

**GREATER VANCOUVER WATER DISTRICT (GVWD)
BOARD OF DIRECTORS**

REGULAR BOARD MEETING

Friday, October 28, 2022

9:15 A.M.

**Meeting conducted in person pursuant to the Procedure Bylaw
28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia**

Webstream available at <http://www.metrovancouver.org>

[Membership and Votes](#)

A G E N D A¹

A. ADOPTION OF THE AGENDA

1. October 28, 2022 Regular Meeting Agenda

That the GVWD Board adopt the agenda for its regular meeting scheduled for October 28, 2022 as circulated.

B. ADOPTION OF THE MINUTES

1. September 23, 2022 Regular Meeting Minutes

That the GVWD Board adopt the minutes for its regular meeting held September 23, 2022 as circulated. *pg. 5*

2. October 19, 2022 Regular Joint Meeting Minutes

That the GVWD Board adopt the minutes for its regular joint meeting held October 19, 2022 as circulated. *pg. 11*

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 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 Note: Recommendation is shown under each item, where applicable. All Directors vote unless otherwise noted.

1. WATER COMMITTEE REPORTS

1.1 Award of Phase B, Construction and Commissioning Engineering Services for Coquitlam Main No. 4 – South Section pg. 15

That the GVWD Board:

- a) approve award of Phase B, Construction and Commissioning Services, in the amount of up to \$6,950,902 (exclusive of taxes) to the Phase A consultant, CH2M Hill Canada Limited, for the Coquitlam Main No. 4 - South Section, subject to final review by the Commissioner; and
- b) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

1.2 Compensation Practices Related to Metro Vancouver's Delivery of Projects pg. 20

Note: This report was considered by both Water Committee and Liquid Waste Committee

That the GVWD Board receive for information the report dated September 28, 2022, titled "Compensation Practices Related to Metro Vancouver's Delivery of Projects".

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1. WATER COMMITTEE REPORTS

1.1 Development Cost Charge Review Process and Rate Bylaw pg. 24

That the GVWD Board:

- a) approve the implementation of Development Cost Charge rates and a Development Cost Charge Waiver or reduction for not-for-profit rental housing, as proposed in the report dated September 22, 2022 titled "Development Cost Charge Review Process and Rate Bylaw", and endorse the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the Development Cost Charge program;
- b) give first, second, and third reading to the *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022*;
- c) give first, second, and third reading to the *Greater Vancouver Water District Water Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022* and
- d) direct staff to forward the *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022* to the Inspector of Municipalities for approval.

2. CHIEF ADMINISTRATIVE OFFICER REPORTS

2.1 GVWD Temporary Borrowing Bylaw No. 258, 2022

pg. 47

That the GVWD Board pass and adopt the *GVWD Temporary Borrowing Bylaw No. 258, 2022*.

3. BUDGET REPORTS

3.1 GVWD Budget and 2023 to 2027 Financial Plan

pg. 53

That the GVWD Board:

- a) approve the 2023 Annual Budget and endorse the 2023 - 2027 Financial Plan as shown in Attachment 1 of the report dated October 20, 2022, titled "GVWD 2023 Budget and 2023 - 2027 Financial Plan", in the following schedules:
 - Revenue and Expenditure Summary
 - Water Services
 - Capital Portfolio – Water Services
- b) approve the 2023 Reserve Applications as shown in Attachment 2 of the report dated October 20, 2022, titled "GVWD 2023 Budget and 2023 - 2027 Financial Plan"; and
- c) set the Water Rate for 2023 at:
 - \$1.0927 per cubic metre for June through September; and
 - \$0.7119 per cubic metre for January through May and October through December.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

I. OTHER BUSINESS

1. GVWD Board Committee Information Items and Delegation Summaries

pg. 72

J. BUSINESS ARISING FROM DELEGATIONS

K. 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 regular meeting scheduled for October 28, 2022 pursuant to the *Community Charter* provisions, Section 90 (1) (e) as follows:

- "90 (1) A part of a board 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 board or committee considers that disclosure could reasonably be expected to harm the interests of the regional district."

L. RISE AND REPORT (Items Released from Closed Meeting)

M. ADJOURNMENT/CONCLUSION

That the GVWD Board adjourn/conclude its regular meeting of October 28, 2022.

**GREATER VANCOUVER WATER DISTRICT
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Greater Vancouver Water District (GVWD) Board of Directors held at 9:58 a.m. on Friday, September 23, 2022 in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Burnaby, Chair, Director Sav Dhaliwal
North Vancouver City, Vice Chair Director
Linda Buchanan*

Anmore, Director John McEwen*
Belcarra, Director Jamie Ross*
Burnaby, Director Pietro Calendino*
Burnaby, Director Mike Hurley*
Coquitlam, Director Craig Hodge*
Coquitlam, Director Richard Stewart*
Delta, Director Jeannie Kanakos*
Delta, Alternate Director Bruce McDonald* for
George Harvie
Electoral Area A, Director Jen McCutcheon*
Langley City, Director Gayle Martin*
Langley Township, Director Jack Froese*
Langley Township, Director Kim Richter*
Maple Ridge, Director Mike Morden*
New Westminster, Director Jonathan Coté
North Vancouver District, Director Lisa Muri*
Pitt Meadows, Director Bill Dingwall*
Port Moody, Director Rob Vagramov*

Richmond, Director Malcolm Brodie*
Richmond, Director Harold Steves*
Surrey, Director Linda Annis*
Surrey, Director Doug Elford*
Surrey, Director Laurie Guerra*
Surrey, Director Mandeep Nagra*
Surrey, Director Allison Patton*
Tsawwassen, Alternate Director Steven
Stark*
Vancouver, Director Adriane Carr
Vancouver, Director Melissa De Genova*
Vancouver, Director Lisa Dominato
Vancouver, Alternate Director Pete Fry* for
Kennedy Stewart
Vancouver, Director Colleen Hardwick*
Vancouver, Alternate Director Jean Swanson*
for Christine Boyle*
Vancouver, Director Michael Wiebe*
West Vancouver, Director Mary-Ann Booth*
Commissioner Jerry W. Dobrovlny
(Non-voting member)

MEMBERS ABSENT:

Port Coquitlam, Director Brad West
Surrey, Director Doug McCallum

STAFF PRESENT:

Chris Plagnol, Corporate Officer
Dorothy Shermer, Deputy Corporate Officer
Rapinder Khaira, Legislative Services Coordinator, Board and Information Services

*denotes electronic meeting participation as authorized by Section 3.6.2 of the *Procedure Bylaw*

A. ADOPTION OF THE AGENDA

1. September 23, 2022 Regular Meeting Agenda

It was MOVED and SECONDED

That the GVWD Board adopt the agenda for its regular meeting scheduled for September 23, 2022 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. July 29, 2022 Regular Meeting Minutes

It was MOVED and SECONDED

That the GVWD Board adopt the minutes for its regular meeting held July 29, 2022 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. CONSENT AGENDA

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

- 1.1 Award of Contract Resulting from Request for Proposal (RFP) No. 22-074: Consulting Engineering Services for Cape Horn Pump Station No. 3

It was MOVED and SECONDED

That the GVWD Board adopt the recommendations presented in the following items as presented in the September 23, 2022 GVWD Board Consent Agenda:

- 1.2 Award of Contract Resulting from Request for Proposal (RFP) No. 22-197: Kennedy Newton Main – Phase 3 Scott Road Section
- 1.3 Award of Contract Resulting from Request for Proposal (RFP) No. 21-306: Supply and Delivery of Sodium Carbonate for Coquitlam Water Treatment Plant
- 1.4 Coquitlam River Watershed Roundtable – Contribution Agreement 2023-2026
- 2.1 GVS&DD and GVWD Request for Bylaw Notice Authority

CARRIED

The items and recommendations referred to above are as follows:

1.2 Award of Contract Resulting from Request for Proposal (RFP) No. 22-197: Kennedy Newton Main – Phase 3 Scott Road Section

Report dated August 4, 2022, from Roy Moulder, Director, Procurement, Procurement and Real Estate Services and Goran Oljaca, Director, Engineering and Construction, Water Services, advising the GVWD Board of the results of RFP No. 22-197: Kennedy Newton Main – Phase 3 Scott Road Section and recommending award of the contract to Matcon.

Recommendation

That the GVWD Board:

- a) approve the award of a contract in the amount of \$10,286,500. (exclusive of taxes) to Matcon Civil Constructors Inc. resulting from RFP No. 22-197: Kennedy Newton Main – Phase 3 Scott Road Section, subject to final review by the Commissioner; and
- b) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

Adopted on Consent

1.3. Award of Contract Resulting from Request for Proposal (RFP) No. 21-306: Supply and Delivery of Sodium Carbonate for Coquitlam Water Treatment Plant

Report dated August 24, 2022, from Roy Moulder, Director, Procurement, Procurement and Real Estate Services and Andrew de Boer, Acting Director, Operations and Maintenance, Water Services, advising the GVWD Board of the results of RFP No. 21-306: Supply and Delivery of Sodium Carbonate to Coquitlam Water Treatment Plant and recommending award of a 3-year contract to Brenntag Canada Inc.

Recommendation

That the GVWD Board:

- a) approve award of a contract in an amount of up to \$6,863,300 (exclusive of taxes) to Brenntag Canada Inc., for an initial 3-year term, resulting from Request for Proposal (RFP) No. 21-306: Supply and Delivery of Sodium Carbonate to Coquitlam Water Treatment Plant, subject to final review by the Commissioner; and
- b) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

Adopted on Consent

1.4 Coquitlam River Watershed Roundtable – Contribution Agreement 2023-2026

Report dated August 24, 2022, from Jesse Montgomery, Division Manager, Environment, seeking the GVWD Board's approval for renewal of a Contribution Agreement with the Watershed Watch Salmon Society for an additional four years.

Recommendation

That the GVWD Board approve the Contribution Agreement between the Greater Vancouver Water District and the Watershed Watch Salmon Society for a four-year term and annual contribution of \$34,000 plus 3% per year, commencing on January 1, 2023 and ending on December 31, 2026.

Adopted on Consent

2.1 GVS&DD and GVWD Request for Bylaw Notice Authority

Report dated September 6, 2022, from Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer, seeking the GVWD Board's direction for staff to work with Ministry of Attorney General staff to request Bylaw Notice authority.

Recommendation

That the GVWD Board direct staff to work with the Ministry of the Attorney General to request that the Lieutenant Governor in Council of the Province of British Columbia enact a Regulation under Section 29 of the *Local Government Bylaw Notice Enforcement Act*, applying the Act to the Greater Vancouver Water District.

Adopted on Consent

F. ITEMS REMOVED FROM THE CONSENT AGENDA

1.1 Award of Contract Resulting from Request for Proposal (RFP) No. 22-074: Consulting Engineering Services for Cape Horn Pump Station No. 3

Report dated August 4, 2022, from Goran Oljaca, Director, Engineering and Construction, Water Services and Roy Moulder, Director, Procurement, Procurement and Real Estate Services, advising the GVWD Board of the results of RFP No. 22-074: Consulting Engineering Services of Cape Horn Pump Station No. 3 and recommending award of the contract for Phase A work to Stantec Consulting Ltd.

It was MOVED and SECONDED

That the GVWD Board:

- a) authorize an increase of the budget for the Detailed Design phase of the Cape Horn Pump Station No. 3 (CHPS3) project in the amount of \$4,000,000 from known savings on other projects, bringing the revised total budget for this phase of the project to \$9,600,000; and
- b) approve award of a contract for the Detailed Design services (Phase A) in the amount of up to \$7,566,020 (exclusive of taxes) to Stantec Consulting Ltd. Resulting from Request for Proposal (RFP) No. 22-074: Consulting

- Engineering Services for Cape Horn Pump Station No. 3, subject to final review by the Commissioner; and
- c) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

CARRIED

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. BUSINESS ARISING FROM DELEGATIONS

No items presented.

K. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the GVWD Board close its regular meeting scheduled for September 23, 2022 pursuant to the *Community Charter* provisions, Section 90 (1) (e) as follows:

“90 (1) A part of a board 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 board or committee considers that disclosure could reasonably be expected to harm the interests of the regional district.”

CARRIED

L. RISE AND REPORT (Items Released from Closed Meeting)

No items presented.

M. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the GVWD Board adjourn its regular meeting of September 23, 2022.

CARRIED

(Time: 10:04 a.m.)

CERTIFIED CORRECT

Chris Plagnol, Corporate Officer

Sav Dhaliwal, Chair

55323685 FINAL

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

Minutes of the Regular 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) Board of Directors held at 9:19 a.m. on Wednesday, October 19, 2022 in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia to hold a workshop on preparations for the 2023 Budget and 2023 - 2027 Financial Plan.

MEMBERS PRESENT:

Burnaby, Chair, Director Sav Dhaliwal
 Anmore, Director John McEwen*
 Belcarra, Director Jamie Ross*
 Bowen Island, Director David Hocking
 Burnaby, Director Pietro Calendino*
 Burnaby, Director Mike Hurley*
 Coquitlam, Director Craig Hodge*
 Coquitlam, Director Richard Stewart* (departed at 10:02 a.m.)
 Delta, Alternate Director Dylan Kruger* for George Harvie
 Delta, Director Jeannie Kanakos*
 Electoral Area A, Director Jen McCutcheon*
 Langley City, Director Gayle Martin*
 Langley Township, Director Jack Froese*
 Langley Township, Director Kim Richter*
 Lions Bay, Director Ron McLaughlin*
 Maple Ridge, Director Mike Morden*

New Westminster, Director Jonathan Coté*
 North Vancouver District, Director Lisa Muri*
 Pitt Meadows, Director Bill Dingwall*
 Port Coquitlam, Director Brad West*
 Port Moody, Director Rob Vagramov* (departed at 10:08 a.m.)
 Richmond, Director Malcolm Brodie*
 Richmond, Director Harold Steves*
 Surrey, Director Linda Annis*
 Surrey, Director Doug Elford*
 Surrey, Director Laurie Guerra*
 Surrey, Director Mandeep Nagra* (departed at 10:04 a.m.)
 Surrey, Director Allison Patton*
 West Vancouver, Director Mary-Ann Booth*
 White Rock, Director Darryl Walker*

MEMBERS ABSENT:

North Vancouver City, Vice Chair Director Linda Buchanan
 Surrey, Director Doug McCallum
 Tsawwassen, Alternate Director Steven Stark
 Vancouver, Director Christine Boyle
 Vancouver, Director Adriane Carr

Vancouver, Director Melissa De Genova
 Vancouver, Director Lisa Dominato
 Vancouver, Director Colleen Hardwick
 Vancouver, Director Kennedy Stewart
 Vancouver, Director Michael Wiebe

STAFF PRESENT:

Jerry W. Dobrovolsky, Chief Administrative Officer
 Dorothy Shermer, Deputy Corporate Officer
 Rapinder Khaira, Legislative Services Coordinator, Board and Information Services

*denotes electronic meeting participation as authorized by Section 3.6.2 of the *Procedure Bylaw*

A. ADOPTION OF THE AGENDA

1. October 19, 2022 Regular Joint Board Meeting Agenda

It was MOVED and SECONDED

That the MVRD, MVHC, GVS&DD and GVWD Boards adopt the agenda for its regular joint meeting scheduled for October 19, 2022 as circulated.

CARRIED

B. REPORTS

1. 2023 – 2027 Financial Plan – Metro Vancouver Districts and Housing Corporation

Report dated October 11, 2022, from Jerry Dobrovolny, Commissioner/Chief Administrative Officer and Dean Rear, General Manager, Financial Services, Chief Financial Officer, presenting the MVRD, MVHC, GVWD and GVS&DD Boards with the 2023 Budget and 2023 – 2027 Financial Plan for the Metro Vancouver Districts and Housing Corporation for consideration.

Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, and Dean Rear, Chief Financial Officer/General Manager, Financial Services provided a verbal overview of the 2023 – 2027 Financial Plan, including information on the overall household impact; strategic priorities and goals; and the projected operating and capital budgets.

Liquid Waste Services

Members were provided with an overview of the 2023 Liquid Waste Services Budget and 2023 – 2027 Financial Plan, including information on performance metrics; continuous improvements; operating and capital expenditures, funding, and highlights; budget reductions and new revenue sources; and the utility cost benchmark.

Water Services

Members were provided with an overview of the 2023 Budget and 2023 – 2027 Financial Plan, including information on performance metrics; continuous improvements; challenges to water services; operating and capital expenditures, funding, and highlights; the 2023 – 2026 Capital Plan; and the utility cost benchmark.

10:02 a.m. Director Stewart departed the meeting.

10:04 a.m. Director Nagra departed the meeting.

Solid Waste Services

Members were provided with an overview of the 2023 Solid Waste Services Budget and 2023 – 2027 Financial Plan, including information on performance metrics; continuous improvements; operating and capital expenditures, funding, and highlights; and the utility cost benchmark.

10:08 a.m. Director Vagramov departed the meeting.

Metro Vancouver Housing Corporation

Members were provided with an overview of the 2023 Metro Vancouver Housing Corporation Budget and 2023 – 2027 Financial Plan, including information on performance metrics; continuous improvements; operating and capital expenditures, funding, and highlights; 2023 – 2027 Capital Maintenance Plan expenditures; and tenant operations and community building programs.

Metro Vancouver Regional District

Members were provided with an overview of the Regional District Financial Plan, including information on MVRD's functions; performance metrics; continuous improvement; operating highlights; Regional Parks Capital Budget; Capital Program highlights; the bottom line of the 2023 Budget; and overall household impact for 2023 -2027.

Presentation material titled "2023 – 2027 Financial Plan Overview" is retained with the October 19, 2022 Joint Board Budget Workshop agenda.

2. Reference Materials

2.1 2023 – 2027 Financial Plan – Standing Committee Reports

3. Questions and Answers, Comments from the Public

Chair Dhaliwal called for input from members of the public wishing to speak to the proposed Metro Vancouver Districts and Housing Corporation Budgets.

1. Nathan Davidowicz

Nathan Davidowicz commented on the 2023 Budget and 2023 - 2027 Financial Plan, highlighting the need to reallocate gas tax funds from TransLink to local governments.

Chair Dhaliwal called twice more for input from members of the public wishing to speak.

It was MOVED and SECONDED

That the MVRD/MVHC/GVS&DD/GVWD Boards direct staff to prepare the necessary 2023 Budget and 2023-2027 Financial Plan information to be presented at the October 28, 2022 Metro Vancouver Districts and Housing Corporation Board meetings for consideration.

CARRIED

C. ADJOURNMENT/CONCLUSION

It was MOVED and SECONDED

That the MVRD/MVHC/GVS&DD/GVWD Boards conclude its regular joint meeting of October 19, 2022.

CARRIED

(Time: 10:46 a.m.)

CERTIFIED CORRECT

Dorothy Shermer, Deputy Corporate Officer

Sav Dhaliwal, Chair

55874350 FINAL

To: Water Committee

From: Roy Moulder, Director, Procurement, Procurement and Real Estate Services
Bob Cheng, Director, Major Projects, Project Delivery

Date: September 27, 2022 Meeting Date: October 6, 2022

Subject: **Award of Phase B, Construction and Commissioning Engineering Services for Coquitlam Main No. 4 – South Section**

RECOMMENDATION

That the GVWD Board:

- a) approve award of Phase B, Construction and Commissioning Services, in the amount of up to \$6,950,902 (exclusive of taxes) to the Phase A consultant, CH2M Hill Canada Limited, for the Coquitlam Main No. 4 - South Section, subject to final review by the Commissioner; and
- b) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.

EXECUTIVE SUMMARY

To meet the growing demand for drinking water in the region, a critical infrastructure, Coquitlam Main No. 4, is to be constructed in the City of Coquitlam. The overall Coquitlam Main No. 4 project consists of four phases: Central Section, South Section, Tunnel Section, and Cape Horn Section. The South Section will be constructed first. The overall project needs to be constructed and commissioned by 2029 to support increased reliability for delivery of drinking water to the southern and eastern areas of the region.

Phase A, Detailed Design Services for the South Section was previously awarded to CH2M Hill Canada Limited in September 2018, through Request for Proposal No. 18-101. The Detailed Design for the South Section has since been completed. CH2M Hill was the highest ranked proponent during the initial evaluation and have performed satisfactorily through the Phase A scope. Therefore, it is optimal to continue their services through Phase B. In order to support construction, Phase B, Construction and Commissioning Engineering Services for the South Section is now being recommended for award to CH2M Hill Canada Limited in the amount of up to \$6,950,902 (exclusive of taxes). Total value of this contract after the award of Phase B will be \$17,836,735 (exclusive of taxes).

PURPOSE

This report is to request authorization by the GVWD Board to award Phase B, Construction and Commissioning Engineering Services for the South Section of Coquitlam Main No. 4 in the amount up to \$6,950,902 (exclusive of taxes) to CH2M Hill Canada Limited.

BACKGROUND

Pursuant to the *GVWD Officers and Delegation Bylaw No. 247, 2014 (Bylaw)* and the *Procurement and Real Property Contracting Authority Policy (Policy)*, procurement contracts which exceed a value

of \$5 million require the approval of the GVWD Board of Directors. Further, the Policy states that contracting authority for multi-phase contracts is determined based on the anticipated total value of the services to be provided over all phases, exclusive of taxes.

This report is being brought forward to the Water Committee to consider a recommendation to the GVWD Board to authorize award of Phase B, Construction and Commissioning Engineering Services for Coquitlam Main No. 4 – South Section.

PROJECT DESCRIPTION

A key goal in the 2015 to 2018 *Board Strategic Plan* is to develop and secure additional long term water supply capacity from the Coquitlam source. In order to meet the region's projected drinking water supply needs and keep pace with regional population growth, an upgrade to the Coquitlam transmission mains is required by 2029 to avoid impacting delivery of water to the southern and eastern areas of the region.

As shown in the Attachment, water from the Coquitlam Reservoir is conveyed to the Cape Horn Pump Station and Reservoir on Mariner Way in the City of Coquitlam, through multiple large diameter water mains. Coquitlam Main No. 4, comprised of four sections, namely Central, South, Tunnel and Cape Horn, is approximately 12 km in total length, and will provide additional transmission capacity through this corridor.

Request for Proposal (RFP) No. 18-101: Coquitlam Main No. 4 – South and Cape Horn Sections – Detailed Design, Construction and Commissioning Consulting Engineering Services was issued in 2018.

Award of Phase A, Detailed Design Services for Coquitlam Main No. 4 – South Section was previously approved by the Board in the amount \$4,900,495 (exclusive of taxes) and awarded to CH2M Hill Canada Limited in September 2018. The report, dated August 29, 2018, advised that the award of Phase B, Construction and Commissioning Engineering Services, would be subject to negotiations, satisfactory performance and completion of Phase A work, and further authorization from the Board.

Award of Phase A, Detailed Design Services for Coquitlam Main No. 4 – Cape Horn Section was previously approved by the Board in the amount \$5,044,525 (exclusive of taxes) and awarded to CH2M Hill Canada Limited in January 2019.

Detailed Design of the South Section has since been completed successfully, and it is anticipated that construction would begin in early 2023 and as such, Board authorization for award of Phase B work for this section is required.

The Phase B, Construction and Commissioning Engineering Services fee for Coquitlam Main No. 4 – South Section was originally estimated at \$5,236,059 (exclusive of taxes) at the time of Phase A award to CH2M Hill Canada Limited. The current fee proposed for Phase B has been recently negotiated with CH2M Hill Canada Limited and is now estimated to be a total of \$6,950,902 (exclusive of taxes). The increase in cost is attributed to:

- Longer duration of construction due to the size and complexity of the project as determined during detailed design.
- Additional effort in geotechnical inspection and monitoring over the original anticipated effort, to ensure protection of existing Metro Vancouver water mains in close proximity to the Coquitlam Main No. 4.
- Additional archeological monitoring based on better understanding of requirements from First Nations and the Provincial Archeology Branch.
- Additional site inspection due to multiple simultaneous working crews required to meet project schedule.
- Consumer Price Index (CPI) adjustments. As per the terms of RFP No. 18-101, charge out rates are eligible for adjustment once a year beginning in year three, based on CPI.

Total value of this contract with CH2M Hill Canada Limited will be \$17,836,735 with the award of Phase B, which includes \$4,900,495 and \$5305,075 for Phase A Detailed Design Services for Coquitlam Main No. 4 – South Section and Cape Horn Section, \$680,263 in change orders, and \$6,950,902 for this contract.

Fee Breakdown	Original Proposed Fee	Revised Fees (to date)
Phase A - Detailed Design South Section (Board approved Sept 2018)	\$4,900,495	\$4,900,495
Phase A - Detailed Design Cape Horn Section (Board approved May 2020)	\$5,044,525	\$5,305,075
Change Orders	\$0	\$680,263
Phase B - Construction Engineering and Commissioning Services South Section	\$5,236,059	\$6,950,902
Awarded to Date:	\$15,181,079	\$17,836,735
Phase B - Construction Engineering and Commissioning Services Cape Horn Section	\$5,263,695	\$5,263,695 *
Anticipated Fee Totals:	\$20,444,774	\$23,100,430

* Phase B for the Cape Horn Section has not been awarded. The original proposed fee is used as a placeholder until an award has been made.

ALTERNATIVES

1. That the GVWD Board:
 - a) approve award of Phase B, Construction and Commissioning Services, in the amount of up to \$6,950,902 (exclusive of taxes) to the Phase A consultant, CH2M Hill Canada Limited, for the Coquitlam Main No. 4 – South Section, subject to final review by the Commissioner; and
 - b) authorize the Commissioner and the Corporate Officer to execute the required documentation once the Commissioner is satisfied that the award should proceed.
2. That the GVWD Board not approve award of Phase B, Construction and Commissioning Engineering Services for the South Section of Coquitlam Main No. 4, and direct staff to report back to the GVWD Board with options for an alternate course of action.

FINANCIAL IMPLICATIONS

If the GVWD Board approves Alternative 1, Construction and Commissioning Engineering Services for the South Section of Coquitlam Main No. 4 in the amount of up to \$6,950,902 (exclusive of taxes), it will be awarded to CH2M Hill Canada Limited. This amount is within the allocated budget for consulting engineering in the construction phase.

The GVWD Board has the choice to not proceed with Alternative 1, but staff will need further direction in relation to the project. Alternative 2 will result in delays to the project schedule that may

impact the ability to meet the region's drinking water supply needs, particularly in the southern and eastern areas of the region, and the schedule for the City of Coquitlam's Pipeline Road Upgrade Project.

CONCLUSION

Coquitlam Main No. 4, consisting of the Central, South, Tunnel, and Cape Horn Section will provide additional transmission capacity from the Coquitlam source and needs to be constructed and commissioned by 2029 to avoid impacting delivery of drinking water to the southern and eastern areas of the region.

Phase A, Detailed Design Services for Coquitlam Main No. 4 – South Section has been successfully completed by CH2M Hill Canada Limited. Construction of the South Section project is anticipated to commence in early 2023 with award of a construction contract to the successful proponent anticipated later this year. Phase B, Construction and Commissioning Engineering Services is required to support the construction stage of the project.

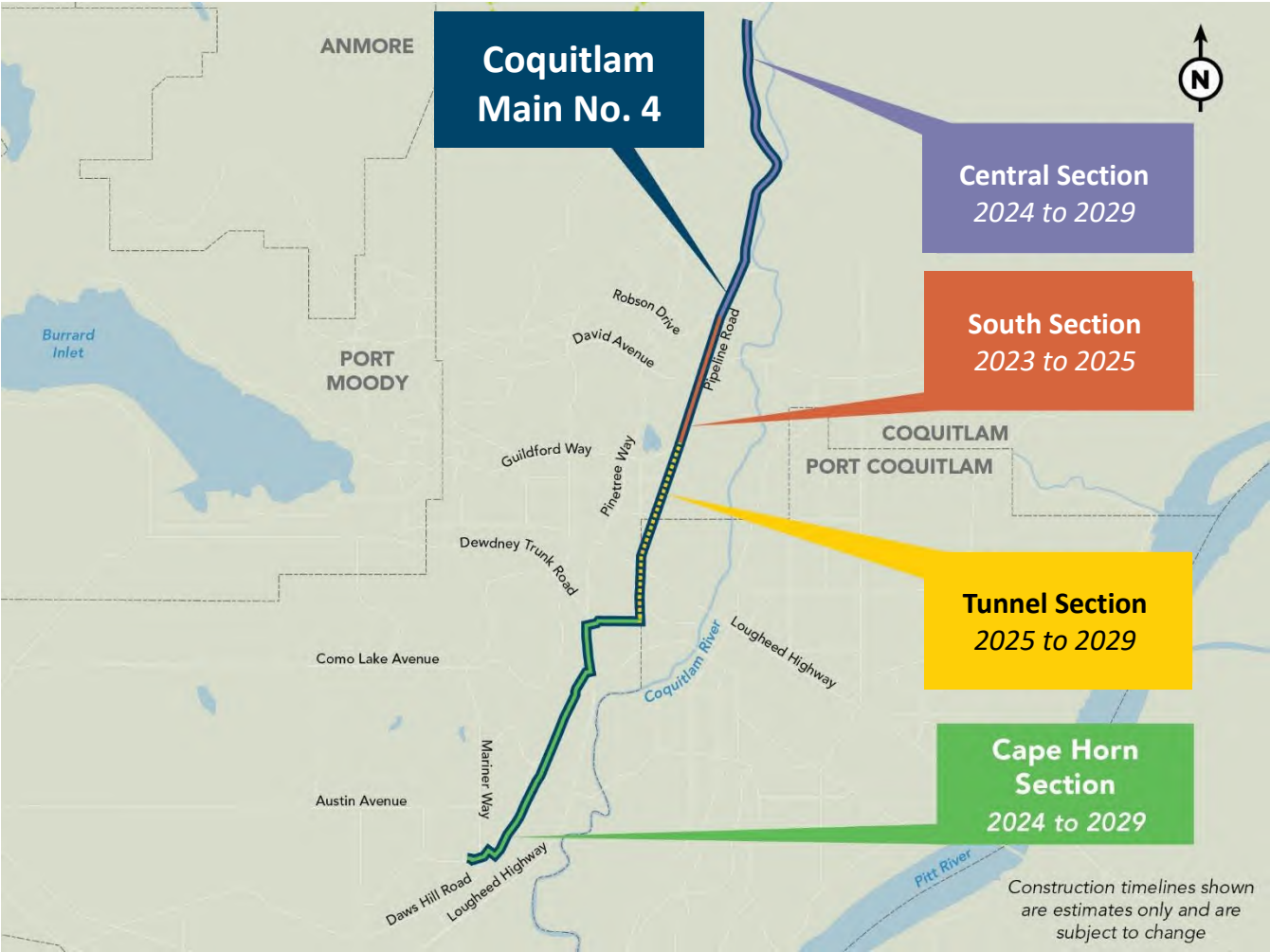
It is recommended the GVWD Board authorize the Commissioner and the Corporate Officer to award and execute the amended contract for an amount of up to \$6,950,902 (exclusive of taxes) to CH2M Hill Canada Limited for Phase B, Construction and Commissioning Engineering Services for Coquitlam Main No. 4 – South Section.

Attachment

Coquitlam Main No. 4 – Overview Map

49287794

Coquitlam Main No. 4 – Overview Map



To: Liquid Waste Committee and Water Committee

From: Cheryl Nelms, General Manager, Project Delivery

Date: September 28, 2022 Meeting Dates: October 5, 2022
October 6, 2022

Subject: **Compensation Practices Related to Metro Vancouver's Delivery of Projects**

RECOMMENDATION

That the GVS&DD and GVWD Boards receive for information the report dated September 28, 2022, titled "Compensation Practices Related to Metro Vancouver's Delivery of Projects".

EXECUTIVE SUMMARY

Metro Vancouver currently mitigates and compensates member jurisdictions for the impact of projects taking place within their jurisdiction through various means, which are generally negotiated on an ad-hoc basis. Mitigation and compensation for member jurisdictions may take the form of changes to a design resulting in higher project costs, addition of community amenities, upgrades to member's infrastructure, provision of resources to our members to handle increased workload resulting from our projects, as well as payment of fees for various permits, lost revenue, letters of credit, and other charges.

Metro Vancouver is currently reviewing practices underway with a goal to create a predictable, consistent and equitable approach to mitigating and compensating member jurisdictions for the impacts to their community during construction of region-serving infrastructure. Staff intend to bring back future reports that will recommend guiding principles and approaches to different forms of compensation.

PURPOSE

To provide the GVS&DD and GVWD Boards an overview of current practices used by Metro Vancouver when delivering projects, to either mitigate or compensate for the impacts to communities during construction.

BACKGROUND

Each year, Metro Vancouver delivers projects to ensure that the region has reliable access to clean drinking water, safe wastewater removal and treatment, and waste disposal and recycling. Additionally, Metro Vancouver develops regional parks for use by the public and builds housing to support low-income residents. The purpose of delivering these services on behalf of the members is to provide infrastructure at a scale that is more efficient than if each member or participant delivered the services separately. As a result, the services offer efficiencies that benefit all members. Members participate in the core services based on the understanding that not only will the benefits of the service be equitably shared amongst participants, but the impacts and costs of delivering those services are also equitably shared.

Construction, particularly the linear construction that is required to build or replace large regional water and sewer mains, has impact to communities through noise, dust, and traffic disruption.

Currently Metro Vancouver addresses impacts on a case-by-case basis. Addressing the impacts may be through mitigation and/or compensation, and are identified in collaboration with member jurisdictions within which the construction project is taking place.

Forms of mitigation can include changes to construction methodology. For example, choosing to do a tunneling method rather than open cut to reduce local community impacts, can significantly increase the cost of a project. Forms of compensation may include adding amenities (washrooms, trails), compensating for lost revenue or paying fees that Metro Vancouver may or may not be legally obligated to pay.

In 2018, the Board rescinded the existing Capital Projects Policy and recommended that Metro Vancouver staff work with staff advisory committees to develop a capital projects framework, which would capture the approach and process of how Metro Vancouver projects are planned, managed, constructed, and communicated. Since then, Metro Vancouver has been engaging with member jurisdictions through a Regional Engineers Advisory Committee (REAC) working group. In conversations with the working group, members have expressed interest in working collaboratively to reduce impacts of Metro Vancouver projects on the community, reduce impacts of Metro Vancouver projects on staff capacity, and address the impact of hosting Metro Vancouver facilities in their community. Various recommendations have been made by the group, and Metro Vancouver is now beginning a review of mitigation and compensation practices, as well as what types of costs should be considered compensation.

Metro Vancouver's intent is to develop predictable, consistent, and equitable approaches to mitigating construction impacts and compensating member jurisdictions for the impacts to their community during construction. This will allow Metro Vancouver to strengthen our relationships with member jurisdictions and the public. Specific objectives for this work include:

- Creating a more equitable and transparent project delivery process across all member jurisdictions
- Reducing project delivery timelines and costs
- Reducing overall impact on the region's ratepayers
- Addressing how members' permit processes and fees are applied to capital projects

The review will also take into consideration whether Metro Vancouver should or should not be participating in existing municipal payment frameworks used for developers.

AREAS OF MITIGATION AND COMPENSATION UNDER REVIEW

Statutory Rights of Way

Currently, statutory rights of way (SRW) are negotiated on a case-by-case basis with member jurisdictions and others when projects are underway. Increasingly, Metro Vancouver is being asked to pay current market value for land that has either been previously purchased in the public interest

or is an existing municipal asset. A full policy proposal will be brought forward to the Metro Vancouver Board in 2023 for consideration.

Community Amenities

Currently, Metro Vancouver works collaboratively with member jurisdictions to provide amenities in tandem with construction on a case-by-case basis. Examples include things such as water features, staircases, multi-use or bike paths, parking stalls, washrooms, park upgrades, public plazas, public art, and interpretive elements. These contributions can vary in cost and percentage of the project budget. Currently, there is no standard or limit set, and the extent of the provision is balanced with other project impacts as well as priorities in a local community.

Other Fees

Other types of fees that Metro Vancouver either pays or has been asked to pay in the course of delivering infrastructure include; Development Cost Charges (DCCs), Community Amenity Charges (CACs), payment in lieu of taxes, and permit fees (e.g. building permits, development permits, highway use permits, etc.).

The REAC working group has been discussing the appropriateness of these types of payments by Metro Vancouver to member jurisdictions. This feedback, along with Metro Vancouver's evaluation will inform the development of a guide that will reference considerations when levying fees on Metro Vancouver projects to help assess whether fees are applicable.

Compensation for Lost Revenue, Restoration of Damage, and Other

Metro Vancouver currently compensates members for any damage caused and restoration of disturbed areas and specific to temporary work areas, lost revenues (such as from parking lots), and additional items as may be negotiated between Metro Vancouver and its members.

Other Forms of Mitigation

Metro Vancouver also works closely with communities to design and deliver projects with low impact. On occasion, this mitigation can increase costs of a project by a significant amount. One example is Metro Vancouver agreeing to tunnel mains to reduce impacts on the community and traffic, which can increase project costs. These mitigation efforts will also be taken into consideration as how it adds into the overall mitigation and compensation costs that Metro Vancouver pays to deliver projects.

ADDITIONAL TOOLS UNDER DEVELOPMENT

Capital Projects Impact Assessment Tool

Metro Vancouver is evaluating the creation of an impact assessment tool that would allow the organization to evaluate more consistently and systematically the impacts of Metro Vancouver construction projects on the local communities and identify potential mitigation and/or compensation measures.

Capital Projects Guide

A Capital Projects Guide is under development with input from the REAC working group. The purpose of a Capital Projects Guide is to capture the approach and process of how Metro Vancouver projects are planned, managed, constructed, and communicated. This will help promote a transparent and consistent process that ensures all members and partners know what to expect. The guide will:

- Set expectations and improve communication between Metro Vancouver and its members.
- Document how Metro Vancouver plans and delivers its capital projects and the milestones for member input/participation.
- Facilitate a consistent and transparent process for the delivery and communication of capital projects within host member jurisdictions.

In addition to this forward looking work, Metro Vancouver staff continue to work with member jurisdictions to set up regular coordination meetings to talk about upcoming work, protocols, and collectively mitigate impacts of how Metro Vancouver projects intersect with work being delivered by that member jurisdiction.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The development of standardized, region-wide approaches to mitigation and compensation for projects undertaken in member jurisdictions would help to manage project costs, maintain project schedules, mitigate scope creep and change orders on construction projects, as well as ensure a transparent and equitable approach across all member jurisdictions.

CONCLUSION

Each year, Metro Vancouver delivers projects to ensure that the region has access to clean drinking water, safe wastewater removal and treatment, and waste disposal and recycling. Additionally, Metro Vancouver develops regional parks for use by the public and builds housing to support low-income residents. The purpose of delivering these services on behalf of the members is to provide infrastructure at a scale that is more efficient than if each member or participant delivered the services separately. As a result, the services offer efficiencies that benefit all members. Members participate in the core services based on the understanding that not only will the benefits of the service be equitably shared amongst participants, but the impacts and costs of delivering those services are also equitably shared.

Currently Metro Vancouver addresses project impacts on a case-by-case basis. The development of standardized, region-wide approaches to mitigation and compensation for projects happening in any member jurisdiction would help to manage project costs and schedule, and mitigate scope creep on design, or changes resulting in construction claims once construction has begun, as well as ensure a transparent and equitable approach across all member jurisdictions.

Staff will return to the Board with additional reports containing recommendations on guiding principles and approaches to different forms of compensation.

To: Water Committee

From: Joe Sass, Director, Financial Planning, Finance Services

Date: September 22, 2022

Meeting Date: October 6, 2022

Subject: **Development Cost Charge Review Process and Rate Bylaw**

RECOMMENDATION

That the GVWD Board:

- a) approve the implementation of Development Cost Charge rates and a Development Cost Charge Waiver or reduction for not-for-profit rental housing, as proposed in the report dated September 22, 2022 titled “Development Cost Charge Review Process and Rate Bylaw”, and endorse the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the Development Cost Charge program;
 - b) give first, second, and third reading to the *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022*;
 - c) give first, second, and third reading to the *Greater Vancouver Water District Water Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022* and
 - d) direct staff to forward the *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022* to the Inspector of Municipalities for approval.
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EXECUTIVE SUMMARY

Engagement on the development of a Development Cost Charge (DCC) for the Greater Vancouver Water District took place in spring and summer 2022 with development industry, member jurisdictions, First Nations, and the public in which feedback and comments were received and addressed. 105 people from industry and member jurisdictions participated in engagement sessions. Key feedback received throughout the engagement activities was the need for a phased approach, early and often engagement, as well as some member jurisdictions requested the inclusion of interest costs in the determination of the DCC rates. In response, Metro Vancouver is proposing to maintain the 50% assist factor and the inclusion of interest costs associated with the financing of growth capital in the DCC rates. In addition, Metro Vancouver is committed to a proactive engagement process for any future DCC updates. It is recommended that the GVWD Board approve the implementation of the DCC rates and the DCC bylaw and direct staff to forward the DCC bylaw to the Inspector of Municipalities for approval. Once the bylaw is approved by the Inspector of Municipalities, staff will bring back the bylaw for final adoption by the GVWD Board.

PURPOSE

The purpose of this report is to provide an update on the GVWD Development Cost Charge (DCC) rate review, summarize feedback from engagement, and recommend the Board give three readings to *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022* so it can be forwarded to the Inspector of Municipalities for consideration as well as give three readings to the

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

BACKGROUND

As part of the *2019–2022 Board Strategic Plan*, the Metro Vancouver Board is committed to pursuing the adoption of water DCCs with the purpose of ensuring new development in the region fund or partially fund the cost of water infrastructure expansion required to service that development. The concept of Metro Vancouver funding the growth portion of its regional water infrastructure through DCCs has been encouraged by most board members for several years.

While Metro Vancouver has operated a liquid waste DCC program of the Greater Vancouver Sewerage and Drainage District (GVS&DD) since 1997, there has never been a water DCC program in place, as the GVWD Act does not allow for the collection of DCCs. However, provincial staff recently reviewed historical interpretations and found that a different approach to legislative authority is possible through the *Local Government Act*.

As part of the plan to implement a water development cost charge (DCC), a Program review was initiated in 2020. A set of proposed DCC rates in principle was brought forward in July 2021 for consideration by the Water Committee. At that time the Water Committee did not endorse the rates proposed, and staff were instructed to reconsider the proposed rates as the large assist factor did not adhere to the direction for growth in the region to pay for required growth in the water system. Staff subsequently reported back to the Water Committee in April 2022 with additional rate options and an engagement plan.

On April 29, 2022, the GVWD Board passed the following resolution:

That the GVWD Board:

- a) *direct staff to proceed with engagement on the proposed implementation of a water DCC program as described in the report dated March 3, 2022, titled “Engagement Plan and Proposed Rates for Water DCC Program Implementation”; and*
- b) *direct staff to proceed with engagement on the proposed implementation of the water DCC program with rates determined using a 50% assist factor.*

This report summarizes the feedback provided from the consultation and engagement sessions and presents a proposed bylaw to establish the DCC rates.

CONSULTATION AND ENGAGEMENT PROCESSES

In early 2022, a dedicated webpage was launched providing information on updates to the DCC program, the review process, and the proposed rates as well as newsletters were sent to the development industry with an invitation to complete feedback and attend the webinars. Visitors to the website were able to register for the mailing list to receive additional DCC updates and staff reached out to interested parties to discuss a format for consultations that would best suit their members. Engagement opportunities were promoted on social media and in e-newsletters. Information on the water DCC and the engagement process was provided to staff of member jurisdictions through four regional advisory committees.

Meetings targeting the development industry and the public were held on June 3 and June 6, 2022. A special meeting with staff from member jurisdictions was held on June 20. In addition, individual meetings were held with four First Nations. All meetings were virtual and at each meeting, Metro Vancouver representatives from the Finance and Water Services Departments explained the proposed DCC program and answered questions from those in attendance.

There were 105 participants to seven engagement sessions, representing the development industry, First Nations, the public, and member jurisdictions. Each session began with a presentation summarizing regional growth, the capital projects planned to address growth, the proposed rates, and the review process. This was followed by a question and answer period where attendees inquired on topics of interest to them. With a diverse group of attendees, there were a wide variety of questions and concerns.

In addition, staff used Civil Space, an online engagement platform, to host a project feedback form where people could provide input online, and received 52 submissions (which may have been unique participants or from participants of the webinars). The key issues identified and discussed are summarized into the basic themes as set out below.

SUMMARY OF FEEDBACK

Interest	How We're Responding
Water DCC and assist factor	<p>What we heard: There is general support of a water DCC based on the concept that growth should pay for growth. This was true in the meetings and in the feedback form. Over 70% of the respondents to the feedback form expressed moderate to strong support for this concept.</p> <p>How we're responding: Implementing a water DCC to support growth in the region to pay for required growth in the water system.</p>
Financial Impact	<p>What we heard: Many in the development industry and member jurisdictions expressed concern about the cumulative impact of rate increases of the various DCCs. The development industry indicated that there have been increases to municipal, TransLink, and Metro Vancouver DCCs, as well as increases in community amenity charges and additional building code requirements. The development industry expressed that although each rate increase in itself may not be significant, the cumulative financial burden on developers is substantial.</p> <p>A few member jurisdictions expressed concerns about how Metro Vancouver's proposed water DCCs would impact their ability to raise their own DCCs sufficiently to have growth pay for growth.</p>

	<p>How we're responding:</p> <p>Anticipating these concerns, Metro Vancouver staff commissioned an industry capacity analysis in 2021 to assess the impact of the proposed DCC rates on development industry and concluded the capacity to absorb more DCCs existed but varied by subregion. Furthermore, staff indicated that the GVWD Board had recommended a 50% assist factor in response to regional growth and that servicing the associated growth its mandate.</p> <p>The DCC charge strives to support the principle of "growth paying for growth". Should the DCC's not be sufficient, water rates will have to be increased to pay for growth infrastructure.</p>
Early and Often Engagement	<p>What we heard:</p> <p>Within the development industry there was overall consensus that early notice of potential DCC rate increases would be helpful. This would help developers to accommodate the rate increases in their plans and financial analyses, as it is much more difficult to manage an increase in costs after sites have been purchased and financing arranged. The development industry requested to be notified as soon as possible of any proposed rate increases and to be included in the consultations on the future phasing of the assist factor from 50% down to 1%.</p> <p>How we're responding:</p> <p>Metro Vancouver is committed to being proactive in providing early communication and consistent engagement with the development industry when there are updates to the DCCs in the future.</p>
Administration of New Water DCC	<p>What we heard:</p> <p>There were questions and concerns from the member jurisdictions about providing enough communication to be able to accommodate the collection of the new Water DCC rates as the member jurisdictions collect DCCs on behalf of Metro Vancouver. There was a request to provide communication materials and a mechanism to coordinate the timing of any changes which would simplify the administrative burden necessary for the municipal staff that collect the charges. The challenge will be coordinating timing with member jurisdictions that are updating the DCC rates.</p> <p>How we're responding:</p> <p>Metro Vancouver staff committed to providing communication materials and a point of contact to ensure that the implementation of the new Water DCC is consistent.</p>
Development Cost Charge Waiver or Reduction	<p>What we heard:</p> <p>The issue of a waiver or reduction in the water DCC was raised at the public meetings and was included in the feedback form. There was interest in whether this was being considered and which kind of developments would be eligible for</p>

	<p>a waiver or reduction. The response to the question on the feedback form indicated strong support, 84%, for both not-for-profit rental housing and private development of not-for-profit rental housing projects receiving a waiver or reduction in DCCs. The value of providing private development of not-for-profit rental housing projects with a waiver or reduction was raised in both meetings with the development industry.</p> <p>How we're responding:</p> <p>With respect to affordable housing, staff have drafted an affordable housing waiver bylaw (attachment 2) for the GVWD DCC rates, which is consistent with the current GVS&DD waiver bylaw. Housing Policy and Planning is currently examining the waivers and reductions and will assess whether adjustments to the bylaws will be required in the future.</p>
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First Nation Engagement

In response to requests, staff organized meetings with four First Nations as well as responded to written correspondence from four First Nations. A common concern was whether a regional water DCC will apply to new developments on First Nation lands; except for the treaty First Nation, there is no impact. However, for the First Nations who engaged in the process there are outstanding issues about how a water DCC will affect other real estate activities. In this regard, the issues raised were how a water DCC, in the context of other DCCs applied in the region, would affect the costs of these developments.

Other issues raised related to the consultation on new water infrastructure projects as well as the expressed hope that indigenous businesses can participate in the business opportunities associated with new infrastructure projects. More generally the underlying concern is how the strategic priorities of Metro Vancouver align with the vision and aspirations of the First Nations in the region. Staff are committed to continue to work with First Nations on DCC related questions and issues.

BYLAWS

The Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022 (Attachment 1) has been structured with the following:

- The rates are as approved by the GVWD Board in April 2022, and as presented through the stakeholder consultation and First Nation engagement processes;
- The proposed effective date is January 1, 2023.

The Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022 (Attachment 2) has been structured with the following:

- The definitions for eligibility for application within the bylaw;
- The proposed effective date is January 1, 2023.

ALTERNATIVES

1. That the GVWD Board:
 - a) approve the implementation of Development Cost Charge rates and Development Cost Charge Waiver or reduction for Not-for-Profit Rental Housing, as proposed in the report dated

September 22, 2022 titled "Development Cost Charge Review Process and Rate Bylaw", and endorse the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the Development Cost Charge program;

- b) give first, second and third reading to the *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022*
 - c) give first, second and third reading to the *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022*; and
 - d) direct staff to forward the *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022* to the Inspector of Municipalities for approval.
2. That the Water Committee receive for information the report dated September 22, 2022 titled "Development Cost Charge Review Process and Rate Bylaw" and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

If the Water Committee endorses Alternative 1, the report will be forwarded to the GVWD Board for approval. The DCC program will generate funding which will be allocated to the completion of the water infrastructure necessary to meet the needs of growth in the region.

If the Water Committee does not endorse Alternative 1, further analysis may be required to determine the resulting financial impacts. Delays in implementation of a DCC program for GVWD will likely result in increased water rates to cover costs of growth related infrastructure.

CONCLUSION

Following the GVWD Board direction, an engagement process was undertaken to gather feedback on the proposed creation of a water DCC program. Engagement sessions were held in May and June 2022. A total of 105 people attended the sessions representing the development industry, member jurisdictions, First Nations, and the public. Key feedback included potential impact on housing affordability, a desire for early engagement once the bylaw changes come into effect, a need for regional coordination, and consideration of the impact on First Nations.

Based on the feedback received, it is recommended that the *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022* and the *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022* be given three readings and that staff be directed to forward it to the Inspector of Municipalities for approval. Staff recommend Alternative 1.

Attachments

- 1. Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022
- 2. Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022

**GREATER VANCOUVER WATER DISTRICT
BYLAW NO. 257, 2022
A Bylaw to impose Development Cost Charges**

WHEREAS:

- A. Pursuant to the *Local Government Act* (“the Act”), the Greater Vancouver Water District (“the GVWD”), as a greater board, may, by bylaw, impose development cost charges on every person who obtains approval of a subdivision or a building permit authorizing the construction, alteration or extension of a building or structure from a Member Municipality;
- B. Development cost charges provide funds to assist the GVWD in paying capital costs including interest costs directly related to those activities that are approved by the Inspector of Municipalities to be included as capital cost, incurred to provide, construct, alter or expand water facilities to service, directly or indirectly, the development for which the charge is being imposed;
- C. Pursuant to the Act, development cost charges are not payable in certain circumstances and the GVWD may waive or reduce development cost charges for eligible developments;
- D. Member Municipalities collect the development cost charges imposed under this Bylaw and remit them to the GVWD;
- E. In setting development cost charges under this Bylaw, the GVWD has considered:
 - (a) future land use patterns and development;
 - (b) the phasing of works and services;
 - (c) the provision of park land described in an official community plan;
 - (d) how development designed to result in a low environmental impact may affect the capital costs of infrastructure referred to in sections 559(2) and (3) of the Act;
 - (e) whether the charges are excessive in relation to the capital cost of prevailing standards of service in the municipality or regional district;
 - (f) whether the charges will, in the municipality or regional district,
 - (i) deter development,
 - (ii) discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land, or
 - (iii) discourage development designed to result in a low environmental impact.

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

1.0 Citation

- 1.1 The official citation of this bylaw is “Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022”. This bylaw may be cited as the “GVWD Development Cost Charge Bylaw”.

2.0 Schedule

- 2.1 The following Schedule is attached to and forms part of the bylaw:
Schedule “A”, GVWD Development Cost Charge Rates;

3.0 Definitions

- 3.1 In this Bylaw:

“Apartment Dwelling Unit” means a Dwelling Unit in a building or structure that consists or may consist of two or more storeys and contains or may contain four or more Dwelling Units, whereby the building or structure has a principal exterior entrance used in common for access to the Dwelling Units. Apartment Dwelling Unit does not include Dwelling Units that are Townhouse Dwelling Units;

“Building Permit” means any permit required by a Member Municipality that authorizes the construction, alteration or extension of a building or structure;

“Combination Development” means any Development that comprises two or more of the following uses:

- (a) Apartment Dwelling Unit;
- (b) Residential Dwelling Unit;
- (c) Townhouse Dwelling Unit; and
- (d) Non-Residential Use;

“Community Charter” means the *Community Charter*, SBC 2003, c. 26;

“Development” means:

- (a) a Subdivision; or
- (b) the construction, alteration or extension of a building or structure for which a Building Permit is obtained;

“Dwelling Unit” means one or more rooms comprising a self-contained unit that is used or intended to be used for living and sleeping purposes and for which are provided cooking facilities, or the facilities for installation of cooking facilities, and one or more bathrooms having a sink or wash-basin, a water closet, and a shower or bath;

“Effective Date” means the date this bylaw comes into force and takes effect;

“Floor Area” means:

- (a) the floor area of the building or structure (measured from the outside edge of all exterior walls of the building or structure), less the number of square feet of the floor area of the building or structure that is used or is intended to be used for the parking of motor vehicles and the storage of bicycles; or
- (b) in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the Building Permit applies (measured from the outside edge of any exterior walls in such portion of the building or structure), less the number of square feet of the floor area of the building or structure that is used or is intended to be used for the parking of motor vehicles and the storage of bicycles;

“Greater Vancouver Water District” or “GVWD” means the Greater Vancouver Water District which is incorporated pursuant to the *Greater Vancouver Water District Act, SBC 1924, c. 22*;

“Land Title Act” means the *Land Title Act*, RSBC 1996, c.250;

“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;

“Local Government Act” means the *Local Government Act*, RSBC 1996, c. 323;

“Member Municipality” means a municipality that is a member of the GVWD;

“Minister” means the member of the Executive Council appointed under the Constitution Act charged by order of the Lieutenant Governor in Council with the administration of the Local Government Act;

“Municipal Charges” means development cost charges imposed by a Member Municipality under either the *Local Government Act*, *Community Charter* or the *Vancouver Charter*;

“Non-Residential Use” means any building or structure or any portion of any building or structure that is not Apartment Dwelling Unit, Residential Dwelling 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;

"Parcel" means any lot, block or other area in which land is held or into which it is legally subdivided and for greater certainty, without limiting the foregoing, including a strata lot under the *Strata Property Act*;

"Rate Schedule" means the schedule of development cost charge rates that is attached as Schedule A to this Bylaw;

"Rent" means money paid or agreed to be paid, or value or a right given or agreed to be given, by or on behalf of a tenant to a landlord in return for the right to rent a Dwelling Unit, for the use of common areas and for services or facilities and includes any and all strata fees, regardless of whether such fees are paid directly to the landlord, but does not include any of the following:

- (a) a security deposit;
- (b) a pet damage deposit;
- (c) a fee prescribed under section 97 (2) (k) of the *Residential Tenancy Act*;

"Residential Dwelling Unit" means a Dwelling Unit in a building or structure that contains or may contain up to three Dwelling Units;

"Residential Tenancy Act" means the *Residential Tenancy Act*, SBC 2002, c. 78;

"Residential Use" means Apartment Dwelling Unit, Residential Dwelling Unit and Townhouse Dwelling Unit;

"Secondary Suite" has the definition ascribed to such term in the bylaws of the Member Municipality where the secondary suite is located, or, in the absence of such a definition, means the smaller Dwelling Unit contained within a Single Family Residential Dwelling;

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

"Strata Property Act" means the *Strata Property Act*, SBC 1998, c. 43;

"Subdivision" includes a division of land into two or more Parcels, whether by plan, apt descriptive words or otherwise under the *Land Title Act* or the *Strata Property Act*, the consolidation of two or more Parcels of land, and phased strata plans;

"Townhouse Dwelling Unit" means a Dwelling Unit in a building or structure that contains or may contain four or more Dwelling Units, whereby each Dwelling Unit has a direct exterior entrance;

"Vancouver Charter" means the *Vancouver Charter*, SBC 1953, c. 55;

“Water Facility” means any work, service or plant of the GVWD for acquiring, supplying, or distributing water;

4.0 Development Cost Charges

4.1 Application of Development Cost Charges. Subject to section 4.4, every person who obtains:

- (a) approval of a Subdivision from a Member Municipality; or
- (b) a Building Permit from a Member Municipality;

must pay the applicable development cost charges set out in this Bylaw to that Member Municipality on behalf of the GVWD prior to the approval of the Subdivision or the issuance of the Building Permit.

4.2 No Exemption. Without limiting the generality of section 4.1, a Building Permit in section 4.1(b) includes a permit authorizing the construction, alteration or extension of any building or structure that will, after the construction, alteration, or extension, contain one or more Dwelling Units and be put to no other use than Residential Use in those Dwelling Units.

4.3 Secondary Suites. Notwithstanding anything to the contrary contained in this Bylaw, development cost charges are not payable under this Bylaw for the construction, alteration or extension of one Secondary Suite in a Single Family Residential Dwelling or for the construction, alteration or extension of a Laneway House.

4.4 Exemptions from Development Cost Charges. Development cost charges are not payable under this Bylaw if:

- (a) the Development is not and will not be capable of being serviced by a Water Facility of the GVWD or by a Water Facility of a Member Municipality that is connected to a Water Facility of the GVWD;
- (b) the Development will not impose new capital cost burdens on the GVWD;
- (c) a development cost charge has previously been paid for the same Development unless, as a result of further Development, new capital cost burdens will be imposed on the GVWD;
- (d) the Building Permit authorizes the construction, alteration or extension of a building or structure or part of a building or structure that is, or will be, after the construction, alteration or extension, exempt from taxation under subsection 220(1)(h) of the *Community Charter*;

- (e) the value of the work authorized by the Building Permit does not exceed \$50,000 or such other amount which the Minister may prescribe by regulation; or
- (f) the Building Permit authorizes the construction, alteration or extension of self-contained Dwelling Units in a building in which:
 - (i) each Dwelling Unit is no larger in area than 29 square metres [312.153 square feet]; and
 - (ii) each Dwelling Unit is to be put to no use other than Residential Use in those Dwelling Units.

4.5 **Calculation of Development Cost Charges.** Development cost charges imposed under this Bylaw will be calculated in accordance with the rates set out in the Rate Schedule. The rates set out in the Rate Schedule may be different in relation to one or more of the following:

- (a) different zones or different defined or specified areas;
- (b) different uses;
- (c) different capital costs as they relate to different classes of Development; or
- (d) different sizes or different numbers of lots or units in a Development.

4.6 **Combination Development.** Without restricting the generality of section 4.5, the development cost charges for a Combination Development will be calculated separately for the portion of the Combination Development attributable to each of Apartment Dwelling Unit, Residential Dwelling Unit, Townhouse Dwelling Unit and Non-Residential Use and will be the sum of the development cost charges for each such use, calculated according to the Rate Schedule.

4.7 **Payment, Collection and Remittance of Development Cost Charges.** Development cost charges imposed under this Bylaw must be paid to the Member Municipality of the GVWD approving the Subdivision or issuing the Building Permit, as the case may be, as follows:

- (a) at the same time as any Municipal Charges as may be levied on the Development under a bylaw of the Member Municipality are payable to the Member Municipality; or
- (b) if no Municipal Charges will be levied on the Development under a bylaw of the Member Municipality, as follows:
 - (i) where an application is made only for Subdivision, prior to the issuance of the approval of the Subdivision by the Member Municipality; or

- (ii) where an application is made only for a Building Permit or for both Subdivision and for a Building Permit, prior to the issuance of the Building Permit by the Member Municipality.

4.8 **Payment of Development Cost Charges by Instalments.** The development cost charges imposed under this Bylaw may not be paid by instalments unless a regulation under subsection 559(5) of the *Local Government Act* applies to the Development and authorizes the payment of development cost charges in instalments.

5.0 **Collection and Remittance of Development Cost Charges**

5.1 **Collection of Development Cost Charges by Member Municipalities.** Each Member Municipality must:

- (a) collect the development cost charges imposed on a Development under this Bylaw; and
- (b) not issue approval of a Subdivision or issue a Building Permit for any Development unless the development cost charges imposed under this Bylaw have been paid in accordance with Part 4.0.

5.2 **Separate Account.** Each Member Municipality must establish and maintain a separate account for the development cost charge monies collected under this Bylaw and deposit and hold these monies in that separate account, in trust for the GVWD, until the monies are remitted to the GVWD under section 5.3

5.3 **Remittance of Development Cost Charges by Municipalities.** Each Member Municipality, within 30 days after June 30 and December 31 of each year, must remit to the GVWD the total amount of development cost charges collected by the Member Municipality under this Bylaw during the six-month period previous to such date, or an amount equal to such development cost charges if the Member Municipality did not collect development cost charges under this Bylaw, together with the statement referred to in section 5.4.

5.4 **Statements.** Each Member Municipality must provide statements to the GVWD, pursuant to section 5.3, for every six-month period comprising January 1 to June 30 and July 1 to December 31, setting out:

- (a) the number and type of use of all Residential Use Parcels or Dwelling Units on which development cost charges were levied by it under this Bylaw;
- (b) the aggregate floor area of all Non-Residential Use buildings or structures on which development cost charges were levied by it under this Bylaw (calculated in accordance with the Rate Schedule);

- (c) the legal description and civic address of each Parcel on which development cost charges were levied by it under this Bylaw, whether such development cost charges were levied in respect of a Subdivision or a Building Permit;
- (d) the date and amount of each payment of development cost charges levied by it under this Bylaw and where section 4.8 applies to permit development cost charges levied under this Bylaw to be paid by instalments, the amount of instalment payments remaining to be paid to it and the dates for payment of such remaining instalments;
- (e) the total amount of all development cost charges levied by it under this Bylaw and the total amount of all remaining instalment payments;
- (f) the number, legal description, civic address and type of use of all Parcels in respect of which Subdivisions were approved where no development cost charges were levied by it under this Bylaw; and
- (g) the number and type of use of all Dwelling Units and the aggregate floor area of all Non-Residential Use buildings or structures (calculated in accordance with the Rate Schedule) in respect of which Building Permits were required where no development cost charges were levied by it under this Bylaw.

5.5 Failure to Remit Development Cost Charges. If a Member Municipality fails, for any reason, to collect any development cost charges payable under this Bylaw or to remit to the GVWD any development cost charges collected by it, the Member Municipality must pay to the GVWD on demand an amount equal to the development cost charges that the Member Municipality should have collected or remitted under this Bylaw.

6.0 Severability

6.1 If a portion of this Bylaw is held to be invalid it shall be severed and the remainder of the Bylaw shall remain in effect.

7.0 Effective Date

7.1 This bylaw will come into effect on January 1, 2023.

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

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

Passed and finally adopted this _____ day of _____, _____.

Sav Dhaliwal, Chair

Chris Plagnol, Corporate Officer

Schedule A

GVWD DEVELOPMENT COST CHARGE RATES

<u>Description</u>	<u>Rate</u>
1. Residential Dwelling Unit	\$6,692 per Dwelling Unit
2. Townhouse Dwelling Unit	\$5,696 per Dwelling Unit
3. Apartment Dwelling Unit	\$4,261 per Dwelling Unit
4. Non-Residential Use	\$3.39 multiplied by the number of square feet of Floor Area

GREATER VANCOUVER WATER DISTRICT
BYLAW NO. 256, 2022

A Bylaw to Establish a Waiver or Reduction of Development Cost Charges for Not-for-Profit Rental Housing

WHEREAS:

- A. Pursuant to subsections 563(1) of the *Local Government Act*, RSBC 1996, c.323, the Greater Vancouver Water District, as a greater board, may, by bylaw, waive or reduce a development cost charge imposed by bylaw pursuant to section 559 of the *Local Government Act*, RSBC, 1996, c.323 for an "eligible development"; and
- B. It is deemed desirable to establish eligibility requirements and conditions for a waiver or reduction of development cost charges for not-for-profit rental housing, including affordable rental housing and student housing.

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

1.0 Citation

- 1.1 The official citation of this bylaw is "Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022". This bylaw may be cited as "GVWD Development Cost Charge Rental Housing Bylaw."

2.0 Definitions

- 2.1 In this Bylaw:

"Apartment Dwelling Unit" means a Dwelling Unit in a building or structure that consists or may consist of two or more storeys and contains or may contain four or more Dwelling Units, whereby the building or structure has a principal exterior entrance used in common for access to the Dwelling Units. Apartment Dwelling Unit does not include Dwelling Units that are Townhouse Dwelling Units;

"BC Housing" means the British Columbia Housing Management Commission;

"Building Permit" means any permit required by a Member Municipality that authorizes the construction, alteration or extension of a building or structure;

"CMHC" means Canada Mortgage and Housing Corporation;

"Combination Development" means any Development that comprises two or more of the following uses:

- (a) Apartment Dwelling Unit;

- (b) Residential Dwelling Unit;
- (c) Townhouse Dwelling Unit; and
- (d) Non-Residential Use;

“Development” means:

- (a) a Subdivision; or
- (b) the construction, alteration or extension of a building or structure for which a Building Permit is obtained;

but does not include:

- (c) an adjacent, separately titled parcel;

“Development Cost Charge” means a development cost charge payable by a registered owner to a Member Municipality on behalf of GVWD, pursuant to *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022*;

“Dwelling Unit” means one or more rooms comprising a self-contained unit that is used or intended to be used for living and sleeping purposes and for which are provided cooking facilities, or the facilities for installation of cooking facilities, and one or more bathrooms having a sink or wash-basin, a water closet, and a shower or bath;

“Effective Date” means the date this Bylaw comes into force and takes effect;

“Eligibility Criteria” means criteria established by a Not-for-Profit Society, BC Housing, CMHC, a Non-Profit Municipal Housing Corporation or a Registered Charity 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;

“Greater Vancouver Water District” or “GVWD” means the Greater Vancouver Water District which is incorporated pursuant to the *Greater Vancouver Water District Act*, SBC 1924, c. 22;

“Group Home” means staffed residential housing for those with a level of disability that requires continual assistance to complete daily tasks of living (such as taking medication, dressing or bathing);

“Member Municipality” means a municipality that is a member of the GVWD;

“Non-Residential Use” means any building or structure or any portion of any building or structure that is not Apartment Dwelling Unit, Residential Dwelling 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;

“Not-for-Profit Rental Housing” means:

(a) **“Not-for-Profit Affordable Rental Housing”** which means Residential Use Development, Combination Development or Supportive Living Housing comprising housing that is:

- (i) Owned, leased or otherwise held by a Not-for-Profit Society, BC Housing, CMHC, a Non-Profit Municipal Housing Corporation or a Registered Charity at the time of any application for, or issuance of, a waiver of Development Cost Charges;
- (ii) Operated as rental housing for people who meet Eligibility Criteria; and
- (iii) Governed by the terms of an agreement and/or covenant with the Province of British Columbia, BC Housing, CMHC or a municipality regarding the operation of the housing and stipulating how the Dwelling Units will be occupied and managed;

but not including:

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

(b) **“Not-for-Profit Student Housing”** which means Residential Use Development or Combination Development that is:

- (i) Owned and operated by a Post-Secondary Institution at the time of any application for, or issuance of, a reduction of Development Cost Charges;
- (ii) Purpose built to provide rental housing for students attending that institution;
- (iii) Operated on a cost recovery basis; and
- (iv) Governed by the terms of a covenant with the Greater Vancouver Water District confirming the use of the Development 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;

“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 an organization(s) with a similar not-for-profit purpose of providing affordable housing;
- (d) Items addressed in subsections (a), (b) and (c) must be unalterable or otherwise restricted in accordance with the applicable legislation or regulation, or require the prior written consent of GVWD to alter; and
- (e) The society's rules of conduct must be in accordance with the society's purposes and applicable legislation;

"Non-Profit Municipal Housing Corporation" means a non-profit housing corporation established at the initiative of a municipality or regional district;

"On-Site Support Services" means services to support independent daily living that are physically offered in the building's office or common areas, and include but are not limited to:

- (a) Health and mental health services;
- (b) Health and community support referrals;
- (c) Addiction services;
- (d) Employment and education services;
- (e) Job and life skills training;
- (f) Assistance with meal preparation or housekeeping; and
- (g) Counselling and outreach services;

but not including personal continual assistance services such as bathing, dressing or medication assistance, as offered in a Group Home;

"Post-Secondary Institution" means a college, university, special purpose university or institution as enabled pursuant to the *College and Institute Act*, RSBC 1996, c. 52;

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

- (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 society, the society's assets will be disposed to an organization(s) with a similar charitable purpose;
- (d) Items addressed in subsections (a), (b) and (c) must be unalterable or otherwise restricted in accordance with the applicable legislation or regulation, or require the prior written consent of GVWD to alter; and
- (e) The registered charity's rules of conduct must be in accordance with the charity's purposes and applicable legislation;

“Rent” means money paid or agreed to be paid, or value or a right given or agreed to be given, by or on behalf of a tenant to a landlord in return for the right to rent a Dwelling Unit, for the use of common areas and for services or facilities and includes any and all strata fees, regardless of whether such fees are paid directly to the landlord, but does not include any of the following:

- (a) a security deposit;
- (b) a pet damage deposit;
- (c) a fee prescribed under section 97 (2) (k) of the *Residential Tenancy Act*, SBC 2002, c. 78;

“Residential Dwelling Unit” means a Dwelling Unit in a building or structure that contains or may contain up to three Dwelling Units;

“Residential Use” means Apartment Dwelling Unit, Residential Dwelling Unit or Townhouse Dwelling Unit;

“Subdivision” includes a division of land into two or more Parcels, whether by plan, apt descriptive words or otherwise under the *Land Title Act*, RSBC 1996, c. 250 or the *Strata Property Act*, SBC 1998, c. 43, the consolidation of two or more Parcels of land, and phased strata plans;

“Supportive Living Housing” means housing, not including a Group Home, that integrates Dwelling Units for persons who were previously homeless or who are at risk of homelessness, who may also

- (a) have a mental illness;
- (b) have or be recovering from drug or alcohol addictions; or
- (c) experience other barriers to housing;

with On-Site Support Services that are available to the residents of the Dwelling Units, where occupancy is not restricted to less than 90 days;

“Townhouse Dwelling Unit” means a Dwelling Unit in a building or structure that contains or may contain four or more Dwelling Units, whereby each Dwelling Unit has a direct exterior entrance.

2.2 **Same Meaning.** Terms defined in the *Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022*, or incorporated by reference into that Bylaw have the same meaning in this Bylaw.

2.3 **References to an Enactment Include Its Amendments.** References in this Bylaw to an enactment include the enactment as it may be amended or replaced from time to time.

3.0 **Waiver or Reduction of Development Cost Charges**

3.1 **Waiver of Development Cost Charges for Eligible Not-for-Profit Affordable Rental Housing Development.** 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, for the following eligible development, waive to the applicable Member Municipality on behalf of the Not-for-Profit Society, BC Housing, CMHC, Non-Profit Municipal Housing Corporation or Registered Charity that is the registered owner at the time of the application for and issuance of a waiver of Development Cost Charges, Development Cost Charges that are otherwise payable:

- (a) All Dwelling Units within a Not-for-Profit Affordable Rental Housing Development, if at least thirty percent of the Dwelling Units are to be occupied by households with incomes at or below housing income limits for the corresponding size of housing unit, as set out in the current “Housing Income Limits” (HILs) table published by the BC Housing, or equivalent publication; or
- (b) Only those Dwelling Units within a Not-for-Profit Affordable Rental Housing Development that are to be occupied by households with incomes at or below housing income limits for the corresponding size of housing unit, as set out in the current HILs table, or equivalent publication, if less than thirty percent of all of the Dwelling Units are to be occupied by such households.

3.2 **Reduction of Development Cost Charges for Eligible Not-for-Profit Student Housing Development.** 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, for the following eligible development, for a Post-Secondary Institution that is the registered owner at the time of the application for and issuance of a reduction of Development Cost Charges, reduce by 50% the Development Cost Charges that are otherwise payable for:

- (a) All Dwelling Units within a Not-for-Profit Student Housing Development that are to be occupied by students attending the Post-Secondary Institution.

3.3 No waiver pursuant to section 3.1 and no reduction pursuant to section 3.2 shall be granted unless a registered owner’s application for a waiver or a reduction of Development Cost Charges in respect of Dwelling Units in a Not-for-Profit Rental Housing Development has been submitted to, and approved by the GVWD as fulfilling all of this Bylaw’s eligibility requirements and conditions for a waiver or a reduction of Development Cost Charges.

4.0 **Record Keeping and Reporting**

4.1 **Statements.** Each Member Municipality must provide statements to GVWD, for every 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 (calculated in accordance with the Rate Schedule 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;

- 4.2 **Reports.** GVWD staff will report annually to the GVWD Board of Directors, and any time upon the request of the Board, the number and cost of GVWD Development Cost Charge waivers or reductions granted under this Bylaw.

5.0 Severability

- 5.1 If a portion of this Bylaw is held to be invalid it shall be severed and the remainder of the Bylaw shall remain in effect.

6.0 Effective Date

- 6.1 This bylaw will come into effect on January 1, 2023.

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

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

Passed and finally adopted this _____ day of _____, _____.

Sav Dhaliwal, Chair

Chris Plagnol, Corporate Officer

To: GVWD Board of Directors

From: Dean Rear, Chief Financial Officer

Date: August 28, 2022 Meeting Date: October 28, 2022

Subject: **GVWD Temporary Borrowing Bylaw No. 258, 2022, Adoption**

RECOMMENDATION

That the GVWD Board pass and adopt the *GVWD Temporary Borrowing Bylaw No. 258, 2022*.

EXECUTIVE SUMMARY

At its July 29, 2022 meeting, the Board resolved to give three readings to GVWD Temporary Borrowing Bylaw No. 258, 2022 (Attachment 1) and to forward the Bylaw to the Inspector of Municipalities for statutory approval. The Bylaw will provide authority for GVWD to temporary borrowing through the Metro Vancouver Regional District ("MVRD") and the Municipal Finance Authority of British Columbia ("MFA"), for an amount, or amounts in aggregate, not exceeding \$268 million dollars, the remaining amount of the Greater Vancouver Water District Borrowing Bylaw No. 248, 2015, and the maximum borrowing authorized.

Temporary borrowing provides an opportunity to improve cash management and provides Metro Vancouver with borrowing methods equivalent to what is used in municipalities.

Statutory approval of the Bylaw was given on October 17, 2022 and is included as Attachment 2. Final adoption by the Board is the last approval step in the Bylaw process.

PURPOSE

That the Board adopt the *GVWD Temporary Borrowing Bylaw No. 258, 2022* which provides authority for Metro Vancouver Regional District ("MVRD") to temporary borrow on behalf of GVWD, for an amount, or amounts in aggregate, not exceeding \$268 million dollars, the remaining amount of the Greater Vancouver Water District Borrowing Bylaw No. 248, 2015, and the maximum borrowing allowed.

BACKGROUND

At its July 29, 2022 meeting, the GVWD Board resolved to give three readings to GVWD Temporary Borrowing Bylaw No. 258, 2022 (Attachment 1) and to forward the Bylaw to the Inspector of Municipalities for statutory approval. The Bylaw is required to provide GVWD temporary borrowing through the Metro Vancouver Regional District ("MVRD") and the Municipal Finance Authority of British Columbia ("MFA"), for an amount, or amounts in aggregate, not exceeding \$268 million dollars, the remaining amount of the Greater Vancouver Water District Borrowing Bylaw No. 248, 2015, and the maximum borrowing allowed.

Statutory approval of the Bylaw was given on October 17, 2022 and is included as Attachment 2. Final adoption by the Board is the last approval step in the Bylaw process.

TEMPORARY BORROWING AUTHORITY

An opportunity exists to improve cash management by using temporary borrowing, which will reduce the amount of cash on hand and maximize cash invested in the long-term investment portfolio. Temporary borrowing will allow for enhanced investment decisions and optimize investment returns by approximately \$1.8 million per year, across the organization as whole.

Metro Vancouver's current infrastructure financing strategy revolves around MFA's bi-annual long term borrowing process and does not include temporary borrowing. Through the Municipal Enabling and Validating Act (MEVA), MVRD can access temporary borrowing from MFA on behalf of the GVWD. Adoption of the Greater Vancouver Water District Temporary Borrowing Bylaw No. 258, 2022 provides the authority for temporary borrowing in the amount not exceeding \$268 million, the remaining amount of the Greater Vancouver Water District Borrowing Bylaw No. 248, 2015, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities.

ALTERNATIVES

1. That the GVWD Board pass and finally adopt *GVWD Temporary Borrowing Bylaw No. 258, 2022*
2. That the GVWD Board receive for information the report dated August 28, 2022, titled "GVWD Temporary Borrowing Bylaw No. 258, 2022 Adoption" and provide alternate direction.

FINANCIAL IMPLICATIONS

The approval of alternative one will provide staff with the authority to continue to make prudent financing decisions with respect to GVWD's capital programs. A cash management strategy that includes a combination of temporary and long-term borrowing allows the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns. Temporary borrowing will provide the flexibility to make appropriate decisions regarding balancing the cost of financing with the services provided by the related infrastructure.

Should this authority not be granted, under alternative two, staff will continue current cash flow management practices.

CONCLUSION

This Borrowing Bylaw, as recommended under alternative one, provides the necessary authorization for the GVWD to temporary borrow funds as and when required up to a maximum of \$268 million, the remaining amount of the Greater Vancouver Water District Borrowing Bylaw No. 248, 2015, and the maximum borrowing authorized.

Attachments

1. *GVWD Temporary Borrowing Bylaw No. 258, 2022*
2. Statutory Approval Dated October 17, 2022

**GREATER VANCOUVER WATER DISTRICT
TEMPORARY BORROWING REQUEST BYLAW NO. 258, 2022
A Bylaw to Request Temporary Borrowing through Metro Vancouver Regional District Pending
the Sale of Debentures**

WHEREAS:

- A. Section 45 of the *Municipalities Enabling and Validating Act (No. 2)* (the “MEVA”) authorizes the Metro Vancouver Regional District (“MVRD”) to borrow from a bank, financial institution, regional authority, or any other lender, for the purpose of providing temporary financing for a regional authority.
- B. The Greater Vancouver Water District (the “District”) is a regional authority under s.45 of the MEVA.
- C. MVRD may only borrow under s.45 of the MEVA if the District:
 - (a) is authorized to contract debt for the purpose for which the financing is to be used;
 - (b) requests MVRD to provide the financing, by bylaw approved by the Inspector of Municipalities; and
 - (c) enters into an agreement with MVRD which provides that the District will pay to MVRD all costs associated with the borrowing, and if requested by MVRD, deliver to it security in the form of securities sufficient for MVRD to meet and discharge all its obligations associated with the borrowing. The District and MVRD entered into such agreement on June 30, 2022.

Upon the adoption of this bylaw, all of the aforementioned conditions will be satisfied.

- D. The District has adopted the “Greater Vancouver Water District Debenture Bylaw No. 248, 2015” (the “Debenture Bylaw”), which authorizes a maximum of \$700,000,000 in borrowing for the purpose of undertakings authorized by the *Greater Vancouver Water District Act* (the “Act”), or for the purpose of discharging the payment of any matter or thing contemplated or authorized by the Act, including for the purpose of repaying or refunding either before or at maturity monies which have been borrowed by the District by issue of temporary securities or other debentures or securities.
- E. As of June 30, 2022, the District has borrowed \$432,000,000 against the Debenture Bylaw, and therefore \$268,000,000 is remaining and authorized to borrow against the Debenture Bylaw.
- F. The sale of debentures has been temporarily deferred.

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

1. The Board is hereby authorized and empowered to request MVRD to obtain temporary borrowing for an amount or amounts not exceeding the sum of \$268,000,000, which is equal to the amount authorized and remaining to be borrowed by the District under the Debenture Bylaw.
2. \$700,000,000 is the maximum amount of total borrowing that may be outstanding at any time under the combination of both this bylaw and the Debenture Bylaw.
3. The maximum term of any borrowing arrangements under this bylaw is five (5) years.
4. Any money borrowed will be used solely for the purposes set out in the Debenture Bylaw, specifically for the purposes of the District's capital requirements or other requirements for which financing is to be used in accordance with the its approved financial plan.
5. The proceeds from the sale of debentures or so much thereof as may be necessary will be used to repay the money so borrowed.
6. The Commissioner is hereby authorized on behalf of the District to do all such things and to execute, with or without the seal of the District, and deliver all such agreements, documents or instruments that may be necessary or desirable to give effect to this bylaw. Any such agreement, documents or instruments will also be signed by the other signatories that may be required in accordance with the "Greater Vancouver Water District Banking Authority Bylaw No. 255, 2021", as such bylaw may be amended.

Severability

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

Citation

8. This bylaw may be cited as "Greater Vancouver Water District Temporary Borrowing Request Bylaw No. 258, 2022".

Read a first, second and third time this 29th day of July, 2022.

Approved by the Inspector of Municipalities this 17th day of October, 2022.

Passed and finally adopted this _____ day of _____, 2022.

Sav Dhaliwal, Chair

Chris Plagnol, Corporate Officer



Statutory Approval

Under the provisions of sections 45(3)(b)

of the Municipalities Enabling and Validating Act (no.2)

I hereby approve Bylaw No. 258

of the Greater Vancouver Water District

a copy of which is attached hereto.

Dated this 17th ***day***
of October ***, 2022***

A handwritten signature in blue ink, appearing to read "B. B. B.", enclosed within a blue oval.

Deputy Inspector of Municipalities

To: GVWD Board of Directors

From: Dean Rear, General Manager, Financial Services/Chief Financial Officer

Date: October 20, 2022 Meeting Date: October 28, 2022

Subject: **GVWD 2023 Budget and 2023 - 2027 Financial Plan**

RECOMMENDATION

That the GVWD Board:

- a) approve the 2023 Annual Budget and endorse the 2023 - 2027 Financial Plan as shown in Attachment 1 of the report dated October 20, 2022, titled "GVWD 2023 Budget and 2023 - 2027 Financial Plan", in the following schedules:
 - Revenue and Expenditure Summary
 - Water Services
 - Capital Portfolio – Water Services
- b) approve the 2023 Reserve Applications as shown in Attachment 2 of the report dated October 20, 2022, titled "GVWD 2023 Budget and 2023 - 2027 Financial Plan"; and
- c) set the Water Rate for 2023 at:
 - \$1.0927 per cubic metre for June through September; and
 - \$0.7119 per cubic metre for January through May and October through December.

EXECUTIVE SUMMARY

Following the planning process outlined at the April 14th Board Budget Planning Workshop and as per the direction received at the October 19th Board Budget Workshop, the GVWD 2023 Annual Budget and 2023 - 2027 Financial Plan is now being brought forward to the Board for consideration and approval. The financial plan has been developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures and debt servicing costs over the next five years.

The proposed water rate increase to the peak season is expected to pay dividends over the next few years by supporting the transition to a stronger culture of water conservation regionally (especially during summer months).

Also being brought forward is a request to authorize the application of 2023 reserve funds which requires the approval of the GVWD Board pursuant to the Board's *Operating, Discretionary, and Statutory Reserves Policy*.

Staff recommend approving the GVWD 2023 Annual Budget and 2023 - 2027 Financial Plan as presented.

PURPOSE

To consider and approve the 2023 GVWD Annual Budget for Water Services and endorse the GVWD 2023 - 2027 Financial Plan.

BACKGROUND

A Board Budget Workshop was held on April 14th with the objective to seek direction for the preparation of the 2023 - 2027 Financial Plan. The workshop outlined the principles that guide the work of Metro Vancouver as an organization, the current 2022 - 2026 Financial Plan, the implications of the COVID-19 pandemic, the tools that can be used to make budget adjustments, and a proposed approach for the 2023 - 2027 Financial Plan.

In October, the 2023 budget and five-year financial plan for Water Services was presented to the Water Services Committee for consideration and endorsement and is included in Attachment 1. On October 20, 2022 this budget was also presented at the Board Budget Workshop and is summarized in the report titled “2023 - 2027 Financial Plan – Metro Vancouver Districts and Housing Corporation” (Attachment 3).

The GVWD 2023 Annual Budget and 2023 - 2027 Financial Plan are now being brought forward to the Board for consideration and approval. Also being brought forward is a request to authorize the application of 2023 reserve funds which requires the approval of the GVWD Board pursuant to the Board’s *Operating, Discretionary, and Statutory Reserves Policy* (Attachment 2).

WATER RATE STRUCTURE

Metro Vancouver currently has two distinct water rates, based on the time of the year:

1. Non-peak season - October 1 to May 31
2. Peak season - June 1 to September 30

This rate structure was implemented in 2008 to encourage water conservation, particularly during the dry summer months when water use is high and rainfall is low. Historically, increases in water rates are applied equally between both rates, and the ratio was kept the same at 1.25. In 2021, staff proposed applying the approved rate increase only to the peak rate, in order to further demand-side management initiatives and help to delay large capital projects and minimize rate impacts. This same strategy is proposed for 2023.

As a result, the proposed rates would be as follows:

1. Non-peak season rate would remain the same as 2021 at \$0.7119.
2. Peak season rate would rise from \$1.0371 (2022) to \$1.0927

The proposed increase to the peak season water rate is expected to have only a small initial effect on water consumption but is expected to pay dividends over the next few years by supporting the transition to a stronger culture of water conservation regionally (especially during summer months). Every drop of water conserved saves money by reducing treatment and operational costs while supporting regional climate change initiatives by reducing energy consumption system-wide. A sustained reduction in peak summer water use across the region will also allow for the deferral of a number of growth-related projects as current assessments indicate that the new infrastructure will only be needed if summertime demand for drinking water continues to increase.

BOARD BUDGET APPROVAL REQUIREMENTS

Unlike the *Local Government Act* and the *Community Charter* which requires Regional Districts and Municipalities in British Columbia to annually approve by bylaw a financial plan for a five-year period, multi-year financial plans are not required under *Greater Vancouver Water District Act*. The *GVWD Act* only requires an annual budget to be approved that sets rates and applies reserves to meet the requirements and obligations of the GVWD.

However, in accordance with Metro Vancouver's policies that adhere to long term financial planning principles, this report brings forward for the Board's consideration a five-year financial plan for the years 2023 - 2027. The financial plan has been developed based on a detailed budgeting process that is designed to provide member jurisdictions with anticipated rates to cover operating expenditures, capital expenditures and debt servicing costs over the next five years. This information is essential in supporting Metro Vancouver's overall budgeting process, but also provides critical information to member jurisdictions that is used in preparing individual member jurisdiction financial plans.

ALTERNATIVES

1. That the GVWD Board:
 - a) approve the 2023 Annual Budget and endorse the 2023 - 2027 Financial Plan as shown in Attachment 1 of the report dated October 20, 2022, titled "GVWD 2023 Budget and 2023 - 2027 Financial Plan", in the following schedules:
 - Revenue and Expenditure Summary
 - Water Services
 - Capital Portfolio – Water Services
 - b) approve the 2023 Reserve Applications as shown in Attachment 2 of the report dated October 20, 2022, titled "GVWD 2023 Budget and 2023 - 2027 Financial Plan"; and
2. That the Board provide alternative direction as appropriate.

FINANCIAL IMPLICATIONS

If the Board approves alternative one, the 2023 Annual Budget will be approved as presented and authority will be provided to undertake the Water Services work plans presented in the budget reports. The 2023 to 2027 Financial Plan for Water Services will also be endorsed and will provide greater certainty for budget planning in future years, as well as improved information to the public and to member jurisdictions on anticipated budgets and future rate impacts. This alternative supports Metro Vancouver's plan to enhance demand side management in order to defer capital projects to increase system capacity.

Under alternative two, the Board may wish to amend the 2023 budget and approve the budget and financial plan as amended. Under the *GVWD Act*, the Board is required to adopt a budget before the end of the year on an annual basis to ensure the ongoing financial sustainability of the Corporation. Member jurisdictions rely on receiving GVWD rate information in late October or early November of each year to inform member jurisdictions in the preparation of their municipal budgets and five year financial plans.

SUMMARY / CONCLUSION

The 2023 Revenue and Expenditure Budgets and the 2023 Reserve Applications require Board approval. Endorsing the GVWD 2023 - 2027 Financial Plan aligns with Metro Vancouver's financial planning practices and concludes the administrative process of the 2023 budget development cycle.

Staff recommend approving the GVWD 2023 Annual Budget and endorsing the 2023 - 2027 Financial Plan as presented in alternative one.

Attachments

1. GVWD 2023 - 2027 Financial Plan
2. 2023 Reserve Applications
3. “2023 - 2027 Financial Plan – Metro Vancouver Districts and Housing Corporation”, dated October 20, 2022.

Reference

[Metro Vancouver Board Budget Workshop Agenda, October 19, 2022](#)

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METRO VANCOUVER DISTRICTS
REVENUE AND EXPENDITURE SUMMARY
2023-2027 FINANCIAL PLAN

	2022 BUDGET	2023 BUDGET	% CHANGE	2024 FORECAST	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE
REVENUES											
Water Sales	\$ 329,365,517	\$ 338,337,102	2.7%	\$ 373,205,406	10.3%	\$ 425,239,222	13.9%	\$ 480,853,802	13.1%	\$ 548,965,816	14.2%
Liquid Waste Services Levy	301,424,687	324,265,595	7.6%	403,777,026	24.5%	492,474,707	22.0%	581,272,842	18.0%	678,672,079	16.8%
Solid Waste Tipping Fees	112,909,870	121,921,930	8.0%	129,029,184	5.8%	137,969,863	6.9%	146,011,531	5.8%	153,818,262	5.3%
Metro Vancouver Regional District Requisitions	89,868,576	100,621,354	12.0%	111,106,475	10.4%	113,923,688	2.5%	117,788,031	3.4%	120,131,118	2.0%
Compensation Services Revenue	503,691	537,759	6.8%	560,207	4.2%	568,902	1.6%	578,295	1.7%	589,590	2.0%
Collective Bargaining Services Revenue	934,437	982,987	5.2%	1,028,147	4.6%	1,042,611	1.4%	1,059,311	1.6%	1,078,487	1.8%
Housing Rents	42,110,363	43,776,981	4.0%	47,786,671	9.2%	51,169,123	7.1%	59,741,420	16.8%	62,385,099	4.4%
Liquid Waste Industrial Charges	12,262,636	12,495,626	1.9%	13,169,057	5.4%	13,655,992	3.7%	14,044,413	2.8%	14,465,746	3.0%
Energy Sales	6,401,758	5,900,000	(7.8%)	6,254,000	6.0%	6,504,160	4.0%	6,699,285	3.0%	6,900,263	3.0%
Transfer from DCC Reserves	60,751,328	63,572,619	4.6%	69,571,672	9.4%	79,429,974	14.2%	92,963,737	17.0%	113,739,505	22.3%
User Fees	5,977,543	7,898,030	32.1%	9,420,719	19.3%	11,031,103	17.1%	11,951,292	8.3%	12,715,175	6.4%
Housing Mortgage and Rental Subsidies	1,885,840	1,254,011	(33.5%)	1,291,631	3.0%	1,330,380	3.0%	1,370,292	3.0%	1,376,041	0.4%
Non-Road Diesel Fees	1,070,000	1,197,500	11.9%	1,656,250	38.3%	2,410,000	45.5%	2,692,500	11.7%	3,315,000	23.1%
Regional Global Positioning System User Fees	287,366	284,426	(1.0%)	306,332	7.7%	317,803	3.7%	327,586	3.1%	335,763	2.5%
Electoral Area Requisition	400,973	407,458	1.6%	430,053	5.5%	446,108	3.7%	456,376	2.3%	457,389	0.2%
Love Food Hate Waste	400,000	375,000	(6.3%)	375,000	0.0%	375,000	0.0%	375,000	0.0%	375,000	0.0%
Zero Waste Conference	337,000	240,000	(28.8%)	260,000	8.3%	280,000	7.7%	300,000	7.1%	320,000	6.7%
Other External Revenues	11,768,988	15,210,939	29.2%	16,713,388	9.9%	16,885,459	1.0%	17,086,061	1.2%	16,238,297	(5.0%)
Financing Proceeds	5,820,000	5,325,000	(8.5%)	12,600,000	140.0%	12,725,000	1.0%	11,000,000	(13.6%)	5,000,000	(54.5%)
Transfer from Sustainability Innovation Fund Reserves	10,236,355	3,092,000	(69.8%)	1,567,000	(49.3%)	75,000	(95.2%)	-	(100.0%)	-	0.0%
Transfer from Reserves	30,740,225	34,096,562	10.9%	20,648,451	(39.4%)	19,354,199	(6.3%)	20,558,274	6.2%	20,751,665	0.9%
TOTAL REVENUES	\$ 1,025,457,153	\$ 1,081,792,879	5.5%	\$ 1,220,756,669	12.8%	\$ 1,387,208,294	13.6%	\$ 1,567,130,048	13.0%	\$ 1,761,630,295	12.4%
EXPENDITURES											
Operating Programs:											
Greater Vancouver Water District	\$ 338,434,642	\$ 342,499,784	1.2%	\$ 376,733,297	10.0%	\$ 428,073,298	13.6%	\$ 483,622,380	13.0%	\$ 551,454,054	14.0%
Greater Vancouver Sewerage and Drainage District:											
Liquid Waste Services	392,967,276	418,834,586	6.6%	496,470,981	18.5%	594,295,145	19.7%	697,597,032	17.4%	815,795,204	16.9%
Solid Waste Services	122,991,007	133,391,739	8.5%	142,466,373	6.8%	151,856,553	6.6%	160,257,498	5.5%	168,434,633	5.1%
Metro Vancouver Housing Corporation	54,798,873	60,474,373	10.4%	72,072,906	19.2%	76,148,004	5.7%	83,598,840	9.8%	80,738,056	(3.4%)
Metro Vancouver Regional District											
Air Quality	14,275,068	14,193,563	(0.6%)	14,919,715	5.1%	14,670,984	(1.7%)	15,412,800	5.1%	15,356,938	(0.4%)
E911 Emergency Telephone Service	4,748,693	5,772,500	21.6%	6,116,870	6.0%	6,360,523	4.0%	6,550,801	3.0%	6,746,755	3.0%
Electoral Area Service	797,641	729,126	(8.6%)	727,136	(0.3%)	731,191	0.6%	831,459	13.7%	742,472	(10.7%)
General Government Administration	6,799,517	7,599,517	11.8%	7,927,505	4.3%	8,133,807	2.6%	8,199,594	0.8%	8,299,279	1.2%
General Government-Zero Waste Collaboration Initiative	1,606,945	1,494,777	(7.0%)	1,513,236	1.2%	1,535,346	1.5%	1,556,582	1.4%	1,579,174	1.5%
Housing Planning and Policy	6,743,628	6,280,995	(6.9%)	8,330,722	32.6%	8,361,356	0.4%	8,385,720	0.3%	8,499,157	1.4%
Invest Vancouver	2,785,217	3,791,644	36.1%	3,979,296	4.9%	4,050,950	1.8%	4,114,712	1.6%	4,184,132	1.7%
Regional Emergency Management	233,731	232,479	(0.5%)	233,653	0.5%	216,292	(7.4%)	211,527	(2.2%)	218,749	3.4%
Regional Employers Services	3,057,423	3,461,129	13.2%	3,373,130	(2.5%)	3,341,068	(1.0%)	3,394,507	1.6%	3,459,111	1.9%
Regional Global Positioning System	337,366	354,426	5.1%	379,932	7.2%	393,948	3.7%	405,716	3.0%	415,938	2.5%
Regional Parks	68,990,462	76,540,552	10.9%	79,791,223	4.2%	83,112,490	4.2%	86,922,886	4.6%	89,538,785	3.0%
Regional Planning	4,621,365	4,616,025	(0.1%)	4,774,988	3.4%	4,965,258	4.0%	5,092,192	2.6%	5,177,956	1.7%
Sasamat Fire Protection Service	1,268,299	1,525,664	20.3%	945,706	(38.0%)	962,081	1.7%	975,802	1.4%	989,902	1.4%
	116,265,355	126,592,397	8.9%	133,013,112	5.1%	136,835,294	2.9%	142,054,298	3.8%	145,208,348	2.2%
TOTAL EXPENDITURES	\$ 1,025,457,153	\$ 1,081,792,879	5.5%	\$ 1,220,756,669	12.8%	\$ 1,387,208,294	13.6%	\$ 1,567,130,048	13.0%	\$ 1,761,630,295	12.4%

GREATER VANCOUVER WATER DISTRICT
WATER SERVICES
2023-2027 FINANCIAL PLAN

	2022 BUDGET	2023 BUDGET	% CHANGE	2024 FORECAST	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE
REVENUES											
Water Sales	\$ 329,365,517	\$ 338,337,102	2.7%	\$ 373,205,406	10.3%	\$ 425,239,222	13.9%	\$ 480,853,802	13.1%	\$ 548,965,816	14.2%
Other External Revenues	1,657,055	2,576,682		2,706,891		2,663,076		2,672,578		2,392,238	
Transfer from Sustainability Innovation Fund Reserves	3,916,070	1,490,000		725,000		75,000		-		-	
Transfer from Reserves	3,496,000	96,000		96,000		96,000		96,000		96,000	
TOTAL REVENUES	\$ 338,434,642	\$ 342,499,784	1.2%	\$ 376,733,297	10.0%	\$ 428,073,298	13.6%	\$ 483,622,380	13.0%	\$ 551,454,054	14.0%
EXPENDITURES											
Operating Programs:											
Policy Planning and Analysis											
Contribution to Sustainability Innovation Reserve	\$ 723,000	\$ 723,000		\$ 723,000		\$ 723,000		\$ 723,000		\$ 723,000	
Research and Innovation	588,445	514,855		537,577		561,764		587,540		615,224	
Utility Modeling and Data Analytics	2,101,727	2,083,847		2,693,060		2,863,999		2,829,698		2,918,821	
Utility Policy and Planning	3,154,654	3,070,575		2,558,490		1,698,999		1,625,097		1,657,206	
	6,567,826	6,392,277	(2.7%)	6,512,127	1.9%	5,847,762	(10.2%)	5,765,335	(1.4%)	5,914,251	2.6%
Engineering and Construction											
Minor Capital Projects	9,416,652	9,992,975		10,342,345		10,623,538		10,900,666		11,229,806	
Infrastructure Operations Support	2,025,714	2,304,108		2,815,558		2,873,052		3,046,133		3,260,934	
Dispatch	131,424	133,312		137,874		141,816		145,600		149,488	
	11,573,790	12,430,395	7.4%	13,295,777	7.0%	13,638,406	2.6%	14,092,399	3.3%	14,640,228	3.9%
Shared and Support Services											
Engineers in Training	434,233	377,784		388,896		399,333		410,023		421,005	
Business & Shared Services Support	732,088	1,520,112		1,700,026		1,749,675		1,961,787		2,015,721	
Shared & Utility Services	1,026,571	183,271		188,878		194,071		199,335		204,743	
Minor Capital Projects	1,016,387	885,627		916,590		941,511		966,071		995,241	
Records Management	111,408	112,920		119,566		119,855		123,128		126,489	
	3,320,687	3,079,714	(7.3%)	3,310,956	7.5%	3,404,445	2.8%	3,660,344	7.5%	3,763,199	2.8%
Watershed and Environmental Management											
Watershed and Environmental Management	13,135,271	13,323,399		13,577,381		13,835,132		14,331,110		14,921,712	
	13,135,271	13,323,399	1.4%	13,577,381	1.9%	13,835,132	1.9%	14,331,110	3.6%	14,921,712	4.1%
Operations and Maintenance											
Drinking Water Residuals	1,108,925	1,260,654		1,331,660		1,356,109		1,399,487		1,444,494	
Lake City Operations	966,185	1,027,080		1,112,994		1,195,418		1,228,508		1,333,682	
Maintenance	9,263,780	9,372,262		10,227,768		10,633,552		11,244,100		11,883,489	
SCADA Control Systems	5,873,474	6,075,523		6,460,171		6,622,264		6,967,950		7,440,712	
Secondary Disinfection	1,225,831	1,251,732		1,332,709		1,413,696		1,499,626		1,546,793	
Seymour Capilano Filtration Plant	9,895,748	10,713,657		11,266,433		11,707,881		12,285,173		12,757,625	
Coquitlam Water Treatment Plant	6,973,765	7,070,138		7,526,625		8,043,870		8,591,485		9,043,026	
Energy Management	210,569	138,594		180,065		186,023		192,140		198,429	
Utility Voice Radio	122,467	103,802		111,026		114,013		116,486		122,382	
Water Supply	21,171,403	21,394,770		22,508,375		23,389,569		24,330,926		25,139,860	
	56,812,147	58,408,212	2.8%	62,057,826	6.2%	64,662,395	4.2%	67,855,881	4.9%	70,910,492	4.5%
Interagency Projects and Quality Control											
Drinking Water Quality Control	2,964,943	3,150,929		3,105,215		3,273,173		3,452,949		3,521,060	
Interagency Projects	562,330	581,688		796,542		816,372		853,997		874,905	
	3,527,273	3,732,617	5.8%	3,901,757	4.5%	4,089,545	4.8%	4,306,946	5.3%	4,395,965	2.1%
Administration and Department Support	2,126,039	2,701,727	27.1%	2,787,276	3.2%	2,865,045	2.8%	2,942,787	2.7%	3,022,649	2.7%
Communications Program	448,360	508,879	13.5%	524,146	3.0%	539,871	3.0%	556,066	3.0%	572,748	3.0%
Allocation of Centralized Support Costs	29,040,339	30,462,293	4.9%	30,923,491	1.5%	31,102,718	0.6%	31,738,492	2.0%	32,264,526	1.7%
Total Operating Programs	126,551,732	131,039,513	3.5%	136,890,737	4.5%	139,985,319	2.3%	145,249,360	3.8%	150,405,770	3.6%
Allocation of Project Delivery Cost	3,939,069	3,810,519	(3.3%)	4,143,816	8.7%	4,381,476	5.7%	4,525,808	3.3%	4,571,565	1.0%
Debt Service	84,174,697	83,880,609	(0.3%)	95,255,172	13.6%	119,859,145	25.8%	141,754,796	18.3%	172,060,238	21.4%
Contribution to Capital	123,769,144	123,769,143	0.0%	140,443,572	13.5%	163,847,358	16.7%	192,092,416	17.2%	224,416,481	16.8%
TOTAL EXPENDITURES	\$ 338,434,642	\$ 342,499,784	1.2%	\$ 376,733,297	10.0%	\$ 428,073,298	13.6%	\$ 483,622,380	13.0%	\$ 551,454,054	14.0%

GREATER VANCOUVER WATER DISTRICT
CAPITAL PORTFOLIO
WATER SERVICES
2023 CAPITAL BUDGET AND 2023-2027 CAPITAL PLAN

	CAPITAL BUDGET FOR APPROVAL	2023 CAPITAL CASH FLOW	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2023 TO 2027 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
CAPITAL EXPENDITURES									
Water Mains									
Angus Drive Main	\$ 30,700,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	50,000	Construction	Growth
Annacis Main No. 2 - Queensborough Crossover Improvement	1,200,000	150,000	50,000	-	-	-	200,000	Construction	Maintenance
Annacis Main No. 2 and Barnston Island Main Online Chlorine and pH Analyzers	750,000	500,000	-	-	-	-	500,000	Construction	Upgrade
Annacis Main No. 3 Annieville Channel Crossing Scour Protection	850,000	400,000	-	-	-	-	400,000	Construction	Maintenance
Annacis Main No. 3 BHP Potash Facility Pipe Protection	600,000	200,000	200,000	200,000	-	-	600,000	Construction	Maintenance
Annacis Main No. 5 (North)	69,100,000	600,000	16,750,000	15,750,000	10,000,000	4,900,000	48,000,000	Construction	Growth
Annacis Main No. 5 (South)	12,350,000	300,000	-	1,000,000	14,000,000	14,000,000	29,300,000	Construction	Growth
Annacis Water Supply Tunnel*	482,100,000	74,600,000	80,000,000	65,000,000	50,000,000	51,000,000	320,600,000	Construction	Growth
Boundary Road Main No. 2 & No. 3 Decommissioning	1,250,000	50,000	-	-	-	-	50,000	Construction	Maintenance
Burnaby Mountain Main No. 2	600,000	300,000	600,000	600,000	2,600,000	5,000,000	9,100,000	Design	Maintenance
Cambie-Richmond Water Supply Tunnel*	62,800,000	5,500,000	5,500,000	10,000,000	13,000,000	16,500,000	50,500,000	Design	Resilience
Central Park Main No. 2 (10th Ave to Westburnco)	4,750,000	1,460,000	3,300,000	11,000,000	6,000,000	5,600,000	27,360,000	Construction	Maintenance
Central Park Main No. 2 (Patterson to 10th Ave)	109,100,000	7,100,000	15,500,000	14,000,000	10,000,000	4,000,000	50,600,000	Construction	Maintenance
Clayton Langley Main No. 2	1,900,000	600,000	700,000	200,000	3,000,000	9,000,000	13,500,000	Design	Resilience
Coquitlam Water Main*	293,700,000	64,000,000	116,700,000	134,000,000	159,000,000	156,000,000	629,700,000	Multiple	Growth
Douglas Road Main No. 2 (Flow Meter 169) Replacement	2,000,000	750,000	750,000	-	-	-	1,500,000	Construction	Maintenance
Douglas Road Main No. 2 (Vancouver Heights Section)	21,450,000	600,000	700,000	-	-	-	1,300,000	Construction	Maintenance
Douglas Road Main No. 2 Still Creek	60,000,000	10,250,000	8,000,000	5,000,000	9,400,000	-	32,650,000	Construction	Maintenance
Douglas Road Main Protection	1,500,000	790,000	510,000	150,000	-	-	1,450,000	Construction	Maintenance
Haney Main No. 4 (West Section)	1,900,000	900,000	1,650,000	1,200,000	7,550,000	16,850,000	28,150,000	Multiple	Growth
Haney Water Supply Tunnel*	25,250,000	2,000,000	2,500,000	6,000,000	16,000,000	27,500,000	54,000,000	DEFINITION	Resilience
Improvements to Capilano Mains No. 4 and 5	1,700,000	750,000	750,000	-	-	-	1,500,000	Construction	Maintenance
Kennedy Newton Main	140,450,000	19,300,000	21,000,000	10,000,000	10,000,000	9,500,000	69,800,000	Construction	Growth
Lulu Island - Delta Main - Scour Protection Phase 2	3,550,000	10,000	10,000	2,600,000	890,000	20,000	3,530,000	Construction	Maintenance
Lulu-Delta Water Supply Tunnel*	5,000,000	500,000	1,500,000	5,000,000	5,500,000	54,500,000	67,000,000	DEFINITION	Maintenance
Lynn Valley Road Main, Seymour Main No. 3 & Seymour Main No. 4 Aerial Crossings Rehabilitation	4,200,000	1,930,000	2,270,000	-	-	-	4,200,000	Construction	Maintenance
Maple Ridge Main West Lining Repairs	3,500,000	500,000	1,500,000	1,300,000	-	-	3,300,000	Construction	Maintenance
Newton Reservoir Connection	850,000	450,000	1,100,000	2,500,000	5,000,000	6,000,000	15,050,000	Design	Growth
Palisade Outlet Works Rehabilitation	400,000	400,000	800,000	5,000,000	3,000,000	2,000,000	11,200,000	Design	Maintenance
Port Mann Main No. 2 (South)	33,600,000	550,000	-	-	-	-	550,000	Multiple	Growth
Port Mann No. 1 South Section Decommissioning	850,000	750,000	-	-	-	-	750,000	Construction	Maintenance
Port Moody Main No. 1 Christmas Way Relocation	2,350,000	450,000	-	-	-	-	450,000	Construction	Maintenance
Port Moody Main No. 3 Dewdney Trunk Rd Relocation	2,700,000	50,000	-	-	-	-	50,000	Construction	Maintenance
Port Moody Main No. 3 Scott Creek Section	2,450,000	800,000	3,400,000	12,000,000	12,500,000	-	28,700,000	Design	Maintenance
Queensborough Main Royal Avenue Relocation	7,500,000	2,200,000	2,200,000	750,000	-	-	5,150,000	Construction	Maintenance
Rehabilitation of AN2 on Queensborough Bridge	3,850,000	850,000	470,000	-	-	-	1,320,000	Construction	Maintenance
Relocation and Protection for MOTI Expansion Project Broadway	8,900,000	1,600,000	580,000	575,000	575,000	-	3,330,000	Construction	Maintenance
Relocation and Protection for MOTI George Massey Crossing Replacement	450,000	25,000	-	-	700,000	700,000	1,425,000	Design	Maintenance
Relocation and Protection for Translink Expansion Project Surrey Langley SkyTrain	600,000	50,000	2,025,000	2,525,000	525,000	525,000	5,650,000	Design	Maintenance
Sapperton Main No. 1 New Line Valve and Chamber	3,850,000	500,000	1,000,000	-	-	-	1,500,000	Construction	Upgrade
Sapperton Main No. 2 North Road Relocation and Protection	6,500,000	2,650,000	-	-	-	-	2,650,000	Construction	Maintenance
Scour Protection Assessments and Construction General	4,000,000	800,000	150,000	1,000,000	-	650,000	2,600,000	Construction	Resilience
Second Narrows Crossing 1 & 2 (Burrard Inlet Crossing Removal)*	2,000,000	750,000	1,000,000	1,200,000	12,000,000	12,000,000	26,950,000	Design	Maintenance
Second Narrows Water Supply Tunnel*	468,550,000	40,000,000	30,000,000	20,000,000	45,000,000	600,000	135,600,000	Construction	Resilience
Seymour Main No. 2 Joint Improvements	3,300,000	1,000,000	750,000	1,000,000	1,000,000	-	3,750,000	Construction	Resilience
Seymour Main No. 5 III (North)	7,900,000	500,000	-	-	100,000	500,000	1,100,000	Design	Resilience
South Delta Main No. 1 - Ferry Road Check Valve Replacement	600,000	100,000	-	-	-	-	100,000	Construction	Maintenance
South Surrey Main No. 1 Nickomekl Dam Relocation	7,100,000	400,000	3,600,000	2,100,000	1,000,000	-	7,100,000	Construction	Maintenance

**GREATER VANCOUVER WATER DISTRICT
CAPITAL PORTFOLIO
WATER SERVICES
2023 CAPITAL BUDGET AND 2023-2027 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2023 CAPITAL CASH FLOW	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2023 TO 2027 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
South Surrey Main No. 2	2,000,000	800,000	900,000	2,000,000	5,000,000	6,900,000	15,600,000	Design	Growth
South Surrey Main No. 2 Nickomekl Dam Prebuild	2,000,000	500,000	1,000,000	500,000	-	-	2,000,000	Construction	Growth
South Surrey Supply Main (Serpentine River) Bridge Support Modification	1,350,000	250,000	-	-	-	-	250,000	Construction	Maintenance
Stanley Park Water Supply Tunnel*	340,000,000	7,400,000	33,000,000	42,000,000	55,000,000	50,000,000	187,400,000	Construction	Maintenance
Tilbury Junction Chamber Valves Replacement with Actuators	5,600,000	200,000	-	-	-	-	200,000	Construction	Upgrade
Tilbury Main North Fraser Way Valve Addition	3,100,000	1,000,000	1,500,000	-	-	-	2,500,000	Construction	Maintenance
Water Chamber Improvements and Repairs	2,000,000	205,000	205,000	200,000	-	-	610,000	Construction	Maintenance
Water Meter Upgrades	22,400,000	2,450,000	2,500,000	2,500,000	2,500,000	2,400,000	12,350,000	Construction	Upgrade
Water Optimization - Flow Meters (Non-billing) Phase 1	-	-	1,500,000	2,000,000	3,000,000	4,000,000	10,500,000	Not Started	Upgrade
Water Optimization - Flow Meters (Non-billing) Phase 2	3,000,000	250,000	1,500,000	750,000	2,000,000	3,000,000	7,500,000	Design	Upgrade
Water Optimization - Instrumentation	1,500,000	600,000	2,150,000	2,500,000	2,500,000	2,500,000	10,250,000	Design	Upgrade
Water Optimization Automation & Instrumentation	9,550,000	900,000	-	-	-	-	900,000	Construction	Upgrade
Whalley Kennedy Main No. 2	2,900,000	300,000	1,300,000	2,000,000	2,000,000	2,000,000	7,600,000	Design	Growth
Whalley Main	31,800,000	50,000	-	-	-	-	50,000	Construction	Growth
Total Water Mains	\$ 2,337,750,000	\$ 263,870,000	\$ 373,070,000	\$ 386,100,000	\$ 470,340,000	\$ 468,145,000	\$ 1,961,525,000		
Pump Stations									
Barnston/Maple Ridge Pump Station - Back-up Power	14,000,000	8,100,000	-	-	500,000	2,100,000	10,700,000	Construction	Resilience
Burnaby Mountain Pump Station No. 2	1,300,000	100,000	900,000	1,000,000	700,000	9,000,000	11,700,000	Design	Maintenance
Cape Horn Pump Station No. 3	29,050,000	1,600,000	4,500,000	5,100,000	5,000,000	17,000,000	33,200,000	Design	Growth
Capilano Raw Water Pump Station - Back-up Power	55,000,000	18,000,000	16,050,000	2,000,000	-	-	36,050,000	Construction	Resilience
Capilano Raw Water Pump Station Bypass PRV Upgrades	3,200,000	1,600,000	700,000	-	-	-	2,300,000	Construction	Maintenance
Central Park WPS Starters Replacement	11,000,000	2,550,000	5,400,000	1,000,000	-	-	8,950,000	Construction	Maintenance
Grandview Pump Station Improvements	3,500,000	1,550,000	500,000	-	-	-	2,050,000	Construction	Resilience
Newton Pump Station No. 2	72,550,000	11,100,000	21,000,000	12,400,000	2,000,000	3,000,000	49,500,000	Construction	Growth
Pebble Hill Pump Station Seismic Upgrade	-	-	150,000	650,000	1,000,000	-	1,800,000	Not Started	Resilience
Westburnco Pump Station - Back-up Power	24,500,000	250,000	1,500,000	7,050,000	6,500,000	4,800,000	20,100,000	Construction	Resilience
Westburnco Pump Station No. 2 VFD Replacements	2,550,000	700,000	-	-	-	-	700,000	Construction	Maintenance
Total Pump Stations	\$ 216,650,000	\$ 45,550,000	\$ 50,700,000	\$ 29,200,000	\$ 15,700,000	\$ 35,900,000	\$ 177,050,000		
Reservoirs									
Burnaby Mountain Tank No. 2	3,350,000	450,000	950,000	1,200,000	500,000	7,000,000	10,100,000	Design	Resilience
Burnaby Mountain Tank No. 3	3,400,000	650,000	1,200,000	1,200,000	450,000	7,000,000	10,500,000	Design	Resilience
Cape Horn Reservoir Condition Assessment and Structural Repair	500,000	150,000	250,000	1,300,000	-	-	1,700,000	Design	Maintenance
Capilano Energy Recovery Facility 66" PRV Replacement	-	-	1,450,000	50,000	3,500,000	2,000,000	7,000,000	Not Started	Maintenance
Capilano Energy Recovery Facility Operational Upgrades	1,800,000	300,000	750,000	450,000	300,000	-	1,800,000	Construction	Maintenance
Central Park Reservoir Structural Improvements	-	-	100,000	200,000	1,300,000	500,000	2,100,000	Not Started	Maintenance
Clayton Reservoir	25,750,000	50,000	-	-	-	-	50,000	Construction	Resilience
Dechlorination for Reservoir Overflow and Underdrain Discharges	2,700,000	1,700,000	300,000	-	-	-	2,000,000	Construction	Maintenance
Fleetwood Reservoir	56,550,000	17,000,000	13,000,000	9,650,000	-	-	39,650,000	Construction	Growth
Grandview Reservoir Unit No. 2	-	-	400,000	800,000	1,400,000	1,000,000	3,600,000	Not Started	Growth
Hellings Tank No. 2	43,900,000	9,000,000	11,500,000	9,000,000	7,650,000	-	37,150,000	Construction	Growth
Kersland Reservoir No. 1 Structural Improvements	5,500,000	500,000	-	-	-	-	500,000	Construction	Maintenance
Pebble Hill Reservoir No. 3 Seismic Upgrade	500,000	50,000	-	-	-	5,000,000	5,050,000	Design	Resilience
Pebble Hill Reservoir Seismic Upgrade	12,350,000	2,600,000	2,600,000	-	-	-	5,200,000	Construction	Resilience
Reservoir Isolation Valve Automation	6,450,000	1,050,000	1,500,000	1,250,000	1,150,000	-	4,950,000	Construction	Resilience
Reservoir Sampling Kiosks - Multi Location	500,000	350,000	650,000	300,000	-	-	1,300,000	Design	Upgrade
Reservoir Structural Preliminary Assessments	3,200,000	500,000	1,200,000	1,500,000	-	-	3,200,000	Definition	Maintenance
Sasamat Reservoir Refurbishment	400,000	150,000	650,000	700,000	-	-	1,500,000	Design	Maintenance
Sunnyside Reservoir Units 1 and 2 Seismic Upgrade	8,000,000	100,000	2,000,000	7,200,000	1,000,000	-	10,300,000	Construction	Resilience
Vancouver Heights System Resiliency Improvements	2,500,000	700,000	1,000,000	500,000	-	-	2,200,000	Construction	Resilience

**GREATER VANCOUVER WATER DISTRICT
CAPITAL PORTFOLIO
WATER SERVICES
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Total Reservoirs	\$ 177,350,000	\$ 35,300,000	\$ 39,500,000	\$ 35,300,000	\$ 17,250,000	\$ 22,500,000	\$ 149,850,000		
Treatment Plants									
Coquitlam Intake Tower Seismic Upgrade	2,500,000	250,000	250,000	5,000,000	14,000,000	5,000,000	24,500,000	Design	Resilience
Coquitlam Lake Water Supply*	160,750,000	15,000,000	16,000,000	30,000,000	50,000,000	108,000,000	219,000,000	Multiple	Growth
Critical Control Sites - Back-Up Power	-	-	200,000	300,000	400,000	500,000	1,400,000	Not Started	Resilience
CWTP CO2 System Improvements	-	-	500,000	1,750,000	1,500,000	-	3,750,000	Not Started	Maintenance
CWTP Mobile Disinfection System	750,000	400,000	1,350,000	1,000,000	-	-	2,750,000	Design	Upgrade
CWTP Ozone Back-up Power	-	-	500,000	1,450,000	4,000,000	1,500,000	7,450,000	Not Started	Resilience
CWTP Ozone Generation Upgrades for Units 2 & 3	7,500,000	2,050,000	50,000	-	-	-	2,100,000	Construction	Upgrade
CWTP Ozone Sidestream Pipe Heat Trace and Insulation	900,000	50,000	-	-	-	-	50,000	Construction	Maintenance
CWTP Ozone Sidestream Pump VFD Replacement	1,400,000	490,000	300,000	-	-	-	790,000	Construction	Maintenance
CWTP Temporary Water Supply	2,000,000	1,300,000	250,000	-	-	-	1,550,000	Construction	Maintenance
Online Chlorine and pH Analyzers	2,500,000	400,000	1,400,000	1,200,000	1,500,000	1,500,000	6,000,000	Multiple	Upgrade
SCFP Additional Pre-Treatment	-	-	-	-	1,000,000	7,300,000	8,300,000	Not Started	Upgrade
SCFP Centralized Compressed Air System	1,900,000	1,225,000	250,000	-	-	-	1,475,000	Construction	Maintenance
SCFP Clearwell Baffle Replacement	600,000	250,000	1,350,000	500,000	-	1,000,000	3,100,000	Multiple	Maintenance
SCFP Clearwell Membrane Replacement	600,000	200,000	600,000	800,000	5,700,000	5,500,000	12,800,000	Design	Maintenance
SCFP Floc Tank Baffle Replacement and Ladder Installation to Improve Accessibility	800,000	700,000	100,000	6,000,000	2,000,000	1,000,000	9,800,000	Design	Maintenance
SCFP OMC Building Expansion	800,000	300,000	250,000	1,550,000	500,000	-	2,600,000	Design	Maintenance
SCFP Polymer System Upgrade	4,650,000	700,000	-	-	-	-	700,000	Construction	Maintenance
SCFP SCADA/ICS Controller Replacement	1,400,000	700,000	700,000	-	-	-	1,400,000	Design	Maintenance
Total Treatment Plants	\$ 189,050,000	\$ 24,015,000	\$ 24,050,000	\$ 49,550,000	\$ 80,600,000	\$ 131,300,000	\$ 309,515,000		
Others									
Beach Yard Facility - Site Redevelopment	-	-	-	500,000	1,000,000	1,500,000	3,000,000	Not Started	Maintenance
Capilano Hydropower	4,250,000	-	-	-	1,750,000	2,000,000	3,750,000	Design	Opportunity
Capilano Mid-Lake Debris Boom	750,000	50,000	-	-	-	-	50,000	Construction	Resilience
Capilano Raw Water Pump Station VFD Upgrades	1,800,000	1,800,000	500,000	-	-	-	2,300,000	Construction	Maintenance
Capilano Reservoir and Seymour Reservoir Dam Safety Boom Replacement	3,700,000	3,050,000	500,000	-	-	-	3,550,000	Construction	Maintenance
Capilano Reservoir Boat Wharf	850,000	100,000	-	-	-	-	100,000	Construction	Resilience
Capilano Watershed Bridge Replacements - Crown Creek and Capilano River	-	-	-	-	95,000	200,000	295,000	Not Started	Maintenance
Capilano Watershed Security Gatehouse	4,700,000	2,950,000	400,000	-	-	-	3,350,000	Construction	Maintenance
CLD & SFD Fasteners Replacement & Coating Repairs	2,350,000	350,000	-	-	-	-	350,000	Construction	Maintenance
Cleveland Dam - Lower Outlet HBV Rehabilitation	4,900,000	200,000	1,000,000	-	-	-	1,200,000	Construction	Maintenance
Cleveland Dam Drumgate Seal Replacement	300,000	-	500,000	500,000	-	-	1,000,000	Design	Maintenance
Cleveland Dam East Abutment Additional GV Series Pump Wells	750,000	50,000	-	-	-	-	50,000	Construction	Upgrade
Cleveland Dam Lower Outlet Trashrack Replacement and Debris Removal	-	-	-	-	500,000	500,000	1,000,000	Not Started	Maintenance
Cleveland Dam Power Resiliency Improvements	1,700,000	1,300,000	250,000	-	-	-	1,550,000	Construction	Resilience
Cleveland Dam Public Warning System and Enhancements	10,000,000	2,000,000	2,000,000	3,000,000	-	-	7,000,000	Construction	Maintenance
Cleveland Dam Seismic Stability Evaluation	800,000	400,000	-	-	-	-	400,000	Design	Resilience
Cleveland Dam Spillway Resurfacing	-	-	-	-	400,000	1,000,000	1,400,000	Not Started	Maintenance
Facilities O&M Documentation Development	2,000,000	500,000	1,000,000	500,000	-	-	2,000,000	Design	Resilience
Lake City HVAC Upgrade	900,000	900,000	200,000	-	-	-	1,100,000	Construction	Resilience
Lower Seymour Conservation Reserve Learning Lodge Replacement	5,050,000	50,000	-	-	-	-	50,000	Construction	Upgrade
Microbiology Laboratory Expansion	-	-	150,000	200,000	1,400,000	3,000,000	4,750,000	Not Started	Maintenance
Newton Rechlorination Station No. 2	-	-	400,000	900,000	1,900,000	1,500,000	4,700,000	Not Started	Maintenance
Pitt River Rechlorination Station Reconstruction	-	-	-	500,000	1,000,000	1,500,000	3,000,000	Not Started	Maintenance
Rechlorination Station SHS Storage Tank Replacement	1,200,000	250,000	-	-	-	-	250,000	Construction	Maintenance
Rechlorination Station Upgrades	5,000,000	2,050,000	1,500,000	1,000,000	6,000,000	6,000,000	16,550,000	Design	Maintenance
Rice Lake Dams Rehabilitation	3,000,000	600,000	1,200,000	600,000	600,000	-	3,000,000	Construction	Maintenance

GREATER VANCOUVER WATER DISTRICT
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	CAPITAL BUDGET FOR APPROVAL	2023 CAPITAL CASH FLOW	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2023 TO 2027 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
Scour Protection - General	2,000,000	100,000	-	-	-	-	100,000	Construction	Maintenance
Seymour Falls Boat Wharf	800,000	50,000	-	-	-	-	50,000	Construction	Resilience
Seymour Falls Dam Public Warning System	10,000,000	500,000	2,500,000	4,000,000	3,000,000	-	10,000,000	Construction	Maintenance
Seymour Falls Dam Seismic Stability Assessment	1,800,000	800,000	1,000,000	1,000,000	1,000,000	2,500,000	6,300,000	Definition	Resilience
Seymour Lake Debris Boom	800,000	50,000	-	-	-	-	50,000	Construction	Resilience
Seymour Reservoir Mid-Lake Debris Boom	2,300,000	100,000	-	-	-	-	100,000	Construction	Resilience
South Fraser Works Yard	71,000,000	13,000,000	2,500,000	500,000	-	-	16,000,000	Design	Maintenance
Total Others	\$ 142,700,000	\$ 31,200,000	\$ 15,600,000	\$ 13,200,000	\$ 18,645,000	\$ 19,700,000	\$ 98,345,000		
TOTAL CAPITAL EXPENDITURES	\$ 3,063,500,000	\$ 399,935,000	\$ 502,920,000	\$ 513,350,000	\$ 602,535,000	\$ 677,545,000	\$ 2,696,285,000		

CAPITAL FUNDING									
New External Borrowing	\$ 1,697,307,000	\$ 262,605,000	\$ 290,360,000	\$ 255,840,000	\$ 321,645,000	\$ 363,405,000	\$ 1,493,855,000		
DCCs	346,812,000	-	60,030,000	81,870,000	80,840,000	82,500,000	305,240,000		
Contribution to Capital	959,594,000	123,770,000	140,440,000	163,850,000	192,090,000	224,420,000	844,570,000		
Reserve	28,405,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000		
External Funding - Interagency	31,382,000	8,560,000	7,090,000	6,790,000	2,960,000	2,220,000	27,620,000		
Total	\$ 3,063,500,000	\$ 399,935,000	\$ 502,920,000	\$ 513,350,000	\$ 602,535,000	\$ 677,545,000	\$ 2,696,285,000		

SUMMARY BY DRIVER									
Growth	\$ 1,466,250,000	\$ 216,100,000	\$ 306,800,000	\$ 300,900,000	\$ 328,600,000	\$ 396,150,000	\$ 1,548,550,000		
Maintenance	781,100,000	86,685,000	113,570,000	134,700,000	151,085,000	168,545,000	654,585,000		
Resilience	748,200,000	88,450,000	70,450,000	67,500,000	108,600,000	90,150,000	425,150,000		
Upgrade	63,700,000	8,700,000	12,100,000	10,250,000	12,500,000	20,700,000	64,250,000		
Opportunity	4,250,000	-	-	-	1,750,000	2,000,000	3,750,000		
Total	\$ 3,063,500,000	\$ 399,935,000	\$ 502,920,000	\$ 513,350,000	\$ 602,535,000	\$ 677,545,000	\$ 2,696,285,000		

* Project is part of Metro Vancouver's formal stage gate framework. Detailed project report will be brought forward as part of the stage gate review process.

2023 RESERVE APPLICATIONS - METRO VANCOUVER DISTRICTS
2023 Budget - Proposed Application And Transfers of Reserves (To Be Approved by the Board in October 2022)

Function	Description	Reserve Name	Operating Reserves	Discretionary Reserves	Statutory Reserves
PROPOSED APPLICATIONS					
GVWD	Water Services				
		Fund Water Services SIF Projects	Water Sustainability Innovation Fund Reserve		1,490,000
		Fund Laboratory Equipment Purchases	Water Laboratory Equipment Reserve		96,000
TOTAL PROPOSED APPLICATIONS			\$ -	\$ -	\$ 1,586,000

To: Metro Vancouver Districts Boards of Directors
Metro Vancouver Housing Corporation Board of Directors

From: Jerry Dobrovlny, Commissioner/Chief Administrative Officer
Dean Rear, General Manager, Financial Services/Chief Financial Officer

Date: October 11, 2022 Meeting Date: October 19, 2022

Subject: **2023-2027 Financial Plan – Metro Vancouver Districts and Housing Corporation**

RECOMMENDATION

That the MVRD/MVHC/GVS&DD/GVWD Boards direct staff to prepare the necessary 2023 Budget and 2023-2027 Financial Plan information to be presented at the October 28, 2022 Metro Vancouver Districts and Housing Corporation Board meetings for consideration.

EXECUTIVE SUMMARY

The 2023 - 2027 Metro Vancouver Financial Plan has been prepared following direction received at the April 14, 2022 Metro Vancouver Board Budget Workshop. This has resulted in a plan that maintains the goals and objectives of Metro Vancouver while removing the use of financial levers that were utilized during the COVID-19 pandemic to minimize increases on ratepayers. Further, this budget represents a pause to assess the implications of the rapidly evolving macro-economic environment and to undertake strategic planning with the incoming Board of Directors.

Key highlights of the overall Metro Vancouver 2023 proposed budget are as follows:

- A reduction of \$22 million of the total 2023 Metro Vancouver proposed operating budget compared to that previously projected for 2023.
- Maintained or increased contribution to capital and reserves for key functions.
- Reduced capital cash flow for 2023 and 2024.
- Reduction of household impact, \$33 less than that previously projected for 2023.

While considered a pause, the proposed budget still contains provisions to address key Board strategic priorities such as Climate action, Asset Management, Metro 2050, Regional Parks Land Acquisition, Accelerated action on Invest Vancouver, and Indigenous Relations.

As proposed, the 2023 budget has total operating expenditures of \$1.082 Billion and expected capital cashflow of 1.247 Billion. For the year, the average household impact is projected to increase by \$26 for a total of \$620. This represents a 4.5% increase over the prior year, down from the 10.1% projected for 2023 in the previous financial planning cycle.

PURPOSE

To present the 2023 Budget and 2023 - 2027 Financial Plan for the Metro Vancouver Districts and Housing Corporation for consideration.

BACKGROUND

The 2023 - 2027 Financial Plans for the Metro Vancouver Regional District (MVRD), Greater Vancouver Water District (GVWD), Greater Vancouver Sewerage and Drainage District (GVS&DD) and Metro Vancouver Housing Corporation (MVHC) have been prepared following the direction received at the April 14, 2022 Board Budget Workshop.

On April 14, 2022 a Metro Vancouver Board Budget Workshop was held with the objective to seek direction for the preparation of the 2023 - 2027 Financial Plan. The workshop outlined the principles that guide the work of Metro Vancouver as an organization, the current 2022 - 2026 Financial Plan, the implications of the COVID-19 pandemic, the tools that can be used to make budget adjustments, and a proposed approach for the 2023 - 2027 Financial Plan.

Given the challenges being observed coming out of the Covid-19 pandemic, this budget represents a pause for Metro Vancouver and focuses on maintaining the existing goals and objectives of Metro Vancouver. Staff will undertake strategic planning with the incoming Board of Directors, evaluate current plans under this leadership, and assess the implications of the rapidly evolving macro environment.

Key highlights of the overall Metro Vancouver 2023 proposed budget are as follows:

- A reduction of \$22 million of the total 2023 Metro Vancouver proposed operating budget compared to that previously projected for 2023.
- Maintained or increased contribution to capital and reserves for key functions.
- Reduced capital cash flow for 2023 and 2024.
- Reduction of household impact, \$33 less than that previously projected for 2023.

While considered a pause, the proposed budget still contains provisions to address key Board strategic priorities such as:

- Climate action
- Asset Management
- Metro 2050
- Regional Parks Land Acquisition
- Accelerated action on Invest Vancouver
- Indigenous Relations

During the month of October, the 2023 - 2027 Financial Plans for Metro Vancouver's four legal entities were presented to the following ten Board Standing Committees for the individual functions that fall under the oversight of those Committees:

- Indigenous Relations
- Climate Action
- Electoral Area
- Finance
- Housing
- Regional Parks
- Regional Planning
- Water
- Liquid Waste
- Zero Waste

The Metro Vancouver Standing Committees were presented with individual reports covering the 2023 Budget and 2023 - 2027 Financial Plans for each function including program highlights and financial plan highlights (see agenda item B2). The reports included financial information for multiple years as well as a "What's Happening" summary page that described the key activities projected over the five-year period of the financial plan. Each Committee has reviewed and endorsed their individual financial plans and provided comments and direction where appropriate for consideration by the Board at the October 19, 2022 Board Budget Workshop.

The 2023 Budget and 2023 - 2027 Financial Plans reflect alignment with the legislative authority of the individual Districts and functions. Prepared with the direction provided at the Board Budget Workshop on April 14, 2022, the Financial Plan supports the vision and mission as articulated in the *Board Strategic Plan* and the corresponding Regional Management Plans.

This report is being brought forward to present the overall 2023 - 2027 Financial Plan for Metro Vancouver Districts and Housing Corporation (representing the four legal entities: MVRD, MVHC, GVWD, GVS&DD) for consideration and to forward to the Board meeting on October 28, 2022 for approval.

DEVELOPMENT OF 2023 BUDGET AND FIVE-YEAR FINANCIAL PLAN

The *Metro Vancouver Proposed 2023 - 2027 Financial Plan* (Attachment 1) provides the financial details of the proposed 2023 Budget and 2023 - 2027 Financial Plan including financial information by sub-region for the GVS&DD sewerage areas. The attachment also shows the impact of the plan on the cost to the average regional household by those sub-regions to assist member local governments in anticipating the financial impact of Metro Vancouver services to their communities.

The budget and the five-year financial plans are built upon five central themes that guide the development of Metro Vancouver's long term plans and budgets:

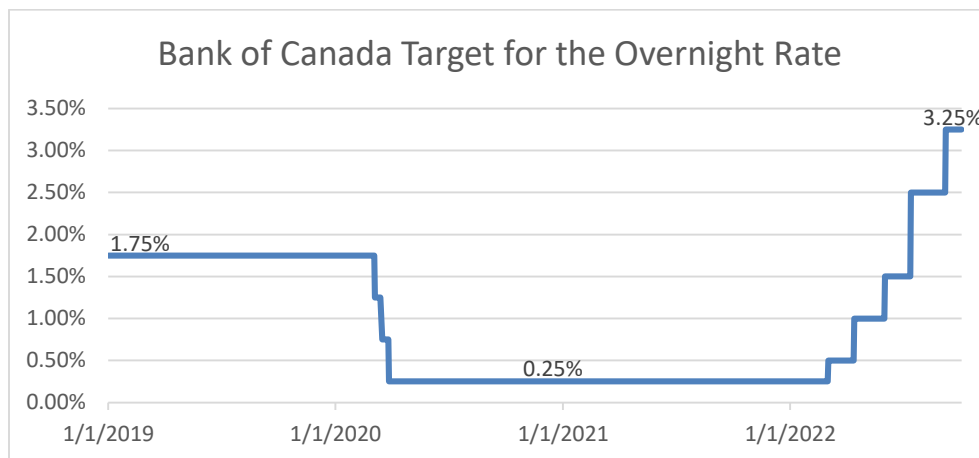
- Financial Sustainability
- Regional Growth
- Environmental Sustainability
- System Stewardship
- Regulatory and Legislative Environment

The Metro Vancouver financial planning process is also framed by a number of Board policies including:

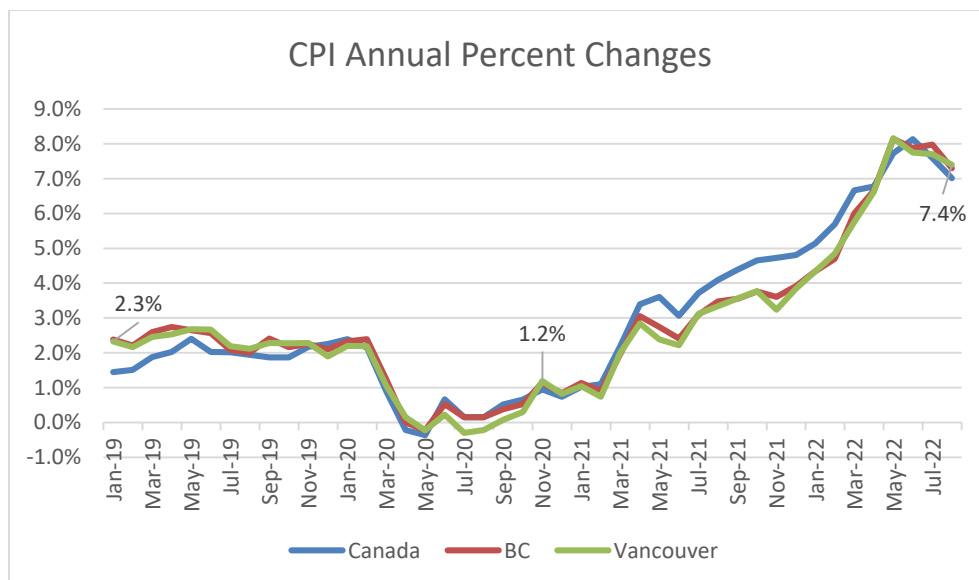
- the *Financial Management Policy*
- the *Corporate Allocation Policy*
- the *Operating, Statutory and Discretionary Reserves Policy*
- the Asset Management policies for individual functions

Macro-Economic Conditions

An overriding concern for many organizations at this time are the pervading macro-economic conditions. These are most evident in the recent changes in interest rates and inflation which are highlighted in the charts below.



Source: Bank of Canada



Source: Statistics Canada. Table 18-10-0004-01 Consumer Price Index, monthly, not seasonally adjusted

Staff assumptions used in the development of the proposed 2023 – 2027 Financial Plan are as follows:

	2023	2024	2025	2026	2027
Interest Rate for Borrowing	5.1%	5.2%	5.25%	5.25%	5.25%
Inflation	6%	6%	4%	3%	3%

Financial Services staff monitor these key factors as they seem to vary rapidly with the changing geopolitical environment.

HOUSEHOLD IMPACT

Household Impact is the key budget metric for Metro Vancouver. It estimates the impact of Metro Vancouver services on the average regional household based on services used.

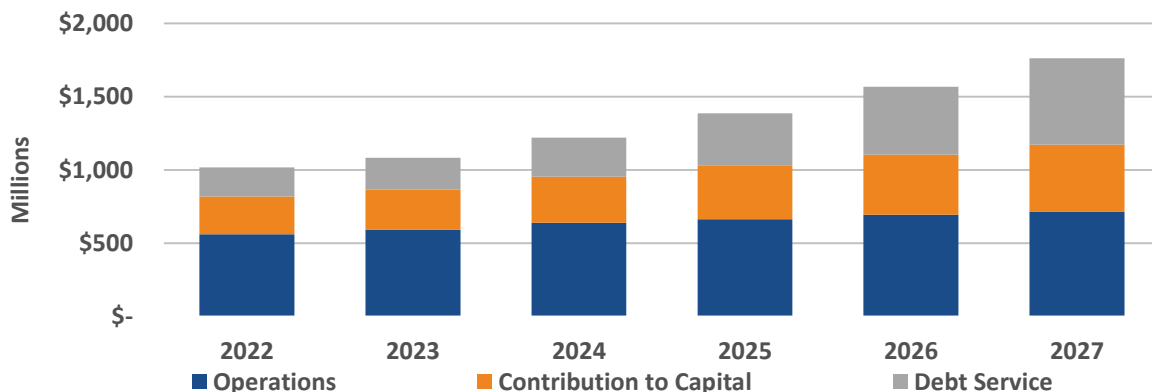
The projection for 2023 in the 2022 - 2026 Financial Plan was for an increase in the household impact of \$59 to a total of \$653. For this cycle, the household impact for 2023 is projected to increase by \$26 for a total of \$620. The total household impact compared to that projected in the previous financial plan is set out in the table below:

OVERALL HOUSEHOLD IMPACT 2023 - 2027						
	2022	2023	2024	2025	2026	2027
Water	\$ 175	\$ 177	\$ 191	\$ 215	\$ 240	\$ 270
Liquid Waste	280	295	360	432	503	579
Solid Waste	63	65	68	71	74	78
Regional District	76	83	90	91	93	94
Total Household Impact	\$ 594	\$ 620	\$ 709	\$ 809	\$ 910	\$ 1,021
<i>Prior Year Forecast</i>		\$ 653	\$ 731	\$ 826	\$ 949	
<i>Prior Year % Change</i>		10.1%	11.7%	13.1 %	14.9%	

FINANCIAL PLAN OVERVIEW

As proposed, the 2023 - 2027 Financial Plan has total operating expenditures for 2023 of \$1.082 million with projected capital expenditures of just under \$1.25 billion as summarized in the tables below:

Operating Budget



The overall Metro Vancouver Operating budget can be categorized into Operations, Debt Service and Contributions to Capital.

Operations – These are the basic inputs for all of the services that Metro Vancouver provides – materials, supplies, labour, energy, chemicals, contractors etc. This makes up about 55% of the proposed 2023 operating budget and is projected to increase on average by about 3.8% over the term of the plan. This is essentially inflationary, especially taking into consideration regional growth.

Debt Service – This represents about 20% of the proposed 2023 operating budget. Much of the capital program is funded through borrowing and thus debt servicing is a function of the size of that capital program, thus the growth that is projected over the five-year term.

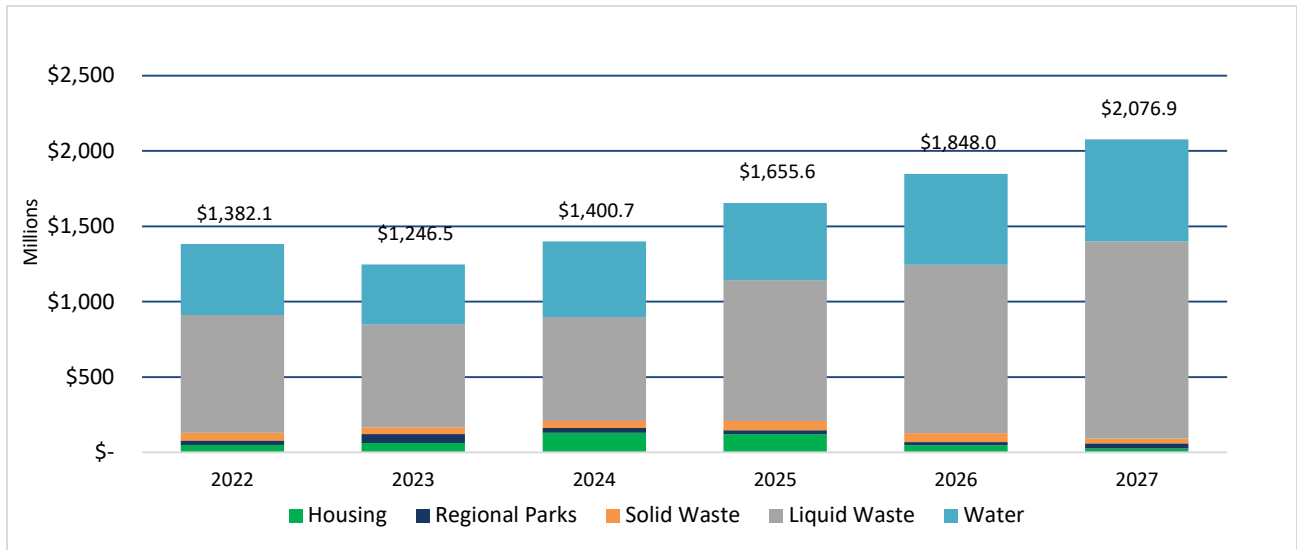
Contribution to Capital – This is the “Pay as You Go” funding for the capital program which is a key factor in avoiding debt and keeping long term costs as low as possible. This represents about 25% of the proposed 2023 operating budget.

The 2023 - 2027 Metro Vancouver Districts Operating Budget is summarized in the table below.

2023 - 2027 METRO VANCOUVER DISTRICTS OPERATING BUDGET						
\$ Millions	2022	2023	2024	2025	2026	2027
Revenues						
Water Sales	\$ 329.4	\$338.3	\$373.2	\$425.2	\$480.9	\$549.0
Liquid Waste Services Levy	301.4	324.3	403.8	492.5	581.3	678.7
Solid Waste Tipping Fees	112.9	121.9	129.0	138.0	146.0	153.8
Housing Rents	42.1	43.8	47.8	51.2	59.7	62.4
MVRD Requisitions	89.9	100.6	111.1	113.9	117.8	120.1
Other Revenue	108.8	152.9	155.9	166.4	181.5	197.7
Transfer from Reserves	41.0	37.2	22.2	19.4	20.6	20.8
Total Revenues	\$ 1,025.5	\$1,081.8	\$1,220.8	\$1,387.2	\$1,567.1	\$1,761.6
Expenditures						
Water Services	\$ 338.4	\$342.5	\$376.7	\$428.1	\$483.6	\$551.5
Liquid Waste Services	393.0	418.8	496.5	594.3	697.6	815.8
Solid Waste Services	123.0	133.4	142.5	151.9	160.3	168.4
MVHC	54.8	60.5	72.1	76.2	83.6	80.7
MVRD	116.3	126.6	133.0	136.8	142.1	145.2
Total Expenditures	\$ 1,025.5	\$1,081.8	\$1,220.8	\$1,387.2	\$1,567.1	\$1,761.6

Capital Expenditures

The 2023 - 2027 Metro Vancouver Districts planned capital cash flows are summarized in the table below.



The 2023 - 2027 Capital plan includes at least \$433.6 million of capital costs being carried forward as incomplete from 2021. Further, through the review of the capital projects through this budget cycle, almost \$1.385 million of projects were deferred from the previous capital plan.

ALTERNATIVES

1. That the MVRD/MVHC/GVS&DD/GVWD Board direct staff to prepare the necessary 2023 Budget and 2023 - 2027 Financial Plan information to be presented at the October 28, 2022 Metro Vancouver Districts and Housing Corporation Board meetings for consideration; and
2. That the MVRD/MVHC/GVS&DD/GVWD Boards make recommendations to amend the 2023 Budget and 2023 - 2027 Financial Plan for the Metro Vancouver Districts and Housing Corporation, as presented, and endorse the 2023 Budget and 2023 - 2027 Financial Plan for the Metro Vancouver Districts and Housing Corporation as amended.

FINANCIAL IMPLICATIONS

If the Board endorses the 2023 Budget and 2023 - 2027 Financial Plan for the Metro Vancouver Districts and Housing Corporation as presented under alternative one, the cost to the average regional household will increase by \$26 in 2023 for a total impact of \$620 for all Metro Vancouver services.

The Board may wish to consider recommending amendments to the financial plan to reflect program priorities. Any proposed changes could require an update to the revenues required to fund the priorities in the plan.

SUMMARY / CONCLUSION

During the first two weeks of October, the 2023 Budget and 2023 - 2027 Financial Plans for Metro Vancouver's legal entities and functions were presented to the following ten Board Standing Committees for the individual functions that fall under the oversight of those Committees:

- | | |
|-------------------------------|---------------------|
| • Indigenous Relations | • Regional Parks |
| • Climate Action | • Regional Planning |
| • Electoral Area | • Water |
| • Finance and Intergovernment | • Liquid Waste |
| • Housing | • Zero Waste |

The Metro Vancouver Standing Committees were presented with individual reports covering the 2023 Budget and 2023 - 2027 Financial Plans for each function including program highlights, financial plan highlights, financial information for multiple years as well as a "What's Happening" summary page that described the key activities projected over the five-year period of the financial plan. Each Committee reviewed and endorsed their individual financial plans and provided comments and direction where appropriate for consideration by the Board at the October 19, 2022 Board Budget Workshop.

Within this report, the 2023 Budget and 2023 - 2027 Financial Plan for the Metro Vancouver Districts and Housing Corporation have been consolidated for Board consideration and present the overall financial forecast for Metro Vancouver over the next five years. The proposed Financial Plan includes significant capital investment that will be required if Metro Vancouver and its member jurisdictions are to meet the growth and regulatory demands of the region over the coming years. For 2023, the plan represents a \$26 increase in 2023 for a total impact of \$620 for all Metro Vancouver services.

Staff recommend endorsing the 2023 Budget and 2023 - 2027 Financial Plan as presented under alternative one.

Attachments:

1. Proposed 2023 - 2027 Financial Plan
2. GVWD Summary
3. GVS&DD Summary
4. MVHC Summary
5. MVRD Summary
6. Budget in Brief

COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Greater Vancouver Water District

Board Meeting Date – Friday, October 28, 2022

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 – October 6, 2022*Information Items:*

- 5.4 2022 Update on Water Sustainability Innovation Fund Projects
- 5.5 Summer 2022 Water Supply Performance
- 5.6 2022 Lawn Watering Communications, We Love Water Campaign, and Water Wagon Results
- 5.8 GVWD Capital Program Expenditure Update to August 31, 2022

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