

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)**BOARD OF DIRECTORS****BOARD MEETING**

Friday, June 26, 2026

9:00 am

The meeting will be held electronically on the Zoom platform

Members of the public may register to attend electronically to watch and hear the meeting.

Revised

Please visit our website for registration and for information about attending the meeting.
The link to the June 26, 2026 Board meeting page is <https://metrovancouver.org/boards/meeting/3330>.

REVISED AGENDA**A. ADOPTION OF THE AGENDA****1. June 26, 2026 Meeting Agenda**

THAT the GVS&DD Board adopt the **revised** agenda for its meeting scheduled for June 26, 2026 as circulated.

B. ADOPTION OF THE MINUTES**1. May 13, 2026 Special Meeting Minutes**

THAT the GVS&DD Board adopt the minutes of its special meeting held May 13, 2026 as circulated. *pg. 7*

2. May 29, 2026 Meeting Minutes

THAT the GVS&DD Board adopt the minutes of its meeting held May 29, 2026 as circulated. *pg. 9*

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. LIQUID WASTE COMMITTEE REPORTS

- 1.1 2026 Major Projects Update No. 1 – Liquid Waste** *pg. 13*
Report dated June 3, 2026 from Cheryl Nelms, General Manager, Project Delivery.

Executive Summary

Metro Vancouver follows best practices related to governance and oversight on all of Metro Vancouver’s capital projects. A key deliverable is to provide regular updates on the portfolio of high value, risk, and consequence capital projects being delivered by the Project Delivery Department.

All of these major projects are on track for schedule and budget for their current project stage with the exception of the Northwest Langley Wastewater Treatment Plant Expansion Program which experienced significant delays due to archaeological permitting challenges that arose in 2023. These are now resolved and pre-construction recommenced in May 2026. These delays will impact the budget for the upcoming construction stage which will be reviewed as part of Stage Gate 3 approval in 2028.

Recommendation

THAT the GVS&DD Board receive for information the report dated June 3, 2026, titled “2026 Major Projects Update No. 1 – Liquid Waste.”

- 1.2 Award of RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall Project** *pg. 28*

Report dated April 15, 2026 from George Kavouras, Director, Procurement, Procurement and Real Estate Services, and Marek Ratajczak, Director, Major Projects, Project Delivery.

Executive Summary

Delve Underground Consulting Canada ULC’s proposal ranked highest overall, had the highest technical score, and demonstrated best overall value for Metro Vancouver.

Metro Vancouver requires consulting engineering services to design a new higher-capacity replacement outfall as a component of the Northwest Langley Wastewater Treatment Plant Expansion Program. RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall was issued on September 16, 2025, following an RFQ process, to four prequalified proponents. The procurement was executed in accordance with the terms and conditions of Metro Vancouver’s Procurement Policy. The RFP No. 25-146 evaluation team has considered the proposals received, and on that basis recommend that the GVS&DD Board award the Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall to Delve Underground Consulting Canada ULC.

Recommendation

THAT the GVS&DD Board:

- a) approve award of RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall in the amount of up to \$17,019,085 (exclusive of taxes) to Delve Underground Consulting Canada ULC, subject to final review by the Commissioner; and
- b) authorize the General Manager, Procurement and Real Estate Services, to execute the required documentation once the General Manager, Procurement and Real Estate Services, is satisfied that the award should proceed.

1.3 Award of RFP No. 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction

pg. 31

Report dated May 14, 2026 from George Kavouras, Director, Procurement, Procurement and Real Estate Services, and Joan Liu, Division Manager, Liquid Waste Services Collection System.

Executive Summary

Industra Construction Corporation's proposal ranked highest overall, had the highest technical score and demonstrated the best overall value for Metro Vancouver.

The work to be provided under RFP No. 25-019 includes replacing approximately 400 metres of existing 250 millimetre (mm) diameter asbestos cement pipe with 355 mm diameter High-Density Polyethylene (HDPE) pipe via open-cut and trenchless installation methods. The existing pipe has reached the end of its service life and has sustained numerous failures in recent years resulting in increased maintenance costs and sewer spills.

RFP No. 25-019 was issued January 13, 2026 and was advertised publicly. The procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-019 evaluation team has considered the proposals received, and on that basis recommend that GVS&DD Board award RFP No. 25-019 to Industra Construction Corporation.

Recommendation

THAT the GVS&DD Board:

- a) approve the award of RFP No. 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction in the amount of up to \$11,871,944.87 (exclusive of taxes) to Industra Construction Corporation, subject to final review by the Commissioner; and
- b) authorize the General Manager, Procurement and Real Estate Services, to execute the required documentation once the General Manager, Procurement and Real Estate Services, is satisfied that the award should proceed.

1.4 Award of RFP No. 25-561 for Supply and Delivery of 48% Aluminum Sulphate Aqueous Solution (Liquid Alum)

pg. 35

Report dated May 11, 2026 from Sean De Pol, Director, Wastewater Treatment & Residuals Management, Liquid Waste Services, and George Kavouras, Director, Procurement, Procurement and Real Estate Services.

Executive Summary

Chemtrade Chemicals Canada Ltd. (Chemtrade) proposal met all technical requirements and demonstrated good value overall for Metro Vancouver. Chemtrade presented a proposal with a total price that is aligned with Metro Vancouver's estimate, confirming that Metro Vancouver is receiving a value-added technical and commercial proposal. As the incumbent supplier, Chemtrade has a proven track record of reliable performance and brings direct experience delivering these services, which reduces implementation risk and supports continuity of operations.

Liquid Alum is required for use at Wastewater Treatment Plants (WWTP) in Chemically Enhanced Primary Treatment (CEPT) and as a coagulant to mitigate risks of regulatory non-compliance.

RFP No. 25-561 was issued on December 22, 2025, and was advertised publicly and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-561 evaluation team have considered the proposal received, and on that basis recommend that the GVS&DD Board award RFP No. 25-561 to Chemtrade.

Recommendation

THAT the GVS&DD Board:

- a) approve the award of RFP No. 25-561 for Supply and Delivery of 48% Aluminum Sulphate Aqueous Solution (Liquid Alum), in the amount of up to \$29,440,000 (exclusive of taxes) to Chemtrade Chemicals Canada Ltd., for a term of three years with the option to extend for two additional one year terms, for a total term of five (5) years, subject to final review by the Commissioner; and
- b) authorize the General Manager, Procurement and Real Estate Services, to execute the required documentation once the General Manager, Procurement and Real Estate Services, is satisfied that the award should proceed.

2. PERFORMANCE AND AUDIT COMMITTEE REPORTS**2.1 Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement***pg. 38*

Report dated June 11, 2026 from Linda Sabatini, Chief Financial Officer, General Manager, Financial Services, and Heather McNell, Deputy Chief Administrative Officer, Policy and Planning.

Executive Summary

Development Cost Charges (DCCs) help to fund growth-related components of essential regional infrastructure that is needed to support the growing region. Metro Vancouver is in the process of a scheduled update to the Metro Vancouver Development Cost Charge (DCC) program for the 2028–2030 period. Staff have completed the technical work required to update the DCC program’s underlying structure for allocating growth-related project costs including:

- updated population, dwelling unit, and employment projections;
- refined categories and definitions;
- updated capital plans, and
- updated methodology for allocating growth-related costs.

With the program update complete, Metro Vancouver is ready to engage member jurisdictions, the development industry, and other stakeholders on draft DCC rates for 2028–2030. The draft rates are generally neutral overall, however there are variations across sewerage areas and across different land use categories. The majority of rate changes are as a result of moving to a 1 per cent assist factor in 2029, and growing population in the Fraser Sewerage Area, and the resulting need for associated capital infrastructure affect rates in that sewerage area. Staff will begin consultation in July with a pause during the local election period and engagement resuming in late 2026. Staff will then report back to the Boards in early 2027 summarizing engagement feedback, providing economic analysis, and DCC bylaws for initial readings. Final adoption of the bylaws is anticipated later in 2027, enabling implementation of new rates on January 1, 2028.

Recommendation

THAT the GVS&DD Board receive for information the report dated June 11, 2026, titled “Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement”.

F. ITEMS REMOVED FROM THE CONSENT AGENDA**G. REPORTS NOT INCLUDED IN CONSENT AGENDA****H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN****I. OTHER BUSINESS****1. GVS&DD Board Committee Information Items and Delegation Summaries***pg. 68*

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 June 26, 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.

K. ADJOURNMENT

THAT the GVS&DD Board adjourn its meeting of June 26, 2026.

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)

BOARD OF DIRECTORS

SPECIAL BOARD MEETING

Wednesday, May 13, 2026

9:07 am

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

MINUTES

MEMBERS PRESENTS:

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

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

MEMBERS ABSENT:

Port Moody, Meghan Lahti
Surrey, Gordon Hepner

STAFF PRESENT:

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

A. ADOPTION OF THE AGENDA**1. May 13, 2026 Meeting Agenda****It was MOVED and SECONDED**

THAT the GVS&DD Board adopt the agenda for its special meeting scheduled for May 13, 2026 as circulated.

CARRIED**B. 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 special meeting scheduled for May 13, 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**C. ADJOURNMENT****It was MOVED and SECONDED**

THAT the GVS&DD Board adjourn its special meeting of May 13, 2026.

CARRIED

(Time: 9:08 am)

CERTIFIED CORRECT

 Dorothy Shermer, Corporate Officer

 Mike Hurley, Chair

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVS&DD)

BOARD OF DIRECTORS

BOARD MEETING

Friday, May 29, 2026

11:44 am

The meeting was held electronically on the Zoom platform

MINUTES

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

Burnaby, Pietro Calendino	Surrey, Rob Stutt
Delta, Dylan Kruger	Vancouver, Rebecca Bligh
Port Coquitlam, Brad West	

STAFF PRESENT:

Dorothy Shermer, Corporate Officer
 Carmen Chan, Legislative Services Assistant, Board and Information Services

A. ADOPTION OF THE AGENDA**1. May 29, 2026 Meeting Agenda****It was MOVED and SECONDED**

THAT the GVS&DD Board adopt the revised agenda for its meeting scheduled for May 29, 2026 as circulated.

CARRIED**B. ADOPTION OF THE MINUTES****1. April 15, 2026 Special Joint Meeting Minutes****It was MOVED and SECONDED**

THAT the GVS&DD Board adopt the minutes of its special joint meeting held April 15, 2026 as circulated.

CARRIED**2. April 15, 2026 Special Meeting Minutes****It was MOVED and SECONDED**

THAT the GVS&DD Board adopt the minutes of its special meeting held April 15, 2026 as circulated.

CARRIED**3. April 24, 2026 Meeting Minutes****It was MOVED and SECONDED**

THAT the GVS&DD Board adopt the minutes of its meeting held April 24, 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 recommendation for the following item as presented in the May 29, 2026 GVS&DD Consent Agenda:

- 1.1 Metro Vancouver request to be made whole for DCC reductions through the Building Communities Strong Fund

CARRIED

1.1 Metro Vancouver request to be made whole for DCC reductions through the Building Communities Strong Fund

Report dated May 15, 2026 from Linda Sabatini, Acting Chief Financial Officer, and Jean Lawson, Program Manager, Intergovernmental Relations, requesting that the MVRD Board send a letter to the Premier and Minister of Municipal Affairs to seek a commitment, in negotiations with the federal government on the Build Communities Strong Fund, to compensate Metro Vancouver for \$332 million in foregone revenue over the next five years due to DCC rate reductions.

Recommendation

THAT the GVS&DD Board request that the Chair send a letter to Premier David Eby and Minister Christine Boyle, requesting that the Province, as part of their negotiations with the federal government on the Build Communities Strong Fund, ensure that Metro Vancouver is 'made whole' for foregone revenue of \$332 million over the next five years resulting from Development Cost Charge (DCCs) rate reductions.

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

No items presented.

J. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

THAT the GVS&DD Board close its special meeting scheduled for May 29, 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.

CARRIED

K. ADJOURNMENT

It was MOVED and SECONDED

THAT the GVS&DD Board adjourn its meeting of May 29, 2026.

CARRIED

(Time: 11:46 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

Mike Hurley, Chair

85617432



To: Liquid Waste Committee

From: Cheryl Nelms, General Manager, Project Delivery

Date: June 3, 2026 Meeting Date: June 17, 2026

Subject: **2026 Major Projects Update No. 1 – Liquid Waste**

RECOMMENDATION

THAT the GVS&DD Board receive for information the report dated June 3, 2026, titled “2026 Major Projects Update No. 1 – Liquid Waste.”

EXECUTIVE SUMMARY

Metro Vancouver follows best practices related to governance and oversight on all of Metro Vancouver’s capital projects. A key deliverable is to provide regular updates on the portfolio of high value, risk, and consequence capital projects being delivered by the Project Delivery Department.

All of these major projects are on track for schedule and budget for their current project stage with the exception of the Northwest Langley Wastewater Treatment Plant Expansion Program which experienced significant delays due to archaeological permitting challenges that arose in 2023. These are now resolved and pre-construction recommenced in May 2026. These delays will impact the budget for the upcoming construction stage which will be reviewed as part of Stage Gate 3 approval in 2028.

PURPOSE

This report is the first of two annual updates on the major liquid waste projects being delivered by the Project Delivery Department.

BACKGROUND

Metro Vancouver is investing in water and wastewater treatment, transmission, and collection system assets with three main objectives:

- Meet provincial and federal regulatory requirements for higher levels of wastewater treatment for discharges to local waterbodies.
- Reinforce our system to enable uninterrupted service delivery through major climate or seismic events and meet growth.
- Sustain our system, ensuring we can safely and reliably meet the needs of our customers while keeping rates affordable.

Each year, the Metro Vancouver Boards adopt a budget for the upcoming year and endorse a five-year financial plan. Regular updates on capital projects provide information to support good governance of the organization, decision making, project management, and financial oversight. In February 2026, the first of three annual Capital Program updates was provided to the Committees and Boards. In April 2026, the first of three annual Financial Performance Reports was provided to the Boards through the Performance and Audit Committee. This report provides the first of two additional updates on major projects being delivered by the Project Delivery Department.

Table 1: Capital Program Reporting

	J	F	M	A	M	J	J	A	S	O	N	D
Capital Program Update		☑					☑				☑	
Additional Major Utility Project Updates*					☑				☑			
Financial Performance Report				☑			☑				☑	

* As Liquid Waste Committee was cancelled in May, this report is being provided in June.

INFRASTRUCTURE MARKET UPDATE

The outlook for major public infrastructure projects in British Columbia is expected to remain strong over the next 20 years across utilities, transportation, energy, and vertical infrastructure. Combined with water and wastewater upgrades, this creates a sustained and highly competitive consultant and contractor market environment. For Metro Vancouver, this means delivering projects within an active market where labour availability, contractor capacity, and supply chain pressures will continue to influence cost, schedule, and procurement outcomes. For larger projects, particularly those exceeding ~\$500M, the market is seeing fewer bidders and increased risk aversion. Contractors are more selective in pursuing opportunities and are pricing risk more explicitly. As a result, packaging, risk allocation, and delivery model decisions are increasingly influencing both competition and overall pricing outcomes.




PORTFOLIO UPDATE

Across the Project Delivery Department portfolio, projects are progressing through planning, design, construction, and commissioning, reflecting phased delivery aligned with long-term service needs and financial sustainability. Key milestones have been achieved, including completion and commissioning of major wastewater treatment components, substantial progress on several large-diameter water supply tunnels, and delivery of early and enabling works that position future treatment and capacity upgrades. The portfolio also continues to face challenges inherent to infrastructure of this scale, including complex regulatory and permitting requirements, archaeological considerations, market pressures, and ongoing engagement with First Nations. In response, projects are being re-sequenced or phased where appropriate, with priority placed on regulatory compliance and critical system capacity, while non-essential components are deferred to manage affordability and risk. These challenges are being actively managed through established project management, contingency, and stage-gate governance processes, with regular Board oversight at key decision points.

PROJECT DELIVERY MAJOR PROJECTS UPDATE - LIQUID WASTE

Annacis Island Wastewater Treatment Plant Expansion Program (Stage 5, Digester, Outfall, Biosolids Dryer)

The Annacis Island Wastewater Treatment Plant Expansion Program is being built to accommodate projected population growth, reduce nuisance odours, and improve seismic and climate change-related resiliency. Several key wastewater treatment plant process buildings have been completed and commissioned under Stage 5 of the expansion, resulting in operational benefits to the plant. Detailed design for the remaining Stage 5 components — including the trickling filter, trickling filter pump station, centrifuges, and maintenance workshop — is progressing. Preliminary design for the new digester and biosolids dryer will begin in late 2026/early 2027. Stage gate approvals for each major program component are scheduled between 2027 and 2030 to allow the design and construction phases to proceed. Ground improvement construction is expected to begin in late 2026, and all program components are expected to be completed by 2035. The outfall is now in service; however, some remaining on-land civil works will be completed in fall 2026. Additional information and project updates are available on the project [webpage](#) (Reference 1).




AIWWTP Program (Stage 5, Digester, Outfall, Dryer)		Status
Progress	Preliminary Design (Digester, Biosolids Dryer, 1%) and Detailed Design (Stage 5 Expansion Remaining Works, 60%)	
Schedule	On schedule	
Budget	On budget	
Next Milestone	Stage Gate 1 – Approval to proceed with Design Phase (Biosolids Dryer) Stage Gate 3 – Approval to proceed with Construction Phase (Stage 5 Expansion Remaining Works)	

Iona Island Wastewater Treatment Plant Projects

The Iona Island Wastewater Treatment Plant Projects are being delivered to provide a higher level of treatment to comply with mandatory federal regulations. At the October 3, 2025 GVS&DD Board meeting, the Board approved an alternative approach to prioritize the incremental delivery of secondary treatment to meet regulatory requirements. Components not required for secondary treatment are to be deferred into the future. As a result, an updated project cost estimate of \$6B was integrated into the 2026 Budget and 2026–2030 Five-Year Financial Plan.

The project continues to deliver Phase 1 early and enabling works, supported by one-third funding from the Province of British Columbia and one-third funding from the federal government. Staff are currently engaging with the Province on aligning federal and provincial wastewater effluent regulations and completing preliminary design for the treatment plant.

The causeway roadworks and utility improvements have been completed on time and on budget. This will provide safer access for all road users, utilities to service the upgraded treatment plant, and support efficient delivery of materials for construction. The pilot plant was completed in October 2025 and is undergoing commissioning. The pilot plant will inform the design of the plant upgrades and provide testing data to support regulatory discussions with the Province. Current conflict in the Middle East has resulted in a notice of fuel escalation. Additional information and project updates are available on the project [webpage](#) (Reference 2).




Iona Island Wastewater Treatment Plant Projects		Status
Progress	Preliminary Design (including early works) 10% complete	
Schedule	On schedule	
Budget	On budget	
Next Milestone	Stage Gate 2- Approval to proceed with Detailed Design	

Northwest Langley Wastewater Treatment Plant Expansion Program

The Northwest Langley Wastewater Treatment Plant Expansion Program is being built to accommodate population growth, reduce nuisance odours, and improve seismic and climate change-related resiliency. The program includes four components: the Golden Ears Pump Station and Storage Tank, completed in 2024; the Fraser River Crossing, completed in 2025; the wastewater treatment plant expansion, which is nearing completion of detailed design; and the replacement outfall, which is undergoing an environmental impact study.

The program schedule was negatively impacted by archaeological permitting challenges identified in 2023, following the completion of extensive archaeological investigations that began in 2020. This issue has been resolved and pre-construction recommenced in May 2026 to prepare for construction of the wastewater treatment plant.

Metro Vancouver is monitoring the schedule impacts and associated budget implications, for which the GVS&DD Board will receive an update at the next Stage Gate 3 to seek approval to proceed to construction. The program’s forecasted completion date is 2036. Additional information and project updates are available on the project [webpage](#) (Reference 3).

Northwest Langley Wastewater Treatment Plant Expansion Program		Status
Progress	Detailed Design approximately 90% complete	
Schedule	Schedule impacted by archaeological permitting challenges that have since been resolved	
Budget	On budget (endorsed at Stage Gate 2) - reviewing impact due to schedule delay and market feedback	
Next Milestone	Stage Gate 3 – Approval to proceed with construction	




North Shore Wastewater Treatment Plant Program

The North Shore Wastewater Treatment Plant is being built to meet federal regulatory requirements and will replace the existing primary treatment Lions Gate Wastewater Treatment Plant. It will serve over 300,000 residents and businesses on the North Shore and provide treatment to the tertiary filtration level to better protect the environment. Also included in the program are:

- The pump station and sewer pipes to serve the new plant (the Conveyance Project). A significant portion of construction of these works is largely complete, with the remaining final works to be completed following completion of the treatment plant.
- The preliminary design for decommissioning the existing Lions Gate Wastewater Treatment Plant. This planning work will occur in the coming years.

In 2024, the GVS&DD Board approved a budget reset with an updated program cost estimate of \$3.86B and awarded a contract to complete construction of the plant. Following these Board decisions, the program is progressing through construction and is currently on track to be delivered within the approved budget and schedule.

In May 2026, the lawsuits between GVS&DD and ACCIONA were resolved through a mediated settlement with ACCIONA providing \$235 million to the GVS&DD. With the litigation now resolved, Metro Vancouver will be proceeding with an independent review of the NSWTP Program. Monthly updates are available on the project [webpage](#) (Reference 4).

North Shore Wastewater Treatment Plant Program		Status
Progress	Construction. The overall program is approximately 25% complete	
Schedule	On schedule	
Budget	On budget	
Next Milestone	Stage Gate 4- Close-out	

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

As part of the capital planning process, the timing of each project is reviewed and updated annually based on available resources, strategic prioritization, risk to system operations, and financial sustainability. Each project is subject to its own cost review on a regular basis, as well as regular stage gate approvals. Project-specific reports will be provided as warranted to provide greater detail and address any required changes to project scope, schedule, or budget.

OTHER IMPLICATIONS

This information has also been provided to the Regional Engineers Advisory Committee as part of Metro Vancouver’s commitment to providing regular capital program updates to its members.

CONCLUSION

This report provides a status update on the major liquid waste projects being delivered by the Project Delivery Department. These updates are provided twice a year. Individual project reports will continue to be provided as needed, particularly at key decision-making milestones.

ATTACHMENT

1. Presentation “2026 Major Projects Update No. 1 – Liquid Waste”.

REFERENCES

1. Metro Vancouver, Annacis Island Wastewater Treatment Plant. metrovancover.org/services/liquid-waste/annacis-island-wastewater-treatment-plant
2. Metro Vancouver, Iona Island Wastewater Treatment Plant Projects. metrovancover.org/services/liquid-waste/iona-island-wastewater-treatment-plant-projects
3. Metro Vancouver, Northwest Langley Wastewater Treatment Plant Expansion Program. metrovancover.org/services/liquid-waste/northwest-langley-wastewater-treatment-projects
4. Metro Vancouver, North Shore Wastewater Treatment Plant Program. metrovancover.org/services/liquid-waste/north-shore-wastewater-treatment-plant-project



Golden Ears Pump Station and Storage Tank with Katzie Nation Rain Pierre Art Installation

2026 Major Projects Update No. 1

LIQUID WASTE

Cheryl Nelms, P.Eng., PhD
General Manager, Project Delivery

Liquid Waste Committee Meeting – June 17, 2026
84439562

metrovancouver

1

ADDITIONAL MAJOR PROJECTS UPDATE

- Updates provided to Committee and Board two times a year
- Individual project reports will continue to be provided at key decision-making milestones

Capital Program Reporting												
	J	F	M	A	M	J	J	A	S	O	N	D
Capital Program Update		✓					✓				✓	
Additional Major Utility Project Updates					✓				✓			
Financial Performance Report				✓			✓				✓	

metrovancouver

2

2

MAJOR PROJECTS IN 10-YEAR CAPITAL OUTLOOK

Water	Liquid Waste
Annacis Water Supply Tunnel	Annacis Stage 5 Expansion Projects
Cambie-Richmond Water Supply Tunnel	Annacis Outfall
Coquitlam Lake Water Supply	Iona Island WWTP Upgrade Projects
Coquitlam Water Main	North Shore WWTP Program
Second Narrows Water Supply Tunnel	Northwest Langley WWTP Program
Stanley Park Water Supply Tunnel	

3

MAJOR PROJECTS

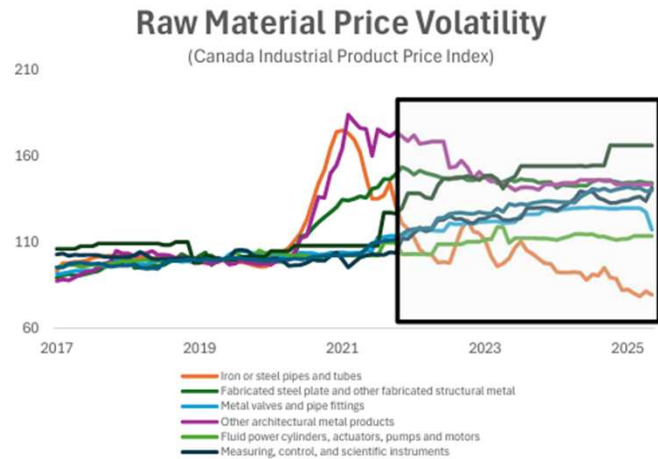


4

INFRASTRUCTURE MARKET UPDATE

Market Trends Impacting Major Projects

- Active infrastructure market requires competitive packaging, risk allocation, and delivery model decisions
- Escalation, tariffs, and PST on portion of Engineering Services
- Labour constrained until 2034 for specialized trades - electrical, mechanical, tunnelling, and process equipment



metrovancover

5

5



6

LIQUID WASTE MAJOR PROJECTS

Project	Progress	Schedule	Budget
North Shore WWTP Program	●	●	●
Iona Island WWTP Projects	●	●	●
Northwest Langley WWTP Expansion Program	●	●	●
AIWWTP Expansion Program (Stage 5, Digester, Dryer)	●	●	●
AIWWTP Outfall	●	●	●

7

NORTH SHORE WWTP PROGRAM

Regulatory Compliance

PROGRESS UPDATE

Litigation resolved and independent review to proceed.

Construction proceeding at pace.

- 15,600 m³/of concrete poured since Jan 2025
- Structural steel erection ongoing; 3 buildings fully erected
- ~450 tradespeople on site
- Most major subcontractors engaged
- 48 of 55 major equipment contracts executed
- 1.3 million lost time injury free hours

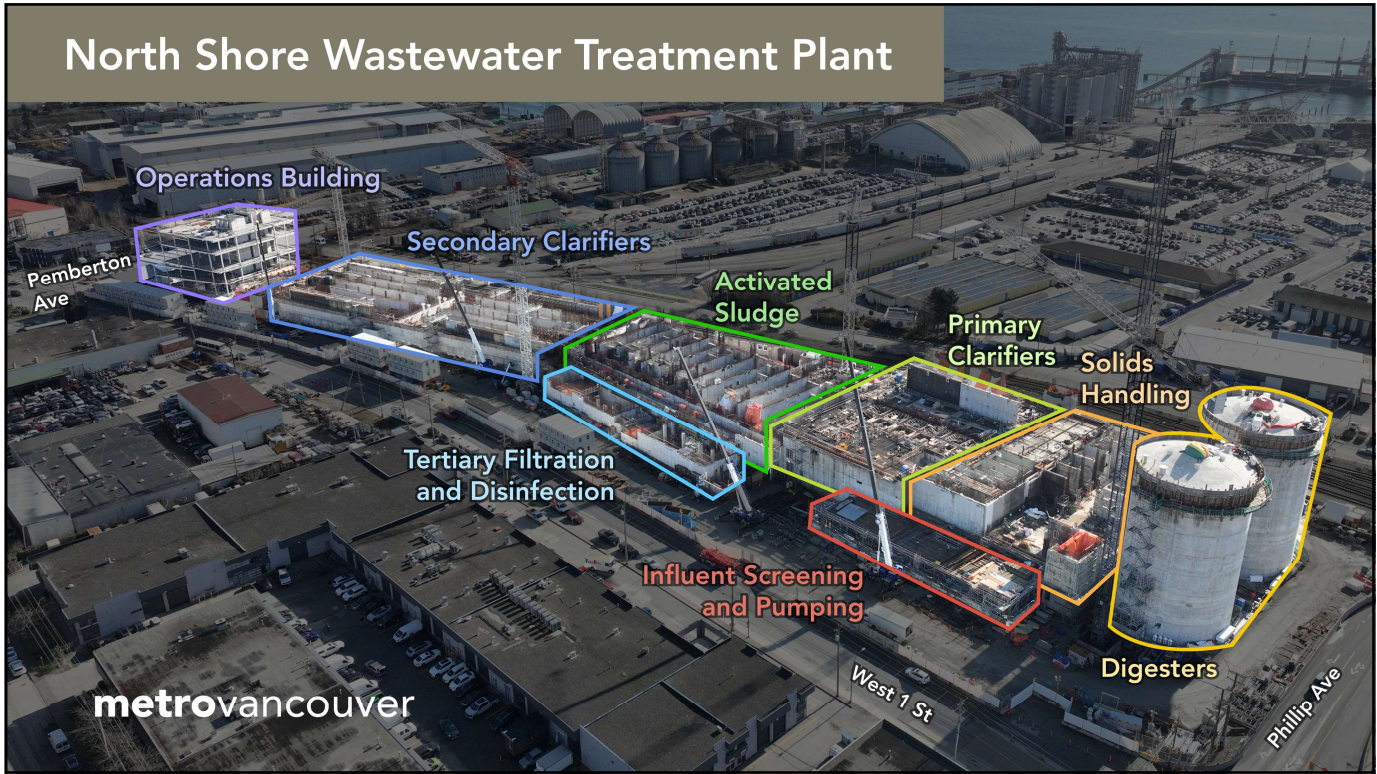
Last Stage Gate: Construction Approval (2024)

Next Stage Gate: Close-out (2030)



Chemical storage tank installation

8



9

NORTHWEST LANGLEY WWTP PROGRAM

Accommodate Growth

PROGRESS UPDATE

- Expansion to accommodate population growth - plant is operating above design capacity
- Archaeological permitting challenges that arose in 2023 resulted in significant delay - now resolved
- Pre-construction recommenced in May 2026
- Schedule delay will impact budget – approval to proceed to construction at Stage Gate 3 in 2028
- Program’s forecasted completion date is 2036

Last Stage Gate: Detailed Design (2023)

Next Stage Gate: Construction Approval (2028)



Rendering of Expanded Northwest Langley WWTP

metrovancover

10

10

NORTHWEST LANGLEY WWTP PROGRAM



WWTP site – archaeological assessments



WWTP site – ready to recommence pre-construction

ANNACIS OUTFALL

Accommodate Growth

PROGRESS UPDATE

- Allowing the Annacis Island WWTP to accommodate growth and future expansions
- Improving seismic resilience and effluent dilution in the Fraser River
- Outfall now in service, named 2025 Canadian Project of the Year by Tunnelling Association of Canada
- Project final completion by Fall 2026, followed by Stage Gate 4 (Close-Out).

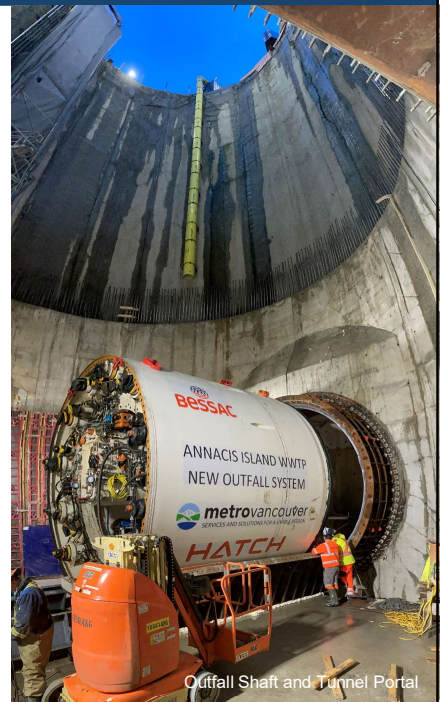
Last Stage Gate: N/A Next Stage Gate: Close-out (2027)



Annacis Outfall – Diffuser Pipe Installation

ANNACIS OUTFALL

Projecting to complete on time and budget



metrovancover

13

13



Questions?

metrovancover

14

14



15

IONA ISLAND WWTP PROJECTS

Regulatory Compliance

PROGRESS UPDATE

- October 3, 2025 GVS&DD Board approval of alternative approach
- Causeway improvements completed
- Construction of pilot facility completed October 2025, commissioning underway
- SE Lagoon infill underway
 - Challenges with rising fuel prices

Last Stage Gate: Preliminary Design (2022)
Next Stage Gate: Detailed Design (2027)



Pilot plant completed
Pilot plant



Causeway improvements completed

metrovancouver

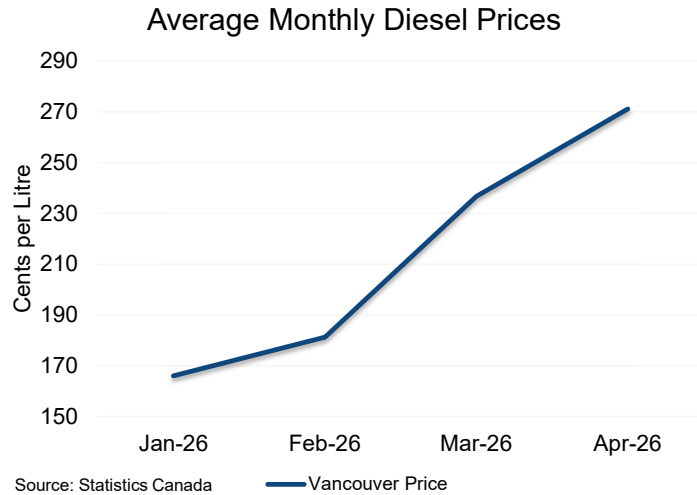
16

16

IONA ISLAND WWTP PROJECTS



Pilot plant cloth media filters



ANNACIS STAGE 5 WWTP EXPANSION

Accommodate Growth

PROGRESS UPDATE

- Trickling Filters and Pump Station – 90% detailed design
- Centrifuges – 60% detailed design
- Ground improvements contract procurement advertised

Last Stage Gate: Detailed Design (N/A)
Next Stage Gate: Construction Approval (2027)



New Gravity Thickeners 4 and 5

ANNACIS STAGE 5 WWTP EXPANSION

Accommodate Growth

Digester No. 9/10

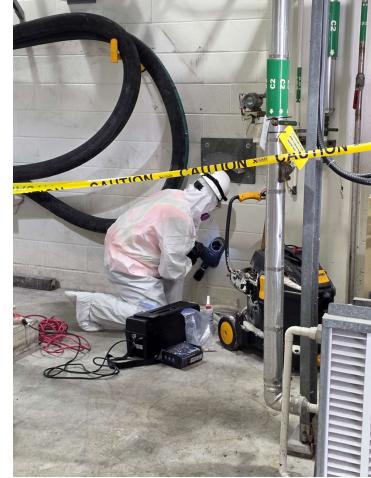
- Design revalidation underway
- Procurement for designer underway

Last Stage Gate: Project Definition (2024)
Next Stage Gate: Preliminary Design (2027)

Regional Biosolids Dryer

- Owner's Engineer retained
- Design to commence

Last Stage Gate: Project Definition (N/A)
Next Stage Gate: Preliminary Design (2027)



Insulation sampling at Annacis Dewatering Building



To: Liquid Waste Committee

From: George Kavouras, Director, Procurement, Procurement & Real Estate Services
Marek Ratajczak, Director, Major Projects, Project Delivery

Date: April 15, 2026 Meeting Date: June 17, 2026

Subject: **Award of RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall Project**

RECOMMENDATION

THAT the GVS&DD Board:

- a) approve award of RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall in the amount of up to \$17,019,085 (exclusive of taxes) to Delve Underground Consulting Canada ULC, 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

Delve Underground Consulting Canada ULC's proposal ranked highest overall, had the highest technical score, and demonstrated best overall value for Metro Vancouver.

Metro Vancouver requires consulting engineering services to design a new higher-capacity replacement outfall as a component of the Northwest Langley Wastewater Treatment Plant Expansion Program. RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall was issued on September 16, 2025, following an RFQ process, to four prequalified proponents. The procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-146 evaluation team has considered the proposals received, and on that basis recommend that the GVS&DD Board award the Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall to Delve Underground Consulting Canada ULC.

PURPOSE

Pursuant to the *GVS&DD Officers and Delegation Bylaw 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

As part of the Northwest Langley Wastewater Treatment Plant (NLWWTP) Expansion Program, a new higher-capacity replacement outfall will be constructed to convey treated effluent from the expanded facility to the Fraser River. RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall Project was issued to retain a Design Consultant qualified to deliver all phases of the scope of services that will be awarded separately as a part of the award amount of up to \$17,019,085:

- Phase A – Preliminary Design Services
- Phase B – Detailed Design Services
- Phase C – Procurement and Tendering Support Services
- Phase D – Construction Engineering Services
- Phase E – Post Construction Services

**Award of RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant
Outfall Project**

Liquid Waste Committee Regular Meeting Date: June 17, 2026

Page 2 of 3

PROCUREMENT SUMMARY

RFQ No. 25-009 was issued on February 4, 2025, to prequalify proponents to participate in RFP No. 25-146. Seven proponents responded to RFQ No. 25-009; of those, four were shortlisted and invited to respond to RFP No. 25-146. All four shortlisted proponents responded to the RFP.

RFP No. 25-146 Submissions

Vendor Name	Total Price (excluding taxes)
Delve Underground Consulting Canada ULC	\$18,678,769
AECOM Canada ULC	\$18,031,469
CDM Smith Canada ULC	\$16,737,806
Stantec Consulting Ltd.	\$14,206,350

All proposals complied with the submission requirements. The proposals were evaluated against technical requirements (75% weighting) and commercial requirements (25% weighting). Technical requirements were evaluated by the Project Delivery department and commercial requirements were evaluated by the Procurement and Real Estate Services department.

After a comprehensive and detailed evaluation of the proposals, the proposal submitted by Delve Underground Consulting Canada ULC (Delve Underground) ranked highest overall, had the highest technical score, and demonstrated best overall value for Metro Vancouver. In their submission, Delve Underground demonstrated a strong understanding of the scope and presented a clear work plan, supported by specialized personnel expertise and local geotechnical subsurface knowledge of the project site that will support reducing project risks and improve construction cost estimating accuracy.

Negotiations with Delve Underground were completed on February 24, 2026 and the terms of the contract were finalized with a contract value up to \$17,019,085. This is a reduction of \$1,659,684 attributed to a reduction in their level of effort and provisional scope items.

ALTERNATIVES

1. THAT the GVS&DD Board:
 - a) approve award of RFP No. 25-146 – Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall in the amount of up to \$17,019,085 (exclusive of taxes) to Delve Underground Consulting Canada ULC, 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 April 15, 2026, titled “Award of RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall Project” for information and direct staff to report back with options for an alternate course of action.

FINANCIAL IMPLICATIONS

An approved budget of \$177,800,000 is currently available for the design and construction of the Outfall Project. \$3,892,709 has been spent to date (April 30, 2026). There is sufficient budget available to accommodate the award of RFP No. 25-146 for Phase A contract value of \$3,138,513 and the amount of up to \$17,019,085 for all phases.

**Award of RFP No. 25-146 for Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant
Outfall Project**

Liquid Waste Committee Regular Meeting Date: June 17, 2026

Page 3 of 3

OTHER IMPLICATIONS

Design of a replacement outfall is being coordinated with other components of the NLWWTP Expansion Program. The timely award and completion of the replacement outfall's design will facilitate the coordinated completion and commissioning of other program components, including the expanded wastewater treatment plant.

CONCLUSION

It is recommended that GVS&DD Board approve the award of RFP No. 25-146 – Consulting Engineering Services for the Northwest Langley Wastewater Treatment Plant Outfall in the amount of up to \$17,019,085 (exclusive of taxes) to Delve Underground Consulting Canada ULC 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.

80829706

To: Liquid Waste Committee

From: George Kavouras, Director, Procurement, Procurement & Real Estate Services
Joan Liu, Division Manager, Liquid Waste Services Collection System

Date: May 14, 2026 Meeting Date: June 17, 2026

Subject: **Award of RFP No. 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction**

RECOMMENDATION

THAT the GVS&DD Board:

- a) approve the award of RFP No. 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction in the amount of up to \$11,871,944.87 (exclusive of taxes) to Industra Construction Corporation, 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

Industra Construction Corporation's proposal ranked highest overall, had the highest technical score and demonstrated the best overall value for Metro Vancouver.

The work to be provided under RFP No. 25-019 includes replacing approximately 400 metres of existing 250 millimetre (mm) diameter asbestos cement pipe with 355 mm diameter High-Density Polyethylene (HDPE) pipe via open-cut and trenchless installation methods. The existing pipe has reached the end of its service life and has sustained numerous failures in recent years resulting in increased maintenance costs and sewer spills.

RFP No. 25-019 was issued January 13, 2026 and was advertised publicly. The procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-019 evaluation team has considered the proposals received, and on that basis recommend that GVS&DD Board award RFP No. 25-019 to Industra Construction Corporation.

PURPOSE

Pursuant to *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 Gleneagles Interceptor services the northwestern area of the District of West Vancouver. It starts in Horseshoe Bay Park and conveys sewage to the Hollyburn Interceptor. The Gleneagles sewer system comprises five pump stations, five associated forcemains, and a series of gravity sewers.

Award of RFP No. 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction

Liquid Waste Committee Regular Meeting Date: June 17, 2026

Page 2 of 4

Replacement of Forcemain No. 5 is required to restore the structural and operational integrity of the Gleneagles Interceptor and bring it in line with current standards. Condition assessments have given the forcemain the lowest rating on the National Association of Sewer Service Companies (NASSCO) Pipeline Assessment Certification Program scale, indicating the forcemain has reached the end of its service life and requires replacement. The Gleneagles system has experienced an average of one sewer leak per year in recent years, highlighting increasing reliability concerns and posing a risk to residences and natural areas, including sensitive receiving waters.

This project involves upgrading approximately 400 metres of existing 250 mm asbestos concrete pipe to 355 mm HDPE pipe to reduce environmental risks and long-term maintenance costs. The alignment, shown on Attachment 1 and referred therein as the “Kensington Crescent Section,” runs along residential roads including Kensington Crescent and The Terrace, and under a CN Railway track to Keith Road. Approximately 70 metres of sewer along The Terrace and under the CN Railway tracks will be installed via trenchless construction. The scope of work also includes construction of a flowmeter chamber to enable ongoing monitoring and recording of system flows.

PROCUREMENT SUMMARY

RFP No. 25-019 was issued January 13, 2026 with the following submissions received.

RFP No. 25-019 Submissions:

Proponents	Pricing (excluding taxes)
Industra Construction Corporation	\$ 13,461,720.52
North Construction Ltd.	\$ 13,232,130.00
Clearway Construction Inc.	\$ 11,612,673.31

Metro Vancouver received three proposals. All proposals submitted by Proponents complied with the submission requirements. The proposals were evaluated against Technical requirements (60%) and Commercial requirements (40%). Technical requirements were evaluated by staff and subject matter experts from the Engineering Design and Construction Division of Liquid Waste Services. Commercial requirements were evaluated by Procurement staff.

After a comprehensive and detailed evaluation of the proposals, the evaluation team concluded that the proposal submitted by Industra Construction Corporation ranked the highest overall, had the highest technical score, and demonstrated the best value to Metro Vancouver.

Industra Construction Corporation proposed the strongest team of individuals responsible for delivering the project. The project team demonstrates relevant experience with key project components such as HDPE pipe installation, utility coordination and relocates, excavation and shoring, bedrock removal, shaft construction, down-the-hole trenchless installation, and public impact mitigation. Many of the proposed team members have a strong understanding of the project conditions from recent work completed on Gleneagles Pump Stations 4 and 5, as well as the Forcemain 3 and 4 construction contracts.

Overall, Industra Construction Corporation demonstrated a thorough understanding of the scope of work and provided a strong methodology. Their proposal presented a clear and logical work plan inclusive of all key project components, an achievable construction schedule, and an appropriate allocation of resources. Additionally, Industra Construction Corporation clearly defined the base scope and assumptions that were included in the submission price.

Award of RFP No. 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction

Liquid Waste Committee Regular Meeting Date: June 17, 2026

Page 3 of 4

The evaluation team is confident that the award value is suitable, and the technical evaluation rigorously assessed all the Proponent's understandings of the scope, challenges, and approach to the work.

Negotiations with Industra Construction Corporation were completed on May 1, 2026, and the terms of the contracts were agreed to and finalized. The contract value agreed to is \$11,871,944.87. This is a decrease of \$1,589,775.65 mainly due to removal of the Provisional Items from the award amount.

ALTERNATIVES

1. THAT the GVS&DD Board:
 - a) approve the award of RFP No. 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction in the amount of up to \$11,871,944.87 (exclusive of taxes) to Industra Construction Corp., 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 May 14, 2026, titled "Award of RFP No. 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction" for information.

FINANCIAL IMPLICATIONS

The approved capital budget for Gleneagles Forcemain Replacement Phase 2 project which includes design and construction (LC10782) is \$20,000,000. The project has spent and committed \$6,985,708.76 to date (June 2, 2026). The award of RFP 25-019 for Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction in the amount of up to \$11,871,944.87 is within the available approved capital budget.

OTHER IMPLICATIONS

The existing Gleneagles Forcemain No. 5 is at the end of its service life and requires urgent replacement. Delaying this work would pose an increased risk of sewer spills into the environment. Additionally, the newly constructed Kensington Crescent Pump Station cannot operate as designed until the forcemain, which is located downstream from the pump station, has been replaced.

CONCLUSION

It is recommended that the GVS&DD Board approve the award of RFP No. 25-019 for the Gleneagles Forcemain Replacement Phase 2a Pump Station No. 5 Forcemain Construction, in the amount of up to \$11,871,944.87 (exclusive of taxes) to Industra Construction Corporation 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.

ATTACHMENT

1. Map of Gleneagles Sewer Upgrades.

83789921

Map of Gleneagles Sewer Upgrades



85573057



To: GVS&DD Board of Directors

From: Sean De Pol, Director, Wastewater Treatment & Residuals Management,
Liquid Waste Services
George Kavouras, Director, Procurement, Procurement & Real Estate Services

Date: May 11, 2026 Meeting Date: June 17, 2026

Subject: **Award of RFP No. 25-561 for Supply and Delivery of 48% Aluminum Sulphate Aqueous Solution (Liquid Alum)**

RECOMMENDATION

THAT the GVS&DD Board:

- a) approve the award of RFP No. 25-561 for Supply and Delivery of 48% Aluminum Sulphate Aqueous Solution (Liquid Alum), in the amount of up to \$29,440,000 (exclusive of taxes) to Chemtrade Chemicals Canada Ltd., for a term of three years with the option to extend for two additional one year terms, for a total term of five (5) 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

Chemtrade Chemicals Canada Ltd. (Chemtrade) proposal met all technical requirements and demonstrated good value overall for Metro Vancouver. Chemtrade presented a proposal with a total price that is aligned with Metro Vancouver's estimate, confirming that Metro Vancouver is receiving a value-added technical and commercial proposal. As the incumbent supplier, Chemtrade has a proven track record of reliable performance and brings direct experience delivering these services, which reduces implementation risk and supports continuity of operations.

Liquid Alum is required for use at Wastewater Treatment Plants (WWTP) in Chemically Enhanced Primary Treatment (CEPT) and as a coagulant to mitigate risks of regulatory non-compliance.

RFP No. 25-561 was issued on December 22, 2025, and was advertised publicly and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. The RFP No. 25-561 evaluation team have considered the proposal received, and on that basis recommend that the GVS&DD Board award RFP No. 25-561 to Chemtrade.

PURPOSE

Pursuant to the GVS&DD Board Officers and Delegation Bylaws No. 284, 2014 (Bylaw) and Board Policy No. FN-031, procurement contracts exceeding \$10 million require the approval of the GVS&DD Board.

Award of RFP No. 25-561 for Supply and Delivery of 48% Aluminum Sulphate Aqueous Solution (Liquid Alum)

Liquid Waste Committee Regular Meeting Date: June 17, 2026

BACKGROUND

Liquid Alum is used for CEPT at Iona Island and Lions Gate WWTPs. It is also used as a coagulant to mitigate risks of OC non-compliance events at Northwest Langley WWTP and in a backup treatment system at Annacis Island WWTP. This risk mitigation application may also be used at the Lulu Island WWTP. The WWTPs annually require up to 8 million liters of Liquid Alum. This volume is forecasted to increase considerably in 2030 as the Wastewater Systems Effluent Regulations transitional authorization for Iona expires. This increased demand is accounted for in the supply needs and pricing for the award of this contract. The current contract for Liquid Alum expires June 30, 2026, and a new supply agreement is required to ensure regulatory compliance of plant operations.

PROCUREMENT SUMMARY

RFP No. 25-561 Submission

Proponents	Five (5) Year Pricing (excluding taxes)
Chemtrade Chemicals Canada Ltd.	\$29,436,458.40

Metro Vancouver invited five firms to bid and received one proposal. The proposal submitted by the Proponent complied with the submission requirements. The compliant proposal was evaluated against technical requirements (60%) and commercial requirements (40%). Technical requirements were evaluated by Liquid Waste Services – Wastewater Treatment Operations and commercial requirements were evaluated by Procurement.

After a comprehensive and detailed evaluation of the compliant proposal, the evaluation team concluded that the proposal submitted by Chemtrade demonstrated good value for Metro Vancouver; more specifically the proposal demonstrated extensive experience in meeting the requirements, highlighting Chemtrade as the incumbent supplier and its ability to ensure a seamless transition through a well-structured account management approach supported by experienced personnel, with clearly defined service levels and logistics arrangements. As the largest Alum manufacturer in North America, and the only known supplier with sufficient volumes to meet the needs of the WWTPs, Chemtrade ensures supply continuity through primary material production at its local Burnaby plant, supported by three nearby backup facilities and complemented by established quality assurance systems and 24-hour customer service. Chemtrade has a comprehensive emergency response program for rapid issue resolution.

The pricing is in line with Metro Vancouver's estimate and represents strong value relative to the prior contract.

ALTERNATIVES

1. THAT the GVS&DD Board:
 - a) approve the award of RFP No. 25-561 for Supply and Delivery of 48% Aluminum Sulphate Aqueous Solution (Liquid Alum), in the amount of up to \$29,440,000 (exclusive of taxes) to Chemtrade Chemicals Canada Ltd., for a term of three years with the option to extend for two additional one year terms, subject to final review by the Commissioner/Chief Administrative Officer; 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.

Award of RFP No. 25-561 for Supply and Delivery of 48% Aluminum Sulphate Aqueous Solution (Liquid Alum)

Liquid Waste Committee Regular Meeting Date: June 17, 2026

Page 3 of 3

-
2. THAT the GVS&DD Board receive the report dated May 11, 2026, titled "Award of RFP No. 25-561: for Supply and Delivery of 48% Aluminum Sulphate Aqueous Solution (Liquid Alum)" for information.

FINANCIAL IMPLICATIONS

Finance has reviewed and confirmed that funding is available from the operating budgets of the WWTPs, as well as allocations from capital projects using alum as risk mitigation for OC non-compliance.

OTHER IMPLICATIONS

The GVS&DD Board has the choice not to proceed with Alternative 1, but staff will need further direction in relation to the contract, due to the operational requirements of the WWTPs. Disruption to Liquid Alum supply to the WWTPs risks regulatory non-compliance.

CONCLUSION

It is recommended that GVS&DD Board approve the award of RFP No. 25-561: Supply and Delivery of Liquid Alum, in the amount of up to \$29,440,000 (exclusive of taxes), for a total term of five (5) years to Chemtrade Chemicals Canada Ltd. 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.

81535748



To: Performance and Audit Committee

From: Linda Sabatini, Chief Financial Officer, General Manager, Financial Services
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning

Date: June 11, 2026 Meeting Date: June 19, 2026

Subject: **Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement**

RECOMMENDATION

THAT the MVRD / GVWD / GVS&DD Board receive for information the report dated June 11, 2026, titled “Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement”.

EXECUTIVE SUMMARY

Development Cost Charges (DCCs) help to fund growth-related components of essential regional infrastructure that is needed to support the growing region. Metro Vancouver is in the process of a scheduled update to the Metro Vancouver Development Cost Charge (DCC) program for the 2028–2030 period. Staff have completed the technical work required to update the DCC program’s underlying structure for allocating growth-related project costs including:

- updated population, dwelling unit, and employment projections;
- refined categories and definitions;
- updated capital plans, and
- updated methodology for allocating growth-related costs.

With the program update complete, Metro Vancouver is ready to engage member jurisdictions, the development industry, and other stakeholders on draft DCC rates for 2028–2030. The draft rates are generally neutral overall, however there are variations across sewerage areas and across different land use categories. The majority of rate changes are as a result of moving to a 1 per cent assist factor in 2029, and growing population in the Fraser Sewerage Area, and the resulting need for associated capital infrastructure affect rates in that sewerage area. Staff will begin consultation in July with a pause during the local election period and engagement resuming in late 2026. Staff will then report back to the Boards in early 2027 summarizing engagement feedback, providing economic analysis, and DCC bylaws for initial readings. Final adoption of the bylaws is anticipated later in 2027, enabling implementation of new rates on January 1, 2028.

PURPOSE

To provide the MVRD, GVWD, and GVS&DD Boards with the draft 2028-2030 DCC rates and improvements to the DCC Program in advance of consultation and engagement with member jurisdictions, the development industry, and other parties.

BACKGROUND

In January 2025, the MVRD Board approved the scope of work to update Metro Vancouver’s Development Cost Charge program. This update includes: updated population, dwelling unit and employment projections, updated capital plans, as well as improvements to the model to integrate updated DCC categories and definitions and methodology to allocate growth related portions of projects. It also includes the integration of new provincial regulations, Board direction and input from the development industry.

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

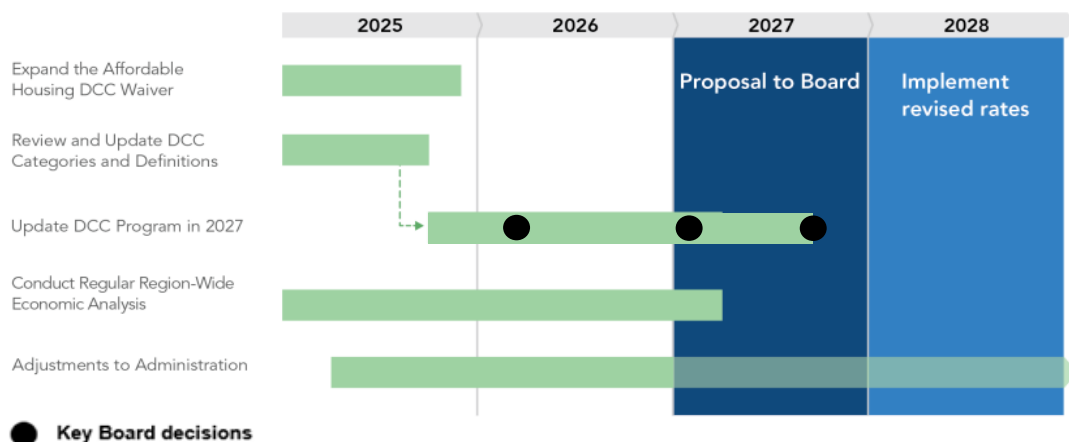
Performance and Audit Committee Meeting Date: June 19, 2026

Under Board Policy GV-018 – *Public Engagement*, the Boards must authorize engagement processes that could affect the public or stakeholders. Engagement is a critical stage of the DCC Program Update to ensure that upcoming decisions by the GVS&DD, GVWD, and MVRD Boards are informed by public input. This report presents the draft 2028–2030 DCC rates for engagement, along with an overview of related improvements to the DCC program, and a recommended engagement approach.

DCC PROGRAM UPDATE

As part of the update to Metro Vancouver’s DCC program, the MVRD Board endorsed a scope of work for five related projects. It is considered best practice to review and update DCC Bylaws every three years to ensure alignment with growth projections, infrastructure needs, cost estimates and legislative changes, and this update is part of that regular cadence. The five projects together support the development of the updated DCC rates for 2028–2030. Figure 1 highlights the five projects with key Board decisions for those projects.

Figure 1. Timeline for 5 Concurrent DCC projects with Board decision points noted



- **Expand the Affordable Housing DCC Waiver (complete):** To further support affordable rental housing in the region, Metro Vancouver expanded its existing affordable housing DCC waiver to include not-for-profit rental housing delivered by the private sector through inclusionary housing agreements. The existing 50% waiver for non-profit student housing was also expanded to 100%.
- **Review and update DCC categories and definitions (complete):** A best-practice review was undertaken to modernize DCC categories and definitions and ensure they reflect new provincial housing legislation and evolving development trends. Metro Vancouver engaged with member jurisdictions, the development industry, the agricultural sector, and other stakeholders, resulting in several recommended updates for implementation in the 2028–2030 rates (Reference 1). Key changes include:
 - Updating definitions so different types of development can be clearly and consistently categorized based on their relative size and impact on infrastructure.
 - Reducing the per unit charge for multiples (3+ units) to the apartment rate to better reflect new provincial multiplex legislation and anticipated average household size.
 - Reducing the per unit charge for duplexes to the townhouse rate to better reflect their average household size.
 - Applying the apartment rate to laneway homes rather than including them in the single-detached category.

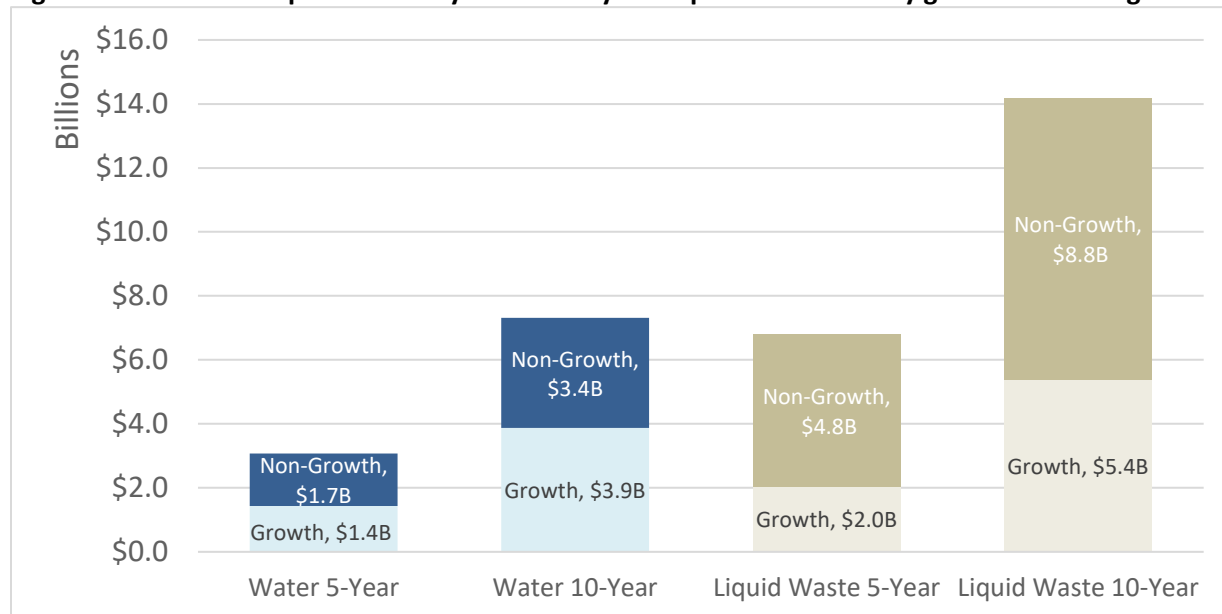
Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

Page 3 of 11

- Splitting the general non-residential category into Commercial, Industrial, and Institutional categories to better reflect their different impacts on regional systems.
- Creating a separate DCC category and approach for agricultural development, recognizing that it is distinct from other types of development in its impact on infrastructure.
- **Updating the DCC program for 2028–2030 rates (complete):** The updated DCC program also incorporates several foundational improvements to ensure rates more accurately reflect future regional growth and infrastructure needs. This includes integrating the 2025 population and dwelling unit projections to provide the most current view of long-term regional growth and support utility growth planning. The capital plans for water, liquid waste, and other services have also been updated to reflect updated project scopes, timelines, and cost estimates. The program also now applies the technical approach to determine the portions of capital projects attributable to growth, and therefore eligible for recovery through DCCs, across a broader range of capital programs. Figure 2 below shows the Water and Liquid Waste 5-year and 10-year Capital Plan totals broken by growth and non-growth.

Figure 2. Water and Liquid Waste 5-year and 10-year Capital Plan totals by growth and non-growth



- **Conduct regular region-wide economic analysis (in progress):** Metro Vancouver is working collaboratively with member jurisdictions, TransLink, the Province, and the development community to develop a regional economic model to support the transparent analysis of DCC impacts as well as other macro-economic factors. The model will support Metro Vancouver in assessing the impacts of DCCs to inform decision-making and be a resource for members.
- **Adjustments to administration of DCCs (ongoing):** Metro Vancouver is working closely with provincial and federal governments, member jurisdictions, and the development industry to explore administrative adjustments to the DCC program. Recent changes include:
 - Extending in-stream protection from 12 to 24 months for Metro Vancouver’s DCCs to March 22, 2026.
 - New provincial legislation that shifted when DCCs are collected, allowing 75% to be paid at the earlier of occupancy or after four years.

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

Page 4 of 11

- Potential federal and provincial infrastructure funding through the Build Communities Strong fund and any associated requirements for reductions to development charges. Detailed information is not yet available.

DCC Rate Calculation

As per the Province’s *Development Cost Charge Best Practices Guide* (Reference 2), the following steps are used to calculate DCC rates:

1. **Estimate future development:** Population, dwelling unit, and employment projections are used to estimate future residential, and non-residential growth.
2. **Compile capital costs:** Projections are used to inform demand and supply analysis and capital planning to ensure projects are right sized for future anticipated needs. Capital projects are then prioritized and assigned cost estimates and timelines.
3. **Determine the net recoverable amount from DCCs:**

$$Net = (Total\ capital\ cost \times Benefit\ allocation \times (1 - assist\ factor\ \%))$$

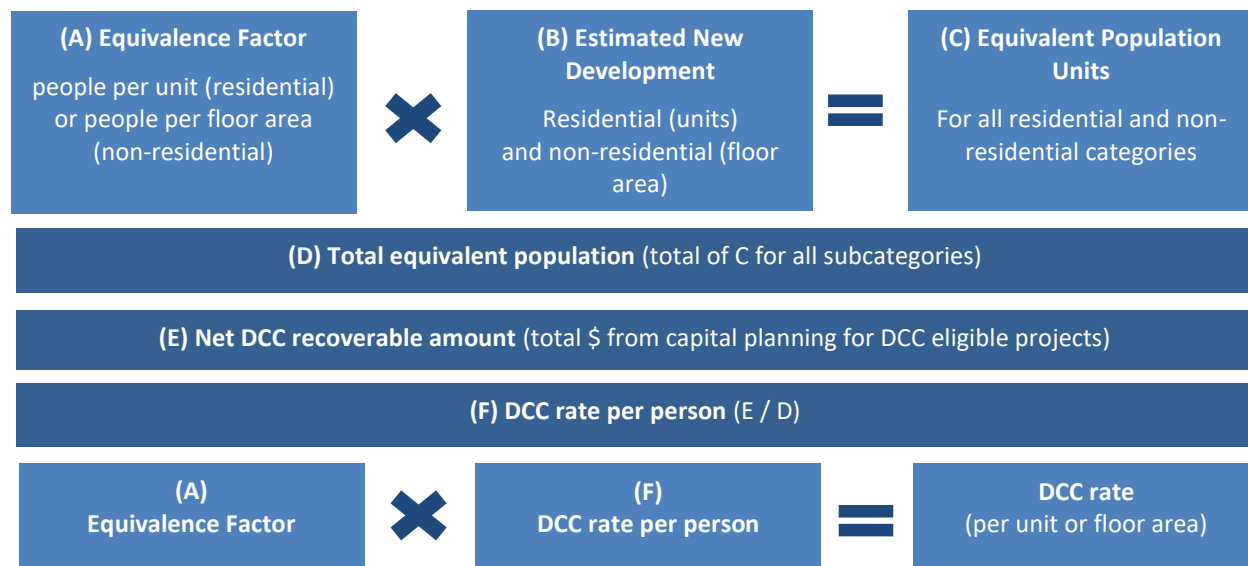
Benefit allocation refers to the portion of capital project costs directly related to growth. Some projects may be required entirely to support growth (100%) while others may benefit both new development and existing residents. Only the portion related to growth is recovered through DCCs, the remainder is funded through property taxes/levies.

4. **Calculate DCC rates:** As shown in Figure 2, the total equivalent population is calculated by applying the people-per-unit equivalence factors to each land use category. The net amount to be recovered through DCCs is then divided by the total equivalent population to determine a DCC rate per person. This rate is multiplied by the applicable equivalence factor for each land use to calculate the DCC rates for different residential and non-residential categories.
5. **Engagement and economic analysis:** Once draft rates have been received by the MVRD/GVWD/GVS&DD Boards for consultation, staff will engage with member jurisdictions, the development industry, and other parties. Metro Vancouver is also currently working on a regional economic analysis model that will be used to assess the new draft rates to better understand the impact of DCCs on development viability.
6. **Reporting and approvals:** Once all consultation and analysis are complete, Metro Vancouver will bring forward new DCC Bylaws along with a comprehensive report for MVRD/GVWD/GVS&DD consideration in early 2027. Once approved by the Boards and early readings are given to DCC bylaws that include 2028-2030 DCC rates, the materials are submitted to the Provincial Inspector of Municipalities for review and approval before they can be adopted by the Boards. Once the DCC bylaws are adopted, the new rates will take effect January 1, 2028.

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

Figure 3. DCC Rate Calculation Process (as per the Provincial DCC Best Practice Guide)



Assist Factor

The other key consideration that impacts DCC rates is the assist factor. The assist factor dictates the proportion of growth-related costs paid by existing residents through taxes and utility fees versus new development through DCCs. The minimum assist factor is 1%, which reflects a ‘growth pays for growth’ approach fully being implemented. Metro Vancouver’s existing DCC program, for the years 2025-2027, had planned to transition to a 1% assist factor by 2027.

Table 1. Existing DCC Assist Factors by Metro Vancouver DCC

Existing Bylaws	2025	2026	2027	2028	2029	2030
Water	45%	15%	1%	1%	1%	1%
Liquid Waste	16%	10%	1%	1%	1%	1%
Parks	75%	50%	1%	1%	1%	1%

The Boards, through their April 15, 2026 decision, directed that the transition to a 1% assist factor be extended from 2027 to 2029. This decision will result in growth capital project costs remaining with existing ratepayers for longer.

Table 2. Proposed DCC Amendment Bylaws’ Assist Factors by Metro Vancouver DCC

April 15, 2026 Board Direction	2025	2026	2027	2028	2029	2030
Water	45%	45%	22%	11%	1%	1%
Liquid Waste	16%	16%	8%	4%	1%	1%
Parks	75%	75%	37%	18%	1%	1%

Draft 2028-2030 DCC Rates: Drivers of Change

Draft DCC rates were developed using the provincial methodology, incorporating updated population, dwelling, and employment projections, process improvements, revised rate categories, and the updated capital program.

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

While higher population forecasts help distribute costs across more residential and non-residential developments, creating downward pressure on the rates, the capital program grew to serve that larger population, resulting in a higher total amount to be recovered through DCCs. Changes to rate categories are generally balanced overall, with variations across sewerage areas and across different land use categories.

The transition to a 1% assist factor between 2028 and 2029 is the single largest driver of the increase in proposed DCC rates over this period. The assist factor directly determines the share of growth-related capital costs recovered from existing ratepayers versus new development, and the transition down to 1% in 2028 and 2029 results in a shift of costs onto DCCs. When this policy-driven change is isolated and removed, the underlying DCC program shows a different trend: most rates are stable or declining modestly between the current program and the new program. Notable exceptions occur in areas with higher growth capital program pressures, particularly the Fraser Sewerage Area (FSA), which includes all or part of 15 municipalities, where increases remain evident even without the assist factor change. The transition to non-residential categories for industrial, commercial, and institutional to better align land uses with their respective utility needs also results in category-specific shifts where commercial rates increase from existing rates, but industrial and institutional rates decrease.

The following tables provide an overview of the draft 2028-2030 Metro Vancouver DCC rates for water liquid waste, and parkland acquisition for the purposes of engagement with member jurisdictions, development industry, and other affected parties. Feedback from engagement will be provided to the Boards in advance of initial consideration of DCC Bylaws.

Tables are shown by regional sewerage area to reflect the differing liquid waste DCC rates; water and parkland acquisition DCCs are consistent across the region. For individual DCC rates by category, see **Attachment 1**.

Table 3. Proposed DCC Rates for Single Detached Homes by Sewerage Area

	Total GVWD, GVS&DD and MVRD: Single Detached								
	2028			2029			2030		
	Proposed DCC Rate per unit	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)
Sewerage Area:									
Vancouver	\$26,846	\$(1,476)	(5%)	\$29,184	\$2,338	9%	\$29,184	\$ -	0%
North Shore	\$27,984	\$497	2%	\$30,357	\$2,373	8%	\$30,357	\$ -	0%
Lulu Island	\$24,194	\$1,117	5%	\$26,457	\$2,263	9%	\$26,457	\$ -	0%
Fraser	\$35,557	\$6,187	21%	\$38,178	\$2,621	7%	\$38,178	\$ -	0%

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

Table 4. Proposed DCC Rates for Townhouses by Sewerage Area

	Total GVWD, GVS&DD and MVRD: Townhouse								
	2028			2029			2030		
	Proposed DCC Rate per unit	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)
Sewerage Area:									
Vancouver	\$25,424	\$(201)	(1%)	\$27,641	\$2,217	9%	\$27,641	\$ -	0%
North Shore	\$26,131	\$1,184	5%	\$28,368	\$2,237	9%	\$28,368	\$ -	0%
Lulu Island	\$22,701	\$2,164	11%	\$24,839	\$2,138	9%	\$24,839	\$ -	0%
Fraser	\$33,916	\$7,820	30%	\$36,408	\$2,492	7%	\$36,408	\$ -	0%

Table 5. Proposed DCC Rates for Apartments by Sewerage Area

	Total GVWD, GVS&DD and MVRD: Apartment								
	2028			2029			2030		
	Proposed DCC Rate per unit	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)
Sewerage Area:									
Vancouver	\$16,363	\$(960)	(6%)	\$17,785	\$1,422	9%	\$17,785	\$ -	0%
North Shore	\$17,073	\$85	1%	\$18,517	\$1,444	8%	\$18,517	\$ -	0%
Lulu Island	\$14,950	\$654	5%	\$16,333	\$1,383	9%	\$16,333	\$ -	0%
Fraser	\$21,931	\$3,498	19%	\$23,535	\$1,604	7%	\$23,535	\$ -	0%

Table 6. Proposed DCC Rates for Industrial by Sewerage Area

	Total GVWD, GVS&DD and MVRD: Industrial								
	2028			2029			2030		
	Proposed DCC Rate per sf	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)
Sewerage Area:									
Vancouver	\$10.24	\$(3.70)	(27%)	\$11.13	\$0.89	9%	\$11.13	\$ -	0%
North Shore	\$10.58	\$(3.02)	(22%)	\$11.48	\$0.90	8%	\$11.48	\$ -	0%
Lulu Island	\$8.98	\$(1.96)	(18%)	\$9.84	\$0.86	10%	\$9.84	\$ -	0%
Fraser	\$13.07	\$(0.99)	(7%)	\$14.05	\$0.98	7%	\$14.05	\$ -	0%

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

Table 7. Proposed DCC Rates for Commercial by Sewerage Area

	Total GVWD, GVS&DD and MVRD: Commercial								
	2028			2029			2030		
	Proposed DCC Rate per sf	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)
Sewerage Area:									
Vancouver	\$15.37	\$1.43	10%	\$16.68	\$1.31	9%	\$16.68	\$ -	0%
North Shore	\$15.88	\$2.28	17%	\$17.21	\$1.33	8%	\$17.21	\$ -	0%
Lulu Island	\$13.49	\$2.55	23%	\$14.74	\$1.25	9%	\$14.74	\$ -	0%
Fraser	\$19.62	\$5.56	40%	\$21.07	\$1.45	7%	\$21.07	\$ -	0%

Table 8. Proposed DCC Rates for Institutional by Sewerage Area

	Total GVWD, GVS&DD and MVRD: Institutional								
	2028			2029			2030		
	Proposed DCC Rate per sf	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)	Proposed DCC Rate	Change (\$)	Change (%)
Sewerage Area:									
Vancouver	\$11.23	\$(2.71)	(19%)	\$12.19	\$0.96	9%	\$12.19	\$ -	0%
North Shore	\$11.60	\$(2.00)	(15%)	\$12.58	\$0.98	8%	\$12.58	\$ -	0%
Lulu Island	\$9.85	\$(1.09)	(10%)	\$10.77	\$0.92	9%	\$10.77	\$ -	0%
Fraser	\$14.33	\$0.27	2%	\$15.40	\$1.07	7%	\$15.40	\$ -	0%

Approach for Development Cost Charges for Agricultural Development

Metro Vancouver currently has DCC waiver bylaws for Metro Vancouver water, sewer, and parkland acquisition DCCs for agricultural developments designed to result in a low environmental impact. In April 2026, a technical assessment confirmed that agricultural uses currently have negligible impact on regional infrastructure due to very low existing demand and limited growth, and whenever possible, these developments will seek to use non-potable water sources and integrate on-site water conservation measures (Reference 3). Across BC, only a few municipalities apply DCCs to agricultural developments, and no comparable regional districts do. Based on these findings, a \$0 DCC rate for agricultural development is recommended for the 2028–2030 DCC Bylaw update with continued monitoring of sector water use and adjustment to the DCC program as required.

This direction was supported by the Boards in April 2026; however, further discussion with the Province is needed to confirm this proposed approach and to ensure alignment with the provincial DCC framework requirements. This will be conducted as part of engagement throughout 2026 to confirm the general approach. If an alternate approach is required, such as applying a very low rate, this will be brought back to the Boards for consideration in early 2027 before the DCC Bylaws are sent for official provincial review and approval.

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

Page 9 of 11

Comparison of Sewerage Area Growth Capital Project Costs

The growth capital program costs are captured over a 30-year period. The 30-year program is updated every three years and DCC rates are adjusted at that time. Capital program net recoverable growth costs have increased across all sewerage areas since the last DCC update as the program moves into the next three years. Of note, the Vancouver Sewerage Area (VSA) growth costs have increased by 61% since the last update, primarily through a larger percentage of the Iona Island Wastewater Treatment Plant (IIWWTP) program categorized as growth (increase from 8% to 18%) due to updated population projections. The Fraser Sewerage Area (FSA) capital growth costs have increased by 88% since the last update, driven by major growth projects such as the Northwest Langley Wastewater Treatment Plant Expansion Growth (NLWWTP), Annacis Island Stage Five Expansion, and South and North Surrey Interceptor projects during the 2028-2030 period. Table 9 summarizes the capital program growth cost changes by sewerage area since the last update.

Table 9. Comparing Estimated Capital Program Growth Related Costs

Service Area	Capital Program Growth Costs*		
	2023 Previous Capital Program Growth Costs	2026 Updated Capital Program Growth Costs	Change
Liquid Waste (VSA)	\$1,099,000,000	\$1,766,000,000	+61%
Liquid Waste (NSSA)	\$ 292,000,000	\$ 396,000,000	+36%
Liquid Waste (LISA)	\$ 186,000,000	\$ 262,000,000	+41%
Liquid Waste (FSA)	\$3,670,000,000	\$6,886,000,000	+88%

*Capital costs refer to growth-related costs net of the assist factor funded by existing taxpayers and the current available DCC reserve balance

DCC PROGRAM TIMELINE AND NEXT STEPS

Initial Board review of the draft 2028–2030 DCC rates in June 2026 supports early information sharing and engagement. Engagement will be paused during the local election period (September–October 2026), while staff continue to advance the Regional DCC Economic Model and scenario testing through year-end. Engagement on the DCC program and draft 2028-2030 DCC rates will resume in late fall and continue into January, with a Q1 2027 report to the Boards summarizing feedback and economic model results, and a separate report providing opportunity to give early bylaw readings to DCC bylaws that formalize the 2028–2030 rates. This will be followed by Provincial Inspector review and approval. Final Board adoption for the DCC bylaws is targeted for Q3 2027, enabling the DCC bylaws and rates, if approved, to come into effect on January 1, 2028.

PUBLIC ENGAGEMENT PROCESS FOR DRAFT DCC RATES

Metro Vancouver adheres to the Public Engagement Policy (Reference 4) to seek input and feedback on the draft 2028–2030 DCC rates for Liquid Waste, Water, and Parkland Acquisition.

The engagement process will seek input from:

- Government:
 - GVS&DD, GVWD and MVRD Board Directors and Standing Committee members
 - Member jurisdiction Councils
 - Member jurisdiction staff (e.g., Regional Administrators Advisory Committee, Regional Finance Advisory Committee, Regional Engineers Advisory Committee, Regional Planning Advisory Committee)
 - TransLink
 - The Province via the Ministry of Housing and Municipal Affairs, and Ministry of Food and Agriculture

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

Page 10 of 11

- Development industry associations and their members:
 - General development industry associations (e.g., Urban Development Institute)
 - Residential development sector, including a range of development types, sizes, and scales (e.g., HAVAN, UDI, Small Housing BC)
 - Non-residential development sector (e.g., NAIOP Vancouver)
- Agricultural development sector:
 - Metro Vancouver Agricultural Advisory Committee
 - Agricultural associations representing a variety of greenhouse products (e.g., Greenhouse Growers Association, BC Landscape & Nursery Association, United Flower Growers, cannabis sector)
 - BC Agriculture Council
- Local First Nations
- The public and other interested parties

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

DCCs help to fund essential, and housing enabling, regional infrastructure that is needed to support our growing region. DCCs are one of few local government tools to help pay for required infrastructure. DCCs can only be used to fund growth-related components of infrastructure, while all other infrastructure costs, such as maintenance or regulatory upgrades, must be paid through household taxes and levies.

Any reduction in approved DCC rates or delays in achieving the planned transition to a 1% assist factor will reduce the DCC revenues available to fund growth-related infrastructure. Because major water, liquid waste, and regional parks assets must be planned, designed, and constructed years in advance of population growth, lower DCC collections would create funding gaps that must be met through alternative sources, such as increased utility or tax revenues, or result in deferred investment. Sustained under-collection risks delaying required system expansions, reduced service resilience, and higher future costs to the region.

The costs of undertaking a consultation process with member jurisdictions, development industry organizations, and other parties on proposed updates to Development Cost Charges are planned within regular operating budgets. No budgetary impact is expected.

OTHER IMPLICATIONS

On June 5, 2026 the Regional Finance Advisory Committee (RFAC) was presented with this report and draft DCC rates for 2028-2030. Committee members had questions about how growth is allocated to capital projects and the relationship between population growth and growth infrastructure planning. No comments were provided on the draft rates.

CONCLUSION

Metro Vancouver is undertaking a regular update to its Development Cost Charge program for 2028 - 2030. Draft rates have been calculated for consultation with member jurisdictions, the development industry, and other parties.

Metro Vancouver Development Cost Charges: 2028–2030 Draft Rates for Engagement

Performance and Audit Committee Meeting Date: June 19, 2026

Page 11 of 11

ATTACHMENTS

1. Metro Vancouver DCC Rates by Category.
2. Presentation re: Proposed 2028-2030 Proposed Metro Vancouver DCC Rates Current Board Direction.

REFERENCES

1. Cowan, L. (2025). *Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions*. [Staff report to MVRD/GVWD/GVS&DD Board meeting on 2025, Oct 3]. <https://metrovancover.org/boards/GVRD/RD-2025-10-03-AGE.pdf#page=533>
2. Province of BC (2025). *Development Cost Charge Best Practice Guide, March 2025*. https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/dcc_best_practices_guide.pdf
3. Cowan, L. (2025). *Metro Vancouver Development Cost Charges – Proposed Approach for Agricultural Development*. [Staff report to the Performance and Audit Committee meeting on 2026, April 17]. <https://metrovancover.org/boards/pa/PA-2026-04-17-AGE.pdf#page=327>
4. Metro Vancouver (2018). *Public Engagement Board Policy No. GV-018*. <https://metrovancover.org/boards/Policies/public-engagement.pdf>

81194625

Metro Vancouver DCC Rates by Category (Proposed 2028 – 2030)

Parks

	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Assist Factor		18%	1%	1%
Single Detached	per dwelling unit	\$ 1,104	\$ 1,334	\$ 1,334
Townhouse	per dwelling unit	\$ 1,047	\$ 1,265	\$ 1,265
Apartment	per dwelling unit	\$ 672	\$ 812	\$ 812
Non-Residential - Industry	per sq. ft.	\$ 0.41	\$ 0.50	\$ 0.50
Non-Residential - Commercial	per sq. ft.	\$ 0.62	\$ 0.75	\$ 0.75
Non-Residential - Institutional	per sq. ft.	\$ 0.45	\$ 0.54	\$ 0.54
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

Water

	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Assist Factor		11%	1%	1%
Single Detached	per dwelling unit	\$ 15,632	\$ 17,418	\$ 17,418
Townhouse	per dwelling unit	\$ 14,824	\$ 16,518	\$ 16,518
Apartment	per dwelling unit	\$ 9,505	\$ 10,590	\$ 10,590
Non-Residential - Industry	per sq. ft.	\$ 5.81	\$ 6.48	\$ 6.48
Non-Residential - Commercial	per sq. ft.	\$ 8.72	\$ 9.71	\$ 9.71
Non-Residential - Institutional	per sq. ft.	\$ 6.37	\$ 7.10	\$ 7.10
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

LWS - VSA

	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Assist Factor		4%	1%	1%
Single Detached	per dwelling unit	\$ 10,110	\$ 10,432	\$ 10,432
Townhouse	per dwelling unit	\$ 9,553	\$ 9,858	\$ 9,858
Apartment	per dwelling unit	\$ 6,186	\$ 6,383	\$ 6,383
Non-Residential - Industry	per sq. ft.	\$ 4.02	\$ 4.15	\$ 4.15
Non-Residential - Commercial	per sq. ft.	\$ 6.03	\$ 6.22	\$ 6.22
Non-Residential - Institutional	per sq. ft.	\$ 4.41	\$ 4.55	\$ 4.55
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

LWS - NSSA

	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Assist Factor		4%	1%	1%
Single Detached	per dwelling unit	\$ 11,248	\$ 11,605	\$ 11,605
Townhouse	per dwelling unit	\$ 10,260	\$ 10,585	\$ 10,585
Apartment	per dwelling unit	\$ 6,896	\$ 7,115	\$ 7,115
Non-Residential - Industry	per sq. ft.	\$ 4.36	\$ 4.50	\$ 4.50
Non-Residential - Commercial	per sq. ft.	\$ 6.54	\$ 6.75	\$ 6.75
Non-Residential - Institutional	per sq. ft.	\$ 4.78	\$ 4.94	\$ 4.94
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

LWS - LISA

	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Assist Factor		4%	1%	1%
Single Detached	per dwelling unit	\$ 7,458	\$ 7,705	\$ 7,705
Townhouse	per dwelling unit	\$ 6,830	\$ 7,056	\$ 7,056
Apartment	per dwelling unit	\$ 4,773	\$ 4,931	\$ 4,931
Non-Residential - Industry	per sq. ft.	\$ 2.76	\$ 2.86	\$ 2.86
Non-Residential - Commercial	per sq. ft.	\$ 4.15	\$ 4.28	\$ 4.28
Non-Residential - Institutional	per sq. ft.	\$ 3.03	\$ 3.13	\$ 3.13
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

LWS - FSA

	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Assist Factor		4%	1%	1%
Single Detached	per dwelling unit	\$ 18,821	\$ 19,426	\$ 19,426
Townhouse	per dwelling unit	\$ 18,045	\$ 18,625	\$ 18,625
Apartment	per dwelling unit	\$ 11,754	\$ 12,133	\$ 12,133
Non-Residential - Industry	per sq. ft.	\$ 6.85	\$ 7.07	\$ 7.07
Non-Residential - Commercial	per sq. ft.	\$ 10.28	\$ 10.61	\$ 10.61
Non-Residential - Institutional	per sq. ft.	\$ 7.51	\$ 7.76	\$ 7.76
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

Combined - VSA

Land Use	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Single Detached	per dwelling unit	\$ 26,846	\$ 29,184	\$ 29,184
Townhouse	per dwelling unit	\$ 25,424	\$ 27,641	\$ 27,641
Apartment	per dwelling unit	\$ 16,363	\$ 17,785	\$ 17,785
Non-Residential - Industry	per sq. ft.	\$ 10.24	\$ 11.13	\$ 11.13
Non-Residential - Commercial	per sq. ft.	\$ 15.37	\$ 16.68	\$ 16.68
Non-Residential - Institutional	per sq. ft.	\$ 11.23	\$ 12.19	\$ 12.19
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

Combined - NSSA

Land Use	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Single Detached	per dwelling unit	\$ 27,984	\$ 30,357	\$ 30,357
Townhouse	per dwelling unit	\$ 26,131	\$ 28,368	\$ 28,368
Apartment	per dwelling unit	\$ 17,073	\$ 18,517	\$ 18,517
Non-Residential - Industry	per sq. ft.	\$ 10.58	\$ 11.48	\$ 11.48
Non-Residential - Commercial	per sq. ft.	\$ 15.88	\$ 17.21	\$ 17.21
Non-Residential - Institutional	per sq. ft.	\$ 11.60	\$ 12.58	\$ 12.58
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

Combined - LISA

Land Use	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Single Detached	per dwelling unit	\$ 24,194	\$ 26,457	\$ 26,457
Townhouse	per dwelling unit	\$ 22,701	\$ 24,839	\$ 24,839
Apartment	per dwelling unit	\$ 14,950	\$ 16,333	\$ 16,333
Non-Residential - Industry	per sq. ft.	\$ 8.98	\$ 9.84	\$ 9.84
Non-Residential - Commercial	per sq. ft.	\$ 13.49	\$ 14.74	\$ 14.74
Non-Residential - Institutional	per sq. ft.	\$ 9.85	\$ 10.77	\$ 10.77
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -

Combined - FSA

Land Use	Units of Charge	2028 Proposed	2029 Proposed	2030 Proposed
Single Detached	per dwelling unit	\$ 35,557	\$ 38,178	\$ 38,178
Townhouse	per dwelling unit	\$ 33,916	\$ 36,408	\$ 36,408
Apartment	per dwelling unit	\$ 21,931	\$ 23,535	\$ 23,535
Non-Residential - Industry	per sq. ft.	\$ 13.07	\$ 14.05	\$ 14.05
Non-Residential - Commercial	per sq. ft.	\$ 19.62	\$ 21.07	\$ 21.07
Non-Residential - Institutional	per sq. ft.	\$ 14.33	\$ 15.40	\$ 15.40
Non-Residential - Agriculture*	per sq. ft.	\$ -	\$ -	\$ -



1

METRO VANCOUVER DEVELOPMENT COST CHARGES

- Metro Vancouver collects DCCs to help fund critical regional growth-related infrastructure – including water, wastewater, and regional parkland acquisition.
- Metro Vancouver DCCs:
 - Are a critical funding source for growth-related capital infrastructure, which represent a significant portion of Metro Vancouver’s capital plan;
 - Reduce the financial burden on ratepayers; and
 - Ensure that growth is helping to pay for growth in the region.
- DCCs may *only* be used to fund growth-related components of infrastructure – all other costs (e.g. maintenance, regulatory upgrades) paid by ratepayers.

2

METRO VANCOUVER'S DCC PROGRAM UPDATES

Current Rates & Recent Board Decision

- 2025-2027 rates approved March 2024; phased in over 3 years
- In April 2026, initial Board direction for water, liquid waste and parks acquisition DCCs to:
 - roll back 2026 rates to 2025 levels
 - reduce 2027 increase
 - extend the move to a 1% assist factor to 2029.

Bylaw Update: 2028 – 2030 Rates

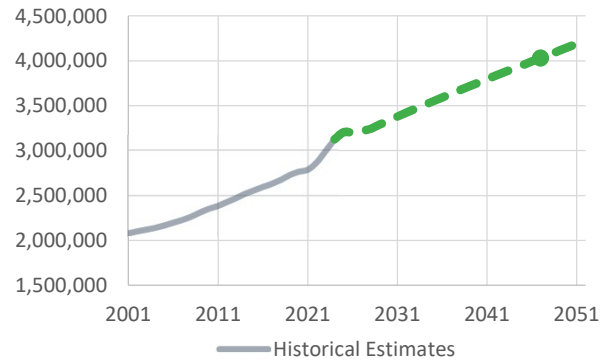
- Program update underway for 2028-2030; new rates effective January 1, 2028

DRIVERS FOR PROGRAM UPDATES: 2028 – 2030 RATES

- Continuous improvement - model and rates
 - Updated Projections
 - Updated Definitions & Rate Categories
 - Updated Capital Plan
 - Updated approach to defining growth
- Changing policy and legislative landscape
- Commitments to provincial and federal governments
- Feedback from development community

CONTINUOUS IMPROVEMENT – PROJECTIONS

- Latest 2025 population, dwelling unit, and employment projections used for growth and utility capital planning.
- Includes latest immigration policies, demographics, household formation, housing, and employment trends.



CONTINUOUS IMPROVEMENT – DCC CATEGORIES

- Improved for clarity and fairness, and to reflect new provincial legislation:
 - Multiplex (3+ units) reduced charges to smallest rate (apartment)
 - Duplex reduced charges to medium/townhouse rate
 - Laneway homes apply smallest rate (apartment)
 - Non-residential split into commercial, industrial, institutional, and agricultural development to reflect different impacts
- Involved engagement with member jurisdictions, development industry, agricultural sector, and others



CONTINUOUS IMPROVEMENT – CAPITAL PLANNING

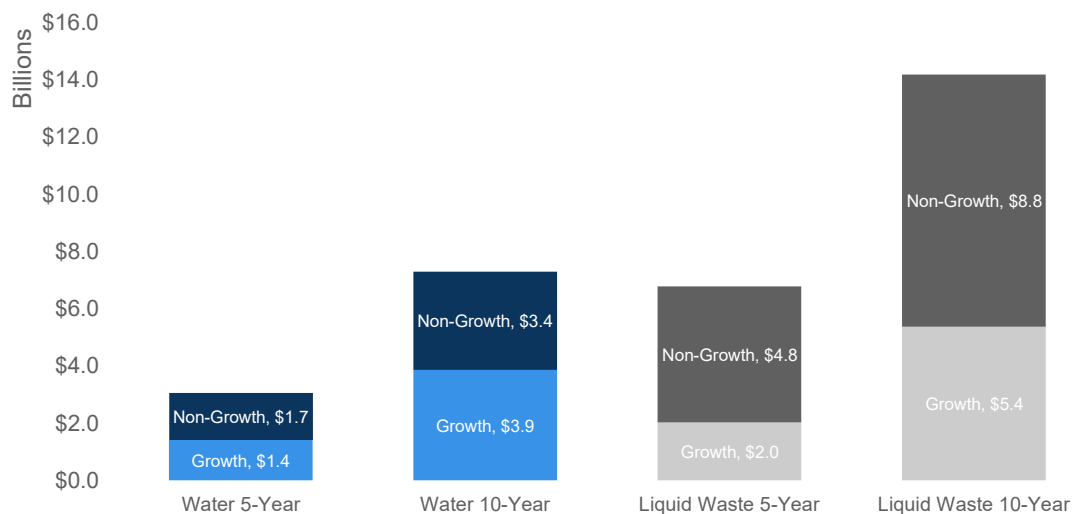
- Water and Liquid Waste Capital Plans updated with new projections
- Updates to project scope, timeline, and costing
- Technical approach applied to growth allocation



7

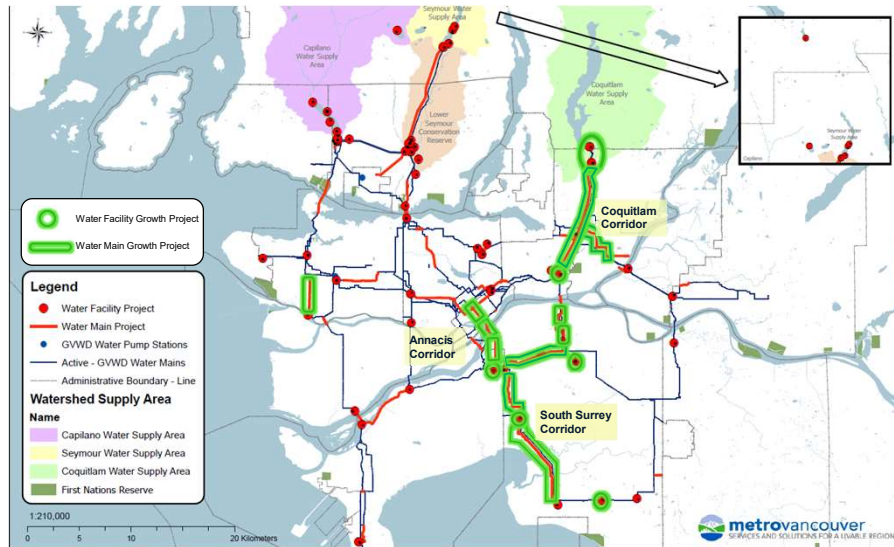
WATER AND LIQUID WASTE CAPITAL PLAN

5-Year and 10-Year, Growth vs. Non-Growth



8

WATER GROWTH PROJECTS IN CAPITAL PLAN

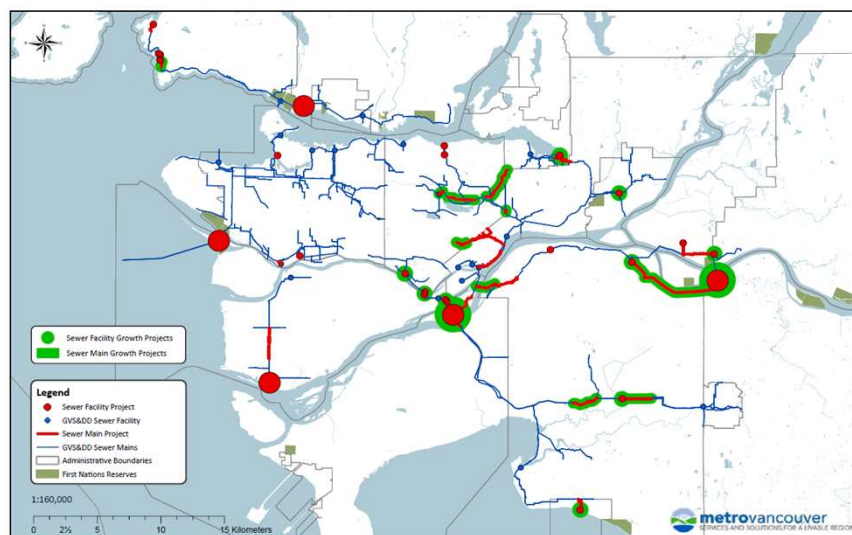


Major Growth Projects

- 3 corridors make up 90% of growth investments
- Coquitlam Corridor
- Annacis Corridor
- South Surrey Corridor

9

LIQUID WASTE GROWTH PROJECTS IN CAPITAL PLAN



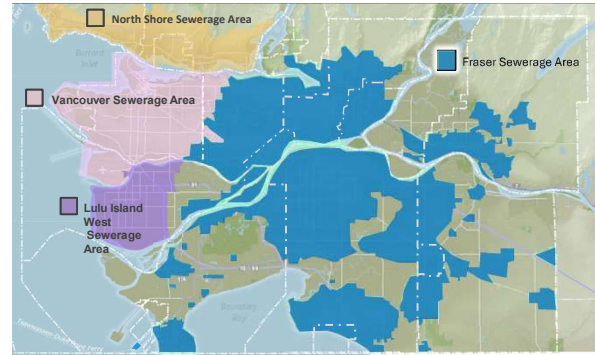
Major Growth Projects

- Northwest Langley Wastewater Treatment Plant
- AIWWTP Stage 5 Expansion
- South Surrey Interceptor
- North Surrey Interceptor

10

SEWERAGE AREAS & COST APPORTIONMENT

Category	Expenditure	Sewerage Area Costs	Region-wide Costs
Operating	All Operating Costs	100%	N/A
Tier I Capital	Conveyance System Capital Costs (Primary Treatment portion of NSWWTW & Iona upgrades)	100%	N/A
Tier II Capital	Treatment Plant Capital Costs (Preliminary / Secondary Treatment portion of NSWWTW & Iona upgrades)	30%	70%
Tier III Capital	Tertiary Filtration and Resource Recovery Capital Costs	N/A	100%



11

GROWTH PROJECTIONS BY SEWERAGE AREA

Sewerage Area	Portion of Growth	Estimated 2028 Population	Estimated 2057 Population	Estimated Growth
Vancouver Sewerage Area	25.5%	850,941	1,150,010	299,069
North Shore Sewerage Area	5.5%	223,638	287,916	64,278
Lulu Island Sewerage Area	5.8%	233,267	301,494	68,227
Fraser Sewerage Area	63.2%	1,750,983	2,493,907	742,925
Total	100.0%	3,058,829	4,233,328	1,174,499

12

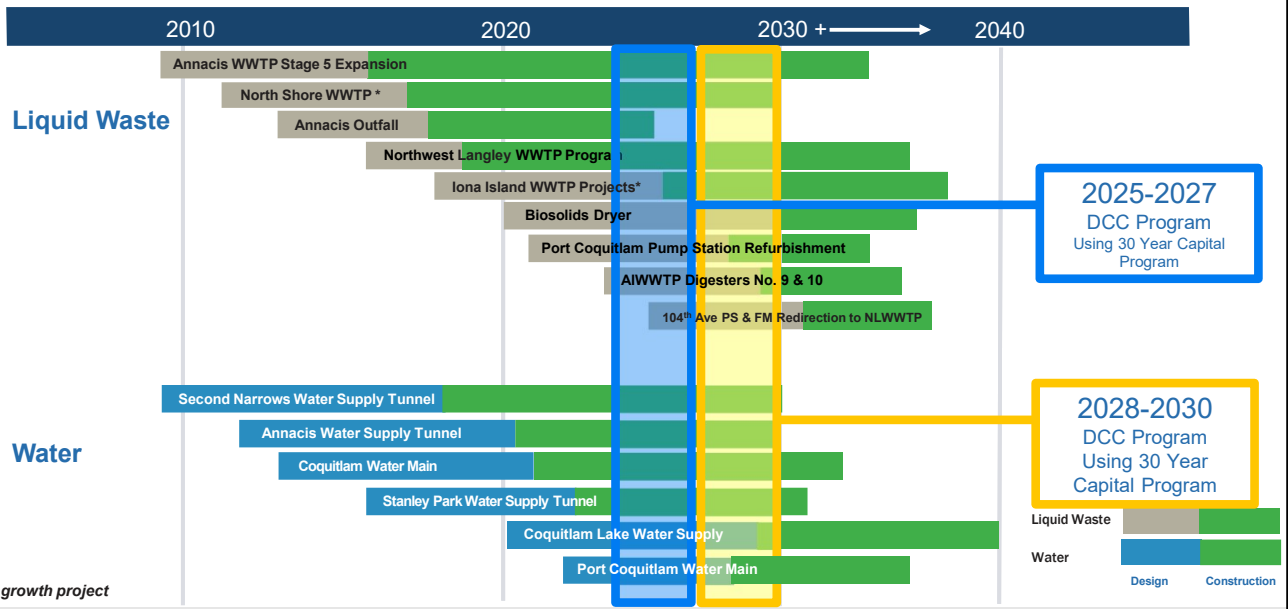
CAPITAL PROGRAM GROWTH COSTS BY SEWERAGE AREA

Sewerage Area	2023 30 Year Capital Program Estimated Growth Costs	2026 30 Year Capital Program Estimated Growth Costs	Change (due to next three years of program added, updated costs)
Vancouver Sewerage Area	\$1,099,000,000	\$1,766,000,000	+61%
North Shore Sewerage Area	\$292,000,000	\$396,000,000	+36%
Lulu Island Sewerage Area	\$186,000,000	\$262,000,000	+41%
Fraser Sewerage Area	\$3,670,000,000	\$6,886,000,000	+88%

*Capital costs refer to growth-related costs net of the assist factor funded by existing taxpayers and current available DCC reserve balance

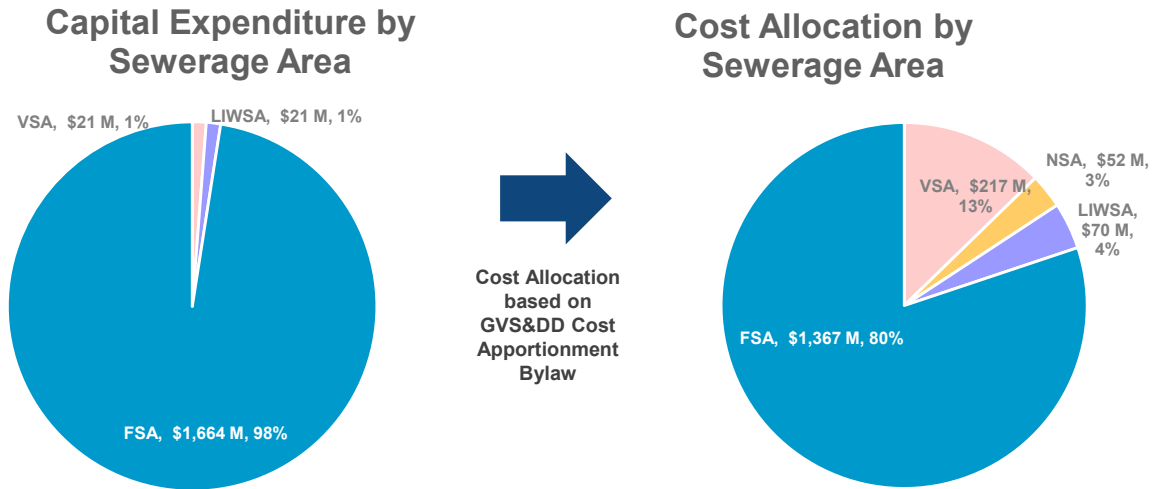
13

MAJOR GROWTH CAPITAL INFRASTRUCTURE



14

EXAMPLE OF COST ALLOCATION PAST GROWTH EXPENDITURES



15

FACTORS IMPACTING UPDATED DCC PROGRAM

Update	Impact on 2028-2030 DCC Rates
Population projections – increase in population, distribute costs more broadly	Decrease ↓
Capital Plan update – growing population, rising construction costs, more projects to respond increase capital costs	Increase ↑
Changes to DCC categories – introduced non-residential subcategories	Generally neutral, decrease for industrial/institutional, increase for commercial
Slow transition to 1% assist factor	Decrease ↓

16

2028 – 2030 DCC RATES UPDATE

- Capital program (capacity) to serve larger population, resulting in application of DCC revenues for growth portion
- Increase in draft DCC rates driven by transition to 1% assist factor from 2028 to 2029

Board Resolution	2026	2027	2028	2029	2030
Water	45%	22%	11%	1%	1%
Liquid Waste	16%	8%	4%	1%	1%
Parks	75%	37%	18%	1%	1%

- Most rates stable or slightly decreasing
- Exception in FSA which has higher growth-related capital needs

17

TOTAL MV RESIDENTIAL DCCS (LIQUID WASTE, WATER, PARKLAND ACQUISITION): SINGLE DETACHED

	Total Metro Vancouver DCC charges – Liquid Waste, Water, Parkland Acquisition: Single Detached Rate								
	2028			2029			2030		
	Proposed DCC Rate per unit	Change (\$)	% Change	Proposed DCC Rate per unit	Change (\$)	% Change	Proposed DCC Rate per unit	Change (\$)	% Change
Sewerage Area:									
Vancouver	\$ 26,846	\$ (1,476)	(5%)	\$ 29,184	\$ 2,338	9%	\$ 29,184	\$ -	0%
North Shore	\$ 27,984	\$ 497	2%	\$ 30,357	\$ 2,373	8%	\$ 30,357	\$ -	0%
Lulu Island	\$ 24,194	\$ 1,117	5%	\$ 26,457	\$ 2,263	9%	\$ 26,457	\$ -	0%
Fraser	\$ 35,557	\$ 6,187	21%	\$ 38,178	\$ 2,621	7%	\$ 38,178	\$ -	0%

DRAFT

18

TOTAL MV RESIDENTIAL DCCS (LIQUID WASTE, WATER, PARKLAND ACQUISITION): **TOWNHOUSE**

	Total Metro Vancouver DCC charges – Liquid Waste, Water, Parkland Acquisition: Townhouse Rate								
	2028			2029			2030		
	Proposed DCC Rate per unit	Change (\$)	% Change	Proposed DCC Rate per unit	Change (\$)	% Change	Proposed DCC Rate per unit	Change (\$)	% Change
Sewerage Area:									
Vancouver	\$ 25,424	\$ (201)	(1%)	\$ 27,641	\$ 2,217	9%	\$ 27,641	\$ -	0%
North Shore	\$ 26,131	\$ 1,184	5%	\$ 28,368	\$ 2,237	9%	\$ 28,368	\$ -	0%
Lulu Island	\$ 22,701	\$ 2,164	11%	\$ 24,839	\$ 2,138	9%	\$ 24,839	\$ -	0%
Fraser	\$ 33,916	\$ 7,820	30%	\$ 36,408	\$ 2,492	7%	\$ 36,408	\$ -	0%

DRAFT

TOTAL MV RESIDENTIAL DCCS (LIQUID WASTE, WATER, PARKLAND ACQUISITION): **APARTMENT**

	Total Metro Vancouver DCC charges – Liquid Waste, Water, Parkland Acquisition: Apartment Rate								
	2028			2029			2030		
	Proposed DCC Rate per unit	Change (\$)	% Change	Proposed DCC Rate per unit	Change (\$)	% Change	Proposed DCC Rate per unit	Change (\$)	% Change
Sewerage Area:									
Vancouver	\$ 16,363	\$ (960)	(6%)	\$ 17,785	\$ 1,422	9%	\$ 17,785	\$ -	0%
North Shore	\$ 17,073	\$ 85	1%	\$ 18,517	\$ 1,444	8%	\$ 18,517	\$ -	0%
Lulu Island	\$ 14,950	\$ 654	5%	\$ 16,333	\$ 1,383	9%	\$ 16,333	\$ -	0%
Fraser	\$ 21,931	\$ 3,498	19%	\$ 23,535	\$ 1,604	7%	\$ 23,535	\$ -	0%

DRAFT

TOTAL MV NON-RESIDENTIAL DCCS (LIQUID WASTE, WATER, PARKLAND ACQUISITION): INDUSTRIAL

	Total Metro Vancouver DCC charges – Liquid Waste, Water, Parkland Acquisition: Industrial Rate								
	2028			2029			2030		
	Proposed DCC Rate per sf	Change (\$)	% Change	Proposed DCC Rate per sf	Change (\$)	% Change	Proposed DCC Rate per sf	Change (\$)	% Change
Sewerage Area:									
Vancouver	\$ 10.24	\$ (3.70)	(27%)	\$ 11.13	\$ 0.89	9%	\$ 11.13	\$ -	0%
North Shore	\$ 10.58	\$ (3.02)	(22%)	\$ 11.48	\$ 0.90	8%	\$ 11.48	\$ -	0%
Lulu Island	\$ 8.98	\$ (1.96)	(18%)	\$ 9.84	\$ 0.86	10%	\$ 9.84	\$ -	0%
Fraser	\$ 13.07	\$ (0.99)	(7%)	\$ 14.05	\$ 0.98	7%	\$ 14.05	\$ -	0%

TOTAL MV NON-RESIDENTIAL DCCS (LIQUID WASTE, WATER, PARKLAND ACQUISITION): COMMERCIAL

	Total Metro Vancouver DCC charges – Liquid Waste, Water, Parkland Acquisition: Commercial Rate								
	2028			2029			2030		
	Proposed DCC Rate per sf	Change (\$)	% Change	Proposed DCC Rate per sf	Change (\$)	% Change	Proposed DCC Rate per sf	Change (\$)	% Change
Sewerage Area:									
Vancouver	\$ 15.37	\$ 1.43	10%	\$ 16.68	\$ 1.31	9%	\$ 16.68	\$ -	0%
North Shore	\$ 15.88	\$ 2.28	17%	\$ 17.21	\$ 1.33	8%	\$ 17.21	\$ -	0%
Lulu Island	\$ 13.49	\$ 2.55	23%	\$ 14.74	\$ 1.25	9%	\$ 14.74	\$ -	0%
Fraser	\$ 19.62	\$ 5.56	40%	\$ 21.07	\$ 1.45	7%	\$ 21.07	\$ -	0%

TOTAL MV NON-RESIDENTIAL DCCS (LIQUID WASTE, WATER, PARKLAND ACQUISITION): INSTITUTIONAL

	Total Metro Vancouver DCC charges – Liquid Waste, Water, Parkland Acquisition: Institutional Rate								
	2028			2029			2030		
	Proposed DCC Rate per sf	Change (\$)	% Change	Proposed DCC Rate per sf	Change (\$)	% Change	Proposed DCC Rate per sf	Change (\$)	% Change
Sewerage Area:									
Vancouver	\$ 11.23	\$ (2.71)	(19%)	\$ 12.19	\$ 0.96	9%	\$ 12.19	\$ -	0%
North Shore	\$ 11.60	\$ (2.00)	(15%)	\$ 12.58	\$ 0.98	8%	\$ 12.58	\$ -	0%
Lulu Island	\$ 9.85	\$ (1.09)	(10%)	\$ 10.77	\$ 0.92	9%	\$ 10.77	\$ -	0%
Fraser	\$ 14.33	\$ 0.27	2%	\$ 15.40	\$ 1.07	7%	\$ 15.40	\$ -	0%

PROPOSED DCC APPROACH FOR AGRICULTURAL DEVELOPMENT

- Interim DCC waivers in place for agricultural development that demonstrate low water use
- April 2026 - Proposed \$0 rate based on technical study demonstrating very low impact on regional infrastructure
- Additional discussion and confirmation with Provincial Inspector required



PROPOSED ENGAGEMENT

Audiences

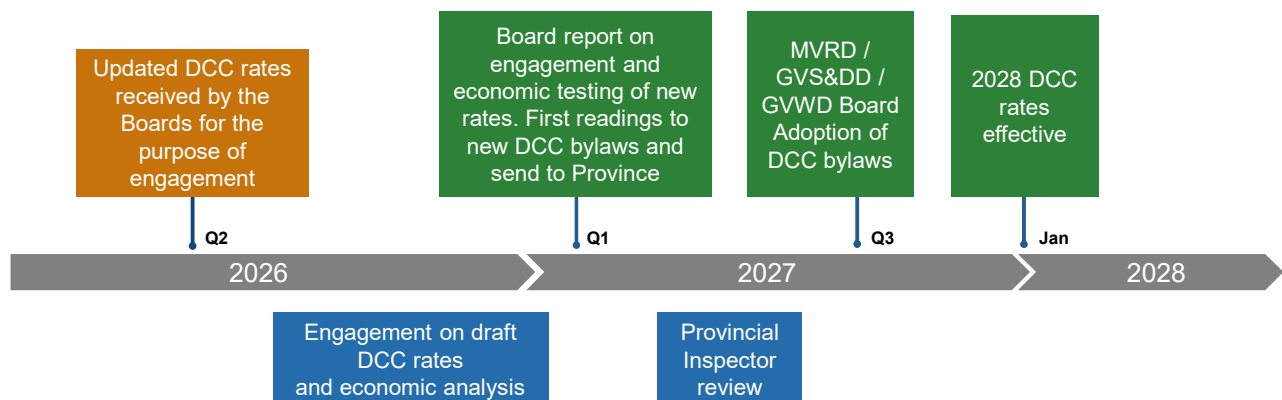
- Government (member jurisdictions, Province, TransLink)
- Development industry
- Agricultural sector
- Local First Nations
- Public and other interested parties

Format

- Advisory Committee Meetings
- Workshops
- Online surveys
- Website
- DCC mailing list newsletters

DCC BYLAWS UPDATE – NEXT STEPS

Key Board decision points





Thank you

metrovancouver

27

COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Greater Vancouver Sewerage and Drainage District

Board Meeting Date – Friday, June 26, 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 – June 11, 2026

Delegations:

No delegations presented

Information Items:

- E1 2024 Integrated Solid Waste and Resource Management Plan Biennial Report
- E2 2025 Full-Scale Waste Composition Study

Liquid Waste Committee – June 17, 2026

Delegations:

No delegations presented

Information Items:

- E2 2026 Update on Liquid Waste Sustainability Innovation Fund Projects
- E3 Liquid Waste Revenue Streams Annual Update