

**GREATER VANCOUVER WATER DISTRICT (GVWD)**

**BOARD OF DIRECTORS**

**BOARD MEETING**

**Friday, November 28, 2025**

**9:00 am**

**28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia**

**A G E N D A**

**A. ADOPTION OF THE AGENDA**

**1. November 28, 2025 Meeting Agenda**

That the GVWD Board adopt the agenda for its meeting scheduled for November 28, 2025 as circulated.

**B. ADOPTION OF THE MINUTES**

**1. October 22, 2025 Special Joint Meeting Minutes**

That the GVWD Board adopt the minutes of the special joint meeting of the MVRD, MVHC, GVWD, and GVS&DD Boards held October 22, 2025 as circulated.

*pg. 4*

**2. October 31, 2025 Meeting Minutes**

That the GVWD Board adopt the minutes of its meeting held October 31, 2025 as circulated.

*pg. 8*

**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.*

**F. ITEMS REMOVED FROM THE CONSENT AGENDA**

**G. REPORTS NOT INCLUDED IN CONSENT AGENDA**

## 1. COMMISSIONER REPORTS

### 1.1 Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025 pg. 12

#### Executive Summary

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

#### Recommendation

That the GVWD Board:

- a) give first, second, and third reading to *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025*; and
- b) adopt *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025*.

## H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

The following Notice of Motion was submitted by Director Kooner on November 17, 2025 for the November 28, 2025 GVWD Board meeting: pg. 26

That the Greater Vancouver Water District Board pause January 1, 2027 rate increase on all DCC categories and designations as specified in *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022*.

## I. OTHER BUSINESS

### 1. GVWD Board Committee Information Items and Delegation Summaries pg. 27

**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 GVWD Board close its meeting scheduled for November 28, 2025 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

- 90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
  - (g) litigation or potential litigation affecting the municipality; and
  - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

**K. ADJOURNMENT**

That the GVWD Board adjourn its meeting of November 28, 2025.

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

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

**MEMBERS PRESENT:**

Burnaby, Chair, Director Mike Hurley  
 Anmore, Vice Chair, Director John McEwen  
 Belcarra, Director Jamie Ross  
 Bowen Island, Director Andrew Leonard  
 Burnaby, Director Pietro Calendino (arrived at 9:15 am)  
 Burnaby, Director Sav Dhaliwal  
 Coquitlam, Director Craig Hodge\*  
 Coquitlam, Director Teri Towner  
 Delta, Director Rod Binder\*  
 Delta, Director Dylan Kruger  
 Electoral Area A, Director Jen McCutcheon\* (departed at 10:44 am)  
 Langley City, Director Paul Albrecht (arrived at 9:13 am) \*  
 Langley Township, Director Steve Ferguson  
 Langley Township, Director Eric Woodward (arrived at 9:23 am)  
 Lions Bay, Alternate Director Michael Broughton for Director Ken Berry  
 Maple Ridge, Director Dan Ruimy\*  
 New Westminster, Director Nadine Nakagawa  
 North Vancouver City, Director Linda Buchanan (departed at 10:44 am)  
 North Vancouver District, Director Lisa Muri  
 Pitt Meadows, Director Nicole MacDonald  
 Port Coquitlam, Director Brad West (arrived at 9:06 am)\*

Port Moody, Director Meghan Lahti  
 Richmond, Director Malcolm Brodie  
 Richmond, Director Alexa Loo  
 Richmond, Director Bill McNulty  
 Surrey, Director Harry Bains\*  
 Surrey, Director Doug Elford  
 Surrey, Director Gordon Hepner (arrived at 9:22 am)  
 Surrey, Director Pardeep Kooner (arrived at 9:30 am)  
 Surrey, Director Brenda Locke  
 Surrey, Director Rob Stutt  
 sc̓w̓aθ̓ən məsteyəx̓w̓ (Tsawwassen First Nation), Director Laura Cassidy\*  
 Vancouver, Director Rebecca Bligh (arrived at 9:16 am)  
 Vancouver, Director Lisa Dominato  
 Vancouver, Director Sarah Kirby-Yung (arrived at 9:44 am)  
 Vancouver, Director Mike Klassen (arrived at 9:06 am)  
 Vancouver, Director Peter Meiszner  
 Vancouver, Director Lenny Zhou\*  
 West Vancouver, Director Mark Sager (arrived at 9:06 am)  
 White Rock, Director Megan Knight

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

**MEMBERS ABSENT:**

Vancouver, Director Ken Sim

**OTHERS PRESENT**

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

**STAFF PRESENT:**

Jerry W. Dobrovolny, Chief Administrative Officer

Dorothy Shermer, Corporate Officer

Nikki Tilley, Supervisor, Legislative Services, Board and Information Services

Paul Henderon, General Manager, Solid Waste Services

Heather McNell, Deputy Chief Administrative Officer, Policy and Planning

Peter Navratil, General Manager, Liquid Waste Services

Linda Sabatini, Deputy Chief Financial Officer, Financial Services

Marilyn Towill, General Manager, Water Services

**A. ADOPTION OF THE AGENDA****1. October 22, 2025 Special Joint Meeting Agenda****It was MOVED and SECONDED**

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

**CARRIED****B. REPORTS FROM COMMITTEE OR COMMISSIONER/CHIEF ADMINISTRATIVE OFFICER****1. 2026 Budget and 2026 – 2030 Financial Plan**

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

9:06 am Directors Klassen and West joined the meeting.

9:07 am Director Sager joined the meeting.

9:13 am Director Sager joined the meeting.

9:15 am Director Calendino joined the meeting.

9:16 am Director Calendino joined the meeting.

9:22 am Director Hepner joined the meeting.

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

9:23 am Director Woodward joined the meeting.

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

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

9:30 am Director Kooner joined the meeting.

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

**2. Metro Vancouver’s Ten-Year Financial Outlook Presentation**

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

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

**It was MOVED and SECONDED**

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

**CARRIED**

Director Kooner opposed.

**C. ADJOURNMENT**

**It was MOVED and SECONDED**

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

**CARRIED**

(Time: 10:47 am)

CERTIFIED CORRECT

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Dorothy Shermer, Corporate Officer

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Mike Hurley, Chair

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**GREATER VANCOUVER WATER DISTRICT  
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Greater Vancouver Water District (GVWD) Board of Directors held at 9:34 am on Friday, October 31, 2025, in the 28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

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

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

**MEMBERS ABSENT:**

scəwáθən məsteyəx<sup>w</sup> (Tsawwassen First Nation), Director Laura Cassidy  
 Vancouver, Director Ken Sim

**STAFF PRESENT:**

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

**A. ADOPTION OF THE AGENDA**

**1. October 31, 2025 Meeting Agenda**

**It was MOVED and SECONDED**

That the GVWD Board adopt the agenda for its meeting scheduled for October 31, 2025 as circulated.

**CARRIED**

**B. ADOPTION OF THE MINUTES****1. October 3, 2025 Meeting Minutes****It was MOVED and SECONDED**

That the GVWD Board adopt the minutes of its meeting held October 3, 2025 as circulated.

**CARRIED****C. DELEGATIONS**

No items presented.

**D. INVITED PRESENTATIONS**

No items presented.

**E. CONSENT AGENDA**

At the request of Directors, the following item was removed from the Consent Agenda for consideration under Section F:

3.1 GVWD 2026 Budget and 2026 - 2030 Financial Plan

**It was MOVED and SECONDED**

That the GVWD Board adopt the recommendations for the following items as presented in the October 31, 2025 GVWD Consent Agenda:

1.1 Scope of Work for DCC Project 4 - New Regional Economic Analysis Model

2.1 Award of ITT 25-239 for Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section

**CARRIED****1.1 Scope of Work for DCC Project 4 - New Regional Economic Analysis Model**

Report dated September 14, 2025 from Laurel Cowan, Division Manager, Regional Land Use Planning and Policy, and Eva Lau, Division Manager, Financial Planning and Business Support, informing the Finance Committee and GVWD Board of the proposed scope for a new model to assess DCC impacts moving forward.

*Recommendation*

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

*Adopted on Consent*

**2.1 Award of ITT 25-239 for Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section**

Report dated October 8, 2025 from Joel Melanson, Division Manager, Engineering and Construction, Water Services, and George Kavouras, Director, Procurement, Procurement and Real Estate Services, seeking GVWD Board approval to award ITT 25-239 for Construction of Port Moody Main No. 3 – Scott Creek Section – Mariner Way, in the amount of up to \$15,770,267.86 (exclusive of taxes) to BD Hall Constructors Corporation.

*Recommendation*

That the GVWD Board:

- a) approve the award of ITT 25-239 for Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section, in the amount of up to \$15,770,267.86 (exclusive of taxes) to BD Hall Constructors 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.

*Adopted on Consent*

**F. ITEMS REMOVED FROM THE CONSENT AGENDA**

**3.1 GVWD 2026 Budget and 2026 - 2030 Financial Plan**

Report dated October 22, 2025 from Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, and Linda Sabatini, Deputy Chief Financial Officer, Financial Services, recommending that the GVWD Board approve the 2026 Budget for Water Services, endorse the GVWD 2026 – 2030 Financial Plan, approve the 2026 Applications and Transfers of Reserves, and set the Water Rate for 2026.

**It was MOVED and SECONDED**

That the GVWD Board:

- a) approve the 2026 Budget and endorse the 2026 – 2030 Financial Plan as shown in Attachment 1 of the report dated October 22, 2025, titled “GVWD 2026 Budget and 2026 – 2030 Financial Plan”, and shown in the following schedules:
  - Revenue and Expenditure Summary
  - Water Services
  - Capital Portfolio – Water Services
- b) approve the 2026 applications and transfers of reserves as shown in Attachment 2 of the report dated October 22, 2025, titled “GVWD 2026 Budget and 2026 – 2030 Financial Plan”; and
- c) set the Water Rate for 2026 at:
  - \$0.7575 per cubic metre for January through May and October through December; and
  - \$1.5062 per cubic metre for June through September.

**CARRIED**

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

**G. REPORTS NOT INCLUDED IN CONSENT AGENDA**

No items presented.

**H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN**

No items presented.

**I. OTHER BUSINESS****1. GVWD Board Committee Information Items and Delegation Summaries****J. RESOLUTION TO CLOSE MEETING****It was MOVED and SECONDED**

That the GVWD Board close its meeting scheduled for October 31, 2025 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

(g) litigation or potential litigation affecting the municipality; and

(h) an administrative tribunal hearing or potential administrative tribunal hearing affecting the municipality, other than a hearing to be conducted by the council or a delegate of council.

**CARRIED**

**K. ADJOURNMENT****It was MOVED and SECONDED**

That the GVWD Board adjourn its meeting of October 31, 2025.

**CARRIED**

(Time: 9:37 am)

CERTIFIED CORRECT

\_\_\_\_\_  
Dorothy Shermer, Corporate Officer

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Mike Hurley, Chair



To: GVWD Board of Directors

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

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

Subject: **Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025**

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### RECOMMENDATION

That the GVWD Board:

- a) give first, second, and third reading to *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025*; and
  - b) adopt *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025*.
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### EXECUTIVE SUMMARY

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

### PURPOSE

To adopt *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025, (Attachment 1)* which amends *GVWD Bylaw No. 256, 2022* to extend DCC waivers for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and includes housekeeping amendments to improve clarity and streamline the administration of the bylaw.

### BACKGROUND

At its October 27, 2023 meeting, the MVRD Board directed staff to conduct reviews of the DCC program, including a review of the DCC waiver program with the aim of supporting rental housing and incentivizing affordable housing. In response to the Board's direction, Metro Vancouver conducted an analysis to assess the costs/benefits associated with expanding eligibility for DCC waivers to private (for-profit) developers building affordable rental housing units to be transferred or leased long term to a non-profit or public entity upon completion. In February 2025, this analysis and an overview of proposed amendments to the DCC waiver bylaws was presented to the Finance Committee and MVRD Board in the report titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units".

**Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing  
Amendment Bylaw No. 267, 2025**

GVWD Board Regular Meeting Date: November 28, 2025

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

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

### **SUMMARY OF BYLAW AMENDMENTS**

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

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

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

### **NEXT STEPS**

Should the GVWD Board adopt the proposed bylaw amendments, Metro Vancouver staff will begin implementing the bylaw changes, which would come into effect on January 1, 2026.

Implementation will include aligning internal procedures and processes and updating public informational materials and application forms. Staff will immediately engage with member jurisdictions to ensure staff are aware of the new provisions and assist in their preparation for the municipal verification process. Metro Vancouver staff will monitor both the number and total value of waivers provided, and findings will inform the broader 2027 update to the Development Cost Charge (DCC) program.

**Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing  
Amendment Bylaw No. 267, 2025**

GVWD Board Regular Meeting Date: November 28, 2025

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## **ALTERNATIVES**

1. That the GVWD Board:
  - a) give first, second, and third reading to Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025; and
  - b) adopt Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025.
2. That the GVWD Board receive for information the report dated November 14, 2025, titled “Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025”.

## **FINANCIAL IMPLICATIONS**

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

## **CONCLUSION**

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

## **ATTACHMENTS**

1. Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025.
2. Proposed Amendments.

## **REFERENCES**

1. Hayes, J. (2025). Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units. <https://metrovancover.org/boards/Finance/FIN-2025-02-13-AGE.pdf#page=19>
2. Epp, M. (2025). Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units - Financial Analysis and Mitigating Measures. <https://metrovancover.org/boards/GVWD/WD-2025-07-25-AGE.pdf#page=9>

**GREATER VANCOUVER WATER DISTRICT  
BYLAW NO. 267, 2025**

**A bylaw to amend Greater Vancouver Water District Development Cost Charge Waiver or  
Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022**

**WHEREAS:**

- A. The Board of Directors (the “Board”) of the Greater Vancouver Water District (“GVWD”) adopted Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022; and
- B. The Board of the Greater Vancouver Water District wishes to amend Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022 to establish eligibility requirements and conditions for a waiver of development cost charges for affordable rental housing, including inclusionary affordable rental housing and not-for-profit rental housing.

**NOW THEREFORE** the Board of the Greater Vancouver Water District enacts as follows:

**Citation**

1. The official citation of this bylaw is “Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025”.

**Effective Date**

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

**Amendment of Bylaw**

3. “Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022” is amended as follows:

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

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

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

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

(c) section 1.1 is replaced with the following:

1.1 The official citation of this bylaw is “Greater Vancouver Water District Development Cost Charge Waiver for Affordable Rental Housing Bylaw No. 256, 2022.”

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

“**Applicant**” means a person who obtains from a Member Municipality an approval of a subdivision or a building permit, who may be liable to pay a Development Cost Charge under section 4.0 of the Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022, as amended, and who has applied for a waiver of such Development Cost Charges under section 3.0 of this bylaw;

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

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

(g) in section 2.1, the definition “**Eligibility Criteria**” is replaced with the following:

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

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

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

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

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

1. transfer title of the Dwelling Units to the Not-for-Profit Society, Registered Charity, or Public Housing Body; or

2. commence a lease of the Dwelling Units, for a term of not less than 60 years, with the Not-for-Profit Society, Registered Charity, or Public Housing Body; and

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

but not including any Dwelling Units within:

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

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

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

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

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

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

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

“**Not-for-Profit Rental Housing**” means:

- (a) “**Not-for-Profit Affordable Rental Housing**” which means Residential Use Development, Combination Development or Supportive Living Housing:
- (i) that is owned, leased or otherwise held by a Not-for-Profit Society, Registered Charity or Public Housing Body on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality;
  - (ii) that contains Dwelling Units that will be operated as rental housing for people who meet Eligibility Criteria; and
  - (iii) in which the Dwelling Units are governed by the terms of a legal agreement and/or covenant with the Government of Canada, the Province of British Columbia, British Columbia Housing Management Commission, Canada Mortgage and Housing Corporation, a Member Municipality or any authorized designate of the foregoing entities, regarding the operation of the housing and stipulating that the Dwelling Units will be operated as rental housing for people who meet Eligibility Criteria;

but not including:

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

and

- (b) “**Not-for-Profit Student Rental Housing**” which means Development that:
- (i) is owned and operated by a Post-Secondary Institution on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality;
  - (ii) contains either Dwelling Units or Student Housing, or both, that will be operated as rental housing for students attending that institution; and

- (iii) is governed by the terms of a covenant with the Greater Vancouver Water District confirming the use of the Dwelling Units or Floor Area that is Student Housing is restricted for a period of 60 years to the purpose of providing rental housing for students attending that institution, that the housing will be operated by the Post-Secondary Institution or its designated agent, and will be operated on a cost recovery basis;

(m) in section 2.1, the definition “**Not-for-Profit Society**” is replaced with the following:

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

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

(n) in section 2.1, the definition “**Public Housing Body**” is added in alphabetical order with the following:

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

(o) in section 2.1, the definition “**Registered Charity**” is replaced with the following:

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

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

- (p) in section 2.1, the definition “**Rent**” is deleted;
- (q) in section 2.1, the definition “**Residential Use Development**” is added in alphabetical order with the following:
- “**Residential Use Development**” means Development that comprises one or more units having a Residential Use;
- (r) in section 2.1, the definition “**Single Family Residential Dwelling**” is added in alphabetical order with the following:
- “**Single Family Residential Dwelling**” means a detached building or structure that contains one principal Dwelling Unit and may contain one smaller Dwelling Unit;
- (s) in section 2.1, the definition “**Student Housing**” is added in alphabetical order with the following:
- “**Student Housing**” means the Floor Area in a Development that comprises:
- (a) one or more rooms that will be rented to a student of a Post-Secondary Institution (“**Student Room**”) and used or intended to be used for living and sleeping purposes, together with:
- (i) the Student Room’s shared or in-Student Room cooking facilities, or the space for installation of cooking facilities;
- (ii) one or more shared or in-Student Room bathrooms having a sink or wash-basin, a water closet and a shower or bath;
- (iii) all Floor Area within the building or structure containing the Student Rooms that is used solely for the purpose of gaining access to and from the Student Rooms, solely for the maintenance of the building or structure, or solely by the occupants of the Student Rooms in the building or structure;
- (iv) cafeteria space, if the cafeteria provides a meal service exclusively to the students living in the Student Rooms or any Dwelling Units in the Development;
- (t) in section 3.0, the text “**Waiver or Reduction of Development Cost Charges**” is replaced with “**Waiver of Development Cost Charges**”.
- (u) section 3.1 is replaced with the following:
- 3.1 Waiver of Development Cost Charges for Eligible Affordable Rental Housing.**  
Notwithstanding section 4.1 of the Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022, and subject to section 3.3 of this Bylaw, the GVWD will, in respect of the following eligible Development, waive

Development Cost Charges that the Applicant would otherwise be required to pay in accordance with that section for:

- (a) All Dwelling Units and all Student Housing that qualify as:
  - (i) Not-for-Profit Affordable Rental Housing;
  - (ii) Not-for-Profit Student Rental Housing; or
  - (iii) Inclusionary Affordable Rental Housing, subject to section 3.2 of this Bylaw.

(v) section 3.2 is replaced with the following:

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

(w) section 3.3 is replaced with the following:

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

- (a) A waiver under section 3.1 must not be granted by GVWD unless, on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality:
  - i. the Applicant has submitted to GVWD an application for a waiver in the prescribed form together with all necessary documentation or proof of eligibility; and
  - ii. GVWD has confirmed the Applicant has met all eligibility requirements and conditions for a waiver of Development Cost Charges under sections 3.1 and 3.2, and it has calculated the amount of the Development Cost Charges being waived.
- (b) GVWD may not grant a waiver under section 3.1 retroactively. After the date the Development Cost Charges are due and payable to the Member Municipality, GVWD must not grant a waiver, and must not refund any Development Cost Charges already paid.

(x) section 4.1 is replaced with the following:

4.1 **Statements.** Each Member Municipality must provide statements to GVWD, for ever 12-month period comprising January 1 to December 31, and this will include:

- (a) the registered owner or lessee; and
- (b) number and type of use of all Dwelling Units and Student Housing (calculated in accordance with the Rate Schedules set out in the Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022) in respect of which building permits were required where Development Cost Charges were waived or reduced under this Bylaw;

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Mike Hurley, Chair

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Dorothy Shermer, Corporate Officer

**Table 1**

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

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

Bylaw Section	Change paraphrased for brevity	Rationale
	building that allow access to rooms; areas used exclusively by occupants of the building (i.e. amenity spaces, laundry facilities); areas used for maintenance of the buildings, or to provide food service exclusively for students living in the building (i.e. cafeteria).	
Definition of Public Housing Body	Defines Public Housing Body as: "British Columbia Housing Management Commission, the Provincial Rental Housing Corporation, the Canada Mortgage and Housing Corporation, the Metro Vancouver Housing Corporation, and any federal, provincial, First Nation, or local government entity that engages in the development or operation of rental housing designed to be affordable for low (or low and moderate) income households, or any authorized designate of the foregoing entities."	Creates umbrella term for simplification within the bylaw that includes all public organizations that may develop affordable rental housing, including municipal housing corporations.
<b>Section 3.1</b> Waiver of Development Cost Charges for Eligible Affordable Rental Housing	Major changes to Section 3.1 include: <ul style="list-style-type: none"> <li>• Adds full waiver for Not-for-Profit Student Rental Housing.</li> <li>• Adds Inclusionary Affordable Rental Housing</li> <li>• Allows for affordability requirements to be set by Member Municipalities and/or funders.</li> </ul>	<ul style="list-style-type: none"> <li>• Expands waiver from 50% to 100% for Not-for-Profit Student Rental Housing</li> <li>• Simplifies affordability requirements for Not-for-Profit Affordable Rental Housing</li> </ul>
<b>Section 3.2</b> Required Written Confirmation from Member Municipality.	Requires verification from Member Municipality that the Inclusionary Affordable Rental Housing will be transferred or leased long term to the Non-	Provides indirect confirmation by the Member Municipality that the benefit of the waiver is accrued to the Non-Profit, Registered Charity

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

**Table 2***Selected Housekeeping Amendments*

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



## NOTICE OF MOTION

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

*That the Greater Vancouver Water District Board pause January 1, 2027 rate increase on all DCC categories and designations as specified in Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022.*



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## COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Greater Vancouver Water District

Board Meeting Date – Friday, November 28, 2025

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This information item, listing recent information received by committee, is provided for the GVWD Board's information. Please access a complete PDF package [here](#).

### Water Committee – November 12, 2025

*Delegations:*

No delegations presented

*Information Items:*

- E1 GVWD Capital Program Update to September 30, 2025
- E2 Summer 2025 Water Supply Performance
- E3 Drinking Water Conservation Plan: 2025 Communications and Public Outreach Results
- E4 Factors Influencing Long-Term Water Planning
- E5 Coquitlam Reservoir Turbidity Mitigation Planning
- E6 Water Supply Tunnel Projects Updates