated March 23, 2026, titled "Solid Waste Management Plan Update – Targets, Metrics, and Initial Draft Plan Engagement Summary".

EXECUTIVE SUMMARY

Metro Vancouver is updating its solid waste management plan, building on its success as a North American leader in waste reduction and recycling. The plan update is supported by a robust and inclusive engagement process. The Zero Waste Committee and GVS&DD Board received updates across all phases of the solid waste management plan update, and the GVS&DD Board previously approved components of the draft plan.

In late 2025, Metro Vancouver received feedback on draft targets and metrics from member jurisdiction staff and advisory committees. In early 2026, Metro Vancouver published an initial draft of the solid waste management plan and invited feedback from First Nations, member jurisdiction staff, neighbouring regional districts, advisory committees, extended producer responsibility organizations, not-for-profit organizations, and over 900 contacts who subscribed to updates on the solid waste management plan update.

In addition to feedback gathered through meetings, Metro Vancouver received 45 written submissions expressing varied degrees of support for the plan and identifying areas for strengthening or requests for revision. Engagement generated a wide range of input on topics including accessibility, reuse and repair, timeframe of targets, financial considerations, regulatory tools, and residual waste. Considering this feedback, Metro Vancouver revised the draft plan and is now providing it to the Zero Waste Committee for consideration prior to a public comment period and submission to the Ministry of Environment and Parks.

PURPOSE

The purpose of this report is to provide the Zero Waste Committee and GVS&DD Board with information on engagement feedback related to the initial draft solid waste management plan, including draft targets, metrics, strategies/actions, and other components.

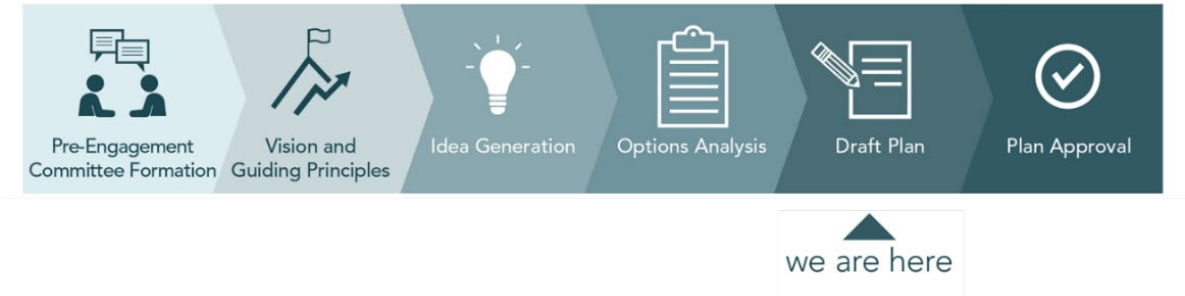
BACKGROUND

In November of 2019 the GVS&DD Board authorized initiating an update of the regional solid waste management plan. Subsequently, a Solid Waste Management Plan Independent Consultation and Engagement Panel (Engagement Panel) was formed to provide third-party expert advice on the development and implementation of a comprehensive and inclusive engagement process. Pre-engagement was completed in 2021 to receive feedback on how audiences prefer to be involved, and the Solid Waste Management Plan Public/Technical Advisory Committee and the Solid Waste and Recycling Industry Advisory Committee were formed in 2022.

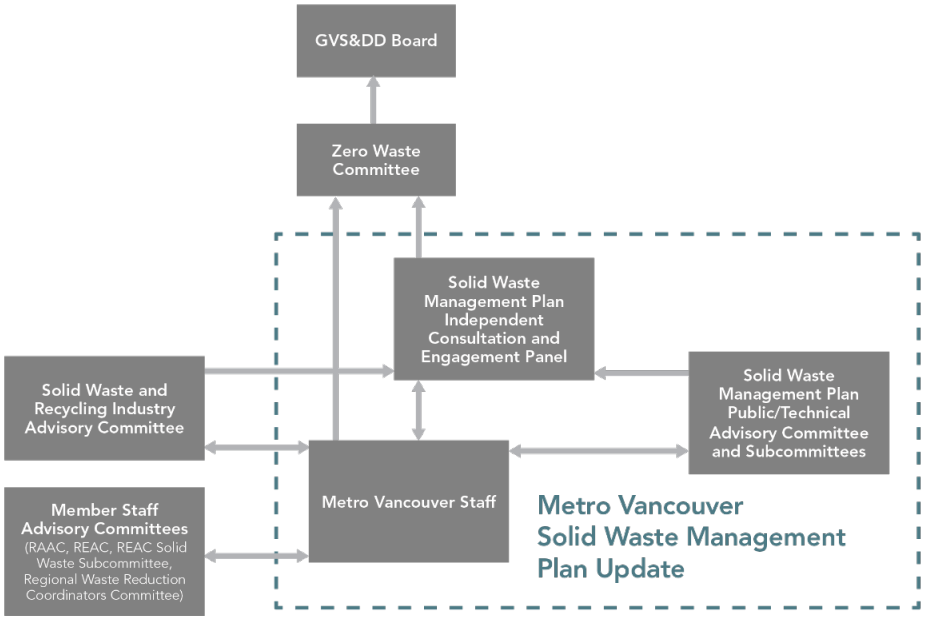
The Zero Waste Committee and GVS&DD Board have received updates across the different phases of the solid waste management plan update, including GVS&DD Board approval of components of the updated plan. In June 2024, the GVS&DD Board approved the vision and guiding principles, and in July 2025, the GVS&DD Board approved the goals and waste hierarchy.

At its February 2026 meeting, the Zero Waste Committee received an overview of the initial draft solid waste management plan, which had been published and distributed to First Nations, member jurisdictions, neighbouring regional districts, advisory committees, and others for feedback. This report provides a summary of engagement feedback on targets, metrics, and the initial draft plan, which helped to inform a revised draft Solid Waste Management Plan that is being provided to the Zero Waste Committee and GVS&DD Board. It is anticipated that following review by the GVS&DD Board, the revised draft will be distributed for additional public feedback prior to submission to the Ministry of Environment and Parks for approval.

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



The following graphic depicts the various committees that have been involved in providing input to the plan update process over the past five years.



TARGETS, METRICS, AND INITIAL DRAFT PLAN ENGAGEMENT

The engagement summary report for this phase (Reference 1) describes engagement feedback received on the initial draft plan in early 2026, as well as feedback on the draft targets and metrics in late 2025. A full record of comments received and Metro Vancouver responses is included as Reference 2.

Targets and Metrics Engagement

In late 2025, Metro Vancouver presented draft targets and metrics to advisory committees, including the Reginal Engineers Advisory Committee Solid Waste Sub-Committee, the Solid Waste Management Plan Public/Technical Advisory Committee, and the Solid Waste and Recycling Industry Advisory Committee.

Initial Draft Plan Engagement

An initial draft plan was developed while considering research and engagement in previous phases. Through the Options Analysis phase in 2025, Metro Vancouver received feedback on a set of potential strategies and actions, which helped to determine which strategies and actions to prioritize and include in the initial draft plan.

On January 22, 2026, Metro Vancouver published the initial draft solid waste management plan on its website. Emails were sent to the following groups, inviting feedback on the initial draft plan:

- First Nations in the Metro Vancouver region
- Member jurisdiction staff
- Neighbouring regional districts
- Solid Waste Management Plan Public/Technical Advisory Committee
- Solid Waste and Recycling Industry Advisory Committee
- Extended Producer Responsibility Organizations
- Ministry of Environment and Parks staff
- Not-for-profit organizations previously participating in the Collaborative Engagement program
- A contact list of over 900 contacts who had subscribed to receive updates on Metro Vancouver solid waste projects, including the solid waste management plan update

Metro Vancouver received 30 written submissions from the public with feedback on the initial draft plan (Reference 3). In addition, Metro Vancouver held dedicated feedback sessions with member jurisdiction staff, the Solid Waste Management Plan Public/Technical advisory Committee, and the Solid Waste and Recycling Industry Advisory Committee. Feedback summaries from these three advisory committee sessions are included as References 4-6. Fifteen Solid Waste Management Plan Technical/Advisory Committee members also submitted brief written statements outlining feedback on the initial draft plan (Reference 5).

Public Engagement Feedback

The following summarizes key feedback on targets, metrics, and the initial draft plan. This feedback was gathered through engagement with the member jurisdiction staff, the Solid Waste Management Plan Public/Technical Advisory Committee, and the Solid Waste and Recycling Industry Advisory Committee, as well as through written submissions from adjacent regional districts, industry associations, not-for-profit organizations, and the public. The engagement summary report (Reference 1) provides further detail on the engagement process, feedback received, and Metro Vancouver's responses. A complete record of feedback and Metro Vancouver responses is included as Reference 2.

Key engagement feedback on targets, metrics, and initial draft solid waste management plan:

- **Accessibility and inclusion**: Respondents highlighted the importance of accessibility and inclusion, noting barriers faced by residents in multi-family housing, those without vehicles, and individuals with mobility or time constraints. Participants urged the plan to include defined actions to ensure equitable access to waste reduction and recycling services.
- **Action-oriented**: Feedback emphasized the need for stronger, more action-oriented language throughout the plan, including clearer definitions of key terms and more concrete commitments. Participants noted that aspirational wording and vague terminology reduced clarity and accountability, and recommended explicitly stating intended actions, timelines, and responsibilities to better support implementation.
- **Ambitious, prevention-focused**: Support for a more ambitious, transparent, and prevention-focused approach to waste management. Participants emphasized the need for clearly defined targets, robust regulation, with some suggesting stronger alignment with the zero waste hierarchy and circular economy principles. Some felt that the targets are too ambitious and are unrealistic.
- **Construction and demolition**: The construction and demolition sector was identified as both a major waste source and a significant opportunity for diversion through mandatory source separation, deconstruction over demolition, improved tracking, reuse hubs, and greater transparency around end markets.
- **Financial considerations**: Feedback emphasized the importance of clear financial transparency, including lifecycle costs of disposal facilities, cost-per-tonne comparisons across management options, and clearer investment in prevention-focused initiatives. Some participants expressed concern that current budgets appear weighted toward disposal rather than upstream solutions.
- **Privatization**: There was interest in a stronger role for private industry, including privatization of the system being one suggestion, particularly in driving innovation and service delivery. Some participants were against system privatization.
- **Regulatory tools and enforcement**: Feedback called for stronger regulatory tools and enforcement, noting that education alone is not sufficient to drive meaningful waste reduction. Suggested measures included mandatory source separation, standardized inspections, clear enforcement protocols, and consistent regulatory approaches across jurisdictions. Some felt that more regulation would be a barrier to innovation and private industry participation.
- **Residual waste**: Long-term residuals management and disposal planning emerged as a key issue, with questions about Vancouver Landfill capacity, environmental impacts, and contingency planning. Participants requested clearer accounting of residual waste, opposition to counting recovery of materials such as waste wood used as alternative fuel as recycling, and transparency around emissions, leachate, and hazardous materials management.
- **Reuse and repair**: Participants supported prioritizing upstream actions, particularly waste reduction/prevention, reuse, and repair. There was enthusiasm for regional reuse hubs, repair programs, deconstruction and salvage initiatives, and for tracking reuse separately from recycling. Food waste was identified as a major opportunity, with calls for stronger reduction targets, clearer definitions of preventable food waste, and enhanced support for food recovery organizations.
- **Shorter term targets**: The plan should include clear, measurable 5- and 10-year targets, with sector-specific goals and transparent reporting of per-capita and total waste generation. Participants stressed that consistent definitions, published assumptions, and accessible public reporting are essential to maintaining credibility and accountability.

- **Waste-to-energy**: Concern was expressed regarding continued reliance on the Waste-to-Energy Facility, with some participants advocating for phasing out or limiting its role, including the Fraser Valley Regional District. Incineration was widely viewed as disposal rather than diversion, and participants requested greater transparency around emissions, health impacts, facility lifespan, and financial costs.

Metro Vancouver Response to Feedback and Draft Plan Revisions
Metro Vancouver reviewed all feedback received during the engagement period, which closed on February 20, 2026. Staff compiled a comprehensive feedback log capturing comments from member jurisdictions, advisory committees, industry, adjacent regional districts, non-profit organizations, and the public. Feedback helped identify areas where the initial draft plan required clarification, strengthening, or modification to better reflect shared priorities and implementation realities.

The revised draft Solid Waste Management Plan incorporates this feedback through a series of changes that improve clarity, accountability, and alignment with waste reduction and circular economy principles.

First Nations Engagement
Metro Vancouver sent the initial draft plan via email to 10 First Nations with communities currently located within the region and 18 additional First Nations with interests within the region, to invite feedback. Metro Vancouver received written feedback from one First Nation. Metro Vancouver also met with a First Nation in December 2025, in between the Options Analysis and Initial Draft Plan engagement windows. Feedback included:

- Consider incorporating additional secondary metrics related to circular design standards, reuse service access and activity, sector-specific material generation, and greenhouse gas emissions avoided through circular action.
- Implement further studies to understand if clear bins and bags improve the effectiveness of disposal bans
- Work collaboratively with First Nations through shared governance, respecting First Nations governance structures, laws, protocols and including Traditional Knowledge in the plan implementation
- Ensure transparency and accountability in actions related to First Nations engagement
- Committing to support long-term environmental protection by considering cumulative environmental impacts across the region
- Address environmental effects within First Nations territories
- Ensure the plan supports meeting federal targets of single-use item reduction including defining types of plastics and methods for measuring plastics in waste streams
- Investigate using artificial intelligence for waste sorting and monitoring

Metro Vancouver has considered this feedback in drafting the revised Solid Waste Management Plan by including several actions that commit to exploring additional transparent data collection from sectors and consider environmental and economic benefits (Actions 1.4.1, 1.4.2, 1.4.3, and 1.4.7), pursuing options to explore disposal ban efficacy by exploring artificial intelligence and policies involving clear bags (Action 4.8.1), and including a commitment to environmental stewardship and climate action in the guiding principles which will guide every aspect of the plan update for the next decade. The revised draft plan also establishes a per capita reduction target of 10% by 2036 which will help reduce single-use plastics entering the environment or sent for disposal. First Nations feedback received during the plan update process has been valuable in contributing to the draft plan.

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

FINANCIAL IMPLICATIONS
Engagement activities related to the solid waste management plan update is included in the approved Solid Waste Services budget.

OTHER IMPLICATIONS
The revised draft Solid Waste Management Plan includes specific member jurisdiction actions, which have been reviewed by member jurisdiction staff and revised to incorporate feedback. The member jurisdiction actions are intended as potential areas of focus for members to consider – they are not requirements.

CONCLUSION
Metro Vancouver's process to update its solid waste management plan is supported by a robust and inclusive engagement process. In late 2025 and early 2026, Metro Vancouver received engagement feedback on draft targets and metrics, and an initial draft solid waste management plan.

The engagement summary report (Reference 1) highlights feedback received on targets, metrics, and the initial draft plan. The feedback log (Reference 2) describes Metro Vancouver's response to feedback, including revisions made to the draft plan, or providing an explanation if a suggestion could not be incorporated. A revised draft Solid Waste Management Plan is being provided to the Zero Waste Committee and GVS&DD Board for consideration. It is anticipated that following GVS&DD Board review, the draft Solid Waste Management Plan will be distributed for additional comment before submission to the Ministry of Environment and Parks.

REFERENCES
1. Metro Vancouver. (2026). Solid Waste Management Plan Update – Targets, Metrics and Initial Draft Plan Engagement Summary Report. https://metrovancouver.org/services/solid-waste/Documents/swmpu-targets-metrics-initial-draft-plan-engagement-summary.pdf
2. Metro Vancouver. (2026). Solid Waste Management Plan Update – Targets, Metrics and Initial Draft Plan Feedback log. https://metrovancouver.org/services/solid-waste/Documents/swmpu-targets-metrics-initial-draft-plan-feedback-log.pdf
3. Metro Vancouver. (2026). Written feedback on the initial draft solid waste management plan. https://metrovancouver.org/services/solid-waste/Documents/initial-draft-solid-waste-management-plan-written-feedback.pdf
4. Metro Vancouver. (2026). Feedback Summary from member jurisdiction staff feedback session on initial draft plan. https://metrovancouver.org/services/solid-waste/Documents/initial-draft-plan-member-jurisdiction-staff-feedback-summary.pdf
5. Metro Vancouver. (2026). Feedback summary from Solid Waste Management Plan Public/Technical Advisory Committee feedback session on initial draft plan, and member written submissions. https://metrovancouver.org/services/solid-waste/Documents/swmp-public-technical-advisory-committee-feedback-summary.pdf
6. Metro Vancouver. (2026). Feedback summary from Solid Waste and Recycling Industry Advisory Committee feedback session on initial draft plan. https://metrovancouver.org/services/solid-waste/Documents/solid-waste-recycling-industry-advisory-committee-feedback-summary.pdf

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Zero Waste Committee

From: Stephanie Liu, Program Manager, Community Engagement, Solid Waste Services

Date: March 16, 2026 Meeting Date: April 2, 2026

Subject: **Report from the Solid Waste Management Plan Independent Consultation and Engagement Panel**

RECOMMENDATION

THAT the GVS&DD Board receive for information the report dated March 16, 2026, titled "Report from the Solid Waste Management Plan Independent Consultation and Engagement Panel".

EXECUTIVE SUMMARY

The Solid Waste Management Plan Independent Consultation and Engagement Panel provided a report summarizing the panel's reflections on engagement related to the solid waste management plan update (**Attachment 1**). Below is the executive summary in the panel's report:

> *The Independent Consultation and Engagement Panel is pleased to report that Metro Vancouver's solid waste management plan engagement process represents a genuine step change from previous practice. Across our three tests — transparency, participation breadth, and innovation in reaching underrepresented communities — this final phase has continued to demonstrate meaningful and measurable progress.*
>
> *Two challenges are worth naming directly: a persistent trust gap with a small sub-group of participants for whom the deliberative formats in this phase were poorly matched to their advocacy interests; and compressed timelines that lowered accessibility for some Collaborative Engagement participants.*
>
> *Looking ahead, three opportunities stand out: sustaining the relational capital built, particularly with equity-denied groups and First Nations; innovating tools to better support shared understanding across divergent viewpoints; and, for broader benefit to Metro Vancouver's other departments and the public sector generally, documenting and sharing the impacts of empowering an independent panel in the engagement process.*

REPORT FROM THE SOLID WASTE MANAGEMENT PLAN INDEPENDENT CONSULTATION AND ENGAGEMENT PANEL

The attached report from the Solid Waste Management Plan Independent Consultation and Engagement Panel provides the panel's reflections on the adequacy of engagement during all phases of the solid waste management plan update, including the more recent phases on options analysis and the initial draft plan. The panel has reported to the Board at each phase of engagement on the solid waste management plan update.

Metro Vancouver is updating its solid waste management plan, building on the strengths of the current plan and its success as a North American leader in waste reduction and recycling. The draft updated plan identifies opportunities to further advance waste reduction and recycling, reduce greenhouse gas emissions, and promote a circular economy. The plan update is supported by a robust and inclusive engagement process. To bolster this commitment, Metro Vancouver receives guidance from the Solid Waste Management Plan Independent Consultation and Engagement Panel on the development and implementation of engagement on the solid waste management plan update (Reference 1). This third-party panel includes seven members (Reference 2): Andrea Reimer (Chair), Celena Benndorf, Cheryl Brooks, Komal Fatima, Peter Fassbender, Ryan Williams, Veronika Bylicki, and Sarah Kirby-Yung (Zero Waste Committee liaison to the panel). The panel provides advice during engagement planning and implementation. In addition, the public was invited to present directly to the panel at each phase of the plan update, offering an opportunity to share feedback on the engagement process itself.

ATTACHMENTS

1. "Independent Panel Report on the Final Phase of Engagement for the SWMP Update", dated February 19, 2026.

REFERENCES

1. Metro Vancouver. (2026, February). *Solid Waste Management Plan Independent Consultation and Engagement Panel Terms of Reference*. https://metrovancouver.org/services/solid-waste/Documents/swmp-consultation-engagement-panel-terms-of-reference.pdf
2. Metro Vancouver. (2026, February). *Solid Waste Management Plan Independent Consultation and Engagement Panel Member Biographies*. https://metrovancouver.org/services/solid-waste/Documents/swmp-panel-bios.pdf

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Independent Panel Report on the Final Phase of Engagement for the SWMP Update - February 19, 2026

Prepared by Andrea Reimer, Chair of the Solid Waste Management Plan Independent Consultation and Engagement Panel, with input and support from panel members

Executive Summary

The Independent Consultation and Engagement Panel is pleased to report that Metro Vancouver's solid waste management plan engagement process represents a genuine step change from previous practice. Across our three tests — transparency, participation breadth, and innovation in reaching underrepresented communities — this final phase has continued to demonstrate meaningful and measurable progress.

Two challenges are worth naming directly: a persistent trust gap with a small sub-group of participants for whom the deliberative formats in this phase were poorly matched to their advocacy interests; and compressed timelines that lowered accessibility for some Collaborative Engagement participants.

Looking ahead, three opportunities stand out: sustaining the relational capital built, particularly with equity-denied groups and First Nations; innovating tools to better support shared understanding across divergent viewpoints; and, for broader benefit to Metro Vancouver's other departments and the public sector generally, documenting and sharing the impacts of empowering an independent panel in the engagement process.

Introduction

The Solid Waste Management Plan Independent Consultation and Engagement Panel (the Panel) is pleased to present our report reflecting on engagement for Metro Vancouver's updated solid waste management plan, as the region concludes its multi-year engagement process. For reference, the Panel was established by the Metro Vancouver GVS&DD Board (the Board) at the outset of the plan update in 2020 to *"ensure consultation is robust and adequate, and feedback is solicited from a variety of interested parties and stakeholders."*

This report is structured in three sections: what went well, some reflections on the challenges of this phase, and opportunities for the future.

As a reminder, following pre-engagement in the early stages of our work (2021) the Panel established three tests by which to evaluate the effectiveness of engagement throughout this process. These are: (1) transparency of both the process and the information that staff are using to inform the process; (2) provision of multiple engagement avenues to allow participants to "right-size" their participation; and (3) persistent innovation in reaching those that have not traditionally had effective pathways for participation, including First Nations and equity-denied groups.

These tests have guided our evaluation at every phase, including this one.

1. What Went Well

Across all three tests, it is our opinion that engagement in this phase of plan development has continued to demonstrate meaningful and measurable progress.

On transparency, staff have gone to considerable lengths to provide the information people need to participate effectively in engagement. They have been responsive to requests for additional information, working to present it in language accessible to the relevant audience. Importantly, staff have also provided substantive commentary on the range of positions gathered through engagement to show what has been incorporated into the plan and, where positions could not be incorporated, they have given decision-makers clear line of sight into what those positions were and why they weren't included. This is a high standard of transparency that supports genuinely informed decision-making by the Zero Waste Committee (ZWC) and Board.

On expanding participation, every phase of this process has seen increasing numbers and breadth of people and sectors engaged. This is a direct result of deliberate effort and innovations such as the Collaborative Engagement program which provides funding and resources to not-for-profit organizations supporting underrepresented or equity-denied communities to engage their networks. 20 organizations participated in the program, reaching over 3,000 residents over the last three phases -- residents who otherwise may not be aware of or have access to opportunities to provide input.

Equally significant is that people and participating organizations keep coming back — which speaks not just to quantity but to a continuing improvement in the quality of engagement. People return when they feel their participation is worthwhile.

The cumulative result of this work is a draft plan that reflects a far greater range of people, communities and interests than previous Metro Vancouver plans. That is a meaningful achievement.

2. Some Reflections on the Challenges

We offer these reflections in the spirit of continuous improvement and in recognition that a process this ambitious will surface tensions that are worth naming clearly.

2.a Trust gap

In the pre-engagement phase, the Panel noted a significant trust gap with a small sub-group of participants deeply involved in different aspects of the waste management sector. Our hope was that this process could help close that gap. It did not, and as engagement moved closer to decision points in this final phase, the friction between the varied content outcomes individuals in this sub-group wanted and staff charged with representing the results of engagement with broader interests became more pronounced. We offer the following observations on how this might be avoided in the future.

- *Matching interests to appropriate engagement formats.* With one exception, the individuals in this sub-group have various financial interests in the outcome of the plan and in all cases they joined one or both of the Solid Waste Management Plan Public/Technical Advisory Committee (PTAC) and Solid Waste and Recycling Industry Advisory Committee (IAC) to advance their interests. These are legitimate interests — but people with strong and fixed positions on outcomes are not well served by a format designed for dialogue and deliberation, and the process is not well served by their participation in that format. A dedicated engagement stream better suited to advocacy and bilateral exchange would have been more appropriate for this sub-group and would likely have reduced friction for everyone.

- *Expectation setting about staff's role.* There was sustained concern from members of this sub-group about whether their views were being adequately represented in staff reports to the ZWC and Board, to the point where the Panel began attending all PTAC and IAC meetings beginning in the fall of 2025, to serve as a second set of eyes on staff's recording of feedback. We did not observe a single instance where staff failed to record feedback diligently and accurately. At the same time, some participants appeared to expect verbatim notes — which is poor engagement practice — and detailed individual responses to every question raised, which would be extremely difficult to resource. Staff put considerable effort into trying to meet these expectations. Clearer expectation-setting at the outset about what staff can and can't do, and why, would help in future processes.

- *Reinforcing agreements from earlier phases.* The phased approach provided valuable space in the earlier stages for ideation and for staff to build capacity and expand audiences. The downside of a four-year engagement process is that participants struggle to recall commitments and shared agreements established in earlier phases. Future processes should either be shorter, or invest much more deliberately in tools that bring participants back to the agreements reached along the way.

2.b. Accessibility

A smaller but equally important thread in this final phase concerned some challenges with the Collaborative Engagement program. It is worth emphasizing that in general, participating organizations and the people they engage in the process value and appreciate the opportunity to participate through Collaborative Engagement. However, the compressed timeline of this final phase relative to what was available in earlier phases made it harder for participating organizations to meaningfully engage their communities on the complexity of the draft plan.

This points to a structural issue worth naming directly: the final phases of a planning process — where the task shifts to building shared understanding of different viewpoints and converging on options — are inherently more demanding for participants. If anything, more time should be allocated as a process approaches its conclusion, not less.

3. Opportunities for the Future

Metro Vancouver's approach to engagement on the solid waste management plan represents a genuine step change from previous practice. The Panel's hope is that the lessons of this process — both its successes and its challenges — are carried forward into future major plan updates and do not have to be relearned from scratch.

Three opportunities stand out.

First, this process has built not just broader relationships but deeper ones. That relational capital, particularly in reaching equity-denied groups, hard-to-engage sectors and First Nations is an asset. Finding ways for those that did engage in this process to continue deepening their connections to solid waste planning by being engaged in the implementation of the plan will not just benefit the implementation but it will also save Metro Vancouver significant time and resources in building engagement in future planning.

Second, through this process Metro Vancouver has developed excellent tools and approaches for gathering broad high-level input on values and guiding principles, and generating and evaluating ideas — but the next frontier is helping people through the harder work of building shared understanding across divergent viewpoints, what engagement practitioners call the "Groan Zone." This is not a Metro Vancouver-specific challenge; it is one being faced across democracies. The engagement foundation built through this plan update is very strong, and taking that momentum into the Groan Zone challenge is worth doing.

Finally, the Panel intends to document and share what has been learned through this process in a final report, to be completed between April and July 2026. The innovations developed here have value beyond this plan and beyond Metro Vancouver, and we would like to give you the tools to realize those benefits.

The Panel thanks the ZWC, the Board and staff for the opportunity to contribute to this process. It has been a privilege to support engagement work of this significance.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Zero Waste Committee

From: Terry Fulton, Senior Project Engineer, Solid Waste Services

Date: March 31, 2026 Meeting Date: April 2, 2026

Subject: **Draft Solid Waste Management Plan**

RECOMMENDATION

THAT the GVS&DD Board:

a) direct staff to invite feedback on the draft updated solid waste management plan (the "Solid Waste Management Plan") from First Nations, interested parties, and the public;
b) request that the Board Chair and the Zero Waste Committee Chair invite feedback on the Solid Waste Management Plan from member jurisdictions and adjacent regional districts; and
c) authorize the Board Chair and the Zero Waste Committee Chair to submit to the Ministry of Environment and Parks for approval the Solid Waste Management Plan materially in the form attached in Attachment 1 to the report dated March 31, 2026 titled "Draft Solid Waste Management Plan", along with feedback received by August 1, 2026.

EXECUTIVE SUMMARY

Following five years of engagement, this report presents a draft solid waste management plan to guide the region for the next 10 years and beyond. The Zero Waste Committee and GVS&DD Board received updates across all five phases of the solid waste management plan update, and the GVS&DD Board has approved components of the updated plan. The updated plan emphasizes affordability, collaboration, and transparency, while continuing to position Metro Vancouver as a North American leader in waste prevention and recycling.

An initial draft solid waste management plan was published on January 22, 2026, and presented to the Zero Waste Committee on February 5, 2026. Feedback on the initial draft was received from a range of groups and individuals and considered in developing the revised draft Solid Waste Management Plan (**Attachments 1 and 2**).

Key changes to the initial draft solid waste management plan following feedback include:

- a strategic principle of prioritizing local solid waste management solutions
- 2036 targets including sector specific targets
- key focus areas highlighting priority initiatives such as increasing multi-family diversion and reducing construction and demolition waste
- strengthened language with respect to implementation including education and outreach actions and actions tailored to newcomers and multilingual communities
- additional financial details including detail on allocation of expenditures to waste reduction and recycling within the five-year financial plan, and annual reporting on allocation of expenditures and efficacy of those expenditures

The Metro Vancouver solid waste system is cost effective compared to solid waste systems in other major Canadian cities, and provides reliable and resilient recycling and waste services to residents and businesses in the region. The Waste-to-Energy facility and Vancouver Landfill continue to be safe and cost-effective methods for managing residual garbage, and are approximately half the cost of remote disposal of garbage.

PURPOSE

The purpose of this report is to present the draft solid waste management plan to the Zero Waste Committee and GVS&DD Board, and seek Board direction to invite feedback on the draft in advance of submitting it to the Minister of Environment and Parks.

BACKGROUND

Regional districts are required to develop solid waste management plans under the *Environmental Management Act*, to be approved by the BC Ministry of Environment and Parks. Provincial guidelines recommend initiating an update of the plan every 10 years. In November 2019 the GVS&DD Board authorized initiating an update of the regional solid waste management plan approved in 2011.

The Zero Waste Committee and GVS&DD Board have received updates at each phase of the solid waste management plan update process. The solid waste management plan is currently in the last phase of development, as depicted below. On February 5, 2026, the Zero Waste Committee received information on the components of the initial draft of the updated solid waste management plan. Comments on the initial draft have been considered and incorporated into the draft updated solid waste management plan (the "Solid Waste Management Plan", Attachment 1).



The plan update process is supported by a robust engagement process. Across the multiple engagement phases, Metro Vancouver has:

- Held over 23 meetings or workshops with member jurisdiction staff
- Met with adjacent regional districts
- Held 60 meetings with the Solid Waste Management Plan Public/Technical Advisory Committee and Solid Waste and Recycling Industry Advisory Committee
- Worked with 23 not-for-profit organizations to reach over 3,000 residents who otherwise would not have been aware of or had access to participate in the engagement process
- Received over 1,400 questionnaire responses
- Engaged thousands of residents at the PNE and community events
- Provided over 50 updates to the Zero Waste Committee and/or GVS&DD Board

SOLID WASTE MANAGEMENT PLAN

Feedback from all phases of engagement, including the recent options analysis phase, was considered in developing an initial draft solid waste management plan. Metro Vancouver published the initial draft plan on its website on January 22, 2026, and invited comments on the initial draft plan from First Nations, member jurisdiction staff, adjacent regional district staff, the Solid Waste Management Plan Public/Technical Advisory Committee, the Solid Waste and Recycling Industry Advisory Committee, provincial staff, and others. Metro Vancouver also held dedicated feedback sessions on the initial draft with member jurisdiction staff, the Solid Waste Management Plan Public/Technical Advisory Committee, and the Solid Waste and Recycling Industry Advisory Committee. Several e-mail submissions were also received from other interested parties.

At the February 5, 2026, Zero Waste Committee meeting, committee members noted priority for strengthening actions related to education for newcomers, and waste reduction in the multi-family, construction, food, and commercial/institutional sectors. These all feature prominently in the actions within the Solid Waste Management Plan, as well as in the focus areas outlined below. They will also become areas of focus in the beginning stages of plan implementation.

The Solid Waste Management Plan was developed considering feedback received. Changes between the initial draft solid waste management plan and the current Solid Waste Management Plan are shown in the comparison (blackline) document included as Attachment 2 to this report.

Key changes to the initial draft solid waste management plan following feedback include:

Targets and Implementation

- Added targets to be achieved within a 10-year planning horizon, including sector-specific targets for waste diversion.
- Introduced a high-level implementation schedule to improve transparency around sequencing and timing.
- Provided greater clarity on the role of member jurisdictions in plan implementation.
- Outlined how potential impacts, including impacts to adjacent regional districts, will be assessed.
- Strengthened language throughout the plan, replacing aspirational wording with clearer commitments to implementation.

Focus Areas

- Identified priority focus areas for near-term action, including multi-family residential waste diversion, construction and demolition waste reduction, and food waste prevention. These focus areas are new or significantly enhanced compared to the 2011 plan. Identified how focus areas will contribute to the targets.
- Focus areas highlight key initiatives that are intended to drive progress towards goals and targets.

Financial transparency

- Expanded financial details, including a commitment to assess the efficacy of and regularly report on expenditures.

Inclusivity

- Enhanced actions related to education and outreach, with specific attention to newcomers to the region and populations facing access barriers, supporting more equitable service delivery.

Recycling and residuals management

- Highlighted that prioritizing local solid waste management is a strategic principle.
- Updated descriptions of recycled materials to include all source-separated recycled materials incorporated into new products, with only materials used as fossil fuel substitutes categorized as recovery.
- Listed current third-party disposal and composting facilities contracted by Metro Vancouver, and enhanced language on use of appropriate procurement processes for future disposal or composting capacity.
- Identified clear bags as a potential tool to improve the effectiveness of disposal bans, responding to feedback on enforcement challenges.

The Metro Vancouver system solid waste system is cost-effective compared to solid waste systems in other major Canadian cities and provides reliable and resilient recycling and waste services to residents and businesses in the region. The Waste-to-Energy facility and Vancouver Landfill continue to be safe and cost-effective methods for managing residual garbage and are approximately half the cost of alternatives. Key feedback that was received and not incorporated in the Solid Waste Management Plan is summarized in the following table, and more detail is available in Reference 1:

Table 1: Key Feedback not incorporated in Solid Waste Management Plan

Feedback	Rationale
Close the Waste-to-Energy Facility	Despite the region's success in reducing waste, approximately one million tonnes per year of garbage from residential commercial and institutional sources require disposal. Waste-to-energy costs are consistent with local landfilling, and half of remote landfilling. Emissions from the Waste-to-Energy Facility are closely monitored and openly shared in real time online, in addition to being reported to regulators. All regulated emission parameter values are below regulatory emission limits, with most parameters less than 10% of limits.
Stop landfilling waste	The plan prioritizes preventing the generation of waste and minimizing disposal. In terms of managing materials not diverted through reuse, repair and recycling, landfills are an important component of the regional solid waste system. Landfills provide approximately 75% of regional disposal capacity, and account for more than 95% of residuals disposal in Canada.
Private regional solid waste system	Through a network of recycling and waste disposal facilities operated under contract from a best value, fair and transparent procurement process, Metro Vancouver provides convenient drop-off for small loads of recyclables, and disposal of garbage for all residents and businesses in the region. This system provides reliable and resilient waste and recycling services that benefit and are available to all residents and businesses who generate waste in the region. It also allows Metro Vancouver to implement the disposal ban program at its facilities which encourages recycling rather than disposal of many recyclable materials. Recycling sorting and processing facilities, and most commercial recyclables collection and drop-off are managed by the private sector. An integrated system allows and encourages private sector innovation in recycling.

Feedback	Rationale
Do not send material to cement kilns and other industries to be used as alternative fuel	Where a feasible alternative exists, Metro Vancouver aims to manage materials according to the highest applicable level of the waste hierarchy (e.g. recycling before recovery). Recovering energy from non-recyclable materials is preferable to disposal according to Metro Vancouver's waste hierarchy, which is consistent with the provincial and federal hierarchies.

Prioritizing Local Solid Waste Management Solutions

Prioritizing local solutions (solutions within Metro Vancouver region or in close proximity) for solid waste management aligns with the vision and guiding principles of the solid waste management plan and is a strategic principle. Local solutions for managing solid waste increase resilience, reduce transportation greenhouse gas emissions, create local employment and economic benefit, and are typically less expensive than solutions in distant communities. A number of actions within the solid waste management plan prioritize local solutions including:

- Work with economic development agencies to identify and implement circular businesses opportunities
- Develop, test and share definitions and approaches for zoning and development bylaws to clarify siting requirements for waste reduction and recycling activities
- Prioritize the development of local facilities and collection programs for triaging building materials to their best and highest use
- Support the development of additional local organics processing through leveraging Metro Vancouver procurement processes for organics management from recycling and waste centres
- Explore opportunities to reduce reliance on remote disposal facilities through optimized use of the Vancouver Landfill and the Waste-to-Energy Facility.

Updated Targets

Table 2 outlines updated targets for the Solid Waste Management Plan. Feedback received on the 2050 targets in the initial draft plan indicated that while some groups felt the targets were unrealistic and unachievable, others felt they should be more ambitious. Targets were created based on assessment of the collective impact of the strategies and actions included in the Solid Waste Management Plan. The plan includes more detail on which key initiatives will drive progress toward these targets.

Primary Metric	Baseline	2036 Target (New)	2050 Vision
Per Capita Waste Generation (Disposal + Diversion)	1.2 tonnes/capita (2024)	1.1 tonnes/capita waste generation (10% reduction)	1 tonne/capita (20% reduction)
Diversion/Recycling Rate	65% Diversion (2024) 62% Recycling (2024)	75% Diversion 70% Recycling Diversion by sector: Single-family: 75% Multi-family: 60% Commercial/Institutional: 65% Construction and Demolition: 85%	80% Diversion 75% Recycling Diversion by sector: Single-family: 80% Multi-family: 70% Commercial/Institutional: 70% Construction and Demolition: 90%
Per Capita Disposal	430 kg/capita (2024)	300 kg/capita (30% reduction)	210 kg/capita (50% reduction)
Greenhouse gas Emissions	660,000 tonnes CO_2 equivalent solid waste greenhouse emissions (2010)	360,000 tonnes CO_2 equivalent (2030 target) 45% reduction from 2010	Carbon Neutral

Focus Areas

An executive summary was added to the revised draft Solid Waste Management Plan in response to feedback calling for better articulation of key initiatives to drive progress towards the plan goals and targets. These initiatives are referred to in the Plan as Focus Areas, and outline high priority strategies and actions consisting primarily of initiatives that are new since approval of the 2011 of the plan. The Focus Areas are summarized below:

1. Lead the transition to a regional circular economy through waste prevention
2. Scale up reuse opportunities at recycling and waste centres and beyond
3. Increase access to organics and recycling services for multi-family residents, businesses, and institutions
4. Expand efforts to prevent disposal of valuable food and organics
5. Expand efforts to prevent disposal of valuable building materials
6. Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics

Next Steps in the Process

The next steps in the solid waste management planning process are as follows:

- A revised draft Solid Waste Management Plan is being provided to the Zero Waste Committee and GVS&DD Board for consideration.
- Following GVS&DD Board review, staff will invite feedback on the draft updated Solid Waste Management Plan from First Nations, interested parties, the public, adjacent regional districts, and member jurisdictions. Draft letters to member jurisdictions and adjacent regional districts are included as **Attachments 3 and 4**.
- Submit to the Ministry of Environment and Parks, for approval, the draft updated Solid Waste Management Plan, materially in the form of Attachment 1 to this report, along with the received feedback.

ALTERNATIVES

1. THAT the GVS&DD Board:
   a) direct staff to invite feedback on the draft updated solid waste management plan (the "Solid Waste Management Plan") from First Nations, interested parties, and the public;
   b) request that the Board Chair and the Zero Waste Committee Chair invite feedback on the Solid Waste Management Plan from member jurisdictions and adjacent regional districts; and
   c) authorize the Board Chair and the Zero Waste Committee Chair to submit to the Ministry of Environment and Parks for approval the Solid Waste Management Plan materially in the form attached in Attachment 1 to the report dated March 31, 2026 titled "Draft Solid Waste Management Plan", along with feedback received by August 1, 2026.

2. THAT the GVS&DD Board receive for information the report dated March 31, 2026 titled "Draft Solid Waste Management Plan".

FINANCIAL IMPLICATIONS

Affordability is embedded in the Solid Waste Management Plan's guiding principles and will be a key consideration as plan actions are implemented.

The Solid Waste Management Plan specifies that actions in the plan requiring Metro Vancouver expenditures will be brought forward for consideration by the GVS&DD Board through the regular budget process, prioritizing actions where business casing shows the highest potential to advance solid waste management plan primary and secondary metrics. Annual reporting will indicate how funds were allocated to Solid Waste Management Plan initiatives including corresponding metrics on the effectiveness of each, such as progress toward plan targets and improvements in secondary metrics. This reporting strategy will assist in prioritizing funding and informing where investments can be most strategically allocated.

OTHER IMPLICATIONS

The Solid Waste Management Plan includes specific member jurisdiction actions, which have been reviewed by member jurisdiction staff and revised to incorporate feedback. The member jurisdiction actions comprise areas of focus for members to consider – they are not requirements.

CONCLUSION

Metro Vancouver shared an initial draft updated solid waste management plan which was developed considering feedback from all prior phases of engagement. Feedback on the initial draft plan indicated a need for stronger direction and prioritization to demonstrate a clear path forward to meet the goals and targets outlined. Revisions made in the Solid Waste Management Plan include the addition of priority initiatives to drive measurable progress in preventing waste, increasing recycling, reducing greenhouse gas emissions, and transitioning to a circular economy. The next steps in the planning process are to invite feedback from First Nations, interested parties, the public, adjacent regional districts and member jurisdictions, and to submit for approval of the Ministry of Environment and Parks the Solid Waste Management Plan, materially in the form of Attachment 1.

ATTACHMENTS

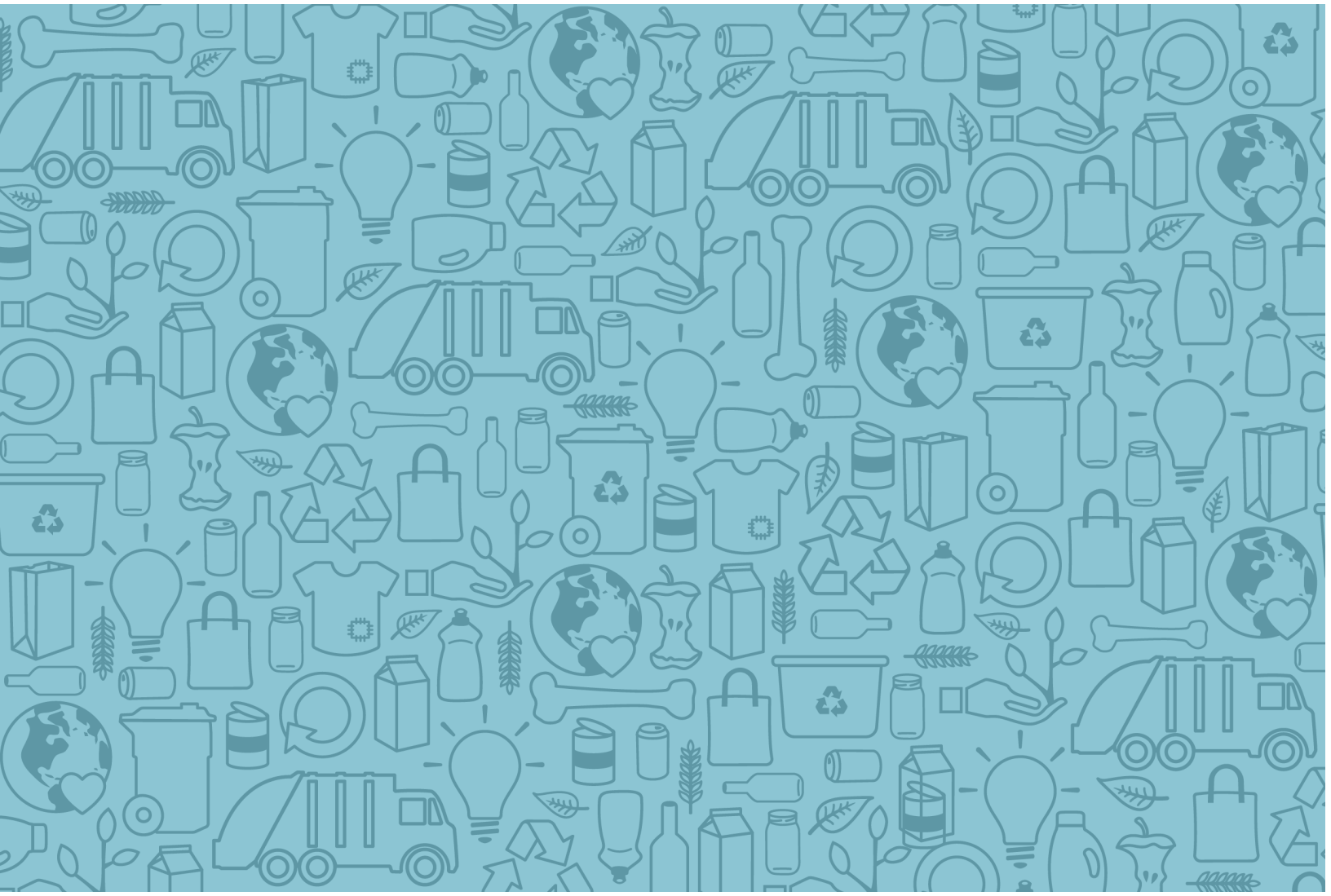
1. Draft Solid Waste Management Plan.
2. Blackline Version – Revised Draft Solid Waste Management Plan.
3. Draft Letter to Member Jurisdictions.
4. Draft Letter to Adjacent Regional Districts.

REFERENCES

1. Metro Vancouver. (2026). Draft Summary of Ideas Staff Consider Unadvisable. https://metrovancouver.org/services/solid-waste/Documents/draft-summary-of-ideas-staff-consider-unadvisable.pdf

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metrovancouver | SOLID WASTE



Draft Solid Waste Management Plan

March 26, 2026

ABOUT THE GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

The Greater Vancouver Sewerage and Drainage District (GVS&DD) is a statutory corporation to service its 18 member municipalities and a portion of Electoral Area A. Under the GVS&DD Act, Metro Vancouver has authority for, among other things, the management of municipal solid waste, including the purchase, construction, operation, maintenance, and administration of facilities for solid waste management. GVS&DD is governed by the GVS&DD Board. Directors of the GVS&DD Board are mayors and councillors appointed by membership councils[1], and their votes on resolutions are population-weighted. The GVS&DD and its member jurisdictions work together to plan for and manage municipal solid waste across the region. The GVS&DD also manages major sewerage and drainage facilities in the region. A Liquid Waste Management Plan is developed and managed separately from this Solid Waste Management Plan.

In this plan, the GVS&DD is referred to as 'Metro Vancouver'. All references to 'Metro Vancouver', or commitments and responsibilities assigned to 'Metro Vancouver' in this plan should be interpreted to refer to the 'Greater Vancouver Sewerage and Drainage District (GVS&DD)' alone. In this plan, 'Metro Vancouver' does not refer to any entity other than the GVS&DD.

TERRITORIAL ACKNOWLEDGMENT

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 First Nations with communities currently located within the Metro Vancouver region: q̓icə̓y̓ (Katzie), q̓ʷɑ:ƛ̓ən̓ (Kwantlen), kʷikʷəƛ̓əm (Kwikwetlem), máthxwi (Matsqui), xʷməθkʷəy̓əm (Musqueam), qiqéyt (Qayqayt), Semiahmoo, Sḵwx̱wú7mesh Úxwumixw (Squamish), scəẇaθən məsteyəxʷ (Tsawwassen), and səlilwətaɬ (Tsleil-Waututh).

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

[1] The Director for Electoral Area A is not a mayor or councillor appointed by a membership council, but rather, is elected by residents to represent them on the Board of the Metro Vancouver Regional District and is also a member of the GVS&DD Board.

MEMBER JURISDICTIONS

Metro Vancouver Regional District Members

GVS&DD Members

Village of Anmore
City of Burnaby
City of Coquitlam
City of Delta
Electoral Area A*
City of Langley
Township of Langley
City of Maple Ridge
City of New Westminster
City of North Vancouver
District of North Vancouver
City of Pitt Meadows
City of Port Coquitlam
City of Port Moody
City of Richmond
City of Surrey
City of Vancouver
District of West Vancouver
City of White Rock

*The Director representing Electoral Area A on the Board of the Metro Vancouver Regional District is a member of the GVS&DD Board.

Village of Belcarra
Bowen Island Municipality
Village of Lions Bay
sc̓əw̓aθən məsteyəxʷ
(Tsawwassen First Nation)

Table of Contents

Executive Summary and Focus Areas 5

Metro Vancouver's Solid Waste Management Plan 8
Vision and Guiding Principles 8
Goals and Hierarchy 9
Primary Performance Metrics and Targets 10
Secondary Performance Metrics 13

Overview 14
Metro Vancouver's Role and Authority 14
Plan History 15
Metro Vancouver's Strategic Priorities 16
Governance, Roles, and Responsibilities 16
Working Collaboratively with First Nations 19
Solid Waste System 22
Composition of Regional Waste Disposed Over Time 25
Circular Economy 26
Waste Prevention and Advocacy 27
The User-Pay Principle 28
Scope of the Plan 28
Alignment and Linkages 30
- Alignment with International Initiatives 30
- Alignment with National Initiatives 30
- Alignment with Provincial Initiatives 31
- Alignment with other Metro Vancouver plans 32

Strategies and Actions 33

Plan Implementation 52
Focus Areas 52
Strategic Principle: Prioritize local solid waste management solutions 54
Regulatory Strategic Approach 56
- Purpose 56
- Overview 56
- Existing Regulations 56
- Metro Vancouver's Regulatory Role 57
- Compliance and Enforcement 58
- Reporting and Continuous Improvement 58
- Strategic Approach 58
  - Regulatory Priorities 58
  - Example Future Regulatory Enhancements 59
  - Considerations 60

Engagement 61
Recycling and Waste Centre Strategic Approach 62
Purpose 62
Background 62
Strategic Approach 64
Recycling and Waste Centre Priorities 64
Drive Time Analysis 66
Residual Management Strategic Approach 68
Purpose 68
Background 68
Vancouver Landfill (Operational Certificate 1611) 68
Waste-to-Energy Facility (Operational Certificate 107051) 68
Contingency Disposal 69
Construction & Demolition Waste 69
Strategic Approach 70
Future Disposal Capacity 70
Education and Outreach 72
Accessibility and Inclusion 73
Guiding Principle 73
Commitment 73
Financial Overview 75
Overview 75
Solid Waste Planning and Waste Reduction and Recycling Initiatives 76
Metro Vancouver Five-Year Financial Plan 77
Regional District Collaboration 79
Risk Analysis 80
Compliance Promotion 80
Plan Monitoring 82
Plan Implementation Schedule 84
Plan Amendments 85
Dispute Resolution Procedure 86
Glossary 87

EXECUTIVE SUMMARY AND FOCUS AREAS

This Solid Waste Management Plan reflects a shift in how we think about waste. The plan provides a pathway for moving from a system focused on managing materials at the end of their life to one that strives to preserve resources, prevent waste and keep materials in use as long as possible. It builds on the diverse perspectives in our region to present opportunities to continue advancing leadership in waste reduction and recycling.

The plan is guided and organized by the waste hierarchy, which aims to rethink, reduce, and reuse material before managing it through the highest available option of recycling, recovery, or disposal. Each level of the hierarchy has an associated goal, and within these goals are strategies and actions which will require strong leadership from Metro Vancouver and collaboration with others. Although all strategies and actions in the plan are important to building a thriving region where materials are valued and nothing is wasted, there are six priorities or focus areas highlighted below.

1. **Lead the transition to a regional circular economy through waste prevention:** Enable a circular regional economy through advocacy for circular programs and policies. In parallel, work locally and nationally with organizations such as economic development agencies to enable businesses to deliver circular products and services that keep products and materials at their highest value possible. Start with circular food systems and the built environment as priority sectors.

2. **Scale up reuse opportunities at recycling and waste centres and beyond**: Increase access to reuse, refill, and repair through program implementation at regional solid waste facilities and member events, advocacy for reuse requirements across the region, and business engagement with a focus on the food and hospitality sectors.

3. **Increase access to organics and recycling services for multi-family residents, businesses, and institutions:** Focus efforts to improve recycling in sectors with lower recycling rates such as multi-family and commercial/institutional through consideration of policy and regulatory options, tailored education tools, hauler incentives, and updated space and access requirements.

4. **Expand efforts to prevent disposal of valuable food and organics:** Continue to enhance and expand the regional food recovery network while exploring opportunities to prevent food from being wasted in the first place, by leveraging improved data and strengthening collaborations. Further support the development of local organics processing capacity and markets through public procurement, advocacy, and education.

5. **Expand efforts to prevent disposal of valuable building materials:** Work with economic development agencies, researchers, and the construction and demolition sector to develop, pilot, and share improved approaches for keeping building materials at their highest and best use. Prioritize enabling house relocation, deconstruction programs, and expansion of local reuse markets. Continue advancing opportunities for the highest-value use of wood, supporting

efforts to offset fossil fuel use by recovering energy from building materials that are not currently recyclable.

6. **Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics:** Continue to work nationally with organizations that create and manage plastics to promote elimination of unnecessary plastics, design for recyclability, and the use of recycled content in plastic products and packaging. Support and advocate for faster implementation of residential collection programs that accept a more consistent and broader range of materials to make recycling easier and more effective**.**

Prioritizing local solutions (solutions within Metro Vancouver region or in close proximity) for solid waste management aligns with the vision and guiding principles of the Solid Waste Management Plan, and is a strategic principle. Local solutions for managing solid waste increase resilience, reduce transportation greenhouse gas emissions, create local employment and economic benefit, and are typically less expensive than solutions in distant communities.

In addition, the Solid Waste Management Plan includes priorities described in the plan's three strategic approaches.

1. **Regulatory** – Continue to support the effectiveness of the generator levy, ensuring that all generators of waste contribute to the cost of the regional solid waste system. Advance regulatory measures to further encourage source separation and reduce barriers to participation. Conduct a comprehensive engagement process for the purpose of updating Metro Vancouver's licensing bylaw for private solid waste facilities.

2. **Recycling and Waste Centres** - Continue enhancing the recycling and waste centre network to improve convenience and access to reuse and recycling opportunities.

3. **Residuals Management** - Optimize the use of the Vancouver Landfill and Waste-to-Energy facility to reduce reliance on remote disposal options. This will help maintain affordability and reduce greenhouse gas emissions associated with transporting waste. Continue to enhance environmental performance and pursue opportunities for energy recovery at both facilities, as well as beneficial use of materials such as bottom ash.



Figure E1: Solid Waste Management Plan At-a-Glance

METRO VANCOUVER'S SOLID WASTE MANAGEMENT PLAN

Municipal solid waste management is the term used to describe how products, packaging, food scraps, yard trimmings, and other materials from residential, commercial, institutional, construction, and demolition sources are managed when they're no longer needed for their original purpose. It includes the decisions we make when preventing and reducing garbage, using recycling and green bins, and the services provided by businesses, governments, and non-profits to collect, transport, and process these materials.

This plan will guide solid waste management strategies and actions, targets, and priorities in the decade ahead while also addressing issues anticipated in the next 20 to 25 years. The plan identifies how our region can continue to prevent and reduce waste, increase reuse and recycling, reduce greenhouse gas emissions, and work toward a circular economy. Together as a region, we need to think about how we purchase, use, reuse, recycle, and throw things away in Metro Vancouver to better manage our solid waste.

The BC government's *A Guide to Solid Waste Management Planning* recommends initiating updates to regional solid waste management plans every 10 years. This plan replaces Metro Vancouver's *Integrated Solid Waste and Resource Management Plan* approved in 2011.

Vision and Guiding Principles

A vision statement and guiding principles for the Solid Waste Management Plan have been established, with input from First Nations, member jurisdictions, neighbouring regional districts, advisory committees, interested parties, and the public.

Vision: A thriving region where nothing is wasted and resources are valued.



These guiding principles are specific to the Metro Vancouver region, and complement the set of guiding principles provided by the BC Ministry of Environment and Parks in *A Guide to Solid Waste Management Planning*. Region-specific principles were developed to reflect the values identified through engagement and are consistent with Metro Vancouver's overall organizational strategic priorities. The vision statement and guiding principles were approved by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board in 2023.

Goals and Hierarchy

The goals of the Solid Waste Management Plan describe the long-term aims to be achieved by the plan. The goals link closely to Metro Vancouver's waste management hierarchy, which builds on the provincial 5 R pollution prevention hierarchy, to outline priorities for solid waste management in the Metro Vancouver region. The highest priorities are at the top of the hierarchy, and are associated with actions that preserve resources, prevent waste, and help transition to a circular economy. Specific terms used within the goals and hierarchy are defined in the Glossary, and more context for each goal is provided in the strategies and actions section of the plan.

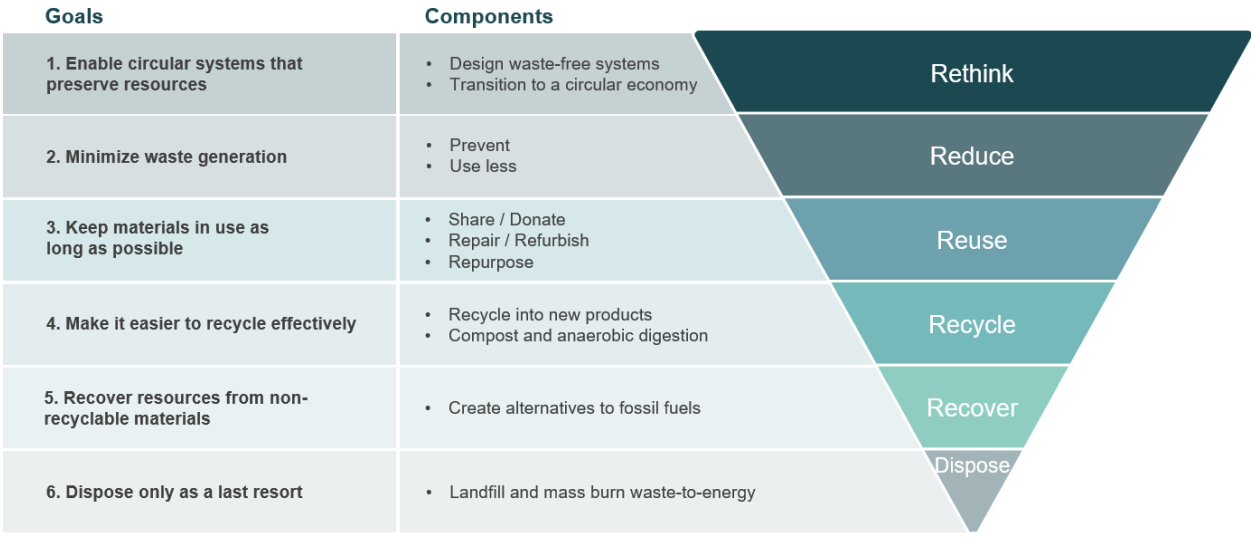


Figure 1: Goals and Hierarchy

Primary Performance Metrics and Targets

Performance metrics for this plan are categorized into primary and secondary metrics. The targets described in this plan correspond to the primary metrics of waste generation, diversion and recycling, disposal, and greenhouse gas emissions. The performance targets set by this plan were developed using existing baseline data and represent progress across all levels of the hierarchy.

Progress towards targets will be reported annually to the Ministry of Environment and Parks and the information will be publicly available.

Targets for waste generation and disposal are both on a per capita basis. For reference, total waste generation and disposal will also be tracked and reported annually.

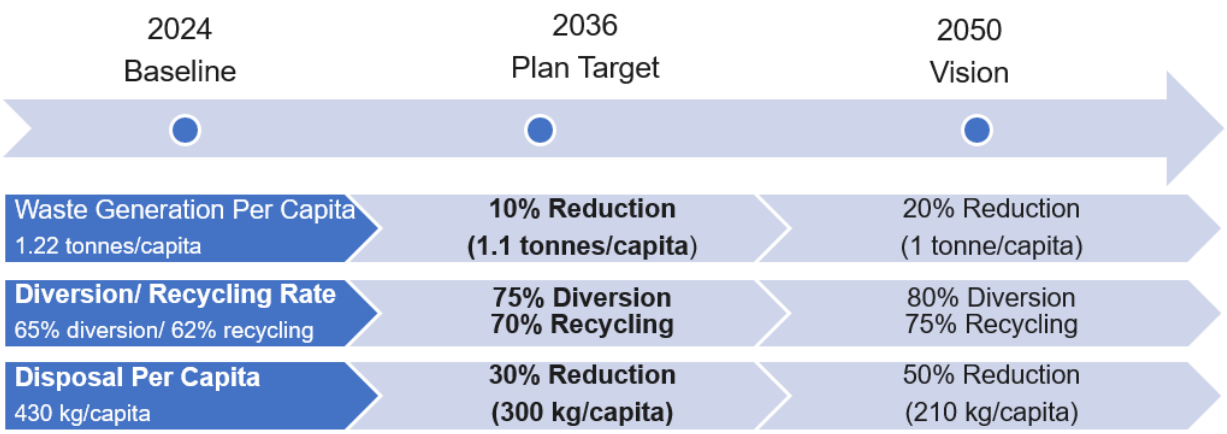


Figure 2 Solid Waste Management Plan Targets

Waste generation includes both quantities of material diverted as well as disposed and measures progress toward the goal of transitioning to a circular economy where resources are preserved, waste generation is minimized, and materials are kept in use as long as possible.

This plan establishes a target of a 10% per capita reduction in waste generation by 2036 compared to 2024, calculated on a 5-year rolling average (Figure 2). A longer-term target is also included, to map a trajectory beyond the 10 year term of the plan, and to recognize that many actions in the plan require longer time frames to fully implement. The long-term target for waste generation is 20% per capita reduction from 2024 levels (approximately 1 tonne/capita) by 2050.

To align with the goals of making it easier to recycle effectively and recovering resources from non-recyclable materials, waste must, as much as possible, be diverted away from disposal into programs aimed at recycling materials back into new materials, before recovering materials as fuel. This plan establishes a target of 75% diversion by 2036, with a minimum 70% recycling rate. The long-term target of the updated plan is to achieve a 75% recycling rate and 80% diversion rate by 2050. The difference between the diversion rate and recycling rate is described as follows:

> Recycling rate refers to the tonnes of source separated material recycled into new products, including compost, as a proportion of the total tonnes of all material recycled, recovered and disposed.
>
> Diversion rate includes all of the material recycled plus any material used to create alternatives to fossil fuels. The diversion rate refers to the tonnes of material diverted as a portion of the total tonnes of material recycled, recovered and disposed.

Sector specific diversion rate targets are summarized in Table 1.

Sector	2024 Baseline	2036 Target	2050 Target
Single-Family Residential	64%	75%	80%
Multi-Family Residential	36%	60%	75%
Commercial/ Institutional	47%	60%	75%
Construction and Demolition	81%	85%	90%

Table 1: 2036 Sector Specific Diversion Rate Targets

The sector specific diversion rates are calculated based the amount and type of material currently disposed and diverted in each sector, which would be addressed by the strategies and actions included in the Solid Waste Management Plan.

To reflect the goal of disposal only as a last resort, this plan sets a disposal rate target for the Metro Vancouver region of less than 350 kg/capita by 2031, less than 300 kg/capita by 2036, and 210 kg per capita by 2050: a 50% reduction from 2024 levels by 2050.

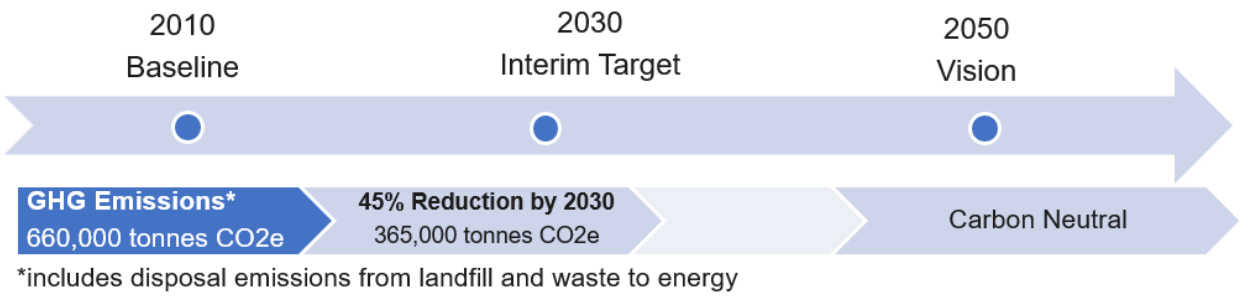


Figure 3 Metro Vancouver Climate 2050 Disposal Emission Targets

In addition to waste reduction, recycling and diversion targets, the Solid Waste Management Plan adopts Metro Vancouver's Climate 2050 Strategic Framework[2] targets which aspires to achieve carbon neutrality in solid waste management by 2050, and a 45% reduction in emissions from a 2010 baseline by 2030. The 2010 baseline is based on disposal emissions, and the target includes reduction in disposal

[2] Metro Vancouver. (2018). *Climate 2050 Strategic Framework*. https://metrovancouver.org/services/air-quality-climate-action/Documents/climate-2050-strategic-framework-2018.pdf

emissions and emission reduction initiatives. Initiatives that reduce emissions from the disposal of materials help us progress toward carbon neutrality. Waste reduction and recycling actions that reduce emissions, such as deconstruction and house relocation, reuse and repair initiatives, zero emissions hauling equipment, district energy, alternative fuel generation, and renewable natural gas production, are also essential to meeting the carbon neutrality goal of this plan.

Secondary Performance Metrics

To enhance performance monitoring, this Solid Waste Management Plan adopts a suite of metrics that provide insights on progress and emerging trends over time. Tracking progress can be challenging where quantitative data is limited, such as estimating reuse or assessing performance of waste prevention initiatives (rethink, reduce, and reuse). Secondary metrics provide quantitative and qualitative indicators to support progress measurement in specific areas. A suite of secondary metrics provides multiple measures of performance to assist with reviewing plan progress overall.

Secondary metrics help to measure progress related to the strategies and actions within the plan, and will be reported alongside the primary metrics and targets. Table 2 summarizes the secondary metrics that will be reported. Metrics will be reassessed periodically based on the availability and reliability of supporting data.

To help contextualize data, metrics will be presented alongside complementary indicators where possible. For example, statistics on construction and demolition waste can be compared with trends in housing starts and demolitions overall. Metrics will also be normalized against population growth or other indicators where appropriate to more accurately discern trends.

Table 2: Secondary Metrics

Goals Categories	Secondary Metrics
1. Rethink	• number of jobs that support a circular economy • number of circular initiatives supported/introduced[1] • summary of advocacy efforts • number of member jurisdictions with circular procurement policies and programs[1]
2. Reduce	• number of single-use items in garbage and recycling • amount of food waste in garbage and green bins plus a summary of available information on food loss • percentage of region covered by reusables for dine-in regulations[1]
3. Reuse	• tonnes measurable reuse • number items repaired at repair events[1] • number of buildings relocated or deconstructed[1] • percentage of region by population covered by deconstruction or home relocation requirements[1]

	tonnes food rescued to feed people or animals
4. Recycle	• recycling rate by material category, including the most common non-recyclable items identified • trends in availability of and participation in organics recycling programs • organics contamination rates
5. Recover	• ratio of recycling as a portion of diversion
6. Dispose	• energy generated (waste-to-energy and Landfill)[2] • greenhouse gas emissions from disposal facilities[2]

[1]Data on municipal programs and policies will be requested through existing processes, including annual surveys, standard summaries for Metro Vancouver supported repair cafes, and the illegal dumping dashboard

[2]Metro Vancouver will continue to rely on existing information published by the City of Vancouver to estimate energy generated and greenhouse gas emissions from the Vancouver Landfill

OVERVIEW

Metro Vancouver's Role and Authority

Metro Vancouver is responsible for planning for waste prevention, reduction, reuse, and recycling, and operating a series of solid waste facilities located around the region. This work is guided by commitment to environmental stewardship, and affordable and accessible waste management services. It would not be possible without the continued efforts of committed residents, innovative businesses, and non-profits across the region, and the programs and services provided by member jurisdictions. Metro Vancouver operates a series of recycling and waste centres, where residents and businesses can drop off recycling and garbage, and a waste-to-energy facility located in Burnaby. Metro Vancouver works closely with the City of Vancouver which owns and operates the Vancouver South Transfer Station and Vancouver Landfill. Metro Vancouver leads educational campaigns and initiatives to encourage waste prevention, reduction, reuse and repair, and recycling.

Metro Vancouver (specifically, the Greater Vancouver Sewerage and Drainage District or GVS&DD) is established and operating pursuant to the Greater Vancouver Sewerage and Drainage District Act (GVS&DD Act). Under the GVS&DD Act, Metro Vancouver has the authority, among other things, to enter into agreements, acquire property and assets, finance, design, construct and operate waste disposal facilities, set levies, set solid waste disposal fees, establish reserve funds and borrow in anticipation of revenue. Section 7B of the GVS&DD Act authorizes GVS&DD to set levies payable by generators of waste or by other persons who use the services of a waste hauler.

In addition to the GVS&DD Act, Metro Vancouver has the authority under the Environmental Management Act to regulate in relation to the management of municipal solid waste and recycling

material. Section 25 of the Environmental Management Act authorizes Metro Vancouver to require an owner or operator of a site that accepts and manages municipal solid waste to hold a license, and to set terms and conditions for the issuing, suspending, amending or cancelling such license.

Solid waste management plans are authorized and regulated through the Environmental Management Act. Once a waste management plan is approved by the Ministry of Environment and Parks, it becomes a regulatory document. In conjunction with regulations and operational certificates that may apply, a solid waste management plan regulates the operation of waste management facilities.

Plan History

Metro Vancouver's first solid waste management plan dates to 1985, with subsequent updates in 1995 and in 2011.

The 2011 solid waste management plan included key initiatives such as the creation of the National Zero Waste Council, the organics disposal ban, and support for emerging province-wide extended producer responsibility programs for packaging and printed paper. These, and other initiatives, led to a 24% decrease in disposal from 2011 to 2024.

In November 2019 the GVS&DD Board approved initiating an update to the regional solid waste management plan. This updated plan builds on the success of the 2011 solid waste management plan and will guide Metro Vancouver to continue to minimize waste, increase recycling, reduce greenhouse gas emissions, and transition to a circular economy.

Appendix A includes references to all the solid waste management planning technical reports.

Metro Vancouver staff and its consultants coordinated the planning process, participated directly in the development of technical reports and conducted engagement with interested parties. Metro Vancouver's goal was to ensure broad participation in the planning process. Key participants in the planning process included:

- Zero Waste Committee of the GVS&DD Board: reviewed and/or approved components of the plan and provided direction to staff.

- First Nations, member jurisdictions, adjacent regional districts and advisory committees, including the Solid Waste Management Plan Public / Technical Advisory Committee and the Solid Waste and Recycling Industry Advisory Committee: reviewed information associated with the planning process and provided feedback to staff.

- Interested parties (including specific sectors, non-profit organizations, and the public): participated in consultation opportunities to provide input to the project team.

- The Solid Waste Management Plan Independent Consultation & Engagement Panel: provided advice and feedback on the engagement process, reported to the Zero Waste Committee and GVS&DD Board at each phase.

Metro Vancouver's Strategic Priorities

Metro Vancouver embraces collaboration and innovation in providing sustainable regional services that contribute to a livable and resilient region, and a healthy natural environment for current and future generations. Strategic priorities for Metro Vancouver include:

- Financial Sustainability and Regional Affordability
- Climate Action
- Resilient Services and Infrastructure
- Reconciliation with First Nations

These strategic priorities guide all of Metro Vancouver's work, including solid waste management. These over-arching strategic priorities, together with the Solid Waste Management Plan's guiding principles, guide the implementation of the solid waste management plan.

Governance, Roles, and Responsibilities

The solid waste management system in Metro Vancouver depends on the interconnected operations of many different organizations, including First Nations, local, provincial, and federal governments, the private sector, non-profit organizations, and the public.

First Nations

First Nations have an important role in stewardship of the region's land, water, and air. This extends to working with all orders of government to advance improvements to solid waste management which can help to protect the health of the environment, and achieve environmental, cultural, spiritual, and economic goals for their communities.

Federal Government

The federal government regulates in respect to waste management facilities under federal jurisdictions. The federal government also regulates in respect to the environment, which has implications for waste management operations, for example the *Landfill Methane Regulation* under the *Canadian Environmental Protection Act*. Some functions of the federal government can influence solid waste management in Metro Vancouver, including policies and national strategies related to food loss and waste through Agriculture and Agri-Food Canada, solid waste infrastructure and innovation funding through Infrastructure Canada and Sustainable Development Technology Canada. Statistics Canada

supports solid waste data collection and reporting, allowing for comparison of certain key performance indicators across the country.

Provincial Government

In BC, the provincial government regulates environment and waste management through the *Environmental Management Act* and associated regulations. The Ministry of Environment and Parks approves solid waste management plans and local government bylaws adopted pursuant to the *Environmental Management Act*. The provincial government is responsible for setting the requirements for extended producer responsibility programs through the *Recycling Regulation* under the *Environmental Management Act*. Product stewardship programs are a cornerstone of the provincial regulatory framework to promote recycling. The province also aggregates and reports on regional district disposal rates.

Provincial legislation, such as the *Single-Use and Plastic Waste Prevention Regulation* under the *Environmental Management Act,* creates consistency across the province. Metro Vancouver will continue to work with the provincial government to help explore similar initiatives.

Local Health Authorities

Local health authorities have various interests and responsibilities related to the waste management process. Some regulations in respect to waste management are administered jointly under the *Environmental Management Act* and the *Public Health Act*, for example, the *Organic Matter Recycling Regulation.*

Metro Vancouver

In Metro Vancouver, regional solid waste management is provided by the Greater Vancouver Sewerage and Drainage District (GVS&DD), a greater board established under the *Greater Vancouver Sewerage and Drainage Act.* GVS&DD is one of the four entities forming part of "Metro Vancouver", the other entities being Metro Vancouver Regional District, Metro Vancouver Housing Corporation, and the Greater Vancouver Water District. GVS&DD develops the regional solid waste management plan for the Metro Vancouver geographic area and implements regional actions in the solid waste management plan.

Metro Vancouver's Member Jurisdictions

Metro Vancouver member jurisdictions provide local waste management services and implement municipal actions in the solid waste management plan where feasible. Member municipalities collect garbage and organics from residents and some businesses, either directly or through service agreements with service providers in the region and provide education and outreach in support of these services. Member jurisdictions provide street cleaning, abandoned waste and public realm litter management, and recycling collection services to protect the environment and public. Some member jurisdictions also own and operate recycling depots or organics processing facilities in the region. Member jurisdictions

have regulatory authority to adopt bylaws that influence requirements for recycling and garbage collection, and for controlling littering.

Waste and Recycling Industry

The waste and recycling industry in Metro Vancouver includes waste, recycling, and organics haulers as well as facility operators and material processors. The industry provides services to all sectors and is involved at every stage of waste management including education, collection and transportation, sorting, and processing of materials. Collaboration with industry is essential, and industry investment and innovation have contributed to the success of waste management and diversion goals in the region.

Producer Responsibility Organizations

Producer responsibility organizations are non-profit organizations that producers engage with to carry out their responsibilities to recycle materials listed in the *Recycling Regulation* under the *Environmental Management Act*. For example, RecycleBC is responsible for the collection and recycling of residential packaging and paper products in BC. As such, residential recycling collection in Metro Vancouver is typically provided directly by RecycleBC, or member jurisdictions under contract with RecycleBC.

Businesses and Institutions

Businesses and institutions in Metro Vancouver generate waste, and many also have influence on how products and packaging are designed, manufactured, distributed, and used. Some businesses provide waste reduction or circular economy related goods or services, such as zero waste stores or thrift stores, repair shops, and rental businesses. The region also has several established reuse businesses, and the network continues to grow and evolve. Metro Vancouver businesses that are helping transform our linear economy into a circular one are collaborating with others in their supply chain, strengthening our local economy, demonstrating innovation, building resiliency, and role modeling behavior shifts.

Environmental Non-Profit Organizations

Environmental non-profit organizations also play an integral role in the management of solid waste in Metro Vancouver, specifically with respect to waste reduction, reuse, repair, and recycling. Some organizations facilitate donation and redistribution of materials like textiles or rescued food, while others work on amplifying the voices of underrepresented and equity-denied communities, so their priorities are considered around accessibility, affordability, and availability of services. Others mobilize volunteers to contribute to waste reduction, the circular economy, and a clean public realm, often through programs supported by Metro Vancouver and its members.

Residents

Residents make decisions with respect to the purchase of products and services that contribute to the amount of waste in the region. Residents participate in waste reduction, reuse and repair initiatives, and organics and recycling programs, and are critical in minimizing the amount of contamination in these

programs. Residents also have a critical role in ensuring materials that are harmful to the environment and public health are not disposed appropriately.

Neighbouring Regional Districts

Outside of the Metro Vancouver geographic area, regional districts typically provide regional solid waste management. Regional districts are federations of municipalities and unincorporated areas, established and operating under the *Local Government Act.* Materials may flow between regional districts and Metro Vancouver for recycling or disposal. Metro Vancouver works collaboratively with adjacent regional districts to discuss consistency in solid waste management to work toward shared priorities on waste reduction and recycling.

Working Collaboratively with First Nations

Metro Vancouver recognizes and respects the existing Aboriginal and treaty rights of Indigenous peoples in Canada, as recognized and affirmed by section 35 of the Constitution Act, 1982 In 2007, the United Nations General Assembly adopted the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP). The governments of Canada and British Columbia have enacted legislation to contribute to the implementation of UNDRIP.

In its preamble, UNDRIP states that "respect for Indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment." [3]

As part of our continued reconciliation efforts, Metro Vancouver is committed to meaningful engagement, dialogue, and collaboration with First Nations on our plans, programs, and projects, as outlined in Metro Vancouver's Board Strategic Plan, 2022-2026. We also continue to build and strengthen respectful and reciprocal relationships with First Nations, guided by the principles of UNDRIP "as a standard of achievement to be pursued in a spirit of partnership and mutual respect."[4] Metro Vancouver is working closely with the Province and First Nations to better understand its role in advancing UNDRIP and has engaged with First Nations to understand how to best reflect these principles in this Solid Waste Management Plan.

The provincial *A Guide to Solid Waste Management Planning* provides guidance on developing and renewing solid waste management plans. The guide notes that a First Nations engagement strategy should outline an approach for sharing information and inviting participation in the preparation or review of a solid waste management plan.

The First Nations engagement strategy supporting the development of this Solid Waste Management Plan outlines a collaborative government-to-government engagement approach with First Nations

[3] UNDRIP Preamble paragraph 11
[4] UNDRIP Preamble paragraph 24

identified as having interests within the Metro Vancouver region[5] as well as a community engagement approach inviting further dialogue with Indigenous peoples.

Metro Vancouver expresses deep appreciation to the First Nations who contributed their time, insights, and expertise throughout the engagement process to update the solid waste management plan. The conversations and knowledge shared have provided understandings that extend well beyond this plan and will continue to guide Metro Vancouver's work in the years ahead. The solid waste management plan seeks to honour the GVS&DD Board's commitment to reconciliation. The strategies and actions in the plan reflect key themes heard during engagement with First Nations. These themes include:

- Improving access to solid waste programs and services for First Nations communities
- Increasing education and awareness on how to reduce waste and recycle
- Highlighting economic opportunities where possible and considering affordability of services
- Continuing to share solid waste and recycling data to promote transparency and confidence in the solid waste system
- Focusing on environmental stewardship
- Encouraging innovation and collaboration
- Supporting the expansion of extended producer responsibility programs
- Maintaining high air quality standards and goals for emissions reductions monitoring
- Committing to meaningful engagement with First Nations on projects and plans that may affect their rights and interests
- Recognizing First Nations have an important role in stewardship of the region's land, water, and air
- Seeking to incorporate Indigenous knowledge and actively involve First Nations in regional solid waste management

These and other themes discussed with First Nations have been embedded in the vision statement, guiding principles, and strategies and actions of the solid waste management plan. Metro Vancouver recognizes that all First Nations are unique, and we seek to work with each First Nation to determine

[5] Metro Vancouver engages with First Nations whose consultative area overlaps with a project location. A Consultation Area is an area in which a First Nation claims their Aboriginal Rights. There are 34 First Nations with interests in the Metro Vancouver Regional District. First Nations' Consultation Areas can be found using the "Consultative Areas Database," a Provincial mapping tool available to the public.

how best to move forward together. Metro Vancouver looks forward to working in collaboration with First Nations to achieve the goals of the solid waste management plan.

Solid Waste System

The overall system for managing solid waste generated within Metro Vancouver is highly integrated, described as follows.

Regional Solid Waste System

Metro Vancouver and the City of Vancouver operate a network of solid waste facilities across the region that offer recycling and reuse drop-off and waste disposal services, as shown in Figure 4.



Figure 4: Regional Solid Waste System

Metro Vancouver owns and contracts operation of seven solid waste facilities:

- Central Surrey Recycling and Waste Centre
- Langley Recycling and Waste Centre
- Maple Ridge Recycling and Waste Centre
- North Shore Recycling and Waste Centre
- North Surrey Recycling and Waste Centre
- United Boulevard Recycling and Waste Centre
- Waste-to-Energy Facility

Two facilities are owned and operated by the City of Vancouver:

- Vancouver Landfill
- Vancouver South Transfer Station (including Zero Waste Centre)

The primary purpose of Metro Vancouver recycling and waste centres and the Vancouver Transfer Station is to receive a range of recyclables and reusables from residents and businesses delivering those materials in small hand-unloaded vehicles for transfer to processing facilities and end markets, and to receive residential, commercial, and institutional garbage for transfer to disposal. The primary purpose of Metro Vancouver's Waste-to-Energy Facility and Vancouver Landfill is to dispose of commercial, institutional and residential garbage.

More details on recycling and waste centres are provided in the Recycling and Waste Centre Strategic Approach, including information on municipal recycling depots. More details on disposal facilities are provided in the Residuals Management Strategic Approach.

Licensed Solid Waste and Recycling Facilities

Additional solid waste facilities operating in the region include municipal recycling depots and private solid waste facilities licensed under the GVS&DD *Solid Waste & Recyclable Material Regulatory Bylaw 181, 1996*, as amended (GVS&DD Bylaw 181). Facilities licensed under GVS&DD Bylaw 181 include recycling, compost, construction and demolition transfer stations, and material recovery facilities. Other facilities exempt from licensing, such as concrete processing facilities, also receive some materials for processing. As of 2026, one private licensed landfill within the region, Ecowaste Landfill, receives the majority of the region's construction and demolition garbage.

More information on facility licensing under GVS&DD Bylaw 181 is provided in the Regulatory Strategic Approach.

Private Sector Organic Materials Processing Facilities

In addition to private facilities licensed under GVS&DD Bylaw 181, as of 2026, organic materials generated in the region are also managed at:

- Cache Creek Compost Facility, Cache Creek, BC (Provincial Permit 108485)
- Dicklands Biogas Plant, Chilliwack, BC (Provincial Permit 109932**)**
- Ingerbelle Composting Facility, Princeton, BC (Provincial Permit 110025)
- Net Zero Waste, Abbotsford, BC (Provincial Permit 110185)
- Sea to Sky Soils, Pemberton, BC (Provincial Permit 106287)
- Surrey Biofuel Facility, Surrey, BC (Provincial Operational Certificate 108541)
- The Answer Garden Products, Abbotsford, BC (Provincial Authorization 105492)

Remote Landfill Disposal

Metro Vancouver contracts for remote landfill disposal through procurement processes. As of 2026, garbage in excess of what can be managed at the Vancouver Landfill and Waste-to-Energy Facility is sent to remote landfills including Campbell Hill Landfill in Cache Creek, BC, the Roosevelt Regional Landfill in Roosevelt, Washington, and the Columbia Ridge Landfill in Arlington, Oregon. Garbage is delivered to these remote landfills as part of contingency landfill services agreements via trucking or a combination of trucking and rail haul.

Some private licensed facilities and waste haulers send construction and demolition garbage to remote landfills. Metro Vancouver has no jurisdiction for these landfills.

Closed Landfills in Metro Vancouver

A series of historic closed municipal solid waste landfills are located across the region. The landfill owners are responsible for managing environmental impacts of these landfills. Strategy 6.5 within this plan includes actions Metro Vancouver will take regarding closed landfills in the region.

Example circumstances for potential expansion of solid waste services provided by Metro Vancouver

Metro Vancouver is committed to encouraging private sector solutions to increase waste reduction and recycling in the region. Expansion of recycling and reuse drop-off services at Metro Vancouver and City of Vancouver solid waste facilities is expected to be primarily for the purpose of expanding services for customers delivering loads in small vehicles. Metro Vancouver may consider further expansion of services in some circumstances, including but not limited to:

- Instances when private sector solutions may not be sufficient or adequate due to limited market participants, market disruptions, gaps, or failures, particularly in relation to services provided to member jurisdictions
- Changes to extended producer responsibility regulations that may impact the ability of the private sector to provide sufficient or adequate service
- Supply chain impacts, including temporary disruptions to facility access or use due to extreme weather or other unplanned events
- Opportunities for cost savings by co-locating services at Metro Vancouver facilities
- Pilot studies evaluating the feasibility of collecting and processing recyclable materials which currently do not have a viable market

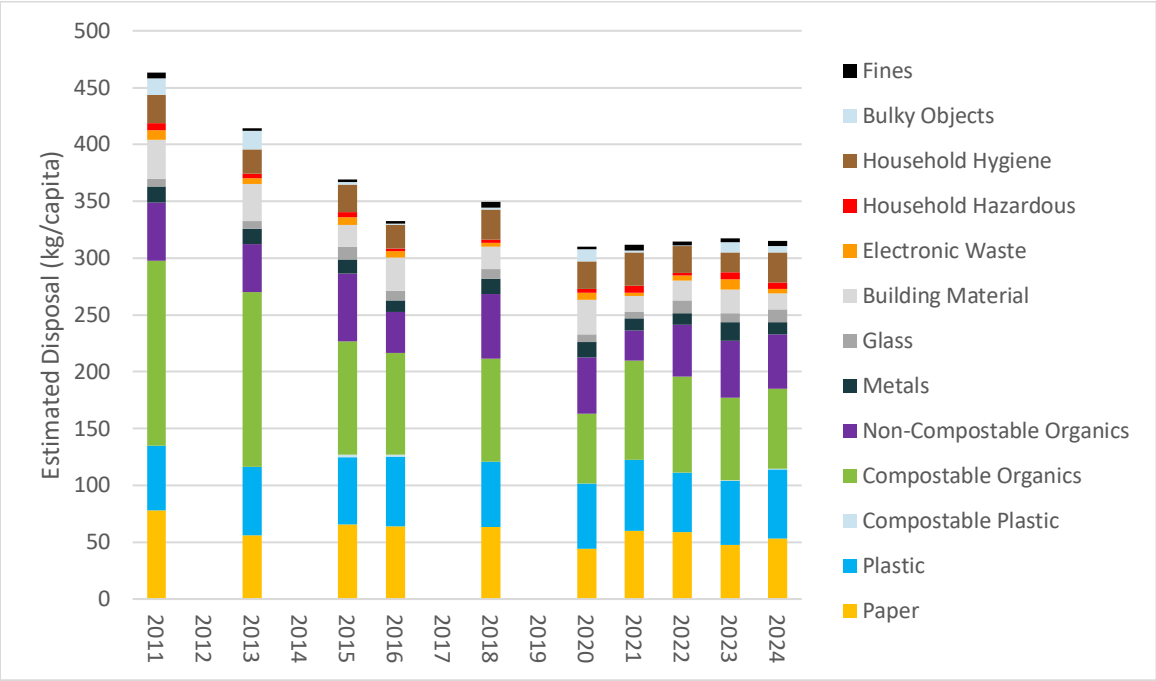


Figure 5: Waste Composition Over Time

As part of the process to update the solid waste management plan, Metro Vancouver reviewed progress since the previous 2011 solid waste management plan was approved, including trends in waste composition (Figure 5), disposal, and recycling and waste generation data, to identify key issues and opportunities. 2024 will serve as the baseline year from which to assess future progress.

Circular Economy

The concept of a circular economy is embedded in this solid waste management plan and particularly as part of Goal 1: Enable Circular Systems. Strategies and actions under this goal aim to rethink solid waste management to shift toward a system in line with the plan's vision: *a thriving region where resources are valued and nothing is wasted*.

A circular economy is an alternative to the linear economy (make, use, dispose) and is restorative and regenerative by intention and design. Transitioning toward a circular economy means designing out waste and pollution, keeping products and materials in use, and regenerating natural systems.

The concept of a circular economy has gained momentum since the first Ellen MacArthur Foundation publication in 2012 which presented the circular economy as an opportunity for significant sustainable economic growth, creating jobs, increasing resilience, and fostering innovation while reducing waste and greenhouse gas emissions. Moving toward a circular economy is a crucial step to addressing the impacts of climate change and has the potential to significantly reduce global emissions related to the products we create and consume.[6] The Ellen MacArthur Foundation launched the butterfly diagram based on Braungaut & McDonough Cradle to Cradle, which presented strategies for technical and biological cycles (Figure 6). It presented three guiding principles:

1. **Eliminating waste and pollution:** developing effective systems that minimize the volume of waste that ends in landfills and negative externalities.
2. **Circulating products and materials at their highest value:** enhancing the usefulness of products, components and materials, and keeping them circulating in the economy.
3. **Regenerating Nature:** preserving natural capital, promoting the effective use of finite resources, and balancing the use of renewable resources.

[6] *Completing the picture: How the circular economy tackles climate change* (2019).

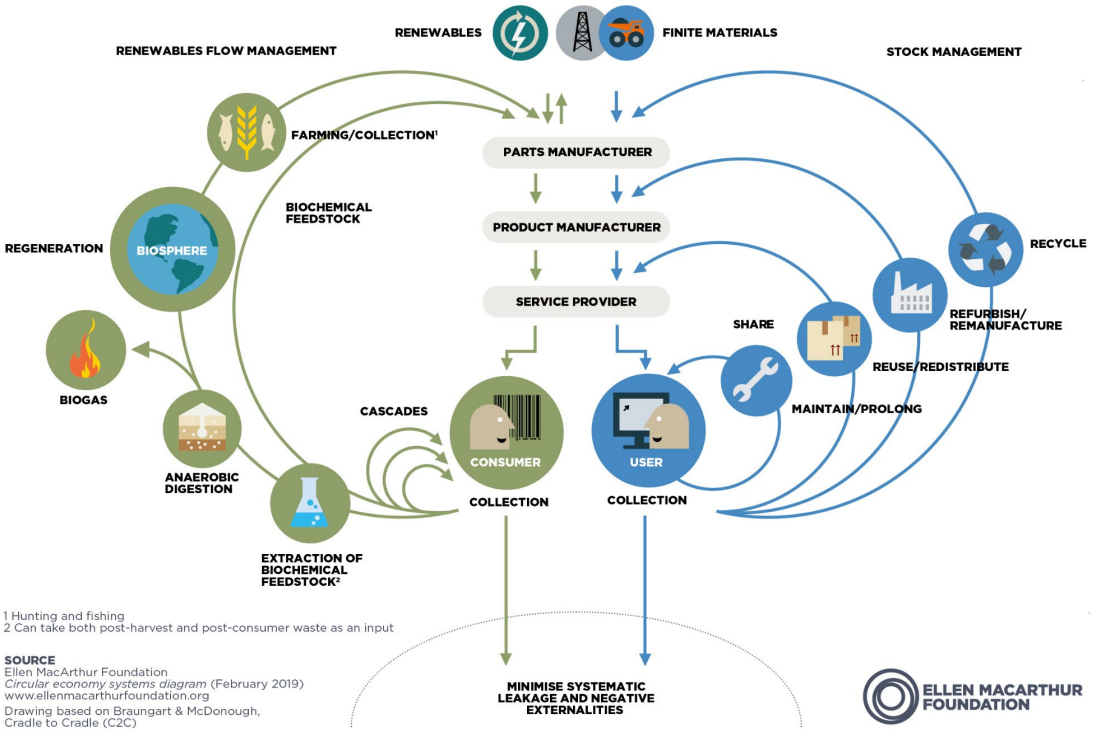


Figure 6 The Ellen MacArthur Butterfly Diagram

Waste Prevention and Advocacy

Waste prevention consists of actions that prevent or reduce waste from being created in the first place. Recycling is not waste prevention. While recycling is important, it is an activity that occurs after a product or material is used or consumed. The linear economy has created a system where decisions made in the early stages of a product's lifecycle (e.g. during the design, manufacturing, and packaging stages) are disconnected from the cost and challenges of managing those materials at end-of-life.

A focused effort to prevent the creation of waste will mean fewer natural resources are extracted and less energy is used in the production, distribution, and consumption of products. It also means that less spending, public or private, will be needed for recycling and disposal programs. Waste prevention provides many opportunities to create jobs and grow a low-carbon economy while mitigating pollution including greenhouse gas emissions.

Waste prevention efforts and transitioning to a circular economy require systemic change, which Metro Vancouver cannot achieve alone. Progress depends on collaboration across sectors and jurisdictions, including governments, national agencies, and organizations, along with strong, coordinated advocacy to provincial and federal governments.

The National Zero Waste Council was developed following the approval of the 2011 solid waste management plan to support success in waste prevention. The work of the council emphasizes circularity as a solutions framework and seeks cross-jurisdiction and cross-sector approaches to reducing waste through changes in design and behaviour. Finding solutions to waste prevention requires knowledge-building, knowledge-sharing, collaboration, advocacy, and implementing system changes at scales ranging from local to national and beyond.

The User-Pay Principle

The user-pay principle is a core element of the solid waste management plan. Metro Vancouver's solid waste system is primarily funded through tipping fees, which is consistent with the user-pay principle in that generators of waste fund the cost of managing the waste proportional to the amount of waste they generate. Metro Vancouver's variable tipping fee model aligns with the cost of managing different sized loads.

Metro Vancouver's generator levy is an extension of the user-pay principle. Through the generator levy, all generators of waste contribute to the costs of the regional solid waste system, regardless of where they choose to dispose of that waste. The generator levy is embedded in the tipping fee at Metro Vancouver facilities and supports a reliable and resilient waste and recycling system that benefits all residents and businesses who generate waste in the region.

Many successful waste prevention initiatives are based on the user-pay principle, where waste generators are held financially accountable for the waste they produce. This principle extends to the concept of extended producer responsibility, where producers are responsible for the products they create, and to residents and businesses that pay the generator levy and tipping fees to dispose of garbage but can drop-off many reusable and recyclable materials at no cost. This plan advocates for continued alignment with user pay principles through enhancement of extended producer responsibility programs, while continuing to consider affordability in how actions are implemented.

Scope of the Plan

The plan covers actions that Metro Vancouver, often in collaboration with its members or other organizations, can undertake to further advance waste prevention, reduce greenhouse gases, transition to a circular economy, and responsibly manage materials that are left over, in accordance with the plan's vision, principles, waste hierarchy and goals. This includes strategies for advocacy efforts to rethink the system, outreach and education, implementation or expansion of programs and policies, and services at Metro Vancouver facilities. The plan contemplates strategic priorities for regulation and recycling and waste centre development, as well as technical criteria for assessing residual management options as a framework for future decision making in those areas.

Actions in the plan focus on municipal solid waste: discarded solid material that originates from residential, commercial, institutional, demolition, land clearing or construction sources. Waste from

agricultural and industrial sources is out of scope for this plan; however, waste prevention efforts may extend to these sectors.

The plan applies to the geographic area of the Metro Vancouver Regional District, including Belcarra, Bowen Island, Lions Bay, and sc̓əw̓aθən məsteyəxʷ (Tsawwassen First Nation), which are not member jurisdictions of the GVS&DD. Figure 7 shows the boundaries of the Metro Vancouver Regional District.

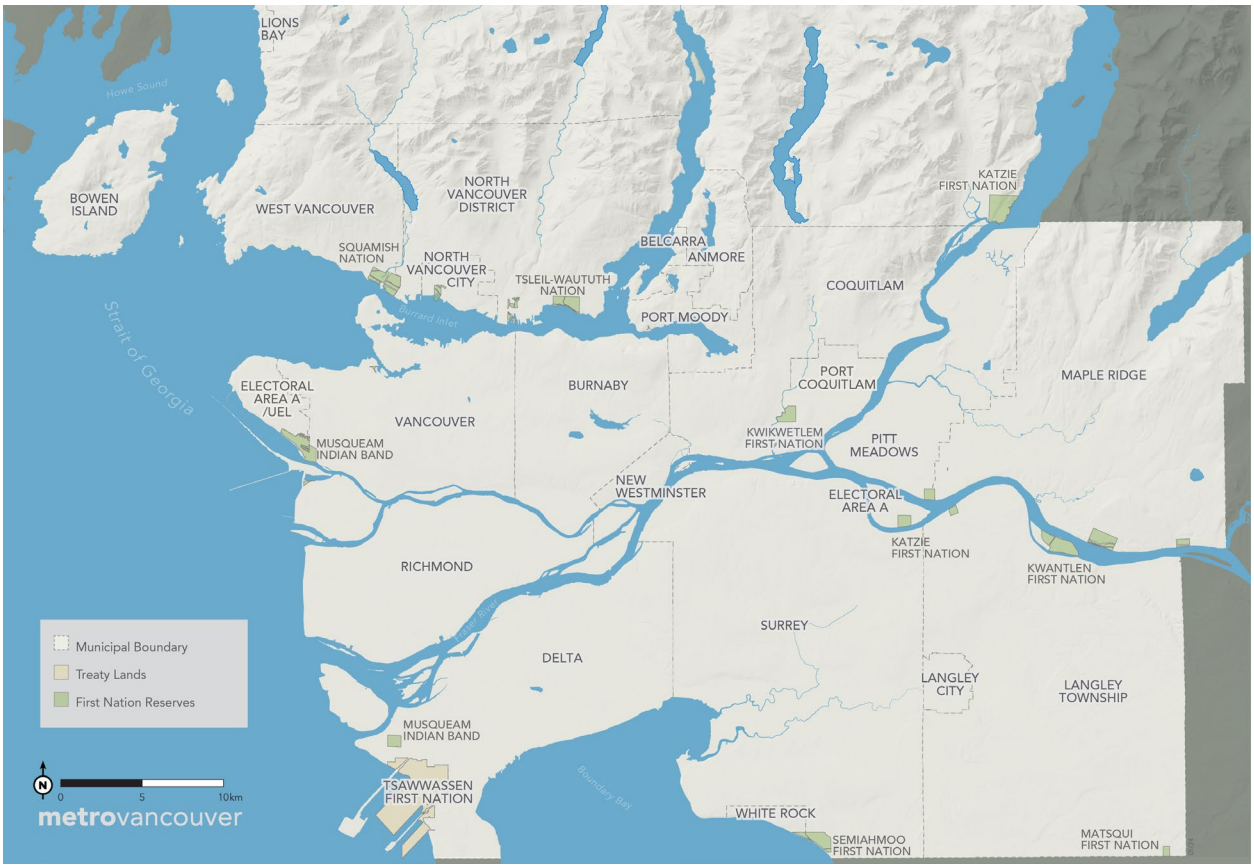


Figure 7 Metro Vancouver Regional District

Alignment and Linkages

Alignment with International Initiatives

All United Nations member states adopted the 2030 Agenda for Sustainable Development[7] in 2015, including 17 sustainable development goals. Although solid waste management is linked to several of these goals, the strongest alignment is with Goal 12: Responsible Consumption and Production. This goal aims to ensure sustainable consumption and production patterns, and has twelve associated targets. The United Nations sustainable development targets most closely linked with this plan are described in Table 3.

Table 3 Linkages between UN Sustainable Development Targets and the Solid Waste Management Plan

UN Sustainable Development Target	Metro Vancouver's Solid Waste Management Plan
12.3 By 2030 halve per capita global food waste at the retail and consumer levels and reduce food losses along production and supply chains, including post-harvest losses	Preventing food waste is a key focus area of the plan. By maximizing food waste reduction and other target materials, Metro Vancouver aims to reduce overall waste generation by 10% by 2036. Strategy 1.4 also looks at ways to better track progress towards a circular economy including better data for food waste.
12.5 By 2030 substantially reduce waste generation through prevention, reduction, recycling and reuse	The solid waste management plan prioritizes waste prevention, reduction, reuse and recycling as outlined in the waste hierarchy.

Alignment with National Initiatives

Various aspects of Metro Vancouver's solid waste management plan align with national initiatives. For example, under the Federal Sustainable Development Strategy 2022-2026, Environment and Climate Change Canada has outlined indicators and associated targets to achieve the Goal 12: "Reduce waste and transition to zero-emission vehicles". Table 4 identifies two related Environment and Climate Change Canada targets, and comments on how Metro Vancouver's solid waste management plan will help meet those targets.

[7] United Nations. (2015). *Transforming our world: The 2030 Agenda for Sustainable Development*. https://sdgs.un.org/2030agend

Table 4 Alignments and Linkages Between Federal Targets and Metro Vancouver's Solid Waste Management Plan

Environment and Climate Change Canada Target	Metro Vancouver's Solid Waste Management Plan
Zero plastic waste by 2030	The updated solid waste management plan outlines efforts to continue Metro Vancouver's ongoing work to reduce plastic waste, which is supported by a robust provincial regulatory framework and efforts by member jurisdictions. Metro Vancouver aims to reduce the disposal of all materials by 50% by 2050, with plastic identified as a priority area.
Reduce the amount of waste Canadians send to disposal from a baseline of 699 kilograms per person in 2014 to 490 kilograms per person by 2030 (a 30% reduction); and to 350 kilograms per person by 2040 (a 50% reduction).	Metro Vancouver's per capita disposal target is 300 kg per person by 2036, compared to a provincial target of 350 kg per person.

Alignment with Provincial Initiatives

This plan was completed in accordance with the provincial document, *A Guide to Solid Waste Management Planning*, and as required by the *Environmental Management Act*. One of Metro Vancouver's targets is to reduce per capita disposal to 300 kg per person by 2036, which is less than the provincial target of 350 kg per person.

Metro Vancouver's hierarchy aligns with the BC Pollution Prevention Hierarchy, with some exceptions:

- "Rethink" has been added as an additional tier above "Reduce" in response to feedback received on including a strong circular economy and waste prevention focus
- "Recover" includes all material used as an alternative fuel, and does not include mass burn waste-to-energy, reflecting that mass burn waste-to-energy is defined as a disposal method to manage residual garbage, similar to landfilling
- "Dispose" replaces "Residuals Management" and includes both landfill and mass burn waste-to-energy

Metro Vancouver's guiding principles complement the provincial principles in *A Guide to Solid Waste Management Planning*, and were developed based on the unique characteristics and conditions of the region. Region-specific principles were developed to reflect the values identified through engagement, and are consistent with Metro Vancouver's overall organizational strategic priorities.

Alignment with other Metro Vancouver plans

There is interdependence between the goals, strategies, and actions in this plan and those in other regional plans.

Board Strategic Plan (2022-2026) – The Board Strategic Plan provides a framework for regional decision-making, setting goals and priorities across service areas like utilities, planning, and environment, to guide staff, ensure sustainable growth, and foster a livable, resilient region for current and future generations.

Clean Air Plan (2021) – The Clean Air Plan is Metro Vancouver's plan for reducing air contaminant emissions and managing air quality. The Clean Air Plan includes key actions to effectively reduce greenhouse gas emissions in this region, in pursuit of 2030 emissions targets. It also includes actions to reduce health harming air contaminants, as well as greenhouse gas emissions. Linkages with the solid waste management plan include strategies to shift to zero carbon district energy systems, accelerate the transition to lower embodied emissions in buildings, accelerate emission reductions from industrial facilities, and implement leading management practices to continually improve regional air quality and reduce greenhouse gas emissions.

Climate 2050 (2019) – Climate 2050 is a long-term region-wide strategy to guide the region toward a low-carbon, climate-resilient future by 2050, with actions for all orders of government and other agencies. It focuses on reducing greenhouse gas emissions and adapting to climate impacts through specific roadmaps for areas like energy, transport, buildings, nature, and health, aiming for carbon neutrality and protecting ecosystems.

The *Climate 2050 Solid Waste Primer* was developed to provide a linkage between the Climate 2050 Strategic Framework and the Solid Waste Management Plan. It provides an overview of the sources of greenhouse gas emissions from disposal of solid waste generated in the Metro Vancouver region since 2010 and offers a summary of actions taken to date to reduce climate impacts and offset over 35 per cent of annual emissions related to solid waste disposal by 2050. Future actions to reduce and offset emissions from solid waste disposal are not included in the primer but instead are identified within this solid waste management plan with the goal of achieving carbon neutrality for solid waste disposal by 2050.

Metro 2050 (2022) – Metro 2050 is the region's vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities. Linkages with the Solid Waste Management Plan include a strategy to advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality.

Liquid Waste Management Plan (2026) – Metro Vancouver's Liquid Waste Management Plan (provincial approval pending at the time of writing the Solid Waste Management Plan) includes community-specific solutions for Metro Vancouver and its member jurisdictions to manage wastewater and rainwater, and

to address growing pressures in the region, while protecting public health and the environment. Key linkages with the solid waste management plan include strategies to diversify options for biosolids and implement proven resource recovery technologies.

Regional Food Systems Strategy (2011) – Metro Vancouver's Regional Food Systems Strategy supports a collaborative approach to creating a sustainable, resilient, and healthy food system that contributes to the well-being of all residents, the economic prosperity of the region, and the conservation of our ecological legacy. The Regional Food System Strategy has key intersections with the Solid Waste Management Plan with respect to food waste prevention and food recovery.

STRATEGIES AND ACTIONS

The following strategies and actions are specific initiatives to be pursued to achieve the goals and targets of the solid waste management plan. They are organized according to the waste hierarchy, and reflect the themes and priorities heard from residents and businesses across the region.

Strategies and actions were selected based on research, engagement feedback, and a third-party assessment of options based on economic, environmental and social impacts including:

- Affordability
- Economic prosperity
- Innovation
- Circularity
- Collaboration
- Waste reduction
- Greenhouse gas reduction
- Environmental stewardship
- Inclusion
- Convenience
- Community participation
- Supporting waste prevention habits and actions

A list of approximately 200 action options was discussed with interested parties during the options analysis phase of the plan update. Participants provided feedback on options, which contributed to their consolidation and refinement of action into the strategies and actions presented in this Solid Waste Management Plan.

Disposal actions were not included in the initial list of action options, but were developed collaboratively with the City of Vancouver and the City of Delta and presented for feedback during engagement on the initial draft plan.

Member Jurisdiction Actions

Metro Vancouver's member jurisdictions have an important role to play in accomplishing the goals of the solid waste management plan. While each member has unique goals and priorities reflecting their own community the strategies and actions include opportunities for Metro Vancouver and members to collaborate. Member jurisdiction actions presented in the Solid Waste Management Plan are intended as potential areas of focus for members to consider – they are not requirements. Many other actions not specifically presented as member jurisdiction actions can be amplified and improved through the support and input of members, including education and outreach, advocacy, and program pilots.

Goal 1: Rethink

To meet the region's ambitious waste reduction goals, systemic change is needed through a broad shift toward a circular economy that conserves resources by keeping them in use longer and eliminates unnecessary or problematic products and packaging that cannot be reused or recycled. Achieving this transformation will require new circular policies, designs, and business models. Metro Vancouver will act as a catalyst for this transition by implementing the following strategies:

STRATEGY 1.1

Advocate for circular economy policies and programs

To enable a systems level shift from a linear to a circular economy, policy leadership from senior levels of government is essential. A consistent set of policies and programs will allow the business community to create innovative and circular waste prevention solutions. Priority areas for advocacy include food systems, the built environment, durable and repairable consumer goods, data collection, and reducing short-lived or unnecessary products and packaging – especially plastics. Metro Vancouver will work to align with international efforts and join voices with local governments and business leaders across Canada to amplify the message that circular policies are urgently needed to transition away from the current take-make-dispose economy.

1.1.

1.1.1. Advocate for incentives and funding programs for key circular activities:

1.1.1.1. Circular built environment solutions such as design for disassembly, buildings as material banks, and incorporation of used building materials for new construction.

1.1.1.2. Low-waste local food production such as vertical farms, gleaning, food remanufacturing, and industrial symbiosis opportunities.

1.1.1.3. Circular products and services.

1.1.2. Advocate for the phase-in of regulations that eliminate unnecessary, problematic, non-recyclable products and packaging.

1.1.3. Work with municipalities and regions across Canada to develop and advocate for implementation of priority circular economy policies.

1.1.4. Advocate for policies and programs to improve:

1.1.4.1. Circular built environment solutions

1.1.4.2. Circular food systems
1.1.4.3. Circular products and services

STRATEGY 1.2

Help lead the transition to a more circular regional economy through waste prevention

To support the transition to a more circular regional economy, Metro Vancouver will draw on the circular innovation potential of regional businesses by connecting them with the resources and expertise they need to decouple their growth from waste, reduce their supply chain risk and carbon impacts, and keep valuable materials in circulation for longer.

1.2.

1.2.1. Lead by example by integrating additional waste prevention policy and programs within Metro Vancouver's corporate operations and share learnings with other jurisdictions.
1.2.2. Work with economic development agencies to:
1.2.2.1. Identify and implement circular business opportunities.
1.2.2.2. Co-develop industry-supported targets and standardized methods of tracking waste prevention performance by business type.
1.2.2.3. Develop a recognition program to celebrate businesses in the region leading the adoption of new circular economy practices.
1.2.2.4. Increase low barrier employment opportunities that support a circular economy.
1.2.3. Increase circular economy curriculum and training
1.2.3.1. Embed circular economy into professional development
1.2.3.2. Improve circular economy education in schools through field trips, hands-on learning, and co-developed innovative approaches
1.2.4. Work with trade schools, industry associations, practice leaders, and senior government to identify and implement solutions to fill skills training gaps required to:
1.2.4.1. Scale circular food systems.
1.2.4.2. Rethink approaches to a circular built environment, such as design for disassembly.
1.2.4.3. Equip small and medium-sized enterprises with practical guidance to operationalize circular economy practices.
1.2.4.4. Improve access to circular products and services including reuse and repair

Metro Vancouver and member jurisdictions will collaborate to:

1.2.5. Develop, test and share consistent approaches for tracking progress on circular policies and programs.
1.2.6. Work with businesses to implement solutions to support circular products and services

STRATEGY 1.3

Collaborate to advance a circular economy

Moving away from a linear economy to one that is circular requires a shift in mindset and a commitment to systems level change. This transformation also requires leadership by, and collaboration between, government, business, and non-governmental organizations. Metro Vancouver will help facilitate this work through a national platform for shared learning, collaboration, and leadership.

1.3.

1.3.1. Bring together ideas and facilitate discussions across sectors to create circular economy solutions that accelerate waste prevention

1.3.2. Collaborate with external groups to identify and implement new circular economy initiatives in the community

1.3.3. Work with national waste reduction and circular economy organizations to learn and share circular practices with a focus on the following priority areas, and others as they emerge:

1.3.3.1. Textiles

1.3.3.2. Procurement

1.3.3.3. Cities

1.3.3.4. The built environment

1.3.3.5. Plastics

1.3.4. Collaborate on research projects and pilots to further advance waste reduction and a circular economy, and share the findings broadly

1.3.4.1. Collaborate with governments and industry to develop digital tools that map how buildings are constructed and what materials they contain, enabling better tracking and forecasting of used building materials for reuse

Metro Vancouver and member jurisdictions will collaborate to:

1.3.5 Develop, test and share circular procurement approaches, tools and templates

STRATEGY 1.4

Collect and share data to track progress toward a circular economy

Clear and consistent reporting frameworks and metrics are vital for advancing the circular economy. They provide data to measure and track progress, help inform decisions, and demonstrate the value of circular business models. Metro Vancouver will work across sectors to help develop and share best practices and results to enable a shared understanding of circular economic progress.

1.4.

1.4.1. Work toward annual solid waste management reporting by material type and sector on all levels of the waste hierarchy, starting with organics, wood, and textiles

1.4.1.1. Pursue comprehensive materials flows for key sectors every 5-10 years to better track progress toward keeping materials in circulation for longer.

1.4.2. Continue to develop and improve key performance indicators to track progress on circular economy through rethinking and reducing waste.

1.4.3. Develop methods for estimating and reporting environmental and economic benefits for waste prevention actions such as reduction of greenhouse gas emissions (potentially including embodied carbon), potential cost savings, affordability, and life-cycle impacts.
1.4.4. Implement new data collection technology.
1.4.5. Strengthen waste composition data to improve actionable insights.
1.4.6. Research and pilot ways to measure success of collaborations.
1.4.7. Explore ways to measure diversity, equity, and inclusion in solid waste data starting with current practices and gaps.

Goal 2: Reduce

STRATEGY 2.1

Collaborate with businesses and institutions to reduce waste at the source

Businesses deliver products and services that meet the daily needs of Metro Vancouver residents. Metro Vancouver will work with businesses and institutions to reduce waste, starting with the construction, demolition, textiles, and hospitality sectors.

2.1.
2.1.1. Collaborate with the construction and demolition sector to develop solutions for waste reduction that can be implemented at the regional level:
2.1.1.1. Co-host events with the construction and demolition industry, housing and development sectors, and member jurisdictions to help build awareness, share success stories and workshop solutions to reduce waste.
2.1.1.2. Update the Metro Vancouver Construction and Demolition Waste Reduction Toolkit starting with refreshed case studies that follow a format developed collaboratively with industry and member jurisdictions.
2.1.2. Research, summarize and action the challenges and opportunities related to reducing construction and demolition waste.
2.1.3. Collaborate with the textiles sector on solutions for textile waste reduction such as resale and repair programs, and circular textiles designs.
2.1.4. Support reduction of waste from business with practical tools and education:
2.1.4.1. Co-develop education tools with business leaders and associations to help businesses reduce waste, motivate customers to participate, and comply with evolving waste reduction regulations.
2.1.4.2. Increase in-person education where businesses and others can talk directly with experts on how to reduce waste.
2.1.5. Host forums with large generators of waste to co-develop and implement waste reduction solutions.
2.1.6. Work with high waste generation sectors to develop, promote and implement circular procurement tools and templates.

Metro Vancouver and member jurisdictions will collaborate to:

2.1.7. Develop, test and share approaches to further measures and reduce commercial and institutional waste.

2.1.8. Develop, test and share definitions and approaches for zoning and development bylaws to clarify siting requirements for waste reduction and recycling activities.

STRATEGY 2.2

Encourage residents to reduce and prevent waste

Many materials and products in British Columbia can be recycled, which has contributed to Metro Vancouver's North American leading recycling rate. However, to achieve the waste reduction goals outlined in this plan, we need to go beyond recycling and focus on preventing waste before it is created. Everyday waste prevention habits make a big difference. Metro Vancouver will encourage residents to prevent waste by implementing the following actions:

2.2.

2.2.1. Increase in-person education where residents can talk directly with waste reduction educators.

2.2.2. Educate residents on affordable everyday waste prevention actions, measure and communicate the estimated impact, and celebrate high performers.

2.2.3. Expand education tools to help residents of multi-family buildings to reduce waste, increase participation, and comply with evolving waste reduction regulations.

STRATEGY 2.3

Prioritize food waste reduction initiatives for the commercial and institutional sectors

Food production requires significant resources — land, water, and energy — and often involves long-distance transportation before reaching local stores, restaurants, and businesses. Yet much of this food is still wasted. Through the actions below, Metro Vancouver will support residents and businesses to reduce the amount of food that is wasted. This will help reduce waste locally and decrease the global environmental impacts associated with food loss from food production.

2.3.

2.3.1. Work with businesses, industry associations, and non-profits to reduce food loss and waste improving distribution, purchasing, storage, and preparation methods through initiatives such as regional food recovery hubs or shared infrastructure.

2.3.2. Pilot and scale up initiatives to support food waste prevention practices and share learnings with the hospitality and entertainment sectors, post-secondary institutions, healthcare facilities, large-scale catering operations, and food distributors.

Goal 3: Reuse

STRATEGY 3.1

Support consistent approaches to reuse

Consistent approaches to government reuse policies and programs can reduce confusion for residents, improve efficiency for businesses, and help enable widespread adoption. Metro Vancouver will play a convening role to develop, test, and share guidance to help align programs and policies across the region for reusable food service ware and salvaged building materials:

3.1.

3.1.1. Advocate for the phase in of reusable food service ware requirements for non-residential sectors.

Metro Vancouver and member jurisdictions will collaborate to:

3.1.2. Develop, test and share improved tools and approaches for house relocation and deconstruction programs and policies including data review.

3.1.3. Update the regionally harmonized approach to reducing single-use items and phasing in reuse measures.

STRATEGY 3.2

Enhance extended producer responsibility programs

Since the development of extended producer responsibility programs in British Columbia, Metro Vancouver has supported shifting recycling, reuse, and repair responsibilities to producers while advocating for continued expansion to include more sectors and material types. Metro Vancouver will continue to participate in discussions with the province, producer responsibility organizations, and member jurisdictions to build on the success of these programs. These actions focus on the role of extended producer responsibility programs in advancing waste reduction and recycling and their potential to facilitate the implementation of reuse and repair systems.

3.2.

3.2.1. Identify and advocate for additional products to be added to extended producer responsibility programs such as mattresses, textiles, household furniture, and packaging from sectors such as care homes and schools with similar materials to residential recycling programs.

3.2.2. Advocate for accelerated implementation of residential collection of an expanded suite of materials including flexible plastics and foam.

3.2.3. Advocate for consistent extended producer responsibility programs across Canada.

3.2.4. Participate in extended producer responsibility program engagements and advocate for:

- 3.2.4.1. Improvements to existing programs and the implementation of new programs.
- 3.2.4.2. Increased financial incentives for local government to participate in collection of extended producer responsibility programs materials for programs where local governments are not getting full cost recovery.
- 3.2.4.3. Expansion of residential-only packaging drop-off programs to small businesses.

3.2.4.4. The inclusion of reuse and repair in extended producer responsibility programs.
3.2.4.5. Expansion of recycling drop-off options for products, including retail and mobile options to improve convenience and accessibility.
3.2.4.6. programs that reduce barriers for recycling large items.
3.2.5. Collaborate with producer responsibility organizations to enhance data sharing, enabling better insights, greater transparency, and progress toward shared waste prevention and recycling goals

STRATEGY 3.3

Increase reuse of used building materials

To accommodate a growing region, more single-family homes are being replaced with higher density housing. As a result, construction and demolition waste - already a significant portion of the region's waste – is expected to continue to grow. Salvage and reuse of building materials can support affordability and reduce the strain on disposal capacity from increased densification of the housing stock. Building relocation, salvage, and reuse of building materials remains relatively uncommon. Metro Vancouver will work to increase these activities through the following actions:

3.3.

3.3.1. Advocate to increase the use of used building materials in new projects.
3.3.2. Accelerate the development of second-hand building material markets by working with industry and economic development agencies to:
3.3.2.1. Prioritize the development of local facilities and collection programs for triaging building materials to their best and highest use
3.3.2.2. Expand the reach and use of a more contractor- and designer-friendly marketplaces for salvaged construction and demolition materials.
3.3.2.3. Motivate residents to incorporate more used building materials into their home renovation projects.
3.3.3. Work collaboratively with academia and building and infrastructure sectors to:
3.3.3.1. Increase reuse of building materials.
3.3.3.2. Research and scale innovative solutions to meet land use needs for key waste reduction activities such as house moving, deconstruction, and building material resale.

STRATEGY 3.4

Work with businesses, institutions and event organizers

The public's ability to reduce waste often depends on the choices made by businesses, institutions, and event organizers — many of which increasingly rely on single-use products and packaging. In the hospitality and entertainment sectors, items such as disposable cups, containers, utensils, and food accessories are used briefly before being disposed or recycled. For electronics and appliances, repair can be costly or difficult to navigate. Metro Vancouver will work collaboratively with other levels of government, event organizers, businesses, and institutions to expand reuse, repair, and refill options that are convenient, affordable, and easy for residents to participate in.

3.4.

3.4.1. Advocate for funding for the expansion and development of reuse and repair infrastructure such as borrowing of items and products at public libraries, refill at retail, packaging reuse systems, furniture reuse, and a community reuse options database.

3.4.2. Seek approval to establish a business funding program to support the transition to reuse, refill, repair.

3.4.3. Collaborate with event organizers, event venues, and institutions to implement reusable food service ware, bag reuse programs, and food recovery.

Metro Vancouver and member jurisdictions will collaborate to:

3.4.4. Develop, test and share best practices for waste reduction and recycling for public realm events, prioritizing surplus food redistribution, use of reusable food service ware, and litter reduction.

STRATEGY 3.5

Increase access to and foster the broad adoption of reuse, refill and repair

Sharing and repairing are already happening in a grassroots capacity through community fridges, repair cafés, thrift and vintage stores, buy-nothing groups, and lending libraries. However, access and reliability of these options vary across the region. Metro Vancouver will work to expand these opportunities and make it easier for residents to access reliable reuse, refill, and repair options through the following actions:

3.5.

3.5.1. Continue to scale up reuse drop-off at Metro Vancouver recycling and waste centres, to provide reuse options at all recycling and waste centres, as described in the recycling and waste centre strategic approach outlined in this plan.

3.5.2. Work collaboratively with food recovery and product reuse organizations to develop a where to reuse, refill, repair data set that can be displayed in universally accessible maps.

3.5.3. Accelerate adoption of donation collection options for reusable items such as clothing and books in multi-family buildings.

3.5.4. Research, trial and implement additional ways to scale reuse and repair.

- 3.5.4.1. Support community-based waste reduction and reuse programs for schools, non-profits organizations and community groups
- 3.5.4.2. Expand and improve convenience of online and in-person second-hand marketplaces.
- 3.5.4.3. Facilitate expansion of community-based solutions like community share fridges and buy-nothing groups.

Metro Vancouver and member jurisdictions will collaborate to:

3.5.5. Facilitate opportunities to increase the size, number, and frequency of repair and reuse events such as community garage sales, repair cafes, and clothing swaps.

STRATEGY 3.6

Scale up efforts to recover food

Some businesses and organizations in the region produce surplus food, while others receive donated food to support those who are experiencing food insecurity. Surplus food can also be turned into food products for human and animal consumption. Developing efficient ways to connect those with surplus food to those who need food can reduce waste and help address food insecurity. Metro Vancouver will strengthen and expand the regional food recovery network to help ensure food is put to its highest best use.

3.6.

3.6.1. Maintain and scale a regional food recovery network.

- 3.6.1.1. Further map out food recovery assets/food waste solutions for each stage of the food supply chain, including a focus on clarifying what foods can be donated to people and animals.
- 3.6.1.2. Work toward developing a complete set of food recovery data for the region and consider incentives to encourage reporting.
- 3.6.1.3. Continue to share results of food recovery network initiatives across Metro Vancouver to foster cross-department collaboration on food security and waste reduction.

3.6.2. Work with industry experts and food related sectors to develop a practical guide to measuring and reporting food waste reduction efforts to facilitate development of a complete set of regional food recovery data.

STRATEGY 3.7

Celebrate residents and businesses that prioritize reuse and refill and encourage more residents to participate in these activities

Early adopters who prioritize reuse and refill can help normalize these practices for the general population. Metro Vancouver will support the shift toward reuse and refill by celebrating leaders in reuse and refill, and encouraging more residents to participate through the following actions:

3.7.

3.7.1. Develop waste prevention and reuse programs and education targeting specific sectors that may be unfamiliar with regional waste reduction practices such as newcomers and tourists.

3.7.2. Promote the use of reusable items such as cups and bags, incorporating co-developed messaging that resonates with a diverse audience.

Goal 4: Recycle

Make it easier to recycle effectively

When products and materials are no longer suitable for reuse, recycling is the preferred option. The Metro Vancouver region has made significant progress in recycling, and separation of recyclables, including organics, is now common practice. Despite this success, recycling faces unique challenges through new and changing material types, shifting markets, contamination, and a decrease in public trust. Metro Vancouver aims to address these barriers through the strategies and actions below, making

it easier for residents and businesses to recycle in a way that maximizes benefits while reducing contamination.

STRATEGY 4.1

Promote design for recyclability and the use of recycled content in products and packaging

Effective recycling depends on the presence of robust markets for recycled material, and those markets need both a steady supply of material that can reliably be recycled and strong demand for products and packaging containing recycled content. Although the marketing of recyclable commodities is traditionally managed by producer responsibility organizations or the private sector, Metro Vancouver and its members can help play a role by incorporating recycled material such as compost, recycled concrete, and recycled asphalt in their own operations and projects, as well as through strategic partnerships with organizations working to increase recycled content in consumer materials and products.

4.

4.1.

4.1.1. Work to improve the recyclability of products and packaging and incorporate recycled content.

4.1.1.1. Work with national plastics waste reduction organizations to understand barriers and advocate for increased recycled content in plastic products and packaging.

4.1.1.2. Research and advocate for improvements to the recyclability or phase out of multi-material products including coffee cups.

4.1.1.3. Enhance partnerships with the provincial government, industry, academia, and community groups to research, develop and share solutions.

Metro Vancouver and member jurisdictions will collaborate to:

4.1.2. Work with engineering design and construction organizations to include recycled asphalt and concrete in roads, fill, and other applications.

4.1.3. Develop, test, and share educational materials, procurement tools and templates for recycled products including asphalt, concrete, and compost.

STRATEGY 4.2

Encourage the development of new recycling infrastructure

Recycling depends on facilities to sort materials into marketable commodities and to process those commodities into new products. As actions in this plan help to increase the amount and types of material recycled, Metro Vancouver can continue to work with its members and the private sector to help ensure that collection and processing capacity keeps pace. Ongoing conversations will ensure the region can accommodate the growing volume of recyclables.

4.2.

4.2.1. Convene recycling industry with the goal to maintain and increase recycling infrastructure that services the region.

4.2.1.1. Reduce barriers for siting of private sector recycling activities.

4.2.2. Support the development of additional local organics processing through leveraging Metro Vancouver procurement processes for organics management.

4.2.3. Advocate for funding programs to help scale recycling infrastructure and innovation for challenging materials such as food for remanufacturing, anaerobic digestion feedstock, wood waste, and plastic-lined paper products.

STRATEGY 4.3

Improve participation in green bin programs and alternatives for residents, businesses and institutions

Since Metro Vancouver's organic disposal ban came into effect in 2015, residents and businesses have made significant progress in diverting food scraps and yard trimmings from disposal. However, compostable organics remain the largest component of the waste stream and not all residents and businesses participate in green bin programs. Metro Vancouver will aim to improve participation through the actions outlined under this strategy.

4.3.

4.3.1. Research technology options and support pilot programs to improve organics recycling in the commercial and institutional sectors.

4.3.2. Work collaboratively with the solid waste and recycling industry to increase participation and reduce contamination in organics programs focusing on sectors with the lowest participation rates and highest contamination rates.

4.3.3. Continue to provide tools and tips to residents to reduce green bin related concerns such as odours and cleanliness.

Metro Vancouver and member jurisdictions will collaborate to:

4.3.4. Promote and provide education on worm bins, home composting, proper use of green bins, and use of compost products.

STRATEGY 4.4

Make recycling easier by improving convenience

To make recycling easier for residents and businesses, options for recycling should be widely available. Homes, recycling depots, and public spaces are three areas where Metro Vancouver and its members can help provide better, more convenient access to recycling services.

4.4.

4.4.1. Work with businesses, recycling depot operators, and producer responsibility organizations to improve consistency of recycling collection.

4.4.2. Improve access to textile donation and recycling collection services

Metro Vancouver and member jurisdictions will collaborate to:

4.4.3. Update, test, and share multi-family residential (including small scale multi-unit housing) waste and recycling container space and access technical specifications to support adequate space for expanded recycling

4.4.4. Advocate for, test, and share consistent approaches to improve public space waste reduction and recycling.

STRATEGY 4.5

Make recycling more effective by simplifying sorting

Recycling is most effective when the materials are placed in the correct receptacles since this reduces contamination and results in more efficient processing. Clear and consistent instructions, effective signage, and accessible information can help simplify recycling sorting to improve recycling outcomes.

4.5.

4.5.1. Develop of a signage standard and customizable signage creation tool in collaboration with producer responsibility organizations.

4.5.2. Assess and pilot digital tools that allow users to scan waste items receive clear, multilingual instructions on options for reuse, repair, recycling, or disposal.

4.5.3. Centralize and improve awareness of recycling information and resources.

STRATEGY 4.6

Provide tailored recycling education for the residential, commercial and institutional sectors

Metro Vancouver has one of the highest recycling rates in North America thanks to the efforts of residents and businesses. However, survey data indicates that some recyclers – especially in multi-family buildings, commercial and institutional settings – are unsure about how to handle certain packaging and products. Metro Vancouver aims to improve recycling accuracy, consistency, and participation by providing resources designed for different sectors and recyclers.

4.6.

4.6.1. Provide tailored education to businesses by:

4.6.1.1. Developing practical online resources for specific business types

4.6.1.2. Working on understanding recycling data and challenges in specific sectors including events, film, tourism, food service, and health care.

4.6.1.3. Hosting industry specific dialogues to better understand and co-solve recycling and waste prevention challenges.

4.6.2. Collaborate with producer responsibility organizations to support tailored education for multi-family.

4.6.3. Research and test technologies and share approaches to providing tailored public education on proper residential recyclables sorting.

Metro Vancouver and member jurisdictions will collaborate to:

4.6.4 Improve the reach of behaviour change campaigns by amplifying messaging through member jurisdiction public communications.

STRATEGY 4.7

Increase transparency of what happens to materials from recycling and green bin programs

Transparency about what happens to garbage and recycling is a guiding principle for this plan, since transparency helps build confidence that materials are recycled. Metro Vancouver will work to provide more information about where materials end up and make it easier for residents and businesses to access this information.

4.7.

4.7.1. Organize tours of recycling and organics facilities so that residents can see what happens to their materials.

4.7.2. Show where recycling goes and how it's processed to provide more transparency about the recycling system.

4.7.3. Add information about what happens to recyclable materials in online recycling database/search tools.

STRATEGY 4.8

Enhance approaches to Metro Vancouver's disposal ban program

At Metro Vancouver's solid waste facilities, loads are inspected for materials banned from disposal such as recyclables. Surcharges apply if these banned materials are found. The disposal ban program helps encourage separation of recyclables by creating a financial disincentive for disposing of banned materials. By strengthening this program Metro Vancouver can keep more recyclable material out of the garbage.

4.8.

4.8.1. Pursue options to enhance disposal ban inspection efficacy such as innovative detection technologies and clear bags policies.

4.8.2. Create incentives for waste and recycling collectors to work with their customers to adopt additional recycling services and reduce waste.

4.8.3. Review and expand materials included in Metro Vancouver's disposal ban program when viable markets exist.

4.8.4 Business case increasing the number of disposal ban inspections at Metro Vancouver and City of Vancouver solid waste facilities

STRATEGY 4.9

Identify recycling opportunities for common litter and illegal dumping items

Litter and illegal dumping impact the environment and wildlife and result in significant costs for member jurisdictions to collect and dispose of these materials. Efforts to prevent litter and illegal dumping are already underway, but Metro Vancouver and its members can amplify these efforts through continued collaboration and the actions listed under this strategy.

4.9.

4.9.1. Increase the number of community drop-off events to provide options for large or difficult to manage materials and prioritize diversion over disposal.

4.9.2. Support community clean-up initiatives through reduced disposal fees and information on recycling options if available

4.9.3. Enhance litter and illegal dumping data to identify opportunities to recycle commonly littered or illegally dumped materials.

4.9.4. Review approaches in other jurisdictions to reduce illegal dumping, including opportunities to recycled common illegally dumped materials, and consider implementation of initiatives proven effective elsewhere.

Metro Vancouver and member jurisdictions will collaborate to:

4.9.5. Develop, test, share and advocate for approaches to minimize litter from residential recycling containers while optimizing material recycled.

Goal 5: Recover

Recover resources from materials not currently recycled

Not all materials are currently recycled into new products due to source separation constraints, materials, technology, market, or capacity limitations. While Metro Vancouver will work on increasing reuse and recycling for these materials, there is an opportunity to recover some of their value in the interim. This can be done by using materials that would otherwise be disposed to recover energy through the creation of fossil fuel alternatives.

STRATEGY 5.1

Recover energy from materials collected at regional facilities that are not currently recycled

Metro Vancouver and City of Vancouver facilities receive source-separated loads of clean wood, which are banned from disposal, as well as mixed loads containing a high proportion of engineered wood products which currently lack robust recycling markets within or near the region. While Metro Vancouver works to increase the capacity to recycle these materials, opportunities currently exist within the region for displacing fossil fuel use by utilizing energy recovered from these materials as an alternative. Opportunities also exist to recover bottom ash, a by-product of waste-to-energy disposal, to be used beneficially in cement production.

5.1.

5.1.1. Continue to collect clean dimensional lumber not currently reused or recycled due to insufficient processing capacity or technical constraints at existing facilities, to process into fuel to replace fossil fuels in district energy systems and other decentralized heating and agricultural/industrial systems.

5.1.2. Continue to pursue processing of small load waste to recover wood and other materials.

STRATEGY 5.2

Encourage recovery of energy from construction and demolition materials that are not currently recycled

Licensed private facilities manage most of the construction and demolition material generated in the region. A significant portion of this material is wood or other products that are currently challenging to recycle. Through research and collaboration with the construction and demolition industry, Metro Vancouver aims to decrease the amount of material that would otherwise be disposed, by helping to develop markets for energy recovery where reuse or recycling is not currently viable.

5.2.

5.2.1. Share information on construction and demolition waste characteristics and quantities to support the potential to recover energy from construction and demolition waste that are currently reused or recycled.

5.2.2. Encourage energy recovery from construction and demolition material currently not reused or recycled

5.2.3. Advocate for and support piloting of technologies to convert wood waste into energy and fuel while potentially reducing greenhouse gas emissions.

Goal 6: Dispose

Dispose only as a last resort

Despite the region's success in reducing and recycling waste, approximately one million tonnes of garbage require disposal each year. The Vancouver Landfill and the Waste-to-Energy Facility serve the region as cost effective and environmentally responsible local disposal options for residential and commercial and institutional garbage, with contingency landfill disposal available for any garbage beyond what can be managed at the Vancouver Landfill and Waste-to-Energy Facility. Other materials such as construction and demolition waste, liquid waste system residuals, and soil are important considerations as optimizing the management of these materials helps to preserve disposal capacity for garbage.

STRATEGY 6.1

Continue to use Vancouver Landfill and the Waste-to-Energy Facility as primary disposal systems

The cost of disposing garbage at the Vancouver Landfill and the Waste-to-Energy Facility is roughly half the cost of remote disposal options. Continuing to use these facilities benefits the region economically and allows Metro Vancouver to continue to maximize associated environmental benefits, such as energy recovery and utilization, and reducing greenhouse gas emissions from long distance waste hauling, while closely monitoring environmental performance and providing education for the public.

6.

6.1.

6.1.1. Vancouver Landfill

6.1.1.1. Continue to work with the City of Vancouver to maximize landfill gas utilization at the Vancouver Landfill through projects such as renewable natural gas development.

6.1.1.2. Continue to work with the City of Vancouver to further enhance environmental performance at the Vancouver Landfill including minimizing discharge of clean surface water into the liquid waste system and maximizing landfill gas recovery.

6.1.1.3. Report annually on the remaining disposal capacity at the Vancouver Landfill and generate projections for the timing of eventual closure of the facility.

6.1.1.4. Work with the City of Vancouver and the City of Delta to maximize opportunities for early use of the Western 40 Hectares at the Vancouver Landfill, an area of the landfill that is no longer being filled.

6.1.1.5. Continue to work with the City of Vancouver to raise awareness about the role of the Vancouver Landfill and the importance of waste prevention and recycling over disposal through open houses, tours, and other public education

6.1.2. Waste-to-Energy

6.1.2.1. Maximize utilization of energy generated at the Waste-to-Energy Facility through projects such as district energy,

6.1.2.2. Continue to further enhance environmental performance of the Waste-to-Energy Facility exploring options to further reduce emissions and increase environmental monitoring.

6.1.2.3. Continue to ensure environmental performance data compared to regulatory requirements for the Waste-to-Energy Facility is publicly available.

6.1.2.4. Continue to provide and expand opportunities for education and public awareness on the Waste-to-Energy Facility and associated infrastructure such as interactive displays and tours, and the importance of waste prevention and recycling over disposal.

6.1.2.5. Continue to pursue the beneficial use of bottom ash from the Waste-to-Energy Facility in cement plants.

6.1.3. Optimize Use of Local Disposal Facilities

6.1.3.1. Reduce reliance on remote disposal facilities through optimized use of the Vancouver Landfill and the Waste-to-Energy Facility.

STRATEGY 6.2

Use suitable procurement processes for any contingency disposal requirements

Garbage received at recycling and waste centres that cannot be accommodated at the Waste-to-Energy Facility or Vancouver Landfill must be managed under contracts with remote disposal facilities. These contingency contracts are awarded through fair and transparent competitive procurement processes.

6.2.

6.2.1. Consider, among other factors, the following as part of the procurement process(es) for contingency disposal: cost, greenhouse gas and other emissions, regulatory compliance, environmental impact, availability, and reliability.

STRATEGY 6.3

Explore additional long-term disposal capacity if required

According to Metro Vancouver's current waste generation projections, there is sufficient capacity to manage most garbage at the Vancouver Landfill and Waste-to-Energy Facility, with some remote disposal under contingency contracts currently required. No new long-term disposal capacity is currently anticipated over the duration of this plan, but in the event new long-term disposal capacity is required in the future, Metro Vancouver will research, review, and evaluate options. In Canada, landfilling is expected to continue to be the most common approach to managing residual waste for the foreseeable future. Mass burn waste-to-energy is the primary alternative to landfilling around the world with communities choosing between the two options based on local and national circumstances. Technical criteria have been developed to help guide decisions for selecting the most appropriate approach to managing residual waste, if new long-term capacity is required in the future (for more information, refer to Residuals Management Strategic Approach).

6.3.

6.3.1. If additional long-term disposal capacity is required

6.3.1.1. consider the residuals management technical criteria outlined within the solid waste management plan to compare options for securing the required capacity

6.3.1.2. facilitate broad and inclusive regional engagement on options. Findings and recommendations will be reported publicly before any decision to proceed.

STRATEGY 6.4

Monitor disposal options for waste that requires specialized disposal

Some types of waste require specialized disposal. Licensed private facilities exist in the region for managing and disposing construction and demolition material, which is considered a component of municipal solid waste. Other materials, such as asbestos, liquid waste system residuals, and international waste, must be managed according to specific regulations and procedures. Soil disposal at the Vancouver Landfill consumes space that would otherwise be used for disposal of garbage. By monitoring

these materials, Metro Vancouver minimizes operational impacts to regional facilities and ensures effective management of these materials.

6.4.

6.4.1. Engage with industry representatives to monitor disposal capacity and options for construction and demolition materials generated.

6.4.2. Work with adjacent regional districts to better understand the flow of mixed construction and demolition material between regions.

6.4.3. Work with the City of Vancouver to ensure convenient and appropriate disposal at Metro Vancouver or City of Vancouver solid waste facilities for materials which require dedicated handling and/or disposal requirements such as asbestos, liquid waste system residuals, international waste, and materials generated outside of the region where appropriate.

6.4.4. Work with health authorities to review disposal options for hospital garbage, the non-biomedical garbage generated from health care facilities.

6.4.5. Work with the City of Vancouver and the City of Delta to pursue opportunities for beneficial use of soil within the Vancouver Landfill property so as not to displace garbage disposal capacity.

STRATEGY 6.5

Advance closure activities at closed landfills in the region

Metro Vancouver owns the land previously used as the Coquitlam Landfill, which stopped receiving waste in 1983. A portion of the site is occupied by the United Boulevard Recycling and Waste Centre, a portion is leased to a private entity for operation of a golf course, and the remainder of the site, Lot 3, is currently being used for temporary uses such as house storage. Metro Vancouver is responsible for completing all closure and post-closure activities at the site under Ministry of Environment and Parks requirements. As of 2026, a total of 24 known closed municipal or regional landfills exist in the region.

6.5.

6.5.1. Complete closure activities at the former Coquitlam Landfill

6.5.1.1. Undertake closure activities within Coquitlam Landfill Lot 3 to minimize leachate production and landfill gas migration and prepare the area for end-use.

6.5.1.2. Continue to use Lot 3 to support waste reduction initiatives until final closure.

6.5.2. Prepare an updated report summarizing the closure status of all closed landfills in the region, including a map with the location of all such landfills.

PLAN IMPLEMENTATION

The strategies and actions of this plan will be implemented in alignment with the guiding principles, goals and targets. This plan is meant to be a living document, meaning that as new priorities emerge and the relative priority of each strategy and action changes in the coming decade, Metro Vancouver will assess the relevancy of each action prior to implementation to verify each action continues to respond to emerging issues and opportunities in solid waste management.

Focus Areas

Six focus areas represent collections of actions which work toward big changes in specific areas, with a high potential to promote meaningful change and help reach the targets of the plan. These initiatives are seen as priorities for the updated solid waste management plan and consist primarily of initiatives that are new or haven't yet been initiated.

1. **Lead the transition to a regional circular economy through waste prevention:** Enable a circular regional economy through advocacy for circular programs and policies. In parallel, work locally and nationally with organizations such as economic development agencies to enable businesses to deliver circular products and services that keep products and materials at their highest value possible. Start with circular food systems and the built environment as priority sectors.

2. **Scale up reuse opportunities at recycling and waste centres and beyond**: Increase access to reuse, refill, and repair through program implementation at regional solid waste facilities and member events, advocacy for reuse requirements across the region, and business engagement with a focus on the food and hospitality sectors.

3. **Increase access to organics and recycling services for multi-family residents, businesses, and institutions:** Focus efforts to improve recycling in sectors with lower recycling rates such as multi-family and commercial/institutional through consideration of policy and regulatory options, tailored education tools, hauler incentives, and updated space and access requirements.

4. **Expand efforts to prevent disposal of valuable food and organics:** Continue to enhance and expand the regional food recovery network while exploring opportunities to prevent food from being wasted in the first place, by leveraging improved data and strengthening collaborations. Further support the development of local organics processing capacity and markets through public procurement, advocacy, and education.

5. **Expand efforts to prevent disposal of valuable building materials:** Work with economic development agencies, researchers, and the construction and demolition sector to develop, pilot, and share improved approaches for keeping building materials at their highest and best use. Prioritize enabling house relocation, deconstruction programs, and expansion of local reuse markets. Continue advancing opportunities for the highest-value use of wood, supporting

efforts to offset fossil fuel use by recovering energy from building materials that are not currently recyclable.

6. **Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics:** Continue to work nationally with organizations that create and manage plastics to promote elimination of unnecessary plastics, design for recyclability, and the use of recycled content in plastic products and packaging. Support and advocate for faster implementation of residential collection programs that accept a more consistent and broader range of materials to make recycling easier and more effective**.**

Table 5 describes how the focus areas will help meet the targets and long-term vision of the plan.

Table 5 Anticipated contribution of focus areas to the plan 10-year targets and 2050 vision.

2036 Target	2050 Vision	Focus Area[1]
1.1 tonnes/capita waste generation (10% reduction from 2024 baseline)	1 tonne/capita waste generation (20% reduction from 2024 baseline)	• Lead the transition to a regional circular economy through waste prevention (Up to 5% decrease) • Scale up reuse opportunities at Metro Vancouver facilities and beyond (Up to 5% decrease) • Expand efforts to prevent disposal of valuable food and organics (Up to 5% decrease) • Expand efforts to prevent the disposal of valuable building material (Up to 5% decrease) • Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics (Up to 5% decrease)
75% Diversion (10% increase from baseline) 70% Recycling	80% Diversion (15% increase from baseline) 75% Recycling	• Increase participation in organics and recycling services for multi-family residents, businesses, and institutions (Up to 10% increase) • Expand efforts to prevent the disposal of valuable building material (Up to 5% increase) • Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics, and eliminate unnecessary and hard to recycle plastics. (Up to 5% increase)

300 kg/capita disposal (30% reduction from 2024 baseline)	210 kg/capita disposal (50% reduction from 2024 baseline)	• Disposal decreases as a result of both decreasing waste generation and increased diversion, as described by the initiatives above
45% reduction in GHG emissions from solid waste by 2030 (2010 baseline)	Carbon Neutral	• As waste disposal decreases, associated GHG emissions decrease as well. Meeting the 50% disposal target will decrease emissions by at least 50% if high GHG emitting materials are targeted • Initiatives with the potential to recover energy to offset fossil fuel use such as the focus area "Expand efforts to prevent the disposal of valuable building material" can further contribute to carbon neutrality

[1] Estimated progress towards targets shown indicates results at 2050. 2036 results are expected to be approximately halfway toward the 2050 targets.

Strategic Principle: Prioritize local solid waste management solutions

Prioritizing local solutions (solutions within Metro Vancouver region or in close proximity) for solid waste management aligns with the vision and guiding principles of the solid waste management plan and is a strategic principle. Local solutions for managing solid waste increase resilience, reduce transportation greenhouse gas emissions, create local employment and economic benefit, and are typically less expensive than solutions in distant communities. A number of actions within the solid waste management plan prioritize local solutions including:

- Action 1.2.2.1 Work with economic development agencies to identify and implement circular businesses opportunities
- Action 1.2.6 Work with businesses to implement solutions to support circular products and services
- Action 1.3.1 Bring together ideas and facilitate discussions across sectors to create circular economy solutions that accelerate waste prevention
- Action 2.1.8 Develop, test and share definitions and approaches for zoning and development bylaws to clarify siting requirements for waste reduction and recycling activities,
- Action 2.3.1 Work with businesses, industry associations, and non-profits to reduce food loss and waste improving distribution, purchasing, storage, and preparation methods through initiatives such as regional food recovery hubs or shared infrastructure.
- Action 3.3.3.2 Work collaboratively with academia and building and infrastructure sectors to research and scale innovative solutions to meet land use needs for key waste reduction activities such as house moving, deconstruction, and building resale

- Action 3.5.1 Continue to scale up reuse drop-off at Metro Vancouver recycling and waste centres, to provide reuse options at all recycling and waste centres, as described in the recycling and waste centre strategic approach outlined in this plan.
- Action 3.3.2.1 Accelerate the development of second-hand building material markets by working with industry and economic development agencies to prioritize the development of local facilities and collection programs for triaging building materials to their best and highest use,
- Action 4.2.2 Support the development of additional local organics processing through leveraging Metro Vancouver procurement processes for organics management; and
- Action 6.1.3 Reduce reliance on remote disposal facilities through optimized use of the Vancouver Landfill and the Waste-to-Energy Facility.

Regulatory Strategic Approach

Purpose

The solid waste management plan regulatory strategic approach outlines the types of regulatory initiatives, such as bylaws, that Metro Vancouver may consider over the lifespan of the Solid Waste Management Plan, including how potential Metro Vancouver regulations are assessed, engaged on, and implemented. Recognizing that future changes to regulation require dedicated engagement beyond the scope of this solid waste management plan, the regulatory strategic approach aims to clarify Metro Vancouver's outlook with respect to any future regulatory actions to advance solid waste management plan goals and targets. Advocacy efforts encouraging regulations at other orders of government are not referenced in this section, but are included under strategies and actions.

Overview

The GVS&DD Board enacts bylaws to manage waste and protect public health and the environment. This authority is granted to the GVS&DD by the province under the *Environmental Management Act*, and the *Greater Vancouver Sewerage and Drainage District Act.*

Existing Regulations

The primary bylaws related to solid waste management in the Metro Vancouver region are listed below and their key components are summarized in Table 6.

(1) The *GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No.379,2024,* as amended (GVS&DD Tipping Fee Bylaw), which sets garbage and recycling fees at Metro Vancouver solid waste facilities, identifies recyclable and hazardous materials banned from disposal, specifies surcharges, and establishes the requirements of the generator levy;
(2) The *GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No.181, 1996,* as amended (GVS&DD Bylaw 181), which specifies licensing requirements for solid waste facilities, including reporting, inspection, and enforcement provisions.
(3) The *GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.378, 2024,* as amended (GVS&DD Notice of Bylaw Violation Bylaw), which allows the issuance of penalties up to $500 per contravention [8]of specified provisions of GVS&DD Bylaw 181 and the GVS&DD Tipping Fee Bylaw. It also establishes a process for dispute adjudication.

Table 6: Existing Regulations

Bylaw	Key Components
GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No.379, 2024, as amended	• Fees and surcharges

[8] Penalties are subject to change from time to time.

	• Recyclable and hazardous materials banned from disposal • Generator levy • Hauler records
GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No.181, 1996, as amended	• Facility licensing • Powers of Solid Waste Manager and Officers • Fees
GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.278, 2024, as amended	• Bylaw violations and penalties • Dispute adjudication

Since approval of Metro Vancouver's 2011 solid waste management plan, the generator levy has been implemented, and new bylaw enforcement tools have been added. The generator levy was added to the GVS&DD Tipping Fee Bylaw in 2017 (effective January 2018). It encourages the use of Metro Vancouver and City of Vancouver solid waste facilities where disposal bans for recyclable materials are in place. This levy also ensures that all garbage generators contribute to funding the cost of the regional solid waste system – a system that provides reliable and resilient services that benefit and are available to all residents and businesses in the region. The generator levy is included in the garbage tipping fee charged at Metro Vancouver and City of Vancouver solid waste facilities; however, if garbage is delivered to other facilities, haulers must pay the per-tonne generator levy directly to Metro Vancouver. The generator levy is a key contributor to Metro Vancouver's continued success in advancing waste reduction and recycling.

Metro Vancouver's Regulatory Role

Metro Vancouver's solid waste facilities provide convenient garbage drop-off for residents and businesses, determine the final disposal destination of that material, and provide both free and paid recycling opportunities primarily for materials delivered in small hand-unloaded vehicles. Recycling sorting and processing facilities are managed by the private sector in accordance with requirements set out in GVS&DD Bylaw 181. Organics management facilities are managed by the private sector or member jurisdictions. This system allows and encourages private sector innovation in recycling.

Metro Vancouver's regulatory authority does not currently include the ability to enforce bylaws at the generator or property level. Generally, that authority resides with municipalities. Also, outside of Metro Vancouver's regulatory authority are extended producer responsibility programs, regulations impacting the sale and distribution of specific products, and eco fees or refundable deposit fees charged for some products, which may be implemented at the provincial or federal level. Metro Vancouver plans to advocate for continuous improvement of extended producer responsibility programs and regulations at the federal and provincial level that will help rethink waste and transition to a circular economy, including design for recyclability, the right to repair, and waste prevention legislation, as described in the strategies and actions section of the plan.

Compliance and Enforcement

Metro Vancouver's Environmental Regulation & Enforcement group is responsible for enforcing the provisions of GVS&DD Bylaw 181, including reviewing licence applications and ensuring compliance with licence terms and conditions. Officers appointed under GVS&DD Bylaw 181 have authority to issue notices of bylaw violation under the *GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.378, 2024*, as amended, which includes penalties of up to $500 per contravention[9] (penalties are subject to change) of specified provisions of the generator levy and GVS&DD Bylaw 181. GVS&DD Bylaw 181 also allows for penalties for each day an offence is committed under the Bylaw, as well as suspension or cancellation of a licence. All active solid waste licences are available on Metro Vancouver's website, as well as Notices of Bylaw Violation issued to corporate entities since March 13, 2024, that have been paid, upheld, or are no longer in a dispute process. The appointment of enforcement officers is reported publicly.

Reporting and Continuous Improvement

Metro Vancouver publicly reports annually on the top surcharges under the GVS&DD Tipping Fee Bylaw. In addition, Metro Vancouver publishes information from the Smart Waste Program to help understand the movement of waste around the region. This information is used to assess the effectiveness of the disposal ban and generator levy programs, respectively, and helps inform decisions on how these programs can continue to be improved.

Strategic Approach

Regulatory Priorities

Metro Vancouver's regulatory priorities for the solid waste management plan align with the vision and guiding principles and can help to achieve the plan's strategies and actions. These priorities and their linkage to the guiding principles are listed below, in alphabetical order. Priorities are numbered for reference in Table 7 but the numbering does not indicate relative importance.

[9] Penalties are subject to change from time to time

Table 7: Regulatory Priorities

Regulatory Priority	Solid Waste Management Plan Guiding Principle
1. Improve data accuracy, transparency and availability	• Changes to reporting requirements in regulations can help improve **transparency about what happens to garbage and recycling**
2. Increase reuse and recycling	• Continuing to increase reuse and recycling demonstrates Metro Vancouver's commitment to **environmental stewardship and climate action**
3. Reduce barriers to participation	• Reducing barriers to participation helps in delivering **inclusive solid waste services and programs**
4. Support effectiveness of the facility licensing system	• The facility licensing system helps maintain **accountability from residents, businesses and governments to prevent waste**
5. Support effectiveness of the generator levy	• By ensuring all generators contribute to the costs of the regional solid waste system, the generator levy supports **a solid waste and recycling system that is affordable, convenient, and consistent across the region**
	• Similarly, the generator levy enables Metro Vancouver to maintain **a solid waste system that is resilient to climate change and future challenges**
6. Support innovation, particularly for reuse and repair	• Embedding reuse and repair into regulations can spur **innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation**

Example Future Regulatory Enhancements

Table 8 provides examples of regulations that Metro Vancouver could consider implementing in support of the priorities above. Potential future regulations are organized by what sector they would apply to. Some of these regulatory undertakings would require an amendment to provincial legislation.

Table 8 Example Regulations and the Regulatory Priority they Support

Sector	Example Regulation	Regulatory Priority Supported
Generator	Mandatory source separation	• Increase reuse and recycling
Hauler	Hauler Licensing including mandatory source separation and separate management of streams	• Increase reuse and recycling • Reduce barriers to participation • Support effectiveness of the generator levy • Improve data accuracy, transparency, and availability
	Reduced disposal ban surcharges for collectors that meet minimum requirements, as described in action 4.8.2	• Increase reuse and recycling • Reduce barriers to participation
	Additional disposal ban categories for recyclable materials and increased surcharges	• Increase reuse and recycling
Licensed Private Facilities	Updated reuse and recycling minimums in licences	• Increase reuse and recycling • Support innovation
	Expanded types of facilities that require a licence	• Improve data accuracy, transparency, and availability • Support effectiveness of the facility licensing system
	Incentives for innovation within licenses	• Support innovation
	Administrative monetary penalties to address non-compliances	• Support effectiveness of licensing system
	Administrative improvements to licensing bylaw including updating definitions	• Support effectiveness of the facility licensing system

Considerations

For any proposed regulations during the implementation of the solid waste management plan, at a minimum the following will be considered:

- What is the objective of the proposed regulation, and are there other options for achieving the same objective?
- Does GVS&DD currently have authority to implement the proposed regulation, and if not, what would be required to obtain that authority?
- What are the resource requirements for developing, administering, and enforcing the proposed regulation?

- Which sectors, businesses, or individuals would be subject to the proposed regulation, and what is the estimated impact of the proposed regulation on helping the region meet the Solid Waste Management Plan goals and targets?
- What are the expected operational consequences to the solid waste system overall?
- What are the expected financial implications resulting from the proposed regulation, such as tipping fee changes or other costs borne by residents, businesses, Metro Vancouver or member jurisdictions?
- At which level of government would this regulation be most effective? Does this conflict with any existing regulation at another level of government?
- If amending an existing regulation, how does this amendment impact those currently regulated?
- Are there any unintended consequences of implementing the proposed regulation?

Engagement

Any proposed new regulatory measures will be accompanied by a transparent and meaningful engagement process. Engagement will follow Metro Vancouver's Public Engagement Board Policy and Public Engagement Guide. Metro Vancouver will also comply with any provincial requirements related to public consultation.

Recycling and Waste Centre Strategic Approach

Purpose

The Solid Waste Management Plan recycling and waste centre strategic approach outlines Metro Vancouver's plans for continuous improvement of Metro Vancouver's network of recycling and waste centres. This approach sets key priorities and associated considerations in line with the vision and guiding principles of the solid waste management plan.

The focus of this strategy is to inform future upgrades, replacements and additions to the Metro Vancouver recycling and waste centre network. This network and the region rely on other public and private solid waste facilities that directly support the regional network, and in addition provide valuable services to public and private generators of municipal solid waste and recyclable materials.

Background

Metro Vancouver provides a range of recycling and waste drop-off services before and after the weigh scales at its recycling and waste centres, conveniently located to serve residents across the region. This regional network of recycling drop-off services supports and enhances the programs and services provided by other levels of government, member jurisdictions, producer responsibility programs, non-profits, and the private sector, all together forming one of the most successful and resilient recycling systems in North America. Approximately 88,000 tonnes of recyclable and reusable materials are collected at Metro Vancouver solid waste facilities such as organics, mattresses, and extended producer responsibility materials like packaging and paper.

Recycling depots located before the weigh scales at recycling and waste centres allow customers to drop off recyclable materials for free. As of 2026, recycling depots are in place at the North Shore, United Boulevard, Maple Ridge, and Central Surrey recycling and waste centres. The 2026 - 2030 Financial Plan identifies new recycling depots for the Langley and North Surrey recycling and waste centres. Recycling depots provide convenient, accessible, and free drop-off of a wide range of recyclable materials including metal, paper, plastic, glass, and other producer responsibility materials such as electronics, batteries, paint and pesticides.

As recycling and waste centre infrastructure ages and service needs evolve, Metro Vancouver seeks to identify system upgrades or new developments to increase reuse and recycling and ensure system resilience while accommodating the region's growing population.

Metro Vancouver owns six recycling and waste centres in the region, which provide convenient drop-off of recyclables and garbage for residents, member jurisdictions, and businesses, and incorporate opportunities for reuse:

- Central Surrey Recycling and Waste Centre
- Langley Recycling and Waste Centre

- Maple Ridge Recycling and Waste Centre
- North Shore Recycling and Waste Centre
- North Surrey Recycling and Waste Centre
- United Boulevard Recycling and Waste Centre

The facility locations are depicted below in Figure 8, which also includes the Metro Vancouver Waste-to-Energy Facility and City of Vancouver owned facilities (the Vancouver South Transfer Station including the Vancouver Zero Waste Centre, and the Vancouver Landfill):



Figure 8: Regional Solid Waste System

Metro Vancouver uses the term "recycling and waste centres" to reflect the priority to maximize recycling drop-off services. Improvements to the system since 2014 include:

- 2014: Establishment of a recycling depot ahead of the weigh scales at the previous Coquitlam Transfer Station
- 2017: Redevelopment and integration of the previous municipal recycling depot into the North Shore Recycling and Waste Centre
- 2021: Implementation of a recycling depot funding strategy to recognize the contribution of municipally operated depots to the regional system
- 2022: Opening of the United Boulevard Recycling and Waste Centre, including expanded opportunities for recycling before the scale
- 2022: Opening of the Central Surrey Recycling and Waste Centre, reducing overall system drive times
- 2023: Initiation of design to upgrade the Langley and North Surrey recycling and waste centres to add recycling depots ahead of the scales

Various recyclable and reusable materials have been added at recycling and waste centres over the years. Metro Vancouver will continue to add new materials at facilities as opportunities arise, and ensure sufficient space is available at recycling and waste centres for this purpose.

Municipal Recycling Depots

Metro Vancouver provides funding to municipalities operating recycling depots, to recognize the contribution of municipal depots to the regional system. The funding is contingent on municipalities accepting a core suite of recyclable materials at the depots and making the depots available to all residents in the region. Municipalities continue to independently manage and operate the depots and work collaboratively with Metro Vancouver on harmonizing materials accepted, where feasible. As of 2026, these include:

- Burnaby Eco-Centre
- Richmond Recycling Depot
- Ridge Meadows Recycling Depot
- Vancouver Zero Waste Centre

Strategic Approach

Recycling and Waste Centre Priorities

Future continuous improvements and upgrades to facilities aim to improve consistency of services at all recycling and waste centres, maximize opportunities for reuse and recycling, minimize drive times for residents, increase accessibility, and optimize the layout of any new facilities or facility upgrades according to best practices. Cost effective and affordable operations are a key focus in delivering the service. The following table outlines priorities for continuous improvement of the recycling and waste centre network, presented in alphabetical order. Collectively, the considerations under each priority reflect the seven guiding principles of the plan and help ensure that the evolution of the recycling and waste centre system is consistent with the direction and values of the Solid Waste Management Plan.

Table 9 Recycling and Waste Centre Priorities

Priority	Considerations

Best practices in facility design, construction, and operation	• Incorporate best practices in facility design that maximize reuse and recycling, and improve convenience and safety for users such as:
	  ○ Recycling before the scale at all facilities
	  ○ Flat tipping floors (instead of pits) for improved safety and flexibility
	  ○ Sufficient on-site queuing space to mitigate back-ups of traffic onto public streets
	  ○ Access considerations for cyclists and pedestrians
	  ○ Containers designed to improve accessibility and safety during access
	  ○ Flexibility to add additional materials and space to host temporary events or pilots
	  ○ Traffic flow design that reduces the probability of accidents
	  ○ Separating public and service/operating areas for improved safety.
	• Reduce greenhouse gas emissions through low or zero carbon equipment and fuel
	• Consider greenhouse gas emission implications, potentially including embodied carbon when selecting construction materials and methods for the development and maintenance of facilities.
	• Incorporate sustainability features, such as reused or recycled construction materials such as concrete, asphalt, and wood where possible
	• Consider resilience in facility design and construction, including use of robust, low maintenance building materials
	• Continue to align with regulations and published industry best practices such as the BC Building Code and Master Municipal Construction Documents
	• Design for worker and customer safety, accessibility, and inclusivity
	• Consider incorporating new technologies to improve operational and customer efficiencies, and to maximize material diversion from disposal
	• Consider overall aesthetics of the design to improve user experience and reduce operational and environmental impacts such as noise, odour, and dust

Consistent and maximized reuse and recycling opportunities	• Provide consistent services across locations • Continue to expand the types of materials accepted including planning for expanded extended producer responsibility programs • Maximize opportunities for reuse • Ensure clear and consistent communication of services available to increase participation, educate, and build confidence in the solid waste management system • Consider inclusivity in the development of each program • Include flex space at facilities to expand or trial new opportunities for reuse and recycling
New facilities developed in	• Account for population growth patterns when assessing new facility locations • Incorporate population growth estimates into drive time analyses

areas with expected future growth	• Assess facility accessibility for cyclists and transit users as the region continues to develop and transportation methods diversify
Reasonable and consistent drive times	• Site future facilities close to areas that experience relatively high drive times, accounting for population density (Figure 9) • Aim to reduce overall greenhouse gas emissions through reduced drive times
Resilient and cost-effective service delivery	• Consider replacement or upgrades to aging and outdated facilities • Secure public land at market rates where possible • Design and operate facilities in such a way to minimize risk of disruptions due to extreme weather events, or other unexpected occurrences • Continue to strive for best value solutions for operating facilities and providing convenient drop-off services that maximize service level and waste reduction potential • Ensure that extended producer responsibility programs' contributions are consistent with cost of managing materials

Drive Time Analysis

Metro Vancouver completed a study in 2023 to evaluate the regional solid waste system and analyze future system service and infrastructure needs and opportunities over the next 30 years. To evaluate the recycling system, access to regional, municipal, and private depots were mapped to understand how the system meets service level standards.

The study reviewed tonnage and vehicle data to understand system capacities and developed a model to evaluate the impact to regional drive times, kilometres driven, and greenhouse gas emissions using a 2050 population and provide insight to potential future facility upgrades, replacements, or relocations to best achieve service level standards. An example of the model output in a heat map for small loads and baseline waste (2023 system) is shown in the below figure.

Drive time analysis will continue to be used in evaluating locations for future recycling and waste centre development.

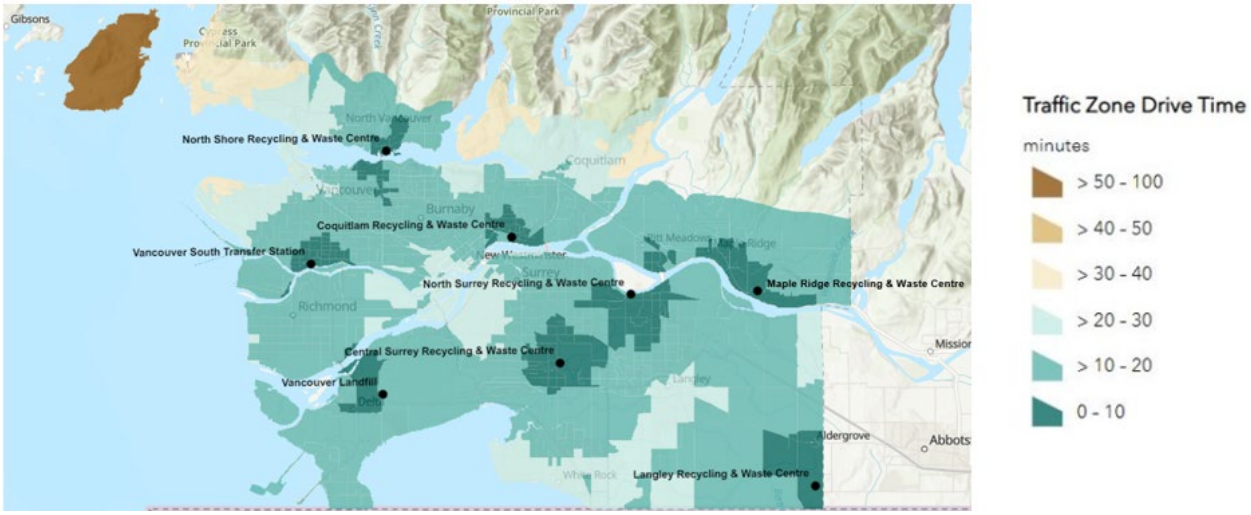


Figure 9: Comparative Drive Time Analysis

Residual Management Strategic Approach

Purpose

The Solid Waste Management Plan residual management strategic approach outlines Metro Vancouver's plans for managing residual solid waste (garbage) remaining after efforts to reduce waste and recycle, in a cost-effective and environmentally responsible manner. This approach describes the existing process for managing garbage in the region and sets out technical criteria for assessing future disposal capacity if required. As of 2026, Metro Vancouver has no plans to actively pursue additional disposal capacity.

Background

Metro Vancouver manages the disposal of residential and commercial/institutional garbage generated within the region. Despite the region's success in reducing waste, approximately 1,000,000 tonnes of garbage require disposal each year. Existing disposal methods as of 2026 are as follows:

- Vancouver Landfill
- Waste-to-Energy Facility
- Remote landfills under contingency disposal contracts

Vancouver Landfill (Operational Certificate 1611)

The Vancouver Landfill is owned and operated by the City of Vancouver. The landfill has been operating since 1966 and received approximately 65% of the region's residential and commercial/institutional garbage in 2024. Under the Provincial Landfill Operational Certificate, the annual tonnage of garbage received at the landfill is capped at 750,000 tonnes.

A 2026 agreement between Metro Vancouver, the City of Vancouver, and the City of Delta establishes the responsibilities of the three parties with respect to the Vancouver Landfill. Under the agreement, the landfill will operate until 2050 or when the landfill reaches a post-settlement height of 39 metres, whichever comes first. In either case, the Vancouver Landfill is expected to continue to serve as a primary disposal facility for the term of this Solid Waste Management Plan. Meeting the waste reduction targets outlined in this plan helps ensure the landfill can remain a disposal option for as long as possible.

The Vancouver Landfill provides opportunities for public drop-off of recyclable materials and through its operations optimizes the beneficial use of materials such as construction and demolition material for road building. Landfill gas collected from the landfill is recovered as renewable natural gas, and leachate is collected and discharged to the regional liquid waste system for treatment.

Waste-to-Energy Facility (Operational Certificate 107051)

Metro Vancouver's Waste-to-Energy Facility has operated in Burnaby since 1988 and handles about 240,000 tonnes of garbage per year — roughly a quarter of the region's garbage. It is a mass-burn facility

that turns waste into electricity — approximately 180,000 MWh/year (enough to power 16,000 homes) — and recovers about 5,000 tonnes of metal annually. Metro Vancouver sells the electricity to BC Hydro and the metals to a local recycler. Approximately 12,000 tonnes of fly ash and 45,000 tonnes of bottom ash are generated annually at the Waste-to-Energy Facility. Fly ash is disposed at a facility located outside of the Metro Vancouver region and bottom ash is disposed at the Vancouver Landfill. Metro Vancouver is exploring options for beneficial use of bottom ash.

Metro Vancouver is developing a district energy system to supply heat and hot water resulting from the operation of the Waste-to-Energy Facility, for up to 50,000 homes in Vancouver and Burnaby. This project will reduce greenhouse gas emissions by up to 70,000 tonnes per year, and aligns with Metro Vancouver's goals for a resilient region. The Waste-to-Energy Facility District Energy System project will triple the energy recovery of the Waste-to-Energy Facility by using some of the steam generated through the combustion of garbage to heat water and deliver it through an underground piping network to nearby neighbourhoods.

Contingency Disposal

Garbage in excess of what can be managed at the Waste-to-Energy Facility and the Vancouver Landfill is sent to remote landfills for disposal. Contingency disposal contracts with remote landfills are awarded following procurement processes based on overall best value which consider cost, greenhouse gas and other emissions, regulatory compliance, general environmental impact, availability, and reliability. Metro Vancouver seeks to minimize the amount of garbage sent for contingency disposal, as it is approximately twice the cost of local disposal options. As of 2026, contingency disposal landfills used include:

- Campbell Hill Landfill, Cache Creek, BC
- Roosevelt Landfill, Roosevelt, WA, USA
- Columbia Ridge Landfill, Arlington, OR, USA

Construction & Demolition Waste

Construction and demolition material is generated at construction sites across the region and is typically managed by private processing and disposal facilities. Residual construction and demolition material that cannot feasibly be recycled is sent for disposal at the following facilities:

- Vancouver Landfill, Delta BC (Operational Certificate 4922)
- Ecowaste Landfill, Richmond, BC

Strategic Approach

Future Disposal Capacity

In Canada, landfilling is expected to continue to be the most common approach to managing residual waste for the foreseeable future. Mass burn waste-to-energy is the primary alternative to landfilling around the world, with communities choosing either landfilling or mass burn waste-to-energy. Technologies, other than the mass burn and two-stage waste-to-energy technology, such as gasification and pyrolysis, have not been successfully implemented at a commercial scale to process residual waste. Commercial-scale mixed waste processing has also not been implemented successfully, with studies showing that current source-separated recycling programs are more cost effective and more likely to help the region meet recycling targets.

Metro Vancouver commissioned a report titled *Residuals Waste Management Options Review*[10] which includes an overview of considerations of all potential residuals management options and technical criteria to consider for evaluating residual waste management options, should additional long-term disposal capacity be required. Table 10 summarizes these criteria.

Table 10: Technical Criteria for Evaluation Residual Waste Management Options

Criteria Category	Criteria for Evaluating Residual Waste Management Options
Economic	• Overall cost, including capital construction, operational, closure and post closure costs • Opportunities and risks related to revenue generation through selling recovered materials or energy to markets • Opportunities for efficient or reducing transport costs (e.g. backhauling) • Potential variability in waste volumes over time • Opportunity cost in comparison to alternative investment options • Financial risk from geopolitical or regulatory environment
Environmental	• Potential to emit pollutant emissions/discharges to air, land and water

[10] Stantec. (2025). *Residual Waste Management Options Review*.

	• Greenhouse gas emissions - direct and indirect contributions and offsets (avoided greenhouse gas emissions) • General environmental factors such as dust, odour, litter, noise, and vectors • Risk and mitigation potential from climate change and natural disasters • Geotechnical considerations (e.g. slope failure, flooding risk) • Groundwater, surface water and ambient air quality protection and monitoring and testing systems
Regulatory Compliance	• Meets or exceeds all current or anticipated environmental and waste management regulations • Permitting and approval processes required for implementing the system
Resource Use	• Land requirements for facilities and operations • Energy generation and use potential and proximity • Opportunities for co-locating complimentary operations, such as public reuse and recycling depot services, processing of specific materials streams
Social	• Potential negative impact on public health and safety • Public perception, cultural considerations and community acceptance of the system • Job creation during construction and operation
Technical Feasibility	• Maturity, reliability and degree to which the system has been proven on a commercial scale • Compatibility with residual waste as the feedstock material and ability to adapt to changing waste streams

	• Capacity and scalability to handle expected volumes of waste consistently and meet future needs • Pre-processing requirements • Percentage of the residual waste stream effectively processed by the system

Education and Outreach

Metro Vancouver's behaviour change campaigns are valuable tools for encouraging waste prevention habits and are expected to continue as a core component of Metro Vancouver's approach. Many strategies in the plan have dedicated education and outreach components. Metro Vancouver will continue to:

- Share knowledge and collaborate with member jurisdictions to amplify the reach of education and outreach initiatives and support consistency
- Leverage expertise and lessons learned from others, including not-for-profits, institutions, and businesses
- Increase the public's familiarity with the solid waste system by practicing accessible engagement and meeting people where they are at, including in-person interactions, public events, tours, and conversations with experts
- Continue to use research to develop communications strategies that align with the strategies and actions in the Solid Waste Management Plan
- Continue to assess the effectiveness of waste reduction and recycling messaging among target audiences
- Strive to make resources, education, and engagement materials as inclusive and accessible as possible, considering the barriers faced by underrepresented and equity-denied groups, and opportunities to provide material in a way that works best with them
- Continue to use varied communications and outreach tactics that keep pace with evolving technology and trends
- Work with academia on opportunities to test evidence-based approaches to influence waste reduction and recycling behaviours

Accessibility and Inclusion

Guiding Principle

Inclusive solid waste services and programs is a guiding principle of the Solid Waste Management Plan. Metro Vancouver will consider accessibility and inclusivity in the implementation of all actions under this plan and will take into consideration the ideas provided when developing new programs, communications, and policies.

Commitment

Metro Vancouver's approach is guided by Metro Vancouver's *Accessibility Plan* (2023–2026), which emphasizes universal design, adaptability, and collaboration. These principles will be integrated into implementation of the plan's strategies and actions to remove barriers and enable participation by people of all abilities.

The potential actions listed under each of the principles below are illustrative examples intended to demonstrate possible approaches. Metro Vancouver will continue to adapt programs and services based on community needs, feedback, and emerging best practices.

1. Accessible Infrastructure
    - Continue to provide clear visual indicators at Metro Vancouver recycling and waste centres
    - Prioritize accessibility improvements and incorporation of universal design standards at recycling and waste centres

2. Inclusive Service and Program Delivery
    - Support options for individuals with mobility limitations
    - Add programs and services for underserved areas and residents facing barriers
    - Identify and address gaps in accessibility across the region for reuse, recycling, and disposal services

3. Community Support and Engagement
    - Foster the development of volunteer networks to assist seniors, residents without a personal vehicle, and people with disabilities in recycling and waste reduction efforts
    - Collaborate with community organizations to provide training and resources

4. Education and Awareness
    - Provide signage and resources designed to help reduce complexity for residents with disabilities or communication barriers
    - Offer training for staff on accessibility to aid in service and program development
5. Continuous Improvement
    - Conduct regular assessments to identify barriers and opportunities for improvement
    - Seek feedback from people with lived or professional experience in program and service design and evaluation
    - Commit to ongoing adaptation in alignment with the *Accessibility Plan*

Financial Overview

Overview

Metro Vancouver is committed to reflecting the public's high expectation of environmental stewardship while keeping waste management resilient, affordable, and accessible. "A solid waste and recycling system that is affordable, convenient, and consistent across the region" is a guiding principle of the plan.

Metro Vancouver's solid waste management system is funded primarily by garbage and paid recyclables tipping fees, with additional funding from energy sales from the Waste-to-Energy Facility, and other external revenues such as recyclables material sales, extended producer responsibility program revenues, and disposal ban surcharges. This total revenue funds the Metro Vancouver solid waste system, including contracted operations of the solid waste facilities, debt servicing for capital expenditures, waste reduction and recycling planning and programs, and the net cost of environmental regulation & enforcement. Most of the actions within the plan are initiated and managed by Metro Vancouver working collaboratively with member jurisdictions, operations contractors, non-governmental organizations, and the private sector.

The majority of residential and commercial garbage flows through recycling and waste centres prior to transfer to disposal sites including the Vancouver Landfill and the Waste-to-Energy Facility. Any garbage that can't be managed at the Vancouver Landfill or the Waste-to-Energy Facility is sent to remote landfills in central British Columbia and the United States. After accounting for proportional recycling and waste centre and transportation expenditures, the Vancouver Landfill and Waste-to-Energy Facility are comparable in cost per tonne. In contrast, contingency disposal is nearly double the cost, as shown in the table below.

The Waste-to-Energy Facility and Vancouver Landfill are finite resources with each facility having maximum annual disposal capacity, and for the Vancouver Landfill overall long-term capacity. For near-term future planning, the only practical alternative to the Waste-to-Energy Facility and the Vancouver Landfill is contingency disposal at remote private landfills. Therefore, closing either facility would lead to significant disposal cost increases.

Table 11 2024 Disposal Costs

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

A new agreement between the City of Vancouver, the City of Delta, and GVS&DD was signed in 2026 and outlines the terms for continued operation of the Vancouver Landfill. Under this

agreement, the landfill continue to operate until approximately 2050 without increasing the previously agreed height and area of the Landfill. Without the new agreement, the landfill was expected to close as early as 2030. Extending the life of the landfill results in more than $300 million in avoided future tipping fees for residents and businesses.

Solid Waste Planning and Waste Reduction and Recycling Initiatives

The strategies and actions in this updated plan prioritize rethinking, reducing, and reusing materials to advance a circular economy and account for changes in the solid waste management system.

Gross expenditures by Metro Vancouver for waste reduction and recycling are approximately $25 million per year, roughly 15 per cent of the solid waste services operating budget. Some of these expenditures are recovered through recycling drop-off fees, material revenues, and through contributions from extended producer responsibility programs. The remainder are recovered through tipping fees.

Table 12: 2026 Allocation of Expenditures

Hierarchy	**$ (Millions)**
Rethink, Reduce, and Reuse	$5.5
Recycle	$19.5
Recover and Dispose	$120
Debt Servicing, Contribution to Reserves and other	$25
Total	**$170**

This allocation reflects the range of costs associated with material that Metro Vancouver handles directly – garbage and recyclables delivered to recycling and waste centres. In contrast, Metro Vancouver provides support for region wide recycling but the funding for management of recyclable materials falls to generators, producer responsibility organizations, the private sector and others. The expenditure allocation for waste prevention activities, relative to other goal areas, reflects Metro Vancouver's role at this level of the hierarchy, which primarily involves collaboration, research, and advocacy, where every dollar spent can have impacts many times beyond Metro Vancouver's expenditure.

Providing cost estimates for each initiative outlined in the plan, at the time of plan development, is not practical given the number and scope of actions and the interdependence of various organizations in delivering solid waste programs and services. Instead, Metro Vancouver will apply a business casing approach aligned with the existing annual GVS&DD Board budgeting process based on conditions at the time of implementation of the actions. This process involves a triple bottom line assessment of capital, operating, and life cycle costs for Metro Vancouver. It also considers cost implications for residents, businesses, and organizations involved in or impacted by each initiative, such as tipping fee changes, as well as potential benefits such as job creation, improved environmental outcomes, and economic benefits realized over a longer timeframe.

Metro Vancouver Five-Year Financial Plan

Metro Vancouver's solid waste budget is approved by the GVS&DD on an annual basis as part of the overall GVS&DD budget. A five-year financial plan is endorsed by the GVS&DD Board at the time the budget is approved.

Actions in the solid waste management plan requiring Metro Vancouver expenditures will be brought forward for consideration by the GVS&DD Board through the regular budget process, prioritizing actions where business casing shows the highest potential to advance Solid Waste Management Plan targets. Annual reporting on progress to achieve the targets of the Solid Waste Management Plan will assist in prioritizing funding and informing where investments are most appropriately allocated.

Metro Vancouver solid waste capital expenditures are approved by the GVS&DD Board on a similar basis to operating expenditures. Capital expenditures for the solid waste system are related to new facility development, facility upgrades, maintenance, and replacement. Project specific business cases are prepared for any significant expenditures as part of the identification, planning, and conceptualization for those projects.

On October 31, 2025, the GVS&DD Board approved the 2026 solid waste budget and endorsed the five-year solid waste capital plan. Key actions included in the 2026 operating budget include:

- Complete the solid waste management plan update. Submission of an updated plan to the BC Ministry of Environment and Parks, following Board approval.
- Continue to enhance customer service and monitoring including investigating continuous feedback mechanisms.
- Continue to expand reuse and repair opportunities in partnership with member jurisdictions.
- Leverage the National Zero Waste Council to advance the circular economy and waste reduction at a national level.

Key capital plan initiatives included in the five-year financial plan include:

- Constructing recycling depots at North Surrey and Langley recycling and waste centres to provide consistent services at all recycling waste centres maximizing opportunities for waste reduction and recycling
- Biosolids processing at the Waste-to-Energy Facility
- Waste-to-Energy Facility District Energy system construction
- Acid gas reduction system construction
- Funding for land acquisition for future solid waste facilities

The 2026 operating budget for the solid waste function is $170 million. The five-year financial plan capital budget is $390 million. The Waste-to-Energy Facility Operational Certificate issued by the

Ministry of Environment and Parks on September 23, 2025 may result in the acid gas reduction system requirements changing, which if occurs would be reflected in future capital budgets.

The weighted average tipping fee for 2026 is $156 per tonne with garbage tipping fees projected to increase at 5 per cent per year over five years. Tipping fees in Metro Vancouver are less than public system tipping fees in comparable jurisdictions such as Toronto and Seattle. The annual budget and five-year financial plan are updated each year based on expected expenditures and revenues. Annual budget reviews will continue to explore opportunities to reduce expected future tipping fees through innovation and expenditure reduction.

Capital expenditures for 2026-2035 are projected to be $900 million, including $390 million estimated for 2026-2030. The focus from 2031-2035 will be consistent with 2026-2030 estimates, with the goal of continuing to prevent waste while minimizing tipping fee increases.

The 2026-2030 solid waste operating and capital budget details are included in Appendix B.

Regional District Collaboration

Metro Vancouver is bordered by the Squamish-Lillooet Regional District to the north, the Fraser Valley Regional District to the east, and the Sunshine Coast Regional District to the northwest. Materials for recycling, recovery, and disposal regularly flow between Metro Vancouver and these adjacent regional districts, as well as to recycling and disposal facilities in the Thompson-Nicola Regional District and Regional District of Okanagan-Similkameen.

Collaboration with these regional districts helps to further shared priorities, including advancing a circular economy, advocating for expanded extended producer responsibility programs, and managing construction and demolition material. Collaboration may include sharing data and information, amplifying or aligning education and outreach programming, coordinated advocacy efforts, and direct implementation of programs in a pan-regional area. This plan was developed with input from adjacent regional districts, including discussions on opportunities for continued communication and coordination.

Metro Vancouver will continue to monitor impacts to adjacent regional districts throughout plan implementation, identifying and discussing any potential impacts with adjacent regional districts as they arise. No significant negative impacts are anticipated through implementation of the plan, but it is expected that Metro Vancouver and adjacent regional districts will share the economic, environmental, and social benefits of transitioning to a circular regional economy, preventing waste, and reducing greenhouse gas emissions.

Not all priorities are shared between adjacent regional districts. During development of this plan, the Fraser Valley Regional District expressed concern about environmental impacts related to ongoing use of the Waste-to-Energy Facility. Waste-to-energy continues to be a cost effective and environmentally responsible method to manage residual garbage, and the facility's contributions of nitrogen dioxide, fine particulates, and anthropogenic (human caused) greenhouses gases are less than 1% of regional emissions. Metro Vancouver will continue to engage in open dialogue with Fraser Valley Regional District staff on opportunities to collaborate and welcomes additional feedback from all regional districts during plan implementation.

Risk Analysis

The strategies within this plan were developed based on engagement feedback and selected based on their ability to help achieve the plan's goals. Each strategy focuses on a specific part of the goal, such as the type of material, the sector involved, or the method for making progress in each area. If the full list of strategies and actions are not initiated, the plan may fall short of its goals and targets. This can also affect strategies in other parts of the waste hierarchy. For example, if construction and demolition waste is not reduced as outlined in Strategy 2.1, it will impact the reuse of building materials in Strategy 3.3.

Metro Vancouver will work to implement actions from multiple strategies at the same time under each goal. This approach will help ensure meaningful and measurable progress.

The success of the plan is also dependent on factors that GVS&DD can influence but are ultimately beyond its control. Examples of factors include:

- Markets for recyclable materials, particularly for materials like wood, which have experienced market declines in the years prior to the development of this plan
- The success of extended producer responsibility organizations in reaching their objectives
- The ability of member jurisdictions to implement member actions as described in this plan
- The degree to which residents and businesses respond to behaviour change campaigns, regulations and requirements, and participate in waste reduction and recycling programs
- Unplanned events such as storms or pandemics that result in a surge of waste materials
- The success of provincial and federal initiatives
- Economic factors influencing the production and consumption of materials

These risks can be mitigated in part through ongoing collaboration with the solid waste and recycling industry, producer responsibility organizations, members, and the provincial and federal government. The flexible approach to implementation outlined in the plan also allows GVS&DD to re-prioritize actions and resources accordingly to respond to unforeseen challenges.

Compliance Promotion

The solid waste management system in Metro Vancouver is highly integrated and depends on the interconnected operations of many different organizations, including First Nations, local, provincial and federal governments, the private sector, non-profit organizations and the public. The following strategies, if undertaken by the applicable party, help to contribute to the overall success of the plan through promoting compliance with the strategies and actions.

- Metro Vancouver, member jurisdictions, the solid waste and recycling industry, producer responsibility organizations, non-profit organizations, businesses, and institutions can provide education on the plan, highlighting focus areas, and new initiatives to raise awareness and encourage participation

- Metro Vancouver, member jurisdictions, the solid waste and recycling industry, non-profit organizations, businesses, and institutions can work together to enhance data accuracy and sharing, helping to reliably track progress and identify emerging issues
- Metro Vancouver can advance regulatory priorities specified in the regulatory strategic approach of this plan
- Metro Vancouver, member jurisdictions, and senior levels of government can develop, enact, and enforce regulations

Plan Monitoring

Metro Vancouver will continue to report annually on solid waste management statistics including the targets and applicable secondary metrics outlined in the Solid Waste Management Plan. At the five-year mark, Metro Vancouver will complete an effectiveness review detailing the status of each initiative in the plan. This will be shared publicly, and all feedback received will be submitted along with the results of the review to the Ministry of Environment and Parks.

In the event new regulations, facilities, or residuals management options are considered, Metro Vancouver will use the corresponding section of this plan to guide the process. The plan will be maintained as a living document, with schedules or appendices added as necessary. Any updated schedules or appendices will be highlighted in the submission to the ministry as part of the corresponding effectiveness review.

“Innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation” is a guiding principle of the plan, and many strategies and actions reference collaboration with First Nations, member jurisdictions, adjacent regional districts, residents, businesses and the solid waste and recycling industry. Continued collaboration is essential both for implementation and monitoring of the plan.

The provincial *A Guide to Solid Waste Management Planning* recommends plan progress is reviewed with a Plan Monitoring Advisory Committee representing a variety of interests, experiences and expertise. In the Metro Vancouver context, the purpose of a Plan Monitoring Advisory Committee would be to provide feedback on:

- plan progress in conjunction with annual progress reports
- planned implementation of strategies and actions
- advancement of measures contemplated in the regulatory, residuals, or recycling and waste centre strategic approaches

Committee members are typically recruited through an application process. Applications would be reviewed by staff and membership recommendations made to the GVS&DD Board.

In addition to developing a mechanism for feedback on plan progress such as a Plan Monitoring Advisory Committee, Metro Vancouver will continue to participate in working groups and committees that operate at a provincial, national or international level to develop solutions on topics such as producer responsibility, products and materials, and the circular economy. Locally, Metro Vancouver will continue to report progress and evaluate opportunities for collaboration and share information through the current committees (Table 13) and/or new committees with overlapping responsibilities:

Table 13: Committees as of 2026

Committee	Membership
Zero Waste Committee	Elected officials from Metro Vancouver member jurisdictions, as appointed by the Board Chair
Solid Waste and Recycling Industry Advisory Committee	Representatives from the solid waste and recycling industry including waste haulers and facility operators
Regional Engineers Advisory Committee Solid Waste Subcommittee	Solid waste management staff from member jurisdictions
Regional Waste Reduction Coordinators' Committee	Solid waste and waste reduction operations and communication staff from member jurisdictions and adjacent regional districts and communities

Additional plan monitoring activities include the following:

- Exploring increasing transparency and access to data through a public dashboard of solid waste management plan performance indicators
- Continued provision of data to the province to support updates to the BC Disposal Calculator
- Meeting with Ministry of Environment and Parks staff routinely to discuss plan progress and other topics of shared interest
- Completion of regular waste composition studies to determine the types and quantities of material disposed to help monitor progress and inform implementation of programs
- Reporting on progress in implementing actions and strategies in the Solid Waste Management Plan
- Identifying and sharing potential impacts of implementing actions and strategies with affected parties, including First Nations and adjacent regional districts
- Reporting on expenditures related to the plan and their effectiveness

Plan Implementation Schedule

All actions within the plan are important; however, some strategies within the plan are best initiated early on to facilitate the implementation of others. For example, many of the advocacy initiatives described in the plan, if successful, will simplify implementation of related programs and policies in the region.

A high-level schedule outlining the anticipated schedule for key initiatives within each of the plan's focus areas is attached as Appendix C. This will be updated annually, and the timing of remaining initiatives in the plan will be assessed each year as part of the plan monitoring process.

As part of reporting on progress in implementing the Solid Waste Management Plan, a list of actions currently underway will be included along with new actions expected to be implemented in the next reporting period. This approach will ensure that the scheduling of actions is dynamic based on the goals and targets of the plan, as well as emerging issues and success in implementing actions currently underway.

Plan Amendments

This Solid Waste Management Plan will guide solid waste management strategies and actions, targets, and priorities in the decade ahead while also addressing issues anticipated in the next 20 to 25 years. It is anticipated that the various actions implementing the solid waste management system that occur over the life of the Plan will not require an amendment to the Plan. Major changes to the solid waste management system contemplated in the Plan may require an amendment to the Plan.

Without being exhaustive, the following actions do not require an amendment to the Solid Waste Management Plan:

- Establishing a new site or facility that requires a licence under GVS&DD Bylaw 181.
- Any changes to operations of a facility that is licensed under GVS&DD Bylaw 181.
- Establishing a new site or facility, or changes to an existing site or facility that is exempt or excluded from requiring a licence under GVS&DD Bylaw 181.
- Procurement of new organics processing capacity or facilities located outside of the Metro Vancouver region, if such facility is authorized under applicable laws.
- Procurement of new contingency disposal at a remote landfill located outside the Metro Vancouver region, or changes to existing contingency disposal facilities, if such facility is authorized under applicable laws.
- Introducing any regulatory initiatives contemplated in the Regulatory Strategic Approach in the Solid Waste Management Plan.
- Establishing a new Metro Vancouver recycling and waste centre, or a municipal recycling depot, or upgrading, or changing the location or operations of an existing Metro Vancouver recycling and waste centre or a municipal depot.
- Establishing a new organics composting or anerobic digestion processing facility within the region.
- Any changes to the operations of the Vancouver Landfill or the Waste-to-Energy Facility that do not make it a reviewable project under the *Environmental Assessment Act* and associated regulations, irrespective of whether such changes require an amendment to the Operational Certificate for the Vancouver Landfill or the Waste-to-Energy Facility.
- Any changes to timelines or budgets for implementing the Solid Waste Management Plan.
- Any changes to performance reporting, including secondary metrics.
- Addition of any new strategies and actions in alignment with the vision, guiding principles and goals of the Solid Waste Management Plan.
- Any changes to the dispute resolution procedure, the plan implementation schedule, the annual solid waste services 5-year financial plan, or the list of supporting documents.

The Solid Waste Management Plan will only be amended if there are major changes in the solid waste management system described in the plan, for example:

- A change in the geographic boundary of the plan.
- New landfills or waste-to-energy facilities or any new disposal facility in the region that is a reviewable project under the *Environmental Assessment Act* and associated regulations.

- Changes to the Solid Waste Management Plan vision, guiding principles, hierarchy and goals, primary performance metrics and targets.
- The addition, deletion or revision of policies or strategies related to the conditions outlined in the minster's approval letter.

With the exception of the addition, deletion or revision of policies or strategies related to the conditions outlined in the minister's approval letter, when a plan amendment becomes necessary, Metro Vancouver will undergo a public engagement process and submit an amended plan to the Minister of Environment and Parks for approval, along with a detailed consultation report.

Dispute Resolution Procedure

Appendix D outlines a dispute resolution procedure for disputes involving an administrative decision made by the GVS&DD in the issuance of a license, interpretation of a statement or provision in the plan, or any other matter not related to a proposed change to the actual wording of the plan or an operational certificate. The process provides an opportunity for the complainant/disputant to participate with Metro Vancouver in non-binding mediation. If a resolution is not reached, a decision on the issue will be made by a committee of the GVS&DD Board. This ensures an open and transparent process.

GLOSSARY

Acid gas refers to acidic gaseous pollutants such as hydrogen sulfide (H_2S), hydrogen chloride (HCl), sulfur dioxide (SO_2), and nitrogen oxides (NO_x).

Anaerobic digestion is the biological process by which organic matter (e.g., food scraps), is broken down in the absence of oxygen, producing raw biogas and other byproducts. The raw biogas is commonly used to generate electricity through cogeneration or upgraded to natural gas.

Backyard composting means the composting of food scraps or yard trimmings, or both, at a site where (a) the food scraps or yard trimmings are generated by the residents of a residential dwelling unit, and (b) the annual production of compost does not exceed 20 cubic metres.

Biosolids are treated solids recovered from wastewater. The solids have been treated by microorganisms and heat to eliminate pathogens and reduce odours. The end result is an earth-like product that is rich in nutrients and organic matter.

Bottom ash is a residual from the incineration of municipal solid waste, largely comprised of slag (stony waste separated from metals), ceramic, glass, ferrous and non-ferrous metals, and un-combusted organics.

Built environment refers to all human-made physical structures, spaces, and associated infrastructures, including buildings, urban infrastructure, private and public spaces, and built assets, that provide settings for human habitation, work, mobility, and social life. This encompasses all life-cycle phases from planning and construction through use, maintenance, renovation, and deconstruction.

Buy-nothing group refers to an online group where residents can share and obtain items for free from other residents, rather than purchasing new items. The goal is to empower people to keep more items in use, while building strong communities and sustainable livelihoods for the makers, fixers, and others who transform old into new, over and over again.

Bulky objects includes any household item that is too large to be disposed of via regular household garbage and recycling pick-up programs. Bulky household items include, for example, furniture, large appliances (e.g., dishwasher, refrigerator), domestic construction materials, exercise equipment, and mattresses.

Circularity refers to a waste management approach that keeps materials and products in use for as long as possible by prioritizing waste prevention, reuse, repair, refurbishment, remanufacturing, and recycling, while minimizing the extraction of new resources and reducing environmental impacts throughout the entire lifecycle of materials.

Circular economy is an alternative to a traditional linear economy (make – use – dispose). The circular economy keeps resources in use for as long as possible, extracts the maximum value from them while in use, then recovers and regenerates products and materials at the end of their service life.

Climate change is a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere, and which is in addition to natural climate variability observed over comparable time periods.

Commercial/institutional means municipal solid waste originating from commercial and institutional sources.

Construction and demolition waste means municipal solid waste that originates from demolition or construction sources that has not been handled, managed or mixed with municipal solid waste from other sources.

Deconstruction is the systematic dismantling of buildings or other structures to maximize the recovery of reusable and recyclable materials, as opposed to traditional demolition which focuses on rapid removal and often results in different types of materials being mixed together.

Design for disassembly is an approach to designing buildings, products, or systems so that their components can be easily taken apart at the end of their useful life, allowing materials and parts to be reused, refurbished, or recycled rather than ending up as waste.

Disposal ban means the regulatory tool by which defined materials are banned from being disposed of in regional facilities. Surcharges are levied if banned materials are present in the loads, at levels beyond thresholds defined in the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379.

District energy is a system where energy from a central generation facility is converted to energy, typically in the form of electricity, steam, or hot water, and distributed through underground piping to supply energy to a larger area.

Diversion refers to the sum of both recycling and recovery, but does not include reuse and materials used as landfill cover.

Dispose/disposal refers to landfilling and mass burn waste-to-energy.

Embodied carbon refers to the greenhouse gas emissions associated with the life cycle of a product or system. Embodied carbon is typically measured in kilograms of carbon dioxide equivalent (kgCO2e).

Environmental stewardship is the protection, preservation and enhancement of natural spaces and resources in an environmentally responsible manner.

Extended Producer Responsibility (EPR) is a management system based on industry and consumers taking life-cycle responsibility for the products they produce and use.

Fly ash consists of fine particulates that are captured in a waste-to-energy facility's air pollution control system. These particulates are a mixture of ash from the combustion process and lime and carbon which are added to capture acid gases and mercury.

Food loss refers to losses in the stages between production and distribution of food, including spoilage as a result of production and processing technologies.

Food recovery involves taking good and healthy food products, considered surplus or not marketable by food industry standards, and redirecting it to food programs who redistribute it to individuals and households in need. This is considered reuse in the waste hierarchy, as food originally intended for sale is repurposed. Food recovery is different from recovery, as defined.

Food security exists when all people, at all times, have physical and economic access to sufficient, safe and nutritious food to meet their dietary needs and food preferences for an active and healthy lifestyle.

Food scraps means municipal solid waste that is comprised of food, including meat, fish, fat, dairy products, bread, baking products, fruits and vegetables, whether cooked or uncooked.

Food waste is the loss of edible and inedible food parts at the point of retail or consumer use.

Generator levy means the levy payable by a generator pursuant to the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379 at the rate set out at section 7.1 of the Bylaw.

Gleaning refers to harvesting leftover crops from a farmers' field after the commercial harvest.

Green bin program is a municipal solid waste collection program that targets organic waste collection including food scraps and yard waste.

House relocation is an alternative to demolition and involves the lifting and transport of part, or all, of an existing house.

Household hazardous waste is a term used to describe a broad range of potentially hazardous products, including flammables, gasoline, pesticides, toxics, corrosives, all of which are not municipal solid waste. It is critical that they are collected and disposed of responsibly, so they do not endanger humans, wildlife, or our environment.

Industrial symbiosis is a collaborative approach in which the residues from one industrial process serve as nutrients for another, creating a closed-loop system that mimics natural ecosystems. This concept aims to enhance resource efficiency and reduce environmental impact by forming integrated industrial networks that share materials, energy, and information.

International waste means waste that originates from outside of Canada, including from airports, cruise ships, land-border crossings, and other points of entry.

Illegal dumping is the deliberate abandonment of waste on public or private property. Illegal dumping happens in both rural and urban environments (e.g., furniture left in back alleys, construction waste dumped on farmland).

Landfilling is the process of disposing of waste in or on the land in an organized manner while establishing engineered systems and approaches for minimizing impacts from things like leachate, landfill gas and vectors.

Linear economy a system where resources are extracted to make products and materials that eventually end up as waste and are thrown away; materials move in one direction, from raw material to waste.

Low barrier employment refers to opportunities that are available to persons with persistent and multiple barriers (long-term barriers) and that are not expected to be overcome in the short-term.

Material banks (buildings) are systematic inventories or databases that document and track building materials and components throughout their lifecycle, particularly focusing on their potential for reuse, recycling, or recovery at the end of a building's life.

Multi-family refers to residential buildings containing more than four dwelling units. This includes typical building types like apartment buildings, condominium blocks, townhomes/row-housing, or other multiple-unit residential developments.

Municipal solid waste refers to recyclables, compostable materials, and residuals that originate from residential, commercial, institutional, demolition, land clearing or construction sources or solid waste included in the Solid Waste Management Plan. It excludes agricultural and industrial waste.

Organics is unpackaged food scraps, yard trimmings, clean wood, recyclable paper that has been soiled by or comingled with food residue, tissue paper, paper napkins or paper towels.

Performance targets are specific, measurable and time-bound objectives that can be used to assess progress toward a goal (e.g., 80% reduction from 2010 waste generation levels).

Performance indicators are specific performance metrics that indicate progress toward a given target (e.g., recycling rate).

Performance metrics are data that can be used to track progress (e.g., tonnes of waste recycled).

Producer responsibility organization (PRO) refers to not-for-profit organization or industry association that is the entity designated by a producer or producers to act on their behalf to administer an extended producer responsibility or product stewardship program. In Canada, a PRO may also be referred to as a “stewardship organization,” an “industry funding organization” or a “delegated administrative organization”.

Recycling is the collection, transportation and processing of products that are no longer useful in their present form and the subsequent use, including composting or anerobic digestion, of their material content in the manufacture of new products for which there is a market.

Recycling depot is a facility where residents and businesses can drop off a variety of recyclable materials.

Recycling and waste centre refers to Metro Vancouver owned facilities throughout the region where residents and businesses drop off garbage, yard trimmings and a variety of other recyclable materials.

Reduce means decreasing the amount of municipal solid waste generated at source. It includes activities which result in more efficient reuse or recycling of primary products or materials but does not include only compacting or otherwise densifying the waste.

Reuse refers to at least one further use of a product in the same form (but not necessarily for the same purpose).

Recovery in the context of this plan is the reclaiming energy from municipal solid waste. This does not include food recovery, composting, anaerobic digestion, or waste-to-energy.

Residuals is the fraction of municipal solid waste that is left after prevention, reuse, and recycling and is destined for disposal.

Salvage means removing materials such that they are protected from damage and kept intact so that they can be reused.

Single-family refers to detached homes generally comprised of six units or less. In the context of this plan, single-family waste typically refers to waste that is collected at curbside.

Single-use item means the item is designed to be disposed of after a single use or short-term use, whether or not it could be reused.

Small load waste is a load of municipal solid waste that is under 1 tonne.

Tipping fee means the fee charged by the Greater Vancouver Sewerage and Drainage District (GVS&DD) for disposing of municipal solid waste at a solid waste facility, as set out in Table 1 of Schedule “B” of the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379.

Waste generation is the total amount of disposed municipal solid waste and diverted recyclables or recovered material. This does not include material that is reused.

Waste hierarchy is a framework that ranks waste management practices by environmental impact, from most to least favourable.

Waste prevention refers to actions that avoid waste from being created in the first place.

Waste-to-energy refers to the combustion of residual waste using mass burn processes that typically includes energy recovery through the production of electricity or heat.

Worm bins are containers used in vermicomposting in which worms live and are used to break down food scraps and other organic matter.

Yard trimmings includes municipal solid waste that comprises vegetative matter resulting from gardening, landscaping or land clearing

Zero waste as both a philosophy and a goal, aims to reduce and ultimately eliminate municipal solid waste

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APPENDIX B

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
SOLID WASTE SERVICES
2026 — 2030 FINANCIAL PLAN
2026 BUDGET

	2025 BUDGET	2026 BUDGET	% CHANGE	2027 PLAN	% CHANGE	2028 PLAN	% CHANGE	2029 PLAN	% CHANGE	2030 PLAN	% CHANGE
REVENUES											
Solid Waste Tipping Fees	$148,874,301	$160,039,613	7.5%	$172,609,790	7.9%	$180,406,743	4.5%	$195,533,526	8.4%	$204,605,382	4.6%
Energy Sales	6,250,000	6,250,000		6,250,000		6,000,000		6,000,000		6,060,000	
Other External Revenues	4,928,890	3,614,141		6,571,114		9,525,103		9,956,322		9,864,813	
TOTAL REVENUES	**$160,053,191**	**$169,903,754**	**6.2%**	**$185,430,904**	**9.1%**	**$195,931,846**	**5.7%**	**$211,489,848**	**7.9%**	**$220,530,195**	**4.3%**
EXPENDITURES											
Operating Programs:											
Solid Waste Operations											
Allocated Quality Control	$ 25,407	$ 26,274		$ 26,752		$ 28,940		$ 28,098		$ 29,216	
Ashcroft Ranch	616,197	–		–		–		–		–	
Engineers in Training	123,306	130,788		135,225		138,156		141,142		144,205	
Landfills	44,458,053	43,979,138		43,510,599		39,077,120		41,168,681		41,974,607	
Recycling and Waste Centre	53,831,557	59,376,424		61,990,346		65,782,042		67,917,393		69,714,518	
Waste to Energy Facility	28,523,685	33,334,956		37,909,430		38,127,313		41,644,844		43,189,540	
	127,578,205	136,847,580	7.3%	143,572,352	4.9%	143,153,571	(0.3%)	150,900,158	5.4%	155,052,086	2.8%
Solid Waste Planning											
Policy and Facility Development	609,217	616,462		636,684		650,077		663,730		677,687	
Zero Waste Implementation	2,956,614	2,796,643		2,773,676		2,836,540		2,900,630		2,965,817	
Zero Waste Collaboration Initiatives	–	745,254		1,214,548		746,986		1,237,652		770,551	
Community Engagement	1,364,396	1,366,358		1,297,990		1,305,098		1,360,327		1,365,871	
	4,930,227	5,524,717	12.1%	5,922,898	7.2%	5,538,701	(6.5%)	6,162,339	11.3%	5,779,926	(6.2%)
Administration and Department Support	756,095	778,512	3.0%	805,059	3.4%	822,777	2.2%	840,841	2.2%	859,305	2.2%
Environmental Regulation and Enforcement	1,616,473	1,679,330	3.9%	1,724,461	2.7%	1,758,251	2.0%	1,796,541	2.2%	1,827,863	1.7%
Allocation of Centralized Support Costs	5,828,516	5,666,647	(2.8%)	6,924,633	22.2%	7,117,539	2.8%	6,957,975	(2.2%)	6,959,443	0.0%
Total Operating Programs	140,709,516	150,496,786	7.0%	158,949,403	5.6%	158,390,839	(0.4%)	166,657,854	5.2%	170,478,623	2.3%
Allocation of Project Delivery Cost	397,060	360,015	(9.3%)	349,668	(2.9%)	356,880	2.1%	362,811	1.7%	367,801	1.4%
Debt Service	17,138,153	18,431,056	7.5%	25,029,164	35.8%	33,687,060	34.6%	41,662,467	23.7%	49,311,167	18.4%
Contribution to Reserve	1,808,462	615,897	(65.9%)	1,102,669	79.0%	3,497,067	217.1%	2,806,716	(19.7%)	372,604	(86.7%)
TOTAL EXPENDITURES	**$160,053,191**	**$169,903,754**	**6.2%**	**$185,430,904**	**9.1%**	**$195,931,846**	**5.7%**	**$211,489,848**	**7.9%**	**$220,530,195**	**4.3%**

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
CAPITAL PORTFOLIO
SOLID WASTE SERVICES

	APPROVED CAPITAL BUDGET	2026 CAPITAL EXPENDITURES	2027 CAPITAL EXPENDITURES	2028 CAPITAL EXPENDITURES	2029 CAPITAL EXPENDITURES	2030 CAPITAL EXPENDITURES	2026 TO 2030 TOTAL CAPITAL EXPENDITURES	ACTIVE PHASE	PRIMARY DRIVER
CAPITAL EXPENDITURES									
Landfills									
Coquitlam Landfill Maintenance	$ 24,050,000	$ 6,600,000	$ 3,500,000	$ 740,000	$ 250,000	$ 250,000	$ 11,340,000	Multiple	Maintenance
Total Landfills	**$ 24,050,000**	**$ 6,600,000**	**$ 3,500,000**	**$ 740,000**	**$ 250,000**	**$ 250,000**	**$ 11,340,000**		
Recycling and Waste Centres									
Langley Recycling and Waste Centre Depot Development and Site Reconfiguration	$ 20,500,000	$ 8,250,000	$ 4,000,000	$ 4,000,000	$ –	$ –	$ 16,250,000	Construction	Upgrade
Maple Ridge Recycling and Waste Centre Upgrades	1,500,000	750,000	650,000	–	–	–	1,400,000	Construction	Upgrade
North Surrey Recycling and Waste Centre Depot Development and Site Reconfiguration	44,100,000	2,500,000	9,750,000	6,000,000	–	–	18,250,000	Construction	Upgrade
Recycling and Waste Centre Maintenance	11,500,000	1,000,000	4,500,000	3,500,000	500,000	500,000	10,000,000	Construction	Maintenance
Solid Waste Facility Land Purchase	–	–	–	–	40,000,000	40,000,000	80,000,000	Design	Resilience
Total Recycling and Waste Centres	**$ 77,600,000**	**$ 12,500,000**	**$ 18,900,000**	**$ 13,500,000**	**$ 40,500,000**	**$ 40,500,000**	**$ 125,900,000**		
Waste To Energy Facility									
Acid Gas Reduction	$ 5,450,000	$ 5,000,000	$ 55,000,000	$ 40,000,000	$ –	$ –	$ 100,000,000	Design	Upgrade
Biosolids Processing	24,250,000	5,000,000	7,000,000	6,400,000	1,200,000	–	19,600,000	Construction	Resilience
Waste-to-Energy Facility Maintenance	72,150,000	6,850,000	6,850,000	6,850,000	6,850,000	6,850,000	34,250,000	Construction	Maintenance
Waste to Energy Facility District Energy	84,000,000	5,000,000	20,000,000	20,000,000	25,000,000	28,600,000	98,600,000	Multiple	Resilience
Total Waste To Energy Facility	**$ 185,850,000**	**$ 21,850,000**	**$ 88,850,000**	**$ 73,250,000**	**$ 33,050,000**	**$ 35,450,000**	**$ 252,450,000**		
TOTAL CAPITAL EXPENDITURES	**$ 287,500,000**	**$ 40,950,000**	**$ 111,250,000**	**$ 87,490,000**	**$ 73,800,000**	**$ 76,200,000**	**$ 389,690,000**		

Appendix C – Plan Implementation Schedule

Focus Area	Key Initiatives	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1. Lead the transition to a regional circular economy through waste prevention	Advocate for circular programs and policies										
	Work locally and nationally to enable business to advance circular food systems										
	Work locally and nationally to enable business to advance circular built environment solutions										
	Work locally and nationally to enable business to advance circular products and services										
2. Scale up reuse opportunities at recycling and waste centres and beyond	Expand reuse at recycling and waste centres										
	Increase reuse at events										
	Engage with food and hospitality businesses to expand reuse										
	Advocate for reuse requirements encompassing the region										
3. Increase access to organics and recycling services for multi-family residents, businesses and institutions	Advance hauler incentive program										
	Assess regulatory options to increase source separation										
	Provide tailored education and tools										
	Update space and access requirements										
4. Expand efforts to prevent disposal of valuable food and organics	Enhance and expand the regional food recovery network										
	Improve data on food waste										
	Develop additional local organics processing capacity										
5. Expand efforts to prevent disposal of valuable building materials	Enable house relocation and deconstruction programs										
	Expand local reuse markets										
	Recover energy from building materials not currently recyclable										
6. Work with organizations that make, sell, use, collect, and recycling plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics	Promote elimination of unnecessary plastics										
	Advocate for faster implementation of more consistent and broader residential collection programs										

APPENDIX D – DISPUTE RESOLUTION PROCEDURE

SOLID WASTE MANAGEMENT PLAN DISPUTE RESOLUTION PROCEDURE

BACKGROUND:

A. As part of preparing and updating a solid waste management plan under the Environmental Management Act, the Ministry of Environment and Parks recommends that Metro Vancouver should establish a dispute resolution procedure

B. Section C.1.1 of the Ministry of Environment's "A Guide to Solid Waste Management Planning" (2016) (the "Guide") describes the Plan Implementation Dispute Resolution Procedure as follows:

32. Plan Implementation Dispute Resolution Procedure

(1) The GVS&DD should establish its own dispute resolution procedure for dealing with disputes arising during implementation of the plan.

(2) The procedure should be limited to disputes involving

(a) an administrative decision made by the GVS&DD in the issuance of a license,

(b) interpretation of a statement or provision in the plan, or

(c) any other matter not related to a proposed change to the actual wording of the plan or an operational certificate

NOW THEREFORE the Board hereby adopts this Plan Implementation Dispute Resolution Procedure in satisfaction of Section 32 of the Guide:

PART A - DISPUTES INVOLVING AN ADMINISTRATIVE DECISION MADE BY THE GVS&DD IN THE ISSUANCE OF A SOLID WASTE FACILITY LICENCE

1. This Part A of the Plan Implementation Dispute Resolution Procedure applies to disputes relating to an administrative decision made by the Solid Waste Manager or the Deputy Solid Waste manager, as such terms are defined in GVS&DD Solid Waste & Recyclable Material Regulatory Bylaw 181, as amended or replaced from time to time ("Bylaw 181"), in connection with the issuance, amendment, suspension, refusal or cancellation of a licence pursuant to Bylaw 181 (a "Decision").

2. Pursuant to Bylaw 181 any person who considers himself or herself aggrieved by a Decision (a "Disputing Party") may dispute the Decision by delivering written notice ("Written Notice") to the Solid Waste Manager within 21 days after the disputed Decision is made.

3. In the Written Notice, the Disputing Party may indicate that he or she wishes to participate in a non-binding mediation with GVS&DD.

4. If the Disputing Party does not indicate that he or she wishes to participate in non-binding mediation, the Disputing Party may proceed with the appeal process specified in Bylaw 181.

5. If the Disputing Party indicates that he or she wishes to participate in a non-binding mediation process:

a. The Commissioner will, as permitted under Bylaw 181, extend the time for commencing the appeal under Bylaw 181 until such time as the non-binding mediation has concluded; and
b. The parties will proceed to non-binding mediation in accordance with the process specified in section 6 below.

6. The following process applies to non-binding mediation under this Part A:
   a. The Disputing Party and GVS&DD will mutually agree on a mediator, and agree on a date for a mediation meeting;
   b. The Disputing Party and GVS&DD will each prepare and submit a written brief for the mediator. The Disputing Party will provide its brief to the mediator (with a copy to GVS&DD) four weeks prior to the date of the mediation and GVS&DD will provide its brief to the mediator (with a copy to the Disputing Party) two weeks prior to the mediation;
   c. The Disputing Party, GVS&DD and the mediator will meet for the purposes of mediation;
   d. The Disputing Party and GVS&DD may each bring up to four representatives to the mediation. The GVS&DD representatives may include the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives. The Commissioner will not participate in the mediation meeting; and
   e. The Disputing Party and GVS&DD will share equally all costs of the mediation (such as for example, the mediator's fees and the costs of facility rental if applicable) and each party will pay its own costs.

7. If the Disputing Party and GVS&DD are not able to resolve the dispute through mediation, the Disputing Party may either:
   a. Terminate the dispute; or
   b. Proceed with the appeal in accordance with the process specified in Bylaw 181.

PART B - DISPUTES INVOLVING INTERPRETATION OF A STATEMENT OR PROVISION IN THE PLAN OR ANY OTHER MATTER NOT RELATED TO A PROPOSED CHANGE TO THE ACTUAL WORDING OF THE PLAN

8. This Part B of the Plan Implementation Dispute Resolution Procedure applies to disputes involving interpretation of a statement or provision in the Solid Waste Management Plan or disputes of any matter connected to the Solid Waste Management Plan other than proposed changes to the wording of the Solid Waste Management Plan.

9. Any person who disputes the GVS&DD's interpretation of a statement or provision in the Solid Waste Management Plan or who disputes any matter connected to the Solid Waste Management Plan other than proposed changes to the wording of the Solid Waste Management Plan (a "Complainant") may commence a dispute under this Part B.

10. A dispute under this Part B is commenced when the Complainant delivers written notice ("Part B Written Notice") to GVS&DD's Commissioner indicating that the Complainant wishes to resolve a dispute, and summarizing the nature of the dispute.

11. In the Part B Written Notice, the Complainant may indicate that he or she wishes to participate in a non-binding mediation process with GVS&DD.

12. If the Complainant does not indicate that he or she wishes to participate in non-binding mediation, the dispute will proceed in accordance with the process specified in section 15 below.
13. If the Complainant indicates in the part B Written Notice that he or she wishes to participate in a non-binding mediation process the following process applies:

a. The Complainant and GVS&DD will mutually agree on a mediator, and agree on a date for a mediation meeting;

b. The Complainant and GVS&DD will each prepare and submit a written brief for the mediator. The Complainant wilt provide its brief to the mediator (with a copy to GVS&DD) two weeks prior to the date of the mediation and GVS&DD will provide its brief to the mediator (with a copy to the Complainant) one week prior to the mediation;

c. The Complainant, GVS&DD and the mediator will meet for the purposes of mediation; d. The Complainant and GVS&DD may bring up to four representatives to the mediation. The GVS&DD representatives may include the Commissioner, the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives; and

e. The Complainant and GVS&DD will share equally all costs of the mediation (such as for example, the mediator's fees and the costs of facility rental if applicable) and each party will pay its own costs.

14. If the Complainant and GVS&DD are not able to resolve the dispute through non-binding mediation, the Complainant may:

a. Terminate the dispute; or
b. Proceed with the dispute resolution process specified in section 15 below.

15. The process for dispute resolution under this Part B is as follows:

a. The Complainant will submit a non-refundable payment of $2,000 to the GVS&DD to cover a portion of the GVS&DD's costs of this dispute resolution process;
b. GVS&DD will appoint 3 members of its Board to form an ad hoc dispute resolution select committee ("Committee");
c. Changes in the membership of the Committee may only be made prior to the presentation of oral submissions to the Committee and such changes can only be made by the Board;
d. Committee members will be remunerated in accordance with the provisions of *Metro Vancouver Regional District Remuneration Bylaw No. 1425, 2025* as amended or replaced from time to time as if they were attending a Board meeting;
e. The Committee may set its own procedures for considering the dispute, which procedure will include the hearing of the dispute on a date set by the Committee. In addition, the Committee may:

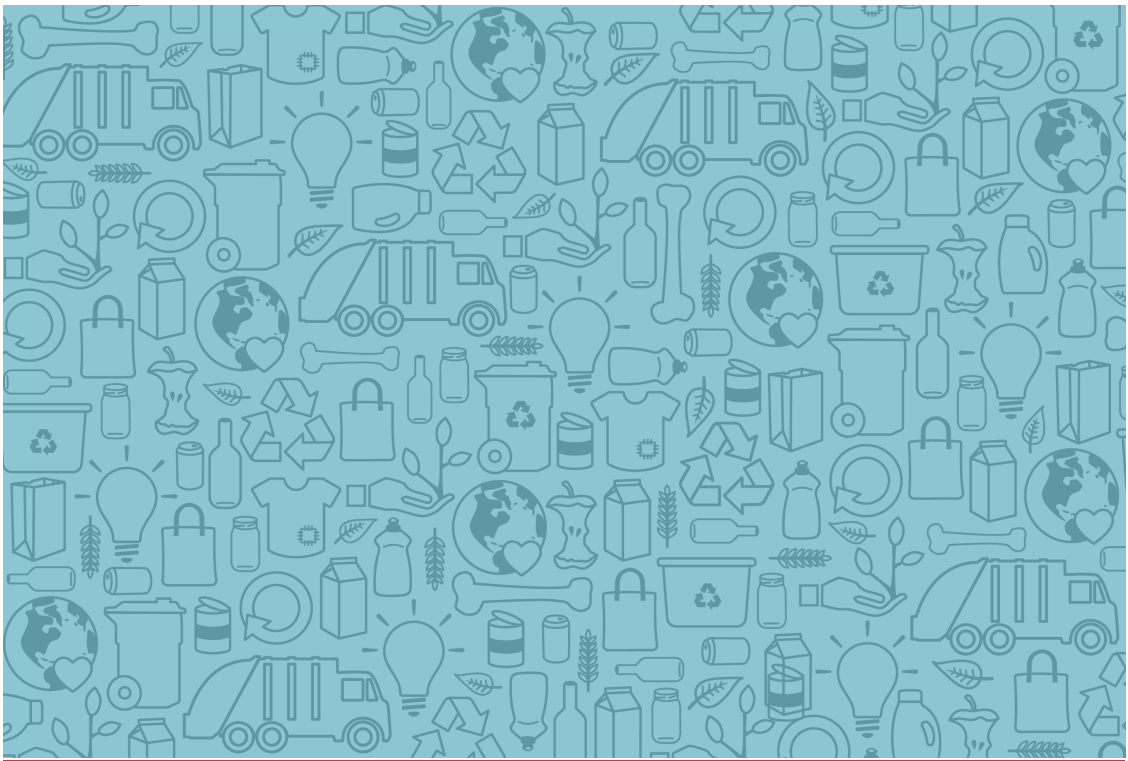
i. ask questions of the Complainant and the GVSⅅ
ii. determine that the dispute resolution hearing will be closed to the public;
iii. adjourn to consider its decision;
iv. provide its decision at the conclusion of the hearing, or may specify a future date on which it will deliver its oral decision; and

v. determine any other matter that the Committee considers necessary.

f. The Complainant and GVS&DD may each bring up to four representatives to participate in the dispute resolution hearing. The GVS&DD representatives may include the Commissioner, the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives;

g. The Complainant and GVS&DD will each prepare and submit a written brief for the Committee. The Complainant will provide its brief to the Committee (with a copy to GVS&DD) four weeks prior to the date of the dispute resolution hearing and GVS&DD will provide its brief to the mediator (with a copy to the Complainant) two weeks prior to the hearing; and

h. The Complainant and GVS&DD will each have a maximum of 45 minutes to make oral submissions to the Committee.



Draft Solid Waste Management Plan

March 26, 2026

ABOUT THE GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

The Greater Vancouver Sewerage and Drainage District (GVS&DD) is a statutory corporation to service its 18 member municipalities and a portion of Electoral Area A. Under the GVS&DD Act, Metro Vancouver has authority for, among other things, the management of municipal solid waste, including the purchase, construction, operation, maintenance, and administration of facilities for solid waste management. GVS&DD is governed by the GVS&DD Board. Directors of the GVS&DD Board are mayors and councillors appointed by membership councils[1], and their votes on resolutions are population-weighted. The GVS&DD and its member jurisdictions work together to plan for and manage municipal solid waste across the region. The GVS&DD also manages major sewerage and drainage facilities in the region. A Liquid Waste Management Plan is developed and managed separately from this Solid Waste Management Plan.

In this plan, the GVS&DD is referred to as 'Metro Vancouver'. All references to 'Metro Vancouver', or commitments and responsibilities assigned to 'Metro Vancouver' in this plan should be interpreted to refer to the 'Greater Vancouver Sewerage and Drainage District (GVS&DD)' alone. In this plan, 'Metro Vancouver' does not refer to any entity other than the GVS&DD.

TERRITORIAL ACKNOWLEDGMENT

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 First Nations with communities currently located within the Metro Vancouver region: q̓icə́y̓ (Katzie), q̓ʷɑ:ńx̌ən̓ (Kwantlen), kʷikʷəƛ̓əm (Kwikwetlem), máthxwi (Matsqui), xʷməθkʷəy̓əm (Musqueam), qiqéyt (Qayqayt), Semiahmoo, Sḵwx̱wú7mesh Úxwumixw (Squamish), scəẃaθən məsteyəxʷ (Tsawwassen), and səlilwətaɬ (Tsleil-Waututh).

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

[1] The Director for Electoral Area A is not a mayor or councillor appointed by a membership council, but rather, is elected by residents to represent them on the Board of the Metro Vancouver Regional District and is also a member of the GVS&DD Board.

MEMBER JURISDICTIONS

Metro Vancouver Regional District Members

GVS&DD Members

Village of Anmore
City of Burnaby
City of Coquitlam
City of Delta
Electoral Area A*
City of Langley
Township of Langley
City of Maple Ridge
City of New Westminster
City of North Vancouver
District of North Vancouver
City of Pitt Meadows
City of Port Coquitlam
City of Port Moody
City of Richmond
City of Surrey
City of Vancouver
District of West Vancouver
City of White Rock

*The Director representing Electoral Area A on the Board of the Metro Vancouver Regional District is a member of the GVS&DD Board.

Village of Belcarra
Bowen Island Municipality
Village of Lions Bay
sc̓a̓wa̓θən məsteyax̌* (Tsawwassen First Nation)

Table of Contents

Executive Summary and Focus Areas 5

Metro Vancouver's Solid Waste Management Plan 8
Vision and Guiding Principles 8
Goals and Hierarchy 9
Primary Performance Metrics and Targets 10
Secondary Performance Metrics 13

Overview 14
Metro Vancouver's Role and Authority 14
Plan History 15
Metro Vancouver's Strategic Priorities 16
Governance, Roles, and Responsibilities 16
Working Collaboratively with First Nations 19
Solid Waste System 22
Composition of Regional Waste Disposed Over Time 25
Circular Economy 26
Waste Prevention and Advocacy 27
The User-Pay Principle 28
Scope of the Plan 28
Alignment and Linkages 30
- Alignment with International Initiatives 30
- Alignment with National Initiatives 30
- Alignment with Provincial Initiatives 31
- Alignment with other Metro Vancouver plans 32

Strategies and Actions 33

Plan Implementation 52
Focus Areas 52
Strategic Principle: Prioritize local solid waste management solutions 54
Regulatory Strategic Approach 56
- Purpose 56
- Overview 56
- Existing Regulations 56
- Metro Vancouver's Regulatory Role 57
- Compliance and Enforcement 58
- Reporting and Continuous Improvement 58
- Strategic Approach 58
  - Regulatory Priorities 58
  - Example Future Regulatory Enhancements 59
  - Considerations 60

DRAFT

Engagement....61
Recycling and Waste Centre Strategic Approach....62
Purpose....62
Background....62
Strategic Approach....64
Recycling and Waste Centre Priorities....64
Drive Time Analysis....66
Residual Management Strategic Approach....68
Purpose....68
Background....68
Vancouver Landfill (Operational Certificate 1611)....68
Waste-to-Energy Facility (Operational Certificate 107051)....68
Contingency Disposal....69
Construction & Demolition Waste....69
Strategic Approach....70
Future Disposal Capacity....70
Education and Outreach....72
Accessibility and Inclusion....73
Guiding Principle....73
Commitment....73
Financial Overview....75
Overview....75
Solid Waste Planning and Waste Reduction and Recycling Initiatives....76
Metro Vancouver Five-Year Financial Plan....77
Regional District Collaboration....79
Risk Analysis....80
Compliance Promotion....80
Plan Monitoring....82
Plan Implementation Schedule....84
Plan Amendments....85
Dispute Resolution Procedure....86
Glossary....87

DRAFT

EXECUTIVE SUMMARY AND FOCUS AREAS

This Solid Waste Management Plan reflects a shift in how we think about waste. The plan provides a pathway for moving from a system focused on managing materials at the end of their life to one that strives to preserve resources, prevent waste and keep materials in use as long as possible. It builds on the diverse perspectives in our region to present opportunities to continue advancing leadership in waste reduction and recycling.

The plan is guided and organized by the waste hierarchy, which aims to rethink, reduce, and reuse material before managing it through the highest available option of recycling, recovery, or disposal. Each level of the hierarchy has an associated goal, and within these goals are strategies and actions which will require strong leadership from Metro Vancouver and collaboration with others. Although all strategies and actions in the plan are important to building a thriving region where materials are valued and nothing is wasted, there are six priorities or focus areas highlighted below.

1. **Lead the transition to a regional circular economy through waste prevention:** Enable a circular regional economy through advocacy for circular programs and policies. In parallel, work locally and nationally with organizations such as economic development agencies to enable businesses to deliver circular products and services that keep products and materials at their highest value possible. Start with circular food systems and the built environment as priority sectors.

2. **Scale up reuse opportunities at recycling and waste centres and beyond**: Increase access to reuse, refill, and repair through program implementation at regional solid waste facilities and member events, advocacy for reuse requirements across the region, and business engagement with a focus on the food and hospitality sectors.

3. **Increase access to organics and recycling services for multi-family residents, businesses, and institutions:** Focus efforts to improve recycling in sectors with lower recycling rates such as multi-family and commercial/institutional through consideration of policy and regulatory options, tailored education tools, hauler incentives, and updated space and access requirements.

4. **Expand efforts to prevent disposal of valuable food and organics:** Continue to enhance and expand the regional food recovery network while exploring opportunities to prevent food from being wasted in the first place, by leveraging improved data and strengthening collaborations. Further support the development of local organics processing capacity and markets through public procurement, advocacy, and education.

5. **Expand efforts to prevent disposal of valuable building materials:** Work with economic development agencies, researchers, and the construction and demolition sector to develop, pilot, and share improved approaches for keeping building materials at their highest and best use. Prioritize enabling house relocation, deconstruction programs, and expansion of local reuse markets. Continue advancing opportunities for the highest-value use of wood, supporting

efforts to offset fossil fuel use by recovering energy from building materials that are not currently recyclable.

6. **Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics:** Continue to work nationally with organizations that create and manage plastics to promote elimination of unnecessary plastics, design for recyclability, and the use of recycled content in plastic products and packaging. Support and advocate for faster implementation of residential collection programs that accept a more consistent and broader range of materials to make recycling easier and more effective.

Prioritizing local solutions (solutions within Metro Vancouver region or in close proximity) for solid waste management aligns with the vision and guiding principles of the Solid Waste Management Plan, and is a strategic principle. Local solutions for managing solid waste increase resilience, reduce transportation greenhouse gas emissions, create local employment and economic benefit, and are typically less expensive than solutions in distant communities.

In addition, the Solid Waste Management Plan includes priorities described in the plan's three strategic approaches.

1. **Regulatory** – Continue to support the effectiveness of the generator levy, ensuring that all generators of waste contribute to the cost of the regional solid waste system. Advance regulatory measures to further encourage source separation and reduce barriers to participation. Conduct a comprehensive engagement process for the purpose of updating Metro Vancouver's licensing bylaw for private solid waste facilities.

2. **Recycling and Waste Centres** - Continue enhancing the recycling and waste centre network to improve convenience and access to reuse and recycling opportunities.

3. **Residuals Management** - Optimize the use of the Vancouver Landfill and Waste-to-Energy facility to reduce reliance on remote disposal options. This will help maintain affordability and reduce greenhouse gas emissions associated with transporting waste. Continue to enhance environmental performance and pursue opportunities for energy recovery at both facilities, as well as beneficial use of materials such as bottom ash.



Figure E1: Solid Waste Management Plan At-a-Glance

METRO VANCOUVER'S SOLID WASTE MANAGEMENT PLAN

Municipal solid waste management is the term used to describe how products, packaging, food scraps, yard trimmings, and other materials from residential, commercial, institutional, construction, and demolition sources are managed when they're no longer needed for their original purpose. It includes the decisions we make when preventing and reducing garbage, using recycling and green bins, and the services provided by businesses, governments, and non-profits to collect, transport, and process these materials.

This plan will guide solid waste management strategies and actions, targets, and priorities in the decade ahead while also addressing issues anticipated in the next 20 to 25 years. The plan identifies how our region can continue to prevent and reduce waste, increase reuse and recycling, reduce greenhouse gas emissions, and work toward a circular economy. Together as a region, we need to think about how we purchase, use, reuse, recycle, and throw things away in Metro Vancouver to better manage our solid waste.

The BC government's *A Guide to Solid Waste Management Planning* recommends initiating updates to regional solid waste management plans every 10 years. This plan replaces Metro Vancouver's *Integrated Solid Waste and Resource Management Plan* approved in 2011.

Vision and Guiding Principles

A vision statement and guiding principles for the Solid Waste Management Plan have been established, with input from First Nations, member jurisdictions, neighbouring regional districts, advisory committees, interested parties, and the public.

Vision: A thriving region where nothing is wasted and resources are valued.

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Guiding Principles

1	A solid waste and recycling system that is affordable, convenient, and consistent across the region.
2	A solid waste system that is resilient to climate change and future challenges.
3	Accountability from residents, businesses, and governments to prevent waste.
4	Environmental stewardship and climate action.
5	Inclusive solid waste services and programs.
6	Innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation.
7	Transparency about what happens to garbage and recycling.

These guiding principles are specific to the Metro Vancouver region, and complement the set of guiding principles provided by the BC Ministry of Environment and Parks in *A Guide to Solid Waste Management Planning*. Region-specific principles were developed to reflect the values identified through engagement and are consistent with Metro Vancouver's overall organizational strategic priorities. The vision statement and guiding principles were approved by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board in 2023.

Goals and Hierarchy

The goals of the Solid Waste Management Plan describe the long-term aims to be achieved by the plan. The goals link closely to Metro Vancouver's waste management hierarchy, which builds on the provincial 5 R pollution prevention hierarchy, to outline priorities for solid waste management in the Metro Vancouver region. The highest priorities are at the top of the hierarchy, and are associated with actions that preserve resources, prevent waste, and help transition to a circular economy. Specific terms used within the goals and hierarchy are defined in the Glossary, and more context for each goal is provided in the strategies and actions section of the plan.

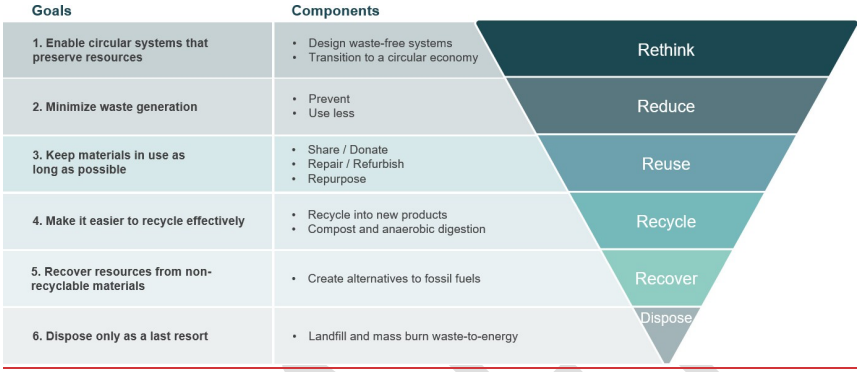


Figure 1: Goals and Hierarchy

Primary Performance Metrics and Targets

Performance metrics for this plan are categorized into primary and secondary metrics. The targets described in this plan correspond to the primary metrics of waste generation, diversion and recycling, disposal, and greenhouse gas emissions. The performance targets set by this plan were developed using existing baseline data and represent progress across all levels of the hierarchy.

Progress towards targets will be reported annually to the Ministry of Environment and Parks and the information will be publicly available.

Targets for waste generation and disposal are both on a per capita basis. For reference, total waste generation and disposal will also be tracked and reported annually.

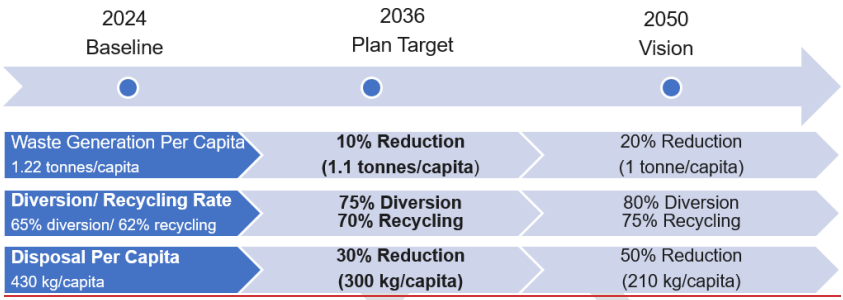


Figure 2 Solid Waste Management Plan Targets

Waste generation includes both quantities of material diverted as well as disposed and measures progress toward the goal of transitioning to a circular economy where resources are preserved, waste generation is minimized, and materials are kept in use as long as possible.

This plan establishes a target of a 10% per capita reduction in waste generation by 2036 compared to 2024, calculated on a 5-year rolling average (Figure 2). A longer-term target is also included, to map a trajectory beyond the 10 year term of the plan, and to recognize that many actions in the plan require longer time frames to fully implement. The long-term target for waste generation is 20% per capita reduction from 2024 levels (approximately 1 tonne/capita) by 2050.

To align with the goals of making it easier to recycle effectively and recovering resources from non-recyclable materials, waste must, as much as possible, be diverted away from disposal into programs aimed at recycling materials back into new materials, before recovering materials as fuel. This plan establishes a target of 75% diversion by 2036, with a minimum 70% recycling rate. The long-term target of the updated plan is to achieve a 75% recycling rate and 80% diversion rate by 2050. The difference between the diversion rate and recycling rate is described as follows:

> Recycling rate refers to the tonnes of source separated material recycled into new products, including compost, as a proportion of the total tonnes of all material recycled, recovered and disposed.
>
> Diversion rate includes all of the material recycled plus any material used to create alternatives to fossil fuels. The diversion rate refers to the tonnes of material diverted as a portion of the total tonnes of material recycled, recovered and disposed.

Sector specific diversion rate targets are summarized in Table 1.

Sector	2024 Baseline	2036 Target	2050 Target
Single-Family Residential	64%	75%	80%
Multi-Family Residential	36%	60%	75%
Commercial/ Institutional	47%	60%	75%
Construction and Demolition	81%	85%	90%

Table 1: 2036 Sector Specific Diversion Rate Targets

The sector specific diversion rates are calculated based the amount and type of material currently disposed and diverted in each sector, which would be addressed by the strategies and actions included in the Solid Waste Management Plan.

To reflect the goal of disposal only as a last resort, this plan sets a disposal rate target for the Metro Vancouver region of less than 350 kg/capita by 2031, less than 300 kg/capita by 2036, and 210 kg per capita by 2050: a 50% reduction from 2024 levels by 2050.

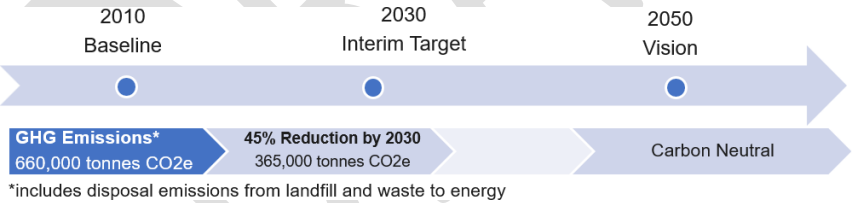


Figure 3 Metro Vancouver Climate 2050 Disposal Emission Targets

In addition to waste reduction, recycling and diversion targets, the Solid Waste Management Plan adopts Metro Vancouver's Climate 2050 Strategic Framework[2] targets which aspires to achieve carbon neutrality in solid waste management by 2050, and a 45% reduction in emissions from a 2010 baseline by 2030. The 2010 baseline is based on disposal emissions, and the target includes reduction in disposal

[2] Metro Vancouver. (2018). *Climate 2050 Strategic Framework*. https://metrovancouver.org/services/air-quality-climate-action/Documents/climate-2050-strategic-framework-2018.pdf

emissions and emission reduction initiatives. Initiatives that reduce emissions from the disposal of materials help us progress toward carbon neutrality. Waste reduction and recycling actions that reduce emissions, such as deconstruction and house relocation, reuse and repair initiatives, zero emissions hauling equipment, district energy, alternative fuel generation, and renewable natural gas production, are also essential to meeting the carbon neutrality goal of this plan.

Secondary Performance Metrics

To enhance performance monitoring, this Solid Waste Management Plan adopts a suite of metrics that provide insights on progress and emerging trends over time. Tracking progress can be challenging where quantitative data is limited, such as estimating reuse or assessing performance of waste prevention initiatives (rethink, reduce, and reuse). Secondary metrics provide quantitative and qualitative indicators to support progress measurement in specific areas. A suite of secondary metrics provides multiple measures of performance to assist with reviewing plan progress overall.

Secondary metrics help to measure progress related to the strategies and actions within the plan, and will be reported alongside the primary metrics and targets. Table 2 summarizes the secondary metrics that will be reported. Metrics will be reassessed periodically based on the availability and reliability of supporting data.

To help contextualize data, metrics will be presented alongside complementary indicators where possible. For example, statistics on construction and demolition waste can be compared with trends in housing starts and demolitions overall. Metrics will also be normalized against population growth or other indicators where appropriate to more accurately discern trends.

Table 2: Secondary Metrics

Goals Categories	Secondary Metrics
1. Rethink	• number of jobs that support a circular economy • number of circular initiatives supported/introduced[1] • summary of advocacy efforts • number of member jurisdictions with circular procurement policies and programs[1]
2. Reduce	• number of single-use items in garbage and recycling • amount of food waste in garbage and green bins plus a summary of available information on food loss • percentage of region covered by reusables for dine-in regulations[1]
3. Reuse	• tonnes measurable reuse • number items repaired at repair events[1] • number of buildings relocated or deconstructed[1] • percentage of region by population covered by deconstruction or home relocation requirements[1]

	tonnes food rescued to feed people or animals
4. Recycle	• recycling rate by material category, including the most common non-recyclable items identified • trends in availability of and participation in organics recycling programs • organics contamination rates
5. Recover	• ratio of recycling as a portion of diversion
6. Dispose	• energy generated (waste-to-energy and Landfill)[2] • greenhouse gas emissions from disposal facilities[2]

[1]Data on municipal programs and policies will be requested through existing processes, including annual surveys, standard summaries for Metro Vancouver supported repair cafes, and the illegal dumping dashboard

[2]Metro Vancouver will continue to rely on existing information published by the City of Vancouver to estimate energy generated and greenhouse gas emissions from the Vancouver Landfill

OVERVIEW

Metro Vancouver's Role and Authority

Metro Vancouver is responsible for planning for waste prevention, reduction, reuse, and recycling, and operating a series of solid waste facilities located around the region. This work is guided by commitment to environmental stewardship, and affordable and accessible waste management services. It would not be possible without the continued efforts of committed residents, innovative businesses, and non-profits across the region, and the programs and services provided by member jurisdictions. Metro Vancouver operates a series of recycling and waste centres, where residents and businesses can drop off recycling and garbage, and a waste-to-energy facility located in Burnaby. Metro Vancouver works closely with the City of Vancouver which owns and operates the Vancouver South Transfer Station and Vancouver Landfill. Metro Vancouver leads educational campaigns and initiatives to encourage waste prevention, reduction, reuse and repair, and recycling.

Metro Vancouver (specifically, the Greater Vancouver Sewerage and Drainage District or GVS&DD) is established and operating pursuant to the Greater Vancouver Sewerage and Drainage District Act (GVS&DD Act). Under the GVS&DD Act, Metro Vancouver has the authority, among other things, to enter into agreements, acquire property and assets, finance, design, construct and operate waste disposal facilities, set levies, set solid waste disposal fees, establish reserve funds and borrow in anticipation of revenue. Section 7B of the GVS&DD Act authorizes GVS&DD to set levies payable by generators of waste or by other persons who use the services of a waste hauler.

In addition to the GVS&DD Act, Metro Vancouver has the authority under the Environmental Management Act to regulate in relation to the management of municipal solid waste and recycling

material. Section 25 of the Environmental Management Act authorizes Metro Vancouver to require an owner or operator of a site that accepts and manages municipal solid waste to hold a license, and to set terms and conditions for the issuing, suspending, amending or cancelling such license.

Solid waste management plans are authorized and regulated through the Environmental Management Act. Once a waste management plan is approved by the Ministry of Environment and Parks, it becomes a regulatory document. In conjunction with regulations and operational certificates that may apply, a solid waste management plan regulates the operation of waste management facilities.

Plan History

Metro Vancouver's first solid waste management plan dates to 1985, with subsequent updates in 1995 and in 2011.

The 2011 solid waste management plan included key initiatives such as the creation of the National Zero Waste Council, the organics disposal ban, and support for emerging province-wide extended producer responsibility programs for packaging and printed paper. These, and other initiatives, led to a 24% decrease in disposal from 2011 to 2024.

In November 2019 the GVS&DD Board approved initiating an update to the regional solid waste management plan. This updated plan builds on the success of the 2011 solid waste management plan and will guide Metro Vancouver to continue to minimize waste, increase recycling, reduce greenhouse gas emissions, and transition to a circular economy.

Appendix A includes references to all the solid waste management planning technical reports.

Metro Vancouver staff and its consultants coordinated the planning process, participated directly in the development of technical reports and conducted engagement with interested parties. Metro Vancouver's goal was to ensure broad participation in the planning process. Key participants in the planning process included:

- Zero Waste Committee of the GVS&DD Board: reviewed and/or approved components of the plan and provided direction to staff.
- First Nations, member jurisdictions, adjacent regional districts and advisory committees, including the Solid Waste Management Plan Public / Technical Advisory Committee and the Solid Waste and Recycling Industry Advisory Committee: reviewed information associated with the planning process and provided feedback to staff.
- Interested parties (including specific sectors, non-profit organizations, and the public): participated in consultation opportunities to provide input to the project team.

- The Solid Waste Management Plan Independent Consultation & Engagement Panel: provided advice and feedback on the engagement process, reported to the Zero Waste Committee and GVS&DD Board at each phase.

Metro Vancouver's Strategic Priorities

Metro Vancouver embraces collaboration and innovation in providing sustainable regional services that contribute to a livable and resilient region, and a healthy natural environment for current and future generations. Strategic priorities for Metro Vancouver include:

- Financial Sustainability and Regional Affordability
- Climate Action
- Resilient Services and Infrastructure
- Reconciliation with First Nations

These strategic priorities guide all of Metro Vancouver's work, including solid waste management. These over-arching strategic priorities, together with the Solid Waste Management Plan's guiding principles, guide the implementation of the solid waste management plan.

Governance, Roles, and Responsibilities

The solid waste management system in Metro Vancouver depends on the interconnected operations of many different organizations, including First Nations, local, provincial, and federal governments, the private sector, non-profit organizations, and the public.

First Nations

First Nations have an important role in stewardship of the region's land, water, and air. This extends to working with all orders of government to advance improvements to solid waste management which can help to protect the health of the environment, and achieve environmental, cultural, spiritual, and economic goals for their communities.

Federal Government

The federal government regulates in respect to waste management facilities under federal jurisdictions. The federal government also regulates in respect to the environment, which has implications for waste management operations, for example the *Landfill Methane Regulation* under the *Canadian Environmental Protection Act*. Some functions of the federal government can influence solid waste management in Metro Vancouver, including policies and national strategies related to food loss and waste through Agriculture and Agri-Food Canada, solid waste infrastructure and innovation funding through Infrastructure Canada and Sustainable Development Technology Canada. Statistics Canada

supports solid waste data collection and reporting, allowing for comparison of certain key performance indicators across the country.

Provincial Government

In BC, the provincial government regulates environment and waste management through the *Environmental Management Act* and associated regulations. The Ministry of Environment and Parks approves solid waste management plans and local government bylaws adopted pursuant to the *Environmental Management Act*. The provincial government is responsible for setting the requirements for extended producer responsibility programs through the *Recycling Regulation* under the *Environmental Management Act*. Product stewardship programs are a cornerstone of the provincial regulatory framework to promote recycling. The province also aggregates and reports on regional district disposal rates.

Provincial legislation, such as the *Single-Use and Plastic Waste Prevention Regulation* under the *Environmental Management Act,* creates consistency across the province. Metro Vancouver will continue to work with the provincial government to help explore similar initiatives.

Local Health Authorities

Local health authorities have various interests and responsibilities related to the waste management process. Some regulations in respect to waste management are administered jointly under the *Environmental Management Act* and the *Public Health Act*, for example, the *Organic Matter Recycling Regulation*.

Metro Vancouver

In Metro Vancouver, regional solid waste management is provided by the Greater Vancouver Sewerage and Drainage District (GVS&DD), a greater board established under the *Greater Vancouver Sewerage and Drainage Act*. GVS&DD is one of the four entities forming part of "Metro Vancouver", the other entities being Metro Vancouver Regional District, Metro Vancouver Housing Corporation, and the Greater Vancouver Water District. GVS&DD develops the regional solid waste management plan for the Metro Vancouver geographic area and implements regional actions in the solid waste management plan.

Metro Vancouver's Member Jurisdictions

Metro Vancouver member jurisdictions provide local waste management services and implement municipal actions in the solid waste management plan where feasible. Member municipalities collect garbage and organics from residents and some businesses, either directly or through service agreements with service providers in the region and provide education and outreach in support of these services. Member jurisdictions provide street cleaning, abandoned waste and public realm litter management, and recycling collection services to protect the environment and public. Some member jurisdictions also own and operate recycling depots or organics processing facilities in the region. Member jurisdictions

have regulatory authority to adopt bylaws that influence requirements for recycling and garbage collection, and for controlling littering.

Waste and Recycling Industry

The waste and recycling industry in Metro Vancouver includes waste, recycling, and organics haulers as well as facility operators and material processors. The industry provides services to all sectors and is involved at every stage of waste management including education, collection and transportation, sorting, and processing of materials. Collaboration with industry is essential, and industry investment and innovation have contributed to the success of waste management and diversion goals in the region.

Producer Responsibility Organizations

Producer responsibility organizations are non-profit organizations that producers engage with to carry out their responsibilities to recycle materials listed in the *Recycling Regulation* under the *Environmental Management Act*. For example, RecycleBC is responsible for the collection and recycling of residential packaging and paper products in BC. As such, residential recycling collection in Metro Vancouver is typically provided directly by RecycleBC, or member jurisdictions under contract with RecycleBC.

Businesses and Institutions

Businesses and institutions in Metro Vancouver generate waste, and many also have influence on how products and packaging are designed, manufactured, distributed, and used. Some businesses provide waste reduction or circular economy related goods or services, such as zero waste stores or thrift stores, repair shops, and rental businesses. The region also has several established reuse businesses, and the network continues to grow and evolve. Metro Vancouver businesses that are helping transform our linear economy into a circular one are collaborating with others in their supply chain, strengthening our local economy, demonstrating innovation, building resiliency, and role modeling behavior shifts.

Environmental Non-Profit Organizations

Environmental non-profit organizations also play an integral role in the management of solid waste in Metro Vancouver, specifically with respect to waste reduction, reuse, repair, and recycling. Some organizations facilitate donation and redistribution of materials like textiles or rescued food, while others work on amplifying the voices of underrepresented and equity-denied communities, so their priorities are considered around accessibility, affordability, and availability of services. Others mobilize volunteers to contribute to waste reduction, the circular economy, and a clean public realm, often through programs supported by Metro Vancouver and its members.

Residents

Residents make decisions with respect to the purchase of products and services that contribute to the amount of waste in the region. Residents participate in waste reduction, reuse and repair initiatives, and organics and recycling programs, and are critical in minimizing the amount of contamination in these

programs. Residents also have a critical role in ensuring materials that are harmful to the environment and public health are not disposed appropriately.

Neighbouring Regional Districts

Outside of the Metro Vancouver geographic area, regional districts typically provide regional solid waste management. Regional districts are federations of municipalities and unincorporated areas, established and operating under the *Local Government Act.* Materials may flow between regional districts and Metro Vancouver for recycling or disposal. Metro Vancouver works collaboratively with adjacent regional districts to discuss consistency in solid waste management to work toward shared priorities on waste reduction and recycling.

Working Collaboratively with First Nations

Metro Vancouver recognizes and respects the existing Aboriginal and treaty rights of Indigenous peoples in Canada, as recognized and affirmed by section 35 of the Constitution Act, 1982 In 2007, the United Nations General Assembly adopted the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP). The governments of Canada and British Columbia have enacted legislation to contribute to the implementation of UNDRIP.

In its preamble, UNDRIP states that "respect for Indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment." [3]

As part of our continued reconciliation efforts, Metro Vancouver is committed to meaningful engagement, dialogue, and collaboration with First Nations on our plans, programs, and projects, as outlined in Metro Vancouver's Board Strategic Plan, 2022-2026. We also continue to build and strengthen respectful and reciprocal relationships with First Nations, guided by the principles of UNDRIP "as a standard of achievement to be pursued in a spirit of partnership and mutual respect."[4] Metro Vancouver is working closely with the Province and First Nations to better understand its role in advancing UNDRIP and has engaged with First Nations to understand how to best reflect these principles in this Solid Waste Management Plan.

The provincial *A Guide to Solid Waste Management Planning* provides guidance on developing and renewing solid waste management plans. The guide notes that a First Nations engagement strategy should outline an approach for sharing information and inviting participation in the preparation or review of a solid waste management plan.

The First Nations engagement strategy supporting the development of this Solid Waste Management Plan outlines a collaborative government-to-government engagement approach with First Nations.

[3] UNDRIP Preamble paragraph 11
[4] UNDRIP Preamble paragraph 24

identified as having interests within the Metro Vancouver region[5] as well as a community engagement approach inviting further dialogue with Indigenous peoples.

Metro Vancouver expresses deep appreciation to the First Nations who contributed their time, insights, and expertise throughout the engagement process to update the solid waste management plan. The conversations and knowledge shared have provided understandings that extend well beyond this plan and will continue to guide Metro Vancouver's work in the years ahead. The solid waste management plan seeks to honour the GVS&DD Board's commitment to reconciliation. The strategies and actions in the plan reflect key themes heard during engagement with First Nations. These themes include:

- Improving access to solid waste programs and services for First Nations communities
- Increasing education and awareness on how to reduce waste and recycle
- Highlighting economic opportunities where possible and considering affordability of services
- Continuing to share solid waste and recycling data to promote transparency and confidence in the solid waste system
- Focusing on environmental stewardship
- Encouraging innovation and collaboration
- Supporting the expansion of extended producer responsibility programs
- Maintaining high air quality standards and goals for emissions reductions monitoring
- Committing to meaningful engagement with First Nations on projects and plans that may affect their rights and interests
- Recognizing First Nations have an important role in stewardship of the region's land, water, and air
- Seeking to incorporate Indigenous knowledge and actively involve First Nations in regional solid waste management

These and other themes discussed with First Nations have been embedded in the vision statement, guiding principles, and strategies and actions of the solid waste management plan. Metro Vancouver recognizes that all First Nations are unique, and we seek to work with each First Nation to determine

[5] Metro Vancouver engages with First Nations whose consultative area overlaps with a project location. A Consultation Area is an area in which a First Nation claims their Aboriginal Rights. There are 34 First Nations with interests in the Metro Vancouver Regional District. First Nations' Consultation Areas can be found using the "Consultative Areas Database," a Provincial mapping tool available to the public.

how best to move forward together. Metro Vancouver looks forward to working in collaboration with First Nations to achieve the goals of the solid waste management plan.

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Solid Waste System

The overall system for managing solid waste generated within Metro Vancouver is highly integrated, described as follows.

Regional Solid Waste System

Metro Vancouver and the City of Vancouver operate a network of solid waste facilities across the region that offer recycling and reuse drop-off and waste disposal services, as shown in Figure 4.



Figure 4: Regional Solid Waste System

Metro Vancouver owns and contracts operation of seven solid waste facilities:

- Central Surrey Recycling and Waste Centre
- Langley Recycling and Waste Centre
- Maple Ridge Recycling and Waste Centre
- North Shore Recycling and Waste Centre
- North Surrey Recycling and Waste Centre
- United Boulevard Recycling and Waste Centre
- Waste-to-Energy Facility

Two facilities are owned and operated by the City of Vancouver:

- Vancouver Landfill
- Vancouver South Transfer Station (including Zero Waste Centre)

The primary purpose of Metro Vancouver recycling and waste centres and the Vancouver Transfer Station is to receive a range of recyclables and reusables from residents and businesses delivering those materials in small hand-unloaded vehicles for transfer to processing facilities and end markets, and to receive residential, commercial, and institutional garbage for transfer to disposal. The primary purpose of Metro Vancouver's Waste-to-Energy Facility and Vancouver Landfill is to dispose of commercial, institutional and residential garbage.

More details on recycling and waste centres are provided in the Recycling and Waste Centre Strategic Approach, including information on municipal recycling depots. More details on disposal facilities are provided in the Residuals Management Strategic Approach.

Licensed Solid Waste and Recycling Facilities

Additional solid waste facilities operating in the region include municipal recycling depots and private solid waste facilities licensed under the GVS&DD *Solid Waste & Recyclable Material Regulatory Bylaw 181, 1996*, as amended (GVS&DD Bylaw 181). Facilities licensed under GVS&DD Bylaw 181 include recycling, compost, construction and demolition transfer stations, and material recovery facilities. Other facilities exempt from licensing, such as concrete processing facilities, also receive some materials for processing. As of 2026, one private licensed landfill within the region, Ecowaste Landfill, receives the majority of the region's construction and demolition garbage.

More information on facility licensing under GVS&DD Bylaw 181 is provided in the Regulatory Strategic Approach.

Private Sector Organic Materials Processing Facilities

In addition to private facilities licensed under GVS&DD Bylaw 181, as of 2026, organic materials generated in the region are also managed at:

- Cache Creek Compost Facility, Cache Creek, BC (Provincial Permit 108485)
- Dicklands Biogas Plant, Chilliwack, BC (Provincial Permit 109932)
- Ingerbelle Composting Facility, Princeton, BC (Provincial Permit 110025)
- Net Zero Waste, Abbotsford, BC (Provincial Permit 110185)
- Sea to Sky Soils, Pemberton, BC (Provincial Permit 106287)
- Surrey Biofuel Facility, Surrey, BC (Provincial Operational Certificate 108541)
- The Answer Garden Products, Abbotsford, BC (Provincial Authorization 105492)

Remote Landfill Disposal

Metro Vancouver contracts for remote landfill disposal through procurement processes. As of 2026, garbage in excess of what can be managed at the Vancouver Landfill and Waste-to-Energy Facility is sent to remote landfills including Campbell Hill Landfill in Cache Creek, BC, the Roosevelt Regional Landfill in Roosevelt, Washington, and the Columbia Ridge Landfill in Arlington, Oregon. Garbage is delivered to these remote landfills as part of contingency landfill services agreements via trucking or a combination of trucking and rail haul.

Some private licensed facilities and waste haulers send construction and demolition garbage to remote landfills. Metro Vancouver has no jurisdiction for these landfills.

Closed Landfills in Metro Vancouver

A series of historic closed municipal solid waste landfills are located across the region. The landfill owners are responsible for managing environmental impacts of these landfills. Strategy 6.5 within this plan includes actions Metro Vancouver will take regarding closed landfills in the region.

Example circumstances for potential expansion of solid waste services provided by Metro Vancouver

Metro Vancouver is committed to encouraging private sector solutions to increase waste reduction and recycling in the region. Expansion of recycling and reuse drop-off services at Metro Vancouver and City of Vancouver solid waste facilities is expected to be primarily for the purpose of expanding services for customers delivering loads in small vehicles. Metro Vancouver may consider further expansion of services in some circumstances, including but not limited to:

- Instances when private sector solutions may not be sufficient or adequate due to limited market participants, market disruptions, gaps, or failures, particularly in relation to services provided to member jurisdictions
- Changes to extended producer responsibility regulations that may impact the ability of the private sector to provide sufficient or adequate service
- Supply chain impacts, including temporary disruptions to facility access or use due to extreme weather or other unplanned events
- Opportunities for cost savings by co-locating services at Metro Vancouver facilities
- Pilot studies evaluating the feasibility of collecting and processing recyclable materials which currently do not have a viable market

Composition of Regional Waste Disposed Over Time

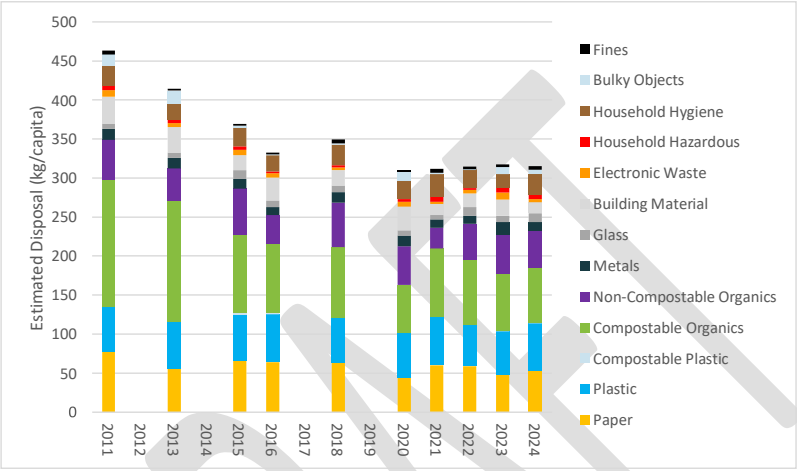


Figure 5: Waste Composition Over Time

As part of the process to update the solid waste management plan, Metro Vancouver reviewed progress since the previous 2011 solid waste management plan was approved, including trends in waste composition (Figure 5), disposal, and recycling and waste generation data, to identify key issues and opportunities. 2024 will serve as the baseline year from which to assess future progress.

Circular Economy

The concept of a circular economy is embedded in this solid waste management plan and particularly as part of Goal 1: Enable Circular Systems. Strategies and actions under this goal aim to rethink solid waste management to shift toward a system in line with the plan's vision: *a thriving region where resources are valued and nothing is wasted*.

A circular economy is an alternative to the linear economy (make, use, dispose) and is restorative and regenerative by intention and design. Transitioning toward a circular economy means designing out waste and pollution, keeping products and materials in use, and regenerating natural systems.

The concept of a circular economy has gained momentum since the first Ellen MacArthur Foundation publication in 2012 which presented the circular economy as an opportunity for significant sustainable economic growth, creating jobs, increasing resilience, and fostering innovation while reducing waste and greenhouse gas emissions. Moving toward a circular economy is a crucial step to addressing the impacts of climate change and has the potential to significantly reduce global emissions related to the products we create and consume.[6] The Ellen MacArthur Foundation launched the butterfly diagram based on Braungaut & McDonough Cradle to Cradle, which presented strategies for technical and biological cycles (Figure 6). It presented three guiding principles:

1. **Eliminating waste and pollution:** developing effective systems that minimize the volume of waste that ends in landfills and negative externalities.
2. **Circulating products and materials at their highest value:** enhancing the usefulness of products, components and materials, and keeping them circulating in the economy.
3. **Regenerating Nature:** preserving natural capital, promoting the effective use of finite resources, and balancing the use of renewable resources.

[6] *Completing the picture: How the circular economy tackles climate change* (2019).

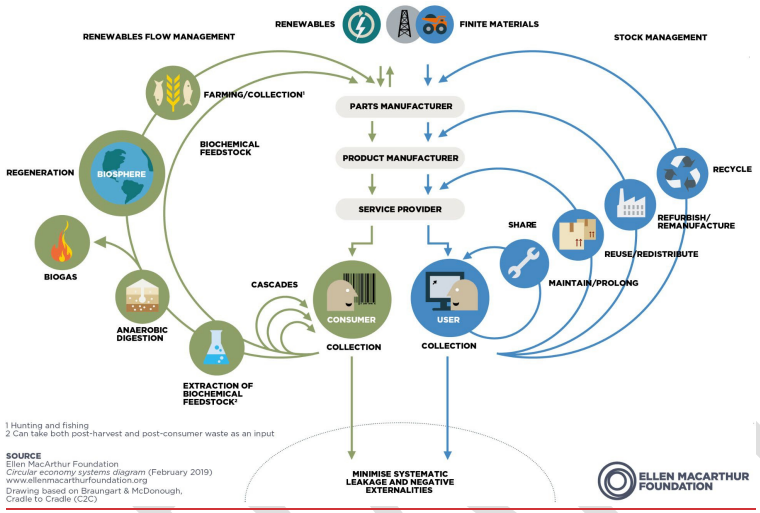


Figure 6 The Ellen MacArthur Butterfly Diagram

Waste Prevention and Advocacy

Waste prevention consists of actions that prevent or reduce waste from being created in the first place. Recycling is not waste prevention. While recycling is important, it is an activity that occurs after a product or material is used or consumed. The linear economy has created a system where decisions made in the early stages of a product's lifecycle (e.g. during the design, manufacturing, and packaging stages) are disconnected from the cost and challenges of managing those materials at end-of-life.

A focused effort to prevent the creation of waste will mean fewer natural resources are extracted and less energy is used in the production, distribution, and consumption of products. It also means that less spending, public or private, will be needed for recycling and disposal programs. Waste prevention provides many opportunities to create jobs and grow a low-carbon economy while mitigating pollution including greenhouse gas emissions.

Waste prevention efforts and transitioning to a circular economy require systemic change, which Metro Vancouver cannot achieve alone. Progress depends on collaboration across sectors and jurisdictions, including governments, national agencies, and organizations, along with strong, coordinated advocacy to provincial and federal governments.

The National Zero Waste Council was developed following the approval of the 2011 solid waste management plan to support success in waste prevention. The work of the council emphasizes circularity as a solutions framework and seeks cross-jurisdiction and cross-sector approaches to reducing waste through changes in design and behaviour. Finding solutions to waste prevention requires knowledge-building, knowledge-sharing, collaboration, advocacy, and implementing system changes at scales ranging from local to national and beyond.

The User-Pay Principle

The user-pay principle is a core element of the solid waste management plan. Metro Vancouver's solid waste system is primarily funded through tipping fees, which is consistent with the user-pay principle in that generators of waste fund the cost of managing the waste proportional to the amount of waste they generate. Metro Vancouver's variable tipping fee model aligns with the cost of managing different sized loads.

Metro Vancouver's generator levy is an extension of the user-pay principle. Through the generator levy, all generators of waste contribute to the costs of the regional solid waste system, regardless of where they choose to dispose of that waste. The generator levy is embedded in the tipping fee at Metro Vancouver facilities and supports a reliable and resilient waste and recycling system that benefits all residents and businesses who generate waste in the region.

Many successful waste prevention initiatives are based on the user-pay principle, where waste generators are held financially accountable for the waste they produce. This principle extends to the concept of extended producer responsibility, where producers are responsible for the products they create, and to residents and businesses that pay the generator levy and tipping fees to dispose of garbage but can drop-off many reusable and recyclable materials at no cost. This plan advocates for continued alignment with user pay principles through enhancement of extended producer responsibility programs, while continuing to consider affordability in how actions are implemented.

Scope of the Plan

The plan covers actions that Metro Vancouver, often in collaboration with its members or other organizations, can undertake to further advance waste prevention, reduce greenhouse gases, transition to a circular economy, and responsibly manage materials that are left over, in accordance with the plan's vision, principles, waste hierarchy and goals. This includes strategies for advocacy efforts to rethink the system, outreach and education, implementation or expansion of programs and policies, and services at Metro Vancouver facilities. The plan contemplates strategic priorities for regulation and recycling and waste centre development, as well as technical criteria for assessing residual management options as a framework for future decision making in those areas.

Actions in the plan focus on municipal solid waste: discarded solid material that originates from residential, commercial, institutional, demolition, land clearing or construction sources. Waste from

agricultural and industrial sources is out of scope for this plan; however, waste prevention efforts may extend to these sectors.

The plan applies to the geographic area of the Metro Vancouver Regional District, including Belcarra, Bowen Island, Lions Bay, and sc̓əw̓aθən məsteyəxʷ (Tsawwassen First Nation), which are not member jurisdictions of the GVS&DD. Figure 7 shows the boundaries of the Metro Vancouver Regional District.

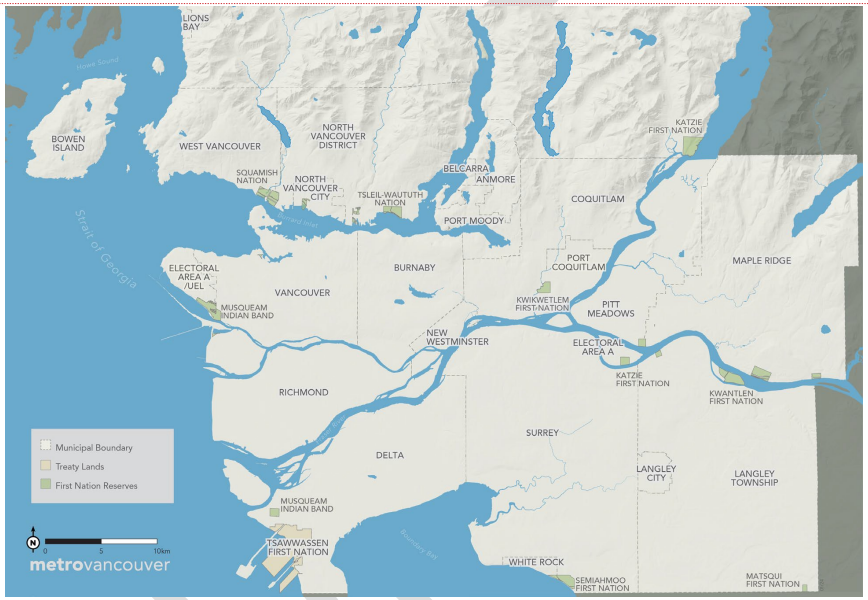


Figure 7 Metro Vancouver Regional District

Alignment and Linkages

Alignment with International Initiatives

All United Nations member states adopted the 2030 Agenda for Sustainable Development[7] in 2015, including 17 sustainable development goals. Although solid waste management is linked to several of these goals, the strongest alignment is with Goal 12: Responsible Consumption and Production. This goal aims to ensure sustainable consumption and production patterns, and has twelve associated targets. The United Nations sustainable development targets most closely linked with this plan are described in Table 3.

Table 3 Linkages between UN Sustainable Development Targets and the Solid Waste Management Plan

UN Sustainable Development Target	Metro Vancouver's Solid Waste Management Plan
12.3 By 2030 halve per capita global food waste at the retail and consumer levels and reduce food losses along production and supply chains, including post-harvest losses	Preventing food waste is a key focus area of the plan. By maximizing food waste reduction and other target materials, Metro Vancouver aims to reduce overall waste generation by 10% by 2036. Strategy 1.4 also looks at ways to better track progress towards a circular economy including better data for food waste.
12.5 By 2030 substantially reduce waste generation through prevention, reduction, recycling and reuse	The solid waste management plan prioritizes waste prevention, reduction, reuse and recycling as outlined in the waste hierarchy.

Alignment with National Initiatives

Various aspects of Metro Vancouver's solid waste management plan align with national initiatives. For example, under the Federal Sustainable Development Strategy 2022-2026, Environment and Climate Change Canada has outlined indicators and associated targets to achieve the Goal 12: "Reduce waste and transition to zero-emission vehicles". Table 4 identifies two related Environment and Climate Change Canada targets, and comments on how Metro Vancouver's solid waste management plan will help meet those targets.

[7] United Nations. (2015). *Transforming our world: The 2030 Agenda for Sustainable Development*. https://sdgs.un.org/2030agend

Table 4 Alignments and Linkages Between Federal Targets and Metro Vancouver's Solid Waste Management Plan

Environment and Climate Change Canada Target	Metro Vancouver's Solid Waste Management Plan
Zero plastic waste by 2030	The updated solid waste management plan outlines efforts to continue Metro Vancouver's ongoing work to reduce plastic waste, which is supported by a robust provincial regulatory framework and efforts by member jurisdictions. Metro Vancouver aims to reduce the disposal of all materials by 50% by 2050, with plastic identified as a priority area.
Reduce the amount of waste Canadians send to disposal from a baseline of 699 kilograms per person in 2014 to 490 kilograms per person by 2030 (a 30% reduction); and to 350 kilograms per person by 2040 (a 50% reduction).	Metro Vancouver's per capita disposal target is 300 kg per person by 2036, compared to a provincial target of 350 kg per person.

Alignment with Provincial Initiatives

This plan was completed in accordance with the provincial document, *A Guide to Solid Waste Management Planning*, and as required by the *Environmental Management Act*. One of Metro Vancouver's targets is to reduce per capita disposal to 300 kg per person by 2036, which is less than the provincial target of 350 kg per person.

Metro Vancouver's hierarchy aligns with the BC Pollution Prevention Hierarchy, with some exceptions:

- "Rethink" has been added as an additional tier above "Reduce" in response to feedback received on including a strong circular economy and waste prevention focus.
- "Recover" includes all material used as an alternative fuel, and does not include mass burn waste-to-energy, reflecting that mass burn waste-to-energy is defined as a disposal method to manage residual garbage, similar to landfilling.
- "Dispose" replaces "Residuals Management" and includes both landfill and mass burn waste-to-energy.

Metro Vancouver's guiding principles complement the provincial principles in *A Guide to Solid Waste Management Planning*, and were developed based on the unique characteristics and conditions of the region. Region-specific principles were developed to reflect the values identified through engagement, and are consistent with Metro Vancouver's overall organizational strategic priorities.

Alignment with other Metro Vancouver plans

There is interdependence between the goals, strategies, and actions in this plan and those in other regional plans.

Board Strategic Plan (2022-2026) – The Board Strategic Plan provides a framework for regional decision-making, setting goals and priorities across service areas like utilities, planning, and environment, to guide staff, ensure sustainable growth, and foster a livable, resilient region for current and future generations.

Clean Air Plan (2021) – The Clean Air Plan is Metro Vancouver's plan for reducing air contaminant emissions and managing air quality. The Clean Air Plan includes key actions to effectively reduce greenhouse gas emissions in this region, in pursuit of 2030 emissions targets. It also includes actions to reduce health harming air contaminants, as well as greenhouse gas emissions. Linkages with the solid waste management plan include strategies to shift to zero carbon district energy systems, accelerate the transition to lower embodied emissions in buildings, accelerate emission reductions from industrial facilities, and implement leading management practices to continually improve regional air quality and reduce greenhouse gas emissions.

Climate 2050 (2019) – Climate 2050 is a long-term region-wide strategy to guide the region toward a low-carbon, climate-resilient future by 2050, with actions for all orders of government and other agencies. It focuses on reducing greenhouse gas emissions and adapting to climate impacts through specific roadmaps for areas like energy, transport, buildings, nature, and health, aiming for carbon neutrality and protecting ecosystems.

The *Climate 2050 Solid Waste Primer* was developed to provide a linkage between the Climate 2050 Strategic Framework and the Solid Waste Management Plan. It provides an overview of the sources of greenhouse gas emissions from disposal of solid waste generated in the Metro Vancouver region since 2010 and offers a summary of actions taken to date to reduce climate impacts and offset over 35 per cent of annual emissions related to solid waste disposal by 2050. Future actions to reduce and offset emissions from solid waste disposal are not included in the primer but instead are identified within this solid waste management plan with the goal of achieving carbon neutrality for solid waste disposal by 2050.

Metro 2050 (2022) – Metro 2050 is the region's vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities. Linkages with the Solid Waste Management Plan include a strategy to advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality.

Liquid Waste Management Plan (2026) – Metro Vancouver's Liquid Waste Management Plan (provincial approval pending at the time of writing the Solid Waste Management Plan) includes community-specific solutions for Metro Vancouver and its member jurisdictions to manage wastewater and rainwater, and

to address growing pressures in the region, while protecting public health and the environment. Key linkages with the solid waste management plan include strategies to diversify options for biosolids and implement proven resource recovery technologies.

Regional Food Systems Strategy (2011) – Metro Vancouver's Regional Food Systems Strategy supports a collaborative approach to creating a sustainable, resilient, and healthy food system that contributes to the well-being of all residents, the economic prosperity of the region, and the conservation of our ecological legacy. The Regional Food System Strategy has key intersections with the Solid Waste Management Plan with respect to food waste prevention and food recovery.

STRATEGIES AND ACTIONS

The following strategies and actions are specific initiatives to be pursued to achieve the goals and targets of the solid waste management plan. They are organized according to the waste hierarchy, and reflect the themes and priorities heard from residents and businesses across the region.

Strategies and actions were selected based on research, engagement feedback, and a third-party assessment of options based on economic, environmental and social impacts including:

- Affordability
- Economic prosperity
- Innovation
- Circularity
- Collaboration
- Waste reduction
- Greenhouse gas reduction
- Environmental stewardship
- Inclusion
- Convenience
- Community participation
- Supporting waste prevention habits and actions

A list of approximately 200 action options was discussed with interested parties during the options analysis phase of the plan update. Participants provided feedback on options, which contributed to their consolidation and refinement of action into the strategies and actions presented in this Solid Waste Management Plan.

Disposal actions were not included in the initial list of action options, but were developed collaboratively with the City of Vancouver and the City of Delta and presented for feedback during engagement on the initial draft plan.

Member Jurisdiction Actions

Metro Vancouver's member jurisdictions have an important role to play in accomplishing the goals of the solid waste management plan. While each member has unique goals and priorities reflecting their own community the strategies and actions include opportunities for Metro Vancouver and members to collaborate. Member jurisdiction actions presented in the Solid Waste Management Plan are intended as potential areas of focus for members to consider – they are not requirements. Many other actions not specifically presented as member jurisdiction actions can be amplified and improved through the support and input of members, including education and outreach, advocacy, and program pilots.

Goal 1: Rethink

To meet the region's ambitious waste reduction goals, systemic change is needed through a broad shift toward a circular economy that conserves resources by keeping them in use longer and eliminates unnecessary or problematic products and packaging that cannot be reused or recycled. Achieving this transformation will require new circular policies, designs, and business models. Metro Vancouver will act as a catalyst for this transition by implementing the following strategies:

STRATEGY 1.1

Advocate for circular economy policies and programs

To enable a systems level shift from a linear to a circular economy, policy leadership from senior levels of government is essential. A consistent set of policies and programs will allow the business community to create innovative and circular waste prevention solutions. Priority areas for advocacy include food systems, the built environment, durable and repairable consumer goods, data collection, and reducing short-lived or unnecessary products and packaging – especially plastics. Metro Vancouver will work to align with international efforts and join voices with local governments and business leaders across Canada to amplify the message that circular policies are urgently needed to transition away from the current take-make-dispose economy.

1.1.

1.1.1. Advocate for incentives and funding programs for key circular activities:
- 1.1.1.1. Circular built environment solutions such as design for disassembly, buildings as material banks, and incorporation of used building materials for new construction
- 1.1.1.2. Low-waste local food production such as vertical farms, gleaning, food remanufacturing, and industrial symbiosis opportunities
- 1.1.1.3. Circular products and services

1.1.2. Advocate for the phase-in of regulations that eliminate unnecessary, problematic, non-recyclable products and packaging

1.1.3. Work with municipalities and regions across Canada to develop and advocate for implementation of priority circular economy policies

1.1.4. Advocate for policies and programs to improve:
- 1.1.4.1. Circular built environment solutions

1.1.4.2. Circular food systems

1.1.4.3. Circular products and services

STRATEGY 1.2

Help lead the transition to a more circular regional economy through waste prevention

To support the transition to a more circular regional economy, Metro Vancouver will draw on the circular innovation potential of regional businesses by connecting them with the resources and expertise they need to decouple their growth from waste, reduce their supply chain risk and carbon impacts, and keep valuable materials in circulation for longer.

1.2.

1.2.1. Lead by example by integrating additional waste prevention policy and programs within Metro Vancouver's corporate operations and share learnings with other jurisdictions.

1.2.2. Work with economic development agencies to:

1.2.2.1. Identify and implement circular business opportunities.

1.2.2.2. Co-develop industry-supported targets and standardized methods of tracking waste prevention performance by business type.

1.2.2.3. Develop a recognition program to celebrate businesses in the region leading the adoption of new circular economy practices.

1.2.2.4. Increase low barrier employment opportunities that support a circular economy.

1.2.3. Increase circular economy curriculum and training

1.2.3.1. Embed circular economy into professional development.

1.2.3.2. Improve circular economy education in schools through field trips, hands-on learning, and co-developed innovative approaches.

1.2.4. Work with trade schools, industry associations, practice leaders, and senior government to identify and implement solutions to fill skills training gaps required to:

1.2.4.1. Scale circular food systems.

1.2.4.2. Rethink approaches to a circular built environment, such as design for disassembly.

1.2.4.3. Equip small and medium-sized enterprises with practical guidance to operationalize circular economy practices.

1.2.4.4. Improve access to circular products and services including reuse and repair.

Metro Vancouver and member jurisdictions will collaborate to:

1.2.5. Develop, test and share consistent approaches for tracking progress on circular policies and programs.

1.2.6. Work with businesses to implement solutions to support circular products and services.

STRATEGY 1.3

Collaborate to advance a circular economy

Moving away from a linear economy to one that is circular requires a shift in mindset and a commitment to systems level change. This transformation also requires leadership by, and collaboration between, government, business, and non-governmental organizations. Metro Vancouver will help facilitate this work through a national platform for shared learning, collaboration, and leadership.

1.3.

- 1.3.1. Bring together ideas and facilitate discussions across sectors to create circular economy solutions that accelerate waste prevention.
- 1.3.2. Collaborate with external groups to identify and implement new circular economy initiatives in the community.
- 1.3.3. Work with national waste reduction and circular economy organizations to learn and share circular practices with a focus on the following priority areas, and others as they emerge:
  - 1.3.3.1. Textiles
  - 1.3.3.2. Procurement
  - 1.3.3.3. Cities
  - 1.3.3.4. The built environment
  - 1.3.3.5. Plastics
- 1.3.4. Collaborate on research projects and pilots to further advance waste reduction and a circular economy, and share the findings broadly.
  - 1.3.4.1. Collaborate with governments and industry to develop digital tools that map how buildings are constructed and what materials they contain, enabling better tracking and forecasting of used building materials for reuse.

Metro Vancouver and member jurisdictions will collaborate to:

1.3.5 Develop, test and share circular procurement approaches, tools and templates.

STRATEGY 1.4

Collect and share data to track progress toward a circular economy

Clear and consistent reporting frameworks and metrics are vital for advancing the circular economy. They provide data to measure and track progress, help inform decisions, and demonstrate the value of circular business models. Metro Vancouver will work across sectors to help develop and share best practices and results to enable a shared understanding of circular economic progress.

1.4.

- 1.4.1. Work toward annual solid waste management reporting by material type and sector on all levels of the waste hierarchy, starting with organics, wood, and textiles.
  - 1.4.1.1. Pursue comprehensive materials flows for key sectors every 5-10 years to better track progress toward keeping materials in circulation for longer.
- 1.4.2. Continue to develop and improve key performance indicators to track progress on circular economy through rethinking and reducing waste.

1.4.3. Develop methods for estimating and reporting environmental and economic benefits for waste prevention actions such as reduction of greenhouse gas emissions (potentially including embodied carbon), potential cost savings, affordability, and life-cycle impacts.

1.4.4. Implement new data collection technology.

1.4.5. Strengthen waste composition data to improve actionable insights.

1.4.6. Research and pilot ways to measure success of collaborations.

1.4.7. Explore ways to measure diversity, equity, and inclusion in solid waste data starting with current practices and gaps.

Goal 2: Reduce

STRATEGY 2.1

Collaborate with businesses and institutions to reduce waste at the source

Businesses deliver products and services that meet the daily needs of Metro Vancouver residents. Metro Vancouver will work with businesses and institutions to reduce waste, starting with the construction, demolition, textiles, and hospitality sectors.

2.1.

2.1.1. Collaborate with the construction and demolition sector to develop solutions for waste reduction that can be implemented at the regional level:

2.1.1.1. Co-host events with the construction and demolition industry, housing and development sectors, and member jurisdictions to help build awareness, share success stories and workshop solutions to reduce waste.

2.1.1.2. Update the Metro Vancouver Construction and Demolition Waste Reduction Toolkit starting with refreshed case studies that follow a format developed collaboratively with industry and member jurisdictions.

2.1.2. Research, summarize and action the challenges and opportunities related to reducing construction and demolition waste.

2.1.3. Collaborate with the textiles sector on solutions for textile waste reduction such as resale and repair programs, and circular textiles designs.

2.1.4. Support reduction of waste from business with practical tools and education:

2.1.4.1. Co-develop education tools with business leaders and associations to help businesses reduce waste, motivate customers to participate, and comply with evolving waste reduction regulations.

2.1.4.2. Increase in-person education where businesses and others can talk directly with experts on how to reduce waste.

2.1.5. Host forums with large generators of waste to co-develop and implement waste reduction solutions.

2.1.6. Work with high waste generation sectors to develop, promote and implement circular procurement tools and templates.

Metro Vancouver and member jurisdictions will collaborate to:

2.1.7. Develop, test and share approaches to further measures and reduce commercial and institutional waste.

2.1.8. Develop, test and share definitions and approaches for zoning and development bylaws to clarify siting requirements for waste reduction and recycling activities.

STRATEGY 2.2

Encourage residents to reduce and prevent waste

Many materials and products in British Columbia can be recycled, which has contributed to Metro Vancouver's North American leading recycling rate. However, to achieve the waste reduction goals outlined in this plan, we need to go beyond recycling and focus on preventing waste before it is created. Everyday waste prevention habits make a big difference. Metro Vancouver will encourage residents to prevent waste by implementing the following actions:

2.2.

2.2.1. Increase in-person education where residents can talk directly with waste reduction educators.

2.2.2. Educate residents on affordable everyday waste prevention actions, measure and communicate the estimated impact, and celebrate high performers.

2.2.3. Expand education tools to help residents of multi-family buildings to reduce waste, increase participation, and comply with evolving waste reduction regulations.

STRATEGY 2.3

Prioritize food waste reduction initiatives for the commercial and institutional sectors

Food production requires significant resources — land, water, and energy — and often involves long-distance transportation before reaching local stores, restaurants, and businesses. Yet much of this food is still wasted. Through the actions below, Metro Vancouver will support residents and businesses to reduce the amount of food that is wasted. This will help reduce waste locally and decrease the global environmental impacts associated with food loss from food production.

2.3.

2.3.1. Work with businesses, industry associations, and non-profits to reduce food loss and waste improving distribution, purchasing, storage, and preparation methods through initiatives such as regional food recovery hubs or shared infrastructure.

2.3.2. Pilot and scale up initiatives to support food waste prevention practices and share learnings with the hospitality and entertainment sectors, post-secondary institutions, healthcare facilities, large-scale catering operations, and food distributors.

Goal 3: Reuse

STRATEGY 3.1

Support consistent approaches to reuse

Consistent approaches to government reuse policies and programs can reduce confusion for residents, improve efficiency for businesses, and help enable widespread adoption. Metro Vancouver will play a convening role to develop, test, and share guidance to help align programs and policies across the region for reusable food service ware and salvaged building materials:

3.1.

3.1.1. Advocate for the phase in of reusable food service ware requirements for non-residential sectors.

Metro Vancouver and member jurisdictions will collaborate to:

3.1.2. Develop, test and share improved tools and approaches for house relocation and deconstruction programs and policies including data review.

3.1.3. Update the regionally harmonized approach to reducing single-use items and phasing in reuse measures.

STRATEGY 3.2

Enhance extended producer responsibility programs

Since the development of extended producer responsibility programs in British Columbia, Metro Vancouver has supported shifting recycling, reuse, and repair responsibilities to producers while advocating for continued expansion to include more sectors and material types. Metro Vancouver will continue to participate in discussions with the province, producer responsibility organizations, and member jurisdictions to build on the success of these programs. These actions focus on the role of extended producer responsibility programs in advancing waste reduction and recycling and their potential to facilitate the implementation of reuse and repair systems.

3.2.

3.2.1. Identify and advocate for additional products to be added to extended producer responsibility programs such as mattresses, textiles, household furniture, and packaging from sectors such as care homes and schools with similar materials to residential recycling programs.

3.2.2. Advocate for accelerated implementation of residential collection of an expanded suite of materials including flexible plastics and foam.

3.2.3. Advocate for consistent extended producer responsibility programs across Canada.

3.2.4. Participate in extended producer responsibility program engagements and advocate for:

3.2.4.1. Improvements to existing programs and the implementation of new programs.

3.2.4.2. Increased financial incentives for local government to participate in collection of extended producer responsibility programs materials for programs where local governments are not getting full cost recovery.

3.2.4.3. Expansion of residential-only packaging drop-off programs to small businesses.

3.2.4.4. The inclusion of reuse and repair in extended producer responsibility programs.
3.2.4.5. Expansion of recycling drop-off options for products, including retail and mobile options to improve convenience and accessibility.
3.2.4.6. programs that reduce barriers for recycling large items.
3.2.5. Collaborate with producer responsibility organizations to enhance data sharing, enabling better insights, greater transparency, and progress toward shared waste prevention and recycling goals

STRATEGY 3.3

Increase reuse of used building materials

To accommodate a growing region, more single-family homes are being replaced with higher density housing. As a result, construction and demolition waste - already a significant portion of the region's waste – is expected to continue to grow. Salvage and reuse of building materials can support affordability and reduce the strain on disposal capacity from increased densification of the housing stock. Building relocation, salvage, and reuse of building materials remains relatively uncommon. Metro Vancouver will work to increase these activities through the following actions:

3.3.
3.3.1. Advocate to increase the use of used building materials in new projects.
3.3.2. Accelerate the development of second-hand building material markets by working with industry and economic development agencies to:
3.3.2.1. Prioritize the development of local facilities and collection programs for triaging building materials to their best and highest use.
3.3.2.2. Expand the reach and use of a more contractor- and designer-friendly marketplaces for salvaged construction and demolition materials.
3.3.2.3. Motivate residents to incorporate more used building materials into their home renovation projects.
3.3.3. Work collaboratively with academia and building and infrastructure sectors to:
3.3.3.1. Increase reuse of building materials.
3.3.3.2. Research and scale innovative solutions to meet land use needs for key waste reduction activities such as house moving, deconstruction, and building material resale.

STRATEGY 3.4

Work with businesses, institutions and event organizers

The public's ability to reduce waste often depends on the choices made by businesses, institutions, and event organizers — many of which increasingly rely on single-use products and packaging. In the hospitality and entertainment sectors, items such as disposable cups, containers, utensils, and food accessories are used briefly before being disposed or recycled. For electronics and appliances, repair can be costly or difficult to navigate. Metro Vancouver will work collaboratively with other levels of government, event organizers, businesses, and institutions to expand reuse, repair, and refill options that are convenient, affordable, and easy for residents to participate in.

3.4.

3.4.1. Advocate for funding for the expansion and development of reuse and repair infrastructure such as borrowing of items and products at public libraries, refill at retail, packaging reuse systems, furniture reuse, and a community reuse options database.

3.4.2. Seek approval to establish a business funding program to support the transition to reuse, refill, repair.

3.4.3. Collaborate with event organizers, event venues, and institutions to implement reusable food service ware, bag reuse programs, and food recovery.

Metro Vancouver and member jurisdictions will collaborate to:

3.4.4. Develop, test and share best practices for waste reduction and recycling for public realm events, prioritizing surplus food redistribution, use of reusable food service ware, and litter reduction.

STRATEGY 3.5

Increase access to and foster the broad adoption of reuse, refill and repair

Sharing and repairing are already happening in a grassroots capacity through community fridges, repair cafés, thrift and vintage stores, buy-nothing groups, and lending libraries. However, access and reliability of these options vary across the region. Metro Vancouver will work to expand these opportunities and make it easier for residents to access reliable reuse, refill, and repair options through the following actions:

3.5.

3.5.1. Continue to scale up reuse drop-off at Metro Vancouver recycling and waste centres, to provide reuse options at all recycling and waste centres, as described in the recycling and waste centre strategic approach outlined in this plan.

3.5.2. Work collaboratively with food recovery and product reuse organizations to develop a where to reuse, refill, repair data set that can be displayed in universally accessible maps.

3.5.3. Accelerate adoption of donation collection options for reusable items such as clothing and books in multi-family buildings.

3.5.4. Research, trial and implement additional ways to scale reuse and repair.

- 3.5.4.1. Support community-based waste reduction and reuse programs for schools, non-profits organizations and community groups.
- 3.5.4.2. Expand and improve convenience of online and in-person second-hand marketplaces.
- 3.5.4.3. Facilitate expansion of community-based solutions like community share fridges and buy-nothing groups.

Metro Vancouver and member jurisdictions will collaborate to:

3.5.5. Facilitate opportunities to increase the size, number, and frequency of repair and reuse events such as community garage sales, repair cafes, and clothing swaps.

STRATEGY 3.6

Scale up efforts to recover food

Some businesses and organizations in the region produce surplus food, while others receive donated food to support those who are experiencing food insecurity. Surplus food can also be turned into food products for human and animal consumption. Developing efficient ways to connect those with surplus food to those who need food can reduce waste and help address food insecurity. Metro Vancouver will strengthen and expand the regional food recovery network to help ensure food is put to its highest best use.

3.6.

3.6.1. Maintain and scale a regional food recovery network.

3.6.1.1. Further map out food recovery assets/food waste solutions for each stage of the food supply chain, including a focus on clarifying what foods can be donated to people and animals.

3.6.1.2. Work toward developing a complete set of food recovery data for the region and consider incentives to encourage reporting.

3.6.1.3. Continue to share results of food recovery network initiatives across Metro Vancouver to foster cross-department collaboration on food security and waste reduction.

3.6.2. Work with industry experts and food related sectors to develop a practical guide to measuring and reporting food waste reduction efforts to facilitate development of a complete set of regional food recovery data.

STRATEGY 3.7

Celebrate residents and businesses that prioritize reuse and refill and encourage more residents to participate in these activities

Early adopters who prioritize reuse and refill can help normalize these practices for the general population. Metro Vancouver will support the shift toward reuse and refill by celebrating leaders in reuse and refill, and encouraging more residents to participate through the following actions:

3.7.

3.7.1. Develop waste prevention and reuse programs and education targeting specific sectors that may be unfamiliar with regional waste reduction practices such as newcomers and tourists.

3.7.2. Promote the use of reusable items such as cups and bags, incorporating co-developed messaging that resonates with a diverse audience.

Goal 4: Recycle

Make it easier to recycle effectively.

When products and materials are no longer suitable for reuse, recycling is the preferred option. The Metro Vancouver region has made significant progress in recycling, and separation of recyclables, including organics, is now common practice. Despite this success, recycling faces unique challenges through new and changing material types, shifting markets, contamination, and a decrease in public trust. Metro Vancouver aims to address these barriers through the strategies and actions below, making

it easier for residents and businesses to recycle in a way that maximizes benefits while reducing contamination.

STRATEGY 4.1

Promote design for recyclability and the use of recycled content in products and packaging

Effective recycling depends on the presence of robust markets for recycled material, and those markets need both a steady supply of material that can reliably be recycled and strong demand for products and packaging containing recycled content. Although the marketing of recyclable commodities is traditionally managed by producer responsibility organizations or the private sector, Metro Vancouver and its members can help play a role by incorporating recycled material such as compost, recycled concrete, and recycled asphalt in their own operations and projects, as well as through strategic partnerships with organizations working to increase recycled content in consumer materials and products.

4.

4.1.

4.1.1. Work to improve the recyclability of products and packaging and incorporate recycled content.

4.1.1.1. Work with national plastics waste reduction organizations to understand barriers and advocate for increased recycled content in plastic products and packaging.

4.1.1.2. Research and advocate for improvements to the recyclability or phase out of multi-material products including coffee cups.

4.1.1.3. Enhance partnerships with the provincial government, industry, academia, and community groups to research, develop and share solutions.

Metro Vancouver and member jurisdictions will collaborate to:

4.1.2. Work with engineering design and construction organizations to include recycled asphalt and concrete in roads, fill, and other applications.

4.1.3. Develop, test, and share educational materials, procurement tools and templates for recycled products including asphalt, concrete, and compost.

STRATEGY 4.2

Encourage the development of new recycling infrastructure

Recycling depends on facilities to sort materials into marketable commodities and to process those commodities into new products. As actions in this plan help to increase the amount and types of material recycled, Metro Vancouver can continue to work with its members and the private sector to help ensure that collection and processing capacity keeps pace. Ongoing conversations will ensure the region can accommodate the growing volume of recyclables.

4.2.

4.2.1. Convene recycling industry with the goal to maintain and increase recycling infrastructure that services the region.

4.2.1.1. Reduce barriers for siting of private sector recycling activities.

4.2.2. Support the development of additional local organics processing through leveraging Metro Vancouver procurement processes for organics management.

4.2.3. Advocate for funding programs to help scale recycling infrastructure and innovation for challenging materials such as food for remanufacturing, anaerobic digestion feedstock, wood waste, and plastic-lined paper products.

STRATEGY 4.3

Improve participation in green bin programs and alternatives for residents, businesses and institutions

Since Metro Vancouver's organic disposal ban came into effect in 2015, residents and businesses have made significant progress in diverting food scraps and yard trimmings from disposal. However, compostable organics remain the largest component of the waste stream and not all residents and businesses participate in green bin programs. Metro Vancouver will aim to improve participation through the actions outlined under this strategy.

4.3.

4.3.1. Research technology options and support pilot programs to improve organics recycling in the commercial and institutional sectors.

4.3.2. Work collaboratively with the solid waste and recycling industry to increase participation and reduce contamination in organics programs focusing on sectors with the lowest participation rates and highest contamination rates.

4.3.3. Continue to provide tools and tips to residents to reduce green bin related concerns such as odours and cleanliness.

Metro Vancouver and member jurisdictions will collaborate to:

4.3.4. Promote and provide education on worm bins, home composting, proper use of green bins, and use of compost products.

STRATEGY 4.4

Make recycling easier by improving convenience

To make recycling easier for residents and businesses, options for recycling should be widely available. Homes, recycling depots, and public spaces are three areas where Metro Vancouver and its members can help provide better, more convenient access to recycling services.

4.4.

4.4.1. Work with businesses, recycling depot operators, and producer responsibility organizations to improve consistency of recycling collection.

4.4.2. Improve access to textile donation and recycling collection services.

Metro Vancouver and member jurisdictions will collaborate to:

4.4.3. Update, test, and share multi-family residential (including small scale multi-unit housing) waste and recycling container space and access technical specifications to support adequate space for expanded recycling.

4.4.4. Advocate for, test, and share consistent approaches to improve public space waste reduction and recycling.

STRATEGY 4.5

Make recycling more effective by simplifying sorting

Recycling is most effective when the materials are placed in the correct receptacles since this reduces contamination and results in more efficient processing. Clear and consistent instructions, effective signage, and accessible information can help simplify recycling sorting to improve recycling outcomes.

4.5.

4.5.1. Develop of a signage standard and customizable signage creation tool in collaboration with producer responsibility organizations.

4.5.2. Assess and pilot digital tools that allow users to scan waste items receive clear, multilingual instructions on options for reuse, repair, recycling, or disposal.

4.5.3. Centralize and improve awareness of recycling information and resources.

STRATEGY 4.6

Provide tailored recycling education for the residential, commercial and institutional sectors

Metro Vancouver has one of the highest recycling rates in North America thanks to the efforts of residents and businesses. However, survey data indicates that some recyclers – especially in multi-family buildings, commercial and institutional settings – are unsure about how to handle certain packaging and products. Metro Vancouver aims to improve recycling accuracy, consistency, and participation by providing resources designed for different sectors and recyclers.

4.6.

4.6.1. Provide tailored education to businesses by:

4.6.1.1. Developing practical online resources for specific business types.

4.6.1.2. Working on understanding recycling data and challenges in specific sectors including events, film, tourism, food service, and health care.

4.6.1.3. Hosting industry specific dialogues to better understand and co-solve recycling and waste prevention challenges.

4.6.2. Collaborate with producer responsibility organizations to support tailored education for multi-family.

4.6.3. Research and test technologies and share approaches to providing tailored public education on proper residential recyclables sorting.

Metro Vancouver and member jurisdictions will collaborate to:

4.6.4 Improve the reach of behaviour change campaigns by amplifying messaging through member jurisdiction public communications.

STRATEGY 4.7

Increase transparency of what happens to materials from recycling and green bin programs

Transparency about what happens to garbage and recycling is a guiding principle for this plan, since transparency helps build confidence that materials are recycled. Metro Vancouver will work to provide more information about where materials end up and make it easier for residents and businesses to access this information.

4.7.

4.7.1. Organize tours of recycling and organics facilities so that residents can see what happens to their materials.

4.7.2. Show where recycling goes and how it's processed to provide more transparency about the recycling system.

4.7.3. Add information about what happens to recyclable materials in online recycling database/search tools.

STRATEGY 4.8

Enhance approaches to Metro Vancouver's disposal ban program

At Metro Vancouver's solid waste facilities, loads are inspected for materials banned from disposal such as recyclables. Surcharges apply if these banned materials are found. The disposal ban program helps encourage separation of recyclables by creating a financial disincentive for disposing of banned materials. By strengthening this program Metro Vancouver can keep more recyclable material out of the garbage.

4.8.

4.8.1. Pursue options to enhance disposal ban inspection efficacy such as innovative detection technologies and clear bags policies.

4.8.2. Create incentives for waste and recycling collectors to work with their customers to adopt additional recycling services and reduce waste.

4.8.3. Review and expand materials included in Metro Vancouver's disposal ban program when viable markets exist.

4.8.4 Business case increasing the number of disposal ban inspections at Metro Vancouver and City of Vancouver solid waste facilities.

STRATEGY 4.9

Identify recycling opportunities for common litter and illegal dumping items

Litter and illegal dumping impact the environment and wildlife and result in significant costs for member jurisdictions to collect and dispose of these materials. Efforts to prevent litter and illegal dumping are already underway, but Metro Vancouver and its members can amplify these efforts through continued collaboration and the actions listed under this strategy.

4.9.

4.9.1. Increase the number of community drop-off events to provide options for large or difficult to manage materials and prioritize diversion over disposal.

4.9.2. Support community clean-up initiatives through reduced disposal fees and information on recycling options if available

4.9.3. Enhance litter and illegal dumping data to identify opportunities to recycle commonly littered or illegally dumped materials.

4.9.4. Review approaches in other jurisdictions to reduce illegal dumping, including opportunities to recycled common illegally dumped materials, and consider implementation of initiatives proven effective elsewhere.

Metro Vancouver and member jurisdictions will collaborate to:

4.9.5. Develop, test, share and advocate for approaches to minimize litter from residential recycling containers while optimizing material recycled.

Goal 5: Recover

Recover resources from materials not currently recycled

Not all materials are currently recycled into new products due to source separation constraints, materials, technology, market, or capacity limitations. While Metro Vancouver will work on increasing reuse and recycling for these materials, there is an opportunity to recover some of their value in the interim. This can be done by using materials that would otherwise be disposed to recover energy through the creation of fossil fuel alternatives.

STRATEGY 5.1

Recover energy from materials collected at regional facilities that are not currently recycled

Metro Vancouver and City of Vancouver facilities receive source-separated loads of clean wood, which are banned from disposal, as well as mixed loads containing a high proportion of engineered wood products which currently lack robust recycling markets within or near the region. While Metro Vancouver works to increase the capacity to recycle these materials, opportunities currently exist within the region for displacing fossil fuel use by utilizing energy recovered from these materials as an alternative. Opportunities also exist to recover bottom ash, a by-product of waste-to-energy disposal, to be used beneficially in cement production.

5.1.

5.1.1. Continue to collect clean dimensional lumber not currently reused or recycled due to insufficient processing capacity or technical constraints at existing facilities, to process into fuel to replace fossil fuels in district energy systems and other decentralized heating and agricultural/industrial systems.

5.1.2. Continue to pursue processing of small load waste to recover wood and other materials.

STRATEGY 5.2

Encourage recovery of energy from construction and demolition materials that are not currently recycled

Licensed private facilities manage most of the construction and demolition material generated in the region. A significant portion of this material is wood or other products that are currently challenging to recycle. Through research and collaboration with the construction and demolition industry, Metro Vancouver aims to decrease the amount of material that would otherwise be disposed, by helping to develop markets for energy recovery where reuse or recycling is not currently viable.

5.2.

5.2.1. Share information on construction and demolition waste characteristics and quantities to support the potential to recover energy from construction and demolition waste that are currently reused or recycled.

5.2.2. Encourage energy recovery from construction and demolition material currently not reused or recycled.

5.2.3. Advocate for and support piloting of technologies to convert wood waste into energy and fuel while potentially reducing greenhouse gas emissions.

Goal 6: Dispose

Dispose only as a last resort

Despite the region's success in reducing and recycling waste, approximately one million tonnes of garbage require disposal each year. The Vancouver Landfill and the Waste-to-Energy Facility serve the region as cost effective and environmentally responsible local disposal options for residential and commercial and institutional garbage, with contingency landfill disposal available for any garbage beyond what can be managed at the Vancouver Landfill and Waste-to-Energy Facility. Other materials such as construction and demolition waste, liquid waste system residuals, and soil are important considerations as optimizing the management of these materials helps to preserve disposal capacity for garbage.

STRATEGY 6.1

Continue to use Vancouver Landfill and the Waste-to-Energy Facility as primary disposal systems

The cost of disposing garbage at the Vancouver Landfill and the Waste-to-Energy Facility is roughly half the cost of remote disposal options. Continuing to use these facilities benefits the region economically and allows Metro Vancouver to continue to maximize associated environmental benefits, such as energy recovery and utilization, and reducing greenhouse gas emissions from long distance waste hauling, while closely monitoring environmental performance and providing education for the public.

6.

6.1.

6.1.1. Vancouver Landfill

6.1.1.1. Continue to work with the City of Vancouver to maximize landfill gas utilization at the Vancouver Landfill through projects such as renewable natural gas development.

6.1.1.2. Continue to work with the City of Vancouver to further enhance environmental performance at the Vancouver Landfill including minimizing discharge of clean surface water into the liquid waste system and maximizing landfill gas recovery.

6.1.1.3. Report annually on the remaining disposal capacity at the Vancouver Landfill and generate projections for the timing of eventual closure of the facility.

6.1.1.4. Work with the City of Vancouver and the City of Delta to maximize opportunities for early use of the Western 40 Hectares at the Vancouver Landfill, an area of the landfill that is no longer being filled.

6.1.1.5. Continue to work with the City of Vancouver to raise awareness about the role of the Vancouver Landfill and the importance of waste prevention and recycling over disposal through open houses, tours, and other public education

6.1.2. Waste-to-Energy

6.1.2.1. Maximize utilization of energy generated at the Waste-to-Energy Facility through projects such as district energy.

6.1.2.2. Continue to further enhance environmental performance of the Waste-to-Energy Facility exploring options to further reduce emissions and increase environmental monitoring.

6.1.2.3. Continue to ensure environmental performance data compared to regulatory requirements for the Waste-to-Energy Facility is publicly available.

6.1.2.4. Continue to provide and expand opportunities for education and public awareness on the Waste-to-Energy Facility and associated infrastructure such as interactive displays and tours, and the importance of waste prevention and recycling over disposal.

6.1.2.5. Continue to pursue the beneficial use of bottom ash from the Waste-to-Energy Facility in cement plants.

6.1.3. Optimize Use of Local Disposal Facilities

6.1.3.1. Reduce reliance on remote disposal facilities through optimized use of the Vancouver Landfill and the Waste-to-Energy Facility.

STRATEGY 6.2

Use suitable procurement processes for any contingency disposal requirements

Garbage received at recycling and waste centres that cannot be accommodated at the Waste-to-Energy Facility or Vancouver Landfill must be managed under contracts with remote disposal facilities. These contingency contracts are awarded through fair and transparent competitive procurement processes.

6.2.

6.2.1. Consider, among other factors, the following as part of the procurement process(es) for contingency disposal: cost, greenhouse gas and other emissions, regulatory compliance, environmental impact, availability, and reliability.

STRATEGY 6.3

Explore additional long-term disposal capacity if required

According to Metro Vancouver's current waste generation projections, there is sufficient capacity to manage most garbage at the Vancouver Landfill and Waste-to-Energy Facility, with some remote disposal under contingency contracts currently required. No new long-term disposal capacity is currently anticipated over the duration of this plan, but in the event new long-term disposal capacity is required in the future, Metro Vancouver will research, review, and evaluate options. In Canada, landfilling is expected to continue to be the most common approach to managing residual waste for the foreseeable future. Mass burn waste-to-energy is the primary alternative to landfilling around the world with communities choosing between the two options based on local and national circumstances. Technical criteria have been developed to help guide decisions for selecting the most appropriate approach to managing residual waste, if new long-term capacity is required in the future (for more information, refer to Residuals Management Strategic Approach).

6.3.

6.3.1. If additional long-term disposal capacity is required

6.3.1.1. consider the residuals management technical criteria outlined within the solid waste management plan to compare options for securing the required capacity

6.3.1.2. facilitate broad and inclusive regional engagement on options. Findings and recommendations will be reported publicly before any decision to proceed.

STRATEGY 6.4

Monitor disposal options for waste that requires specialized disposal

Some types of waste require specialized disposal. Licensed private facilities exist in the region for managing and disposing construction and demolition material, which is considered a component of municipal solid waste. Other materials, such as asbestos, liquid waste system residuals, and international waste, must be managed according to specific regulations and procedures. Soil disposal at the Vancouver Landfill consumes space that would otherwise be used for disposal of garbage. By monitoring,

these materials, Metro Vancouver minimizes operational impacts to regional facilities and ensures effective management of these materials.

6.4.

6.4.1. Engage with industry representatives to monitor disposal capacity and options for construction and demolition materials generated.

6.4.2. Work with adjacent regional districts to better understand the flow of mixed construction and demolition material between regions.

6.4.3. Work with the City of Vancouver to ensure convenient and appropriate disposal at Metro Vancouver or City of Vancouver solid waste facilities for materials which require dedicated handling and/or disposal requirements such as asbestos, liquid waste system residuals, international waste, and materials generated outside of the region where appropriate.

6.4.4. Work with health authorities to review disposal options for hospital garbage, the non-biomedical garbage generated from health care facilities.

6.4.5. Work with the City of Vancouver and the City of Delta to pursue opportunities for beneficial use of soil within the Vancouver Landfill property so as not to displace garbage disposal capacity.

STRATEGY 6.5

Advance closure activities at closed landfills in the region

Metro Vancouver owns the land previously used as the Coquitlam Landfill, which stopped receiving waste in 1983. A portion of the site is occupied by the United Boulevard Recycling and Waste Centre, a portion is leased to a private entity for operation of a golf course, and the remainder of the site, Lot 3, is currently being used for temporary uses such as house storage. Metro Vancouver is responsible for completing all closure and post-closure activities at the site under Ministry of Environment and Parks requirements. As of 2026, a total of 24 known closed municipal or regional landfills exist in the region.

6.5.

6.5.1. Complete closure activities at the former Coquitlam Landfill

6.5.1.1. Undertake closure activities within Coquitlam Landfill Lot 3 to minimize leachate production and landfill gas migration and prepare the area for end-use.

6.5.1.2. Continue to use Lot 3 to support waste reduction initiatives until final closure.

6.5.2. Prepare an updated report summarizing the closure status of all closed landfills in the region, including a map with the location of all such landfills.

PLAN IMPLEMENTATION

The strategies and actions of this plan will be implemented in alignment with the guiding principles, goals and targets. This plan is meant to be a living document, meaning that as new priorities emerge and the relative priority of each strategy and action changes in the coming decade, Metro Vancouver will assess the relevancy of each action prior to implementation to verify each action continues to respond to emerging issues and opportunities in solid waste management.

Focus Areas

Six focus areas represent collections of actions which work toward big changes in specific areas, with a high potential to promote meaningful change and help reach the targets of the plan. These initiatives are seen as priorities for the updated solid waste management plan and consist primarily of initiatives that are new or haven't yet been initiated.

1. **Lead the transition to a regional circular economy through waste prevention:** Enable a circular regional economy through advocacy for circular programs and policies. In parallel, work locally and nationally with organizations such as economic development agencies to enable businesses to deliver circular products and services that keep products and materials at their highest value possible. Start with circular food systems and the built environment as priority sectors.

2. **Scale up reuse opportunities at recycling and waste centres and beyond**: Increase access to reuse, refill, and repair through program implementation at regional solid waste facilities and member events, advocacy for reuse requirements across the region, and business engagement with a focus on the food and hospitality sectors.

3. **Increase access to organics and recycling services for multi-family residents, businesses, and institutions:** Focus efforts to improve recycling in sectors with lower recycling rates such as multi-family and commercial/institutional through consideration of policy and regulatory options, tailored education tools, hauler incentives, and updated space and access requirements.

4. **Expand efforts to prevent disposal of valuable food and organics:** Continue to enhance and expand the regional food recovery network while exploring opportunities to prevent food from being wasted in the first place, by leveraging improved data and strengthening collaborations. Further support the development of local organics processing capacity and markets through public procurement, advocacy, and education.

5. **Expand efforts to prevent disposal of valuable building materials:** Work with economic development agencies, researchers, and the construction and demolition sector to develop, pilot, and share improved approaches for keeping building materials at their highest and best use. Prioritize enabling house relocation, deconstruction programs, and expansion of local reuse markets. Continue advancing opportunities for the highest-value use of wood, supporting

efforts to offset fossil fuel use by recovering energy from building materials that are not currently recyclable.

6. **Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics:** Continue to work nationally with organizations that create and manage plastics to promote elimination of unnecessary plastics, design for recyclability, and the use of recycled content in plastic products and packaging. Support and advocate for faster implementation of residential collection programs that accept a more consistent and broader range of materials to make recycling easier and more effective.

Table 5 describes how the focus areas will help meet the targets and long-term vision of the plan.

Table 5 Anticipated contribution of focus areas to the plan 10-year targets and 2050 vision.

2036 Target	2050 Vision	Focus Area[1]
1.1 tonnes/capita waste generation (10% reduction from 2024 baseline)	1 tonne/capita waste generation (20% reduction from 2024 baseline)	• Lead the transition to a regional circular economy through waste prevention (Up to 5% decrease) • Scale up reuse opportunities at Metro Vancouver facilities and beyond (Up to 5% decrease) • Expand efforts to prevent disposal of valuable food and organics (Up to 5% decrease) • Expand efforts to prevent the disposal of valuable building material (Up to 5% decrease) • Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics (Up to 5% decrease)
75% Diversion (10% increase from baseline) 70% Recycling	80% Diversion (15% increase from baseline) 75% Recycling	• Increase participation in organics and recycling services for multi-family residents, businesses, and institutions (Up to 10% increase) • Expand efforts to prevent the disposal of valuable building material (Up to 5% increase) • Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics, and eliminate unnecessary and hard to recycle plastics. (Up to 5% increase)

300 kg/capita disposal (30% reduction from 2024 baseline)	210 kg/capita disposal (50% reduction from 2024 baseline)	• Disposal decreases as a result of both decreasing waste generation and increased diversion, as described by the initiatives above
45% reduction in GHG emissions from solid waste by 2030 (2010 baseline)	Carbon Neutral	• As waste disposal decreases, associated GHG emissions decrease as well. Meeting the 50% disposal target will decrease emissions by at least 50% if high GHG emitting materials are targeted • Initiatives with the potential to recover energy to offset fossil fuel use such as the focus area "Expand efforts to prevent the disposal of valuable building material" can further contribute to carbon neutrality

[1] Estimated progress towards targets shown indicates results at 2050. 2036 results are expected to be approximately halfway toward the 2050 targets.

Strategic Principle: Prioritize local solid waste management solutions

Prioritizing local solutions (solutions within Metro Vancouver region or in close proximity) for solid waste management aligns with the vision and guiding principles of the solid waste management plan and is a strategic principle. Local solutions for managing solid waste increase resilience, reduce transportation greenhouse gas emissions, create local employment and economic benefit, and are typically less expensive than solutions in distant communities. A number of actions within the solid waste management plan prioritize local solutions including:

- Action 1.2.2.1 Work with economic development agencies to identify and implement circular businesses opportunities
- Action 1.2.6 Work with businesses to implement solutions to support circular products and services
- Action 1.3.1 Bring together ideas and facilitate discussions across sectors to create circular economy solutions that accelerate waste prevention
- Action 2.1.8 Develop, test and share definitions and approaches for zoning and development bylaws to clarify siting requirements for waste reduction and recycling activities,
- Action 2.3.1 Work with businesses, industry associations, and non-profits to reduce food loss and waste improving distribution, purchasing, storage, and preparation methods through initiatives such as regional food recovery hubs or shared infrastructure.
- Action 3.3.3.2 Work collaboratively with academia and building and infrastructure sectors to research and scale innovative solutions to meet land use needs for key waste reduction activities such as house moving, deconstruction, and building resale

- Action 3.5.1 Continue to scale up reuse drop-off at Metro Vancouver recycling and waste centres, to provide reuse options at all recycling and waste centres, as described in the recycling and waste centre strategic approach outlined in this plan.
- Action 3.3.2.1 Accelerate the development of second-hand building material markets by working with industry and economic development agencies to prioritize the development of local facilities and collection programs for triaging building materials to their best and highest use,
- Action 4.2.2 Support the development of additional local organics processing through leveraging Metro Vancouver procurement processes for organics management; and
- Action 6.1.3 Reduce reliance on remote disposal facilities through optimized use of the Vancouver Landfill and the Waste-to-Energy Facility.

DRAFT

Regulatory Strategic Approach

Purpose

The solid waste management plan regulatory strategic approach outlines the types of regulatory initiatives, such as bylaws, that Metro Vancouver may consider over the lifespan of the Solid Waste Management Plan, including how potential Metro Vancouver regulations are assessed, engaged on, and implemented. Recognizing that future changes to regulation require dedicated engagement beyond the scope of this solid waste management plan, the regulatory strategic approach aims to clarify Metro Vancouver's outlook with respect to any future regulatory actions to advance solid waste management plan goals and targets. Advocacy efforts encouraging regulations at other orders of government are not referenced in this section, but are included under strategies and actions.

Overview

The GVS&DD Board enacts bylaws to manage waste and protect public health and the environment. This authority is granted to the GVS&DD by the province under the *Environmental Management Act*, and the *Greater Vancouver Sewerage and Drainage District Act*.

Existing Regulations

The primary bylaws related to solid waste management in the Metro Vancouver region are listed below and their key components are summarized in Table 6.

(1) The *GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No.379,2024,* as amended (GVS&DD Tipping Fee Bylaw), which sets garbage and recycling fees at Metro Vancouver solid waste facilities, identifies recyclable and hazardous materials banned from disposal, specifies surcharges, and establishes the requirements of the generator levy;

(2) The *GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No.181, 1996,* as amended (GVS&DD Bylaw 181), which specifies licensing requirements for solid waste facilities, including reporting, inspection, and enforcement provisions;

(3) The *GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.378, 2024,* as amended (GVS&DD Notice of Bylaw Violation Bylaw), which allows the issuance of penalties up to $500 per contravention [8] of specified provisions of GVS&DD Bylaw 181 and the GVS&DD Tipping Fee Bylaw. It also establishes a process for dispute adjudication.

Table 6: Existing Regulations

Bylaw	Key Components
GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No.379, 2024, as amended	• Fees and surcharges

[8] Penalties are subject to change from time to time.

	• Recyclable and hazardous materials banned from disposal • Generator levy • Hauler records
GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No.181, 1996, as amended	• Facility licensing • Powers of Solid Waste Manager and Officers • Fees
GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.278, 2024, as amended	• Bylaw violations and penalties • Dispute adjudication

Since approval of Metro Vancouver's 2011 solid waste management plan, the generator levy has been implemented, and new bylaw enforcement tools have been added. The generator levy was added to the GVS&DD Tipping Fee Bylaw in 2017 (effective January 2018). It encourages the use of Metro Vancouver and City of Vancouver solid waste facilities where disposal bans for recyclable materials are in place. This levy also ensures that all garbage generators contribute to funding the cost of the regional solid waste system – a system that provides reliable and resilient services that benefit and are available to all residents and businesses in the region. The generator levy is included in the garbage tipping fee charged at Metro Vancouver and City of Vancouver solid waste facilities; however, if garbage is delivered to other facilities, haulers must pay the per-tonne generator levy directly to Metro Vancouver. The generator levy is a key contributor to Metro Vancouver's continued success in advancing waste reduction and recycling.

Metro Vancouver's Regulatory Role

Metro Vancouver's solid waste facilities provide convenient garbage drop-off for residents and businesses, determine the final disposal destination of that material, and provide both free and paid recycling opportunities primarily for materials delivered in small hand-unloaded vehicles. Recycling sorting and processing facilities are managed by the private sector in accordance with requirements set out in GVS&DD Bylaw 181. Organics management facilities are managed by the private sector or member jurisdictions. This system allows and encourages private sector innovation in recycling.

Metro Vancouver's regulatory authority does not currently include the ability to enforce bylaws at the generator or property level. Generally, that authority resides with municipalities. Also, outside of Metro Vancouver's regulatory authority are extended producer responsibility programs, regulations impacting the sale and distribution of specific products, and eco fees or refundable deposit fees charged for some products, which may be implemented at the provincial or federal level. Metro Vancouver plans to advocate for continuous improvement of extended producer responsibility programs and regulations at the federal and provincial level that will help rethink waste and transition to a circular economy, including design for recyclability, the right to repair, and waste prevention legislation, as described in the strategies and actions section of the plan.

Compliance and Enforcement

Metro Vancouver's Environmental Regulation & Enforcement group is responsible for enforcing the provisions of GVS&DD Bylaw 181, including reviewing licence applications and ensuring compliance with licence terms and conditions. Officers appointed under GVS&DD Bylaw 181 have authority to issue notices of bylaw violation under the *GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.378, 2024*, as amended, which includes penalties of up to $500 per contravention[9] (penalties are subject to change) of specified provisions of the generator levy and GVS&DD Bylaw 181. GVS&DD Bylaw 181 also allows for penalties for each day an offence is committed under the Bylaw, as well as suspension or cancellation of a licence. All active solid waste licences are available on Metro Vancouver's website, as well as Notices of Bylaw Violation issued to corporate entities since March 13, 2024, that have been paid, upheld, or are no longer in a dispute process. The appointment of enforcement officers is reported publicly.

Reporting and Continuous Improvement

Metro Vancouver publicly reports annually on the top surcharges under the GVS&DD Tipping Fee Bylaw. In addition, Metro Vancouver publishes information from the Smart Waste Program to help understand the movement of waste around the region. This information is used to assess the effectiveness of the disposal ban and generator levy programs, respectively, and helps inform decisions on how these programs can continue to be improved.

Strategic Approach

Regulatory Priorities

Metro Vancouver's regulatory priorities for the solid waste management plan align with the vision and guiding principles and can help to achieve the plan's strategies and actions. These priorities and their linkage to the guiding principles are listed below, in alphabetical order. Priorities are numbered for reference in Table 7 but the numbering does not indicate relative importance.

[9] Penalties are subject to change from time to time

Table 7: Regulatory Priorities

Regulatory Priority	Solid Waste Management Plan Guiding Principle
1. Improve data accuracy, transparency and availability	• Changes to reporting requirements in regulations can help improve **transparency about what happens to garbage and recycling**
2. Increase reuse and recycling	• Continuing to increase reuse and recycling demonstrates Metro Vancouver's commitment to **environmental stewardship and climate action**
3. Reduce barriers to participation	• Reducing barriers to participation helps in delivering **inclusive solid waste services and programs**
4. Support effectiveness of the facility licensing system	• The facility licensing system helps maintain **accountability from residents, businesses and governments to prevent waste**
5. Support effectiveness of the generator levy	• By ensuring all generators contribute to the costs of the regional solid waste system, the generator levy supports **a solid waste and recycling system that is affordable, convenient, and consistent across the region**
	• Similarly, the generator levy enables Metro Vancouver to maintain **a solid waste system that is resilient to climate change and future challenges**
6. Support innovation, particularly for reuse and repair	• Embedding reuse and repair into regulations can spur **innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation**

Example Future Regulatory Enhancements

Table 8 provides examples of regulations that Metro Vancouver could consider implementing in support of the priorities above. Potential future regulations are organized by what sector they would apply to. Some of these regulatory undertakings would require an amendment to provincial legislation.

Table 8 Example Regulations and the Regulatory Priority they Support

Sector	Example Regulation	Regulatory Priority Supported
Generator	Mandatory source separation	• Increase reuse and recycling
Hauler	Hauler Licensing including mandatory source separation and separate management of streams	• Increase reuse and recycling • Reduce barriers to participation • Support effectiveness of the generator levy • Improve data accuracy, transparency, and availability
	Reduced disposal ban surcharges for collectors that meet minimum requirements, as described in action 4.8.2	• Increase reuse and recycling • Reduce barriers to participation
	Additional disposal ban categories for recyclable materials and increased surcharges	• Increase reuse and recycling
Licensed Private Facilities	Updated reuse and recycling minimums in licences	• Increase reuse and recycling • Support innovation
	Expanded types of facilities that require a licence	• Improve data accuracy, transparency, and availability • Support effectiveness of the facility licensing system
	Incentives for innovation within licenses	• Support innovation
	Administrative monetary penalties to address non-compliances	• Support effectiveness of licensing system
	Administrative improvements to licensing bylaw including updating definitions	• Support effectiveness of the facility licensing system

Considerations

For any proposed regulations during the implementation of the solid waste management plan, at a minimum the following will be considered:

- What is the objective of the proposed regulation, and are there other options for achieving the same objective?
- Does GVS&DD currently have authority to implement the proposed regulation, and ifnot, what would be required to obtain that authority?
- Whatare the resource requirements for developing, administering, and enforcing the proposed regulation?

- Which sectors, businesses, or individuals would be subject to the proposed regulation, and what is the estimated impact of the proposed regulation on helping the region meet the Solid Waste Management Plan goals and targets?
- What are the expected operational consequences to the solid waste system overall?
- What are the expected financial implications resulting from the proposed regulation, such as tipping fee changes or other costs borne by residents, businesses, Metro Vancouver or member jurisdictions?
- At which level of government would this regulation be most effective? Does this conflict with any existing regulation at another level of government?
- If amending an existing regulation, how does this amendment impact those currently regulated?
- Are there any unintended consequences of implementing the proposed regulation?

Engagement

Any proposed new regulatory measures will be accompanied by a transparent and meaningful engagement process. Engagement will follow Metro Vancouver's Public Engagement Board Policy and Public Engagement Guide. Metro Vancouver will also comply with any provincial requirements related to public consultation.

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Recycling and Waste Centre Strategic Approach

Purpose

The Solid Waste Management Plan recycling and waste centre strategic approach outlines Metro Vancouver's plans for continuous improvement of Metro Vancouver's network of recycling and waste centres. This approach sets key priorities and associated considerations in line with the vision and guiding principles of the solid waste management plan.

The focus of this strategy is to inform future upgrades, replacements and additions to the Metro Vancouver recycling and waste centre network. This network and the region rely on other public and private solid waste facilities that directly support the regional network, and in addition provide valuable services to public and private generators of municipal solid waste and recyclable materials.

Background

Metro Vancouver provides a range of recycling and waste drop-off services before and after the weigh scales at its recycling and waste centres, conveniently located to serve residents across the region. This regional network of recycling drop-off services supports and enhances the programs and services provided by other levels of government, member jurisdictions, producer responsibility programs, non-profits, and the private sector, all together forming one of the most successful and resilient recycling systems in North America. Approximately 88,000 tonnes of recyclable and reusable materials are collected at Metro Vancouver solid waste facilities such as organics, mattresses, and extended producer responsibility materials like packaging and paper.

Recycling depots located before the weigh scales at recycling and waste centres allow customers to drop off recyclable materials for free. As of 2026, recycling depots are in place at the North Shore, United Boulevard, Maple Ridge, and Central Surrey recycling and waste centres. The 2026 - 2030 Financial Plan identifies new recycling depots for the Langley and North Surrey recycling and waste centres. Recycling depots provide convenient, accessible, and free drop-off of a wide range of recyclable materials including metal, paper, plastic, glass, and other producer responsibility materials such as electronics, batteries, paint and pesticides.

As recycling and waste centre infrastructure ages and service needs evolve, Metro Vancouver seeks to identify system upgrades or new developments to increase reuse and recycling and ensure system resilience while accommodating the region's growing population.

Metro Vancouver owns six recycling and waste centres in the region, which provide convenient drop-off of recyclables and garbage for residents, member jurisdictions, and businesses, and incorporate opportunities for reuse:

- Central Surrey Recycling and Waste Centre
- Langley Recycling and Waste Centre

- Maple Ridge Recycling and Waste Centre
- North Shore Recycling and Waste Centre
- North Surrey Recycling and Waste Centre
- United Boulevard Recycling and Waste Centre

The facility locations are depicted below in Figure 8, which also includes the Metro Vancouver Waste-to-Energy Facility and City of Vancouver owned facilities (the Vancouver South Transfer Station including the Vancouver Zero Waste Centre, and the Vancouver Landfill):



Figure 8: Regional Solid Waste System

Metro Vancouver uses the term "recycling and waste centres" to reflect the priority to maximize recycling drop-off services. Improvements to the system since 2014 include:

- 2014: Establishment of a recycling depot ahead of the weigh scales at the previous Coquitlam Transfer Station
- 2017: Redevelopment and integration of the previous municipal recycling depot into the North Shore Recycling and Waste Centre
- 2021: Implementation of a recycling depot funding strategy to recognize the contribution of municipally operated depots to the regional system
- 2022: Opening of the United Boulevard Recycling and Waste Centre, including expanded opportunities for recycling before the scale
- 2022: Opening of the Central Surrey Recycling and Waste Centre, reducing overall systemdrive times
- 2023: Initiation of design to upgrade the Langley and North Surrey recycling and waste centres to add recycling depots ahead of the scales

Various recyclable and reusable materials have been added at recycling and waste centres over the years. Metro Vancouver will continue to add new materials at facilities as opportunities arise, and ensure sufficient space is available at recycling and waste centres for this purpose.

Municipal Recycling Depots

Metro Vancouver provides funding to municipalities operating recycling depots, to recognize the contribution of municipal depots to the regional system. The funding is contingent on municipalities accepting a core suite of recyclable materials at the depots and making the depots available to all residents in the region. Municipalities continue to independently manage and operate the depots and work collaboratively with Metro Vancouver on harmonizing materials accepted, where feasible. As of 2026, these include:

- Burnaby Eco-Centre
- Richmond Recycling Depot
- Ridge Meadows Recycling Depot
- Vancouver Zero Waste Centre

Strategic Approach

Recycling and Waste Centre Priorities

Future continuous improvements and upgrades to facilities aim to improve consistency of services at all recycling and waste centres, maximize opportunities for reuse and recycling, minimize drive times for residents, increase accessibility, and optimize the layout of any new facilities or facility upgrades according to best practices. Cost effective and affordable operations are a key focus in delivering the service. The following table outlines priorities for continuous improvement of the recycling and waste centre network, presented in alphabetical order. Collectively, the considerations under each priority reflect the seven guiding principles of the plan and help ensure that the evolution of the recycling and waste centre system is consistent with the direction and values of the Solid Waste Management Plan.

Table 9 Recycling and Waste Centre Priorities

Priority	Considerations

Best practices in facility design, construction, and operation	• Incorporate best practices in facility design that maximize reuse and recycling, and improve convenience and safety for users such as:
	  ○ Recycling before the scale at all facilities
	  ○ Flat tipping floors (instead of pits) for improved safety and flexibility
	  ○ Sufficient on-site queuing space to mitigate back-ups of traffic onto public streets
	  ○ Access considerations for cyclists and pedestrians
	  ○ Containers designed to improve accessibility and safety during access
	  ○ Flexibility to add additional materials and space to host temporary events or pilots
	  ○ Traffic flow design that reduces the probability of accidents
	  ○ Separating public and service/operating areas for improved safety.
	• Reduce greenhouse gas emissions through low or zero carbon equipment and fuel
	• Consider greenhouse gas emission implications, potentially including embodied carbon when selecting construction materials and methods for the development and maintenance of facilities
	• Incorporate sustainability features, such as reused or recycled construction materials such as concrete, asphalt, and wood where possible
	• Consider resilience in facility design and construction, including use of robust, low maintenance building materials
	• Continue to align with regulations and published industry best practices such as the BC Building Code and Master Municipal Construction Documents
	• Design for worker and customer safety, accessibility, and inclusivity
	• Consider incorporating new technologies to improve operational and customer efficiencies, and to maximize material diversion from disposal
	• Consider overall aesthetics of the design to improve user experience and reduce operational and environmental impacts such as noise, odour, and dust

Consistent and maximized reuse and recycling opportunities	• Provide consistent services across locations • Continue to expand the types of materials accepted including planning for expanded extended producer responsibility programs • Maximize opportunities for reuse • Ensure clear and consistent communication of services available to increase participation, educate, and build confidence in the solid waste management system • Consider inclusivity in the development of each program • Include flex space at facilities to expand or trial new opportunities for reuse and recycling
New facilities developed in	• Account for population growth patterns when assessing new facility locations • Incorporate population growth estimates into drive time analyses

areas with expected future growth	• Assess facility accessibility for cyclists and transit users as the region continues to develop and transportation methods diversify
Reasonable and consistent drive times	• Site future facilities close to areas that experience relatively high drive times, accounting for population density (Figure 9) • Aim to reduce overall greenhouse gas emissions through reduced drive times
Resilient and cost-effective service delivery	• Consider replacement or upgrades to aging and outdated facilities • Secure public land at market rates where possible • Design and operate facilities in such a way to minimize risk of disruptions due to extreme weather events, or other unexpected occurrences • Continue to strive for best value solutions for operating facilities and providing convenient drop-off services that maximize service level and waste reduction potential • Ensure that extended producer responsibility programs' contributions are consistent with cost of managing materials

Drive Time Analysis

Metro Vancouver completed a study in 2023 to evaluate the regional solid waste system and analyze future system service and infrastructure needs and opportunities over the next 30 years. To evaluate the recycling system, access to regional, municipal, and private depots were mapped to understand how the system meets service level standards.

The study reviewed tonnage and vehicle data to understand system capacities and developed a model to evaluate the impact to regional drive times, kilometres driven, and greenhouse gas emissions using a 2050 population and provide insight to potential future facility upgrades, replacements, or relocations to best achieve service level standards. An example of the model output in a heat map for small loads and baseline waste (2023 system) is shown in the below figure.

Drive time analysis will continue to be used in evaluating locations for future recycling and waste centre development.

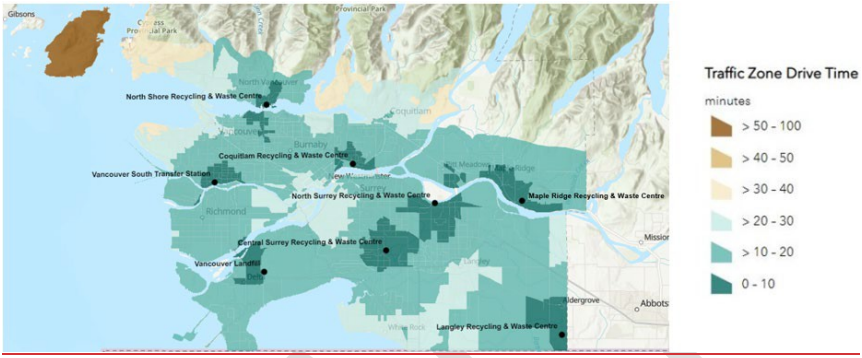


Figure 9: Comparative Drive Time Analysis

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Residual Management Strategic Approach

Purpose

The Solid Waste Management Plan residual management strategic approach outlines Metro Vancouver's plans for managing residual solid waste (garbage) remaining after efforts to reduce waste and recycle, in a cost-effective and environmentally responsible manner. This approach describes the existing process for managing garbage in the region and sets out technical criteria for assessing future disposal capacity if required. As of 2026, Metro Vancouver has no plans to actively pursue additional disposal capacity.

Background

Metro Vancouver manages the disposal of residential and commercial/institutional garbage generated within the region. Despite the region's success in reducing waste, approximately 1,000,000 tonnes of garbage require disposal each year. Existing disposal methods as of 2026 are as follows:

- Vancouver Landfill
- Waste-to-Energy Facility
- Remote landfills under contingency disposal contracts

Vancouver Landfill (Operational Certificate 1611)

The Vancouver Landfill is owned and operated by the City of Vancouver. The landfill has been operating since 1966 and received approximately 65% of the region's residential and commercial/institutional garbage in 2024. Under the Provincial Landfill Operational Certificate, the annual tonnage of garbage received at the landfill is capped at 750,000 tonnes.

A 2026 agreement between Metro Vancouver, the City of Vancouver, and the City of Delta establishes the responsibilities of the three parties with respect to the Vancouver Landfill. Under the agreement, the landfill will operate until 2050 or when the landfill reaches a post-settlement height of 39 metres, whichever comes first. In either case, the Vancouver Landfill is expected to continue to serve as a primary disposal facility for the term of this Solid Waste Management Plan. Meeting the waste reduction targets outlined in this plan helps ensure the landfill can remain a disposal option for as long aspossible.

The Vancouver Landfill provides opportunities for public drop-off of recyclable materials and through its operations optimizes the beneficial use of materials such as construction and demolition material for road building. Landfill gas collected from the landfill is recovered as renewable natural gas, and leachate is collected and discharged to the regional liquid waste system for treatment.

Waste-to-Energy Facility (Operational Certificate 107051)

Metro Vancouver's Waste-to-Energy Facility has operated in Burnaby since 1988 and handles about 240,000 tonnes of garbage per year — roughly a quarter of the region's garbage. It is a mass-burn facility.

that turns waste into electricity — approximately 180,000 MWh/year (enough to power 16,000 homes) — and recovers about 5,000 tonnes of metal annually. Metro Vancouver sells the electricity to BC Hydro and the metals to a local recycler. Approximately 12,000 tonnes of fly ash and 45,000 tonnes of bottom ash are generated annually at the Waste-to-Energy Facility. Fly ash is disposed at a facility located outside of the Metro Vancouver region and bottom ash is disposed at the Vancouver Landfill. Metro Vancouver is exploring options for beneficial use of bottom ash.

Metro Vancouver is developing a district energy system to supply heat and hot water resulting from the operation of the Waste-to-Energy Facility, for up to 50,000 homes in Vancouver and Burnaby. This project will reduce greenhouse gas emissions by up to 70,000 tonnes per year, and aligns with Metro Vancouver's goals for a resilient region. The Waste-to-Energy Facility District Energy System project will triple the energy recovery of the Waste-to-Energy Facility by using some of the steam generated through the combustion of garbage to heat water and deliver it through an underground piping network to nearby neighbourhoods.

Contingency Disposal

Garbage in excess of what can be managed at the Waste-to-Energy Facility and the Vancouver Landfill is sent to remote landfills for disposal. Contingency disposal contracts with remote landfills are awarded following procurement processes based on overall best value which consider cost, greenhouse gas and other emissions, regulatory compliance, general environmental impact, availability, and reliability. Metro Vancouver seeks to minimize the amount of garbage sent for contingency disposal, as it is approximately twice the cost of local disposal options. As of 2026, contingency disposal landfills used include:

- Campbell Hill Landfill, Cache Creek, BC
- Roosevelt Landfill, Roosevelt, WA, USA
- Columbia Ridge Landfill, Arlington, OR, USA

Construction & Demolition Waste

Construction and demolition material is generated at construction sites across the region and is typically managed by private processing and disposal facilities. Residual construction and demolition material that cannot feasibly be recycled is sent for disposal at the following facilities:

- Vancouver Landfill, Delta BC (Operational Certificate 4922)
- Ecowaste Landfill, Richmond, BC

Strategic Approach

Future Disposal Capacity

In Canada, landfilling is expected to continue to be the most common approach to managing residual waste for the foreseeable future. Mass burn waste-to-energy is the primary alternative to landfilling around the world, with communities choosing either landfilling or mass burn waste-to-energy. Technologies, other than the mass burn and two-stage waste-to-energy technology, such as gasification and pyrolysis, have not been successfully implemented at a commercial scale to process residual waste. Commercial-scale mixed waste processing has also not been implemented successfully, with studies showing that current source-separated recycling programs are more cost effective and more likely to help the region meet recycling targets.

Metro Vancouver commissioned a report titled *Residuals Waste Management Options Review*[10] which includes an overview of considerations of all potential residuals management options and technical criteria to consider for evaluating residual waste management options, should additional long-term disposal capacity be required. Table 10 summarizes these criteria.

Table 10: Technical Criteria for Evaluation Residual Waste Management Options

Criteria Category	Criteria for Evaluating Residual Waste Management Options
Economic	• Overall cost, including capital construction, operational, closure and post closure costs • Opportunities and risks related to revenue generation through selling recovered materials or energy to markets • Opportunities for efficient or reducing transport costs (e.g. backhauling) • Potential variability in waste volumes over time • Opportunity cost in comparison to alternative investment options • Financial risk from geopolitical or regulatory environment
Environmental	• Potential to emit pollutant emissions/discharges to air, land and water

[10] Stantec. (2025). *Residual Waste Management Options Review.*

	• Greenhouse gas emissions - direct and indirect contributions and offsets (avoided greenhouse gas emissions) • General environmental factors such as dust, odour, litter, noise, and vectors • Risk and mitigation potential from climate change and natural disasters • Geotechnical considerations (e.g. slope failure, flooding risk) • Groundwater, surface water and ambient air quality protection and monitoring and testing systems
Regulatory Compliance	• Meets or exceeds all current or anticipated environmental and waste management regulations • Permitting and approval processes required for implementing the system
Resource Use	• Land requirements for facilities and operations • Energy generation and use potential and proximity • Opportunities for co-locating complimentary operations, such as public reuse and recycling depot services, processing of specific materials streams
Social	• Potential negative impact on public health and safety • Public perception, cultural considerations and community acceptance of the system • Job creation during construction and operation
Technical Feasibility	• Maturity, reliability and degree to which the system has been proven on a commercial scale • Compatibility with residual waste as the feedstock material and ability to adapt to changing waste streams

	• Capacity and scalability to handle expected volumes of waste consistently and meet future needs • Pre-processing requirements • Percentage of the residual waste stream effectively processed by the system

Education and Outreach

Metro Vancouver's behaviour change campaigns are valuable tools for encouraging waste prevention habits and are expected to continue as a core component of Metro Vancouver's approach. Many strategies in the plan have dedicated education and outreach components. Metro Vancouver will continue to:

- Share knowledge and collaborate with member jurisdictions to amplify the reach of education and outreach initiatives and support consistency
- Leverage expertise and lessons learned from others, including not-for-profits, institutions, and businesses
- Increase the public's familiarity with the solid waste system by practicing accessible engagement and meeting people where they are at, including in-person interactions, public events, tours, and conversations with experts
- Continue to use research to develop communications strategies that align with the strategies and actions in the Solid Waste Management Plan
- Continue to assess the effectiveness of waste reduction and recycling messaging among target audiences
- Strive to make resources, education, and engagement materials as inclusive and accessible as possible, considering the barriers faced by underrepresented and equity-denied groups, and opportunities to provide material in a way that works best with them
- Continue to use varied communications and outreach tactics that keep pace with evolving technology and trends
- Work with academia on opportunities to test evidence-based approaches to influence waste reduction and recycling behaviours

Accessibility and Inclusion

Guiding Principle

Inclusive solid waste services and programs is a guiding principle of the Solid Waste Management Plan. Metro Vancouver will consider accessibility and inclusivity in the implementation of all actions under this plan and will take into consideration the ideas provided when developing new programs, communications, and policies.

Commitment

Metro Vancouver's approach is guided by Metro Vancouver's *Accessibility Plan* (2023–2026), which emphasizes universal design, adaptability, and collaboration. These principles will be integrated into implementation of the plan's strategies and actions to remove barriers and enable participation by people of all abilities.

The potential actions listed under each of the principles below are illustrative examples intended to demonstrate possible approaches. Metro Vancouver will continue to adapt programs and services based on community needs, feedback, and emerging best practices.

1. Accessible Infrastructure
    - Continue to provide clear visual indicators at Metro Vancouver recycling and waste centres
    - Prioritize accessibility improvements and incorporation of universal design standards at recycling and waste centres
2. Inclusive Service and Program Delivery
    - Support options for individuals with mobility limitations
    - Add programs and services for underserved areas and residents facing barriers
    - Identify and address gaps in accessibility across the region for reuse, recycling, and disposal services
3. Community Support and Engagement
    - Foster the development of volunteer networks to assist seniors, residents without a personal vehicle, and people with disabilities in recycling and waste reduction efforts
    - Collaborate with community organizations to provide training and resources

4. Education and Awareness
    - Provide signage and resources designed to help reduce complexity for residents with disabilities or communication barriers
    - Offer training for staff on accessibility to aid in service and program development
5. Continuous Improvement
    - Conduct regular assessments to identify barriers and opportunities for improvement
    - Seek feedback from people with lived or professional experience in program and service design and evaluation
    - Commit to ongoing adaptation in alignment with the *Accessibility Plan*

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Financial Overview

Overview

Metro Vancouver is committed to reflecting the public's high expectation of environmental stewardship while keeping waste management resilient, affordable, and accessible. "A solid waste and recycling system that is affordable, convenient, and consistent across the region" is a guiding principle of the plan.

Metro Vancouver's solid waste management system is funded primarily by garbage and paid recyclables tipping fees, with additional funding from energy sales from the Waste-to-Energy Facility, and other external revenues such as recyclables material sales, extended producer responsibility program revenues, and disposal ban surcharges. This total revenue funds the Metro Vancouver solid waste system, including contracted operations of the solid waste facilities, debt servicing for capital expenditures, waste reduction and recycling planning and programs, and the net cost of environmental regulation & enforcement. Most of the actions within the plan are initiated and managed by Metro Vancouver working collaboratively with member jurisdictions, operations contractors, non-governmental organizations, and the private sector.

The majority of residential and commercial garbage flows through recycling and waste centres prior to transfer to disposal sites including the Vancouver Landfill and the Waste-to-Energy Facility. Any garbage that can't be managed at the Vancouver Landfill or the Waste-to-Energy Facility is sent to remote landfills in central British Columbia and the United States. After accounting for proportional recycling and waste centre and transportation expenditures, the Vancouver Landfill and Waste-to-Energy Facility are comparable in cost per tonne. In contrast, contingency disposal is nearly double the cost, as shown in the table below.

The Waste-to-Energy Facility and Vancouver Landfill are finite resources with each facility having maximum annual disposal capacity, and for the Vancouver Landfill overall long-term capacity. For near-term future planning, the only practical alternative to the Waste-to-Energy Facility and the Vancouver Landfill is contingency disposal at remote private landfills. Therefore, closing either facility would lead to significant disposal cost increases.

Table 11 2024 Disposal Costs

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

A new agreement between the City of Vancouver, the City of Delta, and GVS&DD was signed in 2026 and outlines the terms for continued operation of the Vancouver Landfill. Under this

agreement, the landfill continue to operate until approximately 2050 without increasing the previously agreed height and area of the Landfill. Without the new agreement, the landfill was expected to close as early as 2030. Extending the life of the landfill results in more than $300 million in avoided future tipping fees for residents and businesses.

Solid Waste Planning and Waste Reduction and Recycling Initiatives

The strategies and actions in this updated plan prioritize rethinking, reducing, and reusing materials to advance a circular economy and account for changes in the solid waste management system.

Gross expenditures by Metro Vancouver for waste reduction and recycling are approximately $25 million per year, roughly 15 per cent of the solid waste services operating budget. Some of these expenditures are recovered through recycling drop-off fees, material revenues, and through contributions from extended producer responsibility programs. The remainder are recovered through tipping fees.

Table 12: 2026 Allocation of Expenditures

Hierarchy	**$ (Millions)**
Rethink, Reduce, and Reuse	$5.5
Recycle	$19.5
Recover and Dispose	$120
Debt Servicing, Contribution to Reserves and other	$25
Total	**$170**

This allocation reflects the range of costs associated with material that Metro Vancouver handles directly – garbage and recyclables delivered to recycling and waste centres. In contrast, Metro Vancouver provides support for region wide recycling but the funding for management of recyclable materials falls to generators, producer responsibility organizations, the private sector and others. The expenditure allocation for waste prevention activities, relative to other goal areas, reflects Metro Vancouver's role at this level of the hierarchy, which primarily involves collaboration, research, and advocacy, where every dollar spent can have impacts many times beyond Metro Vancouver's expenditure.

Providing cost estimates for each initiative outlined in the plan, at the time of plan development, is not practical given the number and scope of actions and the interdependence of various organizations in delivering solid waste programs and services. Instead, Metro Vancouver will apply a business casing approach aligned with the existing annual GVS&DD Board budgeting process based on conditions at the time of implementation of the actions. This process involves a triple bottom line assessment of capital, operating, and life cycle costs for Metro Vancouver. It also considers cost implications for residents, businesses, and organizations involved in or impacted by each initiative, such as tipping fee changes, as well as potential benefits such as job creation, improved environmental outcomes, and economic benefits realized over a longer timeframe.

Metro Vancouver Five-Year Financial Plan

Metro Vancouver's solid waste budget is approved by the GVS&DD on an annual basis as part of the overall GVS&DD budget. A five-year financial plan is endorsed by the GVS&DD Board at the time the budget is approved.

Actions in the solid waste management plan requiring Metro Vancouver expenditures will be brought forward for consideration by the GVS&DD Board through the regular budget process, prioritizing actions where business casing shows the highest potential to advance Solid Waste Management Plan targets. Annual reporting on progress to achieve the targets of the Solid Waste Management Plan will assist in prioritizing funding and informing where investments are most appropriately allocated.

Metro Vancouver solid waste capital expenditures are approved by the GVS&DD Board on a similar basis to operating expenditures. Capital expenditures for the solid waste system are related to new facility development, facility upgrades, maintenance, and replacement. Project specific business cases are prepared for any significant expenditures as part of the identification, planning, and conceptualization for those projects.

On October 31, 2025, the GVS&DD Board approved the 2026 solid waste budget and endorsed the five-year solid waste capital plan. Key actions included in the 2026 operating budget include:

- Complete the solid waste management plan update. Submission of an updated plan to the BC Ministry of Environment and Parks, following Board approval.
- Continue to enhance customer service and monitoring including investigating continuous feedback mechanisms.
- Continue to expand reuse and repair opportunities in partnership with member jurisdictions.
- Leverage the National Zero Waste Council to advance the circular economy and waste reduction at a national level.

Key capital plan initiatives included in the five-year financial plan include:

- Constructing recycling depots at North Surrey and Langley recycling and waste centres to provide consistent services at all recycling waste centres maximizing opportunities for waste reduction and recycling
- Biosolids processing at the Waste-to-Energy Facility
- Waste-to-Energy Facility District Energy system construction
- Acid gas reduction system construction
- Funding for land acquisition for future solid waste facilities

The 2026 operating budget for the solid waste function is $170 million. The five-year financial plan capital budget is $390 million. The Waste-to-Energy Facility Operational Certificate issued by the

Ministry of Environment and Parks on September 23, 2025 may result in the acid gas reduction system requirements changing, which if occurs would be reflected in future capital budgets.

The weighted average tipping fee for 2026 is $156 per tonne with garbage tipping fees projected to increase at 5 per cent per year over five years. Tipping fees in Metro Vancouver are less than public system tipping fees in comparable jurisdictions such as Toronto and Seattle. The annual budget and five-year financial plan are updated each year based on expected expenditures and revenues. Annual budget reviews will continue to explore opportunities to reduce expected future tipping fees through innovation and expenditure reduction.

Capital expenditures for 2026-2035 are projected to be $900 million, including $390 million estimated for 2026-2030. The focus from 2031-2035 will be consistent with 2026-2030 estimates, with the goal of continuing to prevent waste while minimizing tipping fee increases.

The 2026-2030 solid waste operating and capital budget details are included in Appendix B.

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Regional District Collaboration

Metro Vancouver is bordered by the Squamish-Lillooet Regional District to the north, the Fraser Valley Regional District to the east, and the Sunshine Coast Regional District to the northwest. Materials for recycling, recovery, and disposal regularly flow between Metro Vancouver and these adjacent regional districts, as well as to recycling and disposal facilities in the Thompson-Nicola Regional District and Regional District of Okanagan-Similkameen.

Collaboration with these regional districts helps to further shared priorities, including advancing a circular economy, advocating for expanded extended producer responsibility programs, and managing construction and demolition material. Collaboration may include sharing data and information, amplifying or aligning education and outreach programming, coordinated advocacy efforts, and direct implementation of programs in a pan-regional area. This plan was developed with input from adjacent regional districts, including discussions on opportunities for continued communication and coordination.

Metro Vancouver will continue to monitor impacts to adjacent regional districts throughout plan implementation, identifying and discussing any potential impacts with adjacent regional districts as they arise. No significant negative impacts are anticipated through implementation of the plan, but it is expected that Metro Vancouver and adjacent regional districts will share the economic, environmental, and social benefits of transitioning to a circular regional economy, preventing waste, and reducing greenhouse gas emissions.

Not all priorities are shared between adjacent regional districts. During development of this plan, the Fraser Valley Regional District expressed concern about environmental impacts related to ongoing use of the Waste-to-Energy Facility. Waste-to-energy continues to be a cost effective and environmentally responsible method to manage residual garbage, and the facility's contributions of nitrogen dioxide, fine particulates, and anthropogenic (human caused) greenhouses gases are less than 1% of regional emissions. Metro Vancouver will continue to engage in open dialogue with Fraser Valley Regional District staff on opportunities to collaborate and welcomes additional feedback from all regional districts during plan implementation.

Risk Analysis

The strategies within this plan were developed based on engagement feedback and selected based on their ability to help achieve the plan's goals. Each strategy focuses on a specific part of the goal, such as the type of material, the sector involved, or the method for making progress in each area. If the full list of strategies and actions are not initiated, the plan may fall short of its goals and targets. This can also affect strategies in other parts of the waste hierarchy. For example, if construction and demolition waste is not reduced as outlined in Strategy 2.1, it will impact the reuse of building materials in Strategy 3.3.

Metro Vancouver will work to implement actions from multiple strategies at the same time under each goal. This approach will help ensure meaningful and measurable progress.

The success of the plan is also dependent on factors that GVS&DD can influence but are ultimately beyond its control. Examples of factors include:

- Markets for recyclable materials, particularly for materials like wood, which have experienced market declines in the years prior to the development of this plan
- The success of extended producer responsibility organizations in reaching their objectives
- The ability of member jurisdictions to implement member actions as described in this plan
- The degree to which residents and businesses respond to behaviour change campaigns, regulations and requirements, and participate in waste reduction and recycling programs
- Unplanned events such as storms or pandemics that result in a surge of waste materials
- The success of provincial and federal initiatives
- Economic factors influencing the production and consumption of materials

These risks can be mitigated in part through ongoing collaboration with the solid waste and recycling industry, producer responsibility organizations, members, and the provincial and federal government. The flexible approach to implementation outlined in the plan also allows GVS&DD to re-prioritize actions and resources accordingly to respond to unforeseen challenges.

Compliance Promotion

The solid waste management system in Metro Vancouver is highly integrated and depends on the interconnected operations of many different organizations, including First Nations, local, provincial and federal governments, the private sector, non-profit organizations and the public. The following strategies, if undertaken by the applicable party, help to contribute to the overall success of the plan through promoting compliance with the strategies and actions.

- Metro Vancouver, member jurisdictions, the solid waste and recycling industry, producer responsibility organizations, non-profit organizations, businesses, and institutions can provide education on the plan, highlighting focus areas, and new initiatives to raise awareness and encourage participation

- Metro Vancouver, member jurisdictions, the solid waste and recycling industry, non-profit organizations, businesses, and institutions can work together to enhance data accuracy and sharing, helping to reliably track progress and identify emerging issues
- Metro Vancouver can advance regulatory priorities specified in the regulatory strategic approach of this plan
- Metro Vancouver, member jurisdictions, and senior levels of government can develop, enact, and enforce regulations

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Plan Monitoring

Metro Vancouver will continue to report annually on solid waste management statistics including the targets and applicable secondary metrics outlined in the Solid Waste Management Plan. At the five-year mark, Metro Vancouver will complete an effectiveness review detailing the status of each initiative in the plan. This will be shared publicly, and all feedback received will be submitted along with the results of the review to the Ministry of Environment and Parks.

In the event new regulations, facilities, or residuals management options are considered, Metro Vancouver will use the corresponding section of this plan to guide the process. The plan will be maintained as a living document, with schedules or appendices added as necessary. Any updated schedules or appendices will be highlighted in the submission to the ministry as part of the corresponding effectiveness review.

"Innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation" is a guiding principle of the plan, and many strategies and actions reference collaboration with First Nations, member jurisdictions, adjacent regional districts, residents, businesses and the solid waste and recycling industry. Continued collaboration is essential both for implementation and monitoring of the plan.

The provincial *A Guide to Solid Waste Management Planning* recommends plan progress is reviewed with a Plan Monitoring Advisory Committee representing a variety of interests, experiences and expertise. In the Metro Vancouver context, the purpose of a Plan Monitoring Advisory Committee would be to provide feedback on:

- plan progress in conjunction with annual progress reports
- planned implementation of strategies and actions
- advancement of measures contemplated in the regulatory, residuals, or recycling and waste centre strategic approaches

Committee members are typically recruited through an application process. Applications would be reviewed by staff and membership recommendations made to the GVS&DD Board.

In addition to developing a mechanism for feedback on plan progress such as a Plan Monitoring Advisory Committee, Metro Vancouver will continue to participate in working groups and committees that operate at a provincial, national or international level to develop solutions on topics such as producer responsibility, products and materials, and the circular economy. Locally, Metro Vancouver will continue to report progress and evaluate opportunities for collaboration and share information through the current committees (Table 13) and/or new committees with overlapping responsibilities:

Table 13: Committees as of 2026

Committee	Membership
Zero Waste Committee	Elected officials from Metro Vancouver member jurisdictions, as appointed by the Board Chair
Solid Waste and Recycling Industry Advisory Committee	Representatives from the solid waste and recycling industry including waste haulers and facility operators
Regional Engineers Advisory Committee Solid Waste Subcommittee	Solid waste management staff from member jurisdictions
Regional Waste Reduction Coordinators' Committee	Solid waste and waste reduction operations and communication staff from member jurisdictions and adjacent regional districts and communities

Additional plan monitoring activities include the following:

- Exploring increasing transparency and access to data through a public dashboard of solid waste management plan performance indicators
- Continued provision of data to the province to support updates to the BC Disposal Calculator
- Meeting with Ministry of Environment and Parks staff routinely to discuss plan progress and other topics of shared interest
- Completion of regular waste composition studies to determine the types and quantities of material disposed to help monitor progress and inform implementation of programs
- Reporting on progress in implementing actions and strategies in the Solid Waste Management Plan
- Identifying and sharing potential impacts of implementing actions and strategies with affected parties, including First Nations and adjacent regional districts
- Reporting on expenditures related to the plan and their effectiveness

Plan Implementation Schedule

All actions within the plan are important; however, some strategies within the plan are best initiated early on to facilitate the implementation of others. For example, many of the advocacy initiatives described in the plan, if successful, will simplify implementation of related programs and policies in the region.

A high-level schedule outlining the anticipated schedule for key initiatives within each of the plan's focus areas is attached as Appendix C. This will be updated annually, and the timing of remaining initiatives in the plan will be assessed each year as part of the plan monitoring process.

As part of reporting on progress in implementing the Solid Waste Management Plan, a list of actions currently underway will be included along with new actions expected to be implemented in the next reporting period. This approach will ensure that the scheduling of actions is dynamic based on the goals and targets of the plan, as well as emerging issues and success in implementing actions currently underway.

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Plan Amendments

This Solid Waste Management Plan will guide solid waste management strategies and actions, targets, and priorities in the decade ahead while also addressing issues anticipated in the next 20 to 25 years. It is anticipated that the various actions implementing the solid waste management system that occur over the life of the Plan will not require an amendment to the Plan. Major changes to the solid waste management system contemplated in the Plan may require an amendment to the Plan.

Without being exhaustive, the following actions do not require an amendment to the Solid Waste Management Plan:

- Establishing a new site or facility that requires a licence under GVS&DD Bylaw 181.
- Any changes to operations of a facility that is licensed under GVS&DD Bylaw 181.
- Establishing a new site or facility, or changes to an existing site or facility that is exempt or excluded from requiring a licence under GVS&DD Bylaw 181.
- Procurement of new organics processing capacity or facilities located outside of the Metro Vancouver region, if such facility is authorized under applicable laws.
- Procurement of new contingency disposal at a remote landfill located outside the Metro Vancouver region, or changes to existing contingency disposal facilities, if such facility is authorized under applicable laws.
- Introducing any regulatory initiatives contemplated in the Regulatory Strategic Approach in the Solid Waste Management Plan.
- Establishing a new Metro Vancouver recycling and waste centre, or a municipal recycling depot, or upgrading, or changing the location or operations of an existing Metro Vancouver recycling and waste centre or a municipal depot.
- Establishing a new organics composting or anerobic digestion processing facility within the region.
- Any changes to the operations of the Vancouver Landfill or the Waste-to-Energy Facility that do not make it a reviewable project under the *Environmental Assessment Act* and associated regulations, irrespective of whether such changes require an amendment to the Operational Certificate for the Vancouver Landfill or the Waste-to-Energy Facility.
- Any changes to timelines or budgets for implementing the Solid Waste Management Plan.
- Any changes to performance reporting, including secondary metrics.
- Addition of any new strategies and actions in alignment with the vision, guiding principles and goals of the Solid Waste Management Plan.
- Any changes to the dispute resolution procedure, the plan implementation schedule, the annual solid waste services 5-year financial plan, or the list of supporting documents.

The Solid Waste Management Plan will only be amended if there are major changes in the solid waste management system described in the plan, for example:

- A change in the geographic boundary of the plan.
- New landfills or waste-to-energy facilities or any new disposal facility in the region that is a reviewable project under the *Environmental Assessment Act* and associated regulations.

- Changes to the Solid Waste Management Plan vision, guiding principles, hierarchy and goals, primary performance metrics and targets.
- The addition, deletion or revision of policies or strategies related to the conditions outlined in the minster's approval letter.

With the exception of the addition, deletion or revision of policies or strategies related to the conditions outlined in the minister's approval letter, when a plan amendment becomes necessary, Metro Vancouver will undergo a public engagement process and submit an amended plan to the Minister of Environment and Parks for approval, along with a detailed consultation report.

Dispute Resolution Procedure

Appendix D outlines a dispute resolution procedure for disputes involving an administrative decision made by the GVS&DD in the issuance of a license, interpretation of a statement or provision in the plan, or any other matter not related to a proposed change to the actual wording of the plan or an operational certificate. The process provides an opportunity for the complainant/disputant to participate with Metro Vancouver in non-binding mediation. If a resolution is not reached, a decision on the issue will be made by a committee of the GVS&DD Board. This ensures an open and transparent process.

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GLOSSARY

Acid gas refers to acidic gaseous pollutants such as hydrogen sulfide (H_2S), hydrogen chloride (HCl), sulfur dioxide (SO_2), and nitrogen oxides (NO_x).

Anaerobic digestion is the biological process by which organic matter (e.g., food scraps), is broken down in the absence of oxygen, producing raw biogas and other byproducts. The raw biogas is commonly used to generate electricity through cogeneration or upgraded to natural gas.

Backyard composting means the composting of food scraps or yard trimmings, or both, at a site where (a) the food scraps or yard trimmings are generated by the residents of a residential dwelling unit, and (b) the annual production of compost does not exceed 20 cubic metres.

Biosolids are treated solids recovered from wastewater. The solids have been treated by microorganisms and heat to eliminate pathogens and reduce odours. The end result is an earth-like product that is rich in nutrients and organic matter.

Bottom ash is a residual from the incineration of municipal solid waste, largely comprised of slag (stony waste separated from metals), ceramic, glass, ferrous and non-ferrous metals, and un-combusted organics.

Built environment refers to all human-made physical structures, spaces, and associated infrastructures, including buildings, urban infrastructure, private and public spaces, and built assets, that provide settings for human habitation, work, mobility, and social life. This encompasses all life-cycle phases from planning and construction through use, maintenance, renovation, and deconstruction.

Buy-nothing group refers to an online group where residents can share and obtain items for free from other residents, rather than purchasing new items. The goal is to empower people to keep more items in use, while building strong communities and sustainable livelihoods for the makers, fixers, and others who transform old into new, over and over again.

Bulky objects includes any household item that is too large to be disposed of via regular household garbage and recycling pick-up programs. Bulky household items include, for example, furniture, large appliances (e.g., dishwasher, refrigerator), domestic construction materials, exercise equipment, and mattresses.

Circularity refers to a waste management approach that keeps materials and products in use for as long as possible by prioritizing waste prevention, reuse, repair, refurbishment, remanufacturing, and recycling, while minimizing the extraction of new resources and reducing environmental impacts throughout the entire lifecycle of materials.

Circular economy is an alternative to a traditional linear economy (make – use – dispose). The circular economy keeps resources in use for as long as possible, extracts the maximum value from them while in use, then recovers and regenerates products and materials at the end of their service life.

Climate change is a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere, and which is in addition to natural climate variability observed over comparable time periods.

Commercial/institutional means municipal solid waste originating from commercial and institutional sources.

Construction and demolition waste means municipal solid waste that originates from demolition or construction sources that has not been handled, managed or mixed with municipal solid waste from other sources.

Deconstruction is the systematic dismantling of buildings or other structures to maximize the recovery of reusable and recyclable materials, as opposed to traditional demolition which focuses on rapid removal and often results in different types of materials being mixed together.

Design for disassembly is an approach to designing buildings, products, or systems so that their components can be easily taken apart at the end of their useful life, allowing materials and parts to be reused, refurbished, or recycled rather than ending up as waste.

Disposal ban means the regulatory tool by which defined materials are banned from being disposed of in regional facilities. Surcharges are levied if banned materials are present in the loads, at levels beyond thresholds defined in the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379.

District energy is a system where energy from a central generation facility is converted to energy, typically in the form of electricity, steam, or hot water, and distributed through underground piping to supply energy to a larger area.

Diversion refers to the sum of both recycling and recovery, but does not include reuse and materials used as landfill cover.

Dispose/disposal refers to landfilling and mass burn waste-to-energy.

Embodied carbon refers to the greenhouse gas emissions associated with the life cycle of a product or system. Embodied carbon is typically measured in kilograms of carbon dioxide equivalent (kgCO2e).

Environmental stewardship is the protection, preservation and enhancement of natural spaces and resources in an environmentally responsible manner.

Extended Producer Responsibility (EPR) is a management system based on industry and consumers taking life-cycle responsibility for the products they produce and use.

Fly ash consists of fine particulates that are captured in a waste-to-energy facility's air pollution control system. These particulates are a mixture of ash from the combustion process and lime and carbon which are added to capture acid gases and mercury.

Food loss refers to losses in the stages between production and distribution of food, including spoilage as a result of production and processing technologies.

Food recovery involves taking good and healthy food products, considered surplus or not marketable by food industry standards, and redirecting it to food programs who redistribute it to individuals and households in need. This is considered reuse in the waste hierarchy, as food originally intended for sale is repurposed. Food recovery is different from recovery, as defined.

Food security exists when all people, at all times, have physical and economic access to sufficient, safe and nutritious food to meet their dietary needs and food preferences for an active and healthy lifestyle.

Food scraps means municipal solid waste that is comprised of food, including meat, fish, fat, dairy products, bread, baking products, fruits and vegetables, whether cooked or uncooked.

Food waste is the loss of edible and inedible food parts at the point of retail or consumer use.

Generator levy means the levy payable by a generator pursuant to the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379 at the rate set out at section 7.1 of the Bylaw.

Gleaning refers to harvesting leftover crops from a farmers' field after the commercial harvest.

Green bin program is a municipal solid waste collection program that targets organic waste collection including food scraps and yard waste.

House relocation is an alternative to demolition and involves the lifting and transport of part, or all, of an existing house.

Household hazardous waste is a term used to describe a broad range of potentially hazardous products, including flammables, gasoline, pesticides, toxics, corrosives, all of which are not municipal solid waste. It is critical that they are collected and disposed of responsibly, so they do not endanger humans, wildlife, or our environment.

Industrial symbiosis is a collaborative approach in which the residues from one industrial process serve as nutrients for another, creating a closed-loop system that mimics natural ecosystems. This concept aims to enhance resource efficiency and reduce environmental impact by forming integrated industrial networks that share materials, energy, and information.

International waste means waste that originates from outside of Canada, including from airports, cruise ships, land-border crossings, and other points of entry.

Illegal dumping is the deliberate abandonment of waste on public or private property. Illegal dumping happens in both rural and urban environments (e.g., furniture left in back alleys, construction waste dumped on farmland).

Landfilling is the process of disposing of waste in or on the land in an organized manner while establishing engineered systems and approaches for minimizing impacts from things like leachate, landfill gas and vectors.

Linear economy a system where resources are extracted to make products and materials that eventually end up as waste and are thrown away; materials move in one direction, from raw material to waste.

Low barrier employment refers to opportunities that are available to persons with persistent and multiple barriers (long-term barriers) and that are not expected to be overcome in the short-term.

Material banks (buildings) are systematic inventories or databases that document and track building materials and components throughout their lifecycle, particularly focusing on their potential for reuse, recycling, or recovery at the end of a building's life.

Multi-family refers to residential buildings containing more than four dwelling units. This includes typical building types like apartment buildings, condominium blocks, townhomes/row-housing, or other multiple-unit residential developments.

Municipal solid waste refers to recyclables, compostable materials, and residuals that originate from residential, commercial, institutional, demolition, land clearing or construction sources or solid waste included in the Solid Waste Management Plan. It excludes agricultural and industrial waste.

Organics is unpackaged food scraps, yard trimmings, clean wood, recyclable paper that has been soiled by or comingled with food residue, tissue paper, paper napkins or paper towels.

Performance targets are specific, measurable and time-bound objectives that can be used to assess progress toward a goal (e.g., 80% reduction from 2010 waste generation levels).

Performance indicators are specific performance metrics that indicate progress toward a given target (e.g., recycling rate).

Performance metrics are data that can be used to track progress (e.g., tonnes of waste recycled).

Producer responsibility organization (PRO) refers to not-for-profit organization or industry association that is the entity designated by a producer or producers to act on their behalf to administer an extended producer responsibility or product stewardship program. In Canada, a PRO may also be referred to as a "stewardship organization," an "industry funding organization" or a "delegated administrative organization".

Recycling is the collection, transportation and processing of products that are no longer useful in their present form and the subsequent use, including composting or anerobic digestion, of their material content in the manufacture of new products for which there is a market.

Recycling depot is a facility where residents and businesses can drop off a variety of recyclable materials.

Recycling and waste centre refers to Metro Vancouver owned facilities throughout the region where residents and businesses drop off garbage, yard trimmings and a variety of other recyclable materials.

Reduce means decreasing the amount of municipal solid waste generated at source. It includes activities which result in more efficient reuse or recycling of primary products or materials but does not include only compacting or otherwise densifying the waste.

Reuse refers to at least one further use of a product in the same form (but not necessarily for the same purpose).

Recovery in the context of this plan is the reclaiming energy from municipal solid waste. This does not include food recovery, composting, anaerobic digestion, or waste-to-energy.

Residuals is the fraction of municipal solid waste that is left after prevention, reuse, and recycling and is destined for disposal.

Salvage means removing materials such that they are protected from damage and kept intact so that they can be reused.

Single-family refers to detached homes generally comprised of six units or less. In the context of this plan, single-family waste typically refers to waste that is collected at curbside.

Single-use item means the item is designed to be disposed of after a single use or short-term use, whether or not it could be reused.

Small load waste is a load of municipal solid waste that is under 1 tonne.

Tipping fee means the fee charged by the Greater Vancouver Sewerage and Drainage District (GVS&DD) for disposing of municipal solid waste at a solid waste facility, as set out in Table 1 of Schedule "B" of the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379.

Waste generation is the total amount of disposed municipal solid waste and diverted recyclables or recovered material. This does not include material that is reused.

Waste hierarchy is a framework that ranks waste management practices by environmental impact, from most to least favourable.

Waste prevention refers to actions that avoid waste from being created in the first place.

Waste-to-energy refers to the combustion of residual waste using mass burn processes that typically includes energy recovery through the production of electricity or heat.

Worm bins are containers used in vermicomposting in which worms live and are used to break down food scraps and other organic matter.

Yard trimmings includes municipal solid waste that comprises vegetative matter resulting from gardening, landscaping or land clearing

Zero waste as both a philosophy and a goal, aims to reduce and ultimately eliminate municipal solid waste

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Solid Waste Management Plan Technical Studies and Supporting Documents

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APPENDIX B

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
SOLID WASTE SERVICES
2026 — 2030 FINANCIAL PLAN
2026 BUDGET

	2025 BUDGET	2026 BUDGET	% CHANGE	2027 PLAN	% CHANGE	2028 PLAN	% CHANGE	2029 PLAN	% CHANGE	2030 PLAN	% CHANGE
REVENUES											
Solid Waste Tipping Fees	$148,874,301	$160,039,613	7.5%	$172,609,790	7.9%	$180,406,743	4.5%	$195,533,526	8.4%	$204,605,382	4.6%
Energy Sales	6,250,000	6,250,000		6,250,000		6,000,000		6,000,000		6,060,000	
Other External Revenues	4,928,890	3,614,141		6,571,114		9,525,103		9,956,322		9,864,813	
TOTAL REVENUES	**$160,053,191**	**$169,903,754**	**6.2%**	**$185,430,904**	**9.1%**	**$195,931,846**	**5.7%**	**$211,489,848**	**7.9%**	**$220,530,195**	**4.3%**
EXPENDITURES											
Operating Programs:											
Solid Waste Operations											
Allocated Quality Control	$ 25,407	$ 26,274		$ 26,752		$ 28,940		$ 28,098		$ 29,216	
Ashcroft Ranch	616,197	–		–		–		–		–	
Engineers in Training	123,306	130,788		135,225		138,156		141,142		144,205	
Landfills	44,458,053	43,979,138		43,510,599		39,077,120		41,168,681		41,974,607	
Recycling and Waste Centre	53,831,557	59,376,424		61,990,346		65,782,042		67,917,393		69,714,518	
Waste to Energy Facility	28,523,685	33,334,956		37,909,430		38,127,313		41,644,844		43,189,540	
	127,578,205	136,847,580	7.3%	143,572,352	4.9%	143,153,571	(0.3%)	150,900,158	5.4%	155,052,086	2.8%
Solid Waste Planning											
Policy and Facility Development	609,217	616,462		636,684		650,077		663,730		677,687	
Zero Waste Implementation	2,956,614	2,796,643		2,773,676		2,836,540		2,900,630		2,965,817	
Zero Waste Collaboration Initiatives	–	745,254		1,214,548		746,986		1,237,652		770,551	
Community Engagement	1,364,396	1,366,358		1,297,990		1,305,098		1,360,327		1,365,871	
	4,930,227	5,524,717	12.1%	5,922,898	7.2%	5,538,701	(6.5%)	6,162,339	11.3%	5,779,926	(6.2%)
Administration and Department Support	756,095	778,512	3.0%	805,059	3.4%	822,777	2.2%	840,841	2.2%	859,305	2.2%
Environmental Regulation and Enforcement	1,616,473	1,679,330	3.9%	1,724,461	2.7%	1,758,251	2.0%	1,796,541	2.2%	1,827,863	1.7%
Allocation of Centralized Support Costs	5,828,516	5,666,647	(2.8%)	6,924,633	22.2%	7,117,539	2.8%	6,957,975	(2.2%)	6,959,443	0.0%
Total Operating Programs	140,709,516	150,496,786	7.0%	158,949,403	5.6%	158,390,839	(0.4%)	166,657,854	5.2%	170,478,623	2.3%
Allocation of Project Delivery Cost	397,060	360,015	(9.3%)	349,668	(2.9%)	356,880	2.1%	362,811	1.7%	367,801	1.4%
Debt Service	17,138,153	18,431,056	7.5%	25,029,164	35.8%	33,687,060	34.6%	41,662,467	23.7%	49,311,167	18.4%
Contribution to Reserve	1,808,462	615,897	(65.9%)	1,102,669	79.0%	3,497,067	217.1%	2,806,716	(19.7%)	372,604	(86.7%)
TOTAL EXPENDITURES	**$160,053,191**	**$169,903,754**	**6.2%**	**$185,430,904**	**9.1%**	**$195,931,846**	**5.7%**	**$211,489,848**	**7.9%**	**$220,530,195**	**4.3%**

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
CAPITAL PORTFOLIO
SOLID WASTE SERVICES

	APPROVED CAPITAL BUDGET	2026 CAPITAL EXPENDITURES	2027 CAPITAL EXPENDITURES	2028 CAPITAL EXPENDITURES	2029 CAPITAL EXPENDITURES	2030 CAPITAL EXPENDITURES	2026 TO 2030 TOTAL CAPITAL EXPENDITURES	ACTIVE PHASE	PRIMARY DRIVER
CAPITAL EXPENDITURES									
Landfills									
Coquitlam Landfill Maintenance	$ 24,050,000	$ 6,600,000	$ 3,500,000	$ 740,000	$ 250,000	$ 250,000	$ 11,340,000	Multiple	Maintenance
Total Landfills	**$ 24,050,000**	**$ 6,600,000**	**$ 3,500,000**	**$ 740,000**	**$ 250,000**	**$ 250,000**	**$ 11,340,000**		
Recycling and Waste Centres									
Langley Recycling and Waste Centre Depot Development and Site Reconfiguration	$ 20,500,000	$ 8,250,000	$ 4,000,000	$ 4,000,000	$ –	$ –	$ 16,250,000	Construction	Upgrade
Maple Ridge Recycling and Waste Centre Upgrades	1,500,000	750,000	650,000	–	–	–	1,400,000	Construction	Upgrade
North Surrey Recycling and Waste Centre Depot Development and Site Reconfiguration	44,100,000	2,500,000	9,750,000	6,000,000	–	–	18,250,000	Construction	Upgrade
Recycling and Waste Centre Maintenance	11,500,000	1,000,000	4,500,000	3,500,000	500,000	500,000	10,000,000	Construction	Maintenance
Solid Waste Facility Land Purchase	–	–	–	–	40,000,000	40,000,000	80,000,000	Design	Resilience
Total Recycling and Waste Centres	**$ 77,600,000**	**$ 12,500,000**	**$ 18,900,000**	**$ 13,500,000**	**$ 40,500,000**	**$ 40,500,000**	**$ 125,900,000**		
Waste To Energy Facility									
Acid Gas Reduction	$ 5,450,000	$ 5,000,000	$ 55,000,000	$ 40,000,000	$ –	$ –	$ 100,000,000	Design	Upgrade
Biosolids Processing	24,250,000	5,000,000	7,000,000	6,400,000	1,200,000	–	19,600,000	Construction	Resilience
Waste-to-Energy Facility Maintenance	72,150,000	6,850,000	6,850,000	6,850,000	6,850,000	6,850,000	34,250,000	Construction	Maintenance
Waste to Energy Facility District Energy	84,000,000	5,000,000	20,000,000	20,000,000	25,000,000	28,600,000	98,600,000	Multiple	Resilience
Total Waste To Energy Facility	**$ 185,850,000**	**$ 21,850,000**	**$ 88,850,000**	**$ 73,250,000**	**$ 33,050,000**	**$ 35,450,000**	**$ 252,450,000**		
TOTAL CAPITAL EXPENDITURES	**$ 287,500,000**	**$ 40,950,000**	**$ 111,250,000**	**$ 87,490,000**	**$ 73,800,000**	**$ 76,200,000**	**$ 389,690,000**		

Focus Area	Key Initiatives	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1. Lead the transition to a regional circular economy through waste prevention	Advocate for circular programs and policies	■	■	■	■	■	■	■	■	■	■
	Work locally and nationally to enable business to advance circular food systems	■	■	■	■	■	■				
	Work locally and nationally to enable business to advance circular built environment solutions	■	■	■	■	■	■				
	Work locally and nationally to enable business to advance circular products and services						■	■	■	■	■
2. Scale up reuse opportunities at recycling and waste centres and beyond	Expand reuse at recycling and waste centres	■	■	■	■	■	■				
	Increase reuse at events	■	■	■	■	■					
	Engage with food and hospitality businesses to expand reuse	■	■	■	■	■					
	Advocate for reuse requirements encompassing the region				■	■	■	■	■		
3. Increase access to organics and recycling services for multi-family residents, businesses and institutions	Advance hauler incentive program	■	■	■							
	Assess regulatory options to increase source separation				■	■	■	■			
	Provide tailored education and tools				■	■	■	■			
	Update space and access requirements			■	■	■					
4. Expand efforts to prevent disposal of valuable food and organics	Enhance and expand the regional food recovery network	■	■	■	■						
	Improve data on food waste		■	■	■	■	■				
	Develop additional local organics processing capacity				■	■	■	■	■		
5. Expand efforts to prevent disposal of valuable building materials	Enable house relocation and deconstruction programs			■	■	■	■	■	■		
	Expand local reuse markets	■	■	■	■	■					
	Recover energy from building materials not currently recyclable			■	■	■	■				
6. Work with organizations that make, sell, use, collect, and recycling plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics	Promote elimination of unnecessary plastics	■	■	■	■	■					
	Advocate for faster implementation of more consistent and broader residential collection programs	■	■	■	■	■					

APPENDIX D – DISPUTE RESOLUTION PROCEDURE

SOLID WASTE MANAGEMENT PLAN DISPUTE RESOLUTION PROCEDURE

BACKGROUND:

A. As part of preparing and updating a solid waste management plan under the Environmental Management Act, the Ministry of Environment and Parks recommends that Metro Vancouver should establish a dispute resolution procedure.

B. SectionSection C.1.1 of the Ministry of Environment's "A Guide to Solid Waste Management Planning" (2016) (the "Guide") describes the Plan Implementation Dispute Resolution Procedure as follows:

32. Plan Implementation Dispute Resolution Procedure

(1) The GVS&DD should establish its own dispute resolution procedure for dealing with disputes arising during implementation of the plan.

(2) The procedure should be limited to disputes involving

(a) an administrative decision made by the regional district in the issuance of a license,

(b) interpretation of a statement or provision in the plan, or

(c) any other matter not related to a proposed change to the actual wording of the plan or an operational certificate

NOW THEREFORE the Board hereby adopts this Plan Implementation Dispute Resolution Procedure in satisfaction of Section 32 of the Guide:

PART A - DISPUTES INVOLVING AN ADMINISTRATIVE DECISION MADE BY THE GVS&DD IN THE ISSUANCE OF A SOLID WASTE FACILITY LICENCE

1. This Part A of the Plan Implementation Dispute Resolution Procedure applies to disputes relating to an administrative decision made by the Solid Waste Manager or the Deputy Solid Waste manager, as such terms are defined in GVS&DD Solid Waste & Recyclable Material Regulatory Bylaw 181, as amended or replaced from time to time ("Bylaw 181"), in connection with the issuance, amendment, suspension, refusal or cancellation of a licence pursuant to Bylaw 181 (a "Decision").

2. Pursuant to Bylaw 181 any person who considers himself or herself aggrieved by a Decision (a "Disputing Party") may dispute the Decision by delivering ") to the Solid Waste Manager within 21 days after the disputed Decision is made.

In the Written Notice, the Disputing Party may indicate that he or she wishes to participate in a non-binding mediation with GVS&DD.

3. If the Disputing Party does not indicate that he or she wishes to participate in non-binding mediation, the Disputing Party may proceed with the appeal process specified in Bylaw 181.

If the Disputing Party indicates that he or she wishes to participate in a non-binding mediation process:

a. The Commissioner will, as permitted under Bylaw 181, extend the time for commencing the appeal under Bylaw 181 until such time as the non-binding mediation has concluded; and
b. The parties will proceed to non-binding mediation in accordance with the process specified in section 6 below.

4. The following process applies to non-binding mediation under this Part A:
a. The Disputing Party and GVS&DD will mutually agree on a mediator, and agree on a date for a mediation meeting;
b. The Disputing Party and GVS&DD will each prepare and submit a written brief for the mediator. The Disputing Party will provide its brief to the mediator (with a copy to GVS&DD) four weeks prior to the date of the mediation and GVS&DD will provide its brief to the mediator (with a copy to the Disputing Party) two weeks prior to the mediation;
c. The Disputing Party, GVS&DD and the mediator will meet for the purposes of mediation;
d. The Disputing Party and GVS&DD may each bring up to four representatives to the mediation. The GVS&DD representatives may include the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives. The Commissioner will not participate in the mediation meeting; and
e. The Disputing Party and GVS&DD will share equally all costs of the mediation (such as for example, the mediator's fees and the costs of facility rental if applicable) and each party will pay its own costs.

5. If the Disputing Party and GVS&DD are not able to resolve the dispute through mediation, the Disputing Party may either:
a. Terminate the dispute; or
b. Proceed with the appeal in accordance with the process specified in Bylaw 181.

PART B - DISPUTES INVOLVING INTERPRETATION OF A STATEMENT OR PROVISION IN THE PLAN OR ANY OTHER MATTER NOT RELATED TO A PROPOSED CHANGE TO THE ACTUAL WORDING OF THE PLAN

6. This Part B of the Plan Implementation Dispute Resolution Procedure applies to disputes involving interpretation of a statement or provision in the solid waste management plan or disputes of any matter connected to the Solid Waste Management Plan other than proposed changes to the wording of the Solid Waste Management Plan.

7. Any person who disputes the GVS&DD's interpretation of a statement or provision in the Solid Waste Management Plan or who disputes any matter connected to the Solid Waste Management Plan other than proposed changes to the wording of the Solid Waste Management Plan (a "Complainant") may commence a dispute under this Part B.

8. A dispute under this Part B is commenced when the Complainant delivers written notice ("Part B Written Notice") to GVS&DD's Commissioner indicating that the Complainant wishes to resolve a dispute, and summarizing the nature of the dispute.
In the Part B Written Notice, the Complainant may indicate that he or she wishes to participate in a non-binding mediation process with GVS&DD.

9. If the Complainant does not indicate that he or she wishes to participate in non-binding mediation, the dispute will proceed in accordance with the process specified in section 15 below.

If the Complainant indicates in the part B Written Notice that he or she wishes to participate in a non-binding mediation process the following process applies:

a. The Complainant and GVS&DD will mutually agree on a mediator, and agree on a date for a mediation meeting;

b. The Complainant and GVS&DD will each prepare and submit a written brief for the mediator. The Complainant wilt provide its brief to the mediator (with a copy to GVS&DD) two weeks prior to the date of the mediation and GVS&DD will provide its brief to the mediator (with a copy to the Complainant) one week prior to the mediation;

c. The Complainant, GVS&DD and the mediator will meet for the purposes of mediation; d The Complainant and GVS&DD may bring up to four representatives to the mediation. The GVS&DD representatives may include the Commissioner, the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives; and

e. e. The Complainant and GVS&DD will share equally all costs of the mediation (such as for example, the mediator's fees and the costs of facility rental if applicable) and each party will pay its own costs.

10. If the Complainant and GVS&DD are not able to resolve the dispute through non-binding mediation, the Complainant may:

a. Terminate the dispute; or

b. Proceed with the dispute resolution process specified in section 15 below.

11. The process for dispute resolution under this Part B is as follows:

The Complainant will submit a non-refundable payment of $2,000 to the GVS&DD to cover a portion of the GVS&DD's costs of this dispute resolution process;

b. GVS&DD will appoint 3 members of its Board to form an ad hoc dispute resolution select committee ("Committee");

a. Changes in the membership of the Committee may only be made prior to the presentation of oral submissions to the Committee and such changes can only be made by the Board;

c. Committee members will be remunerated in accordance with the provisions of *Metro Vancouver Regional District Remuneration Bylaw No. 1425, 2025* as amended or replaced from time to time as if they were attending a Board meeting;

e.T The Committee may set its own procedures for considering the dispute, which procedure will include the hearing of the dispute on a date set by the Committee. In addition, the Committee may:

i. i. ask questions of the Complainant and the GVSⅅ

ii. ii. determine that the dispute resolution hearing will be closed to the public;

iii. iii. adjourn to consider its decision;

iv. iv. provide its decision at the conclusion of the hearing, or may specify a future date on which it will deliver its oral decision; and

v. v. determine any other matter that the Committee considers necessary.

f. The Complainant and GVS&DD may each bring up to four representatives to participate in the dispute resolution hearing. The GVS&DD representatives may include the Commissioner, the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives;

g. The Complainant and GVS&DD will each prepare and submit a written brief for the Committee. The Complainant will provide its brief to the Committee (with a copy to GVS&DD) four weeks prior to the date of the dispute resolution hearing and GVS&DD will provide its brief to the mediator (with a copy to the Complainant) two weeks prior to the hearing; and

h. The Complainant and GVS&DD each have a maximum of 45 minutes to make oral

submissions to the Committee.

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metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

File: PE-13-01

«Political_Title» «First_Name» «Last_Name» and Council
«Member_Jurisdiction»
«Municipal_Address»
«City», BC «Postal_Code»
VIA EMAIL: «Email_Address»

Dear «Political_Title» «First_Name» «Last_Name» and Council:

Metro Vancouver's Draft Solid Waste Management Plan

Metro Vancouver is updating its 2011 *Integrated Solid Waste and Resource Management Plan*, a long-term strategic plan that guides our region's policies, priorities, targets, and collective actions over the next decade and beyond. Metro Vancouver intends to submit the current draft of the updated solid waste management plan for approval to the Ministry of Environment and Parks. In advance of this submission, Metro Vancouver is inviting feedback on the current draft of the plan, which is available on the Metro Vancouver website (Reference 1). Please share your feedback by **July XX, 2026.**

Background and Timeline
Regional districts are required by the province to develop, and submit for approval, plans for the management of municipal solid waste and recyclable materials. Building on the strengths of the current *Integrated Solid Waste and Resource Management Plan*, approved by the province in 2011, Metro Vancouver has developed a draft updated solid waste management plan that identifies opportunities to accelerate waste reduction and recycling, reduce greenhouse gas emissions, and promote a circular economy.

Work to update the solid waste management plan initiated in 2021 and has culminated in the current draft plan that Metro Vancouver intends to submit for approval to the Ministry of Environment and Parks. This draft is available on the Metro Vancouver website (Reference 1). The current draft plan includes a vision statement, guiding principles, goals, waste hierarchy, and a series of strategies and actions. In addition, strategic approaches for residual waste, regulatory options, and recycling and waste centres outline criteria for future decision making in those areas.

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Metro Vancouver is committed to actively engaging with governments — including First Nations and member jurisdictions — the waste and recycling industry, waste producers, businesses, communities of interest, and Metro Vancouver residents to guide updates to the plan. An Independent Consultation and Engagement Panel supports the development and implementation of the engagement program, and two advisory committees have provided ongoing advice and input across all project phases.



Member Jurisdiction Feedback
On April 24, 2026, the GVS&DD Board adopted the following resolution:

THAT the GVS&DD Board:

a) direct staff to invite feedback on the draft updated solid waste management plan (the "Solid Waste Management Plan", Attachment 1) from First Nations, interested parties and the public;

b) request that the Board Chair and the Zero Waste Committee Chair invite feedback on the Solid Waste Management Plan from member jurisdictions and adjacent regional districts; and

c) authorize the Board Chair and the Zero Waste Committee Chair to submit to the Ministry of Environment and Parks for approval the Solid Waste Management Plan materially in the form attached in Attachment 1 to this report, along with feedback received through (a) and (b).

As a Metro Vancouver member jurisdiction, «Member_Jurisdiction» has been invited to provide input during all phases of the plan's development**.** At this time, we invite member jurisdictions to inform Metro Vancouver of any feedback on the draft of the solid waste management plan that Metro Vancouver intends to submit for approval to the Ministry of Environment and Parks. Note that feedback will be provided to the Ministry of Environment and Parks concurrently with the plan, and may also be published on the Metro Vancouver website and in reports.

The draft plan is available on the Metro Vancouver website (visit metrovancouver.org and search swmp).

Please share any feedback by **July XX, 2026.**

Suggested opportunities available to provide comments include:

- Submitting written feedback to zerowaste@metrovancouver.org
- Presentation to the «Member_Jurisdiction» council
- Meeting with Metro Vancouver staff
- Meeting with the Solid Waste Management Plan Independent Consultation and Engagement Panel

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If you have any questions about Metro Vancouver's draft solid waste management plan, require additional information, or wish to schedule a meeting or presentation, please contact Paul Henderson, General Manager, Solid Waste Services, by email at paul.henderson@metrovancouver.org.

Yours sincerely,

Mike Hurley
Chair, Metro Vancouver Board

Sarah Kirby-Yung
Chair, Zero Waste Committee
Metro Vancouver

MH/SKY/PH/sl

Reference 1: Metro Vancouver. (2026) Draft updated Solid Waste Management Plan PDF. <Weblink>

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

File: PE-13-01

«Political_Title» «First_Name» «Last_Name»
«Regional_District»
«Address»
«City», BC «Postal_Code»
VIA EMAIL: «Email_Address»

Dear «Political_Title» «First_Name» «Last_Name» and Board of Directors:

Metro Vancouver's Draft Solid Waste Management Plan

Metro Vancouver is updating its 2011 *Integrated Solid Waste and Resource Management Plan*, a long-term strategic plan that guides our region's policies, priorities, targets, and collective actions over the next decade and beyond. Metro Vancouver intends to submit the current draft of the updated solid waste management plan for approval to the Ministry of Environment and Parks. In advance of this submission, Metro Vancouver is inviting feedback on the current draft of the plan, which is available on the Metro Vancouver website (Reference 1). Please share your feedback by **July XX, 2026.**

Background and Timeline
Regional districts are required by the province to develop, and submit for approval, plans for the management of municipal solid waste and recyclable materials. Building on the strengths of the current *Integrated Solid Waste and Resource Management Plan*, approved by the province in 2011, Metro Vancouver has developed a draft updated solid waste management plan that identifies opportunities to accelerate waste reduction and recycling, reduce greenhouse gas emissions, and promote a circular economy.

Work to update the solid waste management plan initiated in 2021 and has culminated in the current draft plan that Metro Vancouver intends to submit for approval to the Ministry of Environment and Parks. This draft is available on the Metro Vancouver website (Reference 1). The current draft plan includes a vision statement, guiding principles, goals, waste hierarchy, and a series of strategies and actions. In addition, strategic approaches for residual waste, regulatory options, and recycling and waste centres outline criteria for future decision making in those areas.

Metro Vancouver is committed to actively engaging with governments — including First Nations, member jurisdictions, and regional districts — the waste and recycling industry, waste producers, businesses, communities of interest, and Metro Vancouver residents to guide updates to the plan. An Independent Consultation and Engagement Panel supports the development and implementation of

the engagement program, and two advisory committees have provided ongoing advice and input across all project phases.



Regional District Feedback
On April 24, 2026, the GVS&DD Board adopted the following resolution:

> *THAT the GVS&DD Board:*
>
> *a) direct staff to invite feedback on the draft updated solid waste management plan (the "Solid Waste Management Plan", Attachment 1) from First Nations, interested parties and the public;*
> *b) request that the Board Chair and the Zero Waste Committee Chair invite feedback on the Solid Waste Management Plan from member jurisdictions and adjacent regional districts; and*
> *c) authorize the Board Chair and the Zero Waste Committee Chair to submit to the Ministry of Environment and Parks for approval the Solid Waste Management Plan materially in the form attached in Attachment 1 to this report, along with feedback received through (a) and (b).*

As a Metro Vancouver neighbouring regional district, «Regional_District» has been invited to provide input during all phases of the plan's development**.** At this time, we invite regional districts to inform Metro Vancouver of any feedback on the draft of the solid waste management plan that Metro Vancouver intends to submit for approval to the Ministry of Environment and Parks. Note that feedback will be provided to the Ministry of Environment and Parks concurrently with the plan, and may also be published on the Metro Vancouver website and in reports.

The draft plan is available on the Metro Vancouver website (visit metrovancouver.org and search swmp).

Please share any feedback by **July XX, 2026.**

Suggested opportunities available to provide comments include:

- Submitting written feedback to zerowaste@metrovancouver.org
- Presentation to the «Regional_District» Board
- Meeting with Metro Vancouver staff
- Meeting with the Solid Waste Management Plan Independent Consultation and Engagement Panel

If you have any questions about Metro Vancouver's draft solid waste management plan, require additional information, or wish to schedule a meeting or presentation, please contact Paul Henderson, General Manager, Solid Waste Services, by email at paul.henderson@metrovancouver.org.

Yours sincerely,

Mike Hurley
Chair, Metro Vancouver Board

Sarah Kirby-Yung
Chair, Zero Waste Committee
Metro Vancouver

MH/SKY/PH/sl

Reference 1: Metro Vancouver. (2026) Draft updated Solid Waste Management Plan PDF. <weblink>

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metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Zero Waste Committee

From: Chris Allan, Director, Solid Waste Operations, Solid Waste Services
George Kavouras, Director, Procurement, Procurement & Real Estate Services

Date: March 24, 2026 Meeting Date: April 2, 2026

Subject: **Award of RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres to Arrow Transportation System Inc.**

RECOMMENDATION

THAT the GVS&DD Board:

a) approve the award of RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres, in the amount of up to $80,577,000 (exclusive of taxes) to Arrow Transportation System Inc., for a term of 5 1/2 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.

EXECUTIVE SUMMARY

Arrow's proposal ranked highest overall, with the highest technical score, and demonstrated best value overall for Metro Vancouver.

The current contracts for managing organics at the North Shore, Maple Ridge, and Langley recycling and waste centres expire at the end of June 2026. Materials managed include yard trimmings, clean wood, municipally collected organics (combined yard trimmings and food scraps), and commercially collected organics (food scraps from multi-family and commercial/institutional sources).

RFP No. 25-580 was issued on December 23, 2025, and advertised publicly and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-580 evaluation team have considered the two proposals received, and on that basis recommend that the GVS&DD award RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres to Arrow Transportation System Inc. ("Arrow").

The cost for services under this contract will be funded through tipping fees set through GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024.

Staff will continue to explore opportunities to strengthen organics management across the region. Initiatives under consideration include managing additional organics at the United Boulevard Recycling and Waste Centre and identifying new opportunities to support the development of additional local organics processing capacity.

PURPOSE

Pursuant to the GVS&DD Officers and Delegation Bylaw No. 284, 2014 (Bylaw) and Board Policy No. FN-031, procurement contracts which exceed a value of $10 million require the approval of the GVS&DD Board.

BACKGROUND

Metro Vancouver manages organics received at its recycling and waste centres through contracts for receipt, transportation, and processing. Organics services at the North Shore, Langley, and Maple Ridge recycling and waste centres are currently delivered under three contracts that expire at the end of June 2026. In late 2025, Metro Vancouver initiated a procurement process to consolidate these services under a single contract including transportation and processing of organics received at the three facilities, as well as the operation of the organics depot at the North Shore Recycling and Waste Centre.

All Metro Vancouver recycling and waste centres accept yard trimmings and clean wood along with small quantities of mixed organics. The North Shore Recycling and Waste Centre also accepts municipally collected organics (yard trimmings and food scraps) from the City of North Vancouver, the District of North Vancouver, the District of West Vancouver, Bowen Island, and Lions Bay with other municipalities able to drop off municipally collected organics at the North Shore Recycling and Waste Centre if they choose.

Since the closure of a private organics receiving facility in 2022, commercial organics (food scraps collected from multi-family and commercial/institutional generators) have been received at the North Shore Recycling and Waste Centre. Commercial organics now make up 40 per cent of all the organic material received at the site and have significantly higher plastic contamination than either yard trimmings or municipal organics.

PROCUREMENT SUMMARY

Metro Vancouver received two proposals. Both proposals were in compliance with the submission requirements. The compliant proposals were evaluated against technical requirements (70 per cent weighting) and commercial requirements (30 per cent weighting). Technical requirements were evaluated by Solid Waste Services and commercial requirements were evaluated by Procurement.

RFP No. 25-580 Submissions

Proponents	Annual Pricing (excluding taxes)
Arrow Transportation Systems Inc.	$10,750,673
BN Dulay Trux	$10,120,100

The above pricing is based on unit and fixed rates proposed by the proponents and annual quantities provided by Metro Vancouver for various materials or services included in the RFP for evaluation purposes based on a single year operation.

After a comprehensive and detailed evaluation of the compliant proposals, the evaluation team concluded that the proposal submitted by Arrow Transportation System Inc. ranked highest overall, had the highest technical score, and demonstrated best value overall for Metro Vancouver; more specifically; Arrow's proposal demonstrated extensive experience in managing organics, reflected a thorough understanding of all required services, operational constraints, and site-specific considerations, and included a well-developed and detailed methodology for delivering the work. Arrow also proposed the use of multiple fully permitted processing facilities with strong environmental performance records, which enhances system resiliency and ensures reliable, continuous service delivery.

Negotiations with Arrow were completed on March 24, 2026, and the terms of the contract were agreed to and finalized. During these discussions, Metro Vancouver explored opportunities to reduce costs, resulting in annual savings of approximately $100,000 per year. In addition, the contract term was increased by six months — without any increase to unit rates — to align the contract expiry with the end of the calendar year on December 31, 2031. This provides price certainty for the full fiscal year at the conclusion of the contract. The maximum contract value over the 5 1/2 year term will be $80,577,000. The contract will expire on December 31, 2031.

The total contract value is based on unit rates proposed by Arrow and estimated tonnages over the 5 1/2 year term including allowances for maintenance work, annual inflation adjustments, and waste flow fluctuations.

The RFP contemplates two optional two-year extensions up to a maximum 9 1/2 year total contract term and, if exercised, the extensions will be executed in accordance with the Procurement and Asset Disposal Authority Policy (FN-031).

ALTERNATIVES

1. THAT the GVS&DD Board:

a) approve the award of RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres, in the amount of up to $80,577,000 (exclusive of taxes) to Arrow Transportation System Inc., for a term of five and a half 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.

2. THAT the GVS&DD Board receive the report dated March 24, 2026, titled, “Award of RFP No. 25-580 for Organics Management for Metro Vancouver Recycling and Waste Centres to Arrow Transportation System Inc.” for information.

FINANCIAL IMPLICATIONS

Although Arrow’s proposed costs are slightly higher than those submitted by the other Proponent, their overall proposal is considerably stronger due to a significantly higher technical score.

The total annual cost for services under the new contract will increase by approximately 24 per cent compared to the annual costs under the current contracts. Anecdotally, cost increases can be attributed to more stringent environmental requirements, challenging market conditions for finished compost products, and the rising costs associated with managing contaminants in the incoming feedstock.

The addition of commercial organics at the North Shore Recycling and Waste Centre likely reduced the number of potential bidders given the increase in volume at the facility. Additionally, given that commercial organics have much higher plastic content than municipal organics, the number of processors that are willing to receive the material is less than municipal organics alone.

Finance has reviewed and confirmed that funding is available from Solid Waste Services Operating Budget.

A report being considered in parallel by the Zero Waste Committee and Board proposes changes to tipping fees under the GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024 (Tipping Fee Bylaw) to ensure continued funding of the services provided through this contract. Under the Tipping Fee Bylaw, the various types of organics are received at specific rates, the small quantities of food scraps received at all recycling and waste centres are received at the same rate per tonne as commercial organics.

OTHER IMPLICATIONS

Municipal Organics and Local Processing of Organics

Metro Vancouver has been managing municipal organics at the North Shore Recycling and Waste Centre, with the costs for this service primarily recovered through agreements with the three large North Shore municipalities. These agreements expire at the end of June 2026. Rates are also in the Tipping Fee Bylaw that apply to other municipalities using the service, currently Bowen Island, Lions Bay, and City of Burnaby to a limited extent. Beginning July 2026, the tipping fee for municipal organics will be established solely under the Tipping Fee Bylaw meaning that municipalities will be able to choose whether or not to use the drop-off service at the North Shore Recycling and Waste Centre or alternatively procure those services independently from Metro Vancouver.

Metro Vancouver is exploring opportunities to receive additional organics at the United Boulevard Recycling and Waste Centre. Operations and maintenance services contract recently awarded to Halton Recycling Ltd. (doing business as Emterra Environmental) includes provisional service to receive and load organics at United Boulevard Recycling and Waste Centre.

Metro Vancouver is also exploring options to support the development of new local organics processing capacity. Under the current and proposed contracts organics are primarily managed at remote processing facilities.

CONCLUSION

It is recommended that GVS&DD Board approve the award of RFP No. 25-580 Organics Management for Metro Vancouver Recycling and Waste Centres, in the amount of up to $80,577,000 (exclusive of taxes) to Arrow Transportation System Inc. and 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.

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metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Liquid Waste Committee

From: Colin Meldrum, Director, Engineering Design and Construction, Liquid Waste Services
George Kavouras, Director, Procurement, Procurement & Real Estate Services

Date: March 17, 2026 Meeting Date: April 8, 2026

Subject: **Award of RFP No. 25-387 for Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project**

RECOMMENDATION

THAT the GVS&DD Board:

a) approve the award of RFP No. 25-387 for Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project, in the amount of up to $27,761,277.08 (exclusive of taxes) to Chandos Construction LP, 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.

EXECUTIVE SUMMARY

Chandos Construction LP's proposal ranked highest overall, provided the lowest cost and demonstrated best value overall for Metro Vancouver.

The work to be provided under this contract includes construction services to refurbish the four trickling filters (TF) at the Lulu Island Wastewater Treatment Plant (LIWWTP), including replacing filter media, rotary distributors, concrete liners, foul air ducting and other elements.

RFP 25-387 was issued on December 3, 2025 to the five prequalified vendors, and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP 25-387 evaluation team have considered the proposals received, and on that basis recommend that the GVS&DD Board award RFP 25-387 to Chandos Construction LP.

PURPOSE

Pursuant to the *GVS&DD Officers and Delegation Bylaw No. 284, 2014* (Bylaw) and *Board Policy No. FN-031*, procurement contracts which exceed a value of $10 million require the approval of the GVS&DD Board.

BACKGROUND

The LIWWTP was originally built as a primary treatment facility in the 1970s and was upgraded to provide secondary treatment during the 1990s. Three TFs (TF1, TF2 and TF3), three solids contact tanks (SCTs), and three secondary clarifiers (SCLs) were constructed as part of the upgrade. In 2008, the LIWWTP was further expanded through the addition of one TF (TF4), one SCT, and one SCL.

Critical TF components are approaching the end of their service life. To continue to reliably meet the plant's effluent discharge requirements and operational objectives, refurbishment of the TFs is required.

PROCUREMENT SUMMARY

RFQ No. 25-012 was issued on June 19, 2025 to prequalify proponents to participate in RFP No. 25-387. Nine proponents responded to RFQ No. 25-012, five proponents were shortlisted and invited to respond to RFP No. 25-387.

RFP No. 25-387 Submissions:

Proponents	**Pricing (excluding taxes)**
Chandos Construction LP	$27,761,277.08
Maple Reinders Constructors Ltd	$29,182,780.00
Pomerleau Inc	$30,348,845.17
Graham Infrastructure LP	$34,040,257.00

Metro Vancouver received four proposals. All proposals submitted by the Proponents were in compliance with the submission requirements. The proposals were evaluated against Technical requirements (50%) and Commercial requirements (50%). Technical requirements were evaluated by staff from the Engineering Design and Construction Division of Liquid Waste Services and Commercial requirements were evaluated by staff from the Procurement and Real Estate Department.

After a comprehensive and detailed evaluation of the compliant proposals the evaluation team concluded that the proposal submitted by Chandos Construction LP ranked highest overall, provided the lowest cost, and demonstrated best value overall for Metro Vancouver. More specifically, Chandos Construction LP also demonstrated strong project understanding and depth of experience on similar projects. Their proposal thoroughly addressed potential challenges and included well-developed workplans. The combination of their technical expertise and cost-efficiency is expected to deliver substantial value to Metro Vancouver

Negotiations with Chandos Construction LP were completed on March 6, 2026, and the terms of the contract were agreed to and finalized. The contract value agreed to is $27,761,277.08.

ALTERNATIVES

1. THAT the GVS&DD Board:
   a) approve the award of RFP No. 25-387 for Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project, in the amount of up to $27,761,277.08 (exclusive of taxes) to Chandos Construction LP, subject to final review by the Commissioner;
   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.

2. THAT the GVS&DD Board receive the report dated March 17, 2026 titled “Award of RFP No. 25-387 for Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project” for information.

FINANCIAL IMPLICATIONS

The 2026 approved capital budget for the Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment project is $68,550,000.00 of which approximately $6,000,000.00 is allocated for other commitments. The award of RFP No. 25-387 for Construction Services for the Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment, in the amount of up to $27,761,277.08 (exclusive of taxes) is within the approved capital budget.

CONCLUSION

It is recommended that GVS&DD Board approve the award of RFP No. 25-387 for Lulu Island Wastewater Treatment Plant Trickling Filter Refurbishment Project, in the amount of up to $27,761,277.08 (exclusive of taxes) to Chandos Construction LP, and 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.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

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

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

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

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

PERFORMANCE AND AUDIT COMMITTEE RECOMMENDATION

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

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

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

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

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

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

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

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

This matter is now before the Board for consideration.

ATTACHMENTS

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

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

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

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

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

RECOMMENDATION

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

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

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

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

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

EXECUTIVE SUMMARY

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

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

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

PURPOSE

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

BACKGROUND

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

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

2025 FINANCIAL STATEMENTS

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

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

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

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

Operating Results

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

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

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

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

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

Water Services

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

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

Liquid Waste Services

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

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

Solid Waste Services

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

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

Metro Vancouver Housing

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

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

Regional District Services

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

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

The Regional District is comprised of various services:

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

Capital Expenditures Program

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

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

Water Services

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

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

Liquid Waste Services

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

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

Solid Waste Services

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

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

Metro Vancouver Housing

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

Regional Parks

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

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

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

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

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

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

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

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

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

ALTERNATIVES

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

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

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

ATTACHMENTS

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

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

METRO VANCOUVER 2025 ANNUAL FINANCIAL RESULTS

For the Year Ended December 31, 2025

Table of Contents

INTRODUCTION 3
OPERATING RESULTS 4
CAPITAL PROGRAM 10
CONSOLIDATED FINANCIAL STATEMENT HIGHLIGHTS 14
TREASURY RESULTS 22
PROCUREMENT 26

INTRODUCTION

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

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

OPERATING RESULTS

Overall Net Operating Surplus to Budget

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

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

Operating Budget Summary

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

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

Operating Surplus Analysis by Entity

For the Year Ended December 31, 2025

Water Services had a deficit of $1.6 million.

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

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

Liquid Waste Services had a deficit of $0.5 million.

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

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

Solid Waste Services has a surplus of $19.8 million.

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

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

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

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

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

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

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

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

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

Metro Vancouver Regional District

Regional Parks had a surplus of $4.6 million.

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

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

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

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

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

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

Other Regional Services had a surplus of $5.5 million.

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

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

The Other Regional District is comprised various departments:

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

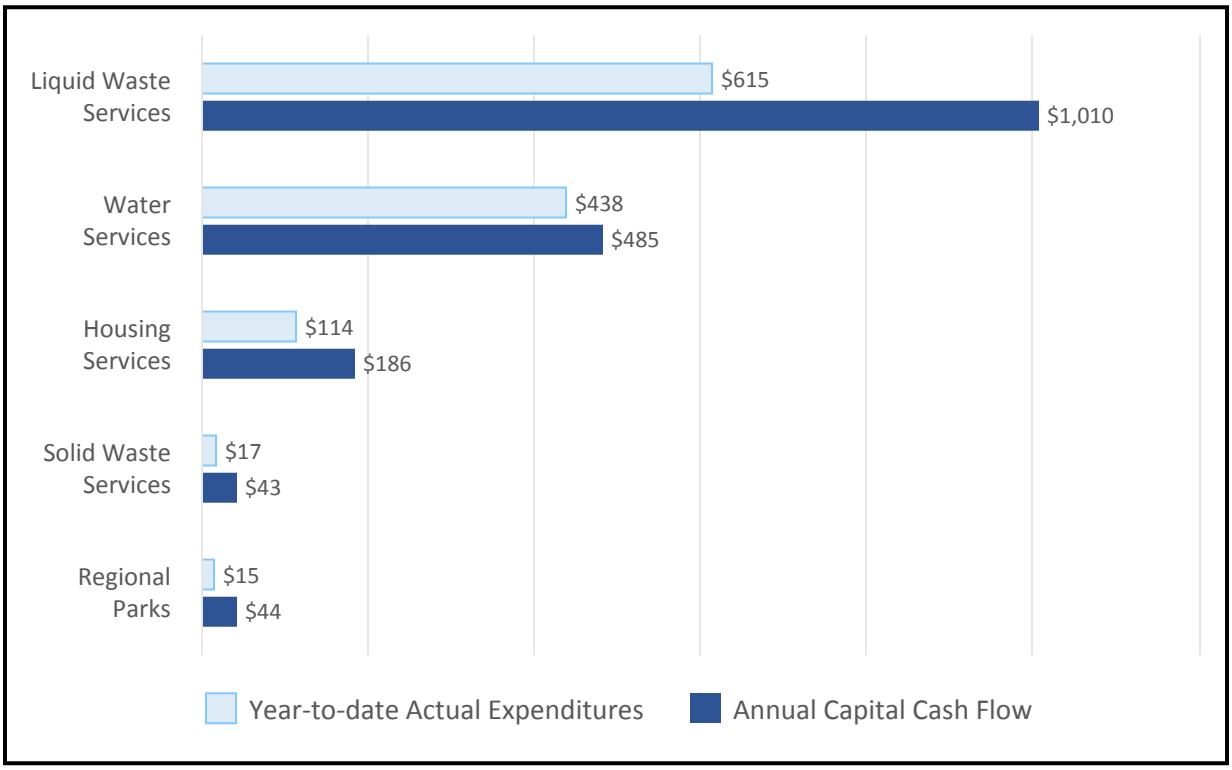
CAPITAL PROGRAM

Overall Capital Expenditures

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

Capital Expenditure at a Glance

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



Capital Expenditure Summary

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

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

Liquid Waste Services

Year-end capital expenditures were $615.39 million.

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

Water Services

Year-end capital expenditures were $438.13 million.

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

Metro Vancouver Housing (MVHC)

Year-end capital expenditures were $113.7 million.

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

Solid Waste Services

Year-end capital expenditures were $16.7 million.

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

Regional Parks

Year-end capital expenditures were $15.5 million.

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

CONSOLIDATED FINANCIAL STATEMENT HIGHLIGHTS

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

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

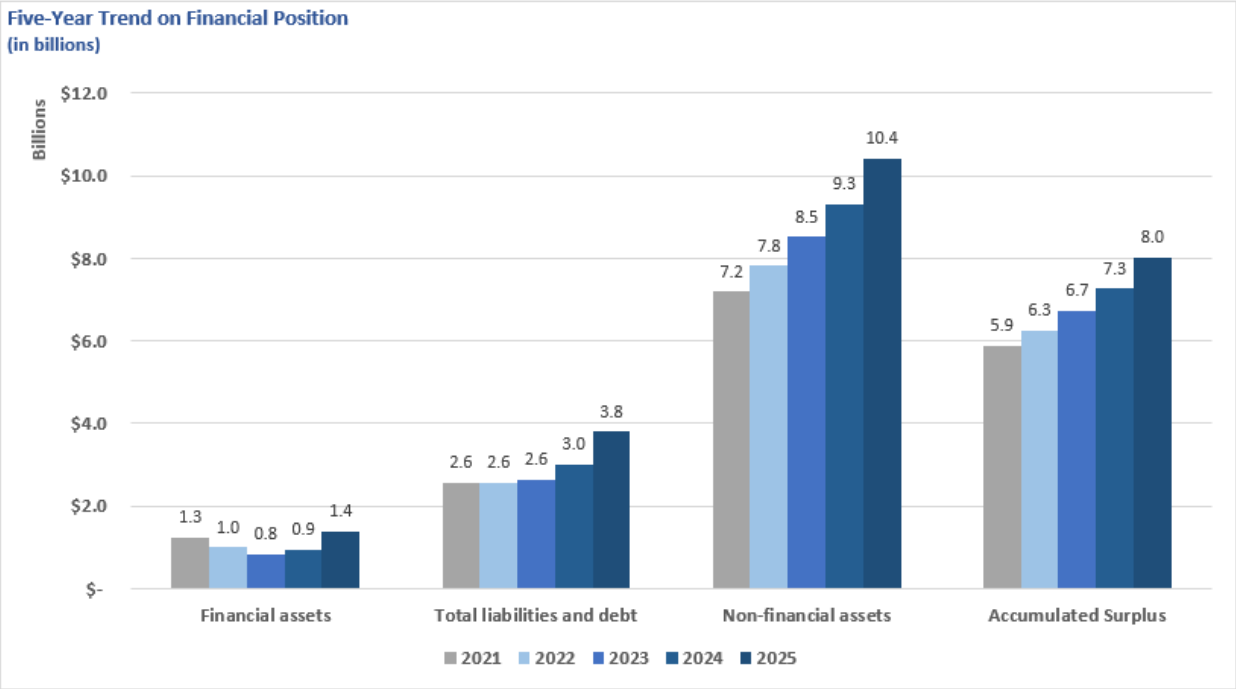
A five-year trend on these items is presented in Table 2.

Table 1: Condensed Consolidated Statement of Financial Position

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

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

Table 2: Five-Year Trend on Financial Position



Financial Assets

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

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

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

Total Liabilities and Debt

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

Liabilities

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

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

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

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

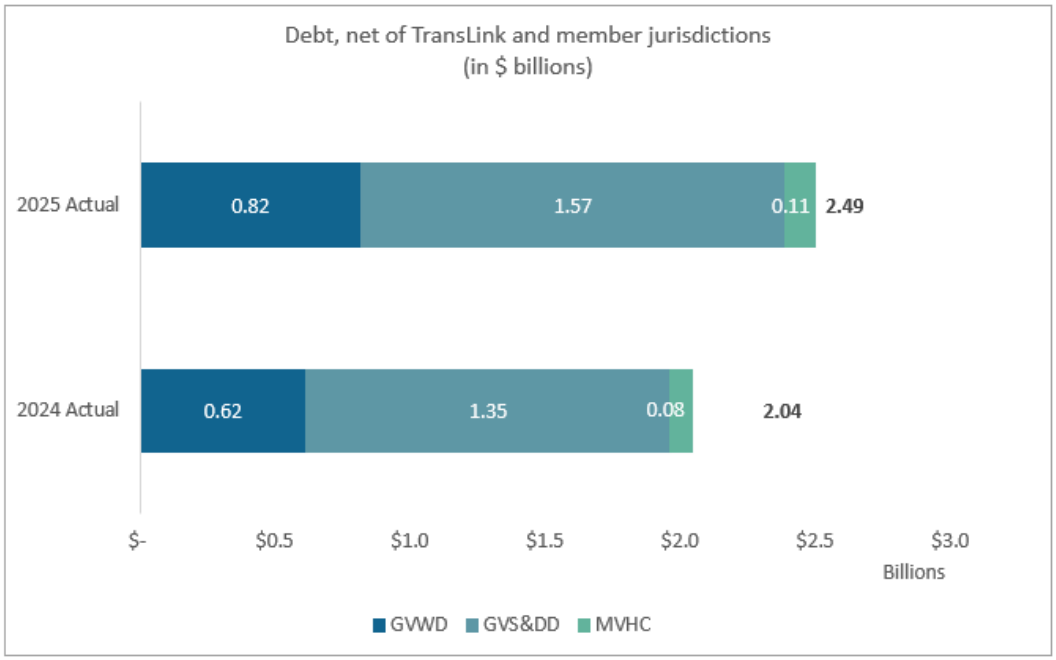
Debt

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

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

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

Table 3: Debt, net of TransLink and member jurisdictions

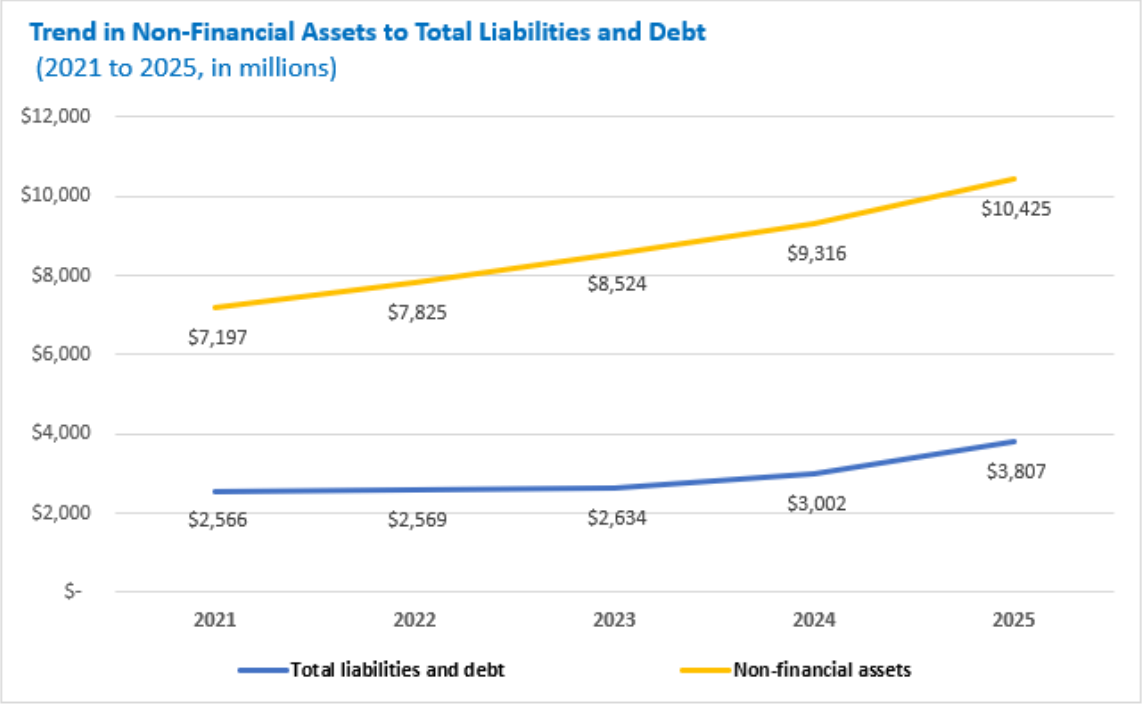


Net Debt
The net debt position indicates the amount by which the organizations' liabilities exceed the financial assets. The net debt position increased by $356.7 million. Although the amount appears as unfavorable, over 65% (2024 - 68%) of the organization's liabilities is related to debt which is repayable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

Non-Financial Assets (Capital Assets)

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

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



Accumulated Surplus ("Equity")

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

The accumulated surplus increased by $752.7 million in 2025, which represents the annual surplus for the year, calculated as the difference between revenues and expenses. Table 5 below shows the

comparison between the annual surplus for PSAS ($752.7 million) and the annual surplus of $38.8 million for budget purposes. For PSAS purposes, annual surplus does not include contributions to and from reserves, capital contributions, or principal payments on debt. A comparison of the PSAS financial statement surplus to the operating budget surplus is provided in Table 5 below. For details regarding the 2025 Operating Results by legal entity, refer to page 4.

Table 5: Comparison of PSAS Financial Statement Surplus to Operating Budget Surplus

Comparison of PSAS Financial Statement Surplus to Operating Budget Surplus
For the year ended December 31, 2025
(in thousands of dollars)

	Budget	2025	2024
Revenues	$ 1,716,231	$ 1,737,650	$ 1,429,981
Expenses	(998,345)	(984,911)	(898,394)
Annual Surplus per PSAS	**717,886**	**752,739**	**531,587**
Items in operating budget but not in PSAS			
Contributions to capital	(428,232)	(428,232)	(249,912)
Payments on debt	(159,163)	(157,405)	(178,096)
Transfers to (from) reserves	7,368	25,194	(7,117)
Items in PSAS but not in operating budget			
Amortization of tangible capital assets	111,560	116,114	110,030
Accretion expense on asset retirement obligations	2,582	2,671	2,478
Sinking fund and debt retirement income	(26,469)	(28,328)	(28,363)
Capital grants, DCC and other capital revenue	(213,172)	(212,509)	(128,720)
Reserve fund interest	(12,360)	(22,821)	(23,370)
Corporate program surplus (transfer to reserves)	—	(8,609)	(6,602)
	(717,886)	(713,925)	(509,672)
Annual Surplus based on budget	**$ —**	**$ 38,814**	**$ 21,915**

Financial Statements Revenue and Expenses Trends

Consolidated Statement of Operations: Revenues

Revenues, from all sources (operating, capital and reserve funds), calculated based on PSAS, as presented in the Consolidated Statement of Operations for 2025, was $1.74 billion, exceeding budget by $21.4 million. Table 6 and the graph below indicate that tax levy revenues in GVS&DD and MVRD are in line with budget. The increase in revenue from budget is primarily attributable to three factors:

- Other revenues higher by $61.0 million largely from the gain on sale of the Ashcroft Ranch ($25.1 million), higher interest income ($23.5 million) related to higher than anticipated interest rates on investments, reserves and sinking fund balances; timing of cash inflow from sale of properties and grant funding.
- Higher solid waste tipping fees of $21.0 million due to higher-than-expected waste flows and increased commercial organics volumes.
- Yearly housing property rental increases of $3.6M being higher than budgeted.

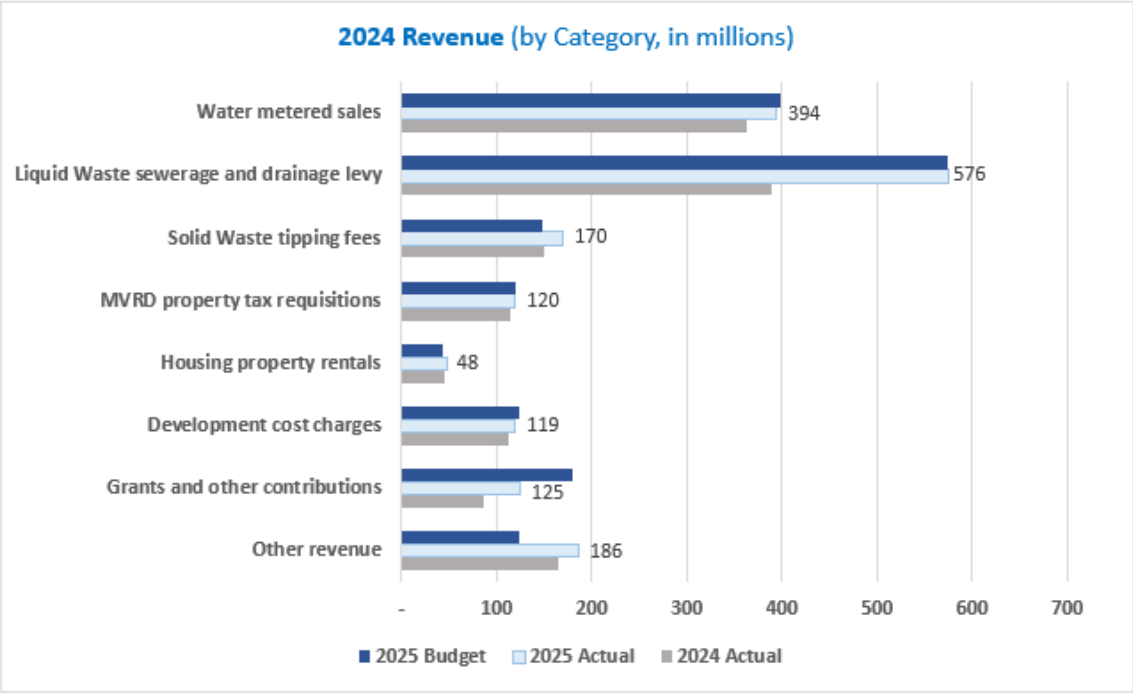
The increase in revenues from budget is reduced by the following factors:

- Grants and other contributions lower by $55.3 million due to lower than planned grant receipt for three Housing redevelopment projects, net of higher than planned grant application of $6.5 million for liquid waste capital projects.
- Reduced water sales of $4.7 million due to a wetter-than-expected spring and summer.
- Development cost charges lower by $4.3 million, due to delay in growth-related liquid waste capital projects and associated DCC funding application, and partially offset by higher-than-anticipated growth-related Water capital project expenditures and the related funding application.

Revenues were $307.7 million higher than prior year mainly due to approved budget increases in liquid waste sewerage and drainage levy to fund the North Shore WWTP project ($121.1 million), increased funding for liquid waste and water capital infrastructure and housing new development and redevelopment projects, as well as overall approved budget inflationary increases.

Table 6: Revenues by Category

Revenues By Category (in 000s)	2025 Budget	2025 Actual	2024 Actual
Water metered sales	$ 399,009	$ 394,304	$ 363,616
Liquid Waste sewerage and drainage levy	575,550	575,550	389,498
Solid Waste tipping fees	148,874	169,834	149,931
MVRD property tax requisitions	119,597	119,597	115,272
Housing property rentals	44,550	48,409	46,217
Grants and other contributions	179,864	124,527	87,290
Development cost charges	123,799	119,483	112,569
Other revenues	124,988	185,946	165,588
Total	**$ 1,716,231**	**$ 1,737,650**	**$ 1,429,981**



Consolidated Statement of Operations: Expenses

Expenses, calculated based on PSAS, as presented in the Consolidated Statement of Operations for 2025, was $984.9 million, which is $13.4 million or 1% lower than the budget of $998.3 million. Lower than planned expenses is a result of the following factors:

- project delays resulting in lower repairs and maintenance of $15.6 million and materials and supplies of $4.9 million
- timing of staff recruitment of $11.2 million

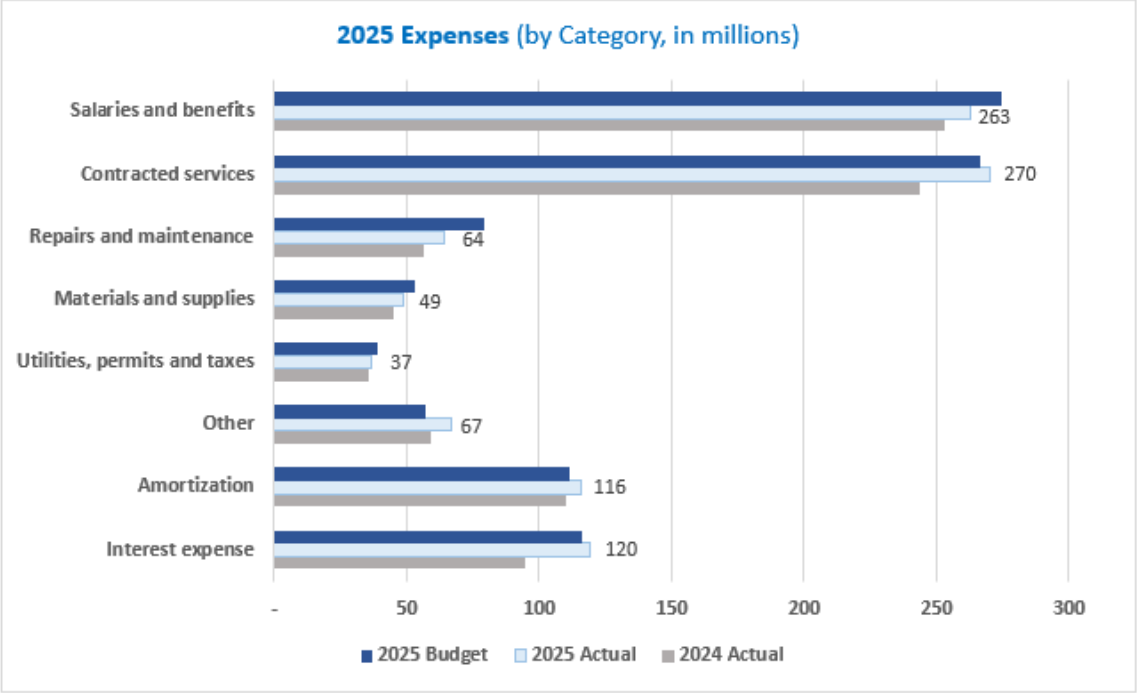
The lower spends were offset by slightly higher amounts for:

- Other expenses of $9.5 million largely driven by $7.9 million higher landfill expenses, loss on disposal of tangible capital assets of $3.3 million due to project cancellation, higher equipment rental $1.8 million, offset by reduction of $2.9M in travel and training related costs.
- Amortization of tangible assets of $4.6 million which is an accounting entry and has no impact on funding requirements
- Contracted services of $3.3 million due to higher solid waste contingency disposal costs required to manage the higher waste volumes, offset by overall lower than planned contracted services in centralized support programs, water services, and liquid waste services.
- Interest expenses of $3.0 million, largely related to timing of cash flows and higher than anticipated borrowing for GVWD and MVHC, offset by lower borrowing in GVS&DD.

Expenses were $86.5 million higher than prior year mainly due to overall approved budget inflationary increases.

Table 7: Expenses by Category

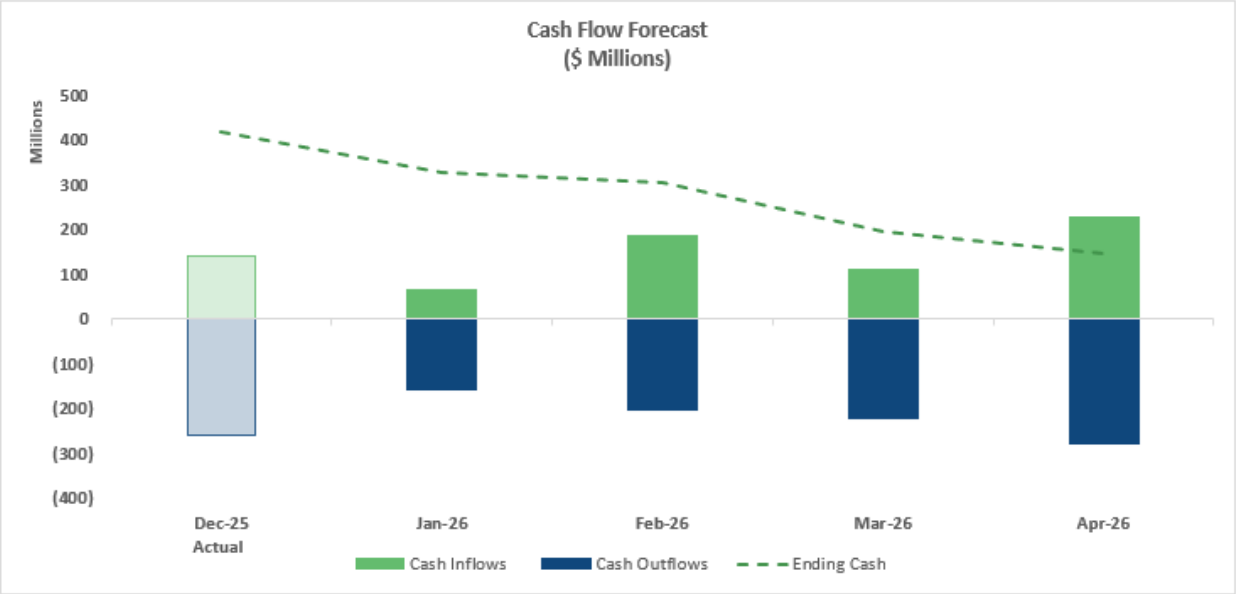
Expenses by Category (in 000s)	2025 Budget	2025 Actual	2024 Actual
Salaries and benefits	$ 274,308	$ 263,078	$ 253,142
Contracted services	266,861	270,122	243,416
Repairs and maintenance	79,575	63,946	56,776
Materials and supplies	53,420	48,555	45,371
Utilities, permits, and taxes	38,730	36,739	35,832
Other	57,352	66,832	59,374
Amortization	111,560	116,114	110,030
Interest expense	116,539	119,525	94,453
Total	**$ 998,345**	**$ 984,911**	**$ 898,394**


2025 Expenses (by Category, in millions)
Salaries and benefits
263
Contracted services
270
Repairs and maintenance
64
Materials and supplies
49
Utilities, permits and taxes
37
Other
67
Amortization
116
Interest expense
120
-
50
100
150
200
250
300
2025 Budget
2025 Actual
2024 Actual

TREASURY RESULTS

Cash and Investments

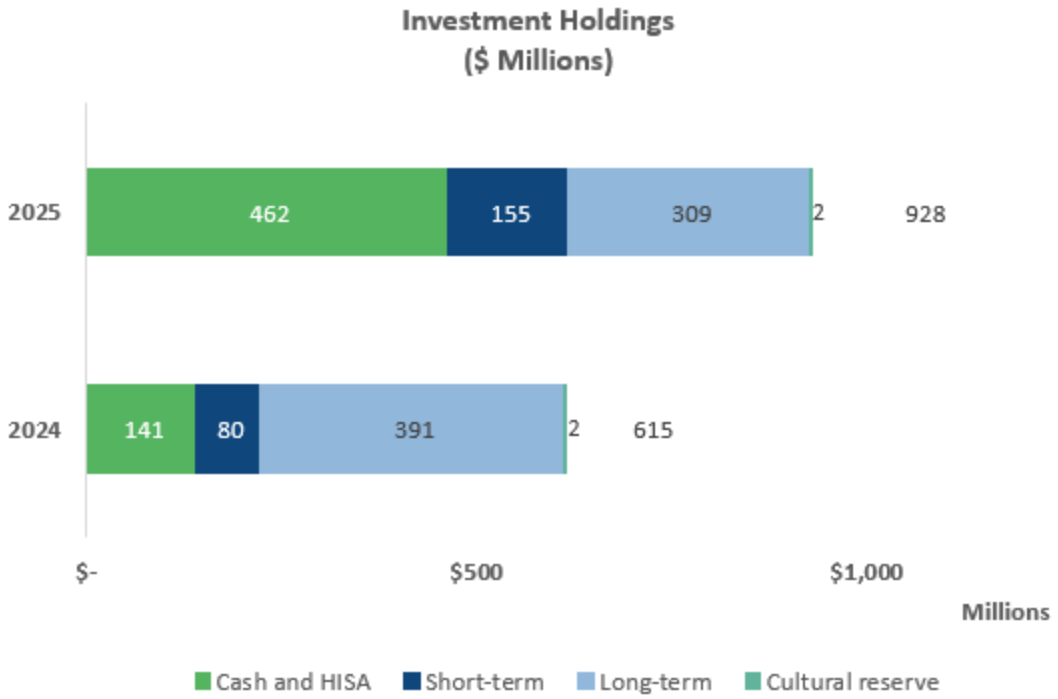
The chart below provides the December 2025 actual cash position and the cash flow forecast for Metro Vancouver from January 2026 to April 2026. Treasury continues to actively monitor cash and reserve balances to ensure sufficient liquidity to support operations requirements and financial commitments. This includes managing financial risk, maintaining appropriate contingency levels, and optimizing the use of available cash to align with organizational priorities and overall financial sustainability.



Metro Vancouver's investment portfolio plays a critical operational role in supporting regional services. The portfolio receives tax levy proceeds mid year. They are distributed to programs during the year. Furthermore, these proceeds are set aside to fund for future debt repayments, maintain development-related contributions until they are required for growth projects, and preserve reserves for emergencies and planned capital and operating needs.

The charts below summarize the cash and investment holdings as of December 31, 2025 compared with December 31, 2024, along with the portfolio's investment maturities. Total cash and investments increased from $614.6 million at year-end 2024 to $927.8 million at year-end 2025, mainly due to the timing of cash flows. Typically, the year-end balance declines as the tax levy received mid-year is drawn down to fund annual operating expenses.

Finance continues to closely monitor cash and reserve balances, taking a careful and disciplined approach to using available cash. This remains especially important given the heightened global uncertainty and the economic impacts associated with ongoing geopolitical conflict. Maintaining strong liquidity and active oversight helps ensure Metro Vancouver can respond effectively as conditions evolve.



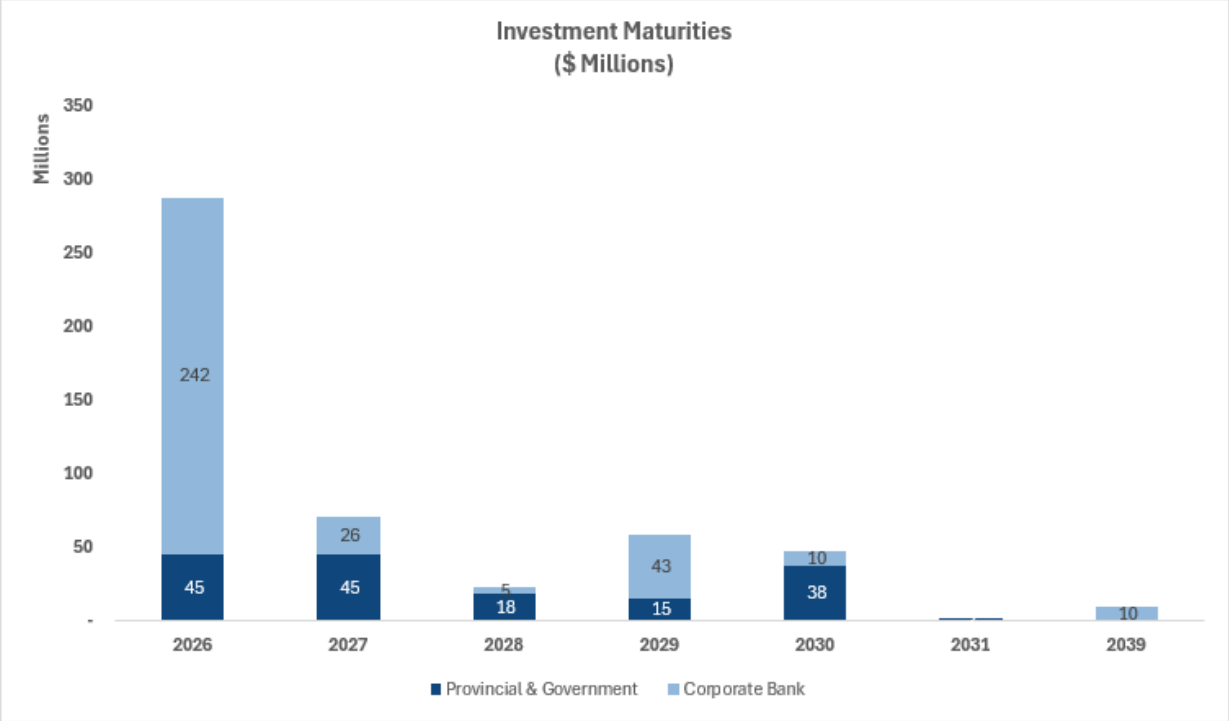
(in thousands of dollars)	2025	2024
Cash and high-interest saving accounts	$ 462,417	$ 141,114
Short-term investments *	154,957	80,000
Long-term investments **	308,559	391,293
Cultural reserve investments ***	1,854	2,207
Total Cash & Investment Holdings	**$ 927,787**	**$ 614,614**

* Short-term investments have terms of less than one year and include bankers' acceptances, Canadian bank bonds and credit union term deposits.

** Long-term investments have terms of greater than one year and include Canadian bank bonds, guaranteed investment certificates, credit union term deposits and MFA pooled funds.

*** Cultural reserve investments are reserve for contribution to cultural activities.

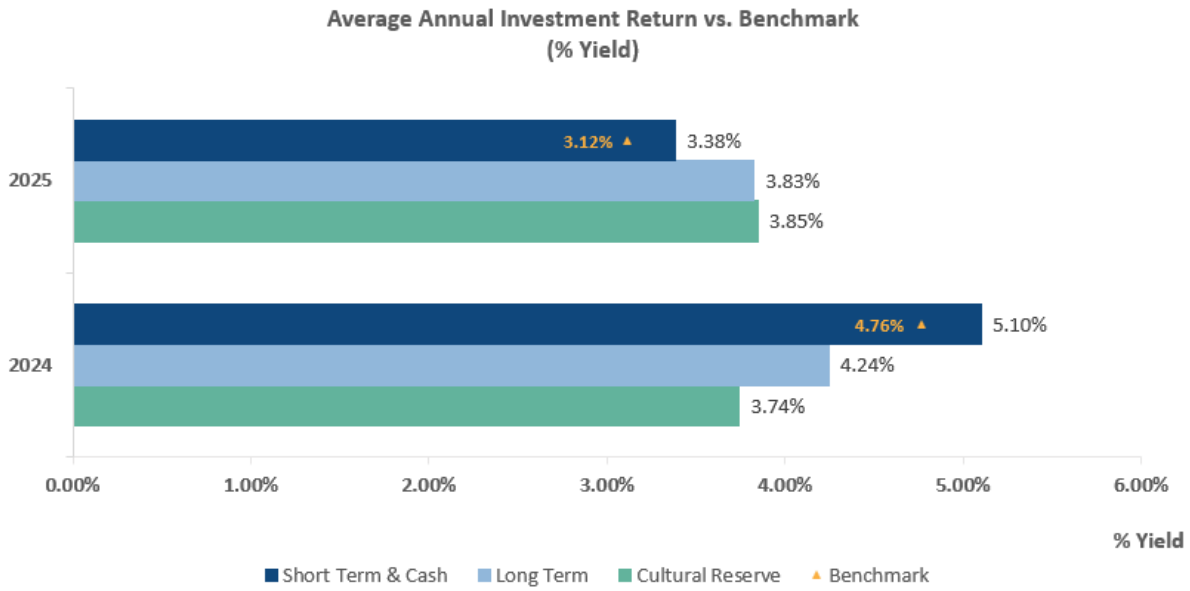
Investments are held to 2039; however, the majority of the portfolio will mature within the next two years. Upcoming investments in 2026, amount to $287 million. Treasury will strategically reinvest funds or convert to cash, depending on the liquidity needs of the applicable entity.



Investment Returns

As of December 2025, the total weighted average return is 3.51%, lower than 4.52% reported in December 2024. Short-term average investment returns declined to 3.38% in 2025 from 5.10% in 2024, reflecting the reduction in the banking prime rate driven by the Bank of Canada policy decisions. Long-term returns also decreased, moving from 4.24% in 2024 to 3.83% in 2025, consistent with the broader downward trend in market yield. As market interest rates in Canada are expected to stabilize at lower levels—amid broader global economic uncertainties impacting energy prices and inflation—Metro Vancouver's overall rate of return is also anticipated to decrease, as maturing investments will be reinvested at prevailing market rates.

The chart below summarizes the investment returns by investment category against benchmark rates. The chart indicates the return on short-term investments of 3.38% has surpassed the MFA benchmark of 3.12%:



Financial Position Indicators

Illustrated below is additional insight into Metro Vancouver's financial position. These ratios measure Metro Vancouver's current performance compared to budget and prior year.

	2025-Dec	2025-Budget	2024-Dec
Current Ratio	3.2	-	2.4
Debt Servicing	18%	18%	18.3%
Interest Burden	7.7%	5.6%	6.6%
Interest Revenue	$ 27M	$ 12.4M	$ 30.2M

Current ratio is calculated as current assets divided by current liabilities. The current ratio indicates cash exceeds our current obligations by 3.2 times. The organizations' financial assets are more than sufficient at the end of December to offset the amount of short-term obligations.

The debt servicing cost ratio, which measures the share of annual revenue required to meet long-term debt principal and interest obligations, remained at 18% in 2025, consistent with the budgeted target. Although the ratio aligned with expectations, the financial environment differed from initial assumptions, particularly given the elevated interest-rate landscape that continued to shape borrowing conditions across Canada.

Total MFA borrowing for the year reached $600 million, well below the planned $1.2 billion, due to lower capital spending, project deferrals, and disciplined cash-flow management. At the same time, stronger-than-expected revenue performance helped offset upward pressure from higher interest rates. Together, these factors stabilized the ratio at the budgeted level, demonstrating prudent financial management in a year marked by tighter financial conditions.

Investment interest revenue as of December 31, 2025 indicates a positive trend, as revenue has met and exceeded the annual budgeted goal of $12.4 million.

PROCUREMENT

Awarded Procurement

- The tables below provide:
    - The number and value of awards approved by the Metro Vancouver Board, as well as those approved by the Corporation in excess of $500,000 that are not awarded by the Board in accordance with the existing Board-approved Procurement Policy. The figures only include awards with contracts that have been fully executed as of December 31, 2025.
    - Eleven awards were approved by the Board in 2025, accounting for approximately 4% of the total number of awards and approximately 82% of the total dollar value awarded.

Award Type	2025	2024	2023	2022
Board Awarded	11	20	16	20
Corporate Awarded	253	101	51	53
Total	**264**	**121**	**67**	**73**

Award Type	2025	2024	2023	2022
Board Awarded	$ 2,447,124,361	$ 911,002,450	$ 465,895,019	$ 434,664,449
Corporate Awarded	532,632,231	176,908,632	71,980,936	89,019,028
Total	**$ 2,979,756,592**	**$ 1,087,911,082**	**$ 537,875,955**	**$ 523,683,477**

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Awarded Bids in 2025

The following contracts have been awarded by Metro Vancouver. Contracts have been entered into with the vendors offering the best value to the Corporation determined in accordance with the evaluation criteria, factors or methods previously disclosed in the public solicitation documents.

Results of Open Public Competitive Procurements - Awards in 2025

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	Klohn Crippen Berger Ltd.	$ 109,177	Yes
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	AtkinRealis		No
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	KGS Group		No
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	Revelstoke Design Services Ltd.		No
24-316	RFP	Cleveland Dam and Seymour Falls Dam Safety Boom Condition Assessments	6-Jan-25	WSP Canada Inc.		No
24-430	RFP	AIR EMISSIONS AND EMISSION CONTROL TECHNOLOGIES ASSESSMENT	7-Jan-25	Envirochem Services Inc.	$ 94,350	Yes
24-430	RFP	AIR EMISSIONS AND EMISSION CONTROL TECHNOLOGIES ASSESSMENT	7-Jan-25	Ramboll Canada Inc.		No
24-437	RFP	2025 Fraser River ADCP Study	7-Jan-25	ASL Environmental Sciences Inc.	$ 90,000	Yes
24-437	RFP	2025 Fraser River ADCP Study	7-Jan-25	WSP Canada Inc.		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Dunne Enterprises Ltd.	$ 139,230	Yes
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Entuitive		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	ISL Engineering & Land Services Ltd.		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Parsons Inc.		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Scouten & Associates Engineering Ltd.		No
24-466	RFP	Lynn Headwaters Regional Park Engineering Design	7-Jan-25	Stantec Consulting Ltd.		No
23-233	RFP	Consulting Engineering Services for North Surrey Interceptor Roebuck Section (NSR) Replacement	8-Jan-25	WSP Canada Inc.	$ 900,187	Yes
24-563	SS/NOIC	BASIS Software Subscription and Support	8-Jan-25	Corporate Services LLC	$ 200,784	Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Aplin&Martin	$ 2,300,000	Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	GeoVerra Inc.		Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	R.F. Binnie& Associates Ltd.		Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Underhill Geomatics		Yes
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Coywolf Technologies Inc.		No
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Terra Remote Sensing Inc.		No
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Delta North Geomatics		No
23-409	RFSQ	Survey and Geomatic Services	10-Jan-25	Global Rayomac Surveying and Engineering Ltd.		No
24-046	Co-Operative Procurement	Supply and Delivery of Canoe Services - Leasing of Print Shop	10-Jan-25	Xerox Canada	$ 292,203	Yes
24-086	RFP	Supply and Delivery of Heat Pumps for the Lulu Island WWTP Effluent Heat Recovery and Boiler Project	13-Jan-25	Trane Canada ULC	$ 709,970	Yes
24-086	RFP	Supply and Delivery of Heat Pumps for the Lulu Island WWTP Effluent Heat Recovery and Boiler Project	13-Jan-25	Energia Supply Ltd.		No
24-576	SS/NOIC	Properties Interest Information Management System Maintenance and Licenses	15-Jan-25	ENKON Information Systems Inc.	$ 189,410	Yes
24-185	RFP	Iona WWTP Digester #2 Cleaning Services	15-Jan-25	GFL Environmental Services Inc.	$ 737,302	Yes
24-046	Co-Operative Procurement	Supply and Delivery of Canoe Services - Splunk Enterprise Annual Subscription renewal	16-Jan-25	CDW Canada Corporation	$ 80,802	Yes
24-046	Co-Operative Procurement	Supply and Delivery of Canoe Services - Adobe Creative Cloud licenses Renewal	16-Jan-25	CDW Canada Corporation	$ 87,250	Yes
24-484	RFP	Fraser River Environemental Monitoring Program – 2025 Water Monitoring	16-Jan-25	WSP Canada Inc.	$ 950,000	Yes
24-484	RFP	Fraser River Environemental Monitoring Program – 2025 Water Monitoring	16-Jan-25	Ausenco Engineering Canada Inc.		No
24-484	RFP	Fraser River Environemental Monitoring Program – 2025 Water Monitoring	16-Jan-25	Triton Environmental Consultants		No
23-205	RFP	Supply and Delivery of One E-House & Switchgear for Harbour Pump Station Power Distribution System Replacement	21-Jan-25	RIC Power Corp.	$ 1,361,650	Yes
23-205	RFP	Supply and Delivery of One E-House & Switchgear for Harbour Pump Station Power Distribution System Replacement	21-Jan-25	Crown Technical Systems		No
24-026	ITT	Electrical Installation and Commissioning for Scum Dipper PLC Replacement at LuLu Island Wastewater Treatment Plant (LIWWTP)	21-Jan-25	J A Electric Inc.	$ 162,775	Yes
24-026	ITT	Electrical Installation and Commissioning for Scum Dipper PLC Replacement at LuLu Island Wastewater Treatment Plant (LIWWTP)	21-Jan-25	Ross Morrison Electrical Ltd.		No

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-026	ITT	Electrical Installation and Commissioning for Scum Dipper PLC Replacement at LuLu Island Wastewater Treatment Plant (LIWWTP)	21-Jan-25	Gifford Electric Ltd.		No
24-046	Co-Operative Procurement	Supply and Delivery of Canoe Services - Vehicle GPS / Telematics Services	21-Jan-25	AdvantageOne Technology Inc.	$ 1,450,000	Yes
24-151	RFP	Supply and Delivery of Transformers for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	22-Jan-25	Boundary Electric (1985) Ltd.	$ 680,098	Yes
24-151	RFP	Supply and Delivery of Transformers for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	22-Jan-25	Wesco Distribution Canada Co.		No
24-151	RFP	Supply and Delivery of Transformers for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	22-Jan-25	Raelkon Teams		No
24-555	SS/NOIC	Rogers Relocation for the Connection	22-Jan-25	Rogers Communications Canada Inc.	$ 175,508	Yes
24-443	SS/NOIC	Consulting Services For District Energy Business Case	23-Jan-25	Reshape Infrastructure Strategies	$ 100,000	Yes
24-436	RFP	Sasamat Reservoir Refurbishment	24-Jan-25	JACOB BROS. CONSTRUCTION INC.	$ 2,798,205	Yes
23-281	RFP	Supply and Delivery of One Standby Diesel Generator and Switchgear	24-Jan-25	Finning International Inc.	$ 3,550,104	Yes
23-281	RFP	Supply and Delivery of One Standby Diesel Generator and Switchgear	24-Jan-25	Cullen Diesel Power Ltd.		No
23-281	RFP	Supply and Delivery of One Standby Diesel Generator and Switchgear	24-Jan-25	Wesco Distribution Canada Co.		No
23-281	RFP	Supply and Delivery of One Standby Diesel Generator and Switchgear	24-Jan-25	Cummins Sales and Service		No
21-457	RFQ	Northshore Wastewater Treatment Plant (NSWWTP) Project - C2	27-Jan-25	PCL Constructors Westcoast Inc.	$ 1,953,651,035	Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	E. Lees & Associates Consulting Ltd.		Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	Hapa Landscape Architecture		Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	ISL Engineering & Land Services Ltd.	$ 1,000,000	Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	R.F. Binnie & Associates		Yes
24-182	RFP-MA	Design Consulting Services - for CAM (MLP and LRB/LHS)	27-Jan-25	VDZ+A Consulting Inc.		Yes
25-033	Co-Operative Procurement	Supply and Delivery of Lubricants	28-Jan-25	PETRO CANADA LUBRICATIONS INC.	$ 450,000	Yes
24-256	RFP	Northwest Langley WWTP TF Bypass Gate Replacement	28-Jan-25	Mitchell Installations Ltd.	$ 439,579	Yes
24-256	RFP	Northwest Langley WWTP TF Bypass Gate Replacement	28-Jan-25	Pomerleau Inc.		No
24-256	RFP	Northwest Langley WWTP TF Bypass Gate Replacement	28-Jan-25	Clearway Construction Inc.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Tetra Tech Canada Inc.		Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	QCA Systems Ltd.		Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	BBA Engineering Ltd.	$ 5,000,000	Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Stantec Consulting Ltd.		Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Clean Energy Consulting Inc.		Yes
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Carollo Engineers Canada Ltd.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Kerr Wood Leidal Associates Ltd.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	CIMA Canada Inc.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	enCompass Electrical Solutions		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Flexcell Engineering		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Automaterra Systems Inc.		No
23-353	RFP-MA	Electrical, Instrumentation and Control (EIC) Engineering Consulting Services for Small Automation Projects	30-Jan-25	Wellingdale Group Inc.		No
24-391	RFP	Columbia Forcemain Cured in Place Pipe Rehabilitation - Early Works	31-Jan-25	Michels Canada Co.	$ 200,000	Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	669251 Alberta Ltd		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	9D Analytics LLC		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Advanteca Consulting Inc		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	AMTG Consulting Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Amy Tsang Landscape Architect		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Aqua Libra Consulting Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	ASHO Services Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ausenco Engineering Canada Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Better Projects Incorporated		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	BTY Consultancy Group Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Carollo Engineers Canada Ltd.		Yes

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	CDM Smith		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Charter Project Delivery Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Colliers Project Leaders Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Collings Johnston Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Core6 Environmental Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Danax Projects Ltd		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Deloitte		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	EIC Solutions Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ella Advisory Services		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Emelko Advisory Services		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	ERM Canada Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ernst & Young LLP		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Excel Advisory Services Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	EXP Services Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Francl Architecture Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	GEI Consultants		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Gerin Seismic Design Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	GHD Limited		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Gregg Korbin		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	HHI Services Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	ISL Engineering & Land Services		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Jennifer Davies Consulting Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ken Abraham Consulting		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Kerr Wood Leidal Associates Limited	$ 6,000,000	Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	KPMG LLP		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Lanarc		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	LARIC Capital		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Lead EPC Consultants Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Legacy Environmental Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Local Practice Architecture & Design Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Lucent Quay Consulting Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Maven Consulting Limited		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Mott MacDonald Canada		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	New Energy Marine Organization (NEMO) Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	One-Eighty Consulting Group Inc		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Platypus Creative Group Communications		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	PMA Project Controls Canada ULC		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Potentialize Consulting Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	PricewaterhouseCoopers LLP		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Project Talent Acquisition Group Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	R.F. Binnie & Associates Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	RAM Engineering Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Reshape Infrastructure Strategies Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ross W Boulanger (sole proprietor)		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Ryan Ziels		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Sedgwick Strategies Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Southpaw Learning Plan		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Stratice Consulting Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Tiree Facility Solutions Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Tranmotion Services Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Trilobite Consulting Limited		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	W2 Consulting Ltd.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Westmar Advisors Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Woodplc		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	WSP Canada Inc.		Yes
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Laura Killam Architecture		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Associated Engineering (B.C.) Ltd.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Causeway Consulting Inc.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	GM BluePlan Engineering Limited		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Hudson Optimization Consulting		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	ic Infrastructure Corporation		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Inexertus Integrated Project Management Inc.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Inform Energy Solutions Corporation		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Leading EPC Consultants Inc.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	MEMAR Value Strategies Inc.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Monica B. Emelko		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Neda Roohnia Landscape Design		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Sanjeev Malushte (Sole Proprietor)		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	Skylark Management Corp.		No
23-262	RFP	Infrastructure Project Advisory Consulting Services	4-Feb-25	TerraFauna Wildlife Consulting, Inc		No
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	Pomerleau Inc.	$ 200,000	Yes

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	Maple Reinders Constructors Ltd.		No
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	Graham Infrastructure LP		No
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	Kenaidan Contracting Ltd.		No
23-155	RFP	Construction Services for Newton Pump Station No.2 - Early Works Services	5-Feb-25	North America Construction (1993) Ltd.		No
24-169	RFP	Supply and Delivery of Peracetic Acid Solution, Dosage System, Equipment Maintenance and Technical Services	5-Feb-25	USP Technologies Canada ULC	$ 1,300,000	Yes
20-034	Co-operative Procurement	Stanley Park Water Supply Tunnel Project	7-Feb-25	AECOM Canada Ltd.	$ 188,906	Yes
20-034	Co-operative Procurement	BLANKET PO FOR COGEN ENGINE OIL PURCHASES, PETRO-CAN SENTRON LD5000. TERM: JANUARY 2025 TO DECEMBER 31, 2025.	7-Feb-25	Petro Canada Lubrications Inc.	$ 150,000	Yes
20-034	Co-operative Procurement	BLANKET PO FOR ALL COMPRESSOR OIL PURCHASES, PETRO-CAN SENTRON LD5000. TERM: JANUARY 2025 TO DECEMBER 31, 2025.	7-Feb-25	Petro Canada Lubrications Inc.	$ 150,000	Yes
24-567	SS/NOIC	Maintenance Task Analysis Support	10-Feb-25	MV Reliability Services	$ 137,835	Yes
24-574	SS/NOIC	Archaeological Consulting Services for the Construction Phase of Hudson Street Forcemain Emergency Replacement	10-Feb-25	ISL Engineering and Land Services Ltd.	$ 210,955	Yes
24-132	RFP-MA	Engineering Services - Fugitive Emissions - Lulu Island Wastewater Treatment Plant Fugitive Emissions Monitoring	11-Feb-25	Jacobs Consultancy Canada, Inc. (Jacobs)	$ 2,000,000	Yes
24-132	RFP-MA	Engineering Services - Fugitive Emissions - Lulu Island Wastewater Treatment Plant Fugitive Emissions Monitoring	11-Feb-25	Brown and Caldwell		Yes
24-132	RFP-MA	Engineering Services - Fugitive Emissions - Lulu Island Wastewater Treatment Plant Fugitive Emissions Monitoring	11-Feb-25	Stantec Consulting Ltd.		No
25-041	SS/NOIC	Community Liaison Services for Coquitlam Water Main project	12-Feb-25	SitePartners	$ 210,840	Yes
24-534	RFP	Consulting Services for Visitor Use Management Strategy for Regional Parks	13-Feb-25	DJ&A Canada Corp	$ 100,000	Yes
24-534	RFP	Consulting Services for Visitor Use Management Strategy for Regional Parks	13-Feb-25	E. Lees & Associates Consulting Ltd.		No
24-534	RFP	Consulting Services for Visitor Use Management Strategy for Regional Parks	13-Feb-25	RC Strategies Inc.		No
24-534	RFP	Consulting Services for Visitor Use Management Strategy for Regional Parks	13-Feb-25	O2 Planning + Design		No
24-193	RFP	Operation and Maintenance of the Metro Vancouver Waste-to-Energy Facility	18-Feb-25	Veolia Water Canada Inc.	$ 245,000,000	Yes
24-193	RFP	Operation and Maintenance of the Metro Vancouver Waste-to-Energy Facility	18-Feb-25	NAES Corporation		No
25-063	RFP	Board Governance Review	20-Feb-25	Deloitte LLP	$ 99,000	Yes
25-063	RFP	Board Governance Review	20-Feb-25	BDO Canada LLP		No
25-063	RFP	Board Governance Review	20-Feb-25	Southern Butler Price LLP		No
25-063	RFP	Board Governance Review	20-Feb-25	Strategy Corp		No
25-063	RFP	Board Governance Review	20-Feb-25	Watson Board Advisors		No
24-532	RFP	Lions Gate Receiving Environment Monitoring Program	21-Feb-25	Hatfield Consultants LLP	$ 1,300,000	Yes
24-532	RFP	Lions Gate Receiving Environment Monitoring Program	21-Feb-25	LGL Limited		No
25-024	RFP	Planning Services, Rental Housing Blueprint - Phase Two	21-Feb-25	SvN Architects + Planners Inc.	$ 255,000	Yes
24-533	RFP	Iona Deep Sea Outfall Environment Monitoring Program	25-Feb-25	Hatfield Consultants LLP	$ 1,100,000	Yes
24-533	RFP	Iona Deep Sea Outfall Environment Monitoring Program	25-Feb-25	LGL Limited		No
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	26-Feb-25	B&B Heavy Civil Construction Ltd.	$ 75,000	Yes
25-031	RFQ	ANM5N - Utility test hole digs for New Westminster section	26-Feb-25	BELPACIFIC EXCAVATING & SHORING	$ 122,197	Yes
25-031	RFQ	ANM5N - Utility test hole digs for New Westminster section	26-Feb-25	Southwest Contracting		No
25-031	RFQ	ANM5N - Utility test hole digs for New Westminster section	26-Feb-25	Quattro Constructors		No
25-032	RFQ	ANM5N - Utility test hole digs for Burnaby section	26-Feb-25	BELPACIFIC EXCAVATING & SHORING	$ 105,997	Yes
25-032	RFQ	ANM5N - Utility test hole digs for Burnaby section	26-Feb-25	Southwest Contracting		No
25-032	RFQ	ANM5N - Utility test hole digs for Burnaby section	26-Feb-25	Quattro Constructors		No
25-073	RFP	Structural Engineering Services for Campbell Valley Regional Park	26-Feb-25	ISL Engineering and Land Services Ltd.	$ 115,000	Yes
25-073	RFP	Structural Engineering Services for Campbell Valley Regional Park	26-Feb-25	Parsons Inc.		No
25-073	RFP	Structural Engineering Services for Campbell Valley Regional Park	26-Feb-25	Binnie/Entuitive		No
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	RIC Power Corporation	$ 7,309,624	Yes
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Uptime Industrial		No
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Vanguard Power Ltd.		No
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Arbutus West Agency Ltd		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Finning Canada		No
24-097	RFP	Supply and Delivery of E-House for Standby Power System for the Iona Island Wastewater Treatment Plant (IIWWTP) Projects	27-Feb-25	Tundra Process Solutions Ltd.		No
25-040	SS/NOIC	Engagement Support Coquitlam Lake Water Supply Project	28-Feb-25	Lucent Quay Consulting Inc.	$ 905,550	Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	AtkinsRéalis Canada Inc.		Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	Ecora Engineering & Environmental Ltd.		Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	GHD Limited	$ 6,000,000	Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	Hatch Ltd.		Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	RAM Engineering Ltd.		Yes
24-069	RFP-MA	Geotechnical and Environmental Engineering Services	3-Mar-25	Stantec Consulting Ltd.		Yes
24-315	RFP	Water Services and Liquid Waste Services Facility Criticality & Risk Framework, Phase 2	4-Mar-25	GEI Consultants	$ 113,240	Yes
24-548	SS/NOIC	Control Systems Upgrade at the Coquitlam Water Treatment Plant	6-Mar-25	Spartan Controls Ltd.	$ 138,525	Yes
24-315	RFP	Water Services and Liquid Waste Services Facility Criticality & Risk Framework, Phase 2	4-Mar-25	GHD Limited		No
24-073	RFP	Supply and Delivery of Motor Control Centre Lineup and BC Hydro Metering Section	5-Mar-25	Wesco Distribution Canada INC.	$ 397,100	Yes
24-073	RFP	Supply and Delivery of Motor Control Centre Lineup and BC Hydro Metering Section	5-Mar-25	Softac Systems Ltd.		No
24-250	ITQ	Archaeological Services - Derby Reach Regional Park Operations, Maintenance and Development Projects	10-Mar-25	Seyem' Qwantlen Resources LP	$ 235,000	Yes
24-391	RFP	Columbia Forcemain Cured in Place Rehabilitation	12-Mar-25	Michels Canada Inc.	$ 14,304,212	Yes
24-391	RFP	Columbia Forcemain Cured in Place Rehabilitation	12-Mar-25	PW Trenchless Construction Inc.		No
25-011	SS/NOIC	Waste-to-Energy Facility Engineering Support	14-Mar-25	MDNeild Consulting Services	$ 120,900	Yes
24-015	RFP	Conceptual Design of the Lulu-Delta Water Supply Tunnel – Fraser River Crossing	17-Mar-25	Associated Engineering (B.C.) Ltd	$ 2,239,458	Yes
24-015	RFP	Conceptual Design of the Lulu-Delta Water Supply Tunnel – Fraser River Crossing	17-Mar-25	HATCH		No
24-015	RFP	Conceptual Design of the Lulu-Delta Water Supply Tunnel – Fraser River Crossing	17-Mar-25	AECOM Canada Ltd.		No
22-004	RFSO	Acute Toxicity Testing Program	20-Mar-25	Bureau Veritas Canada (2019) Inc.	$ 77,745	Yes
22-004	RFSO	Chronic Toxicity Testing Program	20-Mar-25	Bureau Veritas Canada (2019) Inc.	$ 167,900	Yes
23-384	SS/NOIC	Supply and Delivery of Material for The North Shore Wastewater Treatment Plant – Hyperboloid Mixers	10-Apr-25	Invent Environmental Technologies, Inc.	$ 187,887	Yes
24-517	RFP	Barnston Island Dike and Drainage Improvements	19-Mar-25	Northwest Hydraulic Consultants Ltd.	$ 770,281	Yes
24-517	RFP	Barnston Island Dike and Drainage Improvements	19-Mar-25	BBA Engineering Ltd.		No
24-517	RFP	Barnston Island Dike and Drainage Improvements	19-Mar-25	Tetra Tech Canada Inc.		No
25-167	ITQ	Traffic Control Services for Lynn Headwaters Park	20-Mar-25	Lanesafe Traffic Control Ltd.	$ 75,000	Yes
25-167	ITQ	Traffic Control Services for Lynn Headwaters Park	20-Mar-25	Universal Traffic Control		No
25-167	ITQ	Traffic Control Services for Lynn Headwaters Park	20-Mar-25	BC Road Safe		No
25-113	SS/NOIC	Volunteer Grouse Grind Safety Patrols	20-Mar-25	North Shore Rescue Team	$ 175,000	Yes
24-283	SS/NOIC	Supply and Delivery of Material for The North Shore Wastewater Treatment Plant. CTA Iberia - puddle pipes	21-Mar-25	CTA Iberia, S.L.U.	$ 530,712	Yes
24-234	RFP	Consulting Engineering Services for Refurbishment of the Secondary Clarifiers at Lulu Island Wastewater Treatment Plant (LIWWTP)	24-Mar-25	Carollo Engineers Canada Ltd.	$ 688,033	Yes
24-234	RFP	Consulting Engineering Services for Refurbishment of the Secondary Clarifiers at Lulu Island Wastewater Treatment Plant (LIWWTP)	24-Mar-25	WSP Canada Inc.		No
24-386	ITT	Second Narrows Park Landscaping - Phase 1	25-Mar-25	Capital Green Landscapes Ltd.	$ 677,782	Yes
24-386	ITT	Second Narrows Park Landscaping - Phase 1	24-Mar-25	White Star Property Services LTD.		No
24-386	ITT	Second Narrows Park Landscaping - Phase 1	24-Mar-25	Moza Home Construction Inc.		No
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	Maple Reinders Constructors Ltd.	$ 12,008,785	Yes
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	Graham Infrastructure LP		No
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	Kenaidan Contracting LTD.		No
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	North America Construction (1993) Ltd.		No
24-123	RFP	Site Preparation, Installation, Tie-in Connections and Commissioning for the AIWWTP Hydrothermal Liquefaction (HTL) Demonstration Plant Contract	22-May-25	Tritech Group Ltd.		No
24-451	RFP	Excavation and Condition Assessment, Riverside Drive	25-Mar-25	Blue Water Systems Ltd.	$ 456,959	Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Carollo Engineers Ltd.		Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	GHD Limited		Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Jacobs Consultancy Canada Inc.	$ 6,600,000	Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Kerr Wood Leidal Associates Ltd.		Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	WSP Canada Inc.		Yes
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Associated Engineering (B.C.) Ltd.		No
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	GeoAdvice Engineering Inc.		No
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Pinna Sustainability Inc.		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-063	RFP	Policy Planning and Analysis Consulting Services	26-Mar-25	Water Street Engineering Ltd.		No
25-178	RFQ	Traffic Control for Belcarra Regional Park	4-Apr-25	Lanesafe Traffic Control	$ 100,693	Yes
24-305	SS/NOIC	Supply and Delivery of Material for The North Shore Wastewater Treatment Plant - Trillium Pumps USA, Inc. – Screw Impeller, Centrifugal Chopper, and Recessed Impeller Pumps	28-Mar-25	Trillium Pumps USA, Inc.	$ 3,353,836	Yes
23-180	SS/NOIC	DCS Engineering Services Support for the North Shore Wastewater Treatment Plant (NSWWTP) Project	31-Mar-25	ABB Inc.	$ 1,913,000	Yes
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	GBL Architects Inc.	$ 3,383,374	Yes
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Ryder Architecture (Canada) Inc		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	S2 Architecture		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	BFA Studio Architects		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	WT Leung Architects Inc.		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Craven Huston Powers Architects / Station One Architects		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Zeidler Architecture		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Diamon Schmitt Architects		No
24-221	RFP	Architect and Design Services for Affordable Housing Project	31-Mar-25	Carscadden Stokes McDonald Architects Inc.		No
24-235	ITT	Barnston Island Main Online Chlorine Analyzer	31-Mar-25	JA Electric Inc.	$ 168,250	Yes
24-235	ITT	Barnston Island Main Online Chlorine Analyzer	31-Mar-25	Houle Electric Ltd		No
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - SBS	1-Apr-25	Brenntag Canada Inc.	$ 6,300,000	Yes
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - SBS	1-Apr-25	Two Rivers		No
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - SBS	1-Apr-25	Univar Canada		No
25-113	SS/NOIC	Safety Patrols on Grouse Grind Trail, Grouse Mountain Regional Park, North Vancouver, BC	20-Mar-25	North Shore Rescue	$ 175,000	Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Chernoff Thompson Architects		Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Omicron Canada Inc.		Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	BFA Studio Architects Inc.	$ 1,200,000	Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Mallen Gowing Berzins Architects		Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	PH5 Architecture Inc.		Yes
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Perkins Eastman Architects Canada		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Kasian Architecture Interior Design		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Opulence Architecture Inc.		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Stantec Consulting Ltd.		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	O4 Architecture Ltd.		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Zeidler Architecture		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	DA Architects + Planners		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Grant Architecture Interior Design		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Architect 57 Inc.		No
24-412	RFSQ	Design, Space Planning, and Consulting Services	1-Apr-25	Smithcraft Architecture		No
25-051	SS/NOIC	Services for Property Negotiations & Acquisitions	25-Apr-25	DM FOURCHALK CONSULTANTS LTD.	$ 100,000	Yes
25-189	ITQ	Sand Pile Removal for the Trickling Filter (TF) Refurbishment Project at Lulu Wastewater Treatment Plant (LIWWTP)	3-Apr-25	Rsavage contracting	$ 77,588	Yes
25-189	ITQ	Sand Pile Removal for the Trickling Filter (TF) Refurbishment Project at Lulu Wastewater Treatment Plant (LIWWTP)	3-Apr-25	Sancat Excavating Ltd		No
25-114	SS/NOIC	Single –Use Item Reduction at Events and Offices	4-Apr-25	Ocean Ambassadors Canada	$ 75,000	Yes
25-170	SS/NOIC	Supply and Delivery of one (1) Cornell Pump Model 10NHTB-VC18DB Rotary Unit	8-Apr-25	Chamco industries ltd.	$ 82,369	Yes
24-539	SS/NOIC	Supply and Delivery of Dry Polymer to the Seymour Capilano Filtration Plant (SCFP)	9-Apr-25	Solenis Canada ULC	$ 250,000	Yes
25-016	ITT	Iona Causeway – Tree Felling, Clearing, and Disposal	14-Apr-25	TRIEX CONTRACTING LTD	$ 162,932	Yes
25-163	DA	PFC Wet Taps for SEY5 Crossover	15-Apr-25	PACIFIC FLOW CONTROL LIMITED	$ 96,220	Yes
24-420	RFP	SEDIMENT TANK REPAIR - CROSS COLLECTOR AND LONGITUDINAL SIDES	16-Apr-25	MURRAY LATTA PROGRESSIVE MACHINES INC	$ 238,600	Yes
23-396	ITT	CERF Electrical Room AC Unit Replacement Project	16-Apr-25	Rio Heating and Cooling Ltd.	$ 279,325	Yes
23-396	ITT	CERF Electrical Room AC Unit Replacement Project	16-Apr-25	Valley Projects Ltd.		No
23-396	ITT	CERF Electrical Room AC Unit Replacement Project	16-Apr-25	North America Construction (1993) Ltd.		No
23-396	ITT	CERF Electrical Room AC Unit Replacement Project	16-Apr-25	BLUECON Contracting Ltd.		No
25-080	RFP	Drainage Works and Erosion Protection Asset Collection for Metro Vancouver Parks	17-Apr-25	McElhanney Ltd.	$ 175,000	Yes
25-080	RFP	Drainage Works and Erosion Protection Asset Collection for Metro Vancouver Parks	17-Apr-25	GHD		No
25-080	RFP	Drainage Works and Erosion Protection Asset Collection for Metro Vancouver Parks	17-Apr-25	Forecastle Technologies		No
24-408	RFP	Consulting Engineering Services for Westburno Pump Station Backup Power Project	24-Apr-25	Tetra Tech Canada Inc.	$ 733,978	Yes
24-408	RFP	Consulting Engineering Services for Westburno Pump Station Backup Power Project	24-Apr-25	Stantec		No
24-408	RFP	Consulting Engineering Services for Westburno Pump Station Backup Power Project	24-Apr-25	AECOM		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-400	RFP	Supply and Delivery of Plunger Valve for Construction Recovery Facility (“CERF”) Break Head Tank Bypass Improvements	28-Apr-25	Cascade Consultants LLC	$ 461,120	Yes
24-400	RFP	Supply and Delivery of Plunger Valve for Construction Recovery Facility (“CERF”) Break Head Tank Bypass Improvements	28-Apr-25	VAG		No
25-238	DA/NOIC	Reimburse for Emergency Repairs at the Ashcroft Ranch	28-Apr-25	Montte Farms BC LTD.	$ 148,562	Yes
25-149	SS/NOIC	Regional Talent Accelerator Project Delivery Services	28-Apr-25	JB Consulting (14407393 Canada Ltd.)	$ 276,000	Yes
25-118	Co-Operative Procurement	Bluebeam Renewal Subscription	29-Apr-25	CDW Government LLC	$ 132,862	Yes
24-565	RFP	REGIONAL PARKS NATIVE PLANT MATERIAL PROCUREMENT	29-Apr-25	NATS Nursery Ltd.	$ 120,000	Yes
25-112	SS/NOIC	Emergency Flood Restoration Services for Coquitlam Water Treatment Plant CC&C Building	30-Apr-25	Barclay Restoration Ltd	$ 140,000	Yes
24-469	RFP	Construction of South Surrey Interceptor No. 2 Johnston Road Section Phase IV	1-May-25	BelPacific Excavating & Shoring Limited Partnership, dba Bel Contracting	$ 22,030,279	Yes
25-242	RFP	DEMOLITION OF SIX CABINS AT BELCARRA REGIONAL PARK	2-May-25	Assertive Demolition Ltd.	$ 80,200	Yes
25-242	RFP	DEMOLITION OF SIX CABINS AT BELCARRA REGIONAL PARK	2-May-25	Clearview Demolition Ltd.		No
25-242	RFP	DEMOLITION OF SIX CABINS AT BELCARRA REGIONAL PARK	2-May-25	Sprucewod Construction Ltd.		No
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	Metro Roofing & Sheet Metals Ltd.	$ 2,284,644	Yes
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	Advanced Systems Roofing & Waterproofing Ltd.		No
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	All Round Home Improvements and Restorations Ltd.		No
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	Bollman Roofing & Sheet Metal Ltd.		No
24-511	ITT	Roof Replacement for Grandview Garden, Meridian Village and St. Andrews Place	2-May-25	TEK Roofing Ltd.		No
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	5-May-25	B&B Heavy Civil Construction Ltd.	$ 30,581,600	Yes
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	5-May-25	Hall Constructors		No
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	5-May-25	Matcon Civil Constructors Inc.		No
24-148	ITT	Construction of Annacis Main No.5 South – Contract 4A From River Road and Millar Road to 117B Street and 96th Avenue	5-May-25	Oscar Renda Contracting		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	6-May-25	Maven Consulting Limited	$ 338,805	Yes
25-653	RFQ	Coquitlam Water Supply Rechlorination Study to WSP Canada Inc. This study is to assess the water age and free chlorine residuals to then determine the required locations for the Coquitlam Water Supply rechlorination facilities when Coquitlam Mains No. 2,	7-May-25	WSP CANADA INC	$ 196,750	Yes
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	Elander Inspections Ltd.	$ 1,494,420	Yes
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	Axis Inspection Group Ltd		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	RAM Engineering Ltd.		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	Acuren Group Inc		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	ACCESS WELDING AND COATING INSPECTIONS LTD.		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	Stasuk Testing & Inspection Ltd		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	RINA Tech Canada Ltd.		No
24-478	RFP	Visual and Non-Destructive Examination Services for Welding, Coating, and Lining for Various Projects	12-May-25	A.I NDT Labs Inc		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	McCuaig & Associates Engineering Ltd.	$ 185,400	Yes
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	Kontzamanis Graumann Smith MacMillan Inc.		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	WSP Canada Inc.		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	MCW Consultants Ltd.		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	Stantec Consulting Ltd.		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	Associated Engineering (B.C.) Ltd.		No
24-104	RFP	PROPERTY CONDITION ASSESSMENT OF RECYCLING AND WASTE CENTRES	8-May-25	Egis		No
24-397	RFP	Media Monitoring Services	8-May-25	Agility PR Solutions Ltd.	$ 177,066	Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Robert Kaiser	$ 900,000	Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Project Management Centre of Excellence		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Possibil.com		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Kwela Leadership		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Conscious Culture		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Release your voice		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Justice Institute		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Citizencentric Cons		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	New Era Learning		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	The neutral zone coaching		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Stephen De Paul		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Royal Roads		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Salescorp		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Debbie Aarons Consulting		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	John Blois		Yes
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Alice Johanne Pagonis		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Alicia Hibbert		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Archetype Consulting		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Credence & Co		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	DPM Consulting Ltd		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Echo and Elevate Consulting		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Eight LLC		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Fox Den Consulting		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	FranklinCovey Canada		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	GSB Executive Education Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Indigenous Community for Leadership and Development		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Lead with Intention Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Nextec Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Phoenix PMC Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Telcam Training Inc.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	The Taligens Group		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Topent Ltd.		No
24-371	RFSQ	Training and Organization Development Facilitation Services	9-May-25	Vision Consulting		No
24-219	RFP	Causeway Improvements Construction Services for the Iona Island Wastewater Treatment Plant Upgrade Project	9-May-25	Jacobs Bros. Construction Inc.	$ 9,610,339	Yes
24-219	RFP	Causeway Improvements Construction Services for the Iona Island Wastewater Treatment Plant Upgrade Project	9-May-25	Norland Limited		No
24-219	RFP	Causeway Improvements Construction Services for the Iona Island Wastewater Treatment Plant Upgrade Project	9-May-25	Hall Constructors Limited		No
24-219	RFP	Causeway Improvements Construction Services for the Iona Island Wastewater Treatment Plant Upgrade Project	9-May-25	Tybo Contracting Ltd.		No
24-012	RFP	Consultant Engineering Services for South Surrey Interceptor – Delta Section Rehabilitation	9-May-25	AECOM Canada Ltd.	$ 3,322,807	Yes
24-012	RFP	Consultant Engineering Services for South Surrey Interceptor – Delta Section Rehabilitation	9-May-25	CDM Smith Canada ULC		No
24-012	RFP	Consultant Engineering Services for South Surrey Interceptor – Delta Section Rehabilitation	9-May-25	Jacobs Consultancy Canada Inc.		No
24-012	RFP	Consultant Engineering Services for South Surrey Interceptor – Delta Section Rehabilitation	9-May-25	GHD Ltd.		No
24-463	SS/NOIC	Fabrication of Pump Housing - Worthinton Pump 6LN18	12-May-25	Smith Cameron Process Solutions	$ 97,860	Yes
25-061	RFP	Pine Ridge Bridge Replacement – Pre-fabricated Bridge Supply, Kanaka Creek Regional Park	13-May-25	Poralu Marine Inc.	$ 279,998	Yes
25-061	RFP	Pine Ridge Bridge Replacement – Pre-fabricated Bridge Supply, Kanaka Creek Regional Park	13-May-25	Blue Water Systems		No
25-061	RFP	Pine Ridge Bridge Replacement – Pre-fabricated Bridge Supply, Kanaka Creek Regional Park	13-May-25	FRB		No
25-098	ITT	Culvert Replacement and New Culvert Installation at Widgeon Marsh Regional Park Phase 2	13-May-25	Cedar Crest Lands (BC) Ltd.	$ 454,700	Yes
25-098	ITT	Culvert Replacement and New Culvert Installation at Widgeon Marsh Regional Park Phase 2	13-May-25	Skylark Management Corp		No
25-098	ITT	Culvert Replacement and New Culvert Installation at Widgeon Marsh Regional Park Phase 2	13-May-25	Capital Green Landscape Ltd.		No
23-421	ITT	Lynn Baden Powell Trails Structural Replacement	14-May-25	Skylark Management Corp.	$ 1,703,260	Yes
25-260	RFQ	Kanaka Creek Bud's Bridge Replacement	14-May-25	PARK SOLUTIONS INC	$ 124,530	Yes
25-260	RFQ	Kanaka Creek Bud's Bridge Replacement	14-May-25	Platinum Stone Contracting Ltd.		No
25-128	ITT	Replacement of HVAC System at Lenson House in Burnaby Lake Regional Park	16-May-25	REACTIVE PLUMBING & HEATING LTD	$ 97,469	Yes
24-454	SS/NOIC	Detail Design and Constructrion Service for Scour Protection for Crescent Beach Forcemain Serpentine River Crossing	27-May-25	Northwest Hydraulic Consultants Ltd	$ 173,501	Yes
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Regehr Contracting Ltd	$ 1,079,771	Yes

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Acuren		No
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Jewel Holdings Ltd.		No
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Pacific Ropes Contracting Ltd.		No
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Ruskin Construction Ltd.		No
24-399	RFP	Construction Services for Seymour Aerial Crossing Rehabilitation	27-May-25	Seismic 2000 Construction Ltd.		No
25-169	SS/NOIC	Hydrodynamic Modelling & Engineering Services	27-May-25	DHI Water & Environment Inc.	$ 750,000	Yes
24-366	RFP	Lulu Island WWTP Blower Building I/O Upgrade Project	28-May-25	J.A. ELECTRIC INC.	$ 737,700	Yes
24-366	RFP	Lulu Island WWTP Blower Building I/O Upgrade Project	28-May-25	encompass Electrical Solutions		No
24-366	RFP	Lulu Island WWTP Blower Building I/O Upgrade Project	28-May-25	Western Pacific Enterprises		No
25-010	RFP	Sunnyside Reservoir Unit No. 2 Seismic Upgrade	28-May-25	Kenaidan Contracting Ltd.	$ 3,708,671	Yes
25-010	RFP	Sunnyside Reservoir Unit No. 2 Seismic Upgrade	28-May-25	PCL Constructors Westcoast Inc.		No
25-010	RFP	Sunnyside Reservoir Unit No. 2 Seismic Upgrade	28-May-25	Jacob Bros. Construction Inc.		No
25-010	RFP	Sunnyside Reservoir Unit No. 2 Seismic Upgrade	28-May-25	Bennett Mechanical Installations (2001) Ltd.		No
23-155	RFP	Construction Services for Newton Pump Station No.2 (Main Contract)	30-May-25	Pomerleau, Inc.	$ 49,610,019	Yes
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Brault Roofing (AB) Inc	$ 290,628	Yes
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Parker Johnston Industries Ltd		No
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Metro Roofing & Sheet Metal Ltd		No
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Altas-Apex Roofing (BC) Inc		No
25-081	ITT	Lulu Island Wastewater Treatment Plant Admin & Dewatering Building Roof Repair	3-Jun-25	Bollman Roofing & Sheet Metal Ltd		No
24-116	RFP	Coquitlam Main No. 4 Central Section Construction of Small Diameter Swing Connections	5-Jun-25	Clearway Construction Inc.	$ 4,118,054	Yes
25-310	SS/NOIC	2025 PNE Sponsorship Agreement	5-Jun-25	PNE	$ 98,000	Yes
25-005	RFP	Consulting Engineering Services for Preliminary Design of the South Fraser Works Yard Development	6-Jun-25	Tetra Tech Canada Inc.	$ 1,007,823	Yes
25-005	RFP	Consulting Engineering Services for Preliminary Design of the South Fraser Works Yard Development	6-Jun-25	AtkinsRealis Canada Inc		No
25-005	RFP	Consulting Engineering Services for Preliminary Design of the South Fraser Works Yard Development	6-Jun-25	Iredale Architecture		No
25-005	RFP	Consulting Engineering Services for Preliminary Design of the South Fraser Works Yard Development	6-Jun-25	Stantec Architecture		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Scott Construction (2005) Ltd.	$ 80,000	Yes
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Chandos Construction LP		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Kinetic Construction Ltd.		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	ETRO Construction Limited		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Valley Projects Ltd		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Pro-Can Construction Group Corp.		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Cape Construction (2001) Ltd		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Heatherbrae Builders Co., Ltd		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Kindred Construction Ltd.		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Skygrid Construction Inc.		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Peak Construction Ltd		No
24-445	RFP	Construction Management for Services and Construction (At-Risk) for Riverside Drive Affordable Rental Housing	10-Jun-25	Signia Construction Ltd		No
24-119	RFP	Supply, Installation and Commissioning of a Scum Clarifier Mechanism for IIWWTP	15-Jun-25	Graham Infrastructure LP	$ 1,607,600	Yes
24-119	RFP	Supply, Installation and Commissioning of a Scum Clarifier Mechanism for IIWWTP	15-Jun-25	Bennett Construction Group		No
24-119	RFP	Supply, Installation and Commissioning of a Scum Clarifier Mechanism for IIWWTP	15-Jun-25	NAC Constructors Ltd.		No
24-447	RFP	North Surrey Interceptor Odour Control Project Consulting Engineering Services	17-Jun-25	Kerr Wood Leidel Associates Ltd. (KWL)	$ 615,285	Yes
24-447	RFP	North Surrey Interceptor Odour Control Project Consulting Engineering Services	17-Jun-25	AECOM Canada Ltd.		No
24-447	RFP	North Surrey Interceptor Odour Control Project Consulting Engineering Services	17-Jun-25	Jacobs Consultancy Canada Inc.		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Companion Construction (2020) LTD.	$ 204,233	Yes

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Seaforth Construction Ltd.		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Jacob Bros. Construction Inc.		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Chandos Construction LP		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Enduro Construction Ltd.		No
25-078	ITT	Construction and demolition work to upgrade Laboratory at Iona Island Wastewater Treatment Plant	17-Jun-25	Holaco Construction		No
25-338	RFQ	LSG Gasholder Tank Coating Restoration at AIWWTP	19-Jun-25	Jewel Welding Fabrication and Coatings Ltd.	$ 98,694	Yes
25-338	RFQ	LSG Gasholder Tank Coating Restoration at AIWWTP	19-Jun-25	Quantum Industrial Solutions		No
25-338	RFQ	LSG Gasholder Tank Coating Restoration at AIWWTP	19-Jun-25	Corrcoat Services Inc.		No
25-347	RFQ	832805BOU - BG001 Cammidge House Landscaping and metal works	24-Jun-25	Skylark Management Corp.	$ 155,960	Yes
25-347	RFQ	832805BOU - BG001 Cammidge House Landscaping and metal works	24-Jun-25	Sprucewood Construction Ltd.		No
24-363	RFP	Owner's Engineer and Technical Services for AIWWTP Digesters No. 5 & 6 Projects	26-Jun-25	AECOM Canada ULC	$ 1,482,782	Yes
24-363	RFP	Owner's Engineer and Technical Services for AIWWTP Digesters No. 5 & 6 Projects	26-Jun-25	Colliers Project Leaders Inc.		No
24-421	RFP	Consulting Engineering Services for Hellings Tank Operational Upgrades	26-Jun-25	Allnorth Consultants Limited	$ 831,235	Yes
25-264	DA/NOIC	OPC Software and Multiyear Support Agreement	26-Jun-25	Matrikon International	$ 490,951	Yes
24-421	RFP	Consulting Engineering Services for Hellings Tank Operational Upgrades	26-Jun-25	Allnorth Consultants Limited	$ 831,235	Yes
24-397	RFP	Media Monitoring Services	27-Jun-25	Hootsuite Inc.	$ 70,095	Yes
24-397	RFP	Media Monitoring Services	27-Jun-25	Cision Canada Inc.		No
24-397	RFP	Media Monitoring Services	27-Jun-25	Carahsoft Technologies		No
25-281	DA/NOIC	Supply and Installation of Hydrogen Chloride Analyzers for the Air Monitoring Network.	30-Jun-25	Picarro Inc.	$ 104,733	Yes
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Vane Lawn and Garden Services 1981 (Ltd)	$ 4,142,000	Yes
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Total Dynamic Services Ltd	$ 2,096,000	Yes
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Wagner		No
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	GRM		No
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Tri City		No
24-152	RFP	Landscaping Maintenance and Snow Removal Services	1-Jul-25	Gibbs		No
25-313	ITT	Metro Vancouver Office Lighting Upgrades	2-Jul-25	SASCO Contracting Ltd	$ 143,553	Yes
25-313	ITT	Metro Vancouver Office Lighting Upgrades	2-Jul-25	Houle Electric Ltd		No
25-313	ITT	Metro Vancouver Office Lighting Upgrades	2-Jul-25	Bridge Electric Corp		No
25-177	RFP	Sewer Overflow Receiving Environment Water Sampling and Assessment	4-Jul-25	Roe Environmental Inc.	$ 1,985,000	Yes
25-177	RFP	Sewer Overflow Receiving Environment Water Sampling and Assessment	4-Jul-25	ENKON Enviromental Limited		No
25-180	RFP	Wastewater Treatment Plant Outfall Inspections	7-Jul-25	ASI Group Ltd.	$ 259,977	Yes
25-180	RFP	Wastewater Treatment Plant Outfall Inspections	7-Jul-25	Venter Sub Sea Diving Inc.		No
25-180	RFP	Wastewater Treatment Plant Outfall Inspections	7-Jul-25	Great Pacific Consulting Ltd.		No
25-118	Co-operative Procurement	Tenable.ad - subscription license	9-Jul-25	CDW CANADA CORP.	$ 166,122	Yes
25-085	RFP	Utility Inspection Services	9-Jul-25	Quadra Utility Locating Ltd.	$ 470,000	Yes
25-085	RFP	Utility Inspection Services	9-Jul-25	RAM Engineering Ltd.		No
25-085	RFP	Utility Inspection Services	9-Jul-25	Maven Consulting Ltd.		No
25-085	RFP	Utility Inspection Services	9-Jul-25	T2 Utility Engineers		No
25-085	RFP	Utility Inspection Services	9-Jul-25	C3 Mainline Inspections Incorporated		No
24-429	RFP	Laboratory Analytical Services for IIWWTP Pilot Testing	9-Jul-25	ALS Canada Ltd. (dba: ALS Environmental)	$ 222,846	Yes
24-429	RFP	Laboratory Analytical Services for IIWWTP Pilot Testing	9-Jul-25	CARO Analytical Services		No
24-429	RFP	Laboratory Analytical Services for IIWWTP Pilot Testing	9-Jul-25	Bureau Veritas Canada		No
24-429	RFP	Laboratory Analytical Services for IIWWTP Pilot Testing	9-Jul-25	AGAT Laboratories		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers (Surveys)	10-Jul-25	Price Waterhouse Coopers	$ 109,000	Yes
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	MMK Consulting Inc.		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	Deloitte		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	Deetken Enterprises Inc		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	LotusFDI B.V.		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	KPMG LLP		No
25-204	RFP	Foreign Direct Investment Growth and Expansion Drivers	10-Jul-25	PM & Partner Marketing Consulting GmbH		No
25-168	RFP	Traffic Control Services for Stoney Creek Trunk Sewer Upgrade	10-Jul-25	Township Traffic Ltd	$ 856,627	Yes
25-168	RFP	Traffic Control Services for Stoney Creek Trunk Sewer Upgrade	10-Jul-25	Inline Traffic Services Ltd		No
24-309	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant – Medium Voltage VFD	11-Jul-25	WESTBURNE, A DIVISION OF REXEL CANADA ELECTRICAL INC.	$ 1,584,416	Yes
24-349	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant – Positive Displacement Pumps (Progressive Cavity and Rotary Lobe Pumps)	11-Jul-25	NETZSCH CANADA INC.	$ 964,000	Yes

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
25-028	ITT	CWTP – Sidestream Injection VFD Replacement – Electrical Installation	14-Jul-25	Ross Morrison Electrical Ltd	$ 168,546	Yes
25-028	ITT	CWTP – Sidestream Injection VFD Replacement – Electrical Installation	14-Jul-25	J A Electric inc		No
25-117	RFQ	Construction contractor for the Port Mann Main Sign Installation project.	14-Jul-25	FRASER RIVER PILE & DREDGE LTD.	$ 223,500.00	Yes
25-072	RFP	Supply, Delivery and Installation of Autoclaves	18-Jul-25	MRH Biotechnical Services Ltd.	$ 300,000	Yes
25-396	DA	Lawn Watering Restrictions Postcard Regional Mailout	18-Jul-25	BC Mail Plus	$ 85,546	Yes
24-269	RFP	Geotechnical, Environmental and Other Consulting Engineering Services for South Surrey Main No. 2 North Section	21-Jul-25	GHD Limited	$ 1,509,907	Yes
24-269	RFP	Geotechnical, Environmental and Other Consulting Engineering Services for South Surrey Main No. 2 North Section	21-Jul-25	AECOM Canada Ltd.		No
24-269	RFP	Geotechnical, Environmental and Other Consulting Engineering Services for South Surrey Main No. 2 North Section	21-Jul-25	Tetra Tech Canada Inc.		No
24-269	RFP	Geotechnical, Environmental and Other Consulting Engineering Services for South Surrey Main No. 2 North Section	21-Jul-25	Stantec Consulting Ltd		No
25-410	RFQ	Asphalt & Curb Restoration - Hudson Street FM - Phase 1B	21-Jul-25	BA Blacktop	$ 84,000	Yes
25-410	RFQ	Asphalt & Curb Restoration - Hudson Street FM - Phase 1B	21-Jul-25	Custom Blacktop Co.		No
25-410	RFQ	Asphalt & Curb Restoration - Hudson Street FM - Phase 1B	21-Jul-25	All Roads Construction Ltd.		No
25-220	ITT	Perimeter Trail Segment G Boardwalk Construction, Campbell Valley Regional Park	22-Jul-25	Cabin Operations Ltd	$ 564,925	Yes
25-220	ITT	Perimeter Trail Segment G Boardwalk Construction, Campbell Valley Regional Park	22-Jul-25	Canadian Landscape & Civil Services Ltd.		No
25-220	ITT	Perimeter Trail Segment G Boardwalk Construction, Campbell Valley Regional Park	22-Jul-25	GPM CIVIL CONTRACTING INC		No
25-355	DA	Supply of an Inductively Coupled Mass Spectrometer Instrument	22-Jul-25	AGILENT TECHNOLOGIES CANADA INC.	$ 248,347	Yes
25-052	DA	Kisters Wiski Support and Licenses	5-Aug-25	Kisters	$ 337,007	Yes
25-108	RFP	Waste Composition/Solid Waste Data Collection	24-Jul-25	Tetra Tech Canada Inc.	$ 1,800,000	Yes
25-108	RFP	Waste Composition/Solid Waste Data Collection	24-Jul-25	Dillon Consulting Limited		No
25-108	RFP	Waste Composition/Solid Waste Data Collection	24-Jul-25	Stasuk Testing & Inspection Ltd		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	The Restorers Group Inc	$ 384,790	Yes
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Prostar Contracting		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Sunrise Projects Ltd.		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Ocean West Construction Ltd		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	RJS Construction Ltd.		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Restruction building services		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Roma Building Restoration Ltd.		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	Dura Seal Ltd		No
24-486	ITT	Semlin Terrace – Targeted Building Envelope Renewal	25-Jul-25	ALL ROUND HOME IMPROVEMENTS & RESTORATIONS LTD		No
24-494	RFP	Supply & Delivery of Transformer, Switchgear & MCC for Kent PS Electrical Upgrade Project	29-Jul-25	Wesco Distribution Canada	$ 389,494	Yes
24-494	RFP	Supply & Delivery of Transformer, Switchgear & MCC for Kent PS Electrical Upgrade Project	29-Jul-25	mva power inc.		No
24-494	RFP	Supply & Delivery of Transformer, Switchgear & MCC for Kent PS Electrical Upgrade Project	29-Jul-25	Westburne West		No
24-494	RFP	Supply & Delivery of Transformer, Switchgear & MCC for Kent PS Electrical Upgrade Project	29-Jul-25	Stellar Power & Control Solutions		No
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	CABIN OPERATIONS LTD.	$ 2,224,206	Yes
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	43K Wilderness solutions		No
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	GPM Civil Contracting Inc.		No
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	Canadian Landscape & Civil Services Ltd		No
25-147	ITT	Little River Loop Boardwalk Replacement	29-Jul-25	Rust Investments Ltd.		No
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	CB Information Services, Inc.	$ 225,000	Yes
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	S&P Global Market Intelligence, LLC		No
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	PitchBook Data, Inc		No
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	Moody's Analytics Inc		No
25-020	RFP	Market Intelligence Platform Subscription	30-Jul-25	AlphaSense, Inc.		No
25-408	DA	PVC Pipe Supply and Delivery for Stoney Creek Sanitary Trunk Upgrade Coquitlam Section	30-Jul-25	ICONIX WATERWORKS LIMITED PARTNERSHIP	$ 365,140	Yes
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	WEST COAST BUILDING RESTORATION INC.	$ 695,937	Yes
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	k4 construction Ltd		No
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	Dura Seal Ltd		No
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	RJS Construction Ltd.		No
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	Roma Building Restoration Ltd.		No
24-487	ITT	Alderwood Place – Targeted Building Envelope Renewal	31-Jul-25	ALL ROUND HOME IMPROVEMENTS & RESTORATIONS LTD		No
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - CSO	1-Aug-25	Brenntag Canada Inc.	$ 1,755,000	Yes
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - CSO	1-Aug-25	Univar Canada		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - GAC	1-Aug-25	KBL Projects Ltd.	$ 860,000	Yes
24-024	RFP	Supply and Delivery of Commodity Chemicals for Wastewater Treatment Plants - GAC	1-Aug-25	Univar Canada		No
24-434	ITT	Energy Centre Site Preparation - Waste-to-Energy Facility District Energy System Project Phase 1	1-Aug-25	Rush Contractors Group Inc	$ 856,203	Yes
24-434	ITT	Energy Centre Site Preparation - Waste-to-Energy Facility District Energy System Project Phase 1	1-Aug-25	Conwest Contracting Ltd.		No
24-434	ITT	Energy Centre Site Preparation - Waste-to-Energy Facility District Energy System Project Phase 1	1-Aug-25	B&B Contracting (2012) Ltd.		No
25-403	RFQ	Cammidge House Structural Repair	5-Aug-25	SPRUCEWOOD CONSTRUCTION LTD.	$ 145,700	Yes
25-403	RFQ	Cammidge House Structural Repair	5-Aug-25	SKYLARK MANAGEMENT CORP		No
24-142	RFP	CONSTRUCTION MANAGEMENT FOR COQUITLAM MAIN NO. 4 (COQ4) CAPE HORN SECTION	7-Aug-25	STANTEC CONSULTING LTD.	$ 9,509,536	Yes
24-142	RFP	CONSTRUCTION MANAGEMENT FOR COQUITLAM MAIN NO. 4 (COQ4) CAPE HORN SECTION	7-Aug-25	RAM Engineering Ltd		No
24-142	RFP	CONSTRUCTION MANAGEMENT FOR COQUITLAM MAIN NO. 4 (COQ4) CAPE HORN SECTION	7-Aug-25	PMA Project Controls Canada ULC		No
25-210	RFP	Consulting Services for District Energy Business Case	11-Aug-25	Reshape Infrastructure Strategies	$ 1,040,800	Yes
25-210	RFP	Consulting Services for District Energy Business Case	11-Aug-25	BTY Group		No
25-067	RFSQ	Prequalified Contract Services - Trench & Manhole Protection System Rental	13-Aug-25	Direct Equipment West Ltd.		Yes
25-067	RFSQ	Prequalified Contract Services - Trench & Manhole Protection System Rental	13-Aug-25	United Rental of Canada Inc.	$ 2,300,000	Yes
25-067	RFSQ	Prequalified Contract Services - Trench & Manhole Protection System Rental	14-Aug-25	Cooper Equipment Rentals		Yes
24-472	RFP	Cloverdale Sewage Pump Station – Stage 1 Upgrade Project	15-Aug-25	Drake Excavating (2016) Ltd	$ 4,985,011	Yes
24-472	RFP	Cloverdale Sewage Pump Station – Stage 1 Upgrade Project	15-Aug-25	Clearway Construction Inc.		No
25-0001	DA	Richmond Sewer Grease Flushing	15-Aug-25	MCRAE'S ENVIRONMENTAL SERVICES LTD.	$ 95,000	Yes
24-307	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - 5 kV Switchgear, Motor Control Centers (MCCs), Power Distribution Centers (PDCs), Low Voltage Variable Frequency Drives (VFDs)	20-Aug-25	SCHNEIDER ELECTRIC CANADA INC.	$ 27,666,861	Yes
24-509	RFP	North Shore, United Boulevard and North Surrey Recycling and Waste Centres Operating and Maintenance Services Agreement	20-Aug-25	Halton Recycling Ltd. Dba Emterra Environmental	$ 281,007,000	Yes
24-509	RFP	North Shore, United Boulevard and North Surrey Recycling and Waste Centres Operating and Maintenance Services Agreement	20-Aug-25	GFL Environmental Inc.		No
24-509	RFP	North Shore, United Boulevard and North Surrey Recycling and Waste Centres Operating and Maintenance Services Agreement	20-Aug-25	Miller Waste Systems Inc.		No
25-320	RFP	Cleveland Dam Riprap Risk Assessment	22-Aug-25	WSP CANADA INC	$ 100,000	Yes
24-358	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Magnetic Flow Meters	26-Aug-25	E.B. Horsman and Son Ltd.	$ 483,682	Yes
23-442	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Chain & Flights, Digester Mixing System, Launders	26-Aug-25	Evoqua Water Technologies Canada Ltd.	$ 13,091,409	Yes
24-498	ITT	Construction of Iona Island Wastewater Treatment Plant Biosolids Storage Facility	28-Aug-25	Jacob Bros. Construction Inc.	$ 1,034,350	Yes
24-498	ITT	Construction of Iona Island Wastewater Treatment Plant Biosolids Storage Facility	28-Aug-25	Chandos Construction LP		No
24-498	ITT	Construction of Iona Island Wastewater Treatment Plant Biosolids Storage Facility	28-Aug-25	Pomerleau, Inc.		No
24-498	ITT	Construction of Iona Island Wastewater Treatment Plant Biosolids Storage Facility	28-Aug-25	Graham Infrastructure LP		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	PRISMATIC DATA SOLUTIONS INC.	$ 211,580	Yes
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	OpenText Corporation		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	Sodales Solutions Inc.		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	NeoSystems Inc.		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	Veoci		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	Workiy Inc		No
24-271	RFP	Incident Reporting and Investigation System	1-Sep-25	Dominic Systems Limited		No
24-145	RFP	Construction Services for the Westridge Sewer Upgrade	3-Sep-25	BEL Contracting, a Division of BelPacific Excavating and Shoring Limited Partnership by its General Partner Pacific Blasting & Demolition Ltd. (NorLand Limited)	$ 17,488,656	Yes
24-145	RFP	Construction Services for the Westridge Sewer Upgrade	3-Sep-25	Clearway Construction Inc.		No
24-145	RFP	Construction Services for the Westridge Sewer Upgrade	3-Sep-25	Drake Excavating (2016) Ltd.		No
25-295	RFP	Supply and Installation of Operator Consoles	3-Sep-25	Tresco Industries Ltd	$ 121,851	Yes
25-295	RFP	Supply and Installation of Operator Consoles	3-Sep-25	ABB Inc.		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
25-295	RFP	Supply and Installation of Operator Consoles	3-Sep-25	Sustema Inc.		No
25-295	RFP	Supply and Installation of Operator Consoles	3-Sep-25	Adaptaspace Inc.		No
25-413	DA	Chemical Analysis of Raw Sewerage and Water Samples	3-Sep-25	Beta Analytic LLC	$ 89,625	Yes
25-265	ITT	Construction of Pine Ridge Bridge in Kanaka Creek Regional Park	11-Sep-25	Coquitlam Ridge Constructors Ltd.	$ 827,383	Yes
25-265	ITT	Construction of Pine Ridge Bridge in Kanaka Creek Regional Park	11-Sep-25	Surespan Construction Ltd.		No
25-265	ITT	Construction of Pine Ridge Bridge in Kanaka Creek Regional Park	11-Sep-25	Cutting Edge Consulting		No
24-190	RFP	Water Instrumentation Installation Project Construction Phase 1	11-Sep-25	JA Electric Inc.	$ 1,152,751	Yes
25-198	RFP	Tennis Court Replacement in Boundary Bay Regional Park	12-Sep-25	Action Holdings Ltd. O/A Custom Blacktop Co.	$ 287,627	Yes
25-198	RFP	Tennis Court Replacement in Boundary Bay Regional Park	12-Sep-25	Cedar Crest Lands (BC) Ltd.		No
25-198	RFP	Tennis Court Replacement in Boundary Bay Regional Park	12-Sep-25	Streamline Fencing Ltd.		No
24-541	RFP	Consulting Engineering Services for Preliminary Design of the Burnaby Mountain Tank No. 2 and No. 3	15-Sep-25	WSP Canada Inc.	$ 1,354,288	Yes
24-541	RFP	Consulting Engineering Services for Preliminary Design of the Burnaby Mountain Tank No. 2 and No. 3	15-Sep-25	Stantec Consulting Ltd.		No
23-213	RFP	Service Request Solution	15-Sep-25	LOGITEK TECHNOLOGY LTD	$ 2,780,871	Yes
23-213	RFP	Service Request Solution	15-Sep-25	KPMG LLP		No
23-213	RFP	Service Request Solution	15-Sep-25	Catalyst Consulting Group		No
23-213	RFP	Service Request Solution	15-Sep-25	Deloitte		No
23-213	RFP	Service Request Solution	15-Sep-25	Muni PaaS Corporation		No
25-367	DA	MRI Software Maintenance Renewal	16-Sep-25	MRI SOFTWARE LLC	$ 77,754	Yes
25-066	RFSQ	Prequalify Construction Hauling Services	16-Sep-25	TYAM EXCAVATION & SHORING LTD.		Yes
25-066	RFSQ	Prequalify Construction Hauling Services	19-Sep-25	S. Sidhu Trucking Ltd.		Yes
25-066	RFSQ	Prequalify Construction Hauling Services	23-Sep-25	P. Sekhon Trucking Ltd.	$ 6,700,000	Yes
25-066	RFSQ	Prequalify Construction Hauling Services	17-Sep-25	Par Bhullar Trucking Ltd.		Yes
25-066	RFSQ	Prequalify Construction Hauling Services	24-Sep-25	G&R Singh & Son Trucking Ltd.		Yes
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	GS Bhullar Trucking		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	Bill Mandher Trucking Ltd.		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	Headwater Management Ltd.		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	Sancat Excavating Ltd.		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	Sekhon Bros Trucking Ltd.		No
25-066	RFSQ	Prequalifed Contractors for Hauling Services	24-Sep-25	T Sekhon Trucking Ltd.		No
25-521	DA	Unattended Terminal Replacement	17-Sep-25	METTLER-TOLEDO INC.	$ 696,653	Yes
25-576	DA	Mixed Waste Station Strainer Replacement at Annacis Island WWTP	17-Sep-25	PUREWORLD SOLUTIONS INC.	$ 132,235	Yes
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR CAMBIE – RICHMOND AND PITT RIVER WATER SUPPLY TUNNELS	19-Sep-25	Ideaspace Consulting Inc	$ 600,000	Yes
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Lucent Quay Consulting Inc.	$ 288,000	Yes
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Arcadis Professional Services (Canada) Inc		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	BelieveCo Partners Ltd		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	GHD Limited		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Happy City		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Media Profile		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	SITE Marketing Partners Inc		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	SMRT Solution Consulting Inc		No
24-544	RFP	COMMUNICATIONS AND ENGAGEMENT SERVICES FOR LULU – DELTA WATER SUPPLY TUNNEL	19-Sep-25	Spur Communication Inc		No
25-375	DA	Opentext Maintenance Renewal	19-Sep-25	OPEN TEXT CORPORATION	$ 921,112	Yes
25-176	RFP	Cariboo Dam Public Safety Risk Assessment	22-Sep-25	AECOM Canada ULC	$ 139,041	Yes
25-176	RFP	Cariboo Dam Public Safety Risk Assessment	22-Sep-25	Atkins Realis Canada		No
25-176	RFP	Cariboo Dam Public Safety Risk Assessment	22-Sep-25	Hatch Ltd.		No
25-176	RFP	Cariboo Dam Public Safety Risk Assessment	22-Sep-25	Revelstoke Design Services		No
25-585	RFP	Scum System Upgrade Service Contract at ANIWWTP	22-Sep-25	GIFFEN CONSULTING LTD.	$ 114,161	Yes
25-585	RFP	Scum System Upgrade Service Contract at ANIWWTP	22-Sep-25	NORDA STELO INC		No
25-585	RFP	Scum System Upgrade Service Contract at ANIWWTP	22-Sep-25	A.H. LUNDBERG SYSTEMS LIMITED		No
25-034	DA	Contingency Disposal Intermodal Container Storage	22-Sep-25	OLYMPIA TRANSPORTATION LTD	$ 430,000	Yes
24-287	RFP	Iona Island Wastewater Treatment Plant (IIWWTP) Influent Pump System Drive Remediation	25-Sep-25	Ross Morrison Electrical Ltd.	$ 1,885,745	Yes
24-287	RFP	Iona Island Wastewater Treatment Plant (IIWWTP) Influent Pump System Drive Remediation	25-Sep-25	Uptime Industrial Inc.		No
25-139	RFP	Consulting Engineering Services for Jervis and Harbor Pump Station Suction Piping Replacement	26-Sep-25	Stantec Consulting Ltd.	$ 481,591	Yes

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
25-139	RFP	Consulting Engineering Services for Jervis and Harbor Pump Station Suction Piping Replacement	26-Sep-25	WSP Canada Inc		No
25-306	RFQ	Construction of Seymour Main No. 2 Culvert Repairs	26-Sep-25	NORTH CONSTRUCTION LTD	$ 97,900	Yes
25-306	RFQ	Construction of Seymour Main No. 2 Culvert Repairs	26-Sep-25	Gravity Construction Inc.		No
25-202	DA	Esri Enterprise Agreement	26-Sep-25	ESRI CANADA LIMITED	$ 3,176,660	Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	R.D.M. ENTERPRISES LTD		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	TYAM EXCAVATION & SHORING LTD.		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	NORTH CONSTRUCTION LTD		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	REN EX EARTHWORKS		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	GRP CONSTRUCTION LTD.	$ 7,077,000	Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	HEADWATER MANAGEMENT LTD		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	NORLANG CONTRACTING LTD.		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	VANPORT ENTERPRISES LTD		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	MAL Ventures (O'brien Bros Excavating)		Yes
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	G.S. BHULLAR TRUCKING		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	360 SITE SERVICES LTD		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	EAGLE WEST CRANE & RIGGING		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	GEAR EQUIPMENT INC.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	MCRAE'S ENVIRONMENTAL SERVICES LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	PHOENIX TRUCK & CRANE LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	SUPERIOR CITY SERVICES LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	BLACKBEAR EXCAVATING LTD		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	CONCORD EXCAVATING & CONTRACTING LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	GEORGE BUBAS MOTORS LTD		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	HORSESHOE STAR HOLDING LTD.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	SANCAT EXCAVATING LTD		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	Super Save Group of Companies		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	P Sekhon Trucking Ltd.		No
25-065	RFSQ	Prequalified Services for Hired Heavy Equipment with Operator	29-Sep-25	Always Excavating		No
24-355	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant – DC Power Supply	1-Oct-25	RIC ELECTRONICS LTD.	$ 478,532	Yes
25-118.01	Co-Operative Procurement	Juniper Campus Core Switches with Five Year Support	1-Oct-25	CDW CANADA CORP.	$ 245,625	Yes
25-118.02	Co-Operative Procurement	KnowBe4 Security Awareness Training Subscription for Three Years	1-Oct-25	CDW CANADA CORP.	$ 158,576	Yes
25-362	ITT	Fleetwood Interpretive and Cultural Signs	2-Oct-25	Moza Home Construction Inc.	$ 96,556	Yes
25-362	ITT	Fleetwood Interpretive and Cultural Signs	2-Oct-25	Coastal Pacific Landscaping		No
25-362	ITT	Fleetwood Interpretive and Cultural Signs	2-Oct-25	Kohlar Enterprises Ltd.		No
25-021	RFP	Evaluation of Health-Related Emission Reduction Interventions for Commercial and Residential Food Production Equipment and Processes	3-Oct-25	RAMBOLL CANADA INC.	$ 120,000	Yes
25-021	RFP	Evaluation of Health-Related Emission Reduction Interventions for Commercial and Residential Food Production Equipment and Processes	3-Oct-25	Envirochem Services Inc.		No
25-021	RFP	Evaluation of Health-Related Emission Reduction Interventions for Commercial and Residential Food Production Equipment and Processes	3-Oct-25	SLR Consulting		No
25-118.03	Co-Operative Procurement	24-118.03 Palo Alto Next Gen Firewalls, Support and Threat Protection	3-Oct-25	CDW CANADA CORP.	$ 247,780	Yes
24-129	ITT	Annacis Island Wastewater Treatment Plant (AIWWTP) Medium Sludge Gas (MSG) Line Upgrade	5-Oct-25	Brymark Installations Group Inc.	$ 847,203	Yes
24-129	ITT	Annacis Island Wastewater Treatment Plant (AIWWTP) Medium Sludge Gas (MSG) Line Upgrade	5-Oct-25	Chandos Construction LP		No
23-180	DA	Supply and Delivery of Material and Services for the North Shore Wastewater Treatment Plant - Industrial Control Systems (ICS) Hardware	6-Oct-25	ABB INC.	$ 8,998,046	Yes
24-510	RFP	Maple Ridge and Langley Recycling and Waste Centres Operating and Maintenance Services Agreement	7-Oct-25	GFL ENVIRONMENTAL INC.	$ 38,778,000	Yes
24-510	RFP	Maple Ridge and Langley Recycling and Waste Centres Operating and Maintenance Services Agreement	7-Oct-25	Halton Recycling Ltd. dba. Emterra Environmental		No
25-422	RFQ	Construction contract for soil berm demolition and preliminary laydown area site preparation to increase Lulu Island WWTP	8-Oct-25	RSAVAGE CONTRACTING	$ 108,188	Yes
25-422	RFQ	Construction contract for soil berm demolition and preliminary laydown area site preparation to increase Lulu Island WWTP	8-Oct-25	J. Boon Contracting		No
25-422	RFQ	Construction contract for soil berm demolition and preliminary laydown area site preparation to increase Lulu Island WWTP	8-Oct-25	BNK Ventures Ltd.		No
25-422	RFQ	Construction contract for soil berm demolition and preliminary laydown area site preparation to increase Lulu Island WWTP	8-Oct-25	Sancat Excavating		No
25-544	DA	Supply and delivery of generators	8-Oct-25	UNITED RENTALS OF CANADA, INC	$ 192,704	Yes
24-304	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Bioreactor Blowers	10-Oct-25	Aerzen Canada Inc.	$ 1,546,804	Yes
25-621	RFQ	Cambie-Richmond South Shaft Site Preparation	10-Oct-25	LUBBERTS LANDSCAPING AND MAINTENANCE LTD	$ 75,842	Yes
25-621	RFQ	Cambie-Richmond South Shaft Site Preparation	10-Oct-25	ACTA Construction Ltd.		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
25-621	RFQ	Cambie-Richmond South Shaft Site Preparation	10-Oct-25	Quant Landscaping		No
25-549	DA	Thermophilic Anaerobic Digester Cleaning	10-Oct-25	GFL ENVIRONMENTAL INC.	$ 245,000	Yes
25-279	ITT	Manor House Phase 2 Renewal Project	14-Oct-25	Hilson Construction Ltd.	$ 1,087,500	Yes
25-279	ITT	Manor House Phase 2 Renewal Project	14-Oct-25	Flank Construction Ltd		No
25-279	ITT	Manor House Phase 2 Renewal Project	14-Oct-25	Delta Sierra Construction & Millwork		No
25-279	ITT	Manor House Phase 2 Renewal Project	14-Oct-25	SIGNIA CONSTRUCTION LTD.		No
25-420	ITT	Campbell Valley Regional Park – Rowlatt Red & Grey Barns – Roof Replacements	14-Oct-25	Mack Kirk Roofing and Sheet Metal Ltd.	$ 224,430	Yes
25-420	ITT	Campbell Valley Regional Park – Rowlatt Red & Grey Barns – Roof Replacements	14-Oct-25	k4 construction Ltd		No
25-420	ITT	Campbell Valley Regional Park – Rowlatt Red & Grey Barns – Roof Replacements	14-Oct-25	BOLLMAN ROOFING & SHEET METAL LTD		No
25-420	ITT	Campbell Valley Regional Park – Rowlatt Red & Grey Barns – Roof Replacements	14-Oct-25	Cambie Roofing Contractors Ltd.		No
25-617	DA	Archaeology Consulting Services for Boundary Bay Regional Park	14-Oct-25	WSP CANADA INC	$ 102,724	Yes
25-507	RFP	Environmental Restoration and Tree Removal for North Surrey Interceptor Maintenance hole 35 Sanitary Sewer Overflow Storage Tank Project	14-Oct-25	Capital Green Landscaping Ltd.	$ 598,100	Yes
25-407	DA	CAPILANO MAIN NO. 4 AND NO. 5 LINE STOP INSTALLATION	14-Oct-25	PACIFIC FLOW CONTROL LTD.	$ 1,422,563	Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	SHS INC.	$ 750,000	Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	STANTEC CONSULTING LTD.		Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	UPLAND AGRICULTURAL CONSULTING LTD		Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Canadian Center for economic analysis		Yes
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Aplin Martin		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	CIMA		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	City Spaces Consulting		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Colliers		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Coriolis		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Dialog		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Happy City		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	KPMG		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Modus		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Petramala		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Pinna Sustainability		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Small Housing BC Society		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	SvN		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Urban Systems/Urban Matters		No
25-205	RFSQ	Consulting and Advisory Services for Housing-Planning Strategic Initiatives	15-Oct-25	Urbanics		No
25-637	RFP	NORTH SHORE WASTEWATER TREATMENT PLANT COMPLETION PROJECT INDEPENDENT CERTIFIER CONTRACT	15-Oct-25	WTP PROPERTY CONSULT ANTS LTD.	$ 500,000	Yes
24-248	RFP	ANNACIS ISLAND WWTP PRIMARY ODOUR CONTROL METRING PUMP RELOCATION	17-Oct-25	MITCHELL INSTALLATIONS LTD.	$ 1,606,472	Yes
25-103	RFP	Construction Management Services for Sunnyside Reservoir No. 2 Seismic Upgrade and Prospect Reservoir Refurbishment	17-Oct-25	RAM Engineering Ltd.	$ 1,730,081	Yes
25-103	RFP	Construction Management Services for Sunnyside Reservoir No. 2 Seismic Upgrade and Prospect Reservoir Refurbishment	17-Oct-25	Stantec Consulting Ltd.		No
25-414	RFP	Supply and Delivery of Crew Trailer	17-Oct-25	INTERCONTINENTAL TRUCK BODY (BC) INC	$ 254,565	Yes
25-239	ITT	Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section.	18-Oct-25	HALL CONSTRUCTORS	$ 100,000	Yes
25-647	DA	PeopleSoft Enterprise Software Support and Licences	21-Oct-25	ORACLE CANADA ULC	$ 412,772	Yes
25-591	DA	Annual Preventive Maintenance for CEM Laboratory Microwave Digestion Systems	21-Oct-25	CEM CORPORATION	$ 90,090	Yes

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
25-511	DA	Sediment Tank #15 Overhaul at Iona Island Waste Water Treatment Plant	22-Oct-25	MURRAY LATTA PROGRESSIVE MACHINES INC	$ 244,368	Yes
25-118	Co-Operative Procurement	2024 CAT 914 Loader from Finning	23-Oct-25	FINNING INTERNATIONAL INC.	$ 279,623	Yes
24-134	SRFEOI	DRINKING WATER TREATMENT RESIDUALS SUPPLY AND SERVICES AGREEMENT FOR PHOSPHORUS BINDING IN THE AGRICULTURAL SECTOR	23-Oct-25	SYLVIS ENVIRONMENTAL SERVICES INC.	$ 2,377,550	Yes
25-658	DA	Widgeon Creek Parking Lot Extension	23-Oct-25	SKYLARK MANAGEMENT CORP	$ 123,250	Yes
24-481	ITT	Supply and Installation of Water Access Staircase at Dorman Point in Crippen Regional Park	25-Oct-25	43K Wilderness Solutions	$ 363,355	Yes
24-481	ITT	Supply and Installation of Water Access Staircase at Dorman Point in Crippen Regional Park	25-Oct-25	Pacific Casa Construction Inc.		No
24-481	ITT	Supply and Installation of Water Access Staircase at Dorman Point in Crippen Regional Park	25-Oct-25	North Construction Ltd		No
25-308	RFP	Raptor Nest Management	29-Oct-25	DIAMOND HEAD CONSULTING LTD	$ 540,000	Yes
25-308	RFP	Raptor Nest Management	29-Oct-25	EBB Environmental Consulting Inc		No
25-311	RFP	Repairs and Replacement of Handrails of the Pre-Aeration and Sedimentation Tanks at the Iona Island Wastewater Treatment Plant	29-Oct-25	PACIFIC ROPES CONTRACTING LTD.	$ 678,577	Yes
25-311	RFP	Repairs and Replacement of Handrails of the Pre-Aeration and Sedimentation Tanks at the Iona Island Wastewater Treatment Plant	29-Oct-25	Uptime Industrial `		No
25-237	RFP	Prospect Reservoir Refurbishment	29-Oct-25	Jacob Bros. Construction Inc.	$ 3,465,550	Yes
25-237	RFP	Prospect Reservoir Refurbishment	29-Oct-25	Tybo Contracting Ltd.		No
25-237	RFP	Prospect Reservoir Refurbishment	29-Oct-25	Kenaidan Contracting Ltd		No
25-237	RFP	Prospect Reservoir Refurbishment	29-Oct-25	Metro Concrete Restoration		No
25-577	DA	EAM - Software Maintenance	30-Oct-25	INTERGRAPH CANADA ULC	$ 1,422,099	Yes
25-623	DA	Overhaul on Waste Heat Exchanger #3 at Iona Island Wastewater Treatment Plant	30-Oct-25	CORWEST FABRICATIONS LTD.	$ 163,116	Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	1-Oct-25	Justice Institute of British Columbia		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	18-Jul-25	ARBORICULTURE CANADA TRAINING & Education LTD.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	ARCOSE CONSULTING LTD.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	ARETE SAFETY AND PROTECTION INC.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	22-Sep-25	BC MUNICIPAL SAFETY Association		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	11-Aug-25	SPECTRUM SAFETY GROUP Inc		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	SPENCER MCDONALD & ASSOCIATES INC		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Oct-25	SPI HEALTH AND SAFETY INC.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	GETSET SOLUTIONS LTD		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	LEAVITT MACHINERY CANADA INC.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	20-Oct-25	NUCOR ENVIRONMENTAL SOLUTIONS LTD	$ 2,330,000	Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	1-Oct-25	R.J & ASSOCIATES ENVIRONMENTAL CONSULTING		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	RAM ENGINEERING Ltd		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	16-Sep-25	RIDGE WILDERNESS ADVENTURES LTD		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	5-Aug-25	British Columbia Institute of Technology		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	21-Aug-25	CLOVER VALLEY TRAUMA MANAGEMENT		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	22-Sep-25	COASTAL TRAINING CONSULTANTS LTD		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	22-Jul-25	Datum Marine Services Ltd.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	22-Sep-25	DYNAMIC RESCUE TRAINING LTD.		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	14-Aug-25	FULFORD HARBOUR CONSULTING LTD		Yes
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	BIGFOOT CRANE COMPANY INC		No
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	Adriane Brown Group		No
24-049	RFSQ	SAFETY AND EMERGENCY MANAGEMENT REGULATORY TRAINING SERVICES	4-Nov-25	Rescue 7 Inc		No
24-297	RFP	Iona Island WWTP Former Biosolids Land Drying Area Site Care and Maintenance Services	3-Nov-25	TOTAL DYNAMIC SERVICES LTD.	$ 436,400	Yes
24-297	RFP	Iona Island WWTP Former Biosolids Land Drying Area Site Care and Maintenance Services	3-Nov-25	Evergreen Environmental and Reclamation Ltd.		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
24-297	RFP	Iona Island WWTP Former Biosolids Land Drying Area Site Care and Maintenance Services	3-Nov-25	Concord Excavating Ltd.		No
25-684	DA	Supply and Installation of a Rental Transformer at LCOC - Lake City Operations Centre	5-Nov-25	BEAVER ELECTRICAL MACHINERY LTD.	$ 98,010	Yes
25-688	DA	Landscaping Services - Backup Contractor - NW	6-Nov-25	WAGNER MAINTENANCE	$ 126,605	Yes
25-688	DA	Landscaping Services - Backup Contractor - NE	6-Nov-25	WAGNER MAINTENANCE	$ 84,406	Yes
25-688	DA	Landscaping Services - Backup Contractor - SW	6-Nov-25	WAGNER MAINTENANCE	$ 64,875	Yes
25-688	DA	Landscaping Services - Backup Contractor - SE	6-Nov-25	WAGNER MAINTENANCE	$ 83,939	Yes
25-602	DA	Berto rto carry out utility relocations for both BC Hudro and Telus in support of the NWA Site 1 rehabilitation work.	7-Nov-25	BERTO CONTRACTORS LTD.	$ 230,175	Yes
25-666	DA	NSWWTP – Reimbursement of External LegalFees	7-Nov-25	PCL CONSTRUCTORS WESTCOAST INC.	$ 150,000	Yes
25-693	DA	Supply and Delivery of Bulk Hydrated Lime	10-Nov-25	LHOIST NORTH AMERICA OF CANADA INC.	$ 250,000	Yes
25-694	DA	Supply and Delivery of Liquid Polyaluminum Chloride (PACI)	10-Nov-25	KEMIRA WATER SOLUTIONS CANADA, INC.	$ 350,000	Yes
25-697	DA	Fabrication and supply of a thrust ring for the south shaft cap.	12-Nov-25	JEWEL WELDING FABRICATION AND COATING LTD.	$ 87,469	Yes
25-064	RFSQ	Prequalified Contract Services – Asphalt Paving	12-Nov-25	B.A. BLACKTOP LTD		
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	GB Paving		
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	WINVAN PAVING A DIVISION OF MAINLAND CONSTRUCTION MATERIALS ULC.	$ 3,675,000	Yes
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	PALMIERI BROS. PAVING LTD.		
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	KEYWEST ASPHALT LTD		
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	Save on Black Top Ltd.		No
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	ALL ROADS CONSTRUCTION LTD		No
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	JACK CEWE CONSTRUCTION LTD.		No
25-064	RFSQ	Prequalified Contract Services - Asphalt Paving	12-Nov-25	Action Holdings O/A Custom Blacktop Co		No
25-118.05	Co-Operative Procurement	GreyNoise for Cybersecurity	17-Nov-25	CDW CANADA CORP.	$ 99,675	Yes
25-239	ITT	Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section.	17-Nov-25	Hall Constructors	$ 15,670,268	Yes
25-239	ITT	Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section.	17-Nov-25	MICHELS CANADA CO.		No
25-239	ITT	Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section.	17-Nov-25	B&B Contracting (2012) Ltd.		No
25-118.04	Co-Operative Procurement	Spine and Closet Switches with five (5) years support	17-Nov-25	CDW CANADA CORP.	$ 483,979	Yes
25-118	Co-Operative Procurement	Supply and Delivery of 7 Ton Telehandler	18-Nov-25	WILLIAMS MACHINERY LP.	$ 349,346	Yes
25-705	DA	Wood Rot Framing Damage Remediation of The Wood Frame structure and Ancillary Finish Work at Meridian	19-Nov-25	BESTWAY FLOORING LTD	$ 192,527	Yes
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	HATCH LTD.	$ 88,514	Yes
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	GHD LIMITED		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	AECOM CANADA ULC		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	BBA FIELD SERVICES LTD.		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	CIMA CANADA INC		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	NORTHWEST HYDRAULIC CONSULTANTS LTD.		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	WSP CANADA INC		No
25-331	RFP	Rice Lake Dam Safety Review	19-Nov-25	ECORA ENGINEERING & RESOURCE GROUP LTD		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	GHD LIMITED	$ 106,501	Yes
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	AECOM CANADA ULC		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	BBA FIELD SERVICES LTD.		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	CIMA CANADA INC		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	NORTHWEST HYDRAULIC CONSULTANTS LTD.		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	WSP CANADA INC		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	ECORA ENGINEERING & RESOURCE GROUP LTD		No
25-331	RFP	Campbell Valley McLean Pond Dam Safety Review	19-Nov-25	HATCH LTD.		No
25-705	DA	Wood Rot Framing Damage Remediation of The Wood Frame structure and Ancillary Finish Work at Meridian	19-Nov-25	BESTWAY FLOORING LTD	$ 192,527	Yes
25-708	DA	Supply of Temporary Backup Power at Cape Horn Pump Station No. 2 during Grandview Pump Station shutdown	21-Nov-25	UNITED RENTALS OF CANADA, INC	$ 280,000	Yes
25-377	DA	Design, Supply, Deliver and Installation of Stairs, Handrail and Guardrail for SCFP Thickener Tanks	21-Nov-25	PACIFIC ROPES CONTRACTING LTD	$ 80,704	Yes
25-657	DA	PURCHASE OF ANALYZERS	21-Nov-25	CD NOVA	$ 141,205	Yes
25-647	DA	Human Resource, Payroll and Time Administration System – Oracle Canada ULC's PeopleSoft Enterprise Software Support and Licences	22-Oct-25	ORACLE CANADA ULC	$ 412,772	Yes
25-598	DA	CLOUD SOFTWARE/SOFTWARE AS A SERVICE SERVICES AGREEMENT	24-Nov-25	QLM TECHNOLOGY LIMITED	$ 155,300	Yes
25-671	DA	Met III – Lighting Upgrades, Sasco Quotation Q-3283	24-Nov-25	SASCO CONTRACTORS LTD.	$ 131,395	Yes
25-540	ITT	Ozada Village Boiler Replacement	24-Nov-25	ALMA PLUMBING & HEATING LTD.	$ 199,157	Yes
25-540	ITT	Ozada Village Boiler Replacement	24-Nov-25	Just Mechanical Ltd.		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
25-713	RFQ	Installation of Four New Tube Heaters for the South Warehouse East Section at 1223 Derwent Way	24-Nov-25	CUSTOM AIR CONDITIONING LTD.	$ 97,158	Yes
25-713	RFQ	Installation of Four New Tube Heaters for the South Warehouse East Section at 1223 Derwent Way	24-Nov-25	CCI COMBUSTION CONTROL INC		No
24-431	RFP	External Relations Consulting Services – Creative Design	25-Nov-25	Saint Bernadine Mission Communications	$ 289,800	Yes
24-431	RFP	External Relations Consulting Services – Creative Design	25-Nov-25	Slingshot Communication	$ 289,800	Yes
24-431	RFP	External Relations Consulting Services – Public Opinion Research	25-Nov-25	Sentis Market Research	$ 470,000	Yes
24-431	RFP	External Relations Consulting Services – Public Opinion Research	25-Nov-25	Stone-Olafson	$ 470,000	Yes
24-431	RFP	External Relations Consulting Services – Public Opinion Research	25-Nov-25	Justason Market Intelligence	$ 470,000	Yes
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	David Stanger and Associates	$ 9,086,000	Yes
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	92Social		No
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	Believeco:Partners Ltd		No
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	Cerco Design		No
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	Plus Company	$ 64,000	Yes
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	Xquisit Communications		No
24-431	RFP	External Relations Consulting Services – Media Buyer	8-Dec-25	YA Solutions Inc		No
25-545	RFP	Delta Nature Reserve Hazard Tree Mitigation	25-Nov-25	SILVERBACK TREEWORKS LTD	$ 219,064	Yes
25-545	RFP	Delta Nature Reserve Hazard Tree Mitigation	25-Nov-25	Fuller Tree Service		No
25-140	RFP	Consulting Engineering Services for the Detailed Design and Construction of the North Surrey Interceptor Manhole 35 Sanitary Sewer Overflow Storage Tank Project	25-Nov-25	WSP CANADA INC	$ 11,619,507	Yes
25-140	RFP	Consulting Engineering Services for the Detailed Design and Construction of the North Surrey Interceptor Manhole 35 Sanitary Sewer Overflow Storage Tank Project	25-Nov-25	Stantec Consulting Ltd.		No
25-140	RFP	Consulting Engineering Services for the Detailed Design and Construction of the North Surrey Interceptor Manhole 35 Sanitary Sewer Overflow Storage Tank Project	25-Nov-25	AECOM Canada Ltd.		No
25-317	RFP	Outreach Services	25-Nov-25	Ideaspace Consulting Inc.	$ 212,800	Yes
25-317	RFP	Outreach Services	25-Nov-25	Engaging Minds Consulting Ltd.	$ 851,200	Yes
25-317	RFP	Outreach Services	25-Nov-25	Engage Delaney Inc.		No
25-317	RFP	Outreach Services	25-Nov-25	reverb Communications Inc.		No
25-317	RFP	Outreach Services	25-Nov-25	Urban Systems Ltd.		No
25-226	RFP	Consulting Engineering Services for Coquitlam Water Treatment Plant Carbon Dioxide System Improvements Project	27-Nov-25	Stantec Consulting Ltd.	$ 689,914	Yes
25-226	RFP	Consulting Engineering Services for Coquitlam Water Treatment Plant Carbon Dioxide System Improvements Project	27-Nov-25	AECOM Canada ULC		No
24-360	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant – Flame Arrester and Pressure/Vacuum Relief	1-Dec-25	WESTECH INDUSTRIAL LTD	$ 424,721	Yes
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	CHEMTRADE CHEMICALS CANADA LTD.	$ 3,450,000	Yes
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	LHOIST NORTH AMERICA OF CANADA IN(	$ 6,056,886	Yes
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	UNIVAR CANADA LTD		No
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	BRENNTAG CANADA INC.		No
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	KEMIRA WATER SOLUTIONS CANADA INC.		No
25-007	RFP	Supply and Delivery of Commodity Chemicals for Water Treatment Plants	1-Dec-25	CLEARTECH INDUSTRIES INC.		No
24-483	ITT	Construction of Capilano River Regional Park Service Yard	4-Dec-25	KDS Construction Ltd.	$4,593,899	Yes
24-210	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Slide Gates and Stop Logs	5-Dec-25	ORBE CANADA INC.	$ 5,844,819	Yes
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	ASSOCIATED ENGINEERING (B.C.) LIMITED	$ 226,212	Yes
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	Jacobs Consultancy Canada Inc.		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	STANTEC CONSULTING LTD.		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	ARCADIS PROFESSIONAL SERVICES (CANADA) INC.		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	CIMA CANADA INC		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	EBBWATER CONSULTING INC.		No
25-423	RFP	Climate Vulnerability Risk Assessment and Adaptation Plan	8-Dec-25	GHD Limited		No
25-722	DA	Purchase of Modular Buildings	9-Dec-25	ATCO STRUCTURES & LOGISTICS LTD	$ 81,730	Yes
24-345	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - In-Line Grinders & FTV Mechanical Mixing	8-Dec-25	WASTE'N WATERTECH LTD	$ 707,474	Yes
25-707	RFQ	Aggregate Procurement for Stoney Creek Project	8-Dec-25	VANCOUVER SAND AND GRAVEL INC.	$ 196,662	Yes
25-707	RFQ	Aggregate Procurement for Stoney Creek Project	9-Dec-25	MAINLAND SAND & GRAVEL		No
25-707	RFQ	Aggregate Procurement for Stoney Creek Project	9-Dec-25	AMRIZE CANADA INC		No
25-707	RFQ	Aggregate Procurement for Stoney Creek Project	9-Dec-25	HEIDELBERG MATERIALS		No

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Competition #	Competition Type	Competition Description	Awarded Date	Vendor Name	Awarded Amount	Awarded
25-650	DA	Supply of Air Quality Monitoring Network Instruments	10-Dec-25	J.C. ANDELLE INC	$ 281,250	Yes
25-607	RFQ	DERWENT WAY ARBORIST SERVICES	10-Dec-25	ROE Environmental Inc.	$ 82,063	Yes
25-607	RFQ	Tree Removal, Planting, and Watering – Prime Contractor Responsibilities.	10-Dec-25	Timberline		No
25-607	RFQ	Tree Removal, Planting, and Watering – Prime Contractor Responsibilities.	10-Dec-25	Royal Wood Tree Services		No
25-607	RFQ	Tree Removal, Planting, and Watering – Prime Contractor Responsibilities.	10-Dec-25	Vancouver Island Tree Service		No
25-607	RFQ	Tree Removal, Planting, and Watering – Prime Contractor Responsibilities.	10-Dec-25	Pinecrest Hedge & Tree Care Ltd.		No
25-296	ITT	Supply of Alum Storage Tanks and Delivery System at Annacis Island Waste Water Treatment Plant	11-Dec-25	POLYWEST	$ 308,013	Yes
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	PACIFIC ROPES CONTRACTING LTD.	$ 97,196	Yes
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	Abell Pest Control		No
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	ATLAS PEST & WILDLIFE CONTROL LTD.		No
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	Orkin Canada Corporation		No
25-502	RFP	Bird Control Services at Iona Island Wastewater Treatment Plant	11-Dec-25	RENTOKIL CANADA CORPORATION		No
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	RAINCITY MANAGEMENT CORP.	$ 158,733	Yes
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	RAM MECHANICAL		No
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	RIO HEATING AND COOLING LTD		No
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	Drake Excavating (2016) Ltd.		No
25-224	ITT	Langley Pump Station HVAC Upgrade	12-Dec-25	AIR TECH ENTERPRISES LTD.		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	DALBERG CONSULTING US LLC	$ 110,000	Yes
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	Deloitte		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	KPMG		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	NGL Nordicity		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	OCO Global		No
25-327	RFP	Consulting Services for INVEST Vancouver Governance Structure Review	12-Dec-25	Optimus SBR		No
25-618	DA	Repair of Cleveland Pump P200	15-Dec-25	SMITH CAMERON PROCESS SOLUTIONS	$ 83,465	Yes
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	KLOHN CRIPPEN BERGER LTD	$ 876,446	Yes
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	AECOM Canada ULC		No
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	BBA Engineering Ltd.		No
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	RAM Engineering Ltd.		No
25-269	RFP	Consulting Engineering Services for the Iona Island Wastewater Treatment Plant Northeast Lagoon Infill	15-Dec-25	WSP Canada Inc.		No
25-405	RFP	Maintenance of Weigh Scale Traffic Gates, Lights, and LPR Cameras	16-Dec-25	BGD CONTRACTING LTD.	$ 419,395	Yes
24-359	DA	Supply and Delivery of Material for The North Shore Wastewater Treatment Plant. - Jib Cranes	18-Dec-25	GORDON CRANE & HOIST INC.	$ 375,357	Yes
24-211	DA	Supply and Delivery of Material for the North Shore Wastewater Treatment Plant - Rotary Drum Thickeners, Coarse and Fine Screens, Conveyors and Washer Compactors	18-Dec-25	JWC ENVIRONMENTAL INC	$ 3,780,415	Yes
25-378	RFP	Supply of Gas Chromatograph Mass Spectrometer	19-Dec-25	AGILENT TECHNOLOGIES CANADA INC.	$ 207,127	Yes
25-378	RFP	Supply of Gas Chromatograph Mass Spectrometer	19-Dec-25	QUAKELOGIC INC.		No
25-662	DA	Maintenance and Repair of Co-Generation Units	19-Dec-25	Finning International Inc.	$ 801,214	Yes
25-747	DA	PeopleSoft Enterprise Learning Management (ELM)	22-Dec-25	ORACLE CANADA ULC	$ 211,201	Yes
25-703	DA	ITa / Unit 4 ERP Maintenance and Support Oct 1, 2025 to Sep 30, 2026	29-Dec-25	UNIT4 BUSINESS SOFTWARE CORPORATION	$ 249,748	Yes

METRO VANCOUVER DISTRICTS
AND METRO VANCOUVER HOUSING CORPORATION

(OPERATING AS METRO VANCOUVER)

Financial Statements

Year ended December 31, 2025

Draft April 9, 2026

Consolidated Financial Statements of

METRO VANCOUVER REGIONAL DISTRICT

(OPERATING AS METRO VANCOUVER)

Year ended December 31, 2025

METRO VANCOUVER REGIONAL DISTRICT

Index to Consolidated Financial Statements

December 31, 2025

	Exhibit
Management Report	
Independent Auditor's Report	
Consolidated Statement of Financial Position	A
Consolidated Statement of Operations	B
Consolidated Statement of Change in Net Debt	C
Consolidated Statement of Cash Flows	D
Notes to Consolidated Financial Statements	
Supplementary Financial Information (unaudited)	
Growing Communities Fund Grant (unaudited)	Schedule 1
Local Government Housing Initiatives Funding Program Grant (unaudited)	Schedule 2

METRO VANCOUVER DISTRICTS
AND METRO VANCOUVER HOUSING CORPORATION
(Operating as Metro Vancouver)
MANAGEMENT REPORT

The Consolidated Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these consolidated statements are management's responsibility. Management is responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the consolidated financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Metro Vancouver Regional District's Board of Directors is responsible for approving the consolidated financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Board.

The external auditor, KPMG LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the consolidated financial statements. Their examination does not relate to the other unaudited schedules attached to the consolidated financial statements and statements required by the *Financial Information Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2025.

On behalf of the Metro Vancouver Regional District, Greater Vancouver Sewerage and Drainage District, Greater Vancouver Water District, and Metro Vancouver Housing Corporation.

Date: April 24, 2026

Linda Sabatini, Deputy Chief Financial Officer

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Metro Vancouver Regional District

Opinion

We have audited the consolidated financial statements of Metro Vancouver Regional District (the "Entity"), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net debt for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2025, and its consolidated results of operations, its consolidated changes in net debt, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

METRO VANCOUVER REGIONAL DISTRICT

Exhibit A

Consolidated Statement of Financial Position

As at December 31, 2025, with comparative information for 2024

(in thousands of dollars)

	2025	2024
Financial Assets		
Cash and cash equivalents	$ 462,417	$ 141,114
Accounts receivable (note 3)	431,834	301,563
Due from South Coast British Columbia Transportation Authority ("TransLink") and member jurisdictions (note 4)	1,274,518	1,154,568
Investments (note 5)	465,370	473,500
Debt reserve fund (note 6)	74,607	68,166
	2,708,746	2,138,911
Liabilities		
Accounts payable and accrued liabilities (note 7)	421,848	377,175
Employee future benefits (note 8)	16,722	15,509
Landfill closure and post-closure liability (note 9)	50,298	49,405
Asset retirement obligations (note 10)	66,073	61,470
Deferred revenue and refundable deposits (note 11)	798,028	492,224
Debt reserve fund, TransLink and member jurisdictions (note 6)	36,290	35,086
Debt (net of MFA sinking funds) (note 12)		
Metro Vancouver Regional District	2,469,110	2,020,382
TransLink and member jurisdictions	1,259,885	1,140,502
Total debt	3,728,995	3,160,884
	5,118,254	4,191,753
Net Debt	(2,409,508)	(2,052,842)
Non-Financial Assets		
Tangible capital assets (note 13)	10,345,039	9,257,066
Inventories of supplies	14,862	13,753
Prepaid land leases (note 14)	4,283	4,478
Prepaid expenses	61,100	40,582
	10,425,284	9,315,879
Accumulated surplus (note 16)	**$ 8,015,776**	**$ 7,263,037**

Contractual obligations and rights (note 17)
Contingencies (note 18)

The accompanying notes are an integral part of these consolidated financial statements.

_____ Deputy Chief Financial Officer

_____ Board Chair

METRO VANCOUVER REGIONAL DISTRICT

Exhibit B

Consolidated Statement of Operations

Year ended December 31, 2025, with comparative information for 2024 (in thousands of dollars)

	2025 Budget (note 20)	2025 Actual	2024 Actual
Revenues (note 21)			
Metered sale of water	$ 399,009	$ 394,304	$ 363,616
Sewerage and drainage levy	575,550	575,550	389,498
Tipping fees	148,874	169,834	149,931
Metro Vancouver Regional District Requisitions	119,597	119,597	115,272
Housing property rentals	44,550	48,409	46,217
Development cost charges (note 11)	123,799	119,483	112,569
Grants and other contributions (note 15)	179,864	124,527	87,290
User fees, recoveries, and other revenue	43,777	52,629	53,634
Liquid waste industrial charges	13,656	15,131	13,436
Gain on disposal of assets and from settlement of asset retirement obligations	—	27,398	8,866
Sinking fund and interest income	38,696	62,186	60,112
Sinking fund income attributed to member jurisdictions and TransLink	28,859	28,602	29,540
	1,716,231	1,737,650	1,429,981
Expenses (note 21)			
Liquid waste services	399,331	387,032	351,953
Solid waste services	157,179	193,342	171,321
Water operations	242,982	240,261	221,407
Housing rental operations	53,869	42,655	35,853
Regional parks	54,894	48,643	44,981
General government services	9,194	6,316	7,601
Air quality and climate action	17,898	14,414	13,909
Regional employers services	4,383	3,791	3,430
E911 emergency telephone system	7,276	6,455	6,181
Regional planning	5,732	4,475	4,481
Invest Vancouver	4,754	5,115	4,038
Housing planning and policy	4,746	1,954	2,166
Electoral area service	6,056	827	781
Regional global positioning system	453	401	214
Sasamat volunteer fire department	507	534	485
Regional emergency management	232	94	53
Sinking fund income attributed to member jurisdictions and TransLink	28,859	28,602	29,540
	998,345	984,911	898,394
Annual surplus	717,886	752,739	531,587
Accumulated surplus, beginning of year	7,263,037	7,263,037	6,731,450
Accumulated surplus, end of year (note 16)	**$ 7,980,923**	**$ 8,015,776**	**$ 7,263,037**

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Exhibit C

Consolidated Statement of Change in Net Debt

Year ended December 31, 2025, with comparative information for 2024

(in thousands of dollars)

	2025 Budget (note 20)	2025 Actual	2024 Actual
Annual surplus	$ 717,886	$ 752,739	$ 531,587
Change in tangible capital assets			
Acquisition of tangible capital assets	(1,779,925)	(1,216,851)	(901,530)
Amortization of tangible capital assets	111,560	115,919	109,835
Gain on disposal of tangible capital assets	—	(23,959)	(8,710)
Proceeds on disposal of tangible capital assets	—	36,918	36,329
	(1,668,365)	(1,087,973)	(764,076)
Change in other non-financial assets			
Acquisition of prepaid expenses	—	(61,100)	(40,582)
Use of prepaid expenses	—	40,582	13,818
Amortization of prepaid land leases	—	195	195
Acquisition of inventories of supplies	—	(14,862)	(13,753)
Consumption of inventories of supplies	—	13,753	12,594
	—	(21,432)	(27,728)
Change in net debt	(950,479)	(356,666)	(260,217)
Net debt, beginning of year	(2,052,842)	(2,052,842)	(1,792,625)
Net debt, end of year	**$ (3,003,321)**	**$ (2,409,508)**	**$ (2,052,842)**

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Exhibit D

Consolidated Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024 (in thousands of dollars)

	2025	2024
Cash provided by (used in):		
Operating transactions:		
Annual surplus	$ 752,739	$ 531,587
Items not involving cash		
Amortization of tangible capital assets	115,919	109,835
Amortization of prepaid land leases	195	195
Accretion on asset retirement obligations	2,671	2,478
Sinking fund income	(55,987)	(56,799)
Debt reserve fund income	(2,105)	(2,399)
Accrued interest and unamortized premium or discount	658	(869)
Gain on disposal of tangible capital assets	(23,959)	(8,710)
Loss (gain) from settlement of asset retirement obligation	(140)	66
Settlement of asset retirement obligation	(9)	(234)
Employee future benefit expense	3,042	3,218
Change in landfill closure and post-closure liability	893	1,034
Change in non-cash assets and liabilities		
Accounts receivable	(130,271)	(77,611)
Accounts payable and accrued liabilities	44,673	57,888
Employee future benefits paid	(1,829)	(1,986)
Deferred revenue and refundable deposits	305,804	91,677
Inventories of supplies	(1,109)	(1,159)
Prepaid expenses	(20,518)	(26,764)
Net change in cash from operating transactions	990,667	621,447
Capital transactions:		
Proceeds on sale of tangible capital assets	36,918	36,329
Acquisition of tangible capital assets with cash (note 22(a))	(1,214,770)	(897,702)
Net change in cash from capital transactions	(1,177,852)	(861,373)
Investing transactions:		
Acquisition of investments	(334,414)	(232,314)
Matured investments	341,886	162,067
Net change in cash from investing transactions	7,472	(70,247)
Financing transactions:		
Due from TransLink and member jurisdictions	(119,950)	(713)
Debt reserve fund, member jurisdictions, and TransLink	1,204	(1,061)
Proceeds of debt and mortgages	851,949	485,372
Debt reserve fund issuances	(8,184)	(4,486)
Debt reserve fund maturity	3,848	5,727
Sinking fund payments	(219,339)	(209,109)
Principal repayments on debt	(8,512)	(8,295)
Sinking fund retirement	136,694	289,575
Debt maturity	(136,694)	(289,575)
Net change in cash from financing transactions	501,016	267,435
Net change in cash and cash equivalents	321,303	(42,738)
Cash and cash equivalents, beginning of year	141,114	183,852
Cash and cash equivalents, end of year	**$ 462,417**	**$ 141,114**

Supplementary cash flow information (note 22)

The accompanying notes are an integral part of these consolidated financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 1
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies

The consolidated financial statements of the Metro Vancouver Regional District (the "District") are prepared by management in accordance with Canadian public sector accounting standards. Significant accounting policies adopted by the District are as follows:

Government Reporting Entity

The consolidated financial statements of the District comprise the assets, liabilities, revenues, and expenses of four legal entities: the Metro Vancouver Regional District ("MVRD"), the Greater Vancouver Sewerage and Drainage District ("GVS&DD"), the Greater Vancouver Water District ("GVWD"), and the Metro Vancouver Housing Corporation ("MVHC").

The MVRD was established under the Local Government Act of British Columbia. It provides a number of specific and agreed upon services directly to the public and its member jurisdictions, the major one of which is the ownership and operation of a network of regional parks. The Board consists of a board of Directors representing 21 Municipalities, one Electoral Area, one treaty First Nation. The MVRD Board of Directors consists of councilors and mayors of the member jurisdictions who have been appointed to the Board by their respective councils. The number of directors, and the number of votes each may cast, is based upon the population of the jurisdiction. Under the legislation, all staff, even if their work is under the authority of the related legal entities, are employees of the MVRD.

The GVS&DD was established by an Act of the same name in 1956. Its two principal responsibilities are the collection, treatment, and discharge of liquid waste for the member jurisdictions of the MVRD, and the disposal of solid waste for the member jurisdictions of the MVRD and the public. Its Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by their respective councils, provided that the member jurisdiction is a member of the GVS&DD. GVS&DD owns and operates wastewater treatment plants and a related collection network connected to the municipal collection systems, and several solid waste facilities including a waste-to-energy facility.

The GVWD was established by an Act of the same name in 1924. Its primary responsibility is the supply of potable water to its member jurisdictions. Its Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by the their respective councils, provided that the member jurisdiction is a member of the GVWD. GVWD owns or holds under a 999-year lease from the Province of British Columbia ("Province"), an extensive closed watershed network as its source of supply. It owns a series of dams, reservoirs, water treatment plants and a distribution network connecting to the municipal distribution systems. GVWD also owns and is responsible for operating and maintaining office buildings that are leased to MVRD and its related entities.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 2
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Government Reporting Entity (continued)

The MVHC is a wholly-owned subsidiary of the MVRD. The MVHC was incorporated under the Business Corporations Act (British Columbia) to own and operate housing sites within the Lower Mainland for the purpose of providing affordable rental housing on a non-profit basis.

Basis of Consolidation

The consolidated financial statements reflect the combined assets, liabilities, revenues, and expenses of the reporting entity. The reporting entity comprises the MVRD, the GVS&DD, the GVWD, and the MVHC. These organizations are controlled by the District. All transactions and balances between these legal entities have been eliminated on consolidation.

Basis of Accounting

The District follows the accrual method of accounting for revenues and expenses. Revenues are recognized based on the revenue recognition policy (note 1). Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the legal obligation to pay.

Government Transfers

Government transfers, are recognized as revenue in the consolidated financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the consolidated statement of operations as the stipulations are met and the liability is settled.

When the District is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

Deferred Revenue and Refundable Deposits

Deferred revenue represents licenses, permits, development cost charges, security deposits, restricted contributions, and other fees which have been collected, but for which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor or when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Sinking Fund, Debt Retirement, and Interest Income

Interest income is reported as revenue in the period earned. When required, based on external restrictions, interest income earned on deferred revenue is added to and forms part of the deferred revenue balance, and is recognized into income when related stipulations are met. Any surpluses received from debt retirement are recorded in the year received.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 3
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Cash Equivalents

Cash equivalents include highly liquid financial instruments with a term to maturity of ninety days or less at the date of acquisition. Cash equivalents are recorded at cost plus accrued interest.

Investments

Investments consist of financial instruments and are recorded at amortized cost using straight-line method.

Financial Instruments

The District's financial instruments consist of cash and cash equivalents, accounts receivable, investments, debt reserve fund, accounts payable and accrued liabilities, debt, and amounts due to and from TransLink and member jurisdictions. Cash and cash equivalents are highly liquid financial instruments held at Canadian regulated financial institutions and are measured at cost plus accrued interest. Accounts receivable and amounts due from government organizations are recorded at cost less any amount for valuation allowance. The District's investments include government bonds issued by the federal and provincial governments of Canada, Municipal Finance Authority of British Columbia ("MFA") pooled investment funds, MFA money market fund, MFA government ultra-short bond, guaranteed investment certificates, and term deposits. These financial instruments are recorded at fair market value upon initial recognition and subsequently measured at amortized cost, with any gains or losses are recognized at the trade date. All debt and other financial liabilities are recorded using cost or amortized cost. Interest attributable to financial instruments are reported in the consolidated statement of operations.

The classification of financial instruments is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. All financial assets are assessed for impairment on an annual basis and any such impairment is recorded in the consolidated statement of operations. A write-down of a financial asset to reflect a loss in value is not reversed for a subsequent increase in value.

1. Significant Accounting Policies (continued)

Employee Future Benefits

The District and its employees participate in the Municipal Pension Plan. The Municipal Pension Plan is a multi-employer contributory defined benefit pension plan. Payments made in the year are expensed.

Under the terms of various collective agreements and compensation policies, the District provides paid sick leave to eligible employees and in certain agreements allows unused sick days to accumulate. There are no payouts of unused sick days at termination. In addition, employees acquire certain employee benefits on termination and retirement. These include days for severance based on years of service, vacation based on years of service, Worker's Compensation top-up, and a full year's vacation entitlement in the year of retirement. The costs of these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is accrued based on projected benefits as the employees render services necessary to earn the future benefits method. Actuarial gains and losses are amortized over the expected average remaining service period of the related employee group, commencing the year after the gain or loss arises.

Liability for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied: an environmental standard exists; contamination exceeds the standard; the District is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. Liabilities for contaminated sites is reported in accounts payable and accrued liabilities.

Landfill Closure and Post-Closure Liability

The District is obligated for its share of landfill closure and post-closure costs, in accordance with a tripartite agreement with the City of Vancouver and the Corporation of Delta (note 9). The District does not own or control the landfill and, therefore, has recorded its obligation as a liability, in accordance with PS 3200 Liabilities, and not as an asset retirement obligation.

The estimated present value of the District's share in landfill closure and post-closure costs to be incurred on a landfill site owned and controlled by the City of Vancouver, based on the percentage of the landfill capacity used for the year, is recognized as a liability. The change in this estimated liability during the year is recorded as an expense in operations. These estimates are reviewed and adjusted annually and any changes are recorded on a prospective basis.

1. Significant Accounting Policies (continued)

Asset Retirement Obligations

Asset Retirement Obligations (AROs) are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
b) The past transaction or event giving rise to the liability had occurred;
c) It is expected that future economic benefits will be given up; and
d) A reasonable estimate of the amount can be made.

The ARO liability is initially recorded based on the best estimate of the expenditure required to retire the ARO obligation determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This ARO liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing or amount required to settle the obligation or the discount rate. The changes in the AROs for the passage of time are recorded as accretion expense in the consolidated statement of operations and all other changes are adjusted to the carrying value of the tangible capital asset. This cost is amortized on the same basis as the amortization of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 6
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, including asset retirement costs that are capitalized as part of the carrying amount of the related tangible capital asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Lives - Years
Buildings	
Housing	25 - 65
Parks	50 - 100
Watershed	25
Corporate – Head Office	40
Infrastructure	
Liquid Waste	
Wastewater treatment, pumping stations	40 - 107
Interceptors and trunk sewer, drainage	100
Solid Waste	25 - 30
Water	
Dams, reservoirs	150
Supply mains	100
Distribution systems, drinking water treatment	50 - 101
Parks	
Bridges, culverts, fencing	20 – 40
Trails	100
Roads, erosion protection, water and sewer systems	100
Information technology systems and networks	5 – 10
Vehicles	5 – 20
Machinery, equipment, furniture, and fixtures	5 – 20

1. Significant Accounting Policies (continued)

Non-Financial Assets (continued)

Tangible Capital Assets

a. Annual amortization

Annual amortization begins when the asset is put into service and is expensed over its useful lives. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is available for use.

b. Contributions of tangible capital assets

Contributions of tangible capital assets are recorded at their estimated fair value at the date of receipt and as contribution revenue.

c. Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these consolidated financial statements.

d. Interest capitalization

The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

e. Impairment of tangible capital assets

Tangible capital assets are written down when conditions indicate that they no longer contribute to the District's ability to provide goods and services or when the value of the future economic benefits associated with the asset is less than the book value of the asset.

Inventories of Supplies

Inventories of supplies held for consumption are recorded at cost on a first-in, first-out basis.

Prepaid Land Leases

Prepaid land leases are recorded at the prepaid amount less accumulated amortization. Prepaid land leases are amortized on a straight-line basis over the lease term. Upon expiration of the lease contract, the property will revert to the lessor or the lease will be renegotiated.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 8
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

1. Significant Accounting Policies (continued)

Revenue Recognition

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Revenues from transactions without performance obligations are recognized at realizable value when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Property tax revenues and sewerage and drainage revenues from member jurisdictions are recognized in the year they are levied. Metered sale of water, tipping fees, permits, cost sharing, and other revenues are recognized as revenue at a point in time or over time according to the usage and rates approved and set by the Board. Housing property rental revenue is recognized over the rental period once the tenant commences occupancy, rent is due and collection is assured. Contributions from Canada Mortgage and Housing Corporation ("CMHC") and BC Housing Management Commission ("BCHMC") are based on provisions set in agreements.

Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The District has provided definitions of the District's segments as well as presented financial information in segmented format in note 21.

Use of Estimates

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Areas requiring the use of management's judgment and estimation relate to the determination of contaminated sites liabilities, amounts to settle and expected timing of asset retirement obligations, the employee future benefits liability, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the landfill closure and post-closure liability, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

2. Financial Risk Management

Based on the financial instruments held, the District is potentially exposed to credit risk, market risk, interest rate risk, and liquidity risk.

a. Credit risk

Credit risk is low and related to the possibility of failure to collect from another party and encompasses cash and cash equivalents, investments, debt reserve fund, and accounts receivable. The risk exposure is limited to their carrying amounts as at the date of the consolidated statement of financial position. The District's accounts receivable primarily consists of amounts due from member jurisdictions, which does not pose a high risk of uncollectable amounts, and grants and contributions receivable related to construction and development projects. To mitigate credit risk, the District regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, there are no amounts deemed uncollectible (2024 - $nil). There has been no change to the credit risk exposure from 2024.

b. Market risk and interest risk

Market risks and interest rate risks encompasses cash and cash equivalents, investments, and debt instruments. The market is volatile and susceptible to change. To mitigate the risk, the District closely monitors the Bank of Canada rates and reviews inflationary impacts. The District's cash and cash equivalents are deposited in high-interest savings accounts at federally regulated banks. The District follows the Board approved investment policy and legislative requirements for the management of its investments, which requires low risk investment products, such as fixed income securities, government bonds, MFA pooled investment funds, MFA money market fund, and MFA government ultra-short bonds. Sales and purchases of investments are recorded on the trade date. To mitigate risks, the investment portfolio is managed regularly through cash forecasts and investments are made into low credit risk rating bonds and pools. The District's exposure to interest rate risk in relation to debt instruments is limited to debt and temporary financing. The risk applies to debt when amortization periods exceed the initial locked-in term. Temporary financing is subject to daily floating rates, which can result in variability over the course of a short-term period. Interest rate risk related to debt instruments is managed through budget and cash forecasts. Interest rates have decreased slightly during the year, which primarily affects interest rate costs for new and refinanced debt and temporary borrowing, as well as, interest earnings on investments. There are no significant impacts to operating results from changes in interest rate that are reasonably possible as of year-end. With more reliance on debt instruments to fund capital infrastructure and housing development projects and with the global volatility, the District's market and interest rate exposure has increased from 2024.

2. Financial Risk Management (continued)

c. Liquidity risk

Liquidity risk is low and mitigated by regular monitoring of cash flows and forecasts. The District's cash and cash equivalents are held in federally and provincially regulated banks with pooled accounts on behalf of its four legal entities: the Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. To meet financial obligations and mitigate liquidity risk a minimum of 25% of the District's pooled portfolio balance is held in highly liquid cash in high interest savings accounts. There has been no change to the liquidity risk exposure from 2024.

d. Foreign exchange risk

Foreign exchange risk is low. The District has not entered into any agreements or purchased any foreign currency hedging arrangements to hedge possible currency risks, as management believes that the foreign exchange risk derived from currency conversions is not significant. The foreign currency financial instruments are short-term in nature and do not give rise to significant foreign currency risk. There has been no change to the foreign exchange risk exposure from 2024.

3. Accounts Receivable

	2025	2024
Metered sale of water receivable	$ 50,452	$ 43,180
Tipping fees receivable	24,043	24,783
Housing property rental receivable	43	423
Development cost charges receivable	251,918	142,573
Grants and other contributions receivable	25,348	20,444
User fees, recoveries, and other receivable	63,696	50,002
Liquid waste industrial charges receivable	4,839	5,215
Accrued interest receivable	11,495	14,943
	$ 431,834	$ 301,563

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 11
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

4. Due from TransLink and Member Jurisdictions

The District is reimbursed for amounts paid to the MFA for the obligations incurred on behalf of its member jurisdictions and TransLink whose undertakings were financed out of the proceeds of these obligations (refer to note 12). The amount recoverable is net of sinking funds, held and invested by the MFA, and includes accrued interest as follows:

	Net Debt Recoverable	Accrued Interest	2025	2024
TransLink	$ 100,399	$ 4,784	$ 105,183	$ 148,149
Member jurisdictions				
Anmore Village	2,372	27	2,399	2,464
Belcarra	2,637	36	2,673	2,850
Bowen Island	10,487	114	10,601	10,866
Coquitlam	8,734	212	8,946	10,148
Langley City	20,655	208	20,863	21,847
Langley Township	419,519	1,842	421,361	217,967
Lions Bay	1,173	16	1,189	1,339
Maple Ridge	30,047	384	30,431	34,875
New Westminster	149,853	1,810	151,663	159,926
District of North Vancouver	39,881	561	40,442	43,653
Pitt Meadows	21,289	249	21,538	22,389
Port Coquitlam	60,069	487	60,556	62,642
Port Moody	14,709	180	14,889	15,725
Richmond	85,355	1,065	86,420	90,091
Surrey	250,566	2,350	252,916	265,305
District of West Vancouver	23,467	164	23,631	24,693
White Rock	18,673	144	18,817	19,639
	1,159,486	9,849	1,169,335	1,006,419
	$ 1,259,885	$ 14,633	$ 1,274,518	$ 1,154,568

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 12
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

5. Investments

	Yields - %	Maturity Dates	2025	2024
Bonds:				
Government	2.31% - 4.44%	February 2026 - March 2031	$ 132,219	$ 62,999
Corporate	2.57% - 4.72%	December 2026 - May 2030	55,851	72,929
Unamortized premium			5,264	5,922
			193,334	141,850
Term deposits	3.01% - 3.56%	February 2026 - August 2026	95,000	5,000
Guaranteed investment certificates	2.19% - 7.70%	March 2026 - May 2039	177,036	326,650
Total			$ 465,370	$ 473,500

Government bonds are comprised of debt securities issued by Canadian federal and provincial governments, and MFA. Corporate bonds include bonds issued by Schedule I and II Chartered Banks of Canada.

Market value of investments as at December 31, 2025 was $477,410,569 (2024 - $488,341,499).

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 13
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

6. Debt Reserve Fund

The MFA provides financing for regional districts and member jurisdictions. The MFA is required to establish a debt reserve fund for each debt issue equal to one-half the average annual installment of principal and interest. The debt reserve fund is comprised of cash deposits equal to 1% of the principal amount borrowed and a non-interest bearing demand note for the remaining requirement. Cash deposits held by the MFA are payable with interest to the ultimate borrower when the final obligations under the respective loan agreements have been made.

If, at any time, the District has insufficient funds to meet payments due on its obligations to the MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund. At December 31, 2025, $156,049,150 (2024 - $135,508,589) in callable demand notes were outstanding and have not been recorded in the consolidated statement of financial position.

	2025	2024
Cash deposits held by MFA on behalf of:		
TransLink and member jurisdictions	$ 36,290	$ 35,086
Metro Vancouver Regional District	38,317	33,080
	$ 74,607	$ 68,166

7. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable and accrued liabilities	$ 262,196	$ 225,742
Construction holdbacks	86,757	98,199
Accrued interest on debt	38,078	31,531
Wage accruals	32,270	20,341
Contaminated sites (a)	2,547	1,362
	$ 421,848	$ 377,175

(a) As at December 31, 2025, the District accrued $2,547,358 (2024 - $1,361,891) to remediate contaminated soils at two of its properties. The remediation work for the properties will be completed in 2026 and 2027.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 14
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

8. Employee Future Benefits

The employee future benefits have been based on the results of an actuarial valuation done by an independent actuarial firm. A full valuation was performed as of December 31,2025.

Information about liabilities for the District's employee benefit plans is as follows:

	2025	2024
Accrued benefit obligation:		
Balance, beginning of year	$ 17,741	$ 17,569
Current service cost	1,668	1,646
Interest cost	792	763
Benefits paid	(1,829)	(1,986)
Actuarial loss (gain)	3,552	(251)
Accrued benefit obligation, end of year	21,924	17,741
Unamortized actuarial loss	(5,202)	(2,232)
Accrued liability, end of year	$ 16,722	$ 15,509

	2025	2024
Employee future benefit expense:		
Current service cost	$ 1,668	$ 1,646
Interest cost	792	763
Amortization of the actuarial loss	582	809
	$ 3,042	$ 3,218

The significant actuarial assumptions adopted in measuring the District's accrued benefit obligation are as follows:

	2025	2024
Discount rate	4.2%	4.3%
Expected future inflation rate	2.25%	2.5%
Expected average remaining service period	13 years	12 years

9. Landfill Closure and Post-Closure Liability

The Vancouver Landfill is located in Delta, British Columbia ("BC") and is owned and controlled by the City of Vancouver. In accordance with a tripartite agreement with the City of Vancouver and the Corporation of Delta, the District is responsible for its proportionate share of the estimated closure and post-closure costs based on landfill capacity as at December 31, 2025.

	2025	2024
Landfill closure and post closure liability	$ 50,298	$ 49,405
Utilization of total capacity	88.1%	85.9%
Proportionate share of liability	40.1%	39.0%

10. Asset Retirement Obligations

The District's AROs consist of asbestos and lead obligations as well as decommissioning obligations.

a. Asbestos and lead obligations

The District owns and operates several buildings and infrastructure assets that are known or assumed to have asbestos and lead, which represent health hazards. Upon demolition of the buildings and infrastructure assets, the District has legal obligations to remove them.

b. Contractual obligations

The District has contractual obligations to remove, decommission and restore infrastructure.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 16
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

10. Asset Retirement Obligations (continued)

Asset retirement obligations are as follows:

	GVS&DD	GVWD	MVHC	MVRD	2025	2024
Balance, beginning of year	$ 25,510	$ 20,438	$ 14,241	$ 1,281	$ 61,470	$ 55,332
Additions						
Asbestos and lead obligations	866	—	199	1,016	2,081	3,828
Total additions	866	—	199	1,016	2,081	3,828
Disposals						
Asbestos and lead obligations	—	—	—	(149)	(149)	(168)
Total disposals	—	—	—	(149)	(149)	(168)
Accretion expense						
Asbestos and lead obligations	323	38	615	90	1,066	938
Contractual obligations	785	820	—	—	1,605	1,540
Total accretion expense	1,108	858	615	90	2,671	2,478
Balance, end of year	$ 27,484	$ 21,296	$ 15,055	$ 2,238	$ 66,073	$ 61,470

The liability has been estimated using a present value calculation with a discount rate for 2025 of 4.2% (2024 – 4.2%). The estimated total undiscounted future expenditures are as follows:

	2025	2024
GVS&DD	$ 47,572	$ 46,463
GVWD	27,162	27,162
MVHC	37,304	40,754
MVRD	4,094	2,295
	$ 116,132	**$ 116,674**

The number of years to expected settlement for the various obligations are as follows:

	2025	2024
GVS&DD	0 - 55	0 - 56
GVWD	0 - 41	1 - 42
MVHC	16 - 42	17 - 43
MVRD	0 - 31	1 - 31
	0 - 55	0 - 56

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 17
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

11. Deferred Revenue and Refundable Deposits

Deferred revenue and refundable deposits consist of the following:

	2025	2024
MVHC externally restricted funds from BCHMC and CMHC (a)		
i) Rental operations	$ 55	$ 53
ii) Replacement projects	6,804	6,113
iii) Retrofit projects	9,360	5,600
	16,219	11,766
Development cost charges (b)	602,289	350,590
Government grant to fund capital expenditures (c)	168,699	119,303
Facility rental security deposits	7,694	6,924
Other	3,127	3,641
Total	$ 798,028	$ 492,224

(a) Amounts received under the following MVHC programs have been recorded as deferred revenue:

i. Rental Operations: Under operating agreements entered into with Canada Mortgage and Housing Corporation (“CMHC”) and administered by British Columbia Housing Management Commission (“BCHMC”) (HOMES BC, Seniors’ Supportive Housing Program (“Seniors”), and Investment in Housing Innovation properties), a portion of the funds received from rental operations are restricted and can only be used by MVHC according to the terms of the agreements. Restricted amounts are recorded as deferred revenue and are recognized when expenditures exceed revenue in the program.

ii. Replacement Projects: Under operating agreements entered into with CMHC and administered by BCHMC (HOMES BC, Seniors, and Investment in Housing Innovation properties), a portion of the funds received from rental operations are restricted for the replacement of equipment and specified building components. These funds are deferred until spent on approved items.

iii. Retrofit Projects: Under agreement entered into with CMHC and in connection with the National Housing Co-Investment Fund, $5.6 million of funds received in 2023 were restricted for the repair of 560 affordable housing units (eight projects). In 2025, $3.39 million was recognized as revenue for five projects, with the remaining $2.21 million to be recognized in 2026 as work is completed. Under agreement entered into with CMHC and in connection with the Affordable Housing Fund, $7.15 million received in 2025 are restricted for the repair of 715 affordable housing units (ten projects). These funds are deferred until funds related to the projects have been spent.

11. Deferred Revenue and Refundable Deposits (continued)

(b) The Greater Vancouver Sewerage and Drainage District Act and the Local Government Act restrict the District in applying money raised from development cost charges to funding liquid waste, water, and regional parks capital projects, including the repayment of debt raised to fund such projects. The balance of these amounts is included in deferred revenue until spent on approved purposes. Out of the total development cost charges deferred, the amounts receivable from member jurisdictions (note 3) as at December 31, 2025 total $251,918,082 (2024 – $142,573,190).

(c) Amounts received from government for construction projects that have been recorded as deferred revenue include the following:

i. In 2017, the GVS&DD received a grant from the Province in the amount of $193.0 million for costs associated with the construction of the new North Shore Wastewater Treatment Plant Facility. During 2025, $13.9 million (2024 - $18.7 million) was applied against the project and recognized as revenue. The deferred revenue was recognized in full during the year with the cumulative amount of grant recognized as of December 31, 2025 at $193.0 million.

ii. In 2023, the GVS&DD entered into a three-year contribution agreement, with the Province, where the Province will provide $250.0 million representing one-third of the funding for Phase 1 of the Iona Wastewater Treatment Plant project. As of December 31, 2025, the District received $250.0 million (2024 – $150.0 million) of the grant. During 2025, $42.1 million (2024 – $36.5 million) was applied against the project and recognized as revenue. The cumulative amount of grant recognized as of December 31, 2025 is $93.2 million, with $156.8 million remaining to be recognized in future years as capital expenditures are incurred.

iii. In 2023, the MVRD received a grant from the Province in the amount of $5.25 million to fund Barnston Island Dike improvements for the duration of the term ending on March 15, 2026. During 2025, $139,293 (2024 - $38,087) was applied against the project and recognized as revenue. Remaining amount to be applied in future years is $5.21 million.

iv. Under the Affordable Housing Fund loan agreement between MVHC and CMHC in 2024 for financing for the Heron's Nest project, $5,750,000 in forgivable loan was received in 2025. In 2025, no amounts have been recognized in revenue and the amount of $5,750,000 is deferred until the government transfer stipulations have been met.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 19
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

11. Deferred Revenue and Refundable Deposits (continued)

Continuity of deferred revenue and refundable deposits is as follows:

	2025	2024
Balance, beginning of year	$ 492,224	$ 400,547
Externally restricted contributions:		
Development cost charges received	247,672	99,550
Change in development cost charges receivable	109,345	77,251
Government grant received	105,750	75,733
GVWD cost-sharing funds refunded	—	(6,173)
MVHC restricted funds	7,393	667
Interest earned	14,164	12,688
Total contributions received and receivable	484,324	259,716
Contributions used and recognized in revenue	(178,777)	(168,992)
Net change in externally restricted contributions	305,547	90,724
Change in deposits and other deferred revenues	257	953
Change in deferred revenue and refundable deposits	305,804	91,677
Balance, end of year	$ 798,028	$ 492,224

12. Debt

The District serves as the borrowing conduit between member jurisdictions (excluding the City of Vancouver) and the MFA. The GVS&DD, GVWD and MVHC also access the MFA through the MVRD. The MVHC is a corporation and therefore, has authorization to borrow through financial institutions, the MFA and the MVRD. Prior to 2007, the District also served as the borrowing conduit for the Greater Vancouver Transportation Authority, currently operating as "TransLink". The District, TransLink, and the member jurisdictions in the transportation service region are jointly and severally liable for obligations arising under a security issued by the District on behalf of TransLink. The current MVHC mortgages are financed through financial institutions, other government lenders, such as the CMHC. The MVRD mortgage issuance is approved by the Board. There are currently no MVHC borrowings outstanding with the MFA, however to finance through the MFA a security issuing bylaw would be issued. The MVHC also entered into construction loan agreements with BCHMC for financing of redevelopment projects.

All monies borrowed are upon the District's credit at large and, in the event of any default, would constitute an indebtedness for which its member jurisdictions are jointly and severally liable.

Debt servicing requirements comprising sinking fund payments, serial, and mortgage principal repayments and interest are funded as incurred by revenue earned during the year. Properties funded by mortgages and construction financing are collateralized by a first priority mortgage, a general assignment of rents, and the benefit of all covenants and agreements included in any lease and loan agreements.

Sinking fund payments are controlled and invested by the MFA and earn income which, together with principal payments, are expected to be sufficient to retire the debt at maturity.

In addition to debt incurred directly by the District, the District has also incurred debt on behalf of its member jurisdictions and TransLink through agreements with the MFA. Under the terms of these agreements, the District is required to provide for and pay to the MFA certain sums. Debt incurred on behalf of others is also presented as due from TransLink and member jurisdictions (note 4). Where the MFA has determined that sufficient resources exist to retire debt on its maturity date without further installments, sinking fund payments are suspended by the MFA. If the sums provided for are not sufficient, such deficiency shall be a liability of the District to the MFA until legally extinguished.

The District is reimbursed for amounts paid to the MFA for the obligations incurred on behalf of the member jurisdictions and TransLink whose undertakings were financed out of the proceeds of these obligations.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 21
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

12. Debt (continued)

The following summarizes the debt incurred by the District as well as debt incurred on behalf of TransLink and member jurisdictions.

	Debt, Mortgages, and Loans	Less MFA Sinking Funds	Debt, Net of MFA Sinking Funds	
			2025	2024
GVS&DD	$ 2,058,000	$ 504,548	$ 1,553,452	$ 1,336,932
GVWD	1,260,000	449,286	810,714	609,320
MVHC	104,945	—	104,944	74,130
	3,422,944	953,834	2,469,110	2,020,382
TransLink	640,000	539,601	100,399	143,329
Member jurisdictions	1,468,735	309,249	1,159,486	997,173
	2,108,735	848,850	1,259,885	1,140,502
	$ 5,531,679	$ 1,802,684	$ 3,728,995	$ 3,160,884

Debt (net of MFA sinking funds) reported on the consolidated statement of financial position is comprised of the following and includes varying maturities up to 2055, with interest rates ranging from 1.47% to 5.65%. Construction financing payable to BCHMC and CMHC have varying repayment terms in 2026 with a variable interest rate.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 22
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

12. Debt (continued)

Issue number	Interest rate - %	Maturity date	Authorized to be issued	Debt outstanding 2025	Debt outstanding 2024
Sinking Fund Agreements					
95	4.77	October 13, 2025	$ 10,900	$ —	$ 2,300
96	4.61	April 2, 2026	50,000	50,000	50,000
97	1.53-4.93	April 19, 2036	175,000	153,000	153,000
99	4.99	October 19, 2026	66,300	16,300	16,300
100	4.59	October 19, 2026	200,000	180,000	180,000
102	3.9-5.09	December 1, 2027	436,395	289,395	289,395
104	4.30	November 20, 2028	56,281	5,650	5,650
105	4.10	June 3, 2029	68,300	2,300	8,300
106	4.10	October 13, 2039	140,600	25,000	19,000
110	3.38	April 8, 2030	60,730	430	60,730
112	3.38	October 6, 2035	74,775	2,600	74,775
116	1.47	April 4, 2036	152,292	152,292	152,292
118	3.39	April 11, 2042	96,000	96,000	96,000
121	3.39	October 4, 2037	74,961	72,286	72,286
124	4.52	April 8, 2043	3,000	3,000	3,000
126	4.52	September 26, 2043	155,209	139,774	139,774
127	4.52	April 7, 2034	115,415	64,600	64,600
130	4.10	October 14, 2029	50,000	50,000	50,000
131	4.10	April 8, 2035	121,500	121,500	121,500
137	2.60	April 19, 2046	149,772	149,772	149,772
139	2.10	October 5, 2031	55,000	55,000	55,000
141	2.80	April 7, 2047	152,463	152,463	152,463
142	3.15	October 4, 2047	77,983	77,983	77,983
145	3.15	April 23, 2048	122,275	122,275	122,275
146	3.20	September 19, 2048	282,500	282,500	282,500
147	2.66	April 9, 2034	62,000	62,000	62,000
149	2.24	October 9, 2049	140,095	140,095	140,095
150	3.03	April 9, 2050	168,133	168,133	168,133
151	3.38	June 1, 2050	185,987	184,068	185,987
153	2.41	April 15, 2046	129,000	129,000	129,000
154	2.41	May 28, 2036	500,000	500,000	500,000
156	2.58	September 27, 2046	150,600	150,600	150,600
157	3.36	April 8, 2037	207,500	207,500	207,500
158	4.09	September 23, 2052	245,470	245,470	245,470
159	4.15	June 5, 2038	50,000	50,000	50,000
160	4.97	October 12, 2048	52,500	52,500	52,500
161	4.44	April 9, 2054	375,250	375,250	375,250
162	3.83	September 27, 2044	73,380	73,380	73,380
165	3.88	May 7, 2055	350,000	350,000	—
166	4.13	June 25 2055	198,653	198,653	—
167	3.73	October 22, 2055	269,759	269,759	—
Total sinking fund agreements (carried forward)			$ 6,105,978	$ 5,420,528	$ 4,738,810

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 23
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

12. Debt (continued)

Issue number	Interest rate - %	Maturity date	Authorized to be issued	Debt outstanding 2025	Debt outstanding 2024
Total sinking fund agreements (brought forward)			$ 6,105,978	$ 5,420,528	$ 4,738,810
Serial Debt					
93	5.10-5.65	April 7, 2027	79,014	3,796	8,564
111	3.35	October 1, 2025	3,000	—	249
114	3.65	March 29, 2026	6,301	533	1,048
122	2.00	November 1, 2032	1,999	700	800
123	2.00	March 28, 2033	3,142	1,178	1,335
Total serial debt			93,456	6,207	11,996
Total sinking fund agreements and serial debt			$ 6,199,434	$ 5,426,735	$ 4,750,806
MVHC Construction Financing					
	3.61; variable	April 2026 to September 2026		70,280	36,742
Total construction financing				**70,280**	**36,742**
MVHC Mortgages					
	1.44 - 4.87	August 2026 to December 2030		40,148	43,795
Less MVRD financed mortgages				(5,484)	(6,407)
Total MVHC mortgages				34,664	37,388
Total debt				5,531,679	4,824,936
Less MFA sinking funds				(1,802,684)	(1,664,052)
Total debt, net of MFA sinking funds				$ 3,728,995	$ 3,160,884

Principal payments and sinking fund installments due within the next five years and thereafter are as follows:

	Debt payments	Less Recoverable from TransLink and Member Jurisdictions	Net Debt Payments
2026	$ 317,451	$ 69,336	$ 248,115
2027	232,899	57,929	174,970
2028	213,536	44,920	168,616
2029	209,674	44,731	164,943
2030	203,874	44,653	159,221
Thereafter	1,530,805	532,228	998,577
Total payments	2,708,239	793,797	1,914,442
Estimated sinking fund income	1,020,756	466,088	554,668
Total net debt	$ 3,728,995	$ 1,259,885	$ 2,469,110

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 24
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

13. Tangible Capital Assets

Year ended December 31, 2025

	Cost				Accumulated Amortization				Net Book Value December 31, 2025
	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025	Balance at December 31, 2024	Disposals	Amortization Expense	Balance at December 31, 2025	
Land									
GVS&DD	$ 193,133	$ 37,240	$ (2,845)	$ 227,528	$ —	$ —	$ —	$ —	$ 227,528
GVWD	133,414	—	—	133,414	—	—	—	—	133,414
MVRD	945,907	3,623	—	949,530	—	—	—	—	949,530
MVHC	52,274	—	(249)	52,025	—	—	—	—	52,025
	1,324,728	40,863	(3,094)	1,362,497	—	—	—	—	1,362,497
Infrastructure									
GVS&DD	2,784,707	62,509	—	2,847,216	855,635	—	55,419	911,054	1,936,162
GVWD	2,525,811	119,170	—	2,644,981	552,019	—	40,437	592,456	2,052,525
MVRD	148,724	11,245	(483)	159,486	78,297	(483)	5,152	82,966	76,520
	5,459,242	192,924	(483)	5,651,683	1,485,951	(483)	101,008	1,586,476	4,065,207
Buildings									
GVWD	226,215	16	—	226,231	41,276	—	5,794	47,070	179,161
MVRD	30,452	1,015	(137)	31,330	12,077	(46)	884	12,915	18,415
MVHC	235,206	93,573	(6,476)	322,303	179,602	(27)	1,818	181,393	140,910
	491,873	94,604	(6,613)	579,864	232,955	(73)	8,496	241,378	338,486
Vehicles									
MVRD	40,032	7,243	(1,640)	45,635	28,343	(1,627)	3,913	30,629	15,006
	40,032	7,243	(1,640)	45,635	28,343	(1,627)	3,913	30,629	15,006
Machinery, equipment, furniture & fixtures									
GVS&DD	8,637	—	—	8,637	8,242	—	226	8,468	169
GVWD	13,593	205	—	13,798	10,418	—	996	11,414	2,384
MVRD	24,430	638	—	25,068	20,003	—	825	20,828	4,240
MVHC	6,394	537	(372)	6,559	4,802	(360)	455	4,897	1,662
	53,054	1,380	(372)	54,062	43,465	(360)	2,502	45,607	8,455
Construction in progress									
GVS&DD	2,188,391	533,683	—	2,722,074	—	—	—	—	2,722,074
GVWD	1,350,962	316,557	(3,300)	1,664,219	—	—	—	—	1,664,219
MVRD	10,707	5,563	—	16,270	—	—	—	—	16,270
MVHC	128,791	24,034	—	152,825	—	—	—	—	152,825
	3,678,851	879,837	(3,300)	4,555,388	—	—	—	—	4,555,388
	$11,047,780	**$ 1,216,851**	**$ (15,502)**	**$12,249,129**	**$ 1,790,714**	**$ (2,543)**	**$ 115,919**	**$1,904,090**	**$10,345,039**
Totals 2025									
GVS&DD	$ 5,174,868	$ 633,432	$ (2,845)	$ 5,805,455	$ 863,877	$ —	$ 55,645	$ 919,522	$ 4,885,933
GVWD	4,249,995	435,948	(3,300)	4,682,643	603,713	—	47,227	650,940	4,031,703
MVRD	1,200,252	29,327	(2,260)	1,227,319	138,720	(2,156)	10,774	147,338	1,079,981
MVHC	422,665	118,144	(7,097)	533,712	184,404	(387)	2,273	186,290	347,422
	$11,047,780	**$ 1,216,851**	**$ (15,502)**	**$12,249,129**	**$ 1,790,714**	**$ (2,543)**	**$ 115,919**	**$1,904,090**	**$10,345,039**

Construction in progress includes $1.0 billion (2024- $0.7 billion) related to the North Shore Wastewater Treatment Plant Project (note 18).

Additions related to asset retirement costs were $2.1 million (2024- $3.8 million).

The net book value of disposals and write-offs were $13.0 million in 2025 (2024 - $25.1 million).

In 2025, there were no tangible capital assets contributed to the District (2024 - $nil).

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 25
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

13. Tangible Capital Assets (continued)

Year ended December 31, 2024

	Cost				Accumulated Amortization				Net Book Value
	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024	Balance at December 31, 2023	Disposals	Amortization Expense	Balance at December 31, 2024	December 31, 2024
Land									
GVS&DD	$ 186,869	$ 6,302	$ (38)	$ 193,133	$ —	$ —	$ —	$ —	$ 193,133
GVWD	133,414	—	—	133,414	—	—	—	—	133,414
MVRD	961,958	11,113	(27,164)	945,907	—	—	—	—	945,907
MVHC	52,274	—	—	52,274	—	—	—	—	52,274
	1,334,515	17,415	(27,202)	1,324,728	—	—	—	—	1,324,728
Infrastructure									
GVS&DD	2,763,533	23,624	(2,450)	2,784,707	805,492	(2,394)	52,537	855,635	1,929,072
GVWD	2,491,607	34,204	—	2,525,811	512,777	—	39,242	552,019	1,973,792
MVRD	141,389	9,151	(1,816)	148,724	75,308	(1,737)	4,726	78,297	70,427
	5,396,529	66,979	(4,266)	5,459,242	1,393,577	(4,131)	96,505	1,485,951	3,973,291
Buildings									
GVWD	220,526	5,689	—	226,215	35,652	—	5,624	41,276	184,939
MVRD	28,123	2,626	(297)	30,452	11,589	(207)	695	12,077	18,375
MVHC	233,201	3,828	(1,823)	235,206	180,006	(1,730)	1,326	179,602	55,604
	481,850	12,143	(2,120)	491,873	227,247	(1,937)	7,645	232,955	258,918
Vehicles									
MVRD	36,369	5,282	(1,619)	40,032	26,723	(1,562)	3,182	28,343	11,689
	36,369	5,282	(1,619)	40,032	26,723	(1,562)	3,182	28,343	11,689
Machinery, equipment, furniture & fixtures									
GVS&DD	8,637	—	—	8,637	7,990	—	252	8,242	395
GVWD	13,593	—	—	13,593	9,362	—	1,056	10,418	3,175
MVRD	22,245	2,300	(115)	24,430	19,425	(115)	693	20,003	4,427
MVHC	6,512	375	(493)	6,394	4,751	(451)	502	4,802	1,592
	50,987	2,675	(608)	53,054	41,528	(566)	2,503	43,465	9,589
Construction in progress									
GVS&DD	1,781,541	406,850	—	2,188,391	—	—	—	—	2,188,391
GVWD	1,033,715	317,247	—	1,350,962	—	—	—	—	1,350,962
MVRD	8,680	2,027	—	10,707	—	—	—	—	10,707
MVHC	57,879	70,912	—	128,791	—	—	—	—	128,791
	2,881,815	797,036	—	3,678,851	—	—	—	—	3,678,851
	$10,182,065	**$ 901,530**	**$ (35,815)**	**$11,047,780**	**$1,689,075**	**$ (8,196)**	**$ 109,835**	**$1,790,714**	**$ 9,257,066**
Totals 2024									
GVS&DD	$ 4,740,580	$ 436,776	$ (2,488)	$ 5,174,868	$ 813,482	$ (2,394)	$ 52,789	$ 863,877	$ 4,310,991
GVWD	3,892,855	357,140	—	4,249,995	557,791	—	45,922	603,713	3,646,282
MVRD	1,198,764	32,499	(31,011)	1,200,252	133,045	(3,621)	9,296	138,720	1,061,532
MVHC	349,866	75,115	(2,316)	422,665	184,757	(2,181)	1,828	184,404	238,261
	$10,182,065	**$ 901,530**	**$ (35,815)**	**$11,047,780**	**$1,689,075**	**$ (8,196)**	**$ 109,835**	**$1,790,714**	**$ 9,257,066**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 26
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

14. Prepaid Land Leases

	2025	2024
Balance, beginning of year	$ 4,478	$ 4,673
Amortization	(195)	(195)
Balance, end of year	$ 4,283	$ 4,478

The lease terms for the properties are as follows:

Asset	Lease Expiry Dates	Initial Lease Term
Buildings		
Habitat Villa	February 2029	50
Walnut Gardens	May 2026	42
Other prepaid land leases	May 2036 to June 2062	60

15. Grants and Other Contributions

The District recorded grants and other contributions from various agencies as follows:

	2025	2024
Provincial government	$ 58,146	$ 56,365
Federal government	11,693	20,831
Provincial Crown corporations	22,360	1,345
Federal Crown corporations	6,019	—
Member jurisdictions of MVRD	24,522	1,427
Other	1,787	7,322
	$ 124,527	$ 87,290

16. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves as follows:

	2025	2024
Reserves	$ 678,150	$ 534,581
Capital fund balance	(538,303)	(508,228)
Investment in tangible capital assets	7,875,929	7,236,684
Total	$ 8,015,776	$ 7,263,037

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 27

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

16. Accumulated Surplus (continued)

The reserves are classified as either operating, discretionary, or statutory and are presented in the following schedules:

	December 31, 2024	Interest	Annual Operating Surplus (Deficit)	Transfers	Contributions from (to) Operations	Contributions to Capital	December 31, 2025
Reserve funds							
Operating reserves							
Metro Vancouver Regional District							
Air Quality and Climate Action	$ 6,793	$ 272	$ 1,367	$ (393)	$ —	$ —	$ 8,039
E911 Emergency Telephone Service	835	30	822	—	—	—	1,687
Electoral Area Service	182	7	340	—	—	—	529
General Government	13,611	496	3,405	—	—	—	17,512
Housing Planning and Policy	618	23	201	—	—	—	842
Invest Vancouver	1,102	40	166	(123)	—	—	1,185
Regional Employer Services	435	16	253	—	(352)	—	352
Regional Emergency Management	395	14	100	—	—	—	509
Regional Geospatial Reference System	599	22	9	—	—	—	630
Regional Parks	5,918	223	2,451	—	—	—	8,592
Regional Planning	1,777	65	104	—	—	—	1,946
Sasamat Fire Protection Service	334	12	62	—	—	—	408
West Nile Virus	409	15	—	—	—	—	424
MVRD operating reserves	33,008	1,235	9,280	(516)	(352)	—	42,655
Greater Vancouver Water District							
Water Services	40,068	1,460	(1,618)	—	—	—	39,910
GVWD operating reserves	40,068	1,460	(1,618)	—	—	—	39,910
Greater Vancouver Sewerage and Drainage District							
Liquid Waste Services	48,399	1,764	(476)	—	—	—	49,687
Solid Waste Services	38,190	1,392	19,764	—	—	—	59,346
GVS&DD operating reserves	86,589	3,156	19,288	—	—	—	109,033
Metro Vancouver Housing Corporation							
MVHC operating reserves	10,403	409	11,417	—	—	—	22,229
MVHC operating reserves	10,403	409	11,417	—	—	—	22,229
Total operating reserves	**170,068**	**6,260**	**38,367**	**(516)**	**(352)**	**—**	**213,827**
Discretionary reserves							
Metro Vancouver Regional District							
Air Quality and Climate Action	—	—	—	393	(393)	—	—
Electoral Area Service	2,011	73	—	—	(20)	—	2,064
E911 Emergency Telephone Service	34	1	—	—	—	—	35
General Government	63,286	1,911	—	—	—	(26,697)	38,500
Invest Vancouver	53	2	—	122	(178)	—	—
Regional Emergency Management	314	11	—	—	—	—	325
Regional Employer Services	2,596	95	—	—	—	—	2,691
Regional Planning	2,236	82	—	—	—	—	2,318
Regional Parks	227	8	2,102	—	—	—	2,337
Centralized Support	35,658	1,299	3,620	—	(8,765)	—	31,812
MVRD discretionary reserves	106,415	3,482	5,722	516	(9,356)	(26,697)	80,082
Greater Vancouver Sewerage and Drainage District							
Liquid Waste General Debt Reserve Fund	2,372	87	—	—	—	—	2,459
Lions Gate Contingency	1,665	61	—	—	—	—	1,726
Drainage General	5,914	216	—	—	—	—	6,130
Solid Waste General	28,860	1,050	—	—	(854)	—	29,056
Landfill Post Closure	11,406	2,130	—		(2,596)	—	10,940
GVS&DD discretionary reserves	50,217	3,544	—	—	(3,450)	—	50,311
Metro Vancouver Housing Corporation							
MVHC Capital Development	24,532	1,052	—	—	—	4,959	30,543
MVHC Capital Replacement	22,678	753	—	—	(4,615)	(6,362)	12,454
MVHC discretionary reserves	47,210	1,805	—	—	(4,615)	(1,403)	42,997
Total discretionary reserves	**203,842**	**8,831**	**5,722**	**516**	**(17,421)**	**(28,100)**	**173,390**
Operating and discretionary reserves (carried forward)	**$ 373,910**	**$ 15,091**	**$ 44,089**	**$ —**	**$ (17,773)**	**$ (28,100)**	**$ 387,217**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 28

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

16. Accumulated Surplus (continued)

	December 31, 2024	Interest	Annual Operating Surplus (Deficit)	Transfers	Contributions from (to) Operations	Contributions to Capital	December 31, 2025
Operating and discretionary reserves							
Reserves (brought forward)	**$ 373,910**	**$ 15,091**	**$ 44,089**	**$ —**	**$ (17,773)**	**$ (28,100)**	**$ 387,217**
Statutory reserves							
Metro Vancouver Regional District							
Electoral Area Community Works	887	32	—	—	—	—	919
Electoral Area Election	79	3	—	—	30	—	112
MVRD Sustainability Innovation Fund	10,718	391	—	—	(74)	—	11,035
Grants Reserve Fund	1,864	84	—	—	(300)	—	1,648
Housing Planning and Policy	7,939	278	—	—	1,000	—	9,217
Housing Planning and Policy Development	21,738	741	—	—	4,000	(19,709)	6,770
Regional Geospatial Reference System	1,334	49	—	—	(6)	—	1,377
Regional Parks Infrastructure	2,736	134	—	—	10,132	(7,818)	5,184
Parkland Acquisition	41,221	1,488	—	—	—	(3,645)	39,064
Parkland Acquisition and Development	23,257	1,272	—		27,570	(9,524)	42,575
Delta Airpark	190	3	—	—	66	(212)	47
Regional Parks Legacy	2,812	103	—	—	—	—	2,915
Sasamat Fire Protection Services	2,076	82	—	—	492	—	2,650
Corporate Self Insurance	1,709	62	—	—	—	—	1,771
Corporate Fleet	16,353	602	4,989	—	(6,281)	—	15,663
MVRD statutory reserves	134,913	5,324	4,989	—	36,629	(40,908)	140,947
Greater Vancouver Water District							
Water Services Laboratory Equipment	928	34	—	—	50	—	1,012
Water Services Sustainability Innovation Fund	15,687	580	—	—	(305)	—	15,962
GVWD statutory reserves	16,615	614	—	—	(255)	—	16,974
Greater Vancouver Sewerage and Drainage District							
North Shore Wastewater Treatment Plant	—	1,443	—	—	121,166	—	122,609
Liquid Waste Laboratory Equipment	1,015	39	—	—	109	—	1,163
Liquid Waste Services Sustainability Innovation Fund	8,128	310	—	—	802	—	9,240
GVS&DD statutory reserves	9,143	1,792	—	—	122,077	—	133,012
Total statutory reserves	**160,671**	**7,730**	**4,989**	**—**	**158,451**	**(40,908)**	**290,933**
Total reserves	**$ 534,581**	**$ 22,821**	**$ 49,078**	**$ —**	**$ 140,678**	**$ (69,008)**	**$ 678,150**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 29
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

16. Accumulated Surplus (continued)

Capital fund balance represents the expected level of funding required for capital expenditures.

Capital fund balance is calculated as follows:

	2025	2024
Capital fund balance, beginning of year	$ (508,228)	$ (433,751)
Revenues		
Grants and other contributions	164,340	84,417
Gain on disposal of tangible capital assets	23,959	8,709
Loss (gain) from settlement of asset retirement obligation	139	(66)
Debt reserve fund income	1,057	1,142
Interest income	5,896	6,404
Other revenues	4,224	4,716
	199,615	105,322
Expenses		
Amortization of tangible capital assets	(115,919)	(109,835)
Accretion on asset retirement obligations	(2,672)	(2,478)
	(118,591)	(112,313)
Non-financial assets transactions		
Acquisition of tangible capital assets	(1,216,851)	(901,530)
Disposal of tangible capital assets	12,955	27,620
Amortization of tangible capital assets	115,919	109,835
Amortization of prepaid land leases	(195)	(195)
	(1,088,172)	(764,270)
Financing		
Proceeds of debt and mortgages	633,537	386,742
Contribution from operating fund	309,845	247,185
Contribution from reserves	21,834	56,083
Contribution to reserves	(28,604)	(36,193)
Development cost charges from reserves	40,461	42,967
	977,073	696,784
Capital Fund Balance, end of year	$ (538,303)	$ (508,228)

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 30
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

16. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2025	2024
Tangible capital assets	$ 10,345,039	$ 9,257,066
Amount financed by:		
Debt, net of member jurisdictions, TransLink, and sinking fund	(2,469,110)	(2,020,382)
	$ 7,875,929	$ 7,236,684
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	$ 1,216,851	$ 901,530
Amortization of tangible capital assets	(115,919)	(109,835)
Gain on disposal of tangible capital assets	23,959	8,710
Proceeds on disposal of tangible capital assets	(36,918)	(36,329)
	1,087,973	764,076
Less financing (net of member jurisdictions and TransLink debt)		
Sinking fund retirement	120,000	160,000
Sinking fund payments	(153,760)	(144,932)
Sinking fund income	(28,327)	(28,363)
Proceeds of debt and mortgages	633,537	386,742
Debt maturity	(120,000)	(160,000)
Principal repayments on mortgages and loans	(2,722)	(2,654)
	448,728	210,793
Change in investment in tangible capital assets	639,245	553,283
Investment in tangible capital assets, beginning of year	7,236,684	6,683,401
Investment in tangible capital assets, end of year	$ 7,875,929	$ 7,236,684

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 31
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

17. Contractual Obligations and Rights

a) Contractual Obligations

i) As at December 31, 2025, the District had the following commitments relating to capital projects in progress.

	Authorized and Outstanding Projects	Expended at December 31	Total 2025	Total 2024
GVS&DD	$ 8,692,100	$ (3,420,764)	$ 5,271,336	$ 2,852,393
GVWD	4,480,850	(1,985,725)	2,495,125	1,657,022
MVRD	105,767	(17,578)	88,189	83,068
MVHC	768,313	(241,511)	526,802	486,551
Total	$ 14,047,030	$ (5,665,578)	$ 8,381,452	$ 5,079,034

ii) The District is committed under a number of lease and right-of-way agreements to make minimum annual payments. These agreements have varying terms, including three agreements, with annual payments to perpetuity, with adjustments annually for CPI. Estimated payments over the next ten years are as follows:

	Amount
2026	$ 3,639
2027	3,699
2028	3,762
2029	3,825
2030	3,889
2031 - 2035	20,336
Total	$ 39,150

b) Contractual Rights

The District is party to several property lease agreements that are anticipated to provide future revenues. These agreements are with third parties with varying terms to 2035. Amounts anticipated to be received over the future years are as follows:

	Amount
2026	$ 4,278
2027	2,473
2028	2,083
2029	2,083
2030	1,433
Thereafter	3,326
Total	$ 15,676

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 32
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

18. Contingencies

Lawsuits

As at December 31, 2025, there were various lawsuits pending against the District arising in the ordinary course of business. The District has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

North Shore Wastewater Treatment Plant

The GVS&DD is building a new tertiary wastewater treatment plant on a former industrial site in North Vancouver, to replace the primary-only Lions Gate Wastewater Treatment Plant. The deadline for completion of the project under federal regulation was December 31, 2020. In 2021, the GVS&DD served notice to terminate its contract with the initial vendor hired to design, build and commission the future North Shore Wastewater Treatment Plant, having determined that the initial vendor was in breach of contract. As of the contract termination date, the GVS&DD has paid $309.5 million, net of GST rebates, to the initial vendor for work completed, which has been recorded as construction in progress (note 13). In 2022, the initial vendor commenced legal action by filing a claim against the GVS&DD in excess of $250 million to which the GVS&DD filed a counter-claim against the initial vendor in excess of $500 million. In 2022, the GVS&DD also drew on an irrevocable letter of credit in the amount of $50.0 million as a result of contract termination. As at December 31, 2025, the outcome of any legal proceedings related to the terminated contract and the potential consequences of not meeting the current deadline under the federal regulation is undeterminable.

18. Contingencies (continued)

Municipal Pension Plan

The District and its employees contribute to the British Columbia Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of trustees, representing plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer contributory defined pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2024, the Plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and the adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Plan as of December 31, 2024, indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

The District paid $19.7 million for employer contributions (2024 - $18.8 million) while employees contributed $18.0 million (2024 - $17.2 million) to the Plan in fiscal 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

18. Contingencies (continued)

Self-Insurance Reserve

A self-insurance reserve has been established within accumulated surplus to cover losses resulting from uninsured liability exposures of the District. Each year a review is undertaken to determine if it would be beneficial to purchase additional liability insurance. The District transfers amounts to the reserve depending on the reserve's adequacy to cover retained liability risk. An estimate is made for all costs of investigating and settlement of claims annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These estimates are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed at the time the losses are known and the amounts are reasonably determinable.

Debt Reserve Fund

The MFA is required to establish a Debt Reserve Fund for each debt which is comprised of cash deposits and a non-interest bearing demand note (refer to note 6). If, at any time, the District has insufficient funds to meet payments due on its obligations to MFA, the payments will be made from the debt reserve fund. The demand notes (2025 - $156,049,150; 2024 - $135,508,589) are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund, and therefore have not been recorded in the consolidated statement of financial position.

BCHMC Grant Funding - Heather Place A

In 2018 MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC for funding for the Heather Place Facility located in Vancouver, BC. MVHC received funding in the amounts of $6,685,520 in 2018 and 2019. The loan term is 35 years and is forgivable in the amount of 1/25th of the final balance of $6,685,520 commencing in the 11th year after completion of construction and commencement of operations, which occurred in 2020. Upon commencement of operations of the facility, the amount of funding received was recorded as revenue from government transfer in 2020 as the remaining stipulation of continuing to operate the facility in accordance with the Agreement is not considered to create a liability.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements.

18. Contingencies (continued)

BCHMC / CMHC Loan Funding - Kingston Gardens Redevelopment Project

In 2022, MVHC entered into a demand, non-revolving construction loan agreement with BCHMC for financing of the Kingston Gardens redevelopment project located in Surrey, BC. As of December 31, 2025, MVHC received $27,957,184. Amounts drawn from the loan were originally required to be repaid by May 1, 2025; however, MVHC and BCHMC have mutually agreed to an extension of the repayment timeline as the loan close-out process is taking longer than anticipated. The loan repayment is expected to be completed prior to April 30, 2026. The balance of the construction loan will be converted into a mortgage obtained from CMHC's National Housing Co-Investment Fund, which includes a forgivable loan in the amount of $1,454,194.

BCHMC loan Funding - Salal Landing Redevelopment Project

In 2023, MVHC entered into a construction loan agreement with BCHMC for financing of the Salal Landing project, a 63-unit multi-family housing development located in Port Coquitlam, BC. The project is funded by a repayable construction loan with a maximum approved amount of $20,305,079 and a maximum forgivable loan in the amount of $7,925,000. The repayable loan is a demand, non-revolving construction loan that will transition to long-term financing upon project completion. Interest on the repayable loan is calculated at a variable rate during construction and will convert to a fixed rate upon commencement of financing.

The forgivable loan term is 35 years and is forgivable in the amount of 1/25th of the final balance commencing in the 11th year after the commencement date. The loan will continue to be forgiven 1/25th each subsequent year until the loan is fully forgiven. Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

18. Contingencies (continued)

CMHC Loan Funding - Heather Place B Redevelopment Project

In 2023, MVHC entered into a construction loan agreement with CMHC for financing of the Heather Place B Project, an 87-unit rental housing project located in Vancouver, BC. The project is funded through a repayable loan with a maximum approved amount of $26,146,128 and a forgivable loan in the amount of $1,175,000. During 2025, MVHC received $25,383,605 of the repayable loan and the full forgivable loan amount of $1,175,000. The remaining repayable loan balance of $762,523 is expected to be received prior to April 30, 2026. The forgivable loan received in 2025 was recorded as revenue in 2025, as the remaining requirement to operate the facility in accordance with the Agreement is not considered to create a liability. The repayable loan has an amortization period of 50 years and principal repayment will commence upon the project achieving Stabilization, defined as annualized gross income of $2,035,539. Interest on the repayable loan is calculated semi-annually in arrears, commencing on the interest capitalization date or as CMHC may otherwise determine.

The forgivable loan will have an equal portion of the principal amount forgiven on each anniversary of the date that the loan is fully forgiven. The forgivable loan is interest-free until Stabilization is achieved (after 12 months of consecutive gross income exceeding the threshold as defined in the loan agreement) and provided the loan is not in default.

CMHC Loan Funding - Heron's Nest

In 2024, MVHC entered into a construction loan agreement with CMHC for financing of the Heron's Nest, a 115-unit rental housing development project located in Pitt Meadows, BC. The project is funded by a repayable loan with a maximum approved amount of $28,590,024 and a forgivable loan in the amount of $5,750,000. The forgivable loan amount of $5,750,000 was received in March 2025 and recorded as deferred revenue. As at December 31, 2025, MVHC has not yet received any financing from the repayable portion of the loan. The repayable loan has an amortization period of 50 years and principal repayment will commence upon the project achieving Stabilization, defined as annualized gross income of $2,276,968. Interest on the repayable loan is calculated semi-annually in arrears, commencing on the interest capitalization date or as CMHC may otherwise determine.

The forgivable loan will have an equal portion of the principal amount forgiven on each anniversary of the date that the loan is fully forgiven. The forgivable loan is interest-free until Stabilization is achieved (after 12 months of consecutive gross income exceeding the threshold as defined in the loan agreement) and provided the loan is not in default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at up to 5% per annum, compounded semi-annually and not in advance.

18. Contingencies (continued)

BCHMC Grant Funding - Heather Place B

In 2025, MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of Heather Place B, located in Vancouver, BC. MVHC received funding in the amounts of $20,939,411 in 2025. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations, which occurred in 2025. Upon commencement of operations of the facility, the amount of funding received was recorded as revenue in 2025 as the remaining stipulation of continuing to operate the facility in accordance with the Agreement is not considered to create a liability.

Loan forgiveness under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Interest payments will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements.

BCHMC Grant Funding – Heron's Nest

In 2025, MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of Heron's Nest, a 115-unit affordable rental housing project located in Pitt Meadows, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $27,901,317 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Loan forgiveness under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Interest payments will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

18. Contingencies (continued)

BCHMC Grant Funding – The Connection

In 2025, MVHC entered into a forgivable construction loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of The Connection, a 174-unit affordable rental housing project located in Burnaby, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $41,824,822 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

CMHC Loan Funding – The Connection

In 2025, MVHC entered into a construction loan agreement with CMHC for financing of The Connection, a 174-unit affordable rental housing development project located in Burnaby, BC. The project is funded through a repayable loan of $51,832,931 and a forgivable loan of $13,050,000. As at December 31, 2025, MVHC had not yet received any funding from the loan. The repayable loan has a 10-year term and 50-year amortization. Interest is fixed prior to the first advance and calculated semi-annually, not in advance, beginning on the Interest Capitalization Date. Blended principal and interest payments commence upon Stabilization, defined as 12 consecutive months of Total Effective Gross Income of at least $4,014,193, or at the Outside Stabilization Date (24 months after occupancy), whichever occurs first.

The forgivable loan is interest-free unless an Event of Default occurs, in which case CMHC may charge 5% interest. Beginning on each anniversary of the commencement of the forgivable loan term, 5% of the principal amount advanced is forgiven annually, over a 20-year term, subject to compliance with CMHC affordability, accessibility, and energy-efficiency covenants.

18. Contingencies (continued)

BCHMC Grant Funding – The Steller

In 2025, MVHC entered into a forgivable construction loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of The Steller, a 122-unit affordable rental housing project located in Burnaby, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $29,325,450 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

CMHC Loan Funding – The Steller

In 2025, MVHC entered into a construction loan agreement with CMHC for financing of The Steller, a 122-unit affordable rental housing development project located in Burnaby, BC. The project is funded through a repayable loan of $36,725,716 and a forgivable loan of $6,100,000. As at December 31, 2025, MVHC had not yet received any funding from the loan. The repayable loan has a 10-year term and 50-year amortization. Interest is fixed prior to the first advance and calculated semi-annually, not in advance, beginning on the Interest Capitalization Date. Blended principal and interest payments commence upon Stabilization, defined as 12 consecutive months of Total Effective Gross Income of at least $2,571,195, or at the Outside Stabilization Date (24 months after occupancy), whichever occurs first.

The forgivable loan is interest-free unless an Event of Default occurs, in which case CMHC may charge 5% interest. Beginning on each anniversary of the commencement of the forgivable loan term, 5% of the principal amount advanced is forgiven annually, over a 20-year term, subject to compliance with CMHC affordability, accessibility, and energy-efficiency covenants.

18. Contingencies (continued)

Letters of Credit

At December 31, 2025, the GVS&DD is the named beneficiary of $24,164,394 (2024 - $6,173,523) of irrevocable letters of credits from financial institutions related to construction projects and Solid Waste operations. These letters of credit are available under circumstances in which the service provider does not fulfil its obligation to the GVS&DD and therefore the amount is not recorded as assets.

Cache Creek Landfill

Prior to 2016, the GVS&DD transported deposits to a landfill located in the Village of Cache Creek, BC and was required to contribute quarterly to a post-closure trust fund, held with the Province. The GVS&DD – Village of Cache Creek: Village of Cache Creek – Agreement dated November 25, 1987 indemnifies the Village of Cache Creek for any post-closure liabilities not covered by this fund and obligates the GVS&DD to pay any excess funding until the earlier of (i) the 20th anniversary of the landfill closure date or (ii) the date the Province terminates the post-closure trust fund. Therefore, the obligation expires at the latest July 2036. The Landfill Operational Certificate obligates the Village of Cache Creek and a third party service provider to undertake closure and post-closure activities. At December 31, 2025, the lower of amortized cost and market value of the trust was $13,823,662 (2024 - $16,324,428), which approximates the expected post-closure costs.

19. Related Party Transactions

The MVRD, GVS&DD, GVWD, and MVHC are separate legal entities authorized by separate legislation. Each entity, GVS&DD, GVWD, and MVHC is a related party to the MVRD. The Board of Directors of GVS&DD and the Board of Directors of GVWD comprise the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by the their respective councils, provided that the member jurisdiction is a member of the GVS&DD and GVWD respectively. MVHC is a wholly-owned subsidiary of the MVRD.

During the year, the MVRD allocated total grant amount of $25.5 million (2024 - $nil) to GVS&DD to acquire property for liquid waste infrastructure, to GVWD for construction of water reservoir, and to MVHC for redevelopment project from the grant received from the Province under the Growing Communities fund in 2023. These amounts were eliminated upon consolidation of the financial statements.

The MVRD maintains the Housing planning and policy development reserve for financing of new housing development projects. During the year, the MVRD allocated $19.7 million (2024 - $nil) to MVHC for three new housing development projects. These amounts were eliminated upon consolidation of the financial statements.

Corporate costs of $91.9 million (2024 - $85.8 million) were allocated to the GVS&DD, GVWD, and MVHC for corporate services and administration. These amounts were eliminated upon consolidation of the financial statements.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 41
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

20. Budget Information

The annual budget presented in these consolidated financial statements is based upon the 2025 operating and capital budgets originally approved by the District's Board in October 2024. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Also, contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved budget to the budget figures reported in these consolidated financial statements. Capital expenditures of $1.78 billion were included in the capital budget approved by the Board.

	2025 Budget	2024 Budget
Budgeted annual surplus per Exhibit B Consolidated Statement of Operations	$ 717,886	$ 571,775
Items not included in the operating budget		
Amortization of tangible capital assets and prepaid land leases	111,560	108,692
Accretion on asset retirement obligation	2,582	2,324
Capital grants and contributions	(61,610)	(100,186)
Sinking fund and debt retirement income	(26,469)	(28,096)
Development cost charge revenue	(40,461)	(79,764)
MVHC development grant	(111,101)	(73,765)
Reserve interest	(12,360)	(8,856)
Items included in budget but not in the consolidated financial		
Sinking fund and debt retirement payments	(159,163)	(149,480)
Transfers to capital fund	(428,232)	(249,912)
Transfers from reserve funds	46,343	48,765
Transfer to reserve funds	(38,975)	(41,497)
Annual surplus per approved budget	—	—

21. Segmented Information and Expenses by Object

The District is a diversified municipal government organization that provides a wide range of services directly to the public and its member jurisdictions. For management reporting purposes, the District's operations and activities are organized and reported by service areas within the legal entities.

The salaries and benefits reported in the segmented information below do not include $56.92 million (2024 - $46.61 million) directly attributable to the construction of tangible capital assets which have been capitalized and included in tangible capital assets in the consolidated statement of financial position.

The legal entities disclosed in the segmented information, along with the service areas provided are as follows:

GVS&DD

Liquid Waste Services — The Liquid Waste Management Service is responsible for the collection, treatment and discharge of liquid waste for member jurisdictions. It operates a number of wastewater treatment plants and a related collection network connected to the member jurisdictions' systems.

Solid Waste Services — The Solid Waste Management Service is responsible for the disposal of solid waste both for the member jurisdictions and the public. It owns and operates several solid waste facilities including a waste-to-energy facility.

GVWD

Water Operations — Water Operations is responsible for the supply of potable water to its member jurisdictions. It owns a series of dams, reservoirs, water treatment plants and a distribution network connected to the member jurisdictions' systems.

Building Operations — Building Operations is responsible for operating and maintaining office buildings owned by GVWD. These facilities are leased to MVRD and its related legal entities for its head office operations as well as to external parties.

MVHC

MVHC owns and operates housing sites within the Lower Mainland for the purpose of providing affordable rental housing on a non-profit basis through various housing programs, some federally and some provincially funded. MVHC's portfolio consists of "rent-geared-to-income", partial rent assistance, and low-end-of-market units.

21. Segmented Information and Expenses by Object (continued)

MVRD

Regional Parks	Regional Parks is responsible for managing, maintaining, and protecting a diverse network of Regional Parks and an expanding land base of reserves, ecological conservancy areas, and greenways, located throughout the Region.
General Government	General Government includes services responsible for overall direction and monitoring and regional initiatives. This area comprises the Regional Board & Committee Remuneration, Corporate Secretary's Office, Audit, Legal and Insurance costs, Innovation, Regional Emergency Management, Regional Cultural Strategy and External Contributions and Zero Waste Collaborative Initiatives.
Air Quality and Climate Action	Air Quality and Climate Action is responsible for monitoring air quality in the region, controlling industrial, commercial and some residential emissions, creating long-term plans, and conducting emission inventories.
Regional Employee Services	Regional Employee Services provides collective bargaining, job evaluation, research, and other related labour relations services to those MVRD member jurisdictions who are members of the function.
E911 Emergency Telephone Service	The District contracts with Emergency Communications for British Columbia Incorporated to provide 911 service for all jurisdictions within the region as well as the community of Whistler and the Sunshine Coast Regional District.
Regional Planning	Regional Planning's core responsibilities are focused on regional growth management, utility management and air quality management. Primary activities include development and implementation of a wide range of innovative policies and plans, extensive research, modeling and technical analysis, regulation, business demand management and community education.
Invest Vancouver	Invest Vancouver fosters regional and cross-sectoral collaboration on economic development issues, advises leaders on economic policy and strategy, promotes the region to a global audience, and attracts strategic investment.
Housing Planning and Policy	Housing Planning and Policy contributes to processes and decisions related to the development of affordable housing projects, and in particular to the redevelopment of the MVHC portfolio of mixed-income housing complexes and the development of vacant lands owned by local government (including the MVRD).

21. Segmented Information and Expenses by Object (continued)

MVRD (continued)

Electoral Area Service	The District is responsible for providing general and local services to one unincorporated area (Electoral Area A) of the regional district. General services provided include a variety of tax-supported, regional services such as 911 emergency telephone, air quality, labour relations, regional parks, strategic planning, and general government.
Regional Global Positioning System	The District's Global Positioning System (GPS) Real-Time Service is offered to member jurisdictions and to the public in partnership with the B.C. Crown Registry and Geographic Base (CRGB) Branch.
Sasamat Volunteer Fire Department	The Sasamat Volunteer Fire Department provides volunteer fire department services to the Villages of Anmore and Belcarra. The cost to support this function is borne completely by the members who receive the service.
Regional Emergency Management	Regional Emergency Management is an intergovernmental partnership between the Province and the District to coordinate regional emergency management planning activities and to engage all levels of government and private sector agencies in regional emergency planning initiatives for the Metro Vancouver region.
Corporate Programs	Corporate programs provide centralized support for the District's four legal entities, including financial services, human resources, external relations, legislative service, indigenous relations, project delivery, self-insurance, and information technology.
Member Jurisdictions and TransLink Sinking Fund Income	The District serves as the borrowing conduit between member jurisdictions (excluding City of Vancouver) and TransLink and the MFA. (Note 12). Sinking fund income earned on debt issues held on behalf of member jurisdictions and TransLink is recorded as revenue earned on the sinking fund with the offsetting expenditure owing to these organizations.

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 45

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

21. Segmented Information and Expenses by Object (continued)

a) Total Consolidated

	Other Districts (note 21(b))	MVRD (note 21(c))	MVHC	Inter-district Adjustments	Consolidated Actual 2025	Consolidated Budget 2025	Consolidated Actual 2024
Revenues							
Metered sale of water	$ 394,304	$ —	$ —	$ —	$ 394,304	$ 399,009	$ 363,616
Sewerage and drainage levy	575,550	$ —	—	—	575,550	575,550	389,498
Tipping fees	169,834	—	—	—	169,834	148,874	149,931
Metro Vancouver Regional District Requisitions	—	119,597	—	—	119,597	119,597	115,272
Housing property rentals	—	—	48,409	—	48,409	44,550	46,217
Development cost charges (note 11)	119,483	—	—	—	119,483	123,799	112,569
Grants and other contributions (note 15)	88,894	6,228	76,178	(46,773)	124,527	179,864	87,290
User fees, recoveries, and other revenues	49,163	19,318	1,618	(17,470)	52,629	43,777	53,634
Liquid waste industrial charges	15,131	—	—	—	15,131	13,656	13,436
Gain on disposal of tangible capital assets and from settlement of asset retirement obligations	25,087	721	1,590	—	27,398	—	8,866
Sinking fund and interest income	49,213	10,234	2,953	(214)	62,186	38,696	60,112
Sinking fund income attributed to member jurisdictions and TransLink	—	28,602	—	—	28,602	28,859	29,540
	1,486,659	184,700	130,748	(64,457)	1,737,650	1,716,231	1,429,981
Expenses							
Salaries and benefits	146,465	138,822	8,401	(30,610)	263,078	274,308	253,142
Consulting, contracted and professional services	236,199	33,643	1,027	(747)	270,122	266,861	243,416
Asset repairs and maintenance	27,445	20,761	15,793	(53)	63,946	79,575	56,776
Materials and supplies	42,947	5,480	128	—	48,555	53,420	45,371
Utilities, permits, and taxes	30,204	1,650	4,885	—	36,739	38,730	35,832
Other	36,019	90,131	1,722	(64,340)	63,532	57,352	59,374
Amortization of tangible capital assets and prepaid land leases	102,872	10,774	2,468	—	116,114	111,560	110,030
Loss on disposal of tangible capital assets	3,300	—	—	—	3,300	—	—
Interest expenses	114,644	—	5,095	(214)	119,525	116,539	94,453
	740,095	301,261	39,519	(95,964)	984,911	998,345	898,394
Corporate costs (recovery) (note 19)	89,027	(123,411)	2,877	31,507	—	—	—
	829,122	177,850	42,396	(64,457)	984,911	998,345	898,394
Annual Surplus	**$ 657,537**	**$ 6,850**	**$ 88,352**	**$ —**	**$ 752,739**	**$ 717,886**	**$ 531,587**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 46

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

21. Segmented Information and Expenses by Object (continued)

b) Total Other Districts

	Liquid Waste Services	Solid Waste Service	GVS&DD	Water Operations	Building Operations	Elimination Entry	GVWD	Total Other Districts Actual 2025	Total Other Districts Budget 2025	Total Other Districts Actual 2024
Revenues										
Metered sale of water	$ —	$ —	$ —	$ 394,304	$ —	$ —	$394,304	$394,304	$399,009	$363,616
Sewerage and drainage levy	575,550	—	575,550	—	—	—	—	575,550	575,550	389,498
Tipping fees	—	169,834	169,834	—	—	—	—	169,834	148,874	149,931
Development cost charges (note 11)	110,746	—	110,746	8,737	—	—	8,737	119,483	123,800	112,569
Grants and other contributions (note 15)	79,543	—	79,543	9,351	—	—	9,351	88,894	81,010	76,076
User fees, recoveries, and other revenues	10,624	13,984	24,608	6,843	22,908	(5,196)	24,555	49,163	43,777	50,962
Liquid Waste Industrial Charges	15,131	—	15,131	—	—	—	—	15,131	—	13,436
Gain on disposal of tangible capital assets and from settlement of asset retirement obligations	—	25,087	25,087	—	—	—	—	25,087	13,656	5,232
Sinking fund and interest income	22,399	5,566	27,965	18,467	2,781	—	21,248	49,213	33,516	45,320
	813,993	214,471	1,028,464	437,702	25,689	(5,196)	458,195	1,486,659	1,419,192	1,206,640
Expenses										
Salaries and benefits	82,811	8,934	91,745	53,753	967	—	54,720	146,465	151,032	139,737
Consulting, contracted, and professional services	66,143	148,174	214,317	19,931	1,951	—	21,882	236,199	212,112	213,771
Asset repairs and maintenance	16,602	1,053	17,655	5,563	4,227	—	9,790	27,445	28,197	27,739
Materials and supplies	25,801	29	25,830	17,012	105	—	17,117	42,947	46,975	39,363
Utilities, permits, and taxes	20,569	375	20,944	8,409	851	—	9,260	30,204	30,349	29,611
Other	11,136	14,755	25,891	9,081	1,047	—	10,128	36,019	25,989	28,985
Amortization of tangible capital assets	48,125	7,520	55,645	40,955	6,272	—	47,227	102,872	98,968	98,711
Loss on disposal of tangible capital assets	—	—	—	3,300	—	—	3,300	3,300	—	—
Interest expenses	62,304	5,974	68,278	41,660	4,706	—	46,366	114,644	112,569	91,927
	333,491	186,814	520,305	199,664	20,126	—	219,790	740,095	706,191	669,844
Corporate costs (recovery) (note 19)	50,160	6,066	56,226	37,997	—	(5,196)	32,801	89,027	93,118	83,095
	383,651	192,880	576,531	237,661	20,126	(5,196)	252,591	829,122	799,309	752,939
Annual surplus	**$430,342**	**$ 21,591**	**$ 451,933**	**$ 200,041**	**$ 5,563**	**$ —**	**$205,604**	**$657,537**	**$619,883**	**$453,701**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 47

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

21. Segmented Information and Expenses by Object (continued)

c) Total Regional District

	Regional Parks	General Government	Air Quality and Climate Action	Regional Employees Services	E911 Emergency Telephone Service	Regional Planning	Invest Vancouver	Housing Planning and Policy	Regional Sub-total 2025
Revenues									
Metro Vancouver Regional District Requisitions	$ 75,510	$ 7,991	$ 8,382	$ 3,192	$ 7,276	$ 4,519	$ 4,234	$ 6,932	$ 118,036
Grants and other contributions (note 15)	2,750	1,576	—	—	—	6	840	32	5,204
User fees, recoveries, and other revenues	5,333	202	6,804	141	—	54	29	—	12,563
Gain on disposal of tangible capital assets and from settlement of asset retirement obligations	49	—	—	—	—	—	—	—	49
Sinking fund and interest income	3,231	2,506	272	111	32	146	42	1,042	7,382
Sinking fund income attributed to member jurisdictions and TransLink	—	—	—	—	—	—	—	—	—
	86,873	12,275	15,458	3,444	7,308	4,725	5,145	8,006	143,234
Expenses									
Salaries and benefits	23,782	2,993	9,456	3,268	—	3,379	2,503	1,402	46,783
Consulting, contracted and professional services	4,305	849	1,419	58	6,300	527	1,504	373	15,335
Asset repairs and maintenance	6,040	38	553	—	—	2	48	—	6,681
Materials and supplies	1,804	8	290	5	—	5	22	—	2,134
Utilities, permits, and taxes	546	—	93	6	12	—	4	3	664
Other	4,222	28,618	487	76	—	113	669	19,749	53,934
Amortization of tangible capital assets	2,258	—	339	—	—	—	—	—	2,597
	42,957	32,506	12,637	3,413	6,312	4,026	4,750	21,527	128,128
Corporate costs (recovery) (note 19)	5,275	874	1,777	378	143	449	365	136	9,397
	48,232	33,380	14,414	3,791	6,455	4,475	5,115	21,663	137,525
Annual surplus (deficit)	**$ 38,641**	**$ (21,105)**	**$ 1,044**	**$ (347)**	**$ 853**	**$ 250**	**$ 30**	**$ (13,657)**	**$ 5,709**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 48

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

21. Segmented Information and Expenses by Object (continued)

c) Total Regional District (continued)

	Carried Forward	Electoral Area Service	Regional Global Positioning System	Sasamat Volunteer Fire Department	Regional Emergency Management	Corporate Programs	Member Jurisdictions and TransLink, Sinking Fund Income	MVRD Actual 2025	MVRD Budget 2025	MVRD Actual 2024
Revenues										
Metro Vancouver Regional District Requisitions	$118,036	$ 455	$ —	$ 944	$ 162	$ —	$ —	$119,597	$119,597	$115,272
Grants and other contributions (note 15)	5,204	500	—	—	—	524	—	6,228	14,223	2,845
User fees, recoveries, and other revenues	12,563	27	404	15	—	6,309	—	19,318	20,856	18,755
Gain on disposal of tangible capital assets and from settlement of asset retirement obligations	49	—	—	—	—	672	—	721	—	3,634
Sinking fund and interest income	7,382	310	70	94	26	2,352	—	10,234	3,265	11,401
Sinking fund income attributed to member jurisdictions and TransLink	—	—	—	—	—	—	28,602	28,602	28,859	29,540
	143,234	1,292	474	1,053	188	9,857	28,602	184,700	186,800	181,447
Expenses										
Salaries and benefits	46,783	353	184	42	—	91,460	—	138,822	149,134	131,603
Consulting, contracted and professional services	15,335	206	47	52	52	17,951	—	33,643	57,496	29,490
Asset repairs and maintenance	6,681	—	92	51	—	13,937	—	20,761	25,065	15,954
Materials and supplies	2,134	1	2	72	—	3,271	—	5,480	6,181	5,885
Utilities, permits, and taxes	664	1	12	24	—	949	—	1,650	2,808	1,836
Other	53,934	216	1	126	—	7,252	28,602	90,131	102,401	44,617
Amortization of tangible capital assets	2,597	—	—	125	32	8,020	—	10,774	10,573	9,296
	128,128	777	338	492	84	142,840	28,602	301,261	353,658	238,681
Corporate costs (recovery) (note 19)	9,397	50	63	42	10	(132,973)	—	(123,411)	(129,522)	(111,575)
	137,525	827	401	534	94	9,867	28,602	177,850	224,136	127,106
Annual surplus (deficit)	**$ 5,709**	**$ 465**	**$ 73**	**$ 519**	**$ 94**	**$ (10)**	**$ —**	**$ 6,850**	**$ (37,336)**	**$ 54,341**

METRO VANCOUVER REGIONAL DISTRICT

Notes to Consolidated Financial Statements, page 49
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

22. Supplementary Cash Flow Information

The following non-cash transactions related to the increase to asset retirement costs, PS 3280 Asset Retirement Obligations, are excluded from the statement of cash flows.

	2025	2024
Asset retirement cost (a)	$ 2,081	$ 3,828
Increase to asset retirement obligations	(2,081)	(3,828)
	$ —	$ —

(a) Assets acquired through other non-cash transactions are excluded from the acquisition of tangible capital assets on the consolidated statement of cash flows.

	2025	2024
Acquisition of tangible capital assets with cash	$ 1,214,770	$ 897,702
Asset retirement cost	2,081	3,828
Tangible capital asset additions (note 13)	$ 1,216,851	$ 901,530

23. Comparative Figures

Certain comparative figures have been reclassified to conform to the presentation of the current year. These reclassifications had no impact on prior year annual surplus.

METRO VANCOUVER REGIONAL DISTRICT

Supplementary Financial Information (unaudited), page 1

Year ended December 31, 2025

(tabular amounts in thousands of dollars)

The following information does not form part of the basic financial statements and is therefore unaudited.

METRO VANCOUVER REGIONAL DISTRICT

Supplementary Financial Information (unaudited), page 2
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

Schedule 1. Growing Communities Fund Grant (unaudited)

The Province, under the Growing Communities Fund, provided the District with a grant of $50.78 million in 2023 for investments in community infrastructure and amenities to support the growth of the local housing supply. The District recognized the grant into revenue in 2023. As of December 31, 2025, eligible costs of $26,697,400 (2024 - $nil) have been applied against the grant.

	Allocated Funding	2025	2024
Balance, beginning of year	$ 55,176	$ 55,176	$ 52,756
Interest earned	1,615	1,615	2,420
Less: eligible costs incurred			
Regional Park development	(11,382)	(1,162)	—
Metro Vancouver non-market housing development	(22,764)	(4,390)	—
Electoral A infrastructure improvements	(1,500)	—	—
Liquid Waste infrastructure - property acquisition	(12,064)	(12,064)	—
Water reservoir	(9,081)	(9,081)	—
	(56,791)	(26,697)	—
Balance, end of year	$ —	$ 30,094	$ 55,176
Balance, end of year, unallocated	$ —	$ —	$ —

METRO VANCOUVER REGIONAL DISTRICT

Supplementary Financial Information (unaudited), page 3
Year ended December 31, 2025
(tabular amounts in thousands of dollars)

Schedule 2. Local Government Housing Initiatives Funding Program Grant (unaudited)

The Province, under the Local Government Housing Initiatives Funding Program, provided the District with a grant of $268,001 in 2024 to support local government planning capacity to adopt Local Government Housing Initiative requirements for small-scale multi-unit housing, pro-active planning tools or bylaws for inclusionary zoning, density bonus, or tenant protection. The District recognized the grant into revenue in 2024. As of December 31, 2025, $108,501 (2024 - $4,638) have been applied against the grant.

	Allocated Funding	2025	2024
Balance, beginning of the year	$ —	$ 263	$ —
Local Government Housing Initiatives Funding Program grant received	268	—	268
	268	263	268
Less: eligible costs incurred			
Electoral A zoning bylaw amendment	(5)	—	(5)
Affordable housing gap analysis	(62)	(62)	—
Inclusionary housing calculator	(25)	(25)	—
Infrastructure demand and regional housing needs report	(21)	(21)	—
Unallocated	(155)	—	—
	(268)	(108)	(5)
Balance, end of year	$ —	$ 155	$ 263

Financial Statements of

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Year ended December 31, 2025

Draft April 9, 2026

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Index to Financial Statements

December 31, 2025

	Exhibit
Management Report	
Independent Auditor's Report	
Statement of Financial Position	A
Statement of Operations	B
Statement of Change in Net Debt	C
Statement of Cash Flows	D
Notes to Financial Statements	

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

MANAGEMENT REPORT

The Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these statements are management's responsibility. Management is responsible for all the statements and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Greater Vancouver Sewerage and Drainage District's Board of Directors is responsible for approving the financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Metro Vancouver Regional District Board.

The external auditor, KPMG LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the *Financial Information Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2025.

On behalf of Greater Vancouver Sewerage and Drainage District.

Date: April 24, 2026

Linda Sabatini, Deputy Chief Financial Officer

KPMG LLP
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Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Greater Vancouver Sewerage and Drainage District

Opinion

We have audited the financial statements of Greater Vancouver Sewerage and Drainage District (the "Entity"), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of operations for the year then ended
- the statement of change in net debt for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2025, and its results of operations, its changes in net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Exhibit A

Statement of Financial Position

As at December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash	$ 10,848	$ 52,190
Accounts receivable (note 3)	224,944,391	174,998,946
Due from Metro Vancouver Regional District	571,591,612	408,719,721
Debt reserve fund (note 4)	23,345,957	19,485,478
	819,892,808	603,256,335
Liabilities		
Accounts payable and accrued liabilities (note 5)	222,638,409	190,261,955
Landfill closure and post-closure liability (note 6)	50,298,398	49,405,410
Asset retirement obligations (note 7)	27,484,193	25,510,167
Deferred revenue and refundable deposits (note 8)	520,507,872	407,705,265
Debt (net of MFA sinking funds) (note 9)	1,553,451,534	1,336,932,321
	2,374,380,406	2,009,815,118
Net Debt	(1,554,487,598)	(1,406,558,783)
Non-Financial Assets		
Tangible capital assets (note 10)	4,885,932,539	4,310,991,031
Inventories of supplies	9,559,987	8,693,610
Prepaid expenses	28,700,042	4,645,692
	4,924,192,568	4,324,330,333
Accumulated surplus (note 12)	**$ 3,369,704,970**	**$ 2,917,771,550**

Contractual obligations and rights (note 13)
Contingencies (note 14)
Subsequent events (note 19)

The accompanying notes are an integral part of these financial statements.

_____ Deputy Chief Financial Officer

_____ Board Chair

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Exhibit B

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 16)	2025 Actual	2024 Actual
Revenues (note 17)			
Sewerage and drainage levy	$ 575,550,267	$ 575,550,267	$ 389,498,103
Tipping fees	148,874,301	169,833,890	149,931,449
Development cost charges (note 8)	117,929,636	110,745,937	111,340,228
User fees, recoveries, and other	23,362,957	24,607,614	26,351,503
Liquid Waste Industrial Charges	13,655,992	15,130,741	13,435,897
Sinking fund, debt retirement, and interest	16,375,353	27,965,242	23,852,737
Grants and other contributions (note 11)	72,976,000	79,542,741	76,075,955
Gain on disposal of tangible capital assets	—	25,086,955	5,232,489
	968,724,506	1,028,463,387	795,718,361
Expenses (note 17)			
Liquid waste services	391,539,292	383,650,672	349,889,927
Solid waste services	156,113,857	192,879,295	170,966,964
	547,653,149	576,529,967	520,856,891
Annual surplus	421,071,357	451,933,420	274,861,470
Accumulated surplus, beginning of year	2,917,771,550	2,917,771,550	2,642,910,080
Accumulated surplus, end of year	**$3,338,842,907**	**$3,369,704,970**	**$2,917,771,550**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Exhibit C

Statement of Change in Net Debt

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 16)	2025 Actual	2024 Actual
Annual surplus	$ 421,071,357	$ 451,933,420	$ 274,861,470
Change in tangible capital assets:			
Acquisition of tangible capital assets	(1,053,077,000)	(633,431,641)	(436,775,849)
Amortization of tangible capital assets	55,010,966	55,645,273	52,788,387
Gain on disposal of tangible capital assets	–	(25,086,955)	(5,232,489)
Proceeds on disposal of tangible capital assets	–	27,931,815	5,326,757
	(998,066,034)	(574,941,508)	(383,893,194)
Change in other non-financial assets:			
Acquisition of prepaid expenses	—	(28,700,042)	(4,645,692)
Use of prepaid expenses	—	4,645,692	4,585,943
Acquisition of inventories of supplies	—	(9,559,987)	(8,693,610)
Consumption of inventories of supplies	–	8,693,610	7,544,156
	—	(24,920,727)	(1,209,203)
Changes in net debt	(576,994,677)	(147,928,815)	(110,240,927)
Net debt, beginning of year	(1,406,558,783)	(1,406,558,783)	(1,296,317,856)
Net debt, end of year	**$ (1,983,553,460)**	**$ (1,554,487,598)**	**$ (1,406,558,783)**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Exhibit D

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating transactions:		
Annual Surplus	$ 451,933,420	$ 274,861,470
Items not involving cash:		
Amortization	55,645,273	52,788,387
Accretion on asset retirement obligations	1,107,808	1,028,241
Sinking fund Income	(12,822,904)	(10,136,932)
Debt reserve fund income	(630,479)	(640,683)
Gain on disposal of tangible capital assets	(25,086,955)	(5,232,489)
Change in landfill closure and post-closure liability	892,988	1,034,521
Change in non-cash assets and liabilities:		
Accounts receivable	(49,945,445)	(40,814,958)
Inventories of supplies	(866,377)	(1,149,454)
Prepaid expenses	(24,054,350)	(59,749)
Accounts payable and accrued liabilities	32,376,454	27,132,478
Deferred revenue and refundable deposits	112,802,607	40,329,658
Net change in cash from operating transactions	541,352,040	339,140,490
Capital transactions:		
Proceeds on disposal of tangible capital assets	27,931,815	5,326,757
Acquisition of tangible capital assets with cash (note 16(a))	(632,565,423)	(436,775,849)
Net change in cash from capital transactions	(604,633,608)	(431,449,092)
Financing transactions:		
Due from Metro Vancouver Regional District	(162,871,891)	(97,304,740)
Proceeds of debt	323,000,000	274,000,000
Debt reserve fund issuance	(3,230,000)	(2,740,000)
Debt reserve fund maturity	–	302,617
Sinking fund payments	(93,657,883)	(82,095,156)
Debt maturity	–	(20,000,000)
Sinking fund retirement	–	20,000,000
Net change in cash from financing transactions	63,240,226	92,162,721
Net change in cash	(41,342)	(145,881)
Cash, beginning of year	52,190	198,071
Cash, end of year	**$ 10,848**	**$ 52,190**

Supplementary cash flow information (note 18)

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 1

Year ended December 31, 2025

1. Significant Accounting Policies

The Greater Vancouver Sewerage and Drainage District (the "District") was established by an Act of the same name in 1956. Its two primary responsibilities are the collection, treatment, and discharge of liquid waste for the member municipalities of the Metro Vancouver Regional District ("MVRD") (note 15), and the disposal of solid waste both for the jurisdictions of the MVRD and the public. Its Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by their respective councils, provided that the member jurisdiction is a member of the District. The member jurisdictions under the Act are jointly and severally liable for the District debts.

The District owns and operates a number of wastewater treatment plants and a related collection network connected to the municipal collection systems, and several solid waste facilities including a waste-to-energy facility.

The District's financial statements are prepared by management in accordance with Canadian public sector accounting standards. Significant accounting policies adopted by the District are as follows:

Basis of Accounting

The District follows the accrual method of accounting for revenues and expenses. Revenues are recognized based on the revenue recognition policy (note 1). Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the legal obligation to pay.

Government Transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the statement of operations as the stipulations are met and the liability is settled.

When the District is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

Deferred Revenue and Refundable Deposits

Deferred revenue represents development cost charges, Provincial grants, and refundable deposits which have been collected, but for which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor or when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 2

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Sinking Fund, Debt Retirement, and Interest Income

Interest income is reported as revenue in the period earned. When required, based on external restrictions, interest income earned on deferred revenue is added to and forms part of the deferred revenue balance, and is recognized into income when related stipulations are met. Any surpluses received from debt retirement are recorded in the year received.

Cash and Investments

In order to improve cash management, the MVRD holds cash and investment transactions in pooled accounts on behalf of its four legal entities: the Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. The District's main cash is therefore presented as due from MVRD. Investments held by the MVRD consist of government bonds issued by the federal and provincial governments of Canada, Municipal Finance Authority of British Columbia ("MFA") pooled investment funds, MFA money market fund, MFA government ultra-short bond, guaranteed investment certificates, and term deposits. Interest earned on the District's fund balances is included

Financial Instruments

The District's financial instruments consist of cash, accounts receivable, debt reserve fund, accounts payable and accrued liabilities, debt, and amounts due to or from the MVRD. Cash and cash equivalents held by MVRD are pooled with all entities held by the MVRD. Accounts receivable and amounts due from government organizations are recorded at cost less any amount for valuation allowance. All debt and other financial liabilities are recorded using cost or amortized cost. Interest attributable to financial instruments are reported in the statement of operations.

The classification of financial instruments is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. All financial assets are assessed for impairment on an annual basis and any such impairment is recorded in the statement of operations. A write-down of a financial asset to reflect a loss in value is not reversed for a subsequent increase in value.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 3

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Employee Future Benefits

Employees who provide services for the District are employees of the MVRD. Employee related costs are allocated by the MVRD to the District based on services rendered. These costs are shown as expenses in the financial statements.

Post-employment benefits of the MVRD, including accumulated banked sick and vacation pay, retirement severance, and Worker's Compensation top-up benefits for employees pursuant to certain policies and union agreements, are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is allocated to the District for employees who provide services for the District based on projected benefits as the employees render services necessary to earn the future benefits.

Liability for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied: an environmental standard exists; contamination exceeds the standard; the District is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. Liabilities for contaminated sites are reported in accounts payable and accrued liabilities.

Landfill Closure and Post-Closure Liability

The District is obligated for its share of landfill closure and post-closure costs, in accordance with a tripartite agreement with the City of Vancouver and the Corporation of Delta (note 6). The District does not own or control the landfill and, therefore, has recorded its obligation as a liability, in accordance with PS 3200 Liabilities, and not as an asset retirement obligation.

The estimated present value of the District's share in landfill closure and post-closure costs to be incurred on a landfill site owned and controlled by the City of Vancouver, based on the percentage of the landfill capacity used for the year, is recognized as a liability. The change in this estimated liability during the year is recorded as an expense in operations. These estimates are reviewed and adjusted annually and any changes are recorded on a prospective basis.

1. Significant Accounting Policies (continued)

Asset Retirement Obligations

Asset Retirement Obligations (AROs) are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
b) The past transaction or event giving rise to the liability had occurred;
c) It is expected that future economic benefits will be given up; and
d) A reasonable estimate of the amount can be made.

The ARO liability is initially recorded based on the best estimate of the expenditure required to retire the ARO obligation determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This ARO liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing or amount required to settle the obligation or the discount rate. The changes in the AROs for the passage of time are recorded as accretion expense in the statement of operations and all other changes are adjusted to the carrying value of the tangible capital asset. This cost is amortized on the same basis as the amortization of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 5

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They generally have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, including asset retirement costs that are capitalized as part of the carrying amount of the related tangible capital asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Lives – Years
Infrastructure	
Interceptors and trunk sewers, drainage	100
Wastewater treatment and pumping stations	40 - 107
Solid waste incinerators and transfer stations	25 - 30
Information technology systems and networks	5
Machinery, Equipment, Furniture, and Fixtures	5 - 20

a. Annual amortization:
Annual amortization begins when the asset is put into service and is expensed over its useful lives. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is available for use.

b. Contributions of tangible capital assets:
Contributions of tangible capital assets are recorded at their estimated fair value at the date of receipt and as contribution revenue.

c. Interest capitalization:
The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

d. Impairment of tangible capital assets
Tangible capital assets are written down when conditions indicate that they no longer contribute to the District's ability to provide goods and services or when the value of the future economic benefits associated with the asset is less than the book value of the asset.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 6

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-Financial Assets (continued)

Inventories of Supplies

Inventories of supplies held for consumption are recorded at cost on a first-in- first-out basis.

Revenue Recognition

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Revenues from transactions without performance obligations are recognized at realizable value when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Tipping fees, levies, electricity sales, permits, user fees, and other revenues are recognized as revenue at a point in time or over time according to the usage and rates approved and set by the Board in various fees and charges bylaws.

Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. Definitions of the District's segments and their related financial information are presented in note 17.

Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Areas requiring the use of management's judgment and estimation relate to the determination of contaminated sites liabilities, amounts to settle and expected timing of asset retirement obligations, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the landfill closure and post-closure liability, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

2. Financial Risk Management

Based on the financial instruments held, the District is potentially exposed to credit risk, market risk, interest rate risk, and liquidity risk.

a. Credit risk

Credit risk is low and related to the possibility of failure to collect from another party and encompasses cash, debt reserve fund, accounts receivable, and due from MVRD. The risk exposure is limited to their carrying amounts at the date of the statement of financial position. The District's accounts receivable primarily consist of amounts due from member jurisdiction, amounts due from customers who require the District's utility services to conduct their business, and grants and contributions receivable related to construction projects. To mitigate any credit risk, the District regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, there are no amounts deemed uncollectible (2024 - $nil). The amounts due from MVRD are subject to market, interest rate, liquidity, and foreign exchange risks as detailed below. There has been no change to the credit risk exposure from 2024.

b. Market risk and interest risk

Market risks and interest rate risks encompasses cash and cash equivalents, investments, and debt instruments. All cash and cash equivalents and investments are pooled by the MVRD and therefore an inherent risk exists related to the consolidated pooled funds held by MVRD. To mitigate this risk, the MVRD closely monitors the Bank of Canada rates and reviews inflationary impacts. The MVRD's cash and cash equivalents are deposited in high-interest savings accounts at federally regulated banks. The MVRD follows the MVRD Board approved investment policy and legislative requirements for the management of its investments, which requires low risk investment products, such as fixed income securities, government bonds, MFA pooled investment funds, MFA money market fund, and MFA government ultra-short bonds. Sales and purchases of investments are recorded on the trade date. To mitigate risks, the investment portfolio is managed regularly through cash forecasts and investments are made into low credit risk rating bonds and pools. The District's exposure to interest rate risk in relation to debt instruments is limited to debt and temporary financing. The risk applies to debt when amortization periods exceed the initial locked-in term. Temporary financing is subject to daily floating rates, which can result in variability over the course of a short-term period. Interest rate risk related to debt instruments is managed through budget and cash forecasts. Interest rates have increased during the year, which primarily affects interest costs for new or refinanced debt and temporary borrowing, as well as, interest earnings on investments. There are no significant impacts to operating results from changes in interest rate that are reasonably possible as of year-end. With more reliance on debt instruments to fund capital infrastructure projects and with the global volatility, the District's market and interest rate exposure has increased from 2024.

2. Financial Risk Management (continued)

c. Liquidity risk

Liquidity risk is low and mitigated by regular monitoring of cash flows and forecasts. The District has pooled accounts with the MVRD and its other entities. All cash and cash equivalents for MVRD is held in federally and provincially regulated banks. To meet financial obligations and mitigate liquidity risk a minimum of 25% of the pooled portfolio held by the MVRD is held in highly liquid cash in high interest savings accounts. There has been no change to the liquidity risk exposure from 2024.

d. Foreign exchange risk

Foreign exchange risk is low. The District has pooled accounts with the MVRD and its other entities. MVRD has not entered into any agreements or purchased any foreign currency hedging arrangements to hedge possible currency risks, as management believes that the foreign exchange risk derived from currency conversions is not significant. The foreign currency financial instruments are short-term in nature and do not give rise to significant foreign currency risk. There has been no change to the foreign exchange risk exposure from 2024.

3. Accounts Receivable

	2025	2024
Tipping fees receivable	$ 24,043,128	$ 24,782,713
Development cost charges receivable	130,087,470	92,256,648
Grants and other contributions receivable	21,230,000	20,444,211
User fees, recoveries, and other receivable	44,744,417	32,300,581
Liquid waste industrial charges receivable	4,839,376	5,214,793
	$ 224,944,391	$ 174,998,946

4. Debt Reserve Fund

The Municipal Finance Authority of British Columbia ("MFA") provides financing for regional districts and member municipalities. The MFA is required to establish a debt reserve fund for each debt issue equal to one-half the average annual installment of principal and interest. The debt reserve fund is comprised of cash deposits equal to 1% of the principal amount borrowed and a non-interest bearing demand note for the remaining requirement. Cash deposits held by the MFA are payable with interest to the ultimate borrower when the final obligations under the respective loan agreements have been made.

If, at any time, the District has insufficient funds to meet payments due on its obligations to the MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund. At December 31, 2025, $66,639,334 (2024 - $55,882,653) in callable demand notes were outstanding and have not been recorded in the statement of financial position.

5. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable and accrued liabilities	$ 184,378,267	$ 133,057,737
Construction holdbacks	25,013,200	46,414,088
Accrued interest on debt	13,246,942	10,790,130
	$ 222,638,409	$ 190,261,955

As at December 31, 2025, there are no amounts accrued for contaminated sites (2024 - nil).

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 10

Year ended December 31, 2025

6. Landfill Closure and Post-Closure Liability

The Vancouver Landfill is located in Delta, British Columbia ("BC") and is owned and controlled by the City of Vancouver. In accordance with a tripartite agreement with the City of Vancouver and the Corporation of Delta, the District is responsible for its proportionate share of the estimated closure and post-closure costs based on landfill capacity as at December 31, 2025. Subsequent to the year ended December 31, 2025, the tripartite agreement was replaced with an amended and restated landfill agreement (note 19).

	2025	2024
Landfill closure and post closure liability	$ 50,298,398	$ 49,405,410
Utilization of total capacity	88.1%	85.9%
Proportionate share of liability	40.1%	39.0%

7. Asset Retirement Obligations

The District's AROs consist of asbestos and lead obligations as well as decommissioning obligations.

a. Asbestos and lead obligations

The District owns and operates several infrastructure assets that are known or assumed to have asbestos and lead, which represent health hazards. Upon demolition of the infrastructure assets, the District has legal obligations to remove them.

b. Contractual obligations

The District has contractual obligations to remove, decommission and restore infrastructure.

Asset retirement obligations are as follows:

	Asbestos and Lead	Contractual Obligations	2025	2024
Balance, beginning of year	$ 6,830,505	$ 18,679,662	$ 25,510,167	$ 24,481,926
Additions	866,218	—	866,218	—
Accretion expense	323,262	784,546	1,107,808	1,028,241
Balance, end of year	$ 8,019,985	$ 19,464,208	$ 27,484,193	$ 25,510,167

The liability has been estimated using a present value calculation with a discount rate for 2025 of 4.2% (2024 – 4.2%). The estimated total undiscounted future expenditures are $47,571,564 (2024 – $46,462,814) and the number of years to expected settlement range from 0 to 55 years (2024 – 0 to 56 years).

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 11

Year ended December 31, 2025

8. Deferred Revenue and Refundable Deposits

Deferred revenue and refundable deposits consist of the following:

	2025	2024
Development cost charges (a)	$ 362,005,465	$ 293,267,228
Provincial grant to fund capital expenditures (b)	156,813,277	112,823,300
Refundable deposits	1,689,130	1,614,737
Total	$ 520,507,872	$ 407,705,265

a) The Greater Vancouver Sewerage and Drainage District Act restricts the District in applying money raised from development cost charges to funding liquid waste capital projects, including the repayment of debt raised to fund such projects. The balance of these amounts is included in deferred revenue until spent on approved purposes. Out of the total development cost charges deferred, the amounts receivable from member jurisdictions (note 3) as at December 31, 2025 total $130,087,470 (2024 – $92,256,828).

b) Amounts received from the Province of British Columbia ("the Province") for the following construction projects have been recorded as deferred revenue:

i. In 2017, the District received a grant from the Province in the amount of $193,000,000 for future costs associated with the construction of the new North Shore Wastewater Treatment Plant Facility. During 2025, $13,929,846 (2024 – $18,721,594) was applied against the project and recognized as revenue. The deferred revenue was recognized in full during the year with the cumulative amount of grant recognized as of December 31, 2025 at $193,000,000.

ii. In 2023, the District entered into a three-year contribution agreement with the Province, where the Province will provide $250,000,000 representing one-third of the funding for Phase 1 of the Iona Wastewater Treatment Plant project. As of December 31, 2025, the District received a cumulative amount of grant at $250,000,000 (2024 – $150,000,000). During 2025, $42,080,177 (2024 – $36,476,537) was applied against the project and recognized as revenue. The cumulative amount of grant recognized as of December 31, 2025 is $93,186,723, with $156,813,277 remaining to be recognized in future years as capital expenditures are incurred.

8. Deferred Revenue and Refundable Deposits (continued)

Continuity of deferred revenue and refundable deposits is as follows:

	2025	2024
Balance, beginning of year	$ 407,705,265	$ 367,375,607
Development cost charges received	130,312,925	91,547,465
Change in development cost charges receivable	37,830,822	27,777,655
Deferred grant received in the year	100,000,000	75,000,000
Interest earned	11,340,427	12,501,558
Change in refundable deposits	74,393	41,341
Amounts spent and recognized as revenue	(166,755,960)	(166,538,361)
Change in deferred revenue and refundable deposits	112,802,607	40,329,658
Balance, end of year	$ 520,507,872	$ 407,705,265

9. Debt

All borrowings for the District are obtained from MFA by the MVRD on the District's behalf, although the District maintains the right to finance debt without MFA involvement.

Debt or other security issued by the District is a direct, joint and several obligation and liability of the District and each and every member jurisdiction.

Debt servicing requirements comprising sinking fund contributions, serial repayments and interest are funded as incurred by revenue earned during the year.

Sinking fund payments are controlled and invested by the MFA and earn income which, together with principal payments, are expected to be sufficient to retire the debt at maturity.

Debt (net of MFA sinking funds) reported on the statement of financial position comprises the following and includes varying maturities up to October 22, 2055 with interest rates ranging from 1.28% to 4.97%.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 13

Year ended December 31, 2025

9. Debt (continued)

Issue Number	Interest Rate - %	Maturity Date	Authorized to be issued	Debt outstanding 2025	Debt outstanding 2024
116	1.47	April 4, 2026	$ 20,000,000	$ 20,000,000	$ 20,000,000
118	3.39	April 11, 2027	20,000,000	20,000,000	20,000,000
139	2.10	October 5, 2031	55,000,000	55,000,000	55,000,000
141	2.80	April 7, 2032	50,000,000	50,000,000	50,000,000
142	3.15	October 4, 2032	50,000,000	50,000,000	50,000,000
145	3.15	April 23, 2033	120,000,000	120,000,000	120,000,000
146	3.20	September 19, 2033	270,000,000	270,000,000	270,000,000
147	2.66	April 9, 2034	40,000,000	40,000,000	40,000,000
149	2.24	October 9, 2034	46,000,000	46,000,000	46,000,000
150	1.99% - 3.03%	April 9, 2035	125,000,000	125,000,000	125,000,000
151	1.28% - 3.38%	June 1, 2035	70,000,000	70,000,000	70,000,000
154	2.41	May 28, 2036	370,000,000	370,000,000	370,000,000
157	3.36	April 8, 2037	160,000,000	160,000,000	160,000,000
159	4.15	June 5, 2038	25,000,000	25,000,000	25,000,000
160	4.97	October 12, 2038	40,000,000	40,000,000	40,000,000
161	4.44	April 9, 2039	224,000,000	224,000,000	224,000,000
161	4.44	April 9, 2054	50,000,000	50,000,000	50,000,000
165	3.88	May 7, 2040	176,800,000	176,800,000	—
165	3.88	May 7, 2055	16,200,000	16,200,000	—
167	3.73	October 22, 2055	21,000,000	21,000,000	—
167	3.73	October 22, 2040	109,000,000	109,000,000	—
Total debt			$ 2,058,000,000	$ 2,058,000,000	$ 1,735,000,000
Less sinking				(504,548,466)	(398,067,679)
Total net debt				$ 1,553,451,534	$ 1,336,932,321

Principal payments and sinking fund installments due within the next five years and thereafter are as follows:

	Amount
2026	$ 107,584,111
2027	106,510,480
2028	105,361,889
2029	105,361,889
2030	105,361,889
Thereafter	655,027,354
Total payments	1,185,207,612
Estimated sinking fund income	368,243,922
Total net debt	$1,553,451,534

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 14

Year ended December 31, 2025

10. Tangible Capital Assets

Year ended December 31, 2025

	Cost				Accumulated Amortization				
	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025	Balance at December 31, 2024	Disposals	Amortization Expense	Balance at December 31, 2025	Net Book Value December 31, 2025
Land	$ 193,132,510	$ 37,240,307	$(2,844,860)	$ 227,527,957	$ —	$ —	$ —	$ —	$ 227,527,957
Infrastructure	2,784,705,904	62,508,718	—	2,847,214,622	855,634,651	—	55,419,042	911,053,693	1,936,160,929
Machinery, equipment, furniture & fixtures	8,637,106	—	—	8,637,106	8,241,634	—	226,231	8,467,865	169,241
Construction in progress	2,188,391,796	533,682,616	—	2,722,074,412	—	—	—	—	2,722,074,412
	$5,174,867,316	**$633,431,641**	**$(2,844,860)**	**$5,805,454,097**	**$863,876,285**	**$ —**	**$ 55,645,273**	**$919,521,558**	**$4,885,932,539**

Construction in progress includes $1.0 billion (2024 - $0.7 billion) related to the North Shore Wastewater Treatment Plant (note 14).
Additions related to asset retirement costs were $0.87 million (2024- $nil).
The net book value of disposals and write-offs in 2025 was $2.8 million (2024 - $0.09 million).
In 2025, there were no tangible capital assets contributed to the District (2024 - $nil).

Year ended December 31, 2024

	Cost				Accumulated Amortization				
	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024	Balance at December 31, 2023	Disposals	Amortization Expense	Balance at December 31, 2024	Net Book Value December 31, 2024
Land	$ 186,868,301	$ 6,301,728	$ (37,519)	$ 193,132,510	$ —	$ —	$ —	$ —	$ 193,132,510
Infrastructure	2,763,532,417	23,623,952	(2,450,465)	2,784,705,904	805,491,737	(2,393,716)	52,536,630	855,634,651	1,929,071,253
Machinery, equipment, furniture & fixtures	8,637,106	—	—	8,637,106	7,989,877	—	251,757	8,241,634	395,472
Construction in progress	1,781,541,627	406,850,169	—	2,188,391,796	—	—	—	—	2,188,391,796
	$4,740,579,451	**$436,775,849**	**$(2,487,984)**	**$5,174,867,316**	**$813,481,614**	**$(2,393,716)**	**$ 52,788,387**	**$863,876,285**	**$4,310,991,031**

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 15

Year ended December 31, 2025

11. Grants and other contributions

	2025	2024
Provincial	$ 56,651,941	$ 55,517,302
Federal	10,826,466	20,558,653
MVRD (a)	12,064,334	—
	$ 79,542,741	$ 76,075,955

(a) The MVRD allocated a grant amount to acquire property for liquid waste infrastructure from the grant received from the Province under the Growing Communities fund in 2023. During 2025, the District recognized total grant revenue of $12,064,334 (2024 - $nil) for the acquisition of the property located at 1223 Derwent Way in the City of Delta.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 16

Year ended December 31, 2025

12. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves as follows:

	2025	2024
Reserves	$ 292,360,345	$ 145,952,664
Capital fund balance	(255,136,380)	(202,239,824)
Investment in tangible capital assets	3,332,481,005	2,974,058,710
Total	$ 3,369,704,970	$ 2,917,771,550

Continuity of reserves is as follows:

	December 31, 2024	Interest	Annual Operating Surplus	Contributions from/ (to) operations	December 31, 2025
Operating Reserves					
Liquid Waste Services	$ 48,398,623	$ 1,764,275	$ (476,430)	$ —	$ 49,686,468
Solid Waste Services	38,190,596	1,392,161	19,764,412	—	59,347,169
	86,589,219	3,156,436	19,287,982	—	109,033,637
Discretionary Reserves					
Liquid Waste General Debt Reserve Fund	2,373,223	86,511	—	—	2,459,734
Lions Gate Contingency	1,665,532	60,714	—	—	1,726,246
Drainage General	5,914,657	215,607	—	—	6,130,264
Solid Waste General	28,860,291	1,052,044	—	(853,061)	29,059,274
Landfill Post-Closure	11,405,703	2,129,991	—	(2,596,043)	10,939,651
	50,219,406	3,544,867	—	(3,449,104)	50,315,169
Statutory Reserves					
North Shore Wastewater Treatment Plant	—	1,442,569	—	121,165,617	122,608,186
Liquid Waste Laboratory Equipment	1,016,142	38,893	—	108,638	1,163,673
Liquid Waste Services Sustainability Innovation Fund	8,127,897	309,704	—	802,079	9,239,680
	9,144,039	1,791,166	—	122,076,334	133,011,539
Total Reserves	**$ 145,952,664**	**$ 8,492,469**	**$ 19,287,982**	**$ 118,627,230**	**$ 292,360,345**

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 17

Year ended December 31, 2025

12. Accumulated Surplus (continued)

Capital fund balance represents the expected level of funding required for capital expenditures.

Capital fund balance is calculated as follows:

	2025	2024
Capital Fund Balance, beginning of year	$ (202,239,824)	$ (277,555,814)
Revenues		
Grants and other contributions	79,542,741	75,961,514
Gain on disposal of tangible capital assets	25,086,955	5,232,489
Debt reserve fund income	630,479	640,683
Interest income	5,895,624	6,404,039
Other revenues	89,672	374
	111,245,471	88,239,099
Expenses		
Amortization of tangible capital assets	(55,645,273)	(52,788,387)
Accretion on asset retirement obligations	(1,107,808)	(1,028,241)
	(56,753,081)	(53,816,628)
Non-financial assets transactions		
Acquisition of tangible capital assets	(633,431,641)	(436,775,849)
Disposal of tangible capital assets	2,840,000	94,268
Amortization of tangible capital assets	55,645,273	52,788,387
	(574,946,368)	(383,893,194)
Financing		
Proceeds of debt	323,000,000	274,000,000
Contribution from Operating Fund	132,028,124	98,641,392
Contribution from Reserves	—	14,504,993
Contribution to Reserves	(27,931,815)	(5,326,757)
Development cost charges from reserve	40,461,113	42,967,085
	467,557,422	424,786,713
Capital Fund Balance, end of year	$ (255,136,380)	$ (202,239,824)

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 18

Year ended December 31, 2025

12. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2025	2024
Tangible capital assets	$ 4,885,932,539	$ 4,310,991,031
Amounts financed by:		
Debt	(1,553,451,534)	(1,336,932,321)
	3,332,481,005	2,974,058,710
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	633,431,641	436,775,849
Amortization of tangible capital assets	(55,645,273)	(52,788,387)
Gain on disposal of tangible capital assets	25,086,955	5,232,489
Proceeds on disposal of tangible capital assets	(27,931,815)	(5,326,757)
	574,941,508	383,893,194
Less funding of tangible capital assets through debt		
Sinking fund retirement	—	20,000,000
Sinking fund payments	(93,657,883)	(82,095,156)
Sinking fund income	(12,822,904)	(10,136,932)
Proceeds of debt	323,000,000	274,000,000
Debt maturity	—	(20,000,000)
	216,519,213	181,767,912
Change in investment in tangible capital assets	358,422,295	202,125,282
Investment in tangible capital assets, beginning of year	2,974,058,710	2,771,933,428
Investment in tangible capital assets, end of year	$ 3,332,481,005	$ 2,974,058,710

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 19

Year ended December 31, 2025

13. Contractual Obligations and Rights

a) Contractual Obligations

i) As of December 31, 2025 the District had the following commitments outstanding related to capital projects in progress:

	2025	2024
Authorized for outstanding projects	$ 8,692,100,000	$ 6,047,250,000
Expended at December 31	(3,420,764,149)	(3,194,856,592)
Commitment remaining	$ 5,271,335,851	$ 2,852,393,408

ii) The District is committed under lease and rights-of-way agreements to make minimum annual payments. These agreements have varying terms, including two agreements, with annual payments of $905,000 to perpetuity, with adjustments annually for CPI. Estimated payments over the next ten years are as follows:

	Amount
2026	$ 3,638,572
2027	3,699,443
2028	3,761,532
2029	3,824,863
2030	3,889,460
2031 - 2035	20,335,542
Total	$ 39,149,412

b) Contractual Rights

The District is party to lease agreements that are anticipated to provide future revenues. These agreements are with third parties with varying terms to 2026. Amounts anticipated to be received over the future years are as follows:

	Amount
2026	$ 865,395
Total	$ 865,395

14. Contingencies

Lawsuits

As at December 31, 2025, there were various lawsuits pending against the District arising in the ordinary course of business. The District has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

North Shore Wastewater Treatment Plant

The District is building a new tertiary wastewater treatment plant on a former industrial site in North Vancouver, to replace the primary-only Lions Gate Wastewater Treatment Plant. The deadline for completion of the project under federal regulation was December 31, 2020. In 2021, the District served notice to terminate its contract with the initial vendor hired to design, build and commission the future North Shore Wastewater Treatment Plant, having determined that the initial vendor was in breach of contract. As of the contract termination date, the District has paid $309.5 million, net of GST rebates, to the initial vendor for work completed, which has been recorded as construction in progress (note 10). In 2022, the initial vendor commenced legal action by filing a claim against the District in excess of $250 million to which the District filed a counter-claim against the initial vendor in excess of $500 million. In 2022, the District also drew on an irrevocable letter of credit in the amount of $50.0 million as a result of contract termination. As at December 31, 2025, the outcome of any legal proceedings related to the terminated contract and the potential consequences of not meeting the current deadline under the federal regulation is undeterminable.

14. Contingencies (continued)

Self-Insurance Reserve

A self-insurance reserve has been established within the MVRD to cover losses resulting from uninsured liability exposures of the District, other MVRD Districts, and Metro Vancouver Housing Corporation ("MVHC").

Each year a review is undertaken to determine if it would be beneficial to purchase additional liability insurance. The District, other Metro Vancouver Districts, and the MVHC transfer amounts to the reserve depending on the reserve's adequacy to cover retained liability risk.

An estimate is made for all costs of investigating and settlement of claims annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These estimates are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed at the time the losses are known and the amounts are reasonably determinable.

Debt Reserve Fund

The MFA is required to establish a Debt Reserve Fund for each debt which is comprised of cash deposits and a non-interest bearing demand note (refer to note 4). If, at any time, the District has insufficient funds to meet payments due on its obligations to MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund, and therefore have not been recorded in the statement of financial position.

Letters of Credit

At December 31, 2025, the District is the named beneficiary of $24,164,394 (2024 - $6,173,523) of irrevocable letters of credits from financial institutions related to construction projects and Solid Waste operations. These letters of credit are available under circumstances in which the service provider does not fulfil its obligation to the District and therefore the amount is not recorded as assets.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

14. Contingencies (continued)

Cache Creek Landfill

Prior to 2016, the District transported deposits to a landfill located in the Village of Cache Creek, BC and was required to contribute quarterly to a post-closure trust fund, held with the Province. The *GVS&DD – Village of Cache Creek: Village of Cache Creek – Agreement* dated November 25, 1987 indemnifies the Village of Cache Creek for any post-closure liabilities not covered by this fund and obligates the District to pay any excess funding until the earlier of (i) the 20th anniversary of the landfill closure date or (ii) the date the Province terminates the post-closure trust fund. Therefore, the obligation expires at the latest July 2036. The Landfill Operational Certificate obligates the Village of Cache Creek and a third party service provider to undertake closure and post-closure activities. At December 31, 2025, the lower of amortized cost and market value of the trust was $13,823,662 (2024 - $16,324,428), which approximates the expected post-closure costs.

15. Related Party Transactions

The District is a related party to the MVRD. The District's Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by the their respective councils, provided that the member jurisdiction is a member of the District. The District and MVRD are separate legal entities authorized by separate legislation. The District was established by an Act of the same name in 1956. MVRD was established under the Local Government Act of British Columbia. During the year, the District recognized $12,064,334 (2024 - $nil) of grants and other contributions from MVRD (note 11) and recorded corporate cost of $56,226,610 (2024 - $51,842,767) allocated from MVRD for corporate services and administration.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 23

Year ended December 31, 2025

16. Budget Information

The annual budget presented in these financial statements is based upon the 2025 operating and capital budgets originally approved by the District's Board in November 2024. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Also, contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved budget to the budget figures reported in these financial statements. Capital expenditures of $1,053,077,000 were included in the capital budget approved by the Board.

	2025 Budget	2024 Budget
Budgeted annual surplus per Exhibit B - Statement of Operations	$ 421,071,357	$ 283,913,432
Items not included in the approved operating budget		
Capital development cost charge revenue	(40,461,000)	(42,967,000)
Capital grants and contributions	(72,976,000)	(100,186,000)
Amortization of tangible capital assets	55,010,966	52,150,348
Accretion on asset retirement obligation	1,071,427	1,028,241
Sinking and debt retirement fund income	(10,674,281)	(9,082,810)
Reserve interest	(5,701,072)	(4,064,847)
Items included in the budget but not in financial statements		
Debt principal payments	(93,657,885)	(82,269,409)
Transfers to capital	(252,624,874)	(98,631,392)
Transfers from reserve funds	1,986,659	2,652,629
Transfer to reserve funds	(3,045,297)	(2,543,192)
Annual surplus per approved budget	$ —	$ —

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 24

Year ended December 31, 2025

17. Segmented Information and Expenses by Object

The District's primary responsibilities are the collection, treatment and discharge of liquid waste for the municipalities of the MVRD and the disposal of solid waste both for the municipalities of the MVRD and the public. For management reporting purposes, the District's operations and activities are organized and reported by these two primary areas of service.

The information reported in the segmented information does not include $8,040,469 (2024 - $9,536,711) of direct salaries and benefits of the District allocated to the construction of tangible capital assets which have been included in the cost of tangible capital assets in the statement of financial position. The services disclosed in the segmented information are as follows:

Liquid Waste Services The Liquid Waste Services is responsible for the collection, treatment and discharge of liquid waste for member municipalities. It operates a number of wastewater treatment plants and a related collection network connected to the member municipalities' systems.

Solid Waste Services The Solid Waste Services is responsible for the disposal of solid waste both for the member municipalities and the public. It owns and operates several solid waste facilities including a waste-to-energy facility.

	2025 Total Budget	Liquid Waste Services	Solid Waste Services	2025 Total Actual	2024 Total Actual
Revenues					
Sewerage and drainage levy	$ 575,550,267	$ 575,550,267	$ —	$ 575,550,267	$ 389,498,103
Tipping fees	148,874,301	—	169,833,890	169,833,890	149,931,449
Development cost charges (note 8)	117,929,636	110,745,937	—	110,745,937	111,340,228
User fees, recoveries, and other	23,362,957	10,623,602	13,984,012	24,607,614	26,351,503
Liquid Waste Industrial Charges	13,655,992	15,130,741	—	15,130,741	13,435,897
Sinking fund, debt retirement and interest income	16,375,353	22,399,498	5,565,744	27,965,242	23,852,737
Grants and other contributions (note 11)	72,976,000	79,542,741	—	79,542,741	76,075,955
Gain on disposal of tangible capital assets	—	—	25,086,955	25,086,955	5,232,489
	968,724,506	813,992,786	214,470,601	1,028,463,387	795,718,361
Expenses					
Salaries and benefits	90,668,522	82,810,844	8,934,290	91,745,134	86,058,164
Consulting, contracted, and professional services	185,903,929	66,143,200	148,174,264	214,317,464	195,379,317
Asset repairs and maintenance	19,368,731	16,602,016	1,053,235	17,655,251	19,021,555
Materials and supplies	27,268,774	25,800,504	28,903	25,829,407	22,281,533
Utilities, permits, and taxes	20,521,416	20,568,913	374,538	20,943,451	20,144,483
Corporate costs (note 15)	59,225,103	50,160,135	6,066,475	56,226,610	51,842,767
Other	17,182,665	11,135,110	14,753,607	25,888,717	19,069,448
Amortization of tangible capital assets	55,010,966	48,125,647	7,519,626	55,645,273	52,788,387
Interest expenses	72,503,043	62,304,303	5,974,357	68,278,660	54,271,237
	547,653,149	383,650,672	192,879,295	576,529,967	520,856,891
Annual surplus	**$ 421,071,357**	**$ 430,342,114**	**$ 21,591,306**	**$ 451,933,420**	**$ 274,861,470**

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Notes to Financial Statements, page 25

Year ended December 31, 2025

18. Supplementary Cash Flow Information

The following non-cash transactions related to the increase to asset retirement costs, PS 3280 Asset Retirement Obligations, are excluded from the statement of cash flows.

	2025	2024
Increase to asset retirement cost (a)	$ 866,218	$ —
Increase to asset retirement obligations	(866,218)	—
	$ —	$ —

(a) Assets acquired through other non-cash transactions are excluded from the acquisition of tangible capital assets on the statement of cash flows.

	2025	2024
Acquisition of tangible capital assets with cash	$ 632,565,423	$ 436,775,849
Increase to asset retirement cost	866,218	—
Tangible capital asset additions (note 10)	$ 633,431,641	$ 436,775,849

19. Subsequent Events

Amended and restated landfill agreement

On January 12, 2026, the District, the MVRD, City of Vancouver, and City of Delta entered into an amended and restated landfill agreement that replaced the existing landfill and tripartite agreements, extending the use of the Vancouver landfill by 20 years to 2050. Pursuant to the terms of the agreement, a one-time contribution of $10 million and annual contribution of $500,000 are payable from the District to MVRD for Burns Bog enhancement and conservation. An adjustment to 2024 fees of $3.77 million were paid to City of Vancouver and City of Delta, with the adjustment to 2025 fees of $5.76 million payable by May 1, 2026.

20. Comparative Figures

Certain comparative figures have been reclassified to conform to the presentation of the current year. These reclassifications had no impact on prior year annual surplus.

Financial Statements of

GREATER VANCOUVER WATER DISTRICT

Year ended December 31, 2025

Draft April 9, 2026

GREATER VANCOUVER WATER DISTRICT

Index to Financial Statements

December 31, 2025

	Exhibit
Management Report	
Independent Auditor's Report	
Statement of Financial Position	A
Statement of Operations	B
Statement of Change in Net Debt	C
Statement of Cash Flows	D
Notes to Financial Statements	

GREATER VANCOUVER WATER DISTRICT

MANAGEMENT REPORT

The Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these statements are management's responsibility. Management is responsible for all the statements and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Greater Vancouver Water District's Board of Directors is responsible for approving the financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Metro Vancouver Regional District Board.

The external auditor, KPMG LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the *Financial Inform*ation *Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2025.

On behalf of Greater Vancouver Water District.

Date: April 24, 2026

Linda Sabatini, Deputy Chief Financial Officer

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Greater Vancouver Water District

Opinion

We have audited the financial statements of Greater Vancouver Water District (the "Entity"), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of operations for the year then ended
- the statement of change in net debt for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2025, and its results of operations, its changes in net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

GREATER VANCOUVER WATER DISTRICT

Exhibit A

Statement of Financial Position

As at December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash	$ 4,069,794	$ 3,952,309
Accounts receivable (note 3)	183,210,140	106,554,280
Debt reserve fund (note 4)	14,971,008	13,594,394
	202,250,942	124,100,983
Liabilities		
Accounts payable and accrued liabilities (note 5)	111,618,022	123,513,967
Due to Metro Vancouver Regional District	22,013,450	138,855,619
Deferred revenue and refundable deposits (note 6)	237,628,324	57,699,617
Asset retirement obligations (note 7)	21,295,743	20,437,374
Debt (net of MFA sinking funds) (note 8)	810,713,727	609,320,383
	1,203,269,266	949,826,960
Net Debt	(1,001,018,324)	(825,725,977)
Non-Financial Assets		
Tangible capital assets (note 9)	4,031,704,283	3,646,282,687
Inventories of supplies	5,302,177	5,059,420
Prepaid expenses	19,968,718	24,736,887
	4,056,975,178	3,676,078,994
Accumulated surplus (note 11)	**$ 3,055,956,854**	**$ 2,850,353,017**

Contractual obligations and rights (note 12)
Contingencies (note 13)

The accompanying notes are an integral part of these financial statements.

_____ Deputy Chief Financial Officer

_____ Board Chair

GREATER VANCOUVER WATER DISTRICT

Exhibit B

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 15)	2025 Actual	2024 Actual
Revenues (note 16)			
Metered sale of water	$ 399,008,564	$ 394,303,861	$ 363,616,379
Development cost charges (note 6)	5,869,716	8,736,802	1,229,228
Sinking fund, debt retirement, and interest income	17,140,505	21,248,453	21,467,458
Building income from Metro Vancouver Districts	11,091,613	11,695,787	9,227,795
Building income from external parties	6,352,294	6,015,331	6,053,726
Grants and other contributions (note 10)	8,034,000	9,351,153	42,448
Other Revenue	2,969,279	6,843,282	9,286,251
	450,465,971	458,194,669	410,923,285
Expenses (note 16)			
Water operations	231,795,423	232,464,837	214,257,587
Building operations	19,858,784	20,125,995	17,824,640
	251,654,207	252,590,832	232,082,227
Annual surplus	198,811,764	205,603,837	178,841,058
Accumulated surplus, beginning of year	2,850,353,017	2,850,353,017	2,671,511,959
Accumulated surplus, end of year	**$ 3,049,164,781**	**$ 3,055,956,854**	**$ 2,850,353,017**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER WATER DISTRICT

Exhibit C

Statement of Change in Net Debt

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 15)	2025 Actual	2024 Actual
Annual surplus	$ 198,811,764	$ 205,603,837	$ 178,841,058
Change in tangible capital assets:			
Acquisition of tangible capital assets	(484,532,000)	(435,949,112)	(357,139,420)
Amortization of tangible capital assets	43,957,050	47,227,721	45,921,069
Loss on disposal of tangible capital assets	—	3,299,795	—
	(440,574,950)	(385,421,596)	(311,218,351)
Change in other non-financial assets:			
Acquisition of prepaid expenses	—	(19,968,718)	(24,736,887)
Use of prepaid expenses	—	24,736,887	547,311
Acquisition of inventories of supplies	—	(5,302,177)	(5,059,420)
Consumption of inventories of supplies	—	5,059,420	5,049,663
	—	4,525,412	(24,199,333)
Changes in net debt	(241,763,186)	(175,292,347)	(156,576,626)
Net debt, beginning of year	(825,725,977)	(825,725,977)	(669,149,351)
Net debt, end of year	**$ (1,067,489,163)**	**$ (1,001,018,324)**	**$ (825,725,977)**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER WATER DISTRICT

Exhibit D

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating transactions:		
Annual surplus	$ 205,603,837	$ 178,841,058
Items not involving cash:		
Amortization	47,227,721	45,921,069
Accretion on asset retirement obligations	858,369	823,772
Sinking fund income	(15,505,027)	(18,225,633)
Debt reserve fund income	(426,453)	(501,328)
Loss on disposal of tangible capital assets	3,299,795	—
Change in non-cash assets and liabilities:		
Accounts receivable	(76,655,860)	(34,009,816)
Inventories of supplies	(242,757)	(9,757)
Prepaid expenses	4,768,169	(24,189,576)
Accounts payable and accrued liabilities	(11,895,945)	26,301,900
Deferred revenue and refundable deposits	179,928,707	50,203,110
Net change in cash from operating transactions	336,960,556	225,154,799
Capital transactions:		
Acquisition of tangible capital assets	(435,949,112)	(357,139,420)
Net change in cash from capital transactions	(435,949,112)	(357,139,420)
Financing transactions:		
Due to Metro Vancouver Regional District	(116,842,169)	118,821,467
Proceeds of debt	277,000,000	76,000,000
Debt reserve fund issuance	(2,770,000)	(760,000)
Debt reserve fund maturity	1,819,839	2,120,128
Sinking fund payments	(60,101,629)	(62,836,788)
Debt maturity	(120,000,000)	(140,000,000)
Sinking fund retirement	120,000,000	140,000,000
Net change in cash from financing transactions	99,106,041	133,344,807
Net change in cash	117,485	1,360,186
Cash, beginning of year	3,952,309	2,592,123
Cash, end of year	**$ 4,069,794**	**$ 3,952,309**

The accompanying notes are an integral part of these financial statements.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 1

Year ended December 31, 2025

1. Significant Accounting Policies

The Greater Vancouver Water District (the "District") was established by an Act of the same name in 1924. Its primary responsibility is the supply of potable water for the member municipalities of the Metro Vancouver Regional District ("MVRD") (note 14). Its Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by their respective councils, provided that the member jurisdiction is a member of the District. The member jurisdictions under the Act are jointly and severally liable for the District's debts.

The District owns or holds under a 999-year lease from the Province of British Columbia ("the Province"), an extensive closed watershed network as its source of supply. It owns a series of dams, reservoirs, water treatment plants and a distribution network connecting to the municipal distribution systems. The District also owns and is responsible for operating and maintaining office buildings that are leased to MVRD and its related entities.

The District's financial statements are prepared by management in accordance with Canadian public sector accounting standards ("PSAS"). Significant accounting policies adopted by the District are as follows:

Basis of Accounting

The District follows the accrual method of accounting for revenues and expenses. Revenues are recognized based on the revenue recognition policy (note 1). Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the legal obligation to pay.

Government Transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the statement of operations as the stipulations are met and the liability is settled.

When the District is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

Deferred Revenue and Refundable Deposits

Deferred revenue represents development cost charges and refundable deposits, and other fees which have been collected, but for which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor or when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 2

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Sinking Fund, Debt Retirement and Interest Income

Interest income is reported as revenue in the period earned. When required, based on external restrictions, interest income earned on deferred revenue is added to and forms part of the deferred revenue balance and is recognized into income when related stipulations are met. Any surpluses received from debt retirement are recorded in the year received.

Cash and Investments

In order to improve cash management, the MVRD holds cash and investment transactions in pooled accounts on behalf of its four legal entities: the Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. The District's main cash is therefore presented as due from MVRD. Investments held by the MVRD consist of government bonds issued by the federal and provincial governments of Canada, Municipal Finance Authority of British Columbia ("MFA") pooled investment funds, MFA money market fund, MFA government ultra-short bond, guaranteed investment certificates, and term deposits. Interest earned on the District's fund balances is included

Financial Instruments

The District's financial instruments consist of cash, accounts receivable, debt reserve fund, accounts payable and accrued liabilities, debt, and amounts due to or from the MVRD. Cash and cash equivalents held by MVRD are pooled with all entities held by the MVRD. Accounts receivable and amounts due from government organizations are recorded at cost less any amount for valuation allowance. All debt and other financial liabilities are recorded using cost or amortized cost. Interest attributable to financial instruments are reported in the statement of operations.

The classification of financial instruments is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. All financial assets are assessed for impairment on an annual basis and any such impairment is recorded in the statement of operations. A write-down of a financial asset to reflect a loss in value is not reversed for a subsequent increase in value.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 3

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Employee Future Benefits

Employees who provide services for the District are employees of the MVRD. Employee related costs are allocated by the MVRD to the District based on services rendered. These costs are shown as expenses in the financial statements.

Post-employment benefits of the MVRD, including accumulated banked sick and vacation pay, retirement severance, and Worker's Compensation top-up benefits for employees pursuant to certain policies and union agreements, are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is allocated to the District for employees who provide services for the District based on projected benefits as the employees render services necessary to earn the future benefits.

Liabilities for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied: an environmental standard exists; contamination exceeds the standard; the District is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. Liabilities for contaminated sites are reported in accounts payable and accrued liabilities.

1. Significant Accounting Policies (continued)

Asset Retirement Obligations

Asset Retirement Obligations (AROs) are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
b) The past transaction or event giving rise to the liability had occurred;
c) It is expected that future economic benefits will be given up; and
d) A reasonable estimate of the amount can be made.

The ARO liability is initially recorded based on the best estimate of the expenditure required to retire the ARO obligation determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This ARO liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing or amount required to settle the obligation or the discount rate. The changes in the AROs for the passage of time are recorded as accretion expense in the statement of operations and all other changes are adjusted to the carrying value of the tangible capital asset. This cost is amortized on the same basis as the amortization of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 5

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, including asset retirement costs that are capitalized as part of the carrying amount of the related tangible capital asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Lives - Years
Buildings	
Corporate head office	40
Watershed	25
Infrastructure	
Dams and reservoirs	150
Supply mains	100
Distribution systems, drinking water treatment	50 -101
Bridges and roads	50
Machinery, Equipment, Furniture and Fixtures	5 - 20

a. Annual amortization:
Annual amortization begins when the asset is put into service and is expensed over its useful lives. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is put into productive use.

b. Contributions of tangible capital assets:
Contributions of tangible capital assets are recorded at their fair value at the date of receipt and as contribution revenue.

c. Interest capitalization:
The District does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

d. Impairment of tangible capital assets
Tangible capital assets are written down when conditions indicate that they no longer contribute to the District's ability to provide goods and services or when the value of the future economic benefits associated with the asset is less than the book value of the asset.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 6

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-Financial Assets (continued)

Inventories of Supplies

Inventories of supplies held for consumption are recorded at cost on a first-in-first-out basis.

Revenue Recognition

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the District satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Revenues from transactions without performance obligations are recognized at realizable value when the District has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Metered sale of water, building income from external tenants, Metro Vancouver Districts and Housing Corporation, and other income are recognized as revenue at a point in time or over time according to the usage and rates approved and set by the Board.

Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. Definitions of the District's segments and their related financial information are presented in (note 16).

Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Areas requiring the use of management's judgment and estimation relate to the determination of contaminated sites liabilities, amounts to settle and expected timing of asset retirement obligations, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

2. Financial Risk Management

Based on the financial instruments held, the District is potentially exposed to credit risk, market risk, interest rate risk, and liquidity risk.

a. Credit risk

Credit risk is low and related to the possibility of failure to collect from another party and encompasses cash, debt reserve fund, and accounts receivable. The risk exposure is limited to their carrying amounts at the date of the statement of financial position. The District's accounts receivable primarily consist of amounts due from member jurisdictions, which does not pose a high risk of amounts uncollected. To mitigate any credit risk, the District regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, there are no amounts deemed uncollectible (2024 - $nil). There has been no change to the credit risk exposure from 2024.

b. Market risk and interest risk

Market risks and interest rate risks encompasses cash and cash equivalents, investments, and debt instruments. All cash and cash equivalents and investments are pooled with the MVRD and therefore an inherent risk exists related to the consolidated pooled funds held by MVRD. To mitigate this risk, the MVRD closely monitors the Bank of Canada rates and reviews inflationary impacts. The MVRD's cash and cash equivalents are deposited in high-interest savings accounts at federally regulated banks. The MVRD follows the MVRD Board approved investment policy and legislative requirements for the management of its investments, which requires low risk investment products, such as fixed income securities, government bonds, MFA pooled investment funds, MFA money market fund, and MFA government ultra-short bonds. Sales and purchases of investments are recorded on the trade date. To mitigate risks, the investment portfolio is managed regularly through cash forecasts and investments are made into low credit risk rating bonds and pools. The District's exposure to interest rate risk in relation to debt instruments is limited to debt and temporary financing. The risk applies to debt when amortization periods exceed the initial locked-in term. Temporary financing is subject to daily floating rates, which can result in variability over the course of a short-term period. Interest rate risk related to debt instruments is managed through budget and cash forecasts. Interest rates have decreased slightly during the year, which primarily affects interest rate costs for new and refinanced debt and temporary borrowing, as well as, interest earnings on investments. There are no significant impacts to operating results from changes in interest rate that are reasonably possible as of year-end. With more reliance on debt instruments to fund capital infrastructure projects and with the global volatility, the District's market and interest rate exposure has increased from 2024.

2. Financial Risk Management (continued)

c. Liquidity risk

Liquidity risk is low and mitigated by regular monitoring of cash flows and forecasts. The District has pooled accounts with the MVRD and its other entities. All cash and cash equivalents for MVRD are held in federally and provincially regulated banks. To meet financial obligations and mitigate liquidity risk a minimum of 25% of the pooled portfolio held by the MVRD is held in highly liquid cash in high interest savings accounts. There has been no change to the liquidity risk exposure from 2024.

d. Foreign exchange risk

Foreign exchange risk is low. The District has pooled accounts with the MVRD and its other entities. MVRD has not entered into any agreements or purchased any foreign currency hedging arrangements to hedge possible currency risks, as management believes that the foreign exchange risk derived from currency conversions is not significant. The foreign currency financial instruments are short-term in nature and do not give rise to significant foreign currency risk. There has been no change to the foreign exchange risk exposure from 2024.

3. Accounts Receivable

	2025	2024
Metered sale of water receivable	$ 50,452,404	$ 43,180,309
Development cost charges receivable	119,762,612	50,316,362
User fees, recoveries, and other receivable	12,995,124	13,057,609
	$ 183,210,140	$ 106,554,280

4. Debt Reserve Fund

The Municipal Finance Authority of British Columbia ("MFA") provides financing for regional districts and member jurisdictions. The MFA is required to establish a debt reserve fund for each debt issue equal to one-half the average annual installment of principal and interest. The debt reserve fund is comprised of cash deposits equal to 1% of the principal amount borrowed and a non-interest bearing demand note for the remaining requirement. Cash deposits held by the MFA are payable with interest to the ultimate borrower when the final obligations under the respective loan agreements have been made.

If, at any time, the District has insufficient funds to meet payments due on its obligations to the MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met in order to maintain the level of the debt reserve fund. At December 31, 2025, $40,737,215 (2024 - $35,219,471) in callable demand notes were outstanding and have not been recorded in the statement of financial position.

5. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable and accrued liabilities	$ 49,038,445	$ 70,754,293
Construction holdbacks	51,616,688	44,794,578
Accrued interest on debt	8,415,531	6,603,205
Contaminated sites (a)	2,547,358	1,361,891
	$ 111,618,022	$ 123,513,967

(a) As at December 31, 2025, the District accrued $2,547,358 (2024 - $1,361,891) to remediate contaminated soils at two of its properties. The remediation work for the properties will be completed in 2026 and 2027.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 10

Year ended December 31, 2025

6. Deferred Revenue and Refundable Deposits

Deferred revenue and refundable deposits consist of the following:

	2025	2024
Development cost charges (a)	$ 237,067,323	$ 57,323,265
Refundable deposits	561,001	376,352
Total	$ 237,628,324	$ 57,699,617

a) The Local Government Act restricts the District in applying money raised from development cost charges to funding water capital projects, including the repayment of debt raised to fund such projects. The balance of these amounts is included in deferred revenue until spent on approved purposes. Out of the total development cost charges deferred, the amounts receivable from member jurisdictions (note 3) as at December 31, 2025 total $119,762,612 (2024 – $50,316,362).

Continuity of deferred revenue and refundable deposits is as follows:

	2025	2024
Balance, beginning of year	$ 57,699,617	$ 7,496,507
Development cost charges received	116,221,675	8,002,295
Change in development cost charges receivable	69,446,250	49,473,320
Cost-sharing funds refunded	—	(6,173,164)
Change in refundable deposits	184,649	(9,990)
Interest earned	2,812,935	186,721
Amounts spent and recognized as revenue	(8,736,802)	(1,276,072)
Change in deferred revenue and refundable deposits	179,928,707	50,203,110
Balance, end of year	$ 237,628,324	$ 57,699,617

7. Asset Retirement Obligations

The District's AROs consist of asbestos and lead obligations as well as decommissioning obligations.

a. Asbestos and lead obligations

The District owns and operates several infrastructure assets that are known or assumed to have asbestos and lead, which represent health hazards. Upon demolition of the infrastructure assets, the District has legal obligations to remove them.

b. Contractual obligations

The District has contractual obligations to remove, decommission and restore infrastructure.

Asset retirement obligations are as follows:

	Asbestos and Lead	Contractual Obligations	2025	2024
Balance, beginning of year	$ 905,959	$ 19,531,415	$ 20,437,374	$ 19,613,602
Accretion expense	38,050	820,319	858,369	823,772
Balance, end of year	$ 944,009	$ 20,351,734	$ 21,295,743	$ 20,437,374

The liability has been estimated using a present value calculation with a discount rate for 2025 of 4.2% (2024 – 4.2%). The estimated total undiscounted future expenditures are $27,162,422 (2024 – $27,162,422) and the number of years to expected settlement range from 0 to 41 years (2024 - 1 to 42 years).

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 12

Year ended December 31, 2025

8. Debt

All borrowings for the District are obtained from MFA by the MVRD on the District's behalf, although the District maintains the right to finance debt without MFA involvement.

Debt or other security issued by the District is a direct, joint and several obligation and liability of the District and each and every member jurisdiction.

Debt servicing requirements comprising sinking fund contributions, serial repayments and interest are funded as incurred by revenue earned during the year.

Sinking fund payments are controlled and invested by the MFA and earn income which, together with principal payments, are expected to be sufficient to retire the debt at maturity.

Debt (net of MFA sinking funds) reported on the Statement of Financial Position comprises the following and includes varying maturities up to 2040 with interest rates ranging from 1.28% to 4.97%.

Issue number	Interest rate - %	Maturity date	Authorized to be issued	Debt outstanding	
				2025	2024
110	1.28%	April 8, 2025	$ 50,000,000	$ —	$ 50,000,000
112	1.28%	October 6, 2025	70,000,000	—	70,000,000
116	1.47%	April 4, 2026	30,000,000	30,000,000	30,000,000
118	3.39%	April 11, 2027	70,000,000	70,000,000	70,000,000
121	3.39%	October 4, 2027	20,000,000	20,000,000	20,000,000
126	4.52%	September 26, 2028	70,000,000	70,000,000	70,000,000
127	4.52%	April 7, 2029	60,000,000	60,000,000	60,000,000
130	4.10%	October 14, 2029	50,000,000	50,000,000	50,000,000
131	2.20% -	April 8, 2030	60,000,000	60,000,000	60,000,000
137	2.60%	April 19, 2031	100,000,000	100,000,000	100,000,000
141	2.80%	April 7, 2032	50,000,000	50,000,000	50,000,000
147	2.66%	April 9, 2034	22,000,000	22,000,000	22,000,000
150	1.99% -	April 9,2035	40,000,000	40,000,000	40,000,000
151	1.28% -	June 1, 2035	30,000,000	30,000,000	30,000,000
153	2.41%	April 15, 2036	100,000,000	100,000,000	100,000,000
154	2.41%	May 28, 2036	130,000,000	130,000,000	130,000,000
157	3.36%	April 8, 2037	40,000,000	40,000,000	40,000,000
159	4.15%	June 5, 2038	25,000,000	25,000,000	25,000,000
160	4.97%	October 12, 2038	10,000,000	10,000,000	10,000,000
161	4.44%	April 9, 2039	76,000,000	76,000,000	76,000,000
165	3.88%	May 7, 2040	157,000,000	157,000,000	—
167	3.73%	October 22, 2040	120,000,000	120,000,000	—
Debt			$ 1,380,000,000	$ 1,260,000,000	$ 1,103,000,000
Less sinking funds				(449,286,273)	(493,679,617)
Total debt (net of sinking funds)				$ 810,713,727	$ 609,320,383

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 13

Year ended December 31, 2025

8. Debt (continued)

Principal payments and sinking fund installments due within the next five years and thereafter are as follows:

		Total Payments
2026	$	67,507,915
2027		65,897,469
2028		60,803,769
2029		57,046,061
2030		51,234,650
Thereafter		321,799,447
Total payments		624,289,311
Estimated sinking fund income		186,424,416
Total debt	$	810,713,727

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 14

Year ended December 31, 2025

9. Tangible Capital Assets

Year ended December 31, 2025

	Cost				Accumulated Amortization				
	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025	Balance at December 31, 2024	Disposals	Amortization Expense	Balance at December 31, 2025	Net Book Value December 31, 2025
Land	$ 133,413,745	$ —	$ —	$ 133,413,745	$ —	$ —	$ —	$ —	$ 133,413,745
Infrastructure	2,525,811,117	119,170,066	—	2,644,981,183	552,018,817	—	40,437,458	592,456,275	2,052,524,908
Buildings	226,214,584	16,250	—	226,230,834	41,275,841	—	5,793,944	47,069,785	179,161,049
Machinery, equipment, furniture & fixtures	13,593,414	205,438	—	13,798,852	10,416,949	—	996,319	11,413,268	2,385,584
Construction in progress	1,350,961,434	316,557,358	(3,299,795)	1,664,218,997	—	—	—	—	1,664,218,997
	$4,249,994,294	**$435,949,112**	**$(3,299,795)**	**$4,682,643,611**	**$603,711,607**	**$ —**	**$ 47,227,721**	**$650,939,328**	**$ 4,031,704,283**

The net book value of disposals and write-offs in 2025 was $3,299,795 (2024 - $nil).

In 2025, there were no tangible capital assets contributed to the District (2024 - $nil).

Year ended December 31, 2024

	Cost				Accumulated Amortization				
	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024	Balance at December 31, 2023	Disposals	Amortization Expense	Balance at December 31, 2024	Net Book Value December 31, 2024
Land	$ 133,413,745	$ —	$ —	$ 133,413,745	$ —	$ —	$ —	$ —	$ 133,413,745
Infrastructure	2,491,607,180	34,203,937	—	2,525,811,117	512,777,169	—	39,241,648	552,018,817	1,973,792,300
Buildings	220,525,942	5,688,642	—	226,214,584	35,652,152	—	5,623,689	41,275,841	184,938,743
Machinery, equipment, furniture & fixtures	13,593,414	—	—	13,593,414	9,361,217	—	1,055,732	10,416,949	3,176,465
Construction in progress	1,033,714,593	317,246,841	—	1,350,961,434	—	—	—	—	1,350,961,434
	$3,892,854,874	**$357,139,420**	**$ —**	**$4,249,994,294**	**$557,790,538**	**$ —**	**$ 45,921,069**	**$603,711,607**	**$ 3,646,282,687**

10. Grants and Other Contributions

	2025	2024
MVRD (a)	$ 9,081,153	$ —
Other	270,000	42,448
	$ 9,351,153	$ 42,448

(a) The MVRD allocated a grant amount for Water reservoir from the grant received from the Province under the Growing Communities fund in 2023. During 2025, the District recognized total grant revenue of $9,081,153 (2024 - $nil) for the construction of the Fleetwood Reservoir.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 15

Year ended December 31, 2025

11. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves as follows:

	2025	2024
Reserves	$ 56,882,720	$ 56,681,629
Capital fund balance	(221,916,422)	(243,290,916)
Investment in tangible capital assets	3,220,990,556	3,036,962,304
Accumulated surplus, end of year	$ 3,055,956,854	$ 2,850,353,017

Continuity of reserves is as follows:

	December 31, 2024	Interest	Annual Operating Deficit	Contributions from / (to) operations	December 31, 2025
Statutory Reserves					
Water Services Sustainability Innovation Fund	$ 15,685,627	$ 580,396	$ —	$ (304,971)	$ 15,961,052
Laboratory equipment	927,164	33,798	—	50,000	1,010,962
	16,612,791	614,194	—	(254,971)	16,972,014
Operating Reserve					
Operating reserve	40,068,838	1,460,282	(1,618,414)	—	39,910,706
Total reserves	$ 56,681,629	$ 2,074,476	$ (1,618,414)	$ (254,971)	$ 56,882,720

11. Accumulated Surplus (continued)

Capital fund balance represents the expected level of funding required for capital expenditures.

Capital fund balance is calculated as follows:

	2025	2024
Capital Fund Balance, beginning of year	$ (243,290,916)	$ (107,020,539)
Revenues		
Grants and other contributions	9,351,153	42,447
Loss on disposal of tangible capital assets	(3,299,795)	—
Debt reserve fund income	426,453	501,327
Other revenues	4,156,573	4,665,469
	10,634,384	5,209,243
Expenses		
Amortization of tangible capital assets	(47,227,721)	(45,921,069)
Accretion on asset retirement obligations	(858,369)	(823,772)
	(48,086,090)	(46,744,841)
Non-financial assets transactions		
Acquisition of tangible capital assets	(435,949,112)	(357,139,420)
Disposal of tangible capital assets	3,299,795	—
Amortization of tangible capital assets	47,227,721	45,921,069
	(385,421,596)	(311,218,351)
Financing		
Proceeds of debt	277,000,000	76,000,000
Contribution from operating fund	167,247,796	140,483,572
	444,247,796	216,483,572
Capital Fund Balance, end of year	$ (221,916,422)	$ (243,290,916)

11. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2025	2024
Tangible capital assets	$ 4,031,704,283	$ 3,646,282,687
Amounts financed by:		
Debt	(810,713,727)	(609,320,383)
	$ 3,220,990,556	$ 3,036,962,304

The change in the investment in tangible capital assets is as follows:

	2025	2024
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	$ 435,949,112	$ 357,139,420
Amortization of tangible capital assets	(47,227,721)	(45,921,069)
Loss on disposal of tangible capital assets	(3,299,795)	—
	385,421,596	311,218,351
Less funding of tangible capital assets		
Sinking fund retirement	120,000,000	140,000,000
Sinking fund payments	(60,101,629)	(62,836,788)
Sinking fund income	(15,505,027)	(18,225,633)
Proceeds of debt	277,000,000	76,000,000
Debt maturity	(120,000,000)	(140,000,000)
	201,393,344	(5,062,421)
Change in investment in tangible capital assets	184,028,252	316,280,772
Investment in tangible capital assets, beginning of year	3,036,962,304	2,720,681,532
Investment in tangible capital assets, end of year	$ 3,220,990,556	$ 3,036,962,304

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 18

Year ended December 31, 2025

12. Contractual Obligations and Rights

a) Contractual Obligations:

As at December 31, 2025, the District had the following commitments outstanding related to capital projects in progress:

	2025	2024
Authorized for outstanding projects	$ 4,480,850,000	$ 3,244,900,000
Expended at December 31	(1,985,724,683)	(1,587,878,243)
Commitment remaining	$ 2,495,125,317	$ 1,657,021,757

b) Contractual Rights:

The District is party to several property lease agreements that are anticipated to provide it with future revenues. These agreements are with third parties with varying terms to 2035. Amounts anticipated to be received over the future years are as follows:

	Amount
2026	$ 3,412,309
2027	2,472,605
2028	2,082,669
2029	2,082,669
2030	1,432,878
Thereafter	3,326,180
Total	$ 14,809,310

13. Contingencies

Lawsuits

As at December 31, 2025, there were various lawsuits pending against the District arising in the ordinary course of business. The District has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

Self-Insurance Reserve

A self-insurance reserve has been established within the MVRD to cover losses resulting from uninsured liability exposures of the District, other MVRD Districts, and Metro Vancouver Housing Corporation ("MVHC").

Each year a review is undertaken to determine if it would be beneficial to purchase additional liability insurance. The District, other Metro Vancouver Districts, and the MVHC transfer amounts to the reserve depending on the reserve's adequacy to cover retained liability risk.

An estimate is made for all costs of investigating and settlement of claims annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These estimates are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed at the time the losses are known and the amounts are reasonably determinable.

Debt Reserve Fund

The MFA is required to establish a Debt Reserve Fund for each debt which is comprised of cash deposits and a non-interest bearing demand note (refer to note 4). If, at any time, the District has insufficient funds to meet payments due on its obligations to MFA, the payments will be made from the debt reserve fund. The demand notes are callable only if there are additional requirements to be met to maintain the level of the debt reserve fund, and therefore have not been recorded in the statement of financial position.

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 20

Year ended December 31, 2025

14. Related Party Transactions

The District is a related party to the MVRD. The District's Board of Directors comprises the same councillors and mayors of the member jurisdictions as appointed to the MVRD Board by the their respective councils, provided that the member jurisdiction is a member of the District. The District and MVRD are separate legal entities authorized by separate legislation. The District was established by an Act of the same name in 1924. MVRD was established under the Local Government Act of British Columbia. During the year, the District recognized $9,081,153 (2024 - $nil) of grants and other contributions from MVRD (note 10) and recorded corporate cost of $32,800,783 (2024 - $31,252,602) allocated from MVRD for corporate services and administration.

15. Budget Information

The annual budget presented in these financial statements is based upon the 2025 operating and capital budgets approved by the District's Board in November 2024. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Also, contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved operating budget to the budget figures reported in these financial statements. Capital expenditures of $484,532,000 were included in the capital budget approved by the Board.

	2025 Budget	2024 Budget
Budgeted annual surplus per Exhibit B - Statement of Operations	$ 198,811,764	$ 201,275,147
Items not included in the operating budget		
Capital development cost charge revenue	—	(36,797,000)
Capital grants and contributions	(8,034,000)	—
Amortization of tangible capital assets	43,957,050	45,501,047
Accretion on asset retirement obligation	858,369	823,772
Sinking and debt retirement fund income	(15,794,604)	(19,013,259)
Reserve interest	(1,345,901)	(1,099,454)
Items included in the budget but not in financial statements		
Debt principal payments	(60,101,628)	(62,880,351)
Transfers to capital	(163,847,359)	(140,443,572)
Transfers from reserve funds	6,269,309	12,633,670
Transfers to reserve funds	(773,000)	—
Annual surplus per approved budget	$ —	$ —

GREATER VANCOUVER WATER DISTRICT

Notes to Financial Statements, page 21

Year ended December 31, 2025

16. Segmented Information and Expenses by Object

The District's primary responsibilities are the supply of potable water to the jurisdictions of the MVRD and the property management of the office buildings owned by the District. For management reporting purposes, the District's operations and activities are organized and reported by these two primary areas of service. The information reported in the segmented information does not include $14,681,918 (2024 - $11,280,709) of direct salaries and benefits of the District allocated to the construction of tangible capital assets which have been included in the cost of tangible capital assets in the statement of financial position.

The services disclosed in the segmented information are as follows:

Water Operations Water Operations is responsible for the supply of potable water to the member jurisdictions of MVRD. The District owns a series of dams, reservoirs, water treatment plants and a distribution network connected to the member jurisdictions' systems.

Building Operations Building Operations is responsible for operating and maintaining office buildings owned by the District. These facilities are leased to MVRD and its related entities for its head office operations as well as to external parties.

	2025 Budget	Water Operations	Building Operations	Inter-Program Adjustments	2025 Total	2024 Total
Revenues						
Metered sale of water	$399,008,564	$394,303,861	$ —	$ —	$394,303,861	$363,616,379
Development cost charges (note 6)	5,869,716	8,736,802	—	—	8,736,802	1,229,228
Sinking fund, debt retirement, and interest income	17,140,505	18,467,350	2,781,103	—	21,248,453	21,467,458
Building income from Metro Vancouver Districts	11,091,613	—	16,892,102	(5,196,315)	11,695,787	9,227,795
Building income from external parties	6,352,294	—	6,015,331	—	6,015,331	6,053,726
Grants and other contributions (note 10)	8,034,000	9,351,153	—	—	9,351,153	42,448
Other Revenue	2,969,279	6,843,282	—		6,843,282	9,286,251
	450,465,971	437,702,448	25,688,536	(5,196,315)	458,194,669	410,923,285
Expenses						
Salaries and benefits	60,363,462	53,752,672	966,890	—	54,719,562	53,679,587
Consulting, contracted and professional services	26,207,545	19,930,546	1,950,704	—	21,881,250	18,390,704
Asset repairs and maintenance	8,827,879	5,563,161	4,227,305	—	9,790,466	8,717,211
Materials and supplies	19,706,305	17,011,514	105,094	—	17,116,608	17,082,019
Utilities, permits, and taxes	9,828,021	8,409,163	850,519	—	9,259,682	9,466,119
Corporate costs (note 14)	33,893,487	37,997,098	—	(5,196,315)	32,800,783	31,252,602
Other	8,804,903	9,081,899	1,047,077	—	10,128,976	9,917,066
Amortization of tangible capital assets	43,957,050	40,955,457	6,272,263	—	47,227,720	45,921,069
Loss on disposal of tangible capital assets	—	3,299,795	—	—	3,299,795	—
Interest expenses	40,065,555	41,659,847	4,706,143	—	46,365,990	37,655,850
	251,654,207	237,661,152	20,125,995	(5,196,315)	252,590,832	232,082,227
Annual surplus	**$198,811,764**	**$200,041,296**	**$ 5,562,541**	**$ —**	**$205,603,837**	**$178,841,058**

17. Comparative Figures

Certain comparative figures have been reclassified to conform to the presentation of the current year. These reclassifications had no impact on prior year annual surplus.

Financial Statements of

METRO VANCOUVER HOUSING CORPORATION

Year ended December 31, 2025

Draft April 9, 2026

METRO VANCOUVER HOUSING CORPORATION

Index to Financial Statements

December 31, 2025

	Exhibit
Management Report	
Independent Auditor's Report	
Statement of Financial Position	A
Statement of Operations	B
Statement of Change in Net Debt	C
Statement of Cash Flows	D
Notes to Financial Statements	

METRO VANCOUVER HOUSING CORPORATION

MANAGEMENT REPORT

The Financial Statements contained in this report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of these statements are management's responsibility. Management is responsible for all the statements and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Metro Vancouver Housing Corporation's Board of Directors is responsible for approving the financial statements and for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through the Performance and Audit Committee of the Metro Vancouver Regional District Board.

The external auditor, KPMG LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the *Financial Information Act*. The Independent Auditor's Report outlines the scope of the audit for the year ended December 31, 2025.

On behalf of Metro Vancouver Housing Corporation.

Date: April 24, 2026

Linda Sabatini, Deputy Chief Financial Officer

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Metro Vancouver Housing Corporation

Opinion

We have audited the financial statements of Metro Vancouver Housing Corporation (the "Entity"), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of operations for the year then ended
- the statement of change in net debt for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2025, and its results of operations, its changes in net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Vancouver, Canada
_____, 2026

METRO VANCOUVER HOUSING CORPORATION

Exhibit A

Statement of Financial Position

As at December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Accounts receivable (note 4)	$ 7,553,907	$ 2,579,858
Due from Metro Vancouver Regional District	61,668,039	39,723,446
	69,221,946	42,303,304
Liabilities		
Accounts payable and accrued liabilities (note 5)	25,942,563	18,227,035
Deferred revenue and refundable deposits (note 6)	24,996,724	15,026,258
Asset retirement obligations (note 7)	15,056,506	14,241,884
Mortgages and loans payable (note 8)	110,428,656	80,536,819
	176,424,449	128,031,996
Net Debt	(107,202,503)	(85,728,692)
Non-Financial Assets		
Tangible capital assets (note 9)	347,424,139	238,263,587
Prepaid land leases (note 10)	4,283,103	4,477,902
Prepaid expenses	3,169,906	2,309,667
	354,877,148	245,051,156
Accumulated surplus (note 12)	**$ 247,674,645**	**$ 159,322,464**

Contractual obligations (note 13)
Contingencies (note 14)
Subsequent events (note 18)

The accompanying notes are an integral part of these financial statements.

_____ Director

_____ Director

METRO VANCOUVER HOUSING CORPORATION

Exhibit B

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 16)	2025 Actual	2024 Actual
Revenues			
Property rental	$ 44,550,003	$ 48,408,996	$ 46,216,584
Contributions:			
Grants and other contributions (note 11)	140,631,721	76,178,477	8,369,398
Interest income	2,129,965	2,952,977	3,654,447
Other revenues	1,023,434	1,617,466	1,074,354
Gain on disposal of tangible capital assets	—	1,590,444	—
	188,335,123	130,748,360	59,314,783
Expenses			
Asset repairs and maintenance	26,316,896	15,793,170	13,372,345
Amortization of tangible assets and prepaid land leases	2,019,335	2,468,325	2,022,624
Utilities, permits, and taxes	5,582,785	4,885,369	4,389,788
Salaries and benefits	8,732,652	8,400,609	7,618,182
Interest expenses	4,184,303	5,094,713	2,788,657
Corporate costs (note 15)	2,886,688	2,876,642	2,704,562
Consulting, contracted, and professional services	1,767,808	1,027,345	1,047,871
Other	1,238,261	1,722,172	1,622,713
Materials and supplies	264,491	127,834	203,437
	52,993,219	42,396,179	35,770,179
Annual surplus	135,341,904	88,352,181	23,544,604
Accumulated surplus, beginning of year	159,322,464	159,322,464	135,777,860
Accumulated surplus, end of year	**$ 294,664,368**	**$ 247,674,645**	**$ 159,322,464**

The accompanying notes are an integral part of these financial statements.

METRO VANCOUVER HOUSING CORPORATION

Exhibit C

Statement of Change in Net Debt

Year ended December 31, 2025, with comparative information for 2024

	2025 Budget (note 16)	2025 Actual	2024 Actual
Annual surplus	$ 135,341,904	$ 88,352,181	$ 23,544,604
Change in tangible capital assets			
Acquisition of tangible capital assets	(186,156,000)	(118,143,633)	(75,115,279)
Amortization of tangible capital assets	2,019,335	2,273,526	1,827,825
Loss (gain) on disposal of tangible capital assets	—	(1,590,445)	134,520
Proceeds on disposal of tangible capital assets	—	8,300,000	—
	(184,136,665)	(109,160,552)	(73,152,934)
Change in other non-financial assets			
Payment of prepaid expenses	—	(3,169,906)	(2,309,667)
Use of prepaid expenses	—	2,309,667	1,079,128
Amortization of prepaid land leases	—	194,799	194,799
	—	(665,440)	(1,035,740)
Change in net debt	(48,794,761)	(21,473,811)	(50,644,070)
Net debt, beginning of year	(85,728,692)	(85,728,692)	(35,084,622)
Net debt, end of year	**$ (134,523,453)**	**$ (107,202,503)**	**$ (85,728,692)**

The accompanying notes are an integral part of these financial statements.

METRO VANCOUVER HOUSING CORPORATION

Exhibit D

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating transactions:		
Annual surplus	$ 88,352,181	$ 23,544,604
Items not involving cash		
Amortization of tangible capital assets	2,273,526	1,827,825
Amortization of prepaid land leases	194,799	194,799
Loss (gain) on disposal of tangible capital assets	(1,590,445)	134,520
Loss from settlement of asset retirement obligations	—	88,135
Settlement of asset retirement obligations	—	(189,020)
Accretion on asset retirement obligations	615,257	574,049
Change in non-cash assets and liabilities		
Accounts receivable	(4,974,049)	(884,979)
Accounts payable and accrued liabilities	7,715,528	6,801,623
Deferred revenue and refundable deposits	9,970,466	(245,797)
Prepaid expenses	(860,239)	(1,230,539)
Net change in cash from operating transactions	101,697,024	30,615,220
Capital transactions:		
Proceeds on sale of tangible capital assets	8,300,000	—
Acquisition of tangible capital assets with cash (note 17(a))	(117,944,268)	(71,286,870)
Net change in cash from capital transactions	(109,644,268)	(71,286,870)
Financing transactions:		
Due from Metro Vancouver Regional District	(21,944,593)	7,507,736
Proceeds of mortgages and loans	33,537,273	36,742,461
Principal repayments on mortgages and loans	(3,645,436)	(3,578,547)
Net change in cash from financing transactions	7,947,244	40,671,650
Net change in cash and cash equivalents	—	—
Cash and cash equivalents, beginning of year	—	—
Cash and cash equivalents, end of year	**$ —**	**$ —**

Supplementary cash flow information (note 17)

The accompanying notes are an integral part of these financial statements.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 1

Year ended December 31, 2025

1. Significant Accounting Policies

The Metro Vancouver Housing Corporation ("MVHC" or the "Corporation") is a wholly-owned subsidiary of the Metro Vancouver Regional District ("MVRD") (note 15). The MVHC is incorporated under the Business Corporations Act (British Columbia) as a not-for-profit corporation for the purpose of supplying public rental accommodation, and is exempt from income taxes.

The Corporation's financial statements are prepared by management in accordance with Canadian public sector accounting standards. Significant accounting policies adopted by the MVHC are as follows:

Basis of Accounting

The Corporation follows the accrual method of accounting for revenues and expenses. Revenues are recognized based on the revenue recognition policy (note 1). Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the legal obligation to pay.

Government Transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. The transfer of revenue is initially deferred and then recognized in the statement of operations as the stipulations are met and the liability is settled.

When the Corporation is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

Deferred Revenue and Refundable Deposits

Deferred revenues represent tenant security deposits, restricted contributions and revenues, rental income, and grants which have been collected, but which the related services or obligations have yet to be performed. These amounts will be recognized as revenue in the fiscal year the Corporation satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor or when the Corporation has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 2

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Interest Income

Interest income is reported as revenue in the period earned if unrestricted. When required, based on external requirements, interest income earned on deferred revenue and refundable deposits is added to and forms part of the deferred revenue and refundable deposit balance.

Cash and Investments

In order to improve cash management, the MVRD holds cash and investment transactions in pooled accounts on behalf of its four legal entities: the Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District, the Greater Vancouver Water District, and the Metro Vancouver Housing Corporation. The Corporation's cash is therefore presented as due from MVRD. Investments held by the MVRD consist of government bonds issued by the federal and provincial governments of Canada, Municipal Finance Authority of British Columbia ("MFA") pooled investment funds, MFA money market fund, MFA government ultra-short bond, guaranteed investment certificates, and term deposits. Interest earned on the Corporation's fund balances is included in the amount owing from MVRD and is recorded as interest income in the statement of operations.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 3

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Financial Instruments

The Corporation's financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities, mortgages and loans payable, and amounts due to or from the MVRD. Cash and cash equivalents are pooled with all entities held by the MVRD. Accounts receivable are recorded at cost less any amount for valuation allowance. All debt and other financial liabilities are recorded using cost or amortized cost. Interest attributable to financial instruments are reported in the statement of operations.

The classification of financial instruments is determined upon inception and financial instruments are not reclassified into another measurement category for the duration of the period they are held. All financial assets are assessed for impairment on an annual basis and any such impairment is recorded in the statement of operations. A write-down of a financial asset to reflect a loss in value is not reversed for a subsequent increase in value.

Employee Future Benefits

Employees who provide services for MVHC are employees of the MVRD. Employee related costs are allocated by the MVRD to MVHC based on services rendered. These costs are shown as expenses in the financial statements.

Post-employment benefits of the MVRD, including accumulated banked sick and vacation pay, retirement severance, and Worker's Compensation top-up benefits for employees pursuant to certain policies and union agreements, are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligation under these benefit plans is allocated to MVHC for employees who provide services for MVHC based on projected benefits as the employees render services necessary to earn the future benefits.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 4

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Liability for Contaminated Sites

A liability for remediation of a contaminated site is recognized when the site is no longer in productive use and the following criteria are satisfied; an environmental standard exists; contamination exceeds the standard; MVHC is either directly responsible or has accepted responsibility for remediation; it is expected that future economic benefits will be given up and a reasonable estimate of the liability can be made. MVHC has not identified any contaminated sites and therefore, amount reported in accounts payable and accrued liabilities (note 5) is $nil (2024 - $nil).

Asset Retirement Obligations

Asset Retirement Obligations (AROs) are recognized for statutory, contractual, or legal obligations associated with the retirement of tangible capital assets when those obligations result from the acquisition, construction, development, or normal operation of the assets. An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

a) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
b) The past transaction or event giving rise to the liability had occurred;
c) It is expected that future economic benefits will be given up; and
d) A reasonable estimate of the amount can be made.

The ARO liability is initially recorded based on the best estimate of the expenditure required to retire the ARO obligation determined using present value calculation, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset. This ARO liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing or amount required to settle the obligation or the discount rate. The changes in the AROs for the passage of time are recorded as accretion expense in the statement of operations and all other changes are adjusted to the carrying value of the tangible capital asset. This cost is amortized on the same basis as the amortization of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 5

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset, including asset retirement costs that are capitalized as part of the carrying amount of the related tangible capital asset. The cost, less residual value, of the tangible capital assets, except land, is amortized over their estimated useful lives. All assets are amortized on a straight line basis as follows:

Asset	Useful Lives - Years
Buildings	
Buildings	25-65
Furniture and fixtures	6-10

1) Annual amortization:
Annual amortization begins when the asset is put into service and is expensed over its useful lives. Assets under construction are transferred to the appropriate asset class and are amortized from the date the asset is available for use.

2) Interest capitalization:
The Corporation does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

3) Impairment of tangible capital assets
Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to provide goods and services or when the value of the future economic benefits associated with the asset is less than the book value of the asset.

Prepaid Land Leases

Prepaid land leases are recorded at the prepaid amount less accumulated amortization. Prepaid land leases are amortized on a straight-line basis over the lease term. Upon expiration of the lease contract, the property will revert to the lessor or the lease will be renegotiated.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 6

Year ended December 31, 2025

1. Significant Accounting Policies (continued)

Revenue Recognition

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the Corporation satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Revenues from transactions without performance obligations are recognized at realizable value when the Corporation has the right to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

Property rental revenue is recognized over the rental period once the tenant commences occupancy, rent is due and collection is assured. Annual property rental increases are based on rates established by provincial tenancy legislation. Contributions from Canada Mortgage and Housing Corporation ("CMHC") and BC Housing Management Commission ("BCHMC") are based on provisions set in agreements and outlined in note 3. Other revenues are recognized as revenue at a point in time or over time.

Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. These estimates and assumptions are based on management's best information and judgment and may differ from actual results. Adjustments, if any, will be reflected in the financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

Areas requiring the use of management's judgment and estimation relate to the determination of contaminated sites liabilities, amounts to settle and expected timing of asset retirement obligations, the estimate of accruals for projects in progress, amortization rates and useful lives for tangible capital assets, the assessment of the impairment of tangible capital assets and work in progress, and the assessment of the outcome of contingent liabilities.

2. Financial Risk Management

Based on the financial instruments held, the Corporation is potentially exposed to credit risk, market risk, interest rate risk, and liquidity risk.

a. Credit risk

Credit Risk is moderate and related to the possibility of failure to collect from another party, encompassed of accounts receivable and due from MVRD. The risk exposure is limited to their carrying amounts at the date of the statement of financial position. The Corporation's accounts receivable mainly consists of receivables from rental operations of affordable housing units and grants and contributions receivable related to housing development projects. To mitigate credit risk, the Corporation regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts. As at December 31, 2025, there are no amounts deemed uncollectible (2024 - $nil). The amounts due from MVRD are subject to market, interest rate, liquidity, and foreign exchange risks as detailed below. There has been no change to the credit risk exposure from 2024.

b. Market risk and interest risk

Market risks and interest rate risks encompasses cash and cash equivalents, investments, and debt instruments. All cash and cash equivalents and investments are pooled by the MVRD and therefore an inherent risk exists related to the consolidated pooled funds held by MVRD. To mitigate this risk, the MVRD closely monitors the Bank of Canada rates and reviews inflationary impacts. The MVRD's cash and cash equivalents are deposited in high-interest savings accounts at federally regulated banks. The MVRD follows the MVRD Board approved investment policy and legislative requirements for the management of its investments, which requires low risk investment products, such as fixed income securities, government bonds, MFA pooled investment funds, MFA money market fund, and MFA government ultra-short bonds. Sales and purchases of investments are recorded on the trade date. To mitigate risks, the investment portfolio is managed regularly through cash forecasts and investments are made into low credit risk rating bonds and pools. The Corporation's exposure to interest rate risk in relation to debt instruments is limited to debt and temporary financing. The risk applies to debt when amortization periods exceed the initial locked-in term. Temporary financing is subject to daily floating rates, which can result in variability over the course of a short-term period. Interest rate risk related to debt instruments is managed through budget and cash forecasts. Interest rates have decreased slightly during the year, which primarily affects interest rate costs for new and refinanced debt and temporary borrowing, as well as, interest earnings on investments. There are no significant impacts to operating results from changes in interest rate that are reasonably possible as of year-end. With more reliance on debt instruments to fund housing development projects and with the global volatility, the Corporation's market and interest rate exposure has increased from 2024.

2. Financial Risk Management (continued)

c. Liquidity risk

Liquidity risk is low and mitigated by regular monitoring of cash flows and forecasts. The Corporation has pooled accounts with the MVRD and its other entities. All cash and cash equivalents are held in federally and provincially regulated banks. To meet financial obligations and mitigate liquidity risk a minimum of 25% of the pooled portfolio held by the MVRD is held in highly liquid cash in high interest savings accounts. There has been no change to the liquidity risk exposure from 2024.

d. Foreign exchange risk

Foreign exchange risk is low. The Corporation has pooled accounts with the MVRD and its other entities. MVRD has not entered into any agreements or purchased any foreign currency hedging arrangements to hedge possible currency risks, as management believes that the foreign exchange risk derived from currency conversions is not significant. The foreign currency financial instruments are short-term in nature and do not give rise to significant foreign currency risk. There has been no change to the foreign exchange risk exposure from 2024.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 9

Year ended December 31, 2025

3. Senior Government Assistance

BCHMC is the administrator and provides the related government assistance for all of MVHC's Federal programs and Provincial operating agreements (HOMES BC, Seniors' Supportive Housing Program ("Seniors"), and Investment in Housing Innovation properties).

4. Accounts Receivable

	2025	2024
Housing property rental receivable	$ 43,091	$ 423,063
Grants and other contributions receivable	4,118,272	—
User fees, recoveries, and other receivable	3,392,544	2,156,795
	$ 7,553,907	$ 2,579,858

5. Accounts Payable and Accrued Liabilities

	2025	2024
Trade accounts payable and accrued liabilities	$ 14,432,834	$ 11,236,081
Construction holdbacks	9,727,124	6,920,017
Accrued interest on mortgages and debt	1,782,605	70,937
	$ 25,942,563	$ 18,227,035

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 10

Year ended December 31, 2025

6. Deferred Revenue and Refundable Deposits

Deferred revenue and refundable deposits consist of the following:

	2025	2024
Externally restricted funds for programs under BCHMC and CMHC Agreements (a)		
i) Rental operations	$ 54,817	$ 52,889
ii) Replacement provisions	6,803,638	6,112,734
iii) Retrofit projects	9,360,000	5,600,000
	16,218,455	11,765,623
MVHC tenant security deposits	2,467,042	2,326,078
Rent and subsidies received in advance	111,227	484,557
Government grants received in advance (b)	6,200,000	450,000
Total	$ 24,996,724	$ 15,026,258

Continuity of deferred revenue and refundable deposits is as follows:

	2025	2024
Balance, beginning of year	$ 15,026,258	$ 15,272,055
Contributions received	13,142,783	667,288
Contributions earned	(2,939,951)	(1,087,135)
Change in security deposits and prepaid rents	(232,366)	174,050
Change in deferred revenue and refundable deposits	9,970,466	(245,797)
Balance, end of year	$ 24,996,724	$ 15,026,258

(a) Amounts received under the following programs have been recorded as deferred revenue:

i. Rental Operations: Under operating agreements entered into with CMHC and administered by BCHMC (HOMES BC, Seniors, and Investment in Housing Innovation properties), a portion of the funds received from rental operations are restricted and can only be used by MVHC according to the terms of the agreements. Restricted amounts are recorded as deferred revenue and are recognized when expenditures exceed revenue in the program.

ii. Replacement Projects: Under operating agreements entered into with CMHC and administered by BCHMC (HOMES BC, Seniors, and Investment in Housing Innovation properties), a portion of the funds received from rental operations are restricted for the replacement of equipment and specified building components. These funds are deferred until spent on approved items.

6. Deferred Revenue and Refundable Deposits (continued)

iii. Retrofit Projects: Under agreement entered into with CMHC and in connection with the National Housing Co-Investment Fund, $5.6 million of funds received in 2023 were restricted for the repair of 560 affordable housing units (eight projects). In 2025, $3.39 million was recognized as revenue for five projects, with the remaining $2.21 million to be recognized in 2026 as work is completed. Under agreement entered into with CMHC and in connection with the Affordable Housing Fund, $7.15 million received in 2025 are restricted for the repair of 715 affordable housing units (ten projects). These funds are deferred until funds related to the projects have been spent.

(b) Under the Affordable Housing Fund loan agreement entered into with CMHC in 2024 for financing for the Heron's Nest project, $5,750,000 in forgivable loan was received in 2025. In 2025, no amounts have been recognized in revenue and the amount of $5,750,000 is deferred until the government transfer stipulations have been met.

7. Asset Retirement Obligations

The Corporation's AROs consist of costs related to the future remediation of asbestos and lead.

The Corporation owns and operates several buildings and infrastructure assets that are known or assumed to have asbestos and lead, which represent health hazards. Upon demolition of the buildings and infrastructure assets, the Corporation has legal obligations to remove them.

Asset retirement obligations are as follows:

	2025	2024
Balance, beginning of year	$ 14,241,884	$ 9,940,311
Additions	199,365	3,828,409
Disposals	—	(100,885)
Accretion expense	615,257	574,049
Balance, end of year	$ 15,056,506	$ 14,241,884

The liability has been estimated using a present value calculation with a discount rate for 2025 of 4.2% (2024 – 4.2%). The estimated total undiscounted future expenditures are $37,303,695 (2024 – $40,754,233) and the number of years to expected settlement range from 16 to 42 years (2024 – 17 to 43 years).

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 12

Year ended December 31, 2025

8. Mortgages and Loans Payable

The current MVHC mortgages are financed through financial institutions, other government lenders, such as the CMHC and MVRD. The MVRD mortgage issuance is approved by the Board. There are currently no MVHC borrowings outstanding with the MFA, however to finance through the MFA a security issuing bylaw would be issued. Properties funded by mortgages and construction financing are collateralized by a first priority mortgage, a general assignment of rents, and the benefit of all covenants and agreements included in any lease and loan agreements. The MVHC also entered into construction loan agreements with BCHMC for financing of redevelopment projects.

Mortgages and loans payable are comprised of the following.

	2025	2024
Construction financing payable (a)	$ 70,279,734	$ 36,742,461
Mortgages payable to CMHC and financial institutions (b)	34,665,238	37,387,091
Loans payable to MVRD (c)	5,483,684	6,407,267
	$ 110,428,656	$ 80,536,819

a) Construction financing payable to BCHMC and CMHC have varying repayment terms in 2026 with a variable interest rate.

   i. In 2022, MVHC entered into a demand non-revolving construction loan agreement with BCHMC for financing of the Kingston Gardens redevelopment project located in Surrey, BC. The maximum approved construction loan amount is $44,642,752. Interest payable on the loan will be calculated based on variable rate of not more than the Royal Bank of Canada Prime Rate plus 1.00% compounded monthly, not in advance. As of December 31 2025, $27,957,184 (2024 - $23,299,246) has been used to fund the project.

   ii. In 2023 MVHC entered into a construction loan agreement with BCHMC for funding for the Salal Landing Project, a 63 unit multi-family project located in Port Coquitlam, BC. This project is financed by a repayable loan with the maximum approved of $20,305,079. As of December 31 2025, $16,938,945 (2024 - $13,443,215) has been used to fund the project.

   iii. In 2023 MVHC entered into a construction loan agreement with CMHC for the Heather Place B Project, a 87 unit rental housing project located in Vancouver, BC. This project is financed by a repayable loan with the maximum approved of $26,146,128. As of December 31 2025, $25,383,605 (2024 - $nil) has been used to fund the project.

b) Mortgages payable includes varying maturities up to 2055 with interest rates ranging from 1.44% to 4.87%.

c) MVHC's loans for Cedarwood, Crown Manor, Earle Adams, Euclid Square, Grandview Gardens, Kelly Court, Manor House, Regal Hotel and Semlin Terrace are financed through the MVRD at MVRD's internal variable rate which was 3.90% in 2025 (2024 - 4.10%). Financing arrangements are approved through the Boards of MVRD and MVHC and renewed every 5 years. There are no charges or liens on these properties.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 13

Year ended December 31, 2025

8. Mortgages and Loans Payable (continued)

Rental Property	Financed by	Interest Rate - %	Renewal Date	Expected Maturity Date	2025	2024
Redevelopment Projects:						
Kingston Gardens	BCHMC	Variable	—	April 30, 2026	$ 27,957,184	$ 23,299,246
Salal Landing	BCHMC	Variable	—	September 30, 2026	16,938,945	13,443,215
Heather Place B	CMHC	3.61	—	April 30, 2026	25,383,605	—
Total Redevelopment projects					70,279,734	36,742,461
Investment in Housing Innovation Projects:						
Heather Place A	Other	1.44	December 1, 2030	December 1, 2055	11,814,076	12,126,985
Total Investment in Housing Innovation projects					11,814,076	12,126,985
Seniors projects:						
Alderwood Place	CHMC	2.55	—	July 1, 2027	443,412	714,481
Cedarwood Place	MVRD	3.90	July 1, 2029	July 1, 2038	2,683,165	2,889,565
Total Seniors projects					3,126,577	3,604,046
HOMES BC projects:						
Chateau de Ville	Other	4.87	July 1, 2027	July 1, 2035	5,253,913	5,679,570
Claude Douglas	Other	2.56	November 1, 2029	November 1, 2036	1,418,583	1,529,899
Fraserwood	Other	1.44	December 1, 2030	December 1, 2035	2,262,266	2,471,160
Inlet Centre Residences	Other	1.58	October 1, 2030	October 1, 2038	4,069,548	4,353,453
Maplewood	Other	2.62	May 1, 2027	May 1, 2037	1,811,955	1,946,491
Odlinwood	Other	2.03	August 1, 2026	August 1, 2036	3,293,813	3,567,761
Total HOMES BC projects					18,110,078	19,548,334
MVHC projects:						
Crown Manor	MVRD	3.90	July 15, 2029	July 15, 2038	494,511	533,185
Earle Adams Village	MVRD	3.90	—	June 1, 2027	530,149	795,223
Euclid Square	MVRD	3.90	—	June 1, 2027	155,729	233,594
Grandview Gardens	MVRD	3.90	—	June 1, 2027	111,140	166,710
Kelly Court	MVRD	3.90	—	June 1, 2027	220,555	330,833
Manor House	MVRD	3.90	March 15, 2029	March 15, 2038	829,630	894,277
Meridian Village	Other	2.46	September 1, 2026	July 1, 2031	2,689,949	3,134,154
Minato West	Other	2.22	—	October 1, 2031	1,607,723	1,863,136
Regal Place Hotel	MVRD	3.90	March 15, 2029	March 15, 2038	294,559	317,511
Semlin Terrace	MVRD	3.90	—	June 1, 2027	164,246	246,369
Total MVHC projects					7,098,191	8,514,992
Total mortgages and loans payable					$110,428,656	$ 80,536,818

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 14

Year ended December 31, 2025

8. Mortgages and Loans Payable (continued)

Mortgages and loans outstanding are expected to be renegotiated on a long-term basis. Based on the expectation that the loans will be renewed or extended at their contractual maturity dates, principal payments due within the next five years and thereafter are as follows:

	Payments for Construction Financing	Payments for Mortgages	Payments for MVRD Loans	Total Payments
2026	$ 70,279,734	$ 2,743,519	$ 923,583	$ 73,946,836
2027	—	2,562,547	923,582	3,486,129
2028	—	2,450,003	332,673	2,782,676
2029	—	2,535,255	332,674	2,867,929
2030	—	2,624,090	332,675	2,956,765
Thereafter	—	21,749,824	2,638,497	24,388,321
Total	$ 70,279,734	$ 34,665,238	$ 5,483,684	$ 110,428,656

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 15

Year ended December 31, 2025

9. Tangible Capital Assets

Year ended December 31, 2025

	Cost				Accumulated Amortization				Net Book Value December 31, 2025
	Balance at December 31, 2024	Additions	Disposals	Balance at December 31, 2025	Balance at December 31, 2024	Disposals	Amortization Expense	Balance at December 31, 2025	
Land	$ 52,274,381	$ —	$ (249,363)	$ 52,025,018	$ —	$ —	$ —	$ —	$ 52,025,018
Buildings	235,206,956	93,572,881	(6,475,677)	322,304,160	179,602,805	(27,140)	1,818,495	181,394,160	140,910,000
Furniture & fixtures	6,393,376	536,933	(371,853)	6,558,456	4,800,345	(360,198)	455,031	4,895,178	1,663,278
Construction in progress	128,792,024	24,033,819	—	152,825,843	—	—	—	—	152,825,843
	$ 422,666,737	**$118,143,633**	**$ (7,096,893)**	**$ 533,713,477**	**$184,403,150**	**$ (387,338)**	**$ 2,273,526**	**$ 186,289,338**	**$ 347,424,139**

Additions related to asset retirement costs were $199,365 (2024- $3.8 million).
The net book value of disposals and write-offs were $6.7 million in 2025 (2024 - $134,520).
In 2025, there were no tangible capital assets contributed to the Corporation (2024 - $nil).

Year ended December 31, 2024

	Cost				Accumulated Amortization				Net Book Value December 31, 2024
	Balance at December 31, 2023	Additions	Disposals	Balance at December 31, 2024	Balance at December 31, 2023	Disposals	Amortization Expense	Balance at December 31, 2024	
Land	$ 52,274,381	$ —	$ —	$ 52,274,381	$ —	$ —	$ —	$ —	$ 52,274,381
Buildings	233,201,353	3,828,409	(1,822,806)	235,206,956	180,006,418	(1,729,574)	1,325,961	179,602,805	55,604,151
Furniture & fixtures	6,511,458	374,675	(492,757)	6,393,376	4,749,950	(451,469)	501,864	4,800,345	1,593,031
Construction in progress	57,879,829	70,912,195	—	128,792,024	—	—	—	—	128,792,024
	$ 349,867,021	**$ 75,115,279**	**$ (2,315,563)**	**$ 422,666,737**	**$184,756,368**	**$ (2,181,043)**	**$ 1,827,825**	**$ 184,403,150**	**$ 238,263,587**

10. Prepaid Land Leases

	2025	2024
Balance, beginning of year	$ 4,477,902	$ 4,672,701
Amortization	(194,799)	(194,799)
Balance, end of year	$ 4,283,103	$ 4,477,902

The lease terms for the properties are as follows:

Asset	Lease Expiry Dates	Initial Lease Term
Buildings		
Habitat Villa	February 2029	50
Walnut Gardens	May 2026	42
Other prepaid land leases	May 2036 to June 2062	60

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 16

Year ended December 31, 2025

11. Grants and Other Contributions

	2025	2024
Grants and contributions for capital housing development		
MVRD (a)	$ 24,098,897	$ —
Federal Crown corporations	4,129,194	—
Provincial Crown corporations	20,998,011	—
Member jurisdictions of MVRD	22,946,058	—
Other	754,635	7,024,437
	72,926,795	7,024,437
Grants and contributions for property rental operations		
Federal Crown corporations	1,890,000	—
Provincial Crown corporations	1,361,682	1,344,961
0	3,251,682	1,344,961
	$ 76,178,477	$ 8,369,398

(a) Amounts recognized as grant and other contributions from MVRD are as follows:

i. The MVRD maintains the Housing planning and policy development reserve for financing of the development of housing projects. During 2025, the Corporation recognized total grant revenue of $19,708,577 (2024 - $nil) from MVRD as expenditures were incurred for the 3 new development projects: Heron's Nest, The Steller, and Riverside Drive.

ii. The MVRD allocated a grant amount for Metro Vancouver non-market housing development from the grant received from the Province under the Growing Communities fund in 2023. During 2025, the Corporation recognized total grant revenue of $4,390,320 (2024 - $nil) for the redevelopment project for Malaspina Village.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 17

Year ended December 31, 2025

12. Accumulated Surplus

Accumulated surplus consists of authorized and issued 2,000 common shares with a par value of $1 per share and individual fund surplus and reserves as follows:

	2025	2024
Reserves	$ 65,227,071	$ 57,614,438
Capital fund	(54,549,909)	(56,020,742)
Investment in tangible capital assets	236,995,483	157,726,768
Share capital	2,000	2,000
	$ 247,674,645	$ 159,322,464

Continuity of reserves is as follows:

	Operating	Capital Development	Capital Replacement	2025	2024
Balance, beginning	$ 10,403,919	$ 24,531,574	$ 22,678,945	$ 57,614,438	$ 58,587,044
Interest	409,023	1,051,548	753,470	2,214,041	2,699,488
Contribution to operations	—	—	(4,615,223)	(4,615,223)	(6,859,709)
Contribution to capital	—	4,958,888	(6,361,926)	(1,403,038)	(10,614,895)
Annual operating surplus	11,416,853	—	—	11,416,853	13,802,510
	$ 22,229,795	$ 30,542,010	$ 12,455,266	$ 65,227,071	$ 57,614,438

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 18

Year ended December 31, 2025

12. Accumulated Surplus (continued)

Capital fund balance represents the expected level of funding required for capital expenditures.

Capital fund balance is calculated as follows:

	2025	2024
Capital Fund Balance, beginning of year	$ (56,020,742)	$ (40,548,932)
Revenues		
Grants and other contributions	72,926,796	7,024,437
Loss (gain) on disposal of tangible capital assets	1,590,445	(134,520)
Loss from settlement of asset retirement obligations	—	(88,135)
	74,517,241	6,801,782
Expenses		
Amortization of tangible capital assets	(2,273,526)	(1,827,825)
Accretion on asset retirement obligations	(615,257)	(574,049)
	(2,888,783)	(2,401,874)
Non-financial assets transactions		
Acquisition of tangible capital assets	(118,143,633)	(75,115,279)
Disposal of tangible capital assets	6,709,555	134,520
Amortization of tangible capital assets	2,273,526	1,827,825
Amortization of prepaid land leases	(194,799)	(194,799)
	(109,355,351)	(73,347,733)
Financing		
Proceeds of mortgages and loans	33,537,273	36,742,461
Contribution from operating fund	4,257,416	683,054
Contribution from reserves	1,403,037	16,050,500
	39,197,726	53,476,015
Capital Fund Balance, end of year	$ (54,549,909)	$ (56,020,742)

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 19

Year ended December 31, 2025

12. Accumulated Surplus (continued)

Investment in tangible capital assets is calculated as follows:

	2025	2024
Tangible capital assets	$ 347,424,139	$ 238,263,587
Amounts financed by:		
Debt	(110,428,656)	(80,536,819)
	$ 236,995,483	$ 157,726,768

The change in investment in tangible capital assets is as follows:

	2025	2024
Change in the investment in tangible capital assets		
Acquisition of tangible capital assets	$ 118,143,633	$ 75,115,279
Amortization of tangible capital assets	(2,273,526)	(1,827,825)
Gain (loss) on disposal of tangible capital assets	1,590,445	(134,520)
Proceeds on disposal of tangible capital assets	(8,300,000)	—
	109,160,552	73,152,934
Less financing of tangible capital assets through debt		
Proceeds of mortgages and loans	33,537,273	36,742,461
Principal repayments on mortgages and loans	(3,645,436)	(3,578,547)
	29,891,837	33,163,914
Change in investment in tangible capital assets	79,268,715	39,989,020
Investment in tangible capital assets, beginning of year	157,726,768	117,737,748
Investment in tangible capital assets, end of year	$ 236,995,483	$ 157,726,768

13. Contractual Obligations

As at December 31, 2025, the Corporation had the following commitments relating to projects in progress.

Authorized and Outstanding Projects	Expended at December 31	Total 2025	Total 2024
$ 768,313,000	$ (241,511,486)	$ 526,801,514	$ 486,551,366

14. Contingencies

Lawsuits

As at December 31, 2025, there were various lawsuits pending against the Corporation arising in the ordinary course of business. The Corporation has retained legal counsel to defend against these lawsuits. Where the outcomes or amounts cannot be reasonably determined, no liability has been recorded. Management is of the opinion that losses, if any, in connection with these lawsuits can be sufficiently funded by reserve funds or covered by insurance. Any expected losses will be accrued and recorded as expenses at the time they are considered likely and amounts are reasonably determinable.

Self-Insurance Reserve

A self-insurance reserve has been established within the MVRD to cover losses resulting from uninsured liability exposures of the Metro Vancouver Districts, and the MVHC.

Each year a review is undertaken to determine if it would be beneficial to purchase liability insurance. The MVRD, its related Districts, and the MVHC transfer amounts to the reserve depending on the reserve's adequacy to cover retained liability risk.

An estimate is made for all costs of investigating and settlement of claims incurred annually and an adjustment is made to the reserve to maintain an adequate balance to cover potential losses in excess of recorded liabilities. These adjustments are changed as additional information becomes known during the course of claims settlement. Any likely losses would be expensed by at the time the losses are known and the amounts are reasonably determinable.

BC Homes Repayable Assistance

Under the operating agreements, the cumulative Non-Rent Geared to Income (Non-RGI) assistance is contingently repayable to BCHMC in the event that BCHMC’s unit rent contribution for any unit exceeds the economic or breakeven rent of the units occupied by Non-RGI tenants in any year. MVHC is required to commence repayment of the cumulative Non-RGI assistance on the first day of the fiscal year following the fiscal year in which the preceding event occurs. The balance then bears interest at bank prime and the required monthly payments are set annually based upon the amount by which Non-RGI BCHMC’s unit rent contributions exceed economic rent for these units in the prior year. The estimated total Repayable Assistance at December 31, 2025 is $nil (2024 - $nil). The balance will be reconciled and finalized once BCHMC completes the financial review for the fiscal year ended December 31, 2025.

14. Contingencies (continued)

BCHMC Grant Funding - Heather Place A

In 2018 MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC for funding for the Heather Place Facility located in Vancouver, BC. MVHC received funding in the amounts of $6,685,520 in 2018 and 2019. The loan term is 35 years and is forgivable in the amount of 1/25th of the final balance of $6,685,520 commencing in the 11th year after completion of construction and commencement of operations, which occurred in 2020. Upon commencement of operations of the facility, the amount of funding received was recorded as revenue from government transfer in 2020 as the remaining stipulation of continuing to operate the facility in accordance with the Agreement is not considered to create a liability.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements.

CMHC Grant Funding - Kelly Court

In 2022 MVHC entered into an agreement with the CMHC for funding for the repair of the Kelly Court Facility located in Vancouver, BC, totalling $1,321,824. In 2023, $1,171,038 of the grant was expended and recorded as grant revenue. Stipulations of the grant agreement requires that MVHC maintain the affordability of the building for eligible occupants for a period of 20 years, that the project meets minimum energy efficiency requirements and that there is no default under the funding agreement. Should a breach in the agreement occur, the contribution, in whole or part, would be repayable to CMHC immediately. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements. The work for Kelly Court was completed in 2023 and no additional funds are expected to be received.

14. Contingencies (continued)

BCHMC / CMHC Loan Funding - Kingston Gardens Redevelopment Project

In 2022, MVHC entered into a demand, non-revolving construction loan agreement with BCHMC for financing of the Kingston Gardens redevelopment project located in Surrey, BC. As of December 31, 2025, MVHC received $27,957,184. Amounts drawn from the loan were originally required to be repaid by May 1, 2025; however, MVHC and BCHMC have mutually agreed to an extension of the repayment timeline as the loan close-out process is taking longer than anticipated. The loan repayment is expected to be completed prior to April 30, 2026. The balance of the construction loan will be converted into a mortgage obtained from CMHC's National Housing Co-Investment Fund, which includes a forgivable loan in the amount of $1,454,194.

BCHMC loan Funding - Salal Landing Redevelopment Project

In 2023, MVHC entered into a construction loan agreement with BCHMC for financing of the Salal Landing project, a 63-unit multi-family housing development located in Port Coquitlam, BC. The project is funded by a repayable construction loan with a maximum approved amount of $20,305,079 and a maximum forgivable loan in the amount of $7,925,000. The repayable loan is a demand, non-revolving construction loan that will transition to long-term financing upon project completion. Interest on the repayable loan is calculated at a variable rate during construction and will convert to a fixed rate upon commencement of financing.

The forgivable loan term is 35 years and is forgivable in the amount of 1/25th of the final balance commencing in the 11th year after the commencement date. The loan will continue to be forgiven 1/25th each subsequent year until the loan is fully forgiven. Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

14. Contingencies (continued)

CMHC Loan Funding - Heather Place B Redevelopment Project

In 2023, MVHC entered into a construction loan agreement with CMHC for financing of the Heather Place B Project, an 87-unit rental housing project located in Vancouver, BC. The project is funded through a repayable loan with a maximum approved amount of $26,146,128 and a forgivable loan in the amount of $1,175,000. During 2025, MVHC received $25,383,605 of the repayable loan and the full forgivable loan amount of $1,175,000. The remaining repayable loan balance of $762,523 is expected to be received prior to April 30, 2026. The forgivable loan received in 2025 was recorded as revenue in 2025, as the remaining requirement to operate the facility in accordance with the Agreement is not considered to create a liability. The repayable loan has an amortization period of 50 years and principal repayment will commence upon the project achieving Stabilization, defined as annualized gross income of $2,035,539. Interest on the repayable loan is calculated semi-annually in arrears, commencing on the interest capitalization date or as CMHC may otherwise determine.

The forgivable loan will have an equal portion of the principal amount forgiven on each anniversary of the date that the loan is fully forgiven. The forgivable loan is interest-free until Stabilization is achieved (after 12 months of consecutive gross income exceeding the threshold as defined in the loan agreement) and provided the loan is not in default.

CMHC Loan Funding - Heron's Nest

In 2024, MVHC entered into a construction loan agreement with CMHC for financing of the Heron's Nest, a 115-unit rental housing development project located in Pitt Meadows, BC. The project is funded by a repayable loan with a maximum approved amount of $28,590,024 and a forgivable loan in the amount of $5,750,000. The forgivable loan amount of $5,750,000 was received in March 2025 and recorded as deferred revenue. As at December 31, 2025, MVHC has not yet received any financing from the repayable portion of the loan. The repayable loan has an amortization period of 50 years and principal repayment will commence upon the project achieving Stabilization, defined as annualized gross income of $2,276,968. Interest on the repayable loan is calculated semi-annually in arrears, commencing on the interest capitalization date or as CMHC may otherwise determine.

The forgivable loan will have an equal portion of the principal amount forgiven on each anniversary of the date that the loan is fully forgiven. The forgivable loan is interest-free until Stabilization is achieved (after 12 months of consecutive gross income exceeding the threshold as defined in the loan agreement) and provided the loan is not in default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at up to 5% per annum, compounded semi-annually and not in advance.

14. Contingencies (continued)

BCHMC Grant Funding - Heather Place B

In 2025, MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of Heather Place B, located in Vancouver, BC. MVHC received funding in the amounts of $20,939,411 in 2025. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations, which occurred in 2025. Upon commencement of operations of the facility, the amount of funding received was recorded as revenue in 2025 as the remaining stipulation of continuing to operate the facility in accordance with the Agreement is not considered to create a liability.

Loan forgiveness under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Interest payments will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance. As management does not consider it likely that the amount will be repaid, no liability is recorded in the financial statements.

BCHMC Grant Funding – Heron's Nest

In 2025, MVHC entered into a forgivable loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of Heron's Nest, a 115-unit affordable rental housing project located in Pitt Meadows, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $27,901,317 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Loan forgiveness under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Interest payments will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

14. Contingencies (continued)

BCHMC Grant Funding – The Connection

In 2025, MVHC entered into a forgivable construction loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of The Connection, a 174-unit affordable rental housing project located in Burnaby, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $41,824,822 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

CMHC Loan Funding – The Connection

In 2025, MVHC entered into a construction loan agreement with CMHC for financing of The Connection, a 174-unit affordable rental housing development project located in Burnaby, BC. The project is funded through a repayable loan of $51,832,931 and a forgivable loan of $13,050,000. As at December 31, 2025, MVHC had not yet received any funding from the loan. The repayable loan has a 10-year term and 50-year amortization. Interest is fixed prior to the first advance and calculated semi-annually, not in advance, beginning on the Interest Capitalization Date. Blended principal and interest payments commence upon Stabilization, defined as 12 consecutive months of Total Effective Gross Income of at least $4,014,193, or at the Outside Stabilization Date (24 months after occupancy), whichever occurs first.

The forgivable loan is interest-free unless an Event of Default occurs, in which case CMHC may charge 5% interest. Beginning on each anniversary of the commencement of the forgivable loan term, 5% of the principal amount advanced is forgiven annually, over a 20-year term, subject to compliance with CMHC affordability, accessibility, and energy-efficiency covenants.

14. Contingencies (continued)

BCHMC Grant Funding – The Steller

In 2025, MVHC entered into a forgivable construction loan agreement (the "Agreement") with BCHMC to provide financing for the development and construction of The Steller, a 122-unit affordable rental housing project located in Burnaby, BC. Under the Agreement, BCHMC approved a forgivable construction mortgage loan of $29,325,450 to fund eligible project costs. As at December 31, 2025, MVHC has not received any of the financing. Funding of eligible costs is expected to be received in 2026. The loan term is 35 years and is forgivable in the amount of 1/25th of the final principal balance, commencing on the 11th anniversary after completion of construction and commencement of operations.

Forgiveness of the loan under the Agreement requires that the property must be continuously used for the provision of housing for eligible occupants and there is no default under the loan or operating agreement. Should a breach in the agreement occur, the outstanding balance of the funding not previously forgiven would need to be repaid to BCHMC immediately. Payments of interest will not be required unless there is a default, which would result in interest being payable on the unforgiven balance of the principal amount then outstanding at prime plus 2% per annum, compounded semi-annually and not in advance.

CMHC Loan Funding – The Steller

In 2025, MVHC entered into a construction loan agreement with CMHC for financing of The Steller, a 122-unit affordable rental housing development project located in Burnaby, BC. The project is funded through a repayable loan of $36,725,716 and a forgivable loan of $6,100,000. As at December 31, 2025, MVHC had not yet received any funding from the loan. The repayable loan has a 10-year term and 50-year amortization. Interest is fixed prior to the first advance and calculated semi-annually, not in advance, beginning on the Interest Capitalization Date. Blended principal and interest payments commence upon Stabilization, defined as 12 consecutive months of Total Effective Gross Income of at least $2,571,195, or at the Outside Stabilization Date (24 months after occupancy), whichever occurs first.

The forgivable loan is interest-free unless an Event of Default occurs, in which case CMHC may charge 5% interest. Beginning on each anniversary of the commencement of the forgivable loan term, 5% of the principal amount advanced is forgiven annually, over a 20-year term, subject to compliance with CMHC affordability, accessibility, and energy-efficiency covenants.

14. Contingencies (continued)

MFA Loan Funding – Crown Manor

In 2025, MVRD entered into a demand, non-revolving short-term loan agreement (the "Agreement") with the MFA under Temporary Borrowing Bylaw No. 1397 and Loan Authorization Bylaw No. 1381. The agreement provides for a loan up to $4,280,000 to finance capital renewal of the Crown Manor project.

Advances under the loan are made upon satisfaction of the conditions outlined in the agreement, including submission of required documentation and approvals. Interest is calculated daily on funds advanced at the MFA applicable variable rate, as determined by MFA from time to time. Amounts outstanding, including interest, are payable on demand.

15. Related Party Transactions

The MVRD is a related party to the Corporation, a wholly-owned subsidiary of the MVRD. The Corporation and the MVRD are separate legal entities authorized by separate legislation. MVHC is a non-profit corporation, incorporated under the Business Corporations Act (British Columbia). MVRD is a local government established under the Local Government Act of British Columbia. During the year, the Corporation recognized $24,098,897 (2024 - $nil) of grants and other contributions from MVRD (note 11) and recorded corporate cost of $2,876,642 (2024 - $2,704,562) allocated from MVRD for corporate services and administration.

METRO VANCOUVER HOUSING CORPORATION

Notes to Financial Statements, page 28

Year ended December 31, 2025

16. Budget Information

The annual budget presented in these financial statements is based upon the 2025 operating and capital budgets approved by the Corporation's Board in November 2024. The budget is based on operational and capital expenditure requirements and their associated funding. Amortization is a non-cash item that is not funded for budget purposes. Contributions to or from reserves and debt principal repayments are removed from the approved budget for financial statement presentation. The schedule below reconciles the approved budget to the budget figures reported in these financial statements. Capital expenditures of $186,156,000 were included in the Capital Budget approved by the Board.

	2025 Budget	2024 Budget
Budgeted annual surplus per Exhibit B	$ 135,341,904	$ 73,970,542
Items not included in the operating budget		
Amortization of tangible capital assets and prepaid land leases	2,019,335	1,899,898
Accretion on asset retirement obligation	598,159	417,493
Reserve interest	(2,049,590)	(1,128,362)
Development grant	(139,101,000)	(73,765,235)
Items included in the budget but not in financial statements		
Debt principal payments	(5,403,452)	(4,329,792)
Transfers to reserves	8,594,644	2,935,456
Annual surplus per approved budget	$ —	$ —

17. Supplementary Cash Flow Information

The following non-cash transactions related to the increase to asset retirement costs, PS 3280 Asset Retirement Obligations, are excluded from the statement of cash flows.

	2025	2024
Asset retirement cost (a)	$ 199,365	$ 3,828,409
Increase to asset retirement obligations	(199,365)	(3,828,409)
	$ —	$ —

(a) Assets acquired through other non-cash transactions are excluded from the acquisition of tangible capital assets with cash on the statement of cash flows.

	2025	2024
Acquisition of tangible capital assets with cash	$ 117,944,268	$ 71,286,870
Asset retirement cost	199,365	3,828,409
Tangible capital asset additions (note 9)	$ 118,143,633	$ 75,115,279

18. Subsequent Events

a. MFA Short-term Loan Funding - The Le Chateau Project

On January 9, 2026, the MVRD, on behalf of the Corporation, entered into a demand, non-revolving loan agreement with MFA for The Le Chateau project. The agreement provides for a non-revolving loan of $5,038,000, subject to a variable interest rate.

b. CMHC loan funding - The Crown Manor Project

On February 9, 2026, the Corporation entered into a retrofit funding loan agreement with CMHC for The Crown Manor project. The agreement includes a forgivable portion of $2,465,000 and a repayable portion of $617,687. The repayable portion is subject to an interest rate of up to 6.43%.

c. CMHC loan funding - The Le Chateau Project

On March 4, 2026, the Corporation entered into a retrofit funding loan agreement with CMHC for The Le Chateau project. The agreement includes a forgivable portion of $2,040,000 and a repayable portion of $524,536. The repayable portion is subject to an interest rate of up to 11.21%.

19. Comparative Figures

Certain comparative figures have been reclassified to conform to the presentation of the current year. These reclassifications had no impact on prior year annual surplus.

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NOTICE OF PUBLIC PRESENTATION

Notice is hereby given that the 2025 Audited Financial Statements for the Metro Vancouver Regional District, the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and the Metro Vancouver Housing Corporation (operating as Metro Vancouver) will be presented at the Board meeting of each district to be held on Friday, April 24, 2026 at 9:00 am, in the Boardroom on the 28th floor of 4515 Central Boulevard, Burnaby, B.C.

The draft Audited Financial Statements will be available at **metrovancouver.org** for public inspection.



Metro Vancouver

2025 Annual Financial Results and Audited Financial Statements

Linda Sabatini
Deputy CFO, Financial Services

Performance and Audit Committee – April 17, 2026

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1

METRO VANCOUVER

2025 Annual Financial Results and Audited Financial Statements

- Financial Position – Key Indicators
- Comparison of Financial Statement Surplus to Operating Budget Surplus
- Operating Results
- Capital Program

2

Audited Financial Statements

4 Key Indicators

- Financial Assets
- Liabilities and Debt
- Non-Financial Assets
- Accumulated Surplus ("Equity")

Condensed Consolidated Statement of Financial Position
As at December 31, 2025

(in thousands of dollars)	2025 Actual
Cash, cash equivalents, and investments	$ 927,787
Other financial assets	470,152
Total Financial Assets	1,397,939
Liabilities	1,314,892
Debt, net of TransLink and member jurisdictions	2,492,555
Total Liabilities and Debt	3,807,447
Net Debt	(2,409,508)
Non-Financial Assets	10,425,284
2025 Accumulated Surplus ("Equity")	**$ 8,015,776**

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3

FINANCIAL ASSETS

- Mainly cash, investments, and receivables
- Reserves $678M and DCC/grants funding received and deferred $546M
- Good cash and liquidity position
  - Current ratio 3.2:1
  - Operating reserves 13.7% of revenue

Metro Vancouver Liquidity Indicators ($ millions)

	2021	2022	2023	2024	2025
Current Ratio	3.2 to 1	2.7 to 1	2.5 to 1	2.4 to 1	3.2 to 1
Operating Reserves / Revenue	11.6%	14.5%	14.2%	12.8%	13.7%



Financial Assets

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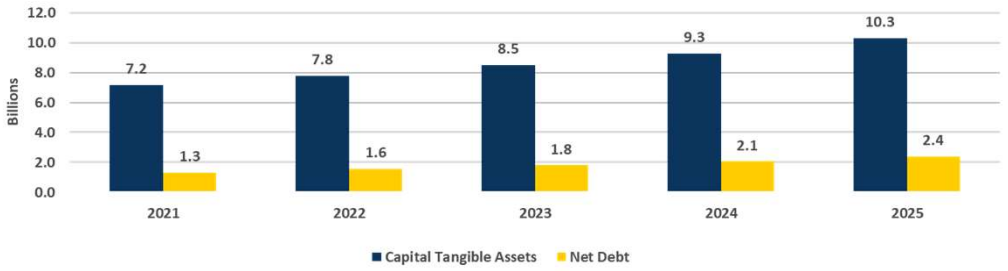
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INVESTMENT IN INFRASTRUCTURE

- Capital spend $1.2B, 68% of $1.8B
- Non-financial assets increased by $1.1B.
- Net debt position increased by $357M
- Tangible capital assets (TCA) are growing faster than debt
- Result of pay-as-you-go, DCC, and grant funding
- Debt servicing ratio is 18%, below policy maximum of 40%

Metro Vancouver Capital Assets and Net Debt
(net of TransLink and Member Jurisdictions)
($ billions)

	2021	2022	2023	2024	2025
TCA and Other Non-Financial Assets	$ 7.2	$ 7.8	$ 8.5	$ 9.3	$ 10.4
Net Debt	$ 1.3	$ 1.6	$ 1.8	$ 2.0	$ 2.4
Accumulated Surplus ("Equity")	$ 5.9	$ 6.2	$ 6.7	$ 7.3	$ 8.0



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5

COMPARISON OF FINANCIAL STATEMENT SURPLUS TO OPERATING BUDGET SURPLUS

Key Items

- Annual Surplus per Financial Statements (PSAS)
- PSAS Items
- Annual Operating Surplus based on Budget

PSAS Surplus to Operating Budget Surplus
For the year ended December 31, 2025
(in thousands of dollars)

	Budget	2025 Actual
Revenue	$ 1,716,231	$ 1,737,650
Expenses	(998,345)	(984,911)
Annual Surplus per Financial Statements (PSAS)	**$ 717,886**	**$ 752,739**
Items in operating budget but not in PSAS		
Contributions to capital	(428,232)	(428,232)
Payments on long-term debt	(159,163)	(157,405)
Transfers to (from) reserves	7,368	25,194
Items in PSAS but not in annual operating budget		
Amortization of capital assets	111,560	116,114
Accretion expense on ARO	2,582	2,671
Sinking fund and debt retirement income	(26,469)	(28,328)
Capital revenue, grants and DCCs	(213,172)	(212,509)
Reserve fund interest	(12,360)	(22,821)
Corporate program surplus to reserves	-	(8,609)
	(717,886)	(713,925)
Annual Operating Surplus based on Budget	-	**$ 38,814**

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6

OPERATING RESULTS

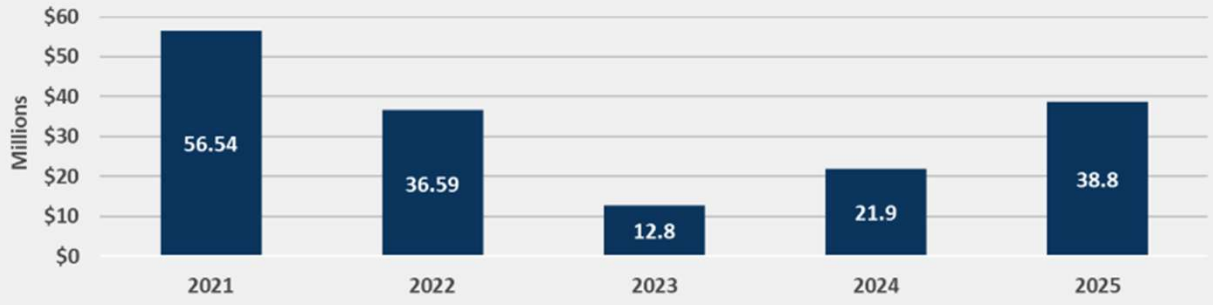
Surplus: $38.8M

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

7

2025 OPERATING PROGRAM

- $38.8M surplus (2.6% of $1.5B budget)
- Higher than previous due to sale of land, timing of recruitment, project delays, and cost efficiency efforts made
- Per policy, surplus/deficit transferred to reserves for applicable entities.



8

CAPITAL PROGRAM

- Capital expenditures: $1.2B
  (68% of the $1.8B capital cash flow)

	2021	2022	2023	2024	2025
% of annual cash flow	47%	52%	59%	62%	68%

(In millions)	Annual Capital Cash Flow	Year-to-date Actual Expenditures	Year-to-date Variance
Water Services	$ 484.5	$ 438.1	$ 46.4
Liquid Waste Services	1,010.4	615.4	395.0
Solid Waste Services	42.7	16.7	26.0
Housing	186.2	113.7	72.5
Regional Parks	44.4	15.5	28.9
Total	$ 1,768.2	$ 1,199.3	$ 568.8

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9



Questions

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10

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

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

Date: April 10, 2026 Meeting Date: April 17, 2026

Subject: **2026 - Status of Financial Reserves**

RECOMMENDATION

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

EXECUTIVE SUMMARY

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

PURPOSE

To present, for approval, additional reserve applications and transfers to those previously approved by the Board in October 2025 and to project the reserve balances of operating, discretionary and statutory reserves for 2026.

BACKGROUND

Metro Vancouver's 2026 Budget approved in October 2025 contains estimates of reserves and their proposed uses. Some of these proposed uses were based on forecasts of year-end results. With the year-end accounting process now complete, this information can be updated to reflect the actual year-end results and Board directives regarding establishment and use of reserves as defined in the recently updated *Financial Reserves Policy*.

This report is being brought forward for approval of additional 2026 reserve applications required based on year-end results, other initiatives, or to meet requirements of the *Financial Reserves Policy*.

METRO VANCOUVER RESERVES

In February 2026, the MVRD Board approved the amended *Financial Reserves Policy*. This policy sets out the principles and requirements that guide the establishment, use and management of Metro Vancouver reserves. The four Metro Vancouver legal entities maintain operating, discretionary and statutory reserves as described below.

Operating Reserves
Operating Reserves are established for each legal entity and Regional District Service to serve as a measure of financial security should there be an unforeseen financial loss beyond the control of the organization, and to support the maintenance of adequate working capital to manage cash-flow fluctuations, timing differences between revenues and expenditures, and short-term financing or borrowing gaps. The minimum operating reserve levels for the services that fall within the four Metro Vancouver legal entities are established as follows:

- Regional District Services — 5% of prior year's net operating expenditures
- Liquid Waste Services — 10% of prior year's net operating expenditures
- Solid Waste Services — 15% of prior year's net operating expenditures
- Water Services — 15% of prior year's net operating expenditures
- Metro Vancouver Housing Corporation — 10% of prior year's net operating expenditures

As part of the year-end process, operating reserve balances are calculated based on the opening balance and the addition of any operating surpluses and interest earned throughout the year. Any surplus funding that is in excess of the required minimum operating reserve level at the end of the year is to be applied either directly against next year expenditures, or to a discretionary or statutory reserve for future use.

Discretionary Reserves
Discretionary Reserves are established by the Board for legal entities and Regional District Services as an appropriation of annual surplus to meet a known or anticipated future financial obligation.

Statutory Reserves
Statutory reserves are those reserves that are established based on a legal framework such as a bylaw and are set aside for a legal entity or statutory function for a specific purpose in accordance with the applicable terms and conditions within that legal framework.

Attachment 2 contains application of reserves that were previously approved through the 2026 budget process. **Attachment 3** contains the projected reserve balances for all Metro Vancouver reserves.

PROPOSED RESERVE APPLICATIONS AND TRANSFERS
Additional proposed reserve applications and transfers are outlined in **Attachment 1**.

- *Applications* are draws from reserves to fund planned expenditures for budget year 2026.
- *Transfers* are movements between reserve categories as guided by the *Financial Reserves Policy*.

Reserve Applications
Proposed applications from Operating Reserves to fund 2026 capital expenditures are as follows:

- Liquid Waste: $21 million
- Water: $15 million
- Solid Waste: $ 18 million

Table 1 below shows the projected operating reserve balance after the proposed applications. Consistent with Board policy, these applications represent Operating Reserve amounts that are in excess of the minimum required balances and are being applied to 2026 capital expenditures thereby reducing long-term borrowing requirements.

Table 1 – Operating Reserve Projected Balance

Operating Reserve	2025 Ending Balance	Proposed Applications	Estimated Interest	2026 Projected Reserve Balance
Liquid Waste	49,686,467	(21,000,000)	979,662	29,666,129
Water	39,910,706	(15,000,000)	810,268	25,720,974
Solid Waste	59,437,169	(18,000,000)	1,258,679	42,605,848

Reserve Transfers

In accordance with the recently amended *Financial Reserves Policy*, for entities and functions that do not have capital or borrowing requirements, excess Operating Reserves are transferred to Discretionary reserves for use to fund futures expenditures of that entity or function. For 2026, as shown in Attachment 1, $55.1 million is the total proposed transfers from Operating to Discretionary Reserves and Statutory Reserves.

ALTERNATIVES

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

2. THAT the MVRD/MVHC/GVWD/GVS&DD Board receive for information the report dated April 10, 2026, titled, "2026 – Status of Financial Reserves".

FINANCIAL IMPLICATIONS

Should the Board approve Alternative 1, there is no financial impact on the 2026 requisitions or levies to member municipalities. These applications enable Metro Vancouver to use 2025 operating surpluses or excess operating reserve funds to avoid future capital debt requirements. As a result of the reduction in the need for long-term borrowing, these reserve applications will result in savings in future requisitions and levies due to lower debt service costs.

Should the Board approve Alternative 2, the applications approved in the budget in October 2025, as set out in **Attachment 1**, would remain, but operating reserves would be non-compliant with the policy, as they would exceed the minimums. While these amounts would be available for use in the future, the short-term impact would be higher debt borrowing requirements which would create future upward pressure on the household impact.

CONCLUSION

With the year-end process complete, operating, discretionary and statutory reserves projected for 2026 have been updated after including 2025 operating surpluses. Reserve applications have also been updated and are presented in **Attachment 1** with a recommendation for approval. These applications are consistent with Board direction on the use of reserves through the *Financial Reserves Policy.*

ATTACHMENTS

1. Proposed Application and Transfer of Reserves.
2. Previously Approved Reserve Applications.
3. 2026 Projected Reserve Balances.

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METRO VANCOUVER

2026 Budget - Proposed Applications And Transfers of Reserves (To Be Approved by the Board in April 2026)

	Reserve Name	Operating Reserves	Discretionary Reserves	Statutory Reserves
PROPOSED APPLICATIONS				
GVWD				
Water Services				
Fund Future Capital Requirements	Water Operating Reserve	$(15,000,000)	$ –	$ –
GVS & DD				
Liquid Waste				
Fund Future Capital Requirements	Liquid Waste Operating Reserve	(21,000,000)	–	–
Solid Waste				
Fund Future Capital Requirements	Solid Waste Operating Reserve	(18,000,000)	–	–
TOTAL PROPOSED APPLICATIONS		**$(54,000,000)**	**$ –**	**$ –**
PROPOSED TRANSFERS				
MVHC				
Metro Vancouver Housing Corporation				
Contribution to MVHC Restricted Reserve	MVHC Operating Reserve	$ (313,908)		$ 313,908
Contribution to MVHC Capital Development Reserve	MVHC Operating Reserve	(5,000,000)	5,000,000	
Contribution to MVHC Capital Replacement Reserve	MVHC Operating Reserve	(15,000,000)	15,000,000	
MVRD				
Air Quality				
Contribution to Air Quality General Reserve	Air Quality Operating Reserve	(7,000,000)	$ 7,000,000	
E911 Emergency Telephone Service				
Contribution to E911 Emergency Telephone Service General Reserves	E911 Operating Reserve	(1,000,000)	1,000,000	
Electoral Area Service				
Contribution to Electoral Area Operating Reserve	Electoral Area Operating Reserve	(200,000)	200,000	
General Government Administration				
Contribution to General Government General Reserve	General Government Operating Reserve	(17,000,000)	17,000,000	
Invest Vancouver				
Contribution to Invest Vancouver General Reserve	Invest Vancouver Operating Reserve	(900,000)	900,000	
Regional Emergency Management				
Contribution to Regional Emergency Management General Reserve	Regional Emergency Management Operating Reserve	(400,000)	400,000	
Regional Employers Services				
Contribution to Regional Employers Service General Reserve	Regional Employers Services Operating Reserve	(100,000)	100,000	
Regional Global Positioning System				
Contribution to Regional Geospatial Reference System Reserve	Regional Geospatial Reference System Operating Reserve	(600,000)		600,000
Regional Parks				
Contribution to Regional Parks General Reserve	Regional Parks Operating Reserve	(6,000,000)	6,000,000	
Regional Planning				
Contribution to Regional Planning General Reserve	Regional Planning Operating Reserve	(1,600,000)	1,600,000	
TOTAL PROPOSED TRANSFERS		**$(55,113,908)**	**$ 54,200,000**	**$ 913,908**

METRO VANCOUVER

2026 Budget - Previously Approved Applications (Approved by the Board in October 2025)

APPROVED APPLICATIONS

	Reserve Name	Discretionary Reserves	Statutory Reserves
GVWD			
Water Services			
Fund Water Services SIF Projects	Water Sustainability Innovation Fund Reserve		$ (905,000)
Fund Drinking Water Quality Control SCFP and Coquitlam UV Labs	Water Laboratory Equipment Reserve		(50,000)
GVS & DD			
Liquid Waste			
Fund North Shore Wastewater Treatment Plant Upgrade	North Shore Wastewater Treatment Plant Reserve		(89,457,697)
Fund Drainage Equipment, Projects and Initiatives	Drainage General Reserve	(260,000)	
Fund Drainage Capital	Drainage General Reserve	(2,130,000)	
Solid Waste			
Fund Solid Waste Projects and Initiatives	Solid Waste General Reserve	(284,000)	
MVHC			
Metro Vancouver Housing Corporation			
Fund Capital Replacement Activities	MVHC Capital Replacement Reserve	(8,296,973)	
Fund Capital Replacement Activities	MVHC Restricted Capital Replacement Reserve		(552,640)
Fund Housing Development	MVHC Capital Development Reserve	(13,400,000)	
MVRD			
Air Quality			
Fund Air Quality Projects and Initiatives	Air Quality General Reserve	$ (1,829,269)	
Electoral Area Service			
Fund Electoral Area Service Projects, Initiatives and Studies	Electoral Area General Reserve	(146,485)	
Fund Local Government Election	Electoral Area Election Reserve		(90,000)
General Government			
Fund Cultural Grants	Grant Reserve Fund		(300,000)
Housing Planning and Policy			
Fund SIF Projects	MVRD SIF Reserve		(1,067,500)
Transfer to MVHC Capital Development Reserve	Housing Planning and Policy Re-development Reserve		(1,000,000)
Transfer to MVHC Capital Development Reserve	Housing Planning and Policy Development Reserve		(5,000,000)
Invest Vancouver			
Fund Regional Economic Prosperity Projects and Initiatives	Regional Economic Prosperity General Reserve	(260,000)	

METRO VANCOUVER

2026 Budget - Previously Approved Applications (Approved by the Board in October 2025)

APPROVED APPLICATIONS

	Reserve Name	Discretionary Reserves	Statutory Reserves
Regional Emergency Management (REM)			
Fund REM program initiatives	REM General Reserve	$ (95,422)	
Regional Employer Services			
Fund Regional Employer Services Projects and Initiatives	Labour Relations General Reserve	(444,000)	
Regional Global Positioning System			
Fund Regional Global Positioning System Projects and Initiatives	Regional Geospatial Reference System Reserve		(1,000,000)
Regional Parks			
Fund Litigation Cost/ Legal Fees	Regional Parks General Reserve	(500,000)	
Fund Regional Parkland Acquisitions and Development	Regional Parkland Acquisition and Development Reserve		(22,850,000)
Fund Regional Parkland Acquisitions	Regional Parkland Acquisition Fund		(10,000,000)
Fund Regional Parks Capital Replacement, Maintenance and Initiatives	Regional Parks Infrastructure Reserve		(8,673,638)
Fund Pacific Parklands Foundation Stewardship Programs	Regional Parks Legacy Fund		(71,000)
Regional Planning			
Fund SIF Project	MVRD SIF Reserve		(250,000)
Fund Regional Planning Projects and Initiatives	Regional Planning General Reserve	(70,000)	
Corporate Services			
Fund Corporate Services Projects, Equipment Replacements and Building Improvements	Centralized Support Reserve	(10,982,562)	
Fund Fleet Vehicle Purchases	Corporate Fleet Reserve		(4,367,900)
Human Resources			
Fund Human Resources Projects and Initiatives	Centralized Support Reserve	(38,000)	
Procurement and Real Estate Services			
Fund Procurement and Real Estate Services Projects and Initiatives	Centralized Support Reserve	(2,115,348)	
TOTAL APPROVED APPLICATIONS		**$ (40,852,059)**	**$ (145,635,375)**

2026 PROJECTED RESERVE BALANCES

	2025 Reserve Balance	2026 Proposed Applications (Schedule 1)	2026 Proposed Transfers (Schedule 1)	Previously Approved Applications (Schedule 2)	2026 Budgeted Contribution to Reserve	Estimated Interest	2026 Projected Reserve Balance
OPERATING RESERVES							
Water Services	39,910,706	(15,000,000)				810,268	25,720,974
Liquid Waste Services	49,686,467	(21,000,000)	–			979,662	29,666,129
Solid Waste Services	59,347,169	(18,000,000)				1,258,679	42,605,848
Metro Vancouver Housing Corporation	22,229,795		(20,313,908)		6,265,415	380,139	8,561,441
Air Quality	8,040,270		(7,000,000)			113,507	1,153,777
E911 Emergency Telephone Service	1,687,094		(1,000,000)			29,677	716,771
Electoral Area Service	528,006		(200,000)			10,700	338,706
General Government Administration	17,511,827		(17,000,000)			225,296	737,123
Housing Planning and Policy	841,613		–			21,040	862,653
Invest Vancouver	1,185,785		(900,000)			18,395	304,180
Regional Emergency Management	509,556		(400,000)			7,739	117,295
Regional Employers Services	352,136		(100,000)			7,553	259,689
Regional Global Positioning System	629,745		(600,000)			8,244	37,989
Regional Parks	8,592,122		(6,000,000)			139,803	2,731,925
Regional Planning	1,945,252		(1,600,000)			28,631	373,883
Sasamat Fire Protection Service	408,577		–			10,214	418,791
West Nile Virus	423,613		–			10,590	434,203
TOTAL OPERATING	**213,829,733**	**(54,000,000)**	**(55,113,908)**	**—**	**6,265,415**	**4,060,137**	**115,041,377**
DISCRETIONARY RESERVES							
Liquid Waste Services							
Liquid Waste General Debt Reserve Fund	2,459,733					61,493	2,521,226
Lions Gate Contingency	1,726,246					43,156	1,769,402
Drainage General Reserve	6,130,264		–	(2,390,000)		123,382	3,863,646
Solid Waste Services							
Solid Waste General Reserve	29,059,274			(284,000)	77,034	723,895	29,576,203
Landfill Post Closure Reserve	10,939,651					273,491	11,213,142
Housing							
MVHC Capital Replacement Reserve	12,455,266		15,000,000	(8,296,973)	7,952,631	494,577	27,605,501
MVHC Capital Development Reserve	30,542,011		5,000,000	(13,400,000)		658,550	22,800,561
Air Quality							
Air Quality General Reserve	–		7,000,000	(1,829,269)	800,000	74,634	6,045,365
E911 Emergency Telephone Service							
E911 General Reserve	35,109		1,000,000			13,378	1,048,487
Electoral Area Service							
Electoral Area General Reserve	2,112,400		200,000	(146,485)	60,000	54,229	2,280,144
General Government Administration							
General Government General Reserve	8,253,014		17,000,000	(500,000)		412,575	25,165,589
General Government-Growing Community Reserve	30,093,636					752,341	30,845,977
Municipal Radio	152,621					3,816	156,437
Invest Vancouver							
Regional Economic Prosperity General Reserve	—		900,000	(260,000)		8,000	648,000
Regional Emergency Management (REM)							
REM General Reserve	325,564		400,000	(95,422)		11,946	642,088
Regional Employers Services							
Regional Employers Service General Reserve	2,690,735		100,000	(444,000)		62,968	2,409,703
Regional Parks							
Regional Parks General Reserve	2,336,460		6,000,000		150,000	135,287	8,621,747
Regional Planning							
Regional Planning General Reserve	2,318,334		1,600,000	(70,000)	55,000	77,771	3,981,105

2026 PROJECTED RESERVE BALANCES

	2025 Reserve Balance	2026 Proposed Applications (Schedule 1)	2026 Proposed Transfers (Schedule 1)	Previously Approved Applications (Schedule 2)	2026 Budgeted Contribution to Reserve	Estimated Interest	2026 Projected Reserve Balance
Centralized Support Reserve	31,810,490			(13,135,910)	3,500,000	674,813	22,849,393
TOTAL DISCRETIONARY	**173,440,808**	**—**	**54,200,000**	**(40,852,059)**	**12,594,665**	**4,660,302**	**204,043,716**
STATUTORY RESERVES							
Water Services							
Water Laboratory Equipment Reserve	1,010,962			(50,000)	60,000	25,399	1,046,361
Water Sustainability Innovation Fund Reserve	15,961,051			(905,000)	723,000	396,751	16,175,802
Liquid Waste Services							
Liquid Waste Laboratory Equipment Reserve	1,163,674				113,638	30,512	1,307,824
Liquid Waste Sustainability Innovation Fund Reserve	9,239,680			—	1,127,000	245,080	10,611,760
North Shore WWTP Reserve	122,608,186			(89,457,697)	132,207,827	3,599,581	168,957,897
Electoral Area Service							
Community Works Reserve	1,077,940				158,550	28,930	1,265,420
Electoral Area Election Reserve	111,159			(90,000)		1,654	22,813
General Government Administration							
MVRD Sustainability Innovation Fund Reserve	11,033,848			(1,317,500)	347,000	263,715	10,327,063
Grants Reserve Fund	1,647,829			(300,000)	305,000	41,258	1,694,087
Housing							
MVHC Restricted Cap. Replacement Reserve	6,858,455		313,908	(552,640)	555,017	175,415	7,350,155
Housing Planning and Policy							
Housing Planning and Policy Re-development Reserve	9,217,560			(1,000,000)	1,000,000	230,439	9,447,999
Housing Planning and Policy Development Reserve	6,771,612			(5,000,000)	4,000,000	156,790	5,928,402
Regional Global Positioning System							
Regional Geospatial Reference System Reserve	1,376,746		600,000	(1,000,000)	65,109	30,233	1,072,088
Regional Parks							
Regional Parks Infrastructure Reserve	5,184,848			(8,673,638)	12,732,000	180,351	9,423,561
Regional Parkland Acquisition Reserve Fund	39,064,664			(10,000,000)		851,617	29,916,281
Regional Parkland Acquisition and Development Reserve Fund	42,574,769			(22,850,000)	10,000,000	903,744	30,628,513
Delta Airpark Reserve	47,028				21,500	1,444	69,972
Regional Parks Legacy Fund	2,915,793			(71,000)		72,007	2,916,800
Sasamat Fire Protection Service (SFPS)							
SFPS Capital Reserve Fund	880,375				87,100	23,098	990,573
SFPS Communications Capital Reserve Fund	78,570					1,964	80,534
SFPS Emergency Equipment Reserve Fund	54,639				5,000	1,428	61,067
SFPS Capital Facility Reserve	1,636,579				400,000	45,914	2,082,493
Corporate Self Insurance Reserve	1,772,138					44,303	1,816,441
Corporate Fleet Reserve	15,664,104			(4,367,900)	2,249,120	365,118	13,910,442
TOTAL STATUTORY*	**297,952,209**	**—**	**913,908**	**(145,635,375)**	**166,156,861**	**7,716,745**	**327,104,348**
GRAND TOTAL	**685,222,750**	**(54,000,000)**	**—**	**(186,487,434)**	**185,016,941**	**16,437,184**	**646,189,441**

*The 2025 ending balance differs from the Financial Statements because certain reserves are classified as deferred liabilities and are therefore excluded for financial reporting purpose.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

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

Date: April 2, 2026 Meeting Date: April 17, 2026

Subject: **Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks)**

RECOMMENDATION

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

EXECUTIVE SUMMARY

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

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

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

PURPOSE

To report on the Development Cost Charge revenue for the second half of 2025, and to identify any implications for the capacity of the DCC programs to support growth related infrastructure and acquisitions, as required in Board policy.

BACKGROUND

Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks Acquisition) are collected on behalf of Metro Vancouver by member jurisdictions and remitted to Metro Vancouver twice a year, as set out in the Board-approved DCC Bylaws. DCCs are used to fund growth-related capital expenditures and regional parkland acquisitions aligned with practices set by the Province. Board policy requires that DCC revenues be reported to the Committee and Board on a semi-annual basis. This is the second report on the 2025 DCC revenues.

2025 DCC REVENUES

Overall, total DCC revenues for 2025, presented in **Table 1**, were $357.01 ($210.76 million in cash and $146.25 million in deferred / owing DCCs). This is higher than 2024 amount of $176.81 million, primarily due to the updated DCC rates which came into effect on January 1, 2025 and the Provincial "in-stream" protection legislation. The implementation of these two factors resulted in an increase in permit activity early in 2025 as developers took advantage of the in-steam protection, paying DCCs at the lower 2024 rates. It is important to note that although revenues are higher in 2025, it is only the cash received in 2025 of $210.76 million that is available for funding capital expenditures and paying debt related to growth projects. Amounts deferred, under the revised provincial legislation, may not be received for up to four years (i.e. 2029) and therefore are not available for funding purposes.

Although revenues for 2025 were higher than expected, total revenues, for the second half of 2025, as presented in **Table 1**, were $80.12 million ($58.00 million in cash and $22.12 million in deferred /owing DCCs), a decrease of over $10.5 million compared to the same period in 2024. This is also significantly lower than the first half of 2025 of $276.89 million ($152.76 million in cash and $124.13 million in deferred /owing DCCs). This decrease is largely due to provincial legislative changes that a) extended 'in-stream' protection for Metro Vancouver DCCs from 12 to 24 months, and b) revised the DCC installment regulation to the lower initial DCC payment and extended the remaining payable term from two years to four. The challenging development environment is also potentially affecting 2025 revenues but will likely impact 2026 revenues further. Member jurisdictions have indicated that adjustments for the revised in-stream protection provisions were made to remittances in the second half of 2025, reflecting the lower revenues received.

Despite the relatively strong DCC performance during 2025, several factors will affect future DCC revenues. These factors not only include provincial legislative changes to extend 'in-stream' protection and to revise DCC installment regulation, but also the challenging housing development environment and the Boards' January 30, 2026 direction to amend the DCC bylaws and lower adopted 2026 and 2027 rates. Broader market volatility, such as the recent downturn in the development market, and geopolitical environment, with respect to rising commodity costs, also present risks to future revenue stability. Residential development continues to represent the largest share of DCCs, accounting for approximately 63% of total building permit values, with overall permit activity rising to $16.0 billion from $14.0 billion in the previous year.

Table 1. DCC Revenue by Legal Entity and Sewerage Area

	2024			2025		
	Jan – June	July – Dec	**Total**	Jan – June	July – Dec	**Total**
GVS&DD (Liquid Waste, $ in Millions)						
Fraser Sewerage Area	$65.00	$28.39	**$93.39**	$112.09	$21.39	**$133.48**
Lulu Island Sewerage Area	$1.61	$2.40	**$4.01**	$0.76	$0.64	**$1.40**
North Shore Sewerage Area	$2.08	$0.35	**$2.43**	$1.21	$2.67	**$3.88**
Vancouver Sewerage Area	$10.35	$9.15	**$19.50**	$17.46	$11.92	**$29.38**
Total GVS&DD (Liquid Waste)	**$79.04**	**$40.29**	**$119.33**	**$131.52**	**$36.62**	**$168.14**
GVWD (Water)	$7.16	$50.32	**$57.48**	$143.17	$42.50	**$185.67**
MVRD (Regional Parks)	-	-	-	$2.20	$1.0	**$3.20**
Total DCC Revenue	**$86.20**	**$90.61**	**$176.81**	**$276.89**	**$80.12**	**$357.01**

2025 DCC FUNDS AVAILABLE

Each year, growth-related capital projects for Liquid Waste and Water services are funded through a combination of long-term debt and direct application of Development Cost Charges. A portion of the debt servicing costs, covering both principal and interest, are funded by DCCs and recorded as revenue in the operating budgets. DCCs for Regional Parks are allocated specifically for future parkland acquisitions. For 2025, applications from DCC reserves were budgeted for Liquid and Water. Regional arks applications were not included in the budget until 2026.

Any DCC funds that are not immediately applied are held until required. Total DCCs funds available (cash) at December 31, 2025 were $407.11 million ($257.82 million for GVS&DD and $147.32 million for GVWD and $1.97 million for Regional Parks) as detailed in **Table 2** below. These amounts do not include $195.17 million of DCCs revenue outstanding, to be received within the next 4 years, based on the new installment provisions. **Table 2** also identifies DCC fund applications approved in the 2026 budget of $253.76 million and the remaining funds balance assuming no new DCC revenue is received in 2026. Finance will continue to closely monitor DCC funding and report regularly to the Board.

Table 2. DCC Cash Funds Balance, December 31, 2025

Entity	DCC Funds Available December 31, 2025	2026 DCC Budgeted Applications	DCC Funds Available, December 31, 2026
GVS&DD			
Fraser Sewerage Area	$222.47 M	$ 91.43M	$ 131.04M
Lulu Island Sewerage Area	$ 5.67 M	$ 3.36M	$ 2.31M
North Shore Sewerage Area	$ 3.66 M	$ 5.29M	$ (1.63M)
Vancouver Sewerage Area	$ 26.02 M	$ 21.7M	$ 4.32M
Total GVS&DD	**$257.82 M**	**$122.05M**	**$136.04M**
GVWD	**$147.32 M**	**$121.71M**	**$ 25.61M**
MVRD (Regional Parks)	**$ 1.97 M**	**$ 10.00M**	**$ (8.03M)**
Total	**$ 407.11 M**	**$253.76M**	**$153.62M**

DCC Waivers and Reductions

During 2025, Metro Vancouver waived DCCs for 19 eligible not-for-profit rental housing projects, representing a total of 2,364 units. The cumulative DCC value granted under the affordable housing DCC waivers bylaws for Liquid Waste Services, Water Services and MVRD (Regional Parks) was $23.9 million, equivalent to 6.7% of total DCC revenues collected in 2025 (2024: $11.2 million in total waivers or 6.4%.)

During 2025, Metro Vancouver waived or reduced DCCs for 4 eligible agricultural development projects resulting in low environmental impact. As reminder, the Board approved this set of reductions / waivers as a result of an error in establishing the rates for agricultural development, resulting in a 98% reduction for Water DCCs and a full waiver of Regional Park DCCs.

It is important to recognize that many of the developments receiving DCC waivers, particularly not-for-profit rental housing and agricultural development projects, likely would not have proceeded without the financial relief provided through the waiver / reduction program. As such, the figures presented do not necessarily represent lost revenue but reflect Metro Vancouver's strategic use of DCC waivers to enable development aligned with regional priorities, including housing affordability and agricultural viability.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Total Development Cost Charge (DCC) revenues for 2025 were $357.01 million, consisting of $210.76 million in cash receipts and $146.25 million in deferred amounts. Cash received during the year exceeded the $182.4 million projected in the 2025 Financial Plan. While DCCs are a critical funding source for growth-related capital infrastructure in Liquid Waste, Water, and Regional Parks, they are not a stable revenue stream. Collections are sensitive to development market conditions, legislative frameworks, and the timing of construction activity. As a result, year-to-year revenues can fluctuate, and higher collections in any given year should not be interpreted as a sustained or ongoing trend.

Finance staff actively monitor DCC revenue performance and manage the application of DCC funds to ensure they continue to support the approved capital plan related to growth-related infrastructure. Looking forward, future DCC revenues are expected to become more variable given current development market challenges, the ongoing effects of provincial legislative changes, and potential Board decisions related to DCC rate adjustments. Finance will continue to assess these factors and report to the Board to ensure DCC programs remain aligned with Metro Vancouver's growth funding objectives.

CONCLUSION

Overall, total DCC revenues for 2025 were $357.01 million ($210.76 million in cash and $146.25 million in deferred DCCs). Cash received in 2025 and available for funding was $210.76 million, higher than $182.4 million projected for 2025. DCCs received can only be used to pay for the growth-related portions of GVS&DD and GVWD capital projects and for Regional Parkland acquisition. Metro Vancouver staff will continue to monitor DCC revenues and report back to the Committee and Board as part of regular reporting cycles.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Zero Waste Committee

From: Allen Jensen, Senior Project Engineer, Solid Waste Services

Date: March 26, 2026 Meeting Date: April 2, 2026

Subject: **GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026 - Amends Bylaw No. 379, 2024**

RECOMMENDATION

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 July 1, 2026:
   i. increase garbage tipping fees by $2 to $162 per tonne for the 1.0 to 7.99 tonnes weight category and by $2 to $136 per tonne for loads greater than 8 tonnes;
   ii. increase municipal organics by $38 to $155 per tonne;
   iii. increase mixed organics by $25 to $175 per tonne; and
   iv. increase yard trimmings and clean wood by $15 to $139 per tonne;

b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026*; and

c) pass and finally adopt *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026*.

EXECUTIVE SUMMARY

The Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024 (Tipping Fee Bylaw) sets rates and requirements at Metro Vancouver solid waste facilities.

This report recommends amendments to the Tipping Fee Bylaw effective July 1, 2026, including a $2 per tonne increase to the garbage tipping fee for loads between 1.0 and 7.99 tonnes and loads greater than 8 tonnes, and increases to recycling fees for municipal organics, mixed organics (including multi-family and commercial/institutional organics), yard trimmings, and clean wood. The increases in garbage tipping fees are proposed to allocate some of the costs for multi-family and commercial/institutional organics to garbage tipping fees, thereby minimizing the difference in cost between organics recycling and disposal costs.

Municipal organics are delivered to the North Shore Recycling and Waste Centre primarily by the five north shore municipalities. The increase in cost for municipal organics is significant but is required to align with processing costs. With rates for processing municipal organics set in the Tipping Fee Bylaw, municipalities have the option of securing organics processing independently of Metro Vancouver if they choose to.

PURPOSE

To recommend changes to the Tipping Fee Bylaw and seek GVS&DD Board adoption of *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026*.

BACKGROUND

The Tipping Fee Bylaw sets levies, rates, charges, and disposal ban requirements at Metro Vancouver solid waste facilities, under the authority of the *Greater Vancouver Sewerage and Drainage District Act*.

All Metro Vancouver recycling and waste centres accept yard trimmings, clean wood, and small quantities of food waste (mixed organics). For many years, the North Shore Recycling and Waste Centre has received municipally collected organics from the City of North Vancouver, the District of North Vancouver, the District of West Vancouver, Bowen Island, and Lions Bay. The facility lay-out with a separate organics receiving area has facilitated the receipt of municipal organics at the North Shore Recycling and Waste Centre. Other municipalities have the option to drop off municipal organics at the North Shore Recycling and Waste Centre, and Metro Vancouver is exploring options to receive municipal organics at the United Boulevard Recycling and Waste Centre.

Historically, Metro Vancouver has contracted with the three large north shore municipalities to align with processing contract obligations.

In 2022 a private receiver of commercial organics (food scraps from multi-family and commercial/institutional buildings) stopped accepting organics. Given the limited private facilities receiving commercial organics, Metro Vancouver began receiving the material at the North Shore Recycling and Waste Centre. That material now represents approximately 40% of all organics dropped off at the North Shore Recycling and Waste Centre.

Proposed Tipping Fee Bylaw Updates

A companion report recommends award of a contract for the processing of organics from North Shore, Maple Ridge and Langley recycling and waste centres. To fund the cost of processing organics managed under that contract, updates to tipping fees for organics and commercially collected garbage are recommended as shown in Table 1.

Table 1. Proposed Tipping Fees Increase for Municipal Solid Waste & Organics

Proposed Tipping Fees Increase for Municipal Solid Waste & Organics ($/tonne)	2026 Jan 1	2026 July 1
Medium Vehicles (1-8t)	**$160**	**$162**
Large Vehicles (>8t)	**$134**	**$136**
Municipal Organics	**$117**	**$155**
Mixed Organics (including commercial organics)	**$150**	**$175**
Yard Trimmings	**$124**	**$139**
Clean Wood	**$124**	**$139**

Municipal Organics Management

Metro Vancouver currently has agreements with the three large north shore municipalities to process organics that expire at that same time as the current organics processing contract at the end of June 2026. Given the significant increase in price for municipal organics under the new contract, those agreements will not be renewed, but the north shore municipalities will be charged through the Tipping Fee Bylaw on the same basis as other users of organics drop-off services. With this approach, north shore municipalities have the option of securing organics management services independently of Metro Vancouver if they choose to.

Anecdotally, Metro Vancouver understands that the proposed $155 per tonne municipal organics cost is similar to costs experienced by other municipalities, particularly when accounting for transportation costs for municipalities distant from processing facilities.

Commercial Organics Management

Under proposed changes to the Tipping Fee Bylaw, commercial organics receipt costs would increase from $150 to $175 per tonne. This increase aligns with unit processing costs for these organics but does not fully cover the costs of receipt and processing of the organics. If the full costs of processing these organics was incorporated into the tipping fee, the overall cost would exceed $200 per tonne. To minimize the difference between the commercial organics processing costs and the cost of garbage disposal, it is proposed that some of the cost of managing the organics be shifted to commercial garbage costs. Multi-family and commercial/institutional generators produce both commercial garbage and organics. If the full cost of managing the commercial organics was included in the tipping fee for those materials, there would be a risk of organics being disposed of with garbage or potentially disposed of in the liquid waste system. Shifting some of the cost of managing these organics to garbage reduces the potential diversion of the organic material to disposal.

All proposed changes are shown in *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026* (Attachment 1). A blackline version of the proposed changes to the Tipping Fee Bylaw is included as Attachment 2.

ALTERNATIVES

1. 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 July 1, 2026:
      i. increase garbage tipping fees by $2 to $162 per tonne for the 1.0 to 7.99 tonnes weight category and by $2 to $136 per tonne for loads over 8 tonnes;
      ii. increase municipal organics by $38 to $155 per tonne;
      iii. increase mixed organics by $25 to $175 per tonne; and
      iv. increase yard trimmings and clean wood by $15 to $139 per tonne;
   b) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026; and*
   c) pass and finally adopt *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026.*

2. That the Zero Waste Committee receive for information the report dated March 26, 2026, titled "GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026 - Amends Bylaw No. 379, 2024".

FINANCIAL IMPLICATIONS

If the Board approves Alternative 1, changes described in this report will take effect July 1, 2026, with notification to solid waste system users following approval of the bylaw. The Metro Vancouver solid waste function operates on a cost-recovery basis, changing the recycling fees for organics at Metro Vancouver recycling and waste centres will ensure users are paying the full cost of managing these materials.

If the Board does not approve the proposed changes to the garbage tipping fee and recycling fees for organics in the Tipping Fee Bylaw, the current 2026 fees will remain in place and changes proposed in this report would not be implemented, and costs associated with processing the organics under the new contract would not be fully funded.

CONCLUSION

Increased organics processing costs beginning July 1, 2026, require adjustments to garbage and organics recycling fees to maintain cost recovery. Staff recommend Alternative 1, that the Board amend the Tipping Fee Bylaw effective July 1, 2026 to increase the garbage tipping fee by $2 to $162 per tonne for the 1.0 to 7.99 tonne weight category and by $2 to $136 per tonne for loads over 8 tonnes, and recycling fees for municipal organics by $38 to $155 per tonne, mixed organics by $25 to $175 per tonne, and both yard trimmings and clean wood by $15 to $139 per tonne. The proposed effective date of July 1, 2026, would allow time for haulers to communicate with their customers prior to the change.

ATTACHMENTS

1. *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026*.
2. Blackline Version Proposed Changes to Schedule “B”, Fees and Surcharges in the *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024*.

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GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 400, 2026
A bylaw to amend Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024

WHEREAS:

A. The Board of the Greater Vancouver Sewerage and Drainage District ("GVS&DD") adopted "Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024", as amended, a bylaw to establish, among other things, scales of charges for services rendered by the GVS&DD and for the use of any of the GVS&DD's waste disposal facilities; and

B. The Board of the Greater Vancouver Sewerage and Drainage District wishes to amend "Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024" as set out in this bylaw.

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 Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 400, 2026".

Effective Date

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

Schedule

3. The following schedule is attached to and forms part of this bylaw:
    - Schedule B, Fees and Surcharges.

Amendment of Bylaw

4. "Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024" is amended as follows:

    (a) Schedule B is replaced with Schedule B of this bylaw.

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

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

Schedule B
FEES AND SURCHARGES

Table 1 - Tipping Fees for Solid Waste (including the Generator Levy and the Disposal Rate)

	Net Weight	North Shore Recycling and Waste Centre	North Surrey Recycling and Waste Centre	United Boulevard Recycling and Waste Centre	Central Surrey Recycling and Waste Centre	Maple Ridge Recycling and Waste Centre	Langley Recycling and Waste Centre	Waste-to-Energy Facility
Municipal Garbage	All Loads	$148/metric tonne	$148/metric tonne	$148/metric tonne	$148/metric tonne	$148/metric tonne	$148/metric tonne	$148/metric tonne
All Solid Waste other than Municipal Garbage, Construction and Demolition Processing Residual Waste, and Special Handle Waste	0 to 0.99 metric tonnes 1.0 to 7.99 metric tonnes 8.0 metric tonnes or more	$182/metric tonne[1] $162/metric tonne[2] $136/metric tonne	$182/metric tonne[1] $162/metric tonne[2] $136/metric tonne	$182/metric tonne[1] $162/metric tonne[2] $136/metric tonne	$182/metric tonne[1] $162/metric tonne[2] Not accepted.	$182/metric tonne[1] $162/metric tonne[2] Not accepted.	$182/metric tonne[1] $162/metric tonne[2] Not accepted.	$182/metric tonne[1] $162/metric tonne[2] $136/metric tonne
Construction and Demolition Processing Residual Waste	All Loads	$194/metric tonne	$194/metric tonne	$194/metric tonne	Not accepted.	Not accepted.	Not accepted.	$194/metric tonne
Minimum Tipping Fee for Solid Waste	Minimum Tipping Fee during Peak Hours	$20/Load	$20/Load	$20/Load	$10/Load	$10/Load	$10/Load	$10/Load
	Minimum Tipping Fee outside of Peak Hours	$10/Load	$10/Load	$10/Load	$10/Load	$10/Load	$10/Load	$10/Load
Special Handle Waste	All Loads	Not accepted.	Not accepted.	Not accepted.	Not accepted.	Not accepted.	Not accepted.	$310/metric tonne $50 minimum.

[1] To a maximum of $162 per Load.

[2] To a maximum of $1,088 per Load.

Table 2 - Transaction Fee

Each Load of Solid Waste delivered to a Solid Waste Facility and each Load of Gypsum dropped off at a designated Recycling Area	$5/Load

Table 3 - Recycling Fees for Recyclable Material dropped off in designated Recycling Areas

	North Shore Recycling and Waste Centre	North Surrey Recycling and Waste Centre	United Boulevard Recycling and Waste Centre	Central Surrey Recycling and Waste Centre	Maple Ridge Recycling and Waste Centre	Langley Recycling and Waste Centre	Waste-to-Energy Facility
Municipal Organics	$155/metric tonne[1]	Not accepted.	Not accepted.	Not accepted.	Not accepted.	Not accepted.	Not accepted.
Mixed Organics	$175/metric tonne[1]	$175/metric tonne[1,2]	$175/metric tonne[1,2]	$175/metric tonne[1,2]	$175/metric tonne[1,2]	$175/metric tonne[1,2]	Not accepted.
Yard Trimmings	$139/metric tonne[1]	$139/metric tonne[1]	$139/metric tonne[1]	$139/metric tonne[1]	$139/metric tonne[1]	$139/metric tonne[1]	Not accepted.
Clean Wood	$139/metric tonne[1]	$139/metric tonne[1]	$139/metric tonne[1]	$139/metric tonne[1]	$139/metric tonne[1]	$139/metric tonne[1]	Not accepted.
Gypsum – New: less than ½ metric tonne	$158/metric tonne[1]	$158/metric tonne[1]	$158/metric tonne[1]	$158/metric tonne[1]	$158/metric tonne[1]	$158/metric tonne[1]	Not accepted.
Gypsum – Used: less than ½ metric tonne	$210/metric tonne[1]	$210/metric tonne[1]	$210/metric tonne[1]	$210/metric tonne[1]	$210/metric tonne[1]	$210/metric tonne[1]	Not accepted.
Mattresses	$20 per Mattress	$20 per Mattress	$20 per Mattress	$20 per Mattress	$20 per Mattress	$20 per Mattress	Not accepted.

[1]Minimum Recycling Fee of $10 per Load.

[2]Maximum weight of 100 kilograms per Load.

Table 4 – Surcharges

Loads containing Banned Recyclable Materials other than Food Waste or Expanded Polystyrene Packaging that exceeds either 5% of the total weight of the Load or 5% of the total volume of the Load (section 7.9)	50% of the applicable Tipping Fee
Loads containing Contaminated Recyclable Paper that exceeds either 5% of the total weight of the Load or 5% of the total volume of the Load (section 7.10)	50% of the applicable Tipping Fee
Loads containing Expanded Polystyrene Packaging that exceeds either 20% of the total weight of the Load or 20% of the total volume of the Load (section 7.11)	100% of the applicable Tipping Fee
Loads containing Food Waste that exceeds either 25% of the total weight of the Load or 25% of the total volume of the Load (section 7.12)	50% of the applicable Tipping Fee
Loads of Municipal Organics containing more than 0.05% (by wet weight) of any other type of Solid Waste (section 7.13)	$50 per Load plus any remediation or clean-up costs
Loads of Mixed Organics containing more than 0.5% (by wet weight) of any other type of Solid Waste (section 7.14)	$50 per Load plus any remediation or clean-up costs
Loads containing any Hazardous and Operational Impact Materials or Product Stewardship Materials (section 7.15)	$80 per Load plus any remediation or clean-up costs
Unsecured Loads (section 7.16)	50% of the applicable Tipping Fee to a maximum of $50.00

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 379, 2024
A Bylaw to Establish the Tipping Fee and
Solid Waste Disposal Regulation

WHEREAS:

A. Pursuant to the *Greater Vancouver Sewerage and Drainage District Act* S.B.C. 1956 c. 59 (the **"Act"**) the objects of the GVS&DD include the disposal of all types of waste and the operation and administration of facilities for the disposal of all types of waste;

B. Section 7A(5)(b) of the Act empowers the GVS&DD to establish the uses to which its waste disposal facilities may be put and by whom they may be used;

C. Section 7A(5)(g) of the Act empowers the GVS&DD to establish scales of charges for services rendered by the GVS&DD and for the use of any of the GVS&DD's waste disposal facilities;

D. In relation to the disposal of solid waste generated within its area, section 7B of the Act empowers the GVS&DD to set levies payable by generators of waste or by other persons who use the services of a Waste Hauler based on the quantity, volume, type or composition of waste generated; and

E. The GVS&DD intends for the fees and levies imposed by this Bylaw to raise sufficient revenue from everyone who benefits from solid waste management in the region, to offset the costs incurred by the GVS&DD to provide solid waste management in the region, including the fixed costs of the region's recycling and waste centre network and waste reduction and recycling planning activities.

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

1.0 Citation

1.1 The official citation of this Bylaw is "Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379, 2024".

1.2 This Bylaw may be cited as the "Tipping Fee Bylaw".

2.0 Effective Date

2.1 This Bylaw will come into effect on July 1, ~~2024~~2026.

Schedule B

Replaced by Bylaw No. 393, 2025 – Effective January 1, 2026

FEES AND SURCHARGES
Table 1 - Tipping Fees for Solid Waste
(including the Generator Levy and the Disposal Rate)

	Net Weight	North Shore Recycling and Waste Centre	North Surrey Recycling and Waste Centre	United Boulevard Recycling and Waste Centre	Central Surrey Recycling and Waste Centre	Maple Ridge Recycling and Waste Centre	Langley Recycling and Waste Centre	Waste-to-Energy Facility
Municipal Garbage	All Loads	$148/metric tonne	$148/metric tonne	$148/metric tonne	$148/metric tonne	$148/metric tonne	$148/metric tonne	$148/metric tonne
All Solid Waste other than Municipal Garbage, Construction and Demolition Processing Residual Waste, and Special Handle Waste	0 to 0.99 metric tonnes	$182/metric tonne[1]	$182/metric tonne[1]	$182/metric tonne[1]	$182/metric tonne[1]	$182/metric tonne[1]	$182/metric tonne[1]	$182/metric tonne[1]
	1.0 to 7.99 metric tonnes	$~~160~~162/metric tonne[2]	$~~160~~162/metric tonne[2]	$~~160~~162/metric tonne[2]	$~~160~~162/metric tonne[2]	$~~160~~162/metric tonne[2]	$~~160~~162/metric tonne[2]	$~~160~~162/metric tonne[2]
	8.0 metric tonnes or more	$~~134~~136/metric tonne	$~~134~~136/metric tonne	$~~134~~136/metric tonne	Not accepted.	Not accepted.	Not accepted.	$~~134~~136/metric tonne
Construction and Demolition Processing Residual Waste	All Loads	$194/metric tonne	$194/metric tonne	$194/metric tonne	Not accepted.	Not accepted.	Not accepted.	$194/metric tonne
Minimum Tipping Fee for Solid Waste	Minimum Tipping Fee during Peak Hours	$20/Load	$20/Load	$20/Load	$10/Load	$10/Load	$10/Load	$10/Load
	Minimum Tipping Fee outside of Peak Hours	$10/Load	$10/Load	$10/Load	$10/Load	$10/Load	$10/Load	$10/Load
Special Handle Waste	All Loads	Not accepted.	Not accepted.	Not accepted.	Not accepted.	Not accepted.	Not accepted.	$310/metric tonne $50 minimum.

[1] To a maximum of $~~160~~162 per Load.

[2] To a maximum of $1,~~072~~088 per Load.

Table 2 - Transaction Fee

Each Load of Solid Waste delivered to a Solid Waste Facility and each Load of Gypsum dropped off at a designated Recycling Area	$5/Load

Table 3 - Recycling Fees for Recyclable Material dropped off in designated Recycling Areas

	North Shore Recycling and Waste Centre	North Surrey Recycling and Waste Centre	United Boulevard Recycling and Waste Centre	Central Surrey Recycling and Waste Centre	Maple Ridge Recycling and Waste Centre	Langley Recycling and Waste Centre	Waste-to-Energy Facility
Municipal Organics	$~~117~~155/metric tonne[1]	Not accepted.	Not accepted.	Not accepted.	Not accepted.	Not accepted.	Not accepted.
Mixed Organics	$~~150~~175/metric tonne[1]	$~~150~~175/metric tonne[1,2]	$~~150~~175/metric tonne[1,2]	$~~150~~175/metric tonne[1,2]	$~~150~~175/metric tonne[1,2]	$~~150~~175/metric tonne[1,2]	Not accepted.
Yard Trimmings	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	Not accepted.
Clean Wood	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	$~~124~~139/metric tonne[1]	Not accepted.
Gypsum – New: less than ½ metric tonne	$158/metric tonne[1]	$158/metric tonne[1]	$158/metric tonne[1]	$158/metric tonne[1]	$158/metric tonne[1]	$158/metric tonne[1]	Not accepted.
Gypsum – Used: less than ½ metric tonne	$210/metric tonne[1]	$210/metric tonne[1]	$210/metric tonne[1]	$210/metric tonne[1]	$210/metric tonne[1]	$210/metric tonne[1]	Not accepted.
Mattresses	$20 per Mattress	$20 per Mattress	$20 per Mattress	$20 per Mattress	$20 per Mattress	$20 per Mattress	Not accepted.

[1]Minimum Recycling Fee of $10 per Load.

[2]Maximum weight of 100 kilograms per Load.

Table 4 – Surcharges

Loads containing Banned Recyclable Materials other than Food Waste or Expanded Polystyrene Packaging that exceeds either 5% of the total weight of the Load or 5% of the total volume of the Load (section 7.9)	50% of the applicable Tipping Fee
Loads containing Contaminated Recyclable Paper that exceeds either 5% of the total weight of the Load or 5% of the total volume of the Load (section 7.10)	50% of the applicable Tipping Fee
Loads containing Expanded Polystyrene Packaging that exceeds either 20% of the total weight of the Load or 20% of the total volume of the Load (section 7.11)	100% of the applicable Tipping Fee
Loads containing Food Waste that exceeds either 25% of the total weight of the Load or 25% of the total volume of the Load (section 7.12)	50% of the applicable Tipping Fee
Loads of Municipal Organics containing more than 0.05% (by wet weight) of any other type of Solid Waste (section 7.13)	$50 per Load plus any remediation or clean-up costs
Loads of Mixed Organics containing more than 0.5% (by wet weight) of any other type of Solid Waste (section 7.14)	$50 per Load plus any remediation or clean-up costs
Loads containing any Hazardous and Operational Impact Materials or Product Stewardship Materials (section 7.15)	$80 per Load plus any remediation or clean-up costs
Unsecured Loads (section 7.16)	50% of the applicable Tipping Fee to a maximum of $50.00

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

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

Date: April 2, 2026 Meeting Date: April 17, 2026

Subject: **Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026**

RECOMMENDATION

THAT the GVS&DD Board:

a) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026*; and

b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026*.

EXECUTIVE SUMMARY

As part of the regular financial planning cycle and as per the GVS&DD DCC bylaw, each year an updated Development Cost Charge (DCC) Reserve Fund Expenditure Bylaw is provided to the GVS&DD Board for approval. The attached proposed *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026* provides the authority for 2025 annual funding for growth capital debt servicing amounts and growth capital project expenditures. In total, $110.7 million in DCCs were used to fund the growth program in 2025, which is slightly lower than the budgeted amount of $117.9 million.

Total DCC revenue for GVS&DD in 2025 was $168.1 million ($98.8 million cash and $69.3 million in deferred /owing DCCs), up from $119.3 million in 2024. Total GVS&DD DCC reserve balances as at December 31, 2025 were $362.0 million, with $257.8 million in cash received and available for funding growth-related capital projects, and $104.2 million in deferred DCCs to be received within the next four years, based on recent changes to provincial installment provisions. The DCC rates are reviewed regularly as part of the budget process to ensure that Metro Vancouver stays current and optimizes revenue streams to reduce rate impacts of the Liquid Waste growth capital program.

PURPOSE

To seek GVS&DD Board adoption of the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026,* which authorizes the use of DCCs for funding of the liquid waste growth capital program. This bylaw completes the authority for the required transfer of DCCs to fund both growth debt servicing and growth capital project expenditures for the 2025 Liquid Waste growth capital projects.

BACKGROUND

Development cost charges for liquid waste are governed under the *GVS&DD Act* and were introduced in 1997, pursuant to the philosophy that "growth pay for growth". Funds received through the collection of DCCs are set aside as deferred revenue in reserve accounts on a sewerage area basis for the funding of growth capital projects, which enhance system capacity to respond to regional population growth. The use of DCC revenue funding reduces the reliance on the Liquid Waste levy to fund growth-related capital projects and reduces the overall impact to the household. Under the Act, transfers of any revenues collected out of the DCC Reserve Funds can only be for the purposes specified in the Act, and must be authorized by bylaw. This report brings forward the bylaw required for the authority to transfer DCC revenues to fund the 2025 liquid waste growth debt and capital projects.

2025 DCC APPLICATIONS

DCCs are collected based on development in the region, held in reserves and applied either to fund debt payments related to Liquid Waste's growth capital expenditures or to fund growth capital project expenditures directly to avoid additional debt financing requirements. As part of the year-end accounting processes, the actual DCC revenue requirements are determined and Board authority for the necessary reserve fund transfers is requested through the attached bylaw. The funding required for 2025, as set out in the annual financial statements, is $110.7 million for both growth debt servicing and direct application of DCCs to fund growth capital expenditures.

The 2025 DCC applications are summarized by the four sewerage areas in Table 1.

Table 1. 2025 DCC Applications for Debt and Growth Capital by Sewerage Area

Sewerage Area	Growth Debt	Growth Capital	Comments
Fraser Sewerage Area	$ 56,466,139	$ -	Funding for growth related projects due to required expansions/upgrades of the liquid waste collection system and the wastewater treatment plants.
North Shore Sewerage Area	$ 2,588,866	$ 2,637,178	Funding for growth related projects due to required expansions/upgrades of the liquid waste collection system and a portion of the wastewater treatment plant.
Vancouver Sewerage Area	$ 8,017,446	$ 29,805,159	Funding for growth related projects primarily due to required expansions/upgrades of the liquid waste collection system and a portion of the wastewater treatment plant.
Lulu Island West Sewer Area	$ 3,212,373	$ 8,018,776	Funding for growth related projects primarily due to required expansions/upgrades of the liquid waste collection system.
Total	$ 70,284,824	$40,461,113	

In comparison to the prior year, there has been a slight decrease in DCCs applied of close to $0.6 million as shown in Table 2.

Table 2. DCC Funding Applied

($ Millions)	FSA	Lulu	North Shore	VSA	Total
2025 DCCs Applied-Total	$56.47	$11.23	$5.23	$37.82	$110.75
2024 DCCs Applied-Total	$66.72	$ 9.20	$4.07	$31.35	$111.34

The balances in the DCC reserves at December 31, 2025 is $362.0 million ($257.82 million in cash; $104.18 million deferred and receivable) after the application of the growth funding amounts proposed in the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026 2025*, are as follows.

Table 3. DCC revenue reserves status by Sewerage Area

($ millions)	FSA	Lulu	North Shore	VSA	*Total*
DCC cash held	$222.47	$5.67	$3.66	$26.02	$257.82
DCC deferred /owing	$91.25	$0.34	$2.09	$10.50	$104.18
Total	$313.72	$6.01	$5.75	$36.52	$362.00

The 2026 - 2030 Financial Plan, endorsed by the GVS&DD Board October 2025, forecasts that DCC utilization levels due to Liquid Waste Service's growth capital projects is expected to increase significantly. Liquid Waste's DCC rates were reviewed, updated and adopted by the GVS&DD Board on March 22, 2024 with a bylaw effective date of January 1, 2025.

ALTERNATIVES

1. THAT the GVS&DD Board:
   a) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026*; and
   b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026*.

2. THAT the GVS&DD Board receive for information the report titled "Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026".

FINANCIAL IMPLICATIONS

If the Board approves Alternative 1 to adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026,* the required DCC funding of $110.7 million for growth debt and growth capital expenditures as contemplated in 2025 Liquid Waste Services operating and capital revenue budget will be applied. This amount is slightly below the budget of $117.9 million due to timing of expenditures for growth related projects.

If the Board approves Alternative 2, Liquid Waste levies or other reserve funding will be required fund Liquid Waste's growth debt servicing and growth capital expenditures rather than DCCs . This would reduce the funding available for the other areas of liquid waste services, leading to an increase in the overall household impact in the future.

CONCLUSION

The adoption of the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026* included under alternative one is recommended. The 2025 budget approved the transfer of DCC revenues collected to meet actual debt servicing charges as well as direct capital funding requirements related to Liquid Waste Service's growth capital program. Adoption of the bylaw completes the 2025 year-end DCC process.

ATTACHMENTS

1. Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 399, 2026.

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GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 399, 2026
A bylaw to expend development cost charge reserve fund monies

WHEREAS:

A. The Greater Vancouver Sewerage and Drainage District (the "Corporation") has established a Development Cost Charge Reserve Fund pursuant to Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Bylaw No. 188, 1997, which was enacted pursuant to Section 58.6 of the *Greater Vancouver Sewerage and Drainage District Act*; and

B. The Development Cost Charge Reserve Fund is divided into 4 separate accounts, being the Fraser Area Account, the Lulu Island West Area Account, the North Shore Area Account and the Vancouver Area Account.

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 Reserve Fund Expenditure Bylaw No. 399, 2026".

Expenditure of monies

2. The sum of $56,466,139, held in the Fraser Area Account, shall be paid out of such account and used to pay for the portion of principal on the debt incurred by the Corporation that has been apportioned to the Fraser Sewerage Area, which debt was incurred by the Corporation to pay for the capital costs of providing, constructing, altering or expanding sewerage facilities that relate to development within that area of the Corporation and the sum of $0, held in the Fraser Area Account, shall be paid out of such account to fund capital apportioned to the Fraser Sewerage Area to pay for the capital costs of providing, constructing, altering or expanding sewerage facilities that relate to development within that area of the Corporation.

3. The sum of $2,588,866, held in the North Shore Area Account, shall be paid out of such account and used to pay for the portion of principal on the debt incurred by the Corporation that has been apportioned to the North Shore Sewerage Area, which debt was incurred by the Corporation to pay for the capital costs of providing, constructing, altering or expanding sewerage facilities that relate to development within that area of the Corporation and the sum of $2,637,178, held in the North Shore Area Account, shall be paid out of such account to fund capital apportioned to the North Shore Sewerage Area to pay for the capital costs of providing, constructing, altering or expanding sewerage facilities that relate to development within that area of the Corporation.

4. The sum of $8,017,446, held in the Vancouver Area Account, shall be paid out of such account and used to pay for the portion of principal on the debt incurred by the Corporation that has been apportioned to the Vancouver Sewerage Area, which debt was incurred by the Corporation to pay for the capital costs of providing, constructing, altering or expanding sewerage facilities that relate to development within that area of the Corporation and the sum of $29,805,159, held in the Vancouver Area Account, shall be paid out of such account to fund capital apportioned to the Vancouver Sewerage Area to pay for the capital costs of providing,

constructing, altering or expanding sewerage facilities that relate to development within that area of the Corporation.

5. The sum of $3,212,373, held in the Lulu Island West Area Account, shall be paid out of such account and used to pay for the portion of principal on the debt incurred by the Corporation that has been apportioned to the Lulu Island West Sewerage Area, which debt was incurred by the Corporation to pay for the capital costs of providing, constructing, altering or expanding sewerage facilities that relate to development within that area of the Corporation and the sum of $8,018,776, held in the Lulu Island West Area Account, shall be paid out of such account to fund capital apportioned to the Lulu Island West Sewerage Area to pay for the capital costs of providing, constructing, altering or expanding sewerage facilities that relate to development within that area of the Corporation.

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

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Performance and Audit Committee

From: Laurel Cowan, Division Manager, Regional Land Use Planning & Policy, Regional Planning and Housing Services

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

Subject: **Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development**

RECOMMENDATION

THAT the GVWD Board:

a) give first, second, and third reading to Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026; and
b) adopt Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026.

THAT the GVS&DD Board:

a) give first, second, and third reading to Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026; and
b) adopt Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026.

THAT the MVRD Board:

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

EXECUTIVE SUMMARY

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

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

In response to concerns that were raised by the agricultural sector, Metro Vancouver committed to both immediate and longer-term solutions. Interim bylaws were adopted in 2025 to waive Regional Parkland Acquisition DCCs and to reduce Water DCCs by 98% for agricultural projects designed to have a low environmental impact. A subsequent technical study **(Attachment 1)** confirmed that agricultural development currently has negligible impact on regional water and wastewater systems and generates minimal growth-related demand. Based on these findings, the 2028–2030 DCC Bylaw Update proposes establishing a dedicated Agricultural DCC rate set at $0, with ongoing monitoring to reassess impacts over time.

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

PURPOSE

To seek that GVS&DD/GVWD/MVRD Board adoption of interim reduction/waiver bylaws for agricultural development.

BACKGROUND

In May 2025, the GVWD and MVRD Boards adopted interim bylaws providing reductions or waivers for agricultural developments designed to have a low environmental impact, meaning low water use (References 1 and 2). These bylaws were intended to provide immediate relief until an approach was developed through the comprehensive DCC Bylaw Update for 2028-2030, at which point the interim bylaws could be rescinded. Metro Vancouver committed to studying agricultural water consumption in more detail to support a sector-specific DCC rate in the DCC Bylaw Update that reflects the actual impact of agricultural developments on regional infrastructure. The resulting technical study (**Attachment 1**) highlights that overall, agricultural development currently has very low impact on regional water systems and limited projected growth suggesting negligible impact. Based on these findings, a $0 DCC rate for agricultural development is proposed for the 2028–2030 DCC Bylaw Update, with ongoing monitoring and future adjustments as needed. Correspondingly, it is recommended that the existing 98% Water DCC reduction be updated to a full waiver, and that a parallel waiver be introduced for Liquid Waste DCCs, along with a minor housekeeping update to the existing Parkland Acquisition waiver.

APPROACH TO AGRICULTURAL DEVELOPMENT

Context

In 2023, Metro Vancouver introduced new regional Water DCCs, which were increased in 2025 along with the addition of a Parkland Acquisition DCC. Prior to this, the only regional DCCs were for Liquid Waste, and as most agricultural development is located outside the regional sewerage areas, DCCs did not apply.

In late 2024, the agricultural sector raised concerns that Metro Vancouver DCCs being applied to agricultural developments (such as greenhouses) were significantly impacting financial viability. Because these structures are physically large but use relatively little water, Metro Vancouver's standard "non-residential" DCC rates did not accurately reflect the anticipated impact on regional infrastructure.

Metro Vancouver committed to resolving this issue in the short and long term. In the short term, Metro Vancouver implemented an interim 100% waiver Parkland Acquisition DCCs and a 98% reduction for Water DCCs for agricultural developments that demonstrate low environmental impact. In the longer term, Metro Vancouver committed to studying agricultural water use in greater detail and using that information to develop a sector-specific DCC rate in the 2028–2030 DCC Bylaw Update that more accurately reflects agriculture's actual impact on regional infrastructure.

Engagement with the Agricultural Sector

Metro Vancouver began engaging with the agricultural sector in late 2024 to explore both interim and long-term solutions. Engagement activities included:

1. Updates at meetings of the Metro Vancouver Agricultural Advisory Committee
2. A workshop and survey in spring 2025 focused on DCC categories and definitions
3. A webinar with agricultural sector representatives on proposed interim waiver/reduction bylaws
4. Two technical working group meetings on DCCs were held in December 2025 and February 2026.

Feedback from this engagement has shaped Metro Vancouver's evolving approach and will continue to guide further discussions and advocacy with the Province. Key themes raised by the agricultural sector include:

- Cost pressures and uncertainty associated with DCCs, and concerns about how these negatively affect planned agricultural development
- Misalignment between DCC calculations and agricultural realities: charging DCCs based on floor area (sq. ft.) does not reflect agricultural water-use patterns and is not an appropriate proxy for demand for this sector
- Inequities caused by the unique nature of agricultural development; for example, glass greenhouses that can implement water re-use technologies require building permits and face DCCs whereas poly structures used for similar purposes require no permits/fees despite using more water
- Commitment to minimizing potable water use: agricultural operators consistently aim to use non-potable sources wherever possible and to incorporate water reuse and conservation measures into their operations.

Study of Agricultural Water Consumption to Inform DCC Rates

Metro Vancouver commissioned a consultant study to evaluate agricultural water consumption and its potential impact on regional infrastructure. The study (**Attachment 1**) explored available data and concluded that existing data is not sufficient to guide policy decisions and further analysis is required to better understand specific water usage by agricultural developments, and how this may change over time. Additionally, the report outlines the challenges associated with the different methodological approaches to setting DCC rates for agricultural development.

The report also outlines how, currently, the overall drinking water consumption by the general agricultural sector, and growth of agricultural developments in the region is relatively small.

- Agriculture, as a general category, uses approximately 1% of total regional drinking water consumption). Agricultural developments make up only a portion of this amount; the remainder includes all other uses on an agricultural property (including residential).
- The average total growth of agricultural developments is 6.65 ha per year (or 1.2% growth per year). While some specific sub-sectors, such as greenhouses, are expected to expand more quickly, the amount of water use may not grow at the same rate due to increasing efficiency, water reuse, and automation.

- Many agricultural developments may use groundwater, surface water, captured rainwater and/or re-used water so are not always reliant on potable water systems like other non-residential sectors such as commercial, industrial, or institutional buildings.
- Forecasting future changes within the sector is challenging due to unpredictable shifts in technology, climate change impacts, crop types, innovation, market or environmental factors (e.g., changes in quotas or disease outbreaks), and numerous other factors. In particular, climate change could significantly impact the need for potable water use, especially during peak summer months where demand for regional drinking water infrastructure is already at its highest.

Recommended Approach

- **Set the Agricultural Development DCC Rate to $0 for 2028–2030:** Given that historical water use and growth of the sector indicate negligible impacts to regional drinking water infrastructure, a $0 DCC rate is recommended in the upcoming DCC Bylaw Update.

  Further study and monitoring are also recommended to inform the future of the DCC program and assess potential changes in demand due to climate change, new technologies, and other factors. If future data suggests an increasing demand or impact on regional infrastructure, Metro Vancouver may implement a DCC specific to agricultural development at that time to account for this relative impact.

  Engagement with the sector will be a critical component of rolling out the DCC Bylaw Update to clarify the current approach and appropriately set expectations for the future. Ongoing engagement with the sector (such as through the Metro Vancouver Agricultural Advisory Committee) will continue to support information sharing and relationship building.

- **Update Interim Waiver/Reduction Bylaws for 2026–2027:** To maintain fairness and alignment with the policy direction for 2028 and avoid any interim impact to the sector, it is recommended to update the interim waiver/reduction process as follows:
  - Convert the interim Water DCC reduction to a 100% waiver
  - Introduce a 100% waiver for Liquid Waste DCCs. Although most agricultural development occurs outside sewered areas, at least one greenhouse project within a sewerage area was charged the full non-residential rate. This does not reflect its limited impact on sewerage infrastructure (e.g., primarily staff washrooms).
  - A minor housekeeping update is also provided for the existing Parkland Acquisition DCC waiver (updating a reference to GVWD to MVRD).

ALTERNATIVES

1) THAT the GVWD Board:
   a) give first, second, and third reading to Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026; and
   b) adopt Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026.

   THAT the GVS&DD Board:
   a) give first, second, and third reading to Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026; and
   b) adopt Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026.

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

2) THAT the GVWD/GVS&DD/MVRD Board receive for information the report April 13, 2026 titled "Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development".

FINANCIAL IMPLICATIONS

The financial impact of introducing a $0 DCC rate for agricultural developments, and updating interim waivers, is negligible. Since the reduction/waiver bylaws were introduced in May 2025, a total of 8 applications have been processed, 4 in 2025 and 4 in 2026, representing approximately $455,000 in water DCC revenue collected at the 98% reduced rate and $78,000 in liquid waste from one application. This represents approximately 0.6% of the total DCC revenue collected over roughly the same time period.

OTHER IMPLICATIONS

Early engagement with member jurisdictions through DCC workshops highlighted the need for clarity and simplicity for Metro Vancouver's DCC program. As member jurisdictions collect DCCs on behalf of Metro Vancouver and interpret the DCC Bylaws, it is essential that definitions, rate categories, and processes are clear. Communications with members about the new GVS&DD Bylaw and the GVWD Bylaw amendment will be needed following the Boards' decisions. However, existing communications exist that can easily be updated and shared (e.g., website, process diagrams, applications).

Moving to a $0 rate for agricultural development in the 2028 – 2030 will help to streamline processes for applicants and staff as it will remove the need for a waiver process. Once the new DCC Bylaws are adopted and take effect January 1, 2028, the interim waiver bylaws will become unnecessary and can be rescinded.

CONCLUSION

The introduction of new Metro Vancouver Water and Parkland Acquisition DCCs in 2023 and 2025 unintentionally resulted in agricultural developments being charged within the employment DCC category, despite their limited impact on regional infrastructure. Interim reductions and waivers were put in place to address these concerns while Metro Vancouver conducted further study. The technical analysis confirms that agricultural development generates negligible growth-related demand on regional water, liquid waste, and parkland systems, supporting the recommendation to establish a $0 agricultural DCC rate in the 2028–2030 DCC Bylaw Update.

To ensure alignment with this long-term direction and avoid interim costs to the sector, staff recommend updating the current bylaws to convert the 98% Water DCC reduction to a full waiver, introduce an equivalent waiver for Liquid Waste DCCs, and apply a minor housekeeping update to the existing Parkland Acquisition waiver. These updates streamline administration, provide clarity for applicants and member jurisdictions, and maintain policy consistency until the new DCC bylaws take effect January 1, 2028.

ATTACHMENTS

1. Municipal Water Consumption in Agricultural Developments in Metro Vancouver. Upland Agricultural Consulting Ltd. February 2026.
2. ~~Greater Vancouver Water District Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 271, 2026.~~
3. Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026.
4. ~~Metro Vancouver Regional District Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Amendment Bylaw No. 1455, 2026.~~

REFERENCES

1. Cowan, L. (2025). *GVWD Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 264, 2025* [Staff report to MVRD Board meeting on 2025, May 23]. https://metrovancouver.org/boards/GVWD/WD-2025-05-23-AGE.pdf#page=14
2. Cowan, L. (2025). *MVRD Development Cost Charge Waiver for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 1418, 2025* [Staff report to MVRD Board meeting on 2025, May 23]. https://metrovancouver.org/boards/GVRD/RD-2025-05-23-AGE.pdf#page=315

83884007

Municipal Water Consumption in Agricultural Developments in Metro Vancouver



Prepared for Metro Vancouver Regional District

Prepared by Upland Agricultural Consulting Ltd.

February 2026

Table of Contents

Acronyms ..... **iii**

Executive Summary ..... **iv**

1.0 Purpose **1**

2.0 Background **1**

3.0 DCC Rate Determination for Agricultural Developments **2**

3.1 Comparable Regional Districts 5

4.0 Historical Municipal Reported Water Metering Data **6**

5.0 Sector-Specific Water Demand Analysis **10**

5.1 Primary Production 10

5.2 Manufacturing and Processing 13

6.0 Future Demand Forecasting **14**

7.0 Observations and Recommendations **18**

Appendix A. List of Organizations Consulted ..... **I**

Appendix B. Jurisdictional Scan of DCCs for Agricultural Developments ..... **II**

Appendix C. References for Crop Water Demand Calculations ..... **III**

Appendix D. Agricultural Developments Water Demand Estimates ..... **V**

Acronyms

ALCA	Agricultural Land Commission Act
ALUI	Agricultural Land Use Inventory
AUC	Actual Use Code
BCVMC	BC Vegetable Marketing Commission
CRD	Capital Regional District
DCC	Development Cost Charge
FVRD	Fraser Valley Regional District
GSC	General Sector Categories
GVWD	Greater Vancouver Water District
ICI	Industrial, Commercial, Institutional
MVRD	Metro Vancouver Regional District
OCP	Official Community Plan
PID	Parcel Identifier
RD	Regional District

Executive Summary

Metro Vancouver is updating its Development Cost Charge (DCC) program and is considering how to appropriately levy water DCCs on agricultural developments. Regional water DCCs pay for the regional water infrastructure needed to support new growth and development. This applies to municipal (aka drinking water), which is supported to properties through municipal connections, serviced by broader regional infrastructure. Some agricultural properties are able to draw from non-municipal water sources such as groundwater or surface water. Where municipal water is used throughout the report, it refers to water supplied by Greater Vancouver Water District (GVWD) regional water infrastructure.

Agricultural stakeholders have raised concerns that conventional DCC methodologies do not reflect the unique water-use patterns of agricultural developments, particularly for operations such as greenhouses, which can have large building footprints but comparatively modest municipal water demands. This report provides an overview of existing DCC practices from other jurisdictions, historical water-use data, and sector-specific municipal water demand considerations to assess how agricultural development should be considered within Metro Vancouver's DCC program.

Context

In 2023, Metro Vancouver introduced new water DCCs for non-residential building developments which increased in 2025 along with the addition of a regional park land acquisition DCC. Agricultural producers noted that the methodology did not account for the wide variability in agricultural uses, nor for the fact that many agricultural operations use non-municipal water sources or recycle municipal water extensively. In response, the Metro Vancouver Regional District (MVRD) and Greater Vancouver Water District (GWVD) (generally referred to as Metro Vancouver) implemented an interim 100% regional park DCC waiver and 98% water DCC reduction for eligible agricultural developments that could demonstrate low environmental impact. The long-term intention is to refine the DCC program for 2028 to establish a specific approach for agricultural development.

Across British Columbia, a limited number of municipalities apply DCCs to agricultural developments, and those that do (City of Delta, City of Pitt Meadows, and City of Abbotsford) use the methodologies for non-residential land uses from the Province of BC's DCC best practice guide[1]. These approaches rely heavily on population-equivalency factors, which correlate poorly with agricultural activities where water use is tied to production rather than occupancy. There does not appear to be any standardized method for calculating agricultural equivalencies, and population-based approaches do not consistently reflect actual water infrastructure impacts from agricultural developments. Comparable regional districts, including the Capital Regional District, do not apply DCCs to agricultural developments within agriculturally-zoned areas.

Data Analysis

Historical water meter data provided by Metro Vancouver's member jurisdictions show that agriculture represents a very small proportion of overall regional municipal water use - approximately 1% of total

[1] Development Cost Charge, Best Practice Guide. 2025. BC Ministry of Housing and Municipal Affairs.

consumption and less than 3% of metered use[2]. However, the existing water meter data has significant limitations: it does not include parcel identifiers, building areas, or specific activity types, and meters may include mixed uses (e.g., houses and barns). As a result, metered data in its current format cannot produce accurate estimates of litres-per-hectare-per-year (L/ha/yr) of water consumption for specific agricultural development categories.

Sector-specific analysis using a literature review, Agricultural Land Use Inventory (ALUI) data, interviews, and the BC Agricultural Water Calculator shows that municipal water use varies widely by agricultural development type. Greenhouses, while cumulatively having the highest total water use of agricultural developments, are typically highly efficient per unit of output and commonly recycle water or use rainwater capture systems or other systems to minimize water use (e.g., closed-loop irrigation systems, condensation recovery, drainage water collection, smart sensors). Other agricultural development types such as mushroom barns, dairy barns, and poultry barns show moderate and predictable patterns of growth and water consumption. Retail nurseries and agri-food processing facilities have highly variable consumption depending on crops, irrigation technology, and water sources. Much of the water used for agricultural purposes in the region does not rely solely on municipal water.

Forecasting future agricultural sector growth and projecting the future municipal water needs of agricultural developments, is challenging due to climate change, evolving technologies, crop shifts, and inconsistent metering practices. Historic growth patterns (2016-2022) show limited growth of agricultural development by an average of 6.6 ha (1.3%) per year. Some sectors, like greenhouses, are anticipated to expand, while others may be limited or responsive to other factors such as quotas or disease outbreaks. Climate projections suggest higher summer temperatures, lower snowpack and late-summer flows, and increased drought risk conditions, which may increase agricultural water demand while simultaneously stressing regional water supply systems. Climate change will also impact non-municipal water sources that agricultural developments rely on, increasing reliance and use of municipal water overall[3]. At the same time, many agricultural sectors are adopting increasingly efficient irrigation systems that may keep municipal water demand stable even as production intensifies. However, agricultural water use is seasonal and it is likely that this sector will continue to have the highest demands for regional water supply in summer, when agricultural development's rainwater capture systems are least effective and when the regional drinking water system is already under pressure to meet rising demand from outdoor water use.

Conclusions

The analysis indicates that agricultural developments currently place relatively low demand on municipal water infrastructure, particularly compared to other land uses. This could change in the future with the effects of climate change or evolving practices and technologies. Many agricultural operations employ advanced water-efficiency technologies and have strong financial incentives to limit the use of municipal water, which can be costly. However, the absence of reliable and disaggregated water-use data limits the ability to create an accurate picture of municipal water use by the agricultural sector.

[2] Water Committee Meeting Package. April 3, 2024. Metro Vancouver Regional District.
[3] Metro Vancouver (2019). Water Supply Outlook 2120

The following factors are important to consider when evaluating options for applying DCCs to agricultural developments:

- Metro Vancouver's current DCC program already applies to any residential development occurring on agricultural land, thereby capturing the associated impacts of residential uses on regional water infrastructure.
- Current DCC rates have considerable financial implications for agricultural developments. For example, a typical 10-hectare greenhouse build in Delta would be subject to approximately $167,000 in DCCs from the City of Delta and $176,000 from Metro Vancouver if the 98% water DCC rate reduction is applied[4], increasing to $205,000 in 2027.[5] This results in a total DCC cost of about $343,000 in 2026 or $372,000 in 2027, excluding any additional government fees or charges that may apply. These combined costs represent a significant capital consideration for prospective agricultural projects, particularly for a sector whose margins are already slim[6] and for whom competition from producers outside of the region, and from outside of Canada[7], is strong.

Recommendations

To better understand and monitor the water use of agricultural developments, Metro Vancouver could pursue the following actions:

1. Explore data sharing arrangements with municipalities

Metro Vancouver could work with member jurisdictions to attempt to obtain parcel-level water use data, including PIDs (Parcel Identifiers) with structure types and building areas, or anonymized equivalents, to support future water-use modelling. This would allow calculations of baseline L/ha/yr metrics for specific agricultural development types which would be the most helpful metric to understand water use. If this approach is not possible, alternative methods could be explored, as described below.

2. Establish an agricultural municipal water-use monitoring pilot

Metro Vancouver could work with willing municipal partners to implement enhanced metering for representative agricultural structures (e.g., greenhouses, poultry barns, processing facilities) to generate reliable, local data for modelling future DCC rates. Partnering with industry groups could support producer participation.

[4] 100,000m^2 x DCC water rate of $1.67/m2 to the City of Delta and 100,000 m^2 x DCC water rate of $1.76/m2 to MVRD in 2026 (if the reduction of 98% is provided), with the DCC water rate rising to $2.05/m2 in 2027.
[5] Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022. 2025. Metro Vancouver Regional District.
[6] Statistics Canada, 2025. Net Farm Income for British Columbia 2000-2024. The data indicates that farms in BC have not turned a profit since 2017.
[7] CBC News, June 30, 2025. BC's Farmers Lost $457 million in 2024, the most in Canada. This is partly attributed to the cost of agricultural land and impacts from recent climate disasters.

3. Undertake additional research to estimate sector water use and water demand by agricultural development type

Metro Vancouver could use existing sources of data to undertake additional research to determine if a reliable estimate of agriculture water use across the region can be calculated. This could involve cross analysis of ALUI, Census of Agriculture, the BC Agriculture Water Calculator, and existing industry projections, as well as stakeholder consultation to refine growth and water-efficiency assumptions for key agricultural subsectors. For example, Agricultural Land Use Inventory data and water infrastructure mapping could be combined to determine the types of agricultural developments (and their footprints) that may be connected to water systems. From this data, it is possible that specific locations could be identified and tools such as the BC Agriculture Water Calculator could be used to estimate water consumption corresponding to area of development.

Approaches and Conclusions

In addition to the above recommendations, there are three approaches to consider:

Approach 1: Do not charge agriculture developments in the DCC bylaw. There is precedence in taking this approach by municipalities and regional districts. One option is to define ICI (Industrial, Commercial, Institutional) land use definitions with zoning bylaw definitions, thereby omitting an agricultural land use definition. The Capital Regional District uses this approach. The second option is to include a definition in the DCC bylaw that explicitly excludes agriculture. For example, the District of Central Saanich's DCC Bylaw defines "commercial" as a use of land that is not residential, industrial, institutional, or agricultural.[8] As a result, agricultural developments are not charged a DCC rate in that bylaw. Other jurisdictions, such as City of Surrey and City of Richmond, take a more direct approach by clearly defining agricultural in the DCC Bylaw, but applying a rate of $0 (although they also discourage the use of municipal water for agriculture).

Approach 2: Establish a differentiated agricultural DCC rate based on accurate, specific, water use data for agricultural developments and associated projected growth. If a differentiated agricultural DCC rate is desired, it should be based on historical water use data for agricultural development types (e.g. greenhouses, dairy and poultry barns, etc.), projected advances in irrigation technologies, projected changes in water use patterns by the sector, and projected development growth. This approach will require additional background research, as described in the recommendations in this report. A further reduction (waiver) for agricultural developments that demonstrate low environmental impacts could continue to be offered. **Given the current data limitations, this approach is not recommended until further analysis is completed to understand the specific impacts of the sector.**

Approach 3: Establish a differentiated agricultural DCC rate based on population equivalencies and assumptions of high-level sector water consumption and projected growth. This is the existing

[8] Central Saanich Development Cost Charge Bylaw No. 1889, 2016.

methodology used by some municipalities (e.g. the City of Delta, the City of Pitt Meadows and the City of Abbotsford). However, the *Provincial Development Cost Charge Best Practices Guide*, which provides guidance to local governments for establishing DCC programs, does not list "Agriculture" as a Land Use Category and does not offer technical guidance for calculating DCCs for agricultural developments as it does for Residential or ICI uses.[9] Furthermore, in discussions with municipal staff, the rationale for applying the population equivalency method to agricultural zones was not made clear. Therefore, due to considerable limitations and concerns in applying this methodology to agricultural developments, and overall lack of rationale, **this approach is <u>not</u> recommended**.

Determining whether agricultural developments should be subject to water DCCs is a complex policy decision for Metro Vancouver. At present, it appears there are no examples elsewhere in the province where water DCCs for agricultural developments are applied at both the municipal and regional district levels. However, there are also few regional districts in the province who operate in a similar 'bulk supplier" role to Metro Vancouver/GVWD. Unfortunately, the metered data available from member jurisdictions is not available in a format that would allow for accurate and precise analysis of municipal water use in agricultural developments on a L/ha/yr basis. However, this report provides estimates based on literature and engagement from industry experts. Further vetting and ground-truthing of this data is required.

[9] Development Cost Charge, Best Practice Guide. 2025. BC Ministry of Housing and Municipal Affairs.

1.0 Purpose

The purpose of this report is to undertake a study on municipal water consumption associated with agricultural development across the Metro Vancouver region. The findings will inform the approach for agricultural development within Metro Vancouver's Development Cost Charge (DCC) program, seeking alignment with actual infrastructure demand and long-term viability of the sector.

2.0 Background

In 2023, Metro Vancouver introduced new water DCCs[10] under a general non-residential rate structure, which increased in 2025 along with the addition of a new regional park land acquisition DCC. Historically, regional DCCs applied only to liquid waste services, which typically did not include agricultural developments due to their location outside regional sewerage areas. The introduction of new regional DCCs (particularly water DCCs which are significantly higher than parks DCCs) raised concerns within the agricultural community, particularly regarding developments such as greenhouses, which have relatively low infrastructure demands compared to their buildable area.

In response, Metro Vancouver initiated collaboration with agricultural stakeholders in early 2025 and implemented an interim 100% regional parks DCC waiver and 98% regional water DCC rate reduction for eligible agricultural developments demonstrating low environmental impact.[11] Eligibility criteria include:

- The proposed development must meet the definition for "agricultural development"; meaning any non-residential building or structure that is used for agricultural production or is located on agricultural land, and will connect to and use municipal water, including, but not limited to: greenhouses, retail nurseries, manufacturing and processing facilities for agriculture-related products, development intended for intensive indoor livestock operations, or development intended for non-farm commercial businesses, related to agriculture, as permitted by the *Agricultural Land Commission Act* (ALCA).
- The proposed development must have the following:
    - Confirmation from the member jurisdiction or demonstration that a municipal water meter has been or will be installed; and
    - A water management plan outlining how the development will minimize municipal water consumption and maximize conservation, particularly during peak demand season (May to September).

Metro Vancouver is currently preparing for a comprehensive DCC program update in 2027, with new rates to take effect in 2028. This update will introduce subcategories within the non-residential rate structure

[10] Development cost charges (DCCs) are charges levied on development to help pay for growth-related infrastructure. DCC rates are determined through a process of projecting future growth rates, determining future infrastructure requirements to support community growth, developing cost estimates of that infrastructure, and spreading infrastructure cost recovery across the projected growth.

[11] GVWD Development Cost Charge Reduction for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 264, 2025.

and may include a distinct category for agricultural development. Unlike other non-residential sectors (e.g., industrial, commercial, institutional (ICI)), water consumption data for agricultural development is limited and inconsistently reported. To address this gap, Metro Vancouver wishes to better understand municipal water consumption patterns specific to agricultural developments. These patterns will help clarify how agricultural developments should be considered in Metro Vancouver's DCC program to reflect the sector's impact on regional infrastructure.

3.0 DCC Rate Determination for Agricultural Developments

Across the province, there are a small number of jurisdictions that levy DCCs on agricultural developments[12]. These municipalities have differentiated rates for agriculture and most often tie those rates to agriculturally-zoned land. To determine DCCs for agricultural developments, municipalities rely on methods described in the *Provincial Development Cost Charge Best Practices Guide (*the *'DCC Guide')*, which provides practical guidance linking the legislative framework to local government implementation and outlines best practices for establishing DCC programs.[13] However, the *DCC Guide* does not list "Agriculture" as a Land Use Category and does not offer technical guidance for calculating DCCs for agricultural developments as it does for Residential or ICI uses.[14]

As a result, municipalities that calculate DCC rates for agricultural developments appear to use the non-residential methodologies (i.e. for ICI) outlined in the *DCC Guide*. Within the Metro Vancouver region, only the City of Delta and the City of Pitt Meadows apply DCCs to agricultural developments. The City of Abbotsford, located within the Fraser Valley Regional District, also applies DCCs to agricultural developments. The City of Kelowna, located within the Regional District of Central Okanagan, applies DCCs to Seasonal Agricultural Commercial and Seasonal Agricultural Industrial developments.

To demonstrate how municipalities establish water DCC rates for agricultural developments, the following section outlines the methodology used by the City of Abbotsford. The City of Pitt Meadows and the City of Delta rely on a similar approach. The methodology includes the following steps:[15]

1. Estimate the amount of new development (in units or m² of gross floor area) anticipated over the next 20 years. Agricultural development estimates in Abbotsford were based on historical building permit data.
2. Apply an equivalent population coefficient to convert the land use type into an equivalent population per square meter.[16] The equivalencies are said to "reflect expectations regarding

[12] Examples include: City of Delta, City of Abbotsford, and City of Pitt Meadows. The City of Kelowna applies DCCs to specific sub-categories of agricultural developments (Seasonal Agricultural Commercial and Seasonal Agricultural Industrial), but not to agricultural developments associated with primary production activities).
[13] Development Cost Charge, Best Practice Guide. 2025. BC Ministry of Housing and Municipal Affairs.
[14] Under the *Local Government Act*, Division 19, Sections 561 & 563, some developments may be eligible for DCC exemptions; however, agricultural developments are not mentioned in the list of exemptions. However, a development that is designed to result in a low environmental impact is listed. Most municipalities do not include agriculture developments in their DCC bylaw by not capturing agricultural developments in ICI or non-residential development definitions.
[15] Council Report No. FPS 008-2025. 2025, City of Abbotsford. Note: the Joint Water DCCs (of which agriculture is charged) in Abbotsford will decrease in 2026 due to the receipt of a large provincial grant for the City of Abbotsford's new water source.
[16] The equivalencies used in Abbotsford were unchanged from their previous DCC update, as per communication with the consultant who developed the City of Abbotsford's population equivalencies (Urban Systems).

relative impact", however, it is unclear how population equivalents correlate to agricultural developments. The population equivalencies appear to correspond to an estimated amount of water used by people working in the agricultural facility and not based on actual water consumption of agricultural activities occurring in the building.

3. The estimated amount of development anticipated is then multiplied by the equivalent population coefficient to calculate the total equivalent development and population impact on infrastructure.
4. The required DCC revenue (total dollars to be collected to fund growth-related infrastructure) is then calculated.
5. The required DCC revenue is then divided by the total equivalent population per land use category to calculate the DCC charge per person.
6. The DCC charge per person is then multiplied by the equivalent population coefficient for each land use to determine the DCC rate for that land use (either by unit or per floor area).

Any residences on a farm property are charged a relevant residential DCC rate and only agricultural developments are charged an "agricultural" DCC rate. Table 1 (next page) summarizes existing DCC rates for agricultural developments within agricultural zones by the City of Delta, the City of Pitt Meadows, and the City of Abbotsford, and the approaches used to determine them. A list of agricultural DCCs from jurisdictions across BC is provided in Appendix B. Key takeaways include:

- Definitions used in DCC bylaws focus on agricultural developments within agricultural zones that require a municipal water connection, including ancillary agricultural businesses that may be permitted by the *Agricultural Land Commission (ALC) Act* and Agricultural Land Reserve (ALR) Use Regulation (e.g. uses that meet criteria or that have received specific approvals from the ALC).
- Food processing and manufacturing facilities that are not located on agricultural land are charged ICI rates.
- Other member jurisdictions within Metro Vancouver with agricultural land in their jurisdictions (such as the Township of Langley, City of Richmond, City of Surrey, City of Maple Ridge, City of Burnaby, and City of Vancouver) do not charge water DCCs for agricultural developments within agriculturally-zoned lands.
- The method to determine population equivalencies does not appear to be standardized, with various information sources being used inconsistently. Some methodologies have been informed by Master Water Servicing Plans, population data (which may or may not include temporary farm workers or precise number of farm operators) or discussions with municipal staff and agricultural advisory committees.[17]
- Determination of DCC rates are not based on agricultural water use data but on anticipated sector growth and population equivalencies. Only the City of Abbotsford explicitly states that historical agricultural building permit data is used to project future agricultural developments. It is unclear why the City of Pitt Meadows chose a rate of 0 m^2 as their projected growth in agricultural development, when that has not necessarily been the trend in that city in the past.

[17] Personal correspondence, municipal staff and DCC consultants.

Table 1. Municipalities in the Lower Mainland that charge DCCs for agricultural developments within agricultural zones.

Municipality	Agricultural Water DCCs (2026)	Definition of Agricultural Development in DCC Bylaws	Approach to Calculating the DCC Rate
Delta	$1.71/m^2	Applies to "Intensive Agriculture", which includes greenhouses, retail nurseries, manufacturing and processing plants for agriculture-related products, facilities used for intensive livestock operations, and commercial businesses located within the Agricultural Water Rate Area, as defined in Schedule C of the City of Delta *Water Service Bylaw No. 7441*, 2016. Produce stands, temporary uses (less than 6 months) and retail less than 100 m^2 shall not be considered Intensive Agriculture. For Intensive Agriculture, where a sewer connection is required to a municipal system, the Industrial Sewer DCC rate shall apply. [18]	- Projection of agricultural development (measured as m^2 of gross floor area) trends over the next 10 years using City of Delta's development permit statistics. This resulted in an anticipated growth of 12 hectares or 120,000 m^2 [19] over the next 10 years. - Population equivalency per m^2: 0.0045 [20]
Pitt Meadows	$1.82/m^2	Applies only to "Intensive Agriculture", which includes greenhouses, retail nurseries, manufacturing for agricultural products, facilities for intensive livestock and commercial businesses located with agricultural zones. Produce stands and retail less than 100 m^2 are not considered Intensive Agriculture. [21]	- Discussions with City staff for 20-year growth projections of agricultural development (measured as m^2 of development area). No intensive agricultural development projected, therefore an amount of "0" was applied. [22] - Population equivalency per m^2: 0.0035 [23]
Abbotsford	$1.77/m^2 (water supply, not distribution [24])	Applies to all agricultural development, including within an agricultural zone or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of an agricultural nature, including barns, equipment storage and greenhouses, but excluding commercial and industrial uses on lands designated for agricultural use.	- Use of historical building permits to project 20-year growth of agricultural developments (measured as m^2 of gross floor area). This resulted in an estimate of 2.5 million m^2 of gross floor area over the next 20 years. - Population equivalency per m^2: 0.0053 [25]

[18] Delta Development Cost Charges Bylaw No. 7560, 2017 Amendment Bylaw No. 8476, 2024. City of Delta.

[19] Projections are based on the City of Delta's provincially-mandated 5-Year Housing Growth Targets and projected development statistics, as well as Metro Vancouver's Regional Growth Strategy (Metro 2050), Metro Vancouver's 10 Year Housing Demand Estimates (2016- 2026), the current density permitted in the OCP, and Census data.

[20] Council Report, Development Cost Charges Program. 2023. City of Delta. Rationale: "The equivalencies used to calculate DCC rates have been reviewed in detail in this update and revised based on current information to reflect changes in expectations regarding relative impact and to align with DCC best practices. For non-residential lands uses, equivalent populations per square meter of gross floor area are established."

[21] Development Cost Charges Bylaw No. 2995, 2024. City of Pitt Meadows.

[22] Development Cost Charge Bylaw Update for the City of Pitt Meadows. 2024. Urban Systems.

[23] Population Equivalency rationale: "The equivalencies used to calculate DCC rates have been reviewed and adjusted based on current information to reflect changes in expectations regarding relative impact. For non-residential lands uses, equivalent populations per square metre are established."

[24] Council Report No. FPS 008-2025. 2025. City of Abbotsford. The Abbotsford Mission Water & Sewer Commission supplies municipal water to Abbotsford, Mission, and a small part of the FVRD. The City does not apply DCCs to agricultural developments for the Abbotsford-managed water distribution system.

[25] Population equivalency rationale: "The equivalencies used to calculate DCC rates are the same as the previous (2020) DCC update. For non-residential lands uses, equivalent populations per square metre are established." In the 2020 DCC report the rationale was "The equivalencies used to calculate DCC rates have been reviewed in detail in this update and revised based on current information to reflect changes in expectations regarding relative impact and to align with DCC best practices."

3.1 Comparable Regional Districts

There are few Regional Districts across the province that are drinking water wholesalers or purveyors to large areas of agricultural lands. The Capital Regional District (CRD) is the closest comparable jurisdiction to MVRD and does not levy DCCs for agricultural developments within agriculturally-zoned lands. There are Regional Districts that are water purveyors for small agricultural areas within their jurisdictions, such as the Fraser Valley Regional District (FVRD) and Regional District of North Okanagan. Table 2 compares these jurisdictions with the MVRD approach to agricultural DCCs.

Table 2. Regional Districts' approach to agricultural DCCs.

Regional District	Water Wholesaler or Purveyor?	Non-Residential DCC Category?	Agriculture Included in Non-Residential DCC Category?
Capital Regional District	Wholesaler	Yes, non-residential categories correspond to zoning bylaw (e.g. ICI).[26]	No. Agriculturally-zoned lands are not included in the DCC bylaw.
Fraser Valley Regional District	Purveyor for a specific area[27]	Yes, non-residential categories are defined in the FVRD's DCC bylaw[28].	Limited to no agricultural lands fall within the specific area where DCCs apply.
Regional District of North Okanagan	Wholesaler[29]	Yes, non-residential categories correspond to zoning bylaw (e.g. ICI).	No. Agriculturally-zoned lands are not included in the RDNO's DCC bylaw.[30]
Metro Vancouver	Wholesaler	Yes, non-residential use is defined as a building or structure that is not for residential use (2025-2027 DCC Bylaw)	Assumed yes as bylaw definition of non-residential does not state otherwise.[31] Temporary reduction/waiver process is in place for agricultural developments demonstrating low environmental impact.[32]

While there is a substantial amount of agricultural activity within the CRD's jurisdiction, the CRD does not apply DCCs to new agricultural developments in agriculturally-zoned areas. The CRD also provides a lower agricultural water rate for properties with a BC Assessment Farm Tax Classification (Class 9), as specified by the CRD's *Water Supply Local Service Area Fee and Charge Bylaw No. 2570,* which outlines the conditions and rates for agricultural water use.[33] Properties classified as "farm" by BC Assessment that are metered and connected to the water system are charged a water rate of $0.2105/m³. If the parcel also includes a residence connected to the system, the first 455 m³ of annual water use is billed at the residential rate. Any consumption above 455 m³ is billed at the agricultural rate.

[26] Bylaw No. 3208. 2018. Capital Regional District.
[27] Bylaw No. 1096, 2011. 2011. Fraser Valley Regional District.
[28] Bylaw No. 0797, 2007. Fraser Valley Regional District.
[29] Greater Vernon Water Utility. 2025. Regional District of North Okanagan.
[30] "Greater Vernon Water Utility Water Development Cost Charge Bylaw No. 1983, 2004. Regional District of North Okanagan. Note: RDNO is currently in the process of updated their DCC bylaw.
[31] GVWD Development Cost Charge Bylaw NO. 257,2022. 2025. Metro Vancouver Regional District.
[32] Development Cost Charges. Accessed November 2025. Metro Vancouver Regional District.
[33] Water Supply Local Service Area Fee and Charge Bylaw No.2570. 2024. Capital Regional District.

As a purveyor, the City of Delta also provides reduced water rates for agricultural parcels in the "agricultural water rate" area with the first 8,000 m^3 billed at \$1.42/m^3 and thereafter charged \$1.90/m^3.[34]

4.0 Historical Municipal Reported Water Metering Data

The Greater Vancouver Water District (GVWD) has collected water metering data from its member jurisdictions for decades. The Water Use By Sector Report 2000-2021, published in 2024, identifies water consumption trends between 2000-2021. In 2021, 'Agricultural' uses accounted for approximately 1% of total GVWD water consumption (this includes a combined total of metered and unmetered water) or 3% of consumption when examining metered water only.[35] Average annual consumption per metered agricultural connection was 2,626 m^3 (Figure 1).

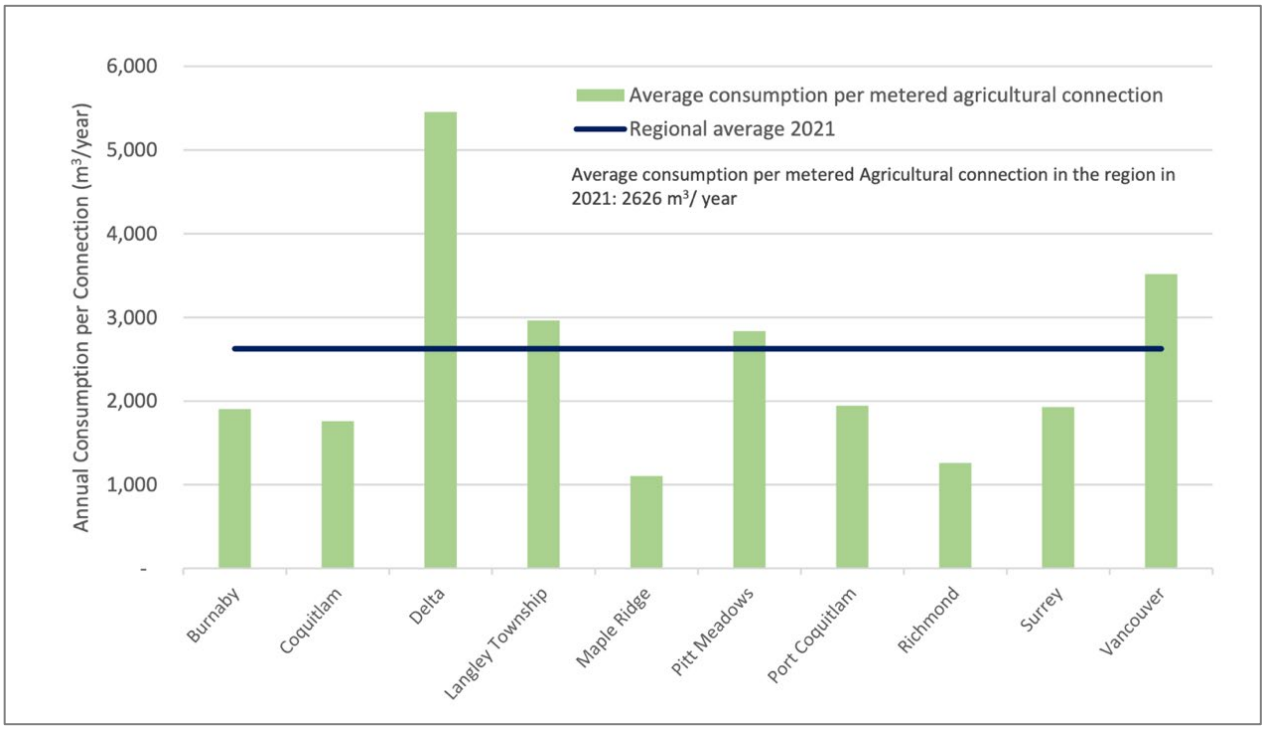


Figure 1. Metered Agricultural water consumption in 2021 by member jurisdiction. Source: Water Committee Meeting Package. April 3, 2024. Metro Vancouver Regional District.

Metro Vancouver has created 'General Sector Categories' (GSC) to group BC Assessment Authority 'Actual Use Codes' (AUC) into sectors for ease of comparison of water consumption across sectors. Unfortunately, several factors limit the usefulness of the municipal metered water data provided to GVWD for determining municipal water use by agricultural developments. These include:

[34] 2025 Metered Utility Rates. 2025. City of Delta.
[35] Water Committee Meeting Package. April 3, 2024. Metro Vancouver Regional District.

- The absence of geographic identifiers (e.g., Parcel Identifiers or PIDs), which prevents linking water meter consumption data to specific agricultural uses and/or footprints of agricultural buildings.
- The lack of information on the size of the parcel or the footprint of the agricultural building, which makes it impossible to calculate water use on a per m^2 or per ha basis from this data alone (however, a future analysis could use ALUI or satellite datasets to determine the size of agricultural developments on a parcel if locations of parcels are known).
- The inability to distinguish water consumption data between multiple buildings or agricultural activities on a single metered parcel (for example, any primary residences or temporary foreign workers housing on site), which obscures how water is allocated between uses.
- The broad nature of BC Assessment's AUCs, which makes it difficult to identify the specific activities associated with each metered parcel. For example, it is not clear if greenhouse vegetable production is captured within "Vegetable and Truck" or "Other" AUC category codes – the code is applied by the appraiser and lacks standardization[36].

Due to these limitations, Metro Vancouver **is not able to calculate the exact volume of water used on a per area basis for any time period, for any type of agricultural building development (or agricultural activity)**.

Despite these limitations, an analysis of historical water consumption by GSC and AUC was conducted to obtain a high-level understanding of water consumption by sector. Figures 2 and 3 (next page) show AUCs related to agricultural developments, grouped into Agricultural and Industrial GSCs. Figure 2 highlights the water use data from the "Agricultural" GSC. These water meters most likely represent agricultural developments occurring on agriculturally-zoned lands. The "Other" AUC as represented in Figure 2 does not have a specific definition but is used when other AUCs are not deemed to be applicable. This could include, but is not limited to, apiculture, floriculture, nut trees, or aquaculture. The "Mixed" AUC as represented in Figure 2 may be used when there is no predominant form of agriculture, particularly on a small hobby farm which may have several ongoing activities used to meet the requirements of the farm standards. In contrast, if the main product for a farm is vegetables, but the farm also sells nominal quantities of eggs, the appraiser is more likely to code this as "Vegetable & Truck", rather than "Mixed".

Figure 3 presents water consumption from the "Industrial" GSC. Much of the large-scale food processing and manufacturing within Metro Vancouver occurs on industrial-zoned lands. For example, larger scale dairy processing is known to occur in commercial/industrial areas of Burnaby. However, some industrial AUCs like "Meat & Poultry" and "Fruit & Vegetable" may be occurring on agriculturally-zoned lands and indicate an industrialized type of farming activity.[37]

[36] Personal communication, BC Assessment staff, 2025.
[37] BC Assessment categorizes a parcel's main use with an AUC; however, there are also sub-classes assigned to parcels if there are secondary or tertiary uses (for example, a residence, commercial building, etc.).

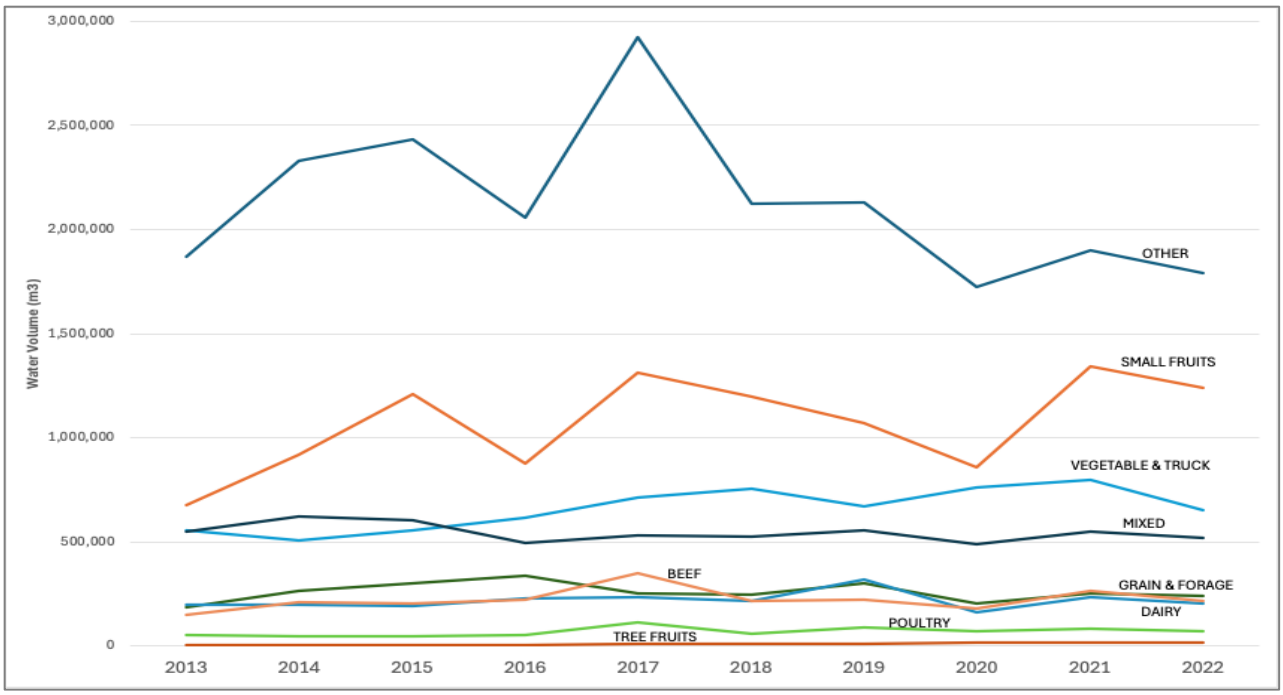


Figure 2. Agricultural GSC water volumes by AUC. Source: Data provided by the Greater Vancouver Water District.

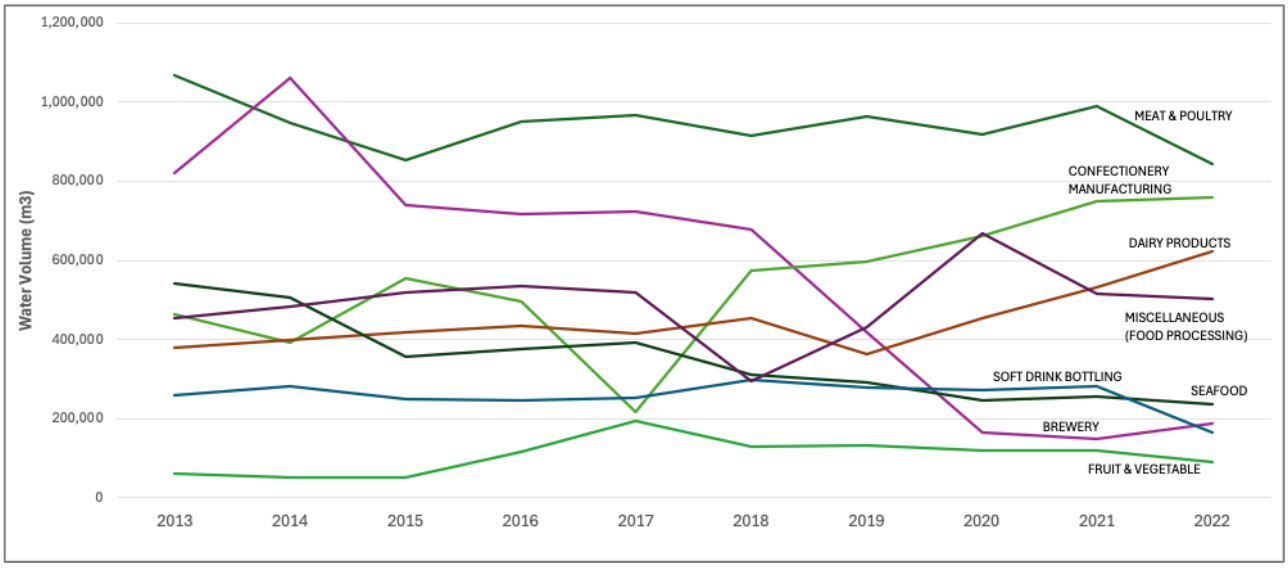


Figure 3. Agri-food industrial GSC water volumes by AUC. Source: Data provided by the Greater Vancouver Water District.

Table 3 compares water consumption across GSCs within Metro Vancouver in 2021 for metered properties and illustrates the relatively small volumes of water used by agriculture compared to the other GSCs.

Table 3. Comparison of metered water volumes used by General Sector Category in 2021.[38]

General Sector Category	Annual water volume consumption (billions of L) in metered water	Proportion (%)
Agricultural	5.38	2.8
Industrial	15.67	8.4
Institutional	18.65	10.0
Commercial	44.01	23.5
Single family	45.26	25.2
Multi-family	52.26	27.9
Other & unknown	6.14	3.3
Total	**187.37**	**100**

Note: an additional 208.01 billion litres (therefore more than the total metered volume) were considered "unmetered" across all GSCs, and this included "system losses, most residential, industrial, institutional, and agricultural consumption, some commercial consumption, and consumption from civic properties (e.g., parks and public washrooms).

Example of Municipal Water Consumption in Agricultural Developments: Greenhouses in the City of Delta

The City of Delta provided additional details on historical municipal water consumption data for greenhouses within their jurisdiction (Table 4). However, this data did not include PIDs or the area of greenhouse developments for each water meter. Although the number of greenhouses in Delta remained constant over the 2020–2024 period, it is not clear whether the total footprint of these operations remained static (for instance there may have been footprint expansions). It is also unclear whether this water consumption data includes any residential uses serviced by the same water meter.

Water use over the five years varied by up to 36% from the average, with the lowest consumption occurring in 2020-2021, which may reflect cooler temperatures, COVID-19 pandemic-related operational slowdowns, and/or supply chain disruptions during the pandemic. Years with higher consumption rates (e.g., 2023) may be related to particularly hot summers and/or droughts when rainwater catchment and reuse might be impacted. Crop type changes and the adoption of water-efficiency measures may also explain year-to-year fluctuations. For example, as technology improves it is possible that a greater amount (kg/m^2) of greenhouse products are being produced on a per L of water use basis. The "water productivity" (e.g. kg of crop outputs per L of water inputs) would be an interesting and useful metric to track but is not currently publicly available.

[38] Water Committee Meeting Package. April 3, 2024. Metro Vancouver Regional District.

Table 4. Estimates of municipal water consumption for greenhouses within the City of Delta. Source: Department of Engineering, City of Delta.

Year	Number of greenhouses	Total Volume (millions of L)	Average Annual use per Greenhouse (millions of L/year)	Average Daily use per Greenhouse (L/day)
2020	21	1,213	57.8	158,221
2021	21	1,455	69.3	189,774
2022	21	1,587	75.6	212,252
2023	21	1,749	83.3	228,164
2024	21	1,522	72.5	198,546

In 2022, the ALUI indicated that there were 234 ha of greenhouses in Delta. Using that figure, there would have been an estimated daily use of 18,581 L/ha .[39] **However, this number is an estimate and has not been vetted through individual parcel-based water meter analysis due to previously mentioned data sharing constraints.**

5.0 Sector-Specific Water Demand Analysis

We have attempted to determine water consumption both within the agricultural primary production and the agri-food/beverage manufacturing and processing subsectors, in order to get a better understanding of the types of agricultural developments that rely on municipal water infrastructure.

5.1 Primary Production

This section attempts to determine the average water consumption (L/ha/day) for primary production including greenhouses and nurseries, mushroom and indoor crop production operations, poultry barns, and dairy barns. Due to the challenges with the presentation of existing metered water data, estimates of volumes of municipal water consumption by the area that agricultural developments cover is not possible at this time. Other approaches were therefore used to estimate the water demand for each development type, per area:

- Investigating online peer reviewed studies;
- Reviewing best management guides;
- Examining national codes of animal care;
- Interviews with industry representatives; and
- Using the ALUI data and the BC Agricultural Water Calculator.[40]

[39] This calculation is achieved by dividing the 2022 total volume by 234 hectares of greenhouses then dividing by 365 to obtain daily consumption.
[40] The BC Agricultural Water Calculator provides an estimate of peak irrigation flows and annual water demand for irrigation systems in BC and it can be accessed online: https://bcwatercalculator.ca/agriculture/welcome

A list of industry representatives who were contacted is provided in Appendix A; references for water demand calculations are provided in Appendix C; and detailed calculations and sources for the assumptions of water demand per development are presented in Appendix D, as a separate Excel spreadsheet.

A summary of the calculations is presented in Table 5 (next page). **It should be noted that agricultural developments may use groundwater, surface water, captured rainwater and/or re-used water so the water volumes estimated in Table 5 are not always sourced from municipal water. Therefore, the data in Table 5 should be further verified and ground truthed using metered data associated with PIDs prior to using this data for policy development purposes.**

Of the agricultural development categories listed in Table 5, greenhouses collectively have the highest water consumption; however, on a "production per area" consideration greenhouses have very efficient water use and many have rainwater catchment systems for irrigation, or other water use efficiency tools and technology, and therefore actual municipal water consumption is likely to be lower than presented.[41] Also, there are several days or weeks per year when no water is being used by greenhouses (such as during crop turnaround). This is demonstrated in the data available regarding water use by greenhouses in Delta from 2020-2024, which appears to be on average around 35% lower than BC Agriculture Water Calculator on an estimated per L/Ha/Day basis (Tables 4 and 5).[42] Retail nurseries are not included in Table 5 due to challenges presented by the sector's wide variation in water sources, irrigation systems, crop types, production methods, and the use of water-recycling technologies. Water use for nurseries typically peaks from April to September and approximately 30% of nurseries across the province use municipal water, and these are most often greenhouse production and/or and retail-oriented businesses.[43]

[41] Personal Correspondence, P. Doig, P.Ag., greenhouse specialist and S. Maki, Director of Engineering & Operations City of Pitt Meadows.
[42] BC Agriculture Water Calculator is a tool developed by the BC Ministry of Agriculture and Food to estimate water demand for numerous of crops and species of livestock, but water that may have been collected as rainwater and used to irrigate crops was not included in the calculations using this tool.
[43] Personal Correspondence, C. Roger Berrisford, Executive Director BC Landscape & Nursery Association.

Table 5. High-level estimates of water demand per agricultural development category for primary production, unless stated otherwise.

Development Type	Water Demand for one hectare (L/ha/day)	Water demand for one day for entire development type within Metro Vancouver in 2022 (L) (based on the ALUI)	Seasonal Demand Pattern	Variability Across Users
Greenhouses[44] [45]	Tomatoes: 30,000 – 34,000 Cannabis: 28,000 – 32,000 Peppers/Cucumbers: 28,000 – 31,000 Floriculture: 24,000	12,000,000 – 17,000,000[46] For a total of 495 ha of growing space in glass and poly greenhouses.	Highest demand June, July, August. When crop turnover occurs there is no water used for several days/weeks.	Moderate, all are incentivized to use efficient equipment and to reuse water and catch/store precipitation.
Mushroom barns	Growing in own media: 39,000 – 45,000	528,700 – 598,500 For a total of 13.3 ha of mushroom barns	No seasonal changes. Water used for cleaning, production and growing media.	Uncertain. Likely standardized systems.
Poultry barns	Drinking water for birds: 9,600 - 20,800[47]	19,500 – 42,200 For a total of 2.03 ha of poultry (broilers and layers) barns.	Municipal water is required for cleaning when changing between flock cycles. Assume birds drink more during hot days.	Depends on barn HVAC systems.
Dairy barns	Drinking water and wash water: 44,000 - 126,000	1,200,000 – 3,300,000 For a total of 26.4 ha of dairy barns	Assume cows drink more during hot days. Some barns might use sprinklers or evaporative cooling systems for cooling cows.	Depends on barn HVAC systems.

Note: See Appendix D (accompanying excel spreadsheet for details on calculations, sources and assumptions for water demand calculations).

[44] Assumes that no grow lights are used to grow crops and 33% of the water demanded by the crops is from recycled water. Most glass and poly greenhouses in the Lower Mainland do not use grow lights more than a few hours a day. Water use increases by approximately 20% if grow lights are used. (Source: personal correspondence with P. Doig, PAg, greenhouse specialist).
[45] See Appendix D for variability in water demand throughout the year.
[46] The actual volume of municipal water used is less than estimated here as most greenhouses capture rainwater and reuse water to meet crop demand.
[47] Water used for evaporative cooling or in-barn misting systems is not included due to lack of data.

5.2 Manufacturing and Processing

Manufacturing and processing of agri-food and beverage facilities and commercial businesses that utilize municipal water in Metro Vancouver for these purposes include processing of raw products such as berries (blueberries, cranberries, blackberries, raspberries, strawberries), vegetables, dairy (including fluid milk, cheeses, yogurt), meat, seafood, poultry, wineries, breweries, non-alcoholic beverages, as well as manufacturing of confectionary, baked goods, and other food and beverage products located on lands that may or may not be agricultural. However, due to the data constraints around the lack of geographic identifiers of municipal water data, it was not possible to provide specific water use estimates for these activities.

The numbers of some product manufacturing and processing facilities can be estimated from a variety of other government and industry data sources. For example, in Metro Vancouver there are:

- 22 licensed dairy processing plants (fluid milk, cheese, ice-cream, etc.), of which 11 are both provincially and federally-licensed.[48]
- 8 licensed meat (red meat and/or poultry) processors.[49]
- 11 berry processing facilities.[50]

It is assumed most of these processing plants use municipal water, however many are not located on agricultural lands and would therefore not qualify for the current definition of agricultural development in Metro Vancouver's interim DCC water reduction bylaw. For example, most large-scale dairy processing facilities are located on industrial lands in Vancouver, Burnaby, and Port Coquitlam. In the municipalities that charge water DCCs for agricultural developments, these types of uses would likely be considered under industrial DCC rates if they are not located on agricultural lands. Abattoirs and berry processing might be located on agriculturally-zoned lands; however, access to PIDs in the water consumption data would be required to confirm this assumption. Information on food processing and manufacturing facilities would need to be obtained from municipal business licenses and linked to municipal water consumption data to accurately determine their municipal water demand (L/ha/day or year) for these facilities.

[48] Provincially Licensed Dairy Plants in BC. November 2025. BC Centre for Disease Control.
[49] Licensed Seafood and Meat Operators. 2025. Government of BC.
[50] Packers/Processors. Accessed November 2025. BC Blueberries.

6.0 Future Demand Forecasting

Forecasting demand for municipal water is difficult because expansion of crop types and associated cultivation technologies, product processing/manufacturing variations, innovation advancements, climate conditions, economic factors, metering hookups, and regulatory environments all change unpredictably, causing fluctuations in both agricultural water needs and data availability.

Climate change is anticipated to have several impacts on the water supply and demand of agricultural developments. Metro Vancouver's 2016 climate projections indicate that by 2050 and 2080 the region will experience higher daytime and nighttime temperatures, reduced spring snowpack, and lower late-spring and summer river inflows.[51] Precipitation patterns are expected to shift toward more intense fall and winter rainfall and longer summer dry periods, increasing the likelihood of drought extending into the fall. Recent weather patterns already reflect these trends, demonstrating both the accelerating pace of climate change and the growing difficulty of relying on historical conditions to predict future extremes.

Many impacts are already being felt by the regional agri-food industry, these include[52]:

- A decreasing snowpack, combined with reduced summer precipitation, will impact the amount and timing of the Fraser River freshet (which feeds the surface water canal system);
- Sea level rise will continue to push the 'salt wedge' of saline water from the mouth of the Fraser River further upstream, thereby impacting the quality of groundwater and the surface water canal systems within the Delta and Richmond, as well as the water quality of potentially new piped sources of Fraser River water;
- Increases in days of extreme heat and humidity can strain existing agricultural and livestock systems, increasing ventilation costs and management requirements for dairy, poultry, and greenhouse operations; and
- Increasing temperatures during the months of June, July, August, September are likely to increase the volume of water needed for irrigation and animal watering purposes. This is also the high demand season for the regional drinking water system.

Table 6 provides an overview of historical sector growth trends for several agricultural development types based on ALUI data. The growth trend analysis is complimented with additional resources as described below the table.

[51] Climate Projections for Metro Vancouver. 2016. Metro Vancouver Regional District.
[52] Delta Greenhouse Water Supply: Risks and Options. Climate Change Adaptation Program. 2022. Upland Agricultural Consulting. Pacific Climate Impacts Consortium, Plan2Adapt. Accessed 2025.

Table 6. Sector growth projections based on past ALUI data and industry trends.

Development Type	2016 ALUI area (ha)	2022 ALUI area (ha)	Average Annual Percentage Change from 2016-2022 (%)	Future sector growth projections
Greenhouses - Glass*	336	357	1.1%	Increase by 3-10% annually.
Greenhouses -Poly*	124	138	1.9%	Increase by 3-10% annually.
Mushroom Barns	12.3	13.3	1.4%	Remain stable or increase slightly.
Poultry Barns (broilers and layers)	2.2	2.0	-1.3%	Variable growth influenced by quota system and disease outbreaks.
Dairy Barns	24.4	26.4	1.4%	Slow steady growth influenced by quota system.
Processing Plants (unspecified)**	4.4	6.5	7.9%	Variable growth dependent on agriculture sector market dynamics.
Total	503.3	543.2	1.2%	Varies by sub-sector

*These numbers include only the growing area of greenhouses, they do not include any accessory buildings, or areas around the greenhouse used for production.
**'Processing Plants' category in the ALUI encompasses all types of processing, inclusive of meat, fruit, vegetable, wineries and other processing activities. While the percent change is large, the overall footprint of buildings remains relatively small.

Greenhouse Sector

Canada's greenhouse vegetable sector is continuing to grow, with both the number of commercial operations and total production increasing; in 2024, production rose 5% compared to 2023.[53] The BC Vegetable Marketing Commission (BCVMC) also projects continued strong growth of nearly 10% annually for at least the next few years for greenhouse vegetables, based on applications and enquiries made to the BCVMC for new production allocation.[54] Based on ALUI data from 2010-2016, there was a 15% increase in greenhouse area[55], whereas from 2016 – 2022 there was a 6.25% growth rate (Table 6). While the type of crop being produced within the greenhouse structures may shift over time, once built they are

[53] Statistical Overview of the Canadian Greenhouse Vegetable and Mushroom Industry 2024. Accessed November 2025. Government of Canada.
[54] Trends in Farm Gate Value of Greenhouse Vegetables (2019-2023). 2025. BC Vegetable Marketing Commission.
[55] Personal correspondence and analysis from BC Ministry of Agriculture and Food staff.

typically not vacant for very long due to the high infrastructure costs, particularly in the case of glass greenhouses.

Drip irrigation is widely used by the greenhouse sector because it is highly efficient, and its high adoption rates since the 1980s has significantly reduced water use. Newer sensor-based irrigation systems further improve efficiency by preventing over- or under-watering.[56] According to industry experts, combining drip irrigation with sensors offers the most effective approach to precise water management. Future high-tech commercial greenhouses are likely to integrate irrigation directly into their climate control systems.[57] These systems may also use advanced, logic-based algorithms that evaluate multiple conditions and automatically adjust irrigation for greater efficiency and control. Rainwater capture and water reuse systems are common practice in the industry.

Figure 4 illustrates where glass greenhouse developments exist within Metro Vancouver, using 2022 ALUI data. Delta has the highest number of glass greenhouses, in part likely due to the availability of servicing of municipal water for agriculturally-zoned parcels.

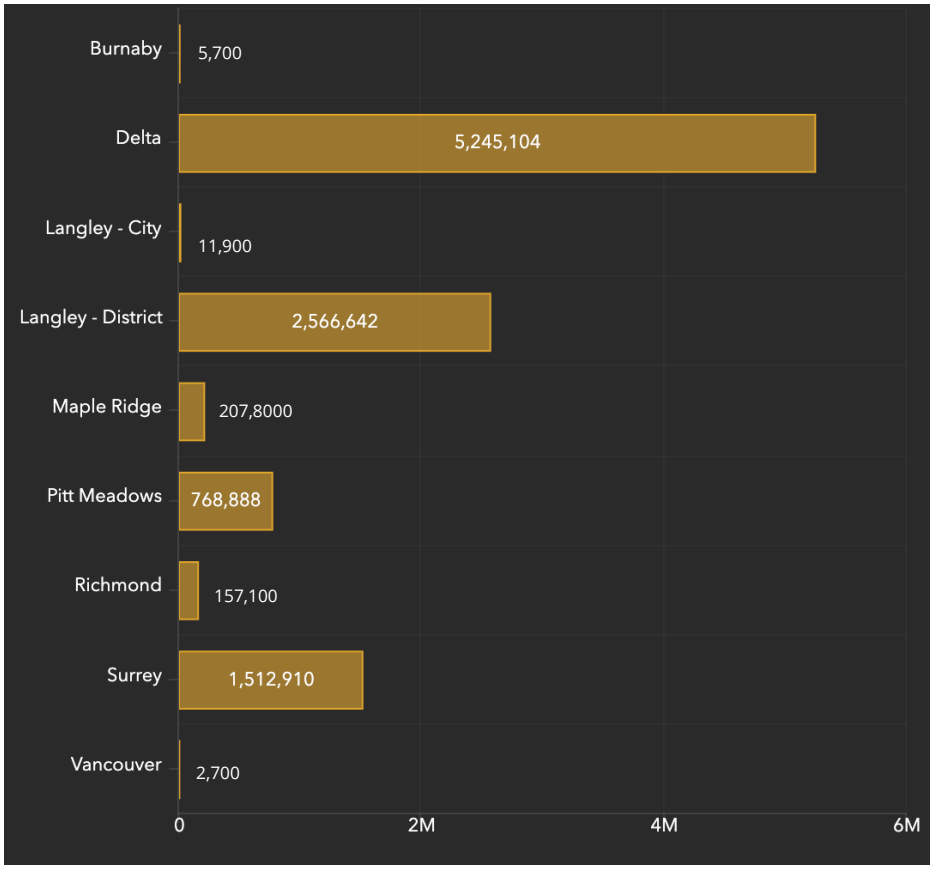


Figure 4. Area of glass greenhouses in square metres in 2022 from the ALUI in member jurisdictions.

[56] Innovations in Irrigation. 2024. Greenhouse Magazine.
[57] Ibid.

Nursery Sector

Across the province, the retail nursery sector may see growth of 5-10% per year.[58] However, this may not occur solely within greenhouses or within other built structures, rather the industry also uses outdoor and container growing systems. Currently, approximately 10-15% of the nursery sector has implemented water recapture and reuse systems, and many nursery businesses are anticipated to switch to more efficient irrigation systems in the coming decade. [59]

Mushroom Sector

Across Canada, the area of indoor mushroom production increased by more than 1% in 2024 to 63,000m^2. Ontario produced more than half (52%) of Canada's mushrooms and represented 63% of domestic sales value, while BC accounted for 3% of Canadian mushrooms.[60]

Dairy Sector

The dairy sector's production levels are constrained by Canada's supply-management system, which controls national production quotas to match domestic demand. Between 2015 and 2025, BC's milk quota rose from 29.6 to 38.4 million kg of butterfat (or 23% over 10 years).[61] BC's share of milk quota in Canada is 9.1% overall. In 2025, there was a 2% increase in quota allocated in Western Canada[62], including BC, Alberta, Saskatchewan, and Manitoba. Dairy operations in BC are heavily centered in the Fraser Valley, Vancouver Island, Metro Vancouver, and the Okanagan. Interestingly, while quota increased there was a consolidation from 2014–2024 in the dairy industry, with the number of farms dropping, and the total number of dairy cows and heifers remaining relatively stable, pointing to an increase of production of butterfat per cow.[63]

Poultry Sector

Similar to dairy, BC's poultry sector is a supply-managed industry, and provincial quota allocation can grow based on market demand and government policy decisions. If there is strong and sustained consumer demand, the marketing boards (including Chicken Farmers of Canada, BC Chicken Marketing Board and BC Egg Marketing Board) may increase quota allocations. In 2022, BC represented approximately 15% of chicken production by weight in Canada and approximately 80% of BC's chicken producers were located

[58] Personal Correspondence, C. Roger Berrisford, Executive Director, BC Landscape & Nursery Association.
[59] Ibid.
[60] Statistical Overview of the Canadian Greenhouse Vegetable and Mushroom Industry 2024. Accessed November 2025. Government of Canada.
[61] Distribution of milk quota by province. 2025. Agriculture and Agri-Food Canada.
[62] Notice to producers: quota increase 2025. BC Milk Marketing Board.
[63] Dairy Sector Profile. Accessed November 2025. Government of Canada.

in the Lower Mainland (mostly in the FVRD) and more than 80% of BC's egg farmers are in Abbotsford and Chilliwack.[64,65] Despite the quota system, production can vary year to year: BC saw a 0.19% decrease in chicken production in 2020 paired with a 0.92% increase in 2021.[66] External factors, such as Covid-19 related pandemic impacts, *Salmonella Enteriditis* and Avian Influenza have been critical recent factors in production.[67] For example, the number of eggs produced in BC dropped by 7% from 2022 to 2023 mainly due to hens lost to disease.[68]

Processing and Manufacturing Sectors

It is challenging to project future growth of processing and manufacturing as this sector encompasses a wide array of agri-food activities. Across BC, from 2022- 2023, the food and beverage sector sales increased by 1.7%.[69] Based on the 2016 and 2022 ALUI data there were a few new vegetable and fruit processing buildings developed on agricultural land in Metro Vancouver. While it is unclear if they are connected to the municipal water supply, in most cases it can be assumed that these facilities are using municipal water systems due to their need to adhere to food and beverage safety regulations.

7.0 Observations and Recommendations

This study highlights the significant challenges in determining accurate municipal water use and future water demand estimates for agricultural developments in Metro Vancouver due to a lack of usable data. Existing municipal metered data provides only a high-level understanding of overall agricultural water use and unfortunately does not correlate meter results to PIDs due to privacy concerns. This level of data would be required in order to isolate and identify water consumption to specific buildings and development types. Current AUC classifications also group dissimilar activities (e.g., field production, greenhouse crops, and mixed farms), further complicating data analysis and making it difficult to attribute water consumption to specific agricultural structures or activities. As a result, accurate water use measurements for agricultural development on a L/ha/year basis is not possible.

Despite these limitations, **the main finding from this study is that although agricultural developments may vary widely in their water use requirements, the sector's current total demand on water infrastructure is small compared to other land uses, and many operations have strong incentives to maintain or improve water efficiency to reduce operating costs**. Further conclusions include:

[64] Quick Facts and Market Trends. 2022. BC Chicken Industry.
[65] BC egg production hits five-year low as demand soars. 2024. Business in Vancouver.
[66] BC Chicken Industry. 2021. BC Farm Industry Review Board.
[67] Quick Facts and Market Trends. 2022. BC Chicken Industry.
[68] BC egg production hits five-year low as demand soars. 2024. Business in Vancouver.
[69] Food and Beverage Processing Statistics Publications. 2023. BC Ministry of Agriculture and Food.

- Agricultural water use represents a very small share of total GVWD water consumption (1% if considering metered and unmetered water together, and less than 3% of all metered water specifically), indicating the sector's currently overall low impact on regional water infrastructure.
- The greenhouse sector shows the highest potential municipal water use on a L/ha/year basis, but also operates under extremely efficient water management systems, including drip irrigation, recycling of water, and rainwater capture. Therefore, the amount of municipal water actually used is likely less than that which is modelled, and the output of food (or greenhouse product) produced per volume of water is likely very high.
- The greenhouse sector has shown growth at an average rate of 1.1% per year from 2016-2022, but is expected to continue growing at 3–10% annually, which may increase total water demand over time. However, the amount of water use may not grow at the same rate due to increasing efficiency/water reuse and automation.
- Dairy and poultry operations remain somewhat stable in the region, as these commodities are supply-managed and quota is only increased commensurate with market demand. In terms of agricultural development, the area covered by dairy barns has grown relatively slowly (less than 2 ha of livestock barns between 2016-2022).
- Mushroom barns have shown a small increase of 1.0 ha of land coverage between 2016 and 2022. Water use in mushroom production does not vary seasonally.
- Agri-food and beverage manufacturing and processing sector growth and average water use are challenging to estimate due to lack of data and the wide variety of businesses that may fall within this category. Much of the large-scale dairy and vegetable processing is not occurring on agricultural lands and would be captured through other ICI DCC categories. However, berry processing, meat processing, and some beverage manufacturing (e.g. breweries and wineries and some non-alcoholic beverages) are likely located on agricultural land if they meet ALR use regulations or have specific permission from the ALC. These facilities may or may not use municipal water depending on cost and availability of the service. In many cases there is a strong likelihood that municipal water is being used for these products in order to adhere to food and beverage safety regulations.
- Forecasting future municipal water demand is inherently challenging given crop shifts, technological adoption, climate change, and inconsistent metering across municipalities.

The following are important factors to consider when evaluating options for applying DCCs to agricultural developments:

- Municipal water metering data for agricultural parcels may overestimate water use by agricultural developments as it can compile water use by all buildings on site (including residential). DCCs are based on the impact of specific types of buildings/structures on regional infrastructure. The current GVWD DCC bylaw already applies to any residential development occurring on agricultural land, thereby capturing the associated impacts of residential uses, and the population associated with living on these parcels.
- It is challenging to predict how the sector's demand for municipal water will grow in response to the impacts of climate change as well as evolving technology.

- There are considerable financial implications of regional water DCCs for agricultural developments. For example, a 10-hectare greenhouse in Delta would be subject to approximately $167,000 in DCCs from the City of Delta and $176,000 in regional water DCCs (if the 98% reduction waiver is applied)[70], increasing to $205,000 in 2027.[71] This results in a total DCC cost of about $343,000 in 2026 or $372,000 in 2027, excluding any additional government fees or charges that may apply. These combined costs represent a significant capital consideration for prospective agricultural projects, particularly for a sector whose margins are already slim[72] and for whom competition from producers outside of the region, and from outside of Canada, is strong[73].

Therefore, to assess how agricultural development should be considered within Metro Vancouver's DCC program into the future, it is recommended that Metro Vancouver pursue the following actions:

1. Explore data sharing arrangements with municipalities

- Continue engaging with municipalities to address concerns regarding the sharing of water-use data linked to parcel-level information. If parcel-level locational data cannot be provided, explore alternative approaches such as accessing detailed information on structure types and sizes from the data to support analysis while maintaining privacy protections.
  - *Rationale:* Linking consumption to building types and building areas will enable calculation of L/ha/yr, to better understand the specific water use for specific agricultural development categories while measures are undertaken to protect privacy.

2. Establish an agricultural water-use monitoring pilot project

- Work with member jurisdictions and producers to pilot enhanced metering and data sharing on different categories of representative agricultural structures (e.g., greenhouses, berry processing buildings, poultry barns, mushroom barns, dairy barns, etc.). Consider working with industry associations to find producers willing to participate in this pilot.
  - *Rationale:* Metering individual structures will generate accurate, local water-use baselines for each development category.

3. Undertake additional research to estimate sector water use and water demand by agricultural development type

- Further exploration of data sources such as ALUI data, Census of Agriculture data, sector growth projections, commodity reports and discussions with industry experts may offer a collective mechanism to forecast future agricultural development growth and technologies to improvements in water efficiency more accurately.

[70] 100,000m^2 x DCC water rate of $1.67/m2 to the City of Delta and 100,000 m^2 x DCC water rate of $1.76/m2 to MVRD in 2026 (if the reduction of 98% is provided), with the DCC water rate rising to $2.05/m2 in 2027.
[71] Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022. 2025. Metro Vancouver Regional District.
[72] Statistics Canada, 2025. Net Farm Income for British Columbia 2000-2024. The data indicates that farms in BC have not turned a profit since 2017.
[73] CBC News, June 30, 2025. BC's Farmers Lost $457 million in 2024, the most in Canada. This is partly attributed to the cost of agricultural land and impacts from recent climate disasters.

- Existing mapping data may also be used to further estimate municipal water consumption. For example, ALUI data (which maps the area of agricultural buildings and residential buildings) or more recent spatial imaging, along with municipal water infrastructure mapping, and any available water consumption data could be combined to help determine the types of agricultural developments (and their footprints) that may be connected to municipal water systems. From this mapping data, it is possible that specific locations could be identified and tools such as the BC Agriculture Water Calculator could be used to estimate water consumption corresponding to area of development.
  - *Rationale:* Mapping data could provide additional insights into the types and areas of agricultural developments attached to municipal water systems while additional sector research could provide a more accurate account of sector growth and technologies to assess potential future impact of agricultural developments on regional water infrastructure.

In addition to the above recommendations, there are three approaches that were considered:

Approach 1: Do not charge agriculture developments in the DCC bylaw. There is precedence in taking this approach by municipalities and regional districts. One option is to define ICI land use definitions with zoning bylaw definitions, thereby omitting an agricultural land use definition. The Capital Regional District uses this approach. The second option is to include a definition in the DCC bylaw that explicitly excludes agriculture. For example, the District of Central Saanich's DCC Bylaw defines "commercial" as a use of land that is not residential, industrial, institutional, or agricultural.[74] As a result, agricultural developments are not charged a DCC rate in that bylaw. Other jurisdictions, such as the City of Surrey and City of Richmond, take a more direct approach by clearly defining agricultural in the DCC Bylaw, but applying a rate of $0.

Approach 2: Establish a differentiated agricultural DCC rate based on accurate, specific, water use data for agricultural developments and associated projected growth. If a differentiated agricultural DCC rate is desired, it should be based on historical water use data for agricultural development types (e.g. greenhouses, dairy and poultry barns, etc.), projected advances in irrigation technologies, and projected development growth. This approach will require additional background research, as described in the recommendations in this report. **Given the current data limitations, this approach is <u>not</u> recommended until further analysis is completed to understand the specific impacts of the sector.** Metro Vancouver could also consider a further reduction (or waiver) for agricultural developments that demonstrate low environmental impacts. For example, greenhouse operations that incorporate rainwater capture or high-efficiency water recycling/reuse systems could qualify for a reduction or waiver. This approach would help moderate the financial impact of DCCs on large-area agricultural developments that use relatively low volumes of water.

Approach 3: Establish a differentiated agricultural DCC rate based on population equivalencies and assumptions of high-level sector water consumption and projected growth. This is the existing

[74] Central Saanich Development Cost Charge Bylaw No. 1889, 2016.

methodology used by some municipalities (e.g. the City of Delta, the City of Pitt Meadows and the City of Abbotsford). However, the *Provincial Development Cost Charge Best Practices Guide*, which provides guidance to local governments for establishing DCC programs, does not list "Agriculture" as a Land Use Category and does not offer technical guidance for calculating DCCs for agricultural developments as it does for Residential or ICI uses.[75] Furthermore, in discussions with municipal staff, the rationale for applying the population equivalency method to agricultural zones was not made clear. Therefore, due to considerable limitations and concerns in applying this methodology to agricultural zones, and overall lack of rationale, **this approach is not recommended**.

In conclusion, determining whether agricultural developments should be subject to water DCCs is a complex policy decision for Metro Vancouver. At present, it appears there are no examples elsewhere in the province where water DCCs for agricultural developments are applied at both the municipal and regional district levels. Unfortunately, the metered data for the region is not available in a format that would allow for accurate and specific analysis of municipal water use in agricultural developments on a L/ha/day basis. However, this report provided estimates based on literature and engagement from industry experts. It is clear that further vetting and ground-truthing is required.

[75] Development Cost Charge, Best Practice Guide. 2025. BC Ministry of Housing and Municipal Affairs.

Appendix A. List of Organizations Consulted

The following organizations were contacted or attempted contact during this project.

Organization	Initial Outreach	Response	Method of Discussion
Ministry of Agriculture and Food, Berry Industry Specialist	Email	Yes	Email
Ministry of Agriculture and Food, GIS and Water Specialist Staff	Email	Yes	Virtual Call
City of Pitt Meadows, Engineering & Operations	Email	Yes	Email
City of Delta, Drainage & Natural Hazards	Email	Yes	Email
United Flower Growers Association, Chief Executive Officer	Email	No	N/A
BC Landscape and Nursery Association, Executive Director	Email	Yes	Phone Call
BC Blueberry, Raspberry and Strawberry, Research Director	Email	Yes	Virtual Call
BC Assessment, Farm Appraisers	Email	Yes	Phone Call
Dairy producer (1)	Email	Yes	Phone Call
Greenhouse operators (3)	Email	Yes	Emails and Virtual Calls

I

Appendix B. Jurisdictional Scan of DCCs for Agricultural Developments

A scan of B.C. local governments with large agricultural land bases was conducted to identify where water DCCs are applied to agricultural development. In addition to the jurisdictions discussed in the report, the local governments listed below were reviewed, with findings summarized in the table below.

Local Government	Notes
City of Richmond	Has "Agricultural" listed in their table for DCC rates but has a "-" (aka $0) for all DCC components, including water.
City of Surrey	Has "Agricultural" listed in their table for DCC rates with a levy of "$0" for all DCC components, including water.
District of Kent	Levies DCCs on Commercial Agricultural Development and General Agricultural Development but does not have a Water DCC. *Commercial Agricultural Development* means a building or structure located within a parcel that is zoned for agricultural use and is used or intended to be used for the following permitted uses as described in Part 2 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation; licenced winery or cidery retail sales and food and beverage service lounge; farm retail sales and; agri-tourism retail and accommodation; *General Agricultural Development* means any agricultural development that is not Commercial Agricultural Development;
City of Kelowna	Levy water DCCs for: "Seasonal Agricultural Commercial" (minimum charge 93 m2) . Seasonal Agricultural Commercial means a seasonal (no more than 6 months per year) commercial development in an agricultural zone, including but not limited to seasonal fruit and vegetable sales, seasonal agricultural tourism business. "Seasonal Agricultural Industrial" (minimum charge 0.405 ha). Seasonal Agricultural Industrial means a seasonal (no more than 6 months per year) industrial development in an agricultural zone, including but not limited to seasonal fruit and vegetable processing.
City of West Kelowna	Mention of agriculture in Commercial land use which DCCs are levied (including water DCCs). "Commercial" means a land use that is not residential, golf course, campground, industrial or institutional and includes: (a) any use of land zoned for industrial, golf course, campground or agricultural use in which goods or services are provided directly to consumers or the public.
Township of Langley	No mention of "agriculture"/ "agricultural" in DCC bylaw.
City of Chilliwack	No mention of "agriculture"/ "agricultural" in DCC bylaw.
City of Maple Ridge	No mention of "agriculture"/ "agricultural" in DCC bylaw.

II

Appendix C. References for Crop Water Demand Calculations

The following references were used, and the data is summarized in Appendix D.

Greenhouses

- Delta Greenhouse Water Supply Study. 2023. Upland Agricultural Consulting.
- Greenhouse water demand calculations. 2025. BC Agriculture Water Demand Calculator.

Mushrooms and Indoor Farming

- Campbell, A. Accessed 2025. How Mushrooms are Grown. Canadian Food Focus.
- Agro-Projects. Accessed 2025. Modern Mushroom Farms.
- Mushroom water demand calculations. 2025. BC Agriculture Water Demand Calculator.

Poultry

- Poultry water demand calculations. 2025. BC Agriculture Water Demand Calculator.
- Egg farming in BC. Accessed 2025. BC Egg Marketing Board.
- Code of Practice for the Care and Handling of Pullets and Laying Hens. 2017. National Farm Animal Care Council. 2017.
- Chicken Farmers of Canada Animal Care Program Manual. Accessed 2025. Chicken Farmers of Canada.
- Chicken Farmer Magazine. 2021. Volume 23, Issue 1 p:14-15. Chicken Farmers of Canada.
- Agriculture Water Demand Model for Metro Vancouver. 2013. BC Ministry of Agriculture and Food.
- Poultry Housing Tips: Evaporative Cooling Pad System Water Usage. 2017. University of Georgia – College of Agricultural and Environmental Sciences. Vol. 29(1).
- Edge, C.M. 2022. Evaluation of water needs for modern commercial broiler farms and model development to estimate on-farm water needs. PhD. Dissertation, Auburn University, Alabama, USA.

Dairy

- Dairy water demand calculations. 2025. BC Agriculture Water Demand Calculator.
- Dairy industry statistics. 2024. BC Ministry of Agriculture and Food.
- Code of Practice for the Care and Handling of Dairy Cattle. 2023. National Farm Animal Care Council.

Appendix D. Agricultural Developments Water Demand Estimates

Water Use in Greenhouse Production

Data Source	Delta Greenhouse Water Supply Report	BC Agriculture Water Calculator	Delta Greenhouse Water Supply Report	BC Agriculture Water Calculator	Delta Greenhouse Water Supply Report	BC Agriculture Water Calculator	BC Agriculture Water Calculator
	Tomatoes	Tomatoes	Cannabis	Cannabis	Peppers	Peppers or Cucumbers	Floriculture
	L/m^2/month	L/m2/month	L/m^2/month	L/m^2/month	L/m^2/month	L/m^2/month	L/m^2/month
Jan	21	19	95	74	19	17	14
Feb	44	40	87	80	28	25	31
Mar	105	94	118	87	87	80	74
Apr	136	121	98	94	143	127	101
May	167	147	102	107	138	121	121
June	216	194	132	121	142	127	154
July	192	174	96	101	171	154	134
Aug	196	174	110	94	167	147	141
Sept	95	87	85	74	138	121	67
Oct	51	46	80	74	75	67	37
Nov	17	15	83	74	31	27	11
Dec	4	3	75	67	15	13	3
Annual Totals	**1,242**	**1,114**	**1,160**	**1,045**	**1,153**	**1,027**	**887**
L/m2/day	**3.40**	**3.05**	**3.18**	**2.86**	**3.16**	**2.81**	**2.43**
L/ha/day	**34,033**	**30,526**	**31,786**	**28,636**	**31,597**	**28,140**	**24,304**
L/ha/year	**12,422,000**	**11,142,100**	**11,602,000**	**10,452,000**	**11,533,000**	**10,271,100**	**8,870,800**

	Total Ha of greenhouses in 2022 ALUI	potable water usage (L/ha/day)	potable water usage (L/ha/day)
	495	12,030,263	16,846,274

Sources:
BC Agriculture Water Calculator
Delta Greenhouse Water Supply Report 2023

V

Water Use in Indoor Mushroom Production

	Yield (kg) per m2per year	Water useage for barn cleaning L/m2	Mushroom production, not growing own media L/m2	Production if growing own media L/m2	Annual water usage not using own growing media (L/m2)	Annual water usage using own growing media (L/m2)	Daily water usage not growing own media (L/M2/day)	Daily water usage growing own media(L/M2/day)	L/Ha/day not growing own media	L/Ha/day growing own media
High Yield	283	150	340	1130	490	1620	1.3	4.4	13,425	44,384
Low Yield	250	150	300	1000	450	1450	1.2	4.0	12,329	39,726

	2016 ALUI Area(ha	2022 ALUI area(ha)	2022 estimated water usage not growing own media (L/day)	
High Yield	11.8	13.3	590,301	
Low Yield			528,356	

Sources:
https://canadianfoodfocus.org/on-the-farm/how-mushrooms-are-grown
https://www.agro-projects.eu/offer/mushroom-industry/modern-mushroom-farms/
Agricultural Land Use Inventory 2016, 2022

Water Use in Dairy Production

Daily water demand for dry cow (L)	Average Daily Water demand for dairy cow (L)	Average Daily Water Demand for Herd of Average Cow-Calf Operation (L)	Area of barn/cow (m2) low end	Area of barn/cow (m2) high end
75	103	25,570	16	28

			High End Use L/ha/day	Low End Use L/ha/day
			126,582	44,086

		Total barn area in 2022 (ha)	High End L/ha/day for all dairy barns	Low End L/ha/day for all dairy barns
		26.4	3,341,772	1,163,867

Sources:

BC Agriculture Water Calculator

BC Government Dairy Industry FactSheet

National Farm Animal Care Council: Code of Practice for the Care and Handling of Dairy Cattle

Statistics Canada: 2021 Census of Agriculture

Water Use in Poultry Production

Type	Space per hen m2 (non-caged barn)	Barn Area m2	Barn Area ha	L/ha/day
Layer - conventional	0.04	1,081	0.11	20,821
Layer - enriched	0.07	1,871	0.19	12,026
Layer - free run	0.09	2,323	0.23	9,688

Type	Total number of animals a year	Annual drinking water demand for 20,000 bird barn (L)	L/m2/day	L/ha/day
Broiler - 7 cycles	140,000	910,000	1.75	17,452
Broiler - 8 cycles	160,000	1,040,000	1.99	19,945

Type	L/ha/day	ALUI Total Poultry Barn Area (ha)	Total L/day
Layer / Broiler Low End	9,688	2.03	19,666
Layer / Broiler High End	20,821	2.03	42,267

Sources:

BC Agriculture Water Calculator

National Code of Practice for Poultry Layers

BC Egg

Chicken Farmers of Canada

BC Agriculture Water Demand Model

Edge, C.A. Evaluation of Water Needs for Modern Commercial Broiler arms and Model Development to Estimate On-Farm Water Needs

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 398, 2026
A Bylaw to Establish a Waiver of Development Cost Charges for Agricultural Development Designed to Result in a Low Environmental Impact

WHEREAS:

A. Pursuant to subsections 58.2 (3.3) through (3.5) of the *Greater Vancouver Sewerage and Drainage District Act, SBC 1956, c. 59* , the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board, may, by bylaw, waive or reduce a development cost charge imposed by bylaw pursuant to section 58.2 of the *Greater Vancouver Sewerage and Drainage District Act, SBC 1956, c. 59* for an "eligible development"; and

B. It is deemed desirable to establish eligibility requirements and conditions for a waiver of development cost charges for agricultural developments that are designed to result in a low environmental impact.

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 for Agricultural Development Designed to Result in a Low Environmental Impact Bylaw No. 398, 2026".

Definitions

2. In this bylaw:

"Agricultural Development" means any non-residential building or structure that is used for agricultural production or is located on agricultural land, and will connect to and use potable water, including, but not limited to:

(a) greenhouses,
(b) retail nurseries,
(c) manufacturing and processing facilities for agriculture-related products,
(d) development intended for intensive indoor livestock operations, or
(e) development intended for non-farm commercial businesses related to agriculture, as permitted, by the *Agricultural Land Commission Act*;

"Applicant" means a person who, in respect of an Agricultural Development, submits to GVS&DD an application pursuant to section 6 of this bylaw for a waiver of Development Cost Charges pursuant to section 5 of this bylaw;

"Development Cost Charge" means a development cost charge payable by a person to a Member Municipality on behalf of GVS&DD, pursuant to the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023; and

"Member Municipality" means a municipality that is a member of the GVS&DD.

3. Terms defined in the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023, or incorporated by reference into that bylaw have the same meaning in this bylaw.

4. References in this bylaw to an enactment include the enactment as it may be amended or replaced from time to time.

Waiver of Development Cost Charges

5. Notwithstanding section 4.1 of the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023, and subject to section 6 of this bylaw, the GVS&DD will, for the following eligible development(s), waive the Development Cost Charges that would otherwise, prior to obtaining an approval of a Subdivision or a Building Permit for the Development, be payable by the Applicant to the Member Municipality on behalf of GVS&DD:

   (a) Agricultural Development having the following:
      i. a design plan demonstrating that a potable water meter will be installed; and
      ii. a water management plan outlining how the development will minimize potable water consumption and maximize conservation, particularly during peak demand season (May to September).

6. GVS&DD may not grant a waiver of Development Cost Charges pursuant to section 5 unless an Applicant's application for a waiver of Development Cost Charges has been submitted to, and approved by, the GVS&DD as fulfilling the eligible development requirements set out in section 5(a).

Record Keeping

7. For every 12-month period comprising January 1 to December 31, each Member Municipality must provide statements to GVS&DD, setting out:

   (a) the name of the Applicant;
   (b) the site address; and
   (c) the size in square meters

   of each Agricultural Development in respect of which an approval of a Subdivision or a Building Permit was required, and for which Development Cost Charges were waived in accordance with this bylaw.

Reporting

8. Each year GVS&DD will report annually to the GVS&DD Board of Directors, and any time upon the request of the Board, the number and cost of GVS&DD Development Cost Charge waivers granted under this bylaw.

Severability

9. If any part or provision of this bylaw is for any reason held to be invalid or unenforceable by a decision of a court of competent jurisdiction, that decision of the court will not affect the validity or enforceability of the remaining portions of this bylaw.

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

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Greater Vancouver Sewerage and Drainage District
Board Meeting Date – Friday, April 24, 2026

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 – April 2, 2026

Delegations:

C1 Russ Black, President, Wastech Services Inc.
Suggestions for Improving the 2026 Strong Solid Waste Management Plan
Executive Summary provided

Information Items:

E7 2026 Behaviour Change Campaign Update