

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

**BOARD MEETING**

**Friday, October 27, 2023**

**9:00 am**

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

**Webstream available at <https://metrovancouver.org>**

[Membership and Votes](#)

**A G E N D A<sup>1</sup>**

**A. ADOPTION OF THE AGENDA**

**1. October 27, 2023 Meeting Agenda**

That the GVWD Board adopt the agenda for its meeting scheduled for October 27, 2023 as circulated.

**B. ADOPTION OF THE MINUTES**

**1. September 29, 2023 Meeting Minutes**

That the GVWD Board adopt the minutes for its meeting held September 29, 2023 as circulated.

*pg. 5*

**2. October 20, 2023 Special Joint Meeting Minutes**

*To be provided on table.*

**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.*

---

<sup>1</sup> Note: Recommendation is shown under each item, where applicable. All Directors vote unless otherwise noted.

## 1. WATER COMMITTEE REPORTS

- 1.1 Seymour Salmonid Society – Contribution Agreement Renewal 2024 – 2026** *pg. 9*  
That the GVWD Board approve the renewal of the Contribution Agreement between the Greater Vancouver Water District and the Seymour Salmonid Society for a three-year term, and annual contribution amounts of \$153,500 (2024), \$156,500 (2025), and \$160,000 (2026), commencing on January 1, 2024 and ending on December 31, 2026.
- 1.2 Stanley Park Water Supply Tunnel – Stage Gate 3 Report** *pg. 23*  
That the GVWD Board approve the Stanley Park Water Supply Tunnel advancing to Construction (Stage Gate 3), as described in the report dated September 28, 2023, titled “Stanley Park Water Supply Tunnel – Stage Gate 3 Report”.
- 1.3 Award of Phase C2 Construction Consulting Engineering Services from RFP No. 16-151 Consulting Engineering Services – Backup Power for Capilano Raw Water Pump Station and Westburnco Pump Stations No. 1 and 2** *pg. 30*  
That the GVWD Board:  
a) Approve the award of Phase C2 Construction Consulting Engineering Services from RFP No. 16-151 for Consulting Engineering Services – Backup Power for Capilano Raw Water Pump Station and Westburnco Pump Stations No. 1 and 2, in the amount of up to \$3,577,012 (exclusive of taxes) to WSP Canada Inc., 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.
- 1.4 Award of RFP No. 22-514 – Coquitlam Lake Water Supply Project – Project Definition Phase 2 – Geotechnical Investigations** *pg. 35*  
That the GVWD Board of Directors:  
a) Approve award of RFP No. 22-514 Coquitlam Lake Water Supply Project – Project Definition Phase 2 – Geotechnical Investigations, in the amount of up to \$9,260,414 (exclusive of taxes) to WSP Canada Inc., 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.

## F. ITEMS REMOVED FROM THE CONSENT AGENDA

## G. REPORTS NOT INCLUDED IN CONSENT AGENDA

## 1. FINANCE COMMITTEE REPORTS

### 1.1 Development Cost Charge Engagement Update and Proposed Rate Bylaws

pg. 39

That the GVWD Board:

- a) approve the Development Cost Charge rates as proposed in:
  - Schedule A in the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*;as found in the report dated October 5, 2023 titled “Development Cost Charge Engagement Update and Proposed Rate Bylaws”, and endorse the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the GVWD Development Cost Charge initiatives;
- c) give first, second and third reading to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*; and
- e) direct staff to forward to the Inspector of Municipalities for approval:
  - *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*.

## 2. COMMISSIONER REPORTS

### 2.1 GVWD 2024 Budget and 2024 – 2028 Financial Plan

pg. 110

That the GVWD Board:

- a) approve the 2024 Annual Budget and endorse the 2024 – 2028 Financial Plan as shown in Attachment 1 of the report dated October 20, 2023, titled “GVWD 2024 Budget and 2024 – 2028 Financial Plan”, in the following schedules:
  - Revenue and Expenditure Summary
  - Water Services
  - Capital Portfolio – Water Services
- b) approve the 2024 Reserve Applications as shown in Attachment 2 of the report dated October 20, 2023, titled “GVWD 2024 Budget and 2024 – 2028 Financial Plan”; and
- c) set the Water Rate for 2024 at:  
\$1.2537 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. 189

## 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.*

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

**M. ADJOURNMENT/CONCLUSION**

That the GVWD Board adjourn/conclude its meeting of October 27, 2023.

**GREATER VANCOUVER WATER DISTRICT  
BOARD OF DIRECTORS**

Minutes of the Regular Meeting of the Greater Vancouver Water District (GVWD) Board of Directors held at 11:13 am on Friday, September 29, 2023, in the 28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

scáwaθən məsteyəx<sup>w</sup> (Tsawwassen First Nation),  
Director Laura Cassidy

**STAFF PRESENT:**

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

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

**A. ADOPTION OF THE AGENDA**

**1. September 29, 2023 Meeting Agenda**

**It was MOVED and SECONDED**

That the GVWD Board adopt the agenda for its meeting scheduled for September 29, 2023 as circulated.

**CARRIED**

**B. ADOPTION OF THE MINUTES**

**1. July 28, 2023 Meeting Minutes**

**It was MOVED and SECONDED**

That the GVWD Board adopt the minutes for its meeting held July 28, 2023 as circulated.

**CARRIED**

**C. DELEGATIONS**

No items presented.

**D. INVITED PRESENTATIONS**

No items presented.

**E. CONSENT AGENDA**

**It was MOVED and SECONDED**

That the GVWD Board adopt the recommendations presented in the following items as presented in the September 29, 2023 GVWD Board Consent Agenda:

- 1.1 Tree Management on Metro Vancouver Lands – Revised Board Policy
- 2.1 Water Supply Update – Stage 2 Restrictions

**CARRIED**

The items and recommendations referred to above are as follows:

**1.1 Tree Management on Metro Vancouver Lands – Revised Board Policy**

Report dated August 11, 2023, from David Leavers, Division Manager, Regional Parks, Visitor and Operations Services and Mike Mayers, Division Manager, Water Services, Watershed Operations and Protection, seeking GVWD Board approval of the revised *Tree Management on Metro Vancouver Lands* policy regarding the inspection and management of trees to manage associated risks, and to establish tree replacement requirements for trees removed.

*Recommendation*

That the GVWD Board approve the revised Tree Management on Metro Vancouver Lands Policy as presented in the report dated August 11, 2023, titled “Tree Management on Metro Vancouver Lands Policy – Revised Board Policy.”

*Adopted on Consent*

**2.1 Water Supply Update – Stage 2 Restrictions**

Report dated September 7, 2023, from Linda Parkinson, Director, Planning Policy and Analysis, Water Services and Arezoo Heidarian, Lead Senior Engineer, Operations and Maintenance, Water Services, providing the GVWD Board with an update on the water supply system, and the effects of Stage 2 water restrictions based on data available to the end of August 2023.

*Recommendation*

That the GVWD Board receive for information the report dated September 7, 2023, titled “Water Supply Update – Stage 2 Restrictions”.

*Adopted on Consent*

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

No items presented.

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

No items presented.

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

No items presented.

**I. OTHER BUSINESS**

**1. GVWD Board Committee Information Items and Delegation Summaries**

**J. BUSINESS ARISING FROM DELEGATIONS**

No items presented.

**K. RESOLUTION TO CLOSE MEETING**

**It was MOVED and SECONDED**

That the GVWD Board close its meeting scheduled for September 29, 2023 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

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

- (g) litigation or potential litigation affecting the municipality; and
- (m) a matter that, under another enactment, is such that the public may be excluded from the meeting.

**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 meeting of September 29, 2023.

**CARRIED**

(Time: 11:14 am)

CERTIFIED CORRECT

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

\_\_\_\_\_  
George V. Harvie, Chair

62683845 FINAL



To: Water Committee

From: Jesse Montgomery, Division Manager, Environmental Management, Water Services

Date: September 14, 2023 Meeting Date: October 11, 2023

Subject: **Seymour Salmonid Society – Contribution Agreement Renewal 2024 – 2026**

---

### **RECOMMENDATION**

That the GVWD Board approve the renewal of the Contribution Agreement between the Greater Vancouver Water District and the Seymour Salmonid Society for a three-year term, and annual contribution amounts of \$153,500 (2024), \$156,500 (2025), and \$160,000 (2026), commencing on January 1, 2024 and ending on December 31, 2026.

---

### **EXECUTIVE SUMMARY**

The GVWD has a long-standing relationship with the Seymour Salmonid Society and their primary operation, the Seymour River Hatchery located immediately downstream of Seymour Falls Dam on GVWD land. The GVWD has provided funding for core hatchery operating costs to the society since 1996. The current three-year contribution agreement ends on December 31, 2023. This report recommends a renewal of that agreement for an additional three-year term with annual contributions, adjusted for inflation, of \$153,500 (2024), \$156,500 (2025) and \$160,000 (2026). The GVWD contribution to the Seymour Salmonid Society is critical to the operation of the Seymour River Hatchery, outdoor education programs and Pacific Salmon restoration and conservation in the Seymour River Watershed and the region at large.

### **PURPOSE**

The purpose of this report is to seek Board authorization for renewal of the Contribution Agreement with the Seymour Salmonid Society for a three-year term.

### **BACKGROUND**

At its October 2, 2020 meeting, the GVWD Board adopted the following resolution:

*That the GVWD Board approve the renewal of the Contribution Agreement between the Greater Vancouver Water District and the Seymour Salmonid Society for a three-year term, and annual contribution amount of \$125,000, commencing on January 1, 2021 and ending on December 31, 2023.*

This report is being brought forward at this time in order to obtain Board approval to confirm this core funding to the Seymour Salmon Society with advance notice.

### **SEYMOUR SALMONID SOCIETY**

The GVWD has a long-standing relationship with the Seymour River Hatchery, located at the base of Seymour Falls Dam, dating back to its inception in 1978 by the BC Institute of Technology. The Seymour Salmonid Society was established in 1987 to restore salmonid populations in the Seymour

River Watershed to self-sustaining levels and to educate the public on the importance of protecting salmon and steelhead as well as the habitat they rely on. The society took on operation of the Seymour River Hatchery from BCIT at that time. GVWD has provided an annual contribution to the Seymour Salmonid Society to cover core operating costs since 1996. GVWD has a current three-year Contribution Agreement with the Seymour Salmonid Society for \$125,000 annually, which expires at the end of 2023.

### **AGREEMENT TERMS AND CONDITIONS**

A Contribution Agreement is deemed appropriate for this funding arrangement as the work of the Seymour Salmonid Society supports the GVWD *Drinking Water Management Plan (DWMP)*, *Joint Water Use Plan (JWUP)* and *Board Strategic Plan (2022 – 2026)* fisheries objectives for the Seymour River system. Key elements included in the renewal Contribution Agreement are:

#### **Term**

- The term of the proposed agreement is for three years commencing on January 1, 2024 and ending on December 31, 2026.

#### **Funding**

- Annual funding for the Seymour Salmonid Society in the amounts of \$153,500 (2024), \$156,500 (2025) and \$160,000 (2026) are included in the GVWD budget; and
- Funds are used to hire society staff, administer hatchery programs, purchase equipment and supplies, and leverage additional donations and support from other sources.

#### **Services to GVWD**

- Provide a sustainable hatchery program in the production of fry and smolts to be released into the Seymour River system;
- Deliver educational school programs to classes that are effectively linked to current school curriculum and to GVWD's *Drinking Water Management Plan (DWMP)* and *Joint Water Use Plan (JWUP)*;
- Monitor and collect data on adult fish returns and out-migrating smolts; and
- Create stewardship links with local Non-governmental Organizations.

#### **Annual Reporting**

- The Seymour Salmonid Society submits an annual report to the GVWD by January 31 each year for the previous year's operations.

#### **Termination**

- There is provision for early termination by GVWD on 6 months' notice, or immediate termination in the event of bankruptcy or if funds are used in a manner contrary to the agreement or not in the public's interest.

## **ALTERNATIVES**

1. That the GVWD Board approve the renewal of the Contribution Agreement between the Greater Vancouver Water District and the Seymour Salmonid Society, for a three-year term with annual contribution amounts of \$153,500 (2024), \$156,500 (2025), and \$160,000 (2026), commencing on January 1, 2024 and ending on December 31, 2026.
2. That the Committee receive for information the report dated August 11, 2023, titled "Seymour Salmonid Society - Contribution Agreement Renewal 2024 - 2026" and direct staff to report back to the GVWD Board with options for an alternate course of action.

## **FINANCIAL IMPLICATIONS**

If the Board approves Alternative 1, annual funding in the specified annual amounts for the Seymour Salmonid Society will be funded through the annual GVWD Budget process under the Watersheds & Environment Management Program for 2024 through 2026.

## **CONCLUSION**

The GVWD has a current three-year Contribution Agreement with the Seymour Salmonid Society which expires at the end of 2023.

The Seymour Salmonid Society plans and manages fish culture and education programs for K-12 spanning more than one fiscal year. A three-year renewal agreement provides a measure of stability enabling smooth planning, program development and delivery. This will be seen by other donors as evidence of an enduring partnership between the Seymour Salmonid Society and GVWD, thereby creating potential for leveraging additional funds and in-kind support.

A Contribution Agreement is deemed appropriate for this funding arrangement as the work of the Seymour Salmonid Society supports the GVWD *Drinking Water Management Plan (DWMP)*, *Joint Water Use Plan (JWUP)* and *Board Strategic Plan (2022 – 2026)* fisheries objectives as it pertains to the Seymour watershed. Staff recommend approval of Alternative 1.

## **Attachment**

1. Seymour Salmonid Society Contribution Agreement 2024 - 2026

60735100

**CONTRIBUTION AGREEMENT**

THIS AGREEMENT made the \_\_\_ day of \_\_\_\_\_, 2023

BETWEEN:

**GREATER VANCOUVER WATER DISTRICT**

4515 Central Boulevard  
Burnaby, BC V5H 0C6

(the "GVWD")

AND:

**SEYMOUR SALMONID SOCIETY**

P.O. Box 52221  
North Vancouver, BC V7J 3V5

(the "Recipient")

(each a "Party" and together, the "Parties")

**WHEREAS:**

- A. The Recipient is a non-profit organization that is responsible for operating the Seymour River Hatchery and Education Centre. One of the objects of the Recipient is to enhance native fish populations in the upper and lower reaches of the Seymour River system.
- B. The Recipient has requested to receive, and GVWD has agreed to provide to the Recipient, funds for a purpose beneficial to the community or an aspect of the community; and
- C. The work of the Recipient enhances fish productivity on the Seymour River, supporting GVWD's Drinking Water Management Plan and Joint Water Use Plan fisheries objectives, and enhances the restoration of fish populations in water supply areas, supporting the Board Strategic Plan (2022-2026).

NOW THEREFORE in consideration of the mutual premises, terms and conditions contained in this Agreement (the receipt and sufficiency of which are acknowledged), the Parties agree as follows:

**1. INTERPRETATION**

In this Agreement the following terms have the following meanings:

**“Agreement”** means this agreement and the appended schedules, as may be amended from time to time.

**“Funds”** has the meaning set forth in Section 3.1.

**“Proposal”** means the proposal attached as Schedule ‘A’ to this Agreement which sets out the specific purposes and/or activities for which the Recipient may use the Funds provided to the Recipient under this Agreement.

**“Services”** means the activities and/or services set out in the Proposal.

**“Term”** has the meaning set forth in Article 2.

## **2. TERM**

The term of this Agreement will commence on January 1, 2024, and end on December 31, 2026 (the **“Term”**), unless otherwise terminated in accordance with this Agreement.

## **3. SERVICES**

- 3.1 The Recipient shall only use the funds provided in accordance with Article 4 (the **“Funds”**) to provide the Services in accordance with the terms and conditions of this Agreement.
- 3.2 The Recipient shall, at GVWD’s written request, provide all information required to enable GVWD to evaluate, using the criteria set out in Schedule ‘B’, the Recipient’s provision of the Services.
- 3.3 The Recipient will provide the Services under the terms of this Agreement subject to any applicable bylaws of GVWD and applicable legislation and regulations and in a manner consistent with any applicable guidelines provided by GVWD.
- 3.4 GVWD must approve any changes to the Proposal or Services in writing prior to the changes being made during the Term.
- 3.5 If the Recipient makes any changes to the Proposal or Services without the prior approval of GVWD pursuant to Section 3.4, GVWD may, at its sole discretion, immediately terminate this Agreement. Upon termination by GVWD in accordance with this Section 3.5, the Recipient shall immediately return any Funds that have not been spent on providing the Services. The Recipient will provide a full accounting of all Funds not returned.

## **4. FUNDING AND PAYMENT**

- 4.1 GVWD has agreed to provide the Funds to support the Recipient's provision of the Services, in accordance with Section 4.3.
- 4.2 The payment of Funds is subject to GVWD being satisfied, in its sole and absolute discretion, that the Recipient will perform the Services in accordance with the Proposal and all requirements under this Agreement.
- 4.3 GVWD will pay by cheque or electronic funds transfer, in two (2) equal installments each year the sums of \$153,500 (2024), \$156,500 (2025) and \$160,000 (2026), in the following manner for the provision of the Services:
  - (a) \$76,750 on or before June 30, 2024;
  - (b) \$76,750 on or before December 31, 2024;
  - (c) \$78,250 on or before June 30, 2025;
  - (d) \$78,250 on or before December 31, 2025;
  - (e) \$80,000 on or before June 30, 2026;
  - (f) \$80,000 on or before December 31, 2026.

## **5. REPORTING**

The Recipient shall present an annual report to GVWD on or before January 31 of the year following the year in which the Funds were received. The annual report shall include at a minimum:

- (a) a summary of operating results showing revenues and expenditures to December 31 of the preceding year; and
- (b) a brief narrative summary reviewing the goals, objectives and the results achieved for the year, including the challenges, program cancellations and significant issues addressed.

## **6. TAXES**

It is the Recipient's responsibility to determine whether or not it has to be registered for GST and/or PST purposes. The amount of funding provided in this Agreement includes any GST and/or PST which may be payable by GVWD. Any liability for GST and/or PST required in respect of this Agreement will be the responsibility of the Recipient.

## **7. SEPARATE FUNDS AND FINANCIAL STATEMENTS**

- 7.1 The books of account of the Recipient shall be kept in accordance with Generally

Accepted Accounting Practices.

7.2 The Funds provided under Article 4 shall be accounted for separately from any other funds of the Recipient and shall be separated in its books of accounts.

7.3 GVWD may, in its sole discretion, require that the Recipient maintain a separate bank account for the Funds and revenues from the Services and to keep all operating revenues and expenditures pursuant to this Agreement separate from other activities that may be undertaken by the Recipient from time to time.

## **8. RIGHT OF AUDIT**

At any time, GVWD may give to the Recipient written notice that it desires its representative to examine the books of account of the Recipient, and the Recipient shall produce for examination to such representative within ten (10) days after receipt of such notice, its books of account, and the said representative shall have a right of access to all records, documents, books, accounts and vouchers of the Recipient and shall be entitled to require from the directors and officers of the Recipient such information and explanations as, in the representative's opinion, may be necessary to enable the representative to report to the board of directors of GVWD on the financial position of the Recipient.

## **9. INDEMNITY AND RELEASE**

9.1 The Recipient shall indemnify and save harmless GVWD, its elected officials, appointed officers, employees and agents from and against all actions, causes of action, claims, liabilities, damages, losses, costs, legal fees, fees, fines, charges or expenses which any or all of them may incur, be threatened by or be required to pay by reason of or arising out of the provision of the Services by the Recipient, the Recipient's use of any facility where Services are provided, the breach by the Recipient of any term of this Agreement, or the Recipient's contravention of any law, enactment or regulation of a federal, provincial or local government.

9.2 The Recipient hereby releases GVWD, its elected officials, appointed officers, employees and agents from and waives any claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability which the Recipient may have against any or all of them in respect of an act of GVWD in relation to this Agreement, except insofar as such claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability arises from the negligence of GVWD, its elected officials, appointed officers, employees, agents or contractors.

9.3 This Article 9 shall survive the expiry or sooner termination of this Agreement.

## **10. DIRECTORS**

At all times while this Agreement is in force, a representative of GVWD nominated by GVWD shall be entitled to attend any or all meetings of the board of directors of the

Recipient.

## **11. TERMINATION**

- 11.1 GVWD may terminate this Agreement immediately without notice to the Recipient should:
- (a) the Recipient, in the sole discretion of GVWD, fail to perform any of its obligations or covenants hereunder and such failure shall continue beyond thirty (30) days from delivery by GVWD to the Recipient of written notice specifying the failure and requiring remedy of the failure;
  - (b) the Recipient make an assignment in bankruptcy or is declared bankrupt; or
  - (c) GVWD, in its sole discretion, determines that any of the Funds are being used in a manner contrary to the Proposal or the public interest.
- 11.2 GVWD may terminate this Agreement for any reason whatsoever upon giving one hundred and eighty (180) days' written notice to the Recipient.
- 11.3 If GVWD terminates this Agreement for any reason, the Recipient must immediately return any Funds that have not been spent on providing the Services. The Recipient will provide a full accounting of all Funds not returned.
- 11.4 The Recipient may terminate this Agreement upon giving thirty (30) days' written notice to GVWD should the Recipient, for any reason, be unable to meet its obligations with respect to the provision of the Services as set forth in this Agreement.
- 11.5 Upon termination by the Recipient, the Recipient must immediately return any Funds that have not been spent on providing the Services. The Recipient will provide a full accounting of all Funds not returned.

## **12. NOTICE**

Unless otherwise specified in this Agreement, any notice required to be given under this Agreement by any Party will be in writing and will be deemed to have been given if mailed by prepaid registered mail, or delivered to the address of the other Party as set forth below, or at such other address as the other Party may from time to time direct in writing, and any such notice will be deemed to have been received if mailed, seventy-two (72) hours after the time of mailing, and if delivered by personal delivery, upon the date of delivery. If normal mail service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the Party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice by personal delivery in order to ensure prompt receipt of the notice.



**To GVWD:**

Jesse Montgomery  
Division Manager, Environmental Management-Water Services  
Greater Vancouver Water District  
4515 Central Boulevard  
Burnaby, BC V5H 0C6

**To the Recipient:**

Shaun Hollingsworth, President  
Seymour Salmonid Society  
P.O. Box 52221  
North Vancouver, BC V7J 3V5

**13. AUTHORIZATION**

The Recipient hereby represents and warrants that the execution and delivery of this Agreement and the completion of the transactions contemplated by this Agreement have been duly and validly authorized by all necessary corporate action of the Recipient, and this Agreement constitutes a legal, valid and binding obligation of the Recipient enforceable against the Recipient in accordance with its terms and the person signing this Agreement on the Recipient's behalf is duly authorized to do so.

**14. TIME**

Time is of the essence in this Agreement.

**15. BINDING**

In consideration of being granted the Funds, the Recipient agrees to be bound by the terms and conditions of this Agreement, and if the Recipient represents a group or organization, the Recipient agrees to inform all responsible persons associated with the group or organization of the terms and conditions of this Agreement.

**16. ASSIGNMENT**

The Recipient may not assign this Agreement, in whole or in part, without the prior written consent of GVWD.

**17. ENUREMENT**

This Agreement will enure to the benefit of and be binding upon the Parties and their respective heirs, administrators, executors, successors and permitted assigns.

**18. RELATIONSHIP OF PARTIES**

No provision of this Agreement shall be construed to create a partnership or joint

venture relationship, an employer-employee relationship, a landlord-tenant, or a principal-agent relationship between the Parties. Neither Party will represent or hold itself out to be an agent of the other Party and neither Party will have any authority to act for or assume any obligations or responsibilities, express or implied, on behalf of the other party.

**19. THIRD PARTY RIGHTS**

Nothing in this Agreement will be construed to give any rights or benefits to anyone other than the parties.

**20. WAIVER**

The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

**21. AMENDMENTS**

This Agreement may not be modified or amended except by the written agreement of the parties.

**22. WHOLE AGREEMENT**

The whole agreement between the parties is set forth in this document and no representations, warranties or conditions, express or implied, have been made other than those expressed herein.

**23. LANGUAGE**

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

**24. CUMULATIVE REMEDIES**

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

**25. GOVERNING LAW AND JURISDICTION**

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia and the parties attorn to the exclusive jurisdiction of the courts of the Province of British Columbia.

**26. COUNTERPARTS**

This Agreement may be executed in counterparts, each of which will be deemed to

be an original and all of which taken together will be deemed to constitute one and the same instrument. Delivery of an executed signature page to this Agreement by a Party by electronic transmission will be as effective as delivery of a manually executed copy of this Agreement by such Party.

**IN WITNESS WHEREOF** the Parties have executed this Agreement as of the day and year first above written.

**For the GREATER VANCOUVER WATER DISTRICT**

---

Jerry W. Dobrovolny, P.Eng., MBA  
Commissioner / Chief Administrative Officer

**For the SEYMOUR SALMONID SOCIETY**

---

Shaun Hollingsworth, President

## SCHEDULE 'A'

### SEYMOUR SALMONID SOCIETY PROPOSAL

#### GOAL

To restore salmonid populations in the Seymour River Watershed to self-sustaining levels and to educate the public on the importance of protecting salmon and steelhead as well as the habitat they rely on.

#### OBJECTIVES

- Enhance fish populations in the Seymour River by collecting adult fish for brood stock, spawning the fish, incubating the eggs and raising the fry until they can be released back into the upper and lower reaches of the Seymour system.
- Host annual special events for the public, to assist in educating the residents of Vancouver on the importance of native fish populations, the role of hatcheries and the significance of the Seymour River in maintaining fish species.
- Monitor adult fish returns to determine program success.
- Deliver an education program for elementary school classes in the region.
- Raise additional funding beyond GVWD's contribution to complete the Society's annual program.
- Create stewardship links with local NGOs.

#### THE PLAN

The Seymour Salmonid Society ("**Society**") will complete its annual fish production program as specified by Fisheries and Oceans Canada ("**DFO**"), while integrating relevant messages originating from GVWD's *Drinking Water Management Plan* and *Joint Water Use Plan* into its public education programs.

#### THE SERVICES

- A. Provide a sustainable hatchery program in the production of fry and smolts to be released into the Seymour River system targeting numbers and species as directed by DFO.

Estimated targets as follows:

- 55,000 Coho Salmon smolts
- 60,000 – 80,000 Coho Salmon fry
- 30,000 – 40,000 Steelhead Trout smolts
- 350,000 Chum Salmon fry
- 350,000 Pink Salmon fry

- B. Monitor and collect data on adult fish returns and out migrating smolts.

- Provide an annual report on program success to GVWD.
- C. Deliver educational school programs to classes that are effectively linked to current school curriculum and to GVWD's *Drinking Water Management Plan* and *Joint Water Use Plan*.
- Submit an annual report to DFO, Ministry of Environment (MoE) and to GVWD on program success.
- D. Leverage GVWD's financial contribution by:
- Applying for relevant grants to assist in funding general services.
  - Continuing to secure core funding from DFO.
- E. Host public special events and participate in public outreach showcasing the Society's work in the Seymour System.
- Host an open house inviting funding partners, local, regional, provincial and federal politicians and general public.
  - Participate and host public outreach on the North Shore.
- F. Create stewardship links with local NGOs.
- Host annual meeting with North Vancouver stewardship groups.
  - Provide fry for local school district to support "Salmon in the Classroom" program.

## **SCHEDULE 'B'**

### **EVALUATION CRITERIA**

Provide GVWD with an annual report by January 31 of each year detailing the previous year's activities including, but not limited to:

- A. Numbers of fry and smolts raised and released into the Seymour system and fish culture success.
- B. Summary of Seymour River health as it relates to populations and returns.
- C. Overview on education programs.
- D. Summary of other funding partner initiatives and financials to year end.
- E. Details on special events and public outreach program.
- F. Stewardship initiatives and activities.

To: Water Committee

From: Murray Gant, Director, Major Projects, Project Delivery

Date: September 28, 2023

Meeting Date: October 11, 2023

Subject: **Stanley Park Water Supply Tunnel – Stage Gate 3 Report**

**RECOMMENDATION**

That the GVWD Board approve the Stanley Park Water Supply Tunnel advancing to Construction (Stage Gate 3), as described in the report dated September 28, 2023, titled “Stanley Park Water Supply Tunnel – Stage Gate 3 Report”.

**EXECUTIVE SUMMARY**

The purpose of this report is to seek approval for the Stanley Park Water Supply Tunnel to advance to construction (Stage Gate 3) and to provide information to support this decision, including that the project budget has been included in the five-year plan following a recent engineering cost estimate update in July 2023. The proposed capital budget increase is \$55 million bringing the total revised construction budget to \$370 million. This estimate factors in cost escalation since 2021, as updated in the summer of 2023. Conditional on GVWD Board approval of Stage Gate 3 and the budget increase, the project is expected to commence construction in late 2024, and be completed in 2029, with commissioning taking place in 2030.

The Stanley Park Water Supply Tunnel is an urgently needed drinking water infrastructure project delivering water to the cities of Vancouver, Richmond, and Delta. At the October 4, 2019 meeting, the GVWD Board endorsed the Detailed Design of the project which was substantially completed by mid-2023. All regulatory permits associated with the project were obtained in 2021, including the Port of Vancouver’s Project and Environmental Review permit, and the Parks Canada Decision Record. Following a presentation to the Vancouver Board of Parks and Recreation in July 2023, the project received approval to proceed to construction. Metro Vancouver will now begin the process of hiring a contractor for the project.

**PURPOSE**

To seek approval for the Stanley Park Water Supply Tunnel to advance to construction (Stage Gate 3), provide information to support this decision, and provide a progress update on project work done to date.

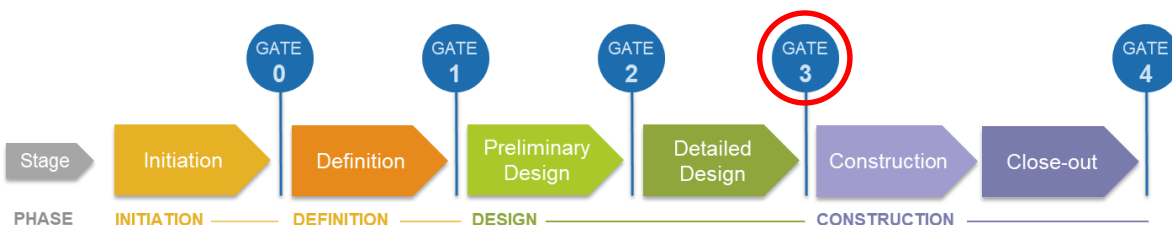


Figure 1 - Stage Gate Approval Process

**BACKGROUND**

**Project Objectives**

The existing Capilano Main No. 4 through Stanley Park delivers water from the Seymour Capilano Filtration Plant in North Vancouver to the cities of Vancouver, Richmond and Delta, and to Stanley Park. The water main, built in the 1930s, has operated effectively throughout its lifespan until it experienced a major leak adjacent to Lost Lagoon in 2016 and a minor leak on Pipeline Road in 2023, and is now at the end of its service life.

The construction of the Stanley Park Water Supply Tunnel is needed to safeguard this water supply corridor, to improve its seismic resilience, to provide sufficient water supply for population growth in the region, and to mitigate the risk of additional leaks which could impact nearby infrastructure.

The project involves the construction of a new water supply tunnel deep underneath Stanley Park, which is designed to provide increased capacity to meet future water demand as well as to meet current seismic standards. The new tunnel will be 1.4 kilometres long, approximately 4.2 metres in diameter and house a 2.6 metres diameter steel water main, which will be connected to the existing system via two new underground valve chambers.

**Key Stage Activities**

- Detailed design has been completed and considers and incorporates comments from all stakeholders.
- Project approvals from Vancouver Board of Parks and Recreation (VBPR) and City of Vancouver have been obtained.
- Land use and cooperation agreements with VBPR and City of Vancouver have been completed.
- A Construction Contract RFP is being prepared and will be ready for issuance following the GVWD Board’s approval of Stage Gate 3.
- First Nations, stakeholders and the public have been heavily engaged throughout detailed design. Comments and concerns were addressed in the design and planned work wherever practicable.
- Necessary project permits have been obtained and existing permits have been updated to address the revised project timeline.

**Previous Board Reports and Decisions Made (including Additional Board Meetings or Presentations)**

*Table 1: Previous Board Reports and Decisions*

Meeting Date	Report Title	Comments
June 2023	Water Supply Tunnel Projects Updates	For Information
June 2023	Capilano Main No 4 Repairs and Upcoming Replacement Project	For Information
September 2020	Award of Contract Resulting from Request for Proposal No. 20-097 Construction Management Services for Capilano Main No. 5 South Shaft to Chilco	Awarded



September 2019	Award of Phase B - Detailed Design Services Resulting from RFP No. 18-023 - Consulting Engineering Services for Capilano Main No. 5 - Stanley Park Water Supply Tunnel	Awarded
April 2018	Award of Contract Resulting from RFP No. 18-023 Consulting Engineering Services for Capilano Main No. 5 - Stanley Park Water Supply Tunnel	Awarded
November 2017	Capilano Main No. 5 (Stanley Park Section) – Update on Public Engagement	For Information
June 2012	Status of Utilities Capital Expenditures to April 30, 2012	For Information

**TECHNICAL UPDATE**

A complete Issued for Tender design package was completed during the detailed design stage. All comments from internal and external stakeholders have been resolved.

Environmental and archaeological conditions across the project area were confirmed during preliminary design through desktop review and field surveys and were considered when selecting construction laydown areas and shaft locations. Further, more detailed, assessments were also completed during detailed design to identify priorities for construction.

Phase I and Phase II Environmental Site Assessments have been completed, together with groundwater sampling and testing, soil/bedrock testing, stick nest surveys, tree inventory, noise measurements, existing traffic conditions, soil, bedrock and groundwater contamination assessment, and test pitting.

Based on Archaeological Overview and Impact Assessments carried out since 2017 the project area has been determined to have high archaeological potential, to a depth of approximately 5 metres, with some work sites more likely than others. To mitigate the risk of archaeological disturbance, tunneling was selected as the project methodology (up to 50 metres depth, in bedrock), so potential disturbance can only occur at limited areas of the three shaft sites and isolated surface locations. Given the high potential for archaeological material, subsurface disturbances within Stanley Park associated with the Project will need to be monitored by a qualified archaeologist and representatives of the involved First Nations communities.

Several geotechnical investigations, including desktop studies, review of historical information and data, site investigations, and geotechnical characterization has been carried out throughout the preliminary and detailed design stages. The project is located within the seismically active region of southwest British Columbia. Seismic studies for 1 in 10,000 and 1 in 2,475 year return period seismic events have been performed and the project construction methodology and water main have been designed to withstand these conditions. Valve chambers have been designed as Class IV post-disaster structures to maintain operability after the design seismic event.

**Schedule**

Conceptual Design for the project began in 2016, with detailed design originally expected to be completed by 2021 and construction occurring between 2022 and 2027. This schedule was

developed with input from subject matter experts for the design stages and based on the proposed construction logic and activity durations assumed for cost estimating.

The original schedule has been extended due to negotiations and additional engagement requirements with the VBPR. Originally, approval by the VBPR was expected in late 2021. After the protracted negotiations concluded, approval from VBPR was received in July of 2023, which delayed the project by 20 months compared to the baseline schedule originally communicated to the GVWD Board. Construction is now anticipated to commence in late 2024 and be completed by 2029.

## **CAPITAL COST UPDATE**

### **Project Capital Cost Update**

An updated Class 1 cost estimate for the project was completed at the end of detailed design in July 2023. The update resulted in a requirement to increase the construction phase budget from the previously Board approved \$315 million to \$370 million. The required increase is driven by current market conditions, rising interest rates and cost escalation for materials, equipment, fuel and labour. The additional funding has been included in the 2024-2028 Financial Plan. The total budget, including design and pre-construction costs, is \$395 million.

The estimates reflect Metro Vancouver’s Best Practice Project Cost Estimating Framework, implemented in 2021. The framework includes a rigorous approach to addressing challenges inherent in estimating future costs on large, complex, and lengthy projects, including using forecast cash flows to estimate escalation, as well as a contingency/risk reserve for risks retained by Metro Vancouver, which are identified, managed and quantified according to a standardized risk review process.

## **PROCUREMENT UPDATE**

### **Procurement Strategy**

The project delivery model selected for this project is best value Design-Bid-Build, which includes completing detailed design then proceeding with a two-stage construction procurement including issuing a Request for Qualification (RFQ) followed by a Request for Proposal (RFP) to contractors short-listed from the RFQ process. The RFQ was issued in early August following Vancouver Park Board approval, and the RFP is planned to be issued in early November following GVWD Board approval of Stage Gate 3.

The consulting engineering design services were previously awarded to Mott MacDonald Canada Limited (MMCL) through an RFQ/RFP process. MMCL’s contract will be amended to include construction phase engineering services following the GVWD Board’s approval of Stage Gate 3. The option to amend the design services for construction was included in the original RFP.

Construction management services for this project are being provided by Delve Underground (Delve). Delve initially provided input and review of constructability/biddability through detailed design as part of their pre-construction services. Delve’s construction management services were procured through an RFP process. Similar to the design consultant, the intent is to amend Delve’s contract for the construction phase following the GVWD Board’s approval of Stage Gate 3.

Details of the contract amendments for both the construction engineering services and construction management services will be provided in separate GVWD Board reports.

### **PROJECT RISKS**

A project-specific risk identification and quantification process began in 2021. Risk identification workshops were held with project staff and consultants, as well as during Technical Review Board meetings, where risks were identified and characterized by severity, likelihood, and cost and schedule impact, among other items. A Quantitative Risk Analysis was then performed to estimate the contingency/risk reserve.

Regular risk management meetings were held at major design milestones to further refine and update risk characteristics and mitigations. To allow for active response to risks that may be realized in the future, regular risk management meetings will be held throughout the construction stage, so that the project can be successfully completed.

Notable risks identified in the upcoming construction stage include: risk to the existing water main during construction and tie-ins; unexpected environmental, archaeological or community issues; noise and vibration issues for community and stakeholders in construction proximity; regulatory changes; unexpected site conditions; and construction staging due to water shutdown windows for tie-in work.

### **OPERATIONAL CONSIDERATIONS**

Upon completion and commissioning, this project will be handed over to Water Services Operations and Maintenance (O&M). O&M staff have been regularly engaged throughout the preliminary and detailed design stages to provide feedback and comments on design development. All comments have been resolved and incorporated in the final design package.

### **ENGAGEMENT**

Since the start of the project, Metro Vancouver has engaged with the Vancouver Board of Parks and Recreation, City of Vancouver, Ministry of Transportation and Infrastructure, Vancouver Fraser Port Authority, Parks Canada, First Nations, businesses and organizations with interest in and around the park, park users, local residents, and the general public. The themes that emerged in engagement included those pertaining to noise; air quality; construction methodology; park wildlife and natural environment; pedestrian and cyclist safety; and traffic management.

Metro Vancouver has been engaging with First Nations about this project since 2016, and in particular with the xʷməθkʷəy̓əm (Musqueam Indian Band), Sḵwx̱wú7mesh Úxwumixw (Squamish Nation), and səlílwətaʔt (Tsleil-Waututh Nation) (MST) both collectively through the Stanley Park Intergovernmental Committee, and individually. To date, discussions with MST Nation(s) have centered on minimizing impacts to culturally sensitive areas, limiting tree loss, increasing cultural awareness, developing a protocol for ancestral remains, and using First Nations monitors during investigative drilling and shaft construction. Metro Vancouver has addressed their interests through project design and will continue to engage and communicate with the MST Nation(s) on the Stanley Park Water Supply Tunnel Project.

## REVIEWS

### Steering Committee Feedback for Current Stage

The Water Services Steering Committee was convened on July 17, 2023. Murray Gant presented the project status and the stage gate plan to the Committee. The Committee did not have any questions, concerns or recommendations.

### Advisory Committee Feedback for Current Stage

An Expert Advisory Panel comprised of four subject matter experts was convened on July 26, 2023. The project team presented the project status and history to the panel, and the panel had the opportunity to ask questions. After deliberation, the panel came to the unanimous conclusion that all questions had been answered satisfactorily by the project team and the panel recommended the project to proceed through Stage Gate 3.

REAC was convened on September 8, 2023. Murray Gant presented the project history, status and next steps to the Committee. REAC did not have any questions, concerns or recommendations.

## FUTURE BOARD DECISIONS

The following decisions are known to be presented to the Board for approval over the course of the project:

- a) Consulting Engineering Contract Amendment to include Construction Stage Services estimated to be presented for Board Approval at a GVWD Board meeting in early 2024.
- b) Construction Management Services Contract Amendment to include Construction Stage Services estimated to be presented for Board Approval at a GVWD Board meeting in early 2024.
- c) Construction Contract Award is estimated to be presented for Board Approval in spring, 2024.
- d) Stage Gate 4 to be presented to the GVWD Board for approval for project closeout after project completion, estimated to be presented in late 2030.

## ALTERNATIVES

1. That the GVWD Board approve the Stanley Park Water Supply Tunnel advancing to Construction (Stage Gate 3), as described in the report dated September 26, 2023, titled “Stanley Park Water Supply Tunnel – Stage Gate 3 Report”.
2. That the GVWD Board receive for information the report dated September 26, 2023, titled “Stanley Park Water Supply – Stage Gate 3 Report” and provide alternate direction to staff.

## FINANCIAL IMPLICATIONS

Subject to the Board approval of the 2024-2028 Financial Plan, the project will have the required budget to complete the construction of the project. The proposed capital budget increase is \$55 million, or approximately 17% of the original Board approved construction budget in 2021 of \$315 million. As mentioned above, the increase in budget is due to the delays, market conditions and escalation resulting in a total revised construction budget of \$370 million, which has been included in the 2024-2028 Financial Plan for Board approval.

### **Funding Opportunities**

There are no external funding sources or funding agreements for this project. The project is wholly funded through the wholesale water rates paid by GVWD members in accordance with the Greater Vancouver Water District Act.

### **CONCLUSION**

The Stanley Park Water Supply Tunnel Project is being undertaken as part of the Infrastructure Maintenance Program to replace the Capilano Water Main No. 4 through Stanley Park that was constructed in the 1930s, has experienced leaks in 2016 and 2023, and has reached the end of its service life.

The construction of the Stanley Park Water Supply Tunnel will safeguard and improve the seismic resilience of the water supply to Stanley Park, and the cities of Vancouver, Richmond and Delta.

Based on the previous GVWD Board direction which endorsed the Detailed Design phase of the project, staff recommend that the GVWD Board approve Stage Gate 3 to allow the construction phase for the Stanley Park Water Supply Tunnel Project to proceed.

60940035

To: Water Committee

From: George Kavouras, Director, Procurement  
Hein Steunenberg, Division Manager, Engineering and Construction Treatment and Facilities, Water Services

Date: September 28, 2023 Meeting Date: October 11, 2023

Subject: **Award of Phase C2 Construction Consulting Engineering Services from RFP No. 16 - 151 Consulting Engineering Services - Backup Power for Capilano Raw Water Pump Station and Westburnco Pump Stations No. 1 and 2**

---

### RECOMMENDATION

That the GVWD Board:

- a) Approve the award of Phase C2 Construction Consulting Engineering Services from RFP No. 16-151 for Consulting Engineering Services – Backup Power for Capilano Raw Water Pump Station and Westburnco Pump Stations No. 1 and 2, in the amount of up to \$3,577,012 (exclusive of taxes) to WSP Canada Inc., 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

The provision of backup power for the Capilano Raw Water Pump Station (CRWPS) will ensure that water is pumped from Capilano Reservoir to the Seymour Capilano Filtration Plant to be treated and returned to the Capilano Distribution area, in the event of a power outage.

The initial engineering services award for Phase A for an amount up to \$443,010 (exclusive of taxes) was completed in March 2018. The second award for Phase B for an amount of up to \$1,638,529 (exclusive of taxes) was completed December 2022. The third award for Phase C1 for an amount up to \$331,319 (exclusive of taxes) is currently ongoing. It is recommended that the GVWD Board approve the award of the Phase C2 to WSP Canada Inc. in the amount of \$3,577,012 (exclusive of taxes). The funding for this work has been included in the 2024-2028 Financial Plan.

### PURPOSE

Pursuant to the GVWD Officers and Delegation Bylaw No. 247, 2014 (Bylaw) and Board Policy No. FN-006, procurement contracts which exceed a value of \$5 million require the approval of the GVWD Board.

### BACKGROUND

The CRWPS pumps raw water from the Capilano Reservoir to the Seymour Capilano Filtration Plant for treatment via one of two tunnels, with treated water returning by gravity along the second tunnel to supply the distribution system at Capilano. In order to ensure a robust water supply system, backup power generation is required to eliminate operational issues caused by power outages.

During preliminary design it was determined that 4 of the 8 x 1,000 HP pumps in the CRWPS required backup power for a maximum duration of 72 hours. After considering alternative energy sources diesel generators were selected to provide the required backup power. A site, north of the public parking area at the Capilano Reservoir and adjacent to the existing Capilano Energy Recovery Facility, was selected for the location of the power house which will house the generators and the double-walled fuel tanks which will be installed in an underground vault.

The detailed design has been completed and the generators and control system have been pre-purchased. The project team worked with the District of North Vancouver to obtain the required permitting and the installation contract was recently awarded to NAC Contractors to complete the construction portion of the project. Both completed design phases and the first portion of the construction engineering services for pre-purchase, tender support and construction initiation have been awarded to WSP Canada Inc.

### **PROCUREMENT SUMMARY**

RFQ No. 15-206 was issued in November, 2015 to prequalify proponents to participate in RFP No. 16-151 for design and construction engineering services of backup power for CRWPS and Westburnco Pump Stations No. 1 and No. 2. The two projects were combined under one Request for Proposal due to their similar scope, which was anticipated to result in efficiencies with the design process.

Three proponents responded to RFQ No. 15-206. Three proponents were shortlisted and invited to respond to RFP No. 16-151. After a comprehensive and detailed evaluation of the compliant proposals the evaluation team concluded that the proposal submitted by WSP Canada Inc. ranked highest overall, provided the lowest costs, had the highest technical score, and demonstrated best value overall for Metro Vancouver. A contract was awarded to WSP Canada Inc. in October 2016. The contract consists of four phases:

- Phase A – Preliminary Design
- Phase B – Detailed Design
- Phase C1 – Construction Services for Equipment Pre-purchase
- Phase C2 – Construction Consulting Engineering Services

The contract contains provision to award Phase B, Phase C1 and Phase C2 services subject to Metro Vancouver's assessment of WSP Canada Inc.'s performance on previous phases and acceptance of WSP Canada Inc.'s subsequent cost proposal for those phases. Due to the criticality of completing the work and complexity of the design associated with the backup power at the CRWPS, WSP was requested to focus their effort on the CRWPS project. The design of backup power for Westburnco Pump Stations has been deferred and will be procured under a separate procurement process.

Phase C2 negotiations focused on confirming the scope of work, and the adequacy and appropriateness of resources. WSP Canada Inc. submitted a proposal of \$3,577,012 for Phase C2 which includes additional scope for inspection services, fire suppression and environmental work. Metro Vancouver staff reviewed the proposal and deemed it to offer good value and has a high

degree of confidence that Phase C2 will be completed successfully and within budget like the previous phases.

**ALTERNATIVES**

1. That the GVWD Board:
  - a) Approve the award of Phase C2 Construction Consulting Engineering Services from RFP No. 16-151 for Consulting Engineering Services – Backup Power for Capilano Raw Water Pump Station and Westburnco Pump Stations No. 1 and 2, in the amount of up to \$3,577,012 (exclusive of taxes) to WSP Canada Inc., 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 receive the report dated September 28, 2023, Titled, Award of Phase C2 Construction Consulting Engineering Services from RFP No. 16-151 Consulting Engineering Services – Backup Power for Capilano Raw Water Pump Station and Westburnco Pump Stations No. 1 and 2, for information and direct staff to report back with options for an alternate course of action.

**FINANCIAL IMPLICATIONS**

The award of Phase C2 Construction Consulting Services in the amount of \$3,577,012 is within the current approved project budget.

**CONCLUSION**

It is recommended that the GVWD Board authorize the Commissioner and the Corporate Officer to approve the award of Phase C2 Construction Consulting Engineering Services for RFP No. 16-151 for Consulting Engineering Services – Backup Power for Capilano Raw Water Pump Station and Westburnco Pump Stations No. 1 and 2, in the amount of up to \$3,577,012 (exclusive of taxes) to WSP Canada Inc.

**Attachments**

1. Location of Capilano Raw Water Pump Station Backup Power Facility
2. Power House and Pre-Purchased Diesel Generator

62145918



Location of Capilano Raw Water Pump Station Backup Power Facility



Rendering of Power House



Pre-Purchased Diesel Generator



To: Water Committee

From: George Kavouras, Director, Procurement and Real Estate Services  
Bob Cheng, Director, Major Projects, Project Delivery

Date: September 28, 2023 Meeting Date: October 11, 2023

Subject: **Award of RFP No. 22-514 - Coquitlam Lake Water Supply Project - Project Definition Phase 2 - Geotechnical Investigations**

---

### RECOMMENDATION

That the GVWD Board of Directors:

- a) Approve award of RFP No. 22-514 Coquitlam Lake Water Supply Project – Project Definition Phase 2 – Geotechnical Investigations, in the amount of up to \$9,260,414 (exclusive of taxes) to WSP Canada Inc., 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

WSP Canada Inc.'s proposal ranked highest overall, had the highest technical score and demonstrated best value overall for Metro Vancouver.

Metro Vancouver is proposing to double its capacity to withdraw water from Coquitlam Lake, the largest of our three drinking water sources, through the Coquitlam Lake Water Supply Project (see Attachment 1). Planning is currently underway to determine the scope of work and design of a new water intake, water supply tunnel, and water treatment plant. This contract is for award of geotechnical borehole investigations from 2024 to 2026. Geotechnical information is critical for the design and development of a cost estimate for the tunnel portion of the project.

GVWD issued RFP No. 22-514 on March 16, 2023 for the Coquitlam Lake Water Supply Project – Project Design Phase 2 – Geotechnical Investigations to three shortlisted firms under RFQ 22-398. The procurement of RFP No. 22-514 was executed in accordance with the terms and conditions of *Metro Vancouver's Procurement Policy*. The RFP No. 22-514 evaluation team have considered the proposals received, negotiated the fees and terms of the contract. WSP Canada Inc. proposed a project team that possesses extensive experience, a comprehensive project methodology that includes the appropriate and necessary safety measures, a realistic schedule, and a complete fee proposal that includes all required disbursements, and on that basis it is recommend that the GVWD Board award the Coquitlam Lake Water Supply Project – Project Design Phase 2 – Geotechnical Investigations to WSP Canada Inc.

## PURPOSE

Pursuant to the *GVWD Officers and Delegation Bylaw No. 247, 2014 (Bylaw)* and *Board Policy No. FN-006*, procurement contracts which exceed a value of \$5 million require the approval of the GVWD Board.

## BACKGROUND

Coquitlam Lake has served as a water source since the late 1890s. Today, it supplies about one-third of the total drinking water demand of the region’s 2.8 million residents. Metro Vancouver recently completed a long-term water supply study that assessed the water system’s resiliency and results showed that Metro Vancouver can meet the needs of a growing population, and respond to impacts of climate change by expanding the Coquitlam Lake water supply source.

This project has been identified and approved by the GVWD Board as the next incremental source of water supply for the region and current water demand forecasts indicate that the project will need to be in place by the late 2030s.

The Coquitlam Lake Water Supply Project is a large complex project for which the design and construction of its key components are very sensitive to the ground conditions. It covers a site of significant geological complexity, with highly variable soil conditions.

As part of the Project Definition Phase, a limited scope geotechnical investigation was undertaken in 2018 and 2019. In order to reduce uncertainties and have a better understanding of the ground conditions, and to verify the design assumptions made in the Project Definition Phase, Phase 2 geotechnical investigations are required prior to the selection and retention of the engineering design team for the next stage of the project (Preliminary Design).

Phase 2 geotechnical investigations will provide additional geotechnical information, which will then be used to guide subsequent project decisions and assist in forming the basis for design and construction documents.

## PROCUREMENT SUMMARY

RFQ No. 22-398 was issued on September 20, 2022 to prequalify proponents to participate in RFP No. 22-514. Three vendors responded to RFQ No. 22-398. Three were shortlisted and invited to respond to RFP No. 22-514.

RFP No. 22-514 Submissions were received from the three pre-qualified firms:

<b>Proponents</b>	<b>Price (exclusive of taxes)</b>
WSP Canada Inc.	\$9,435,569
Stantec Consulting Ltd.	\$9,129,841
Tetra Tech Canada Inc.	\$7,380,444

Metro Vancouver received three proposals; all proposals submitted by the proponents were in compliance with the submission requirements. The compliant proposals were evaluated against

technical criteria (70% weighting) and commercial criteria (30% weighting). The technical components were evaluated by staff from the Project Delivery Department and the commercial components were evaluated by staff from the Procurement and Real Estate Services Department.

After a comprehensive and detailed evaluation of the proposals, the evaluation committee concluded that the proposal submitted by WSP Canada Inc. ranked highest overall, had the highest technical score, and demonstrated best value overall for Metro Vancouver. More specifically, WSP proposed a project team that possesses extensive project experience with similar projects; WSP's comprehensive proposal included a thorough project methodology, work plan, and site investigation program; WSP's price is comprehensive and includes disbursements for all tasks, aligns with a realistic schedule, is consistent with the market, and includes excellent safety measures.

Negotiations with WSP Canada Inc. were completed on July 21, 2023 and the terms of the contract were agreed to and finalized. The contract value agreed to was reduced to \$9,260,414 (exclusive of taxes).

#### **ALTERNATIVES**

1. That the GVWD Board:
  - a) Approve award of RFP No. 22-514 Coquitlam Lake Water Supply Project – Project Definition Phase 2 – Geotechnical Investigations, in the amount of up to \$9,260,414 (exclusive of taxes) to WSP Canada Inc., 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 RFP No. 22-514 for Coquitlam Lake Water Supply Project – Project Definition Phase 2 – Geotechnical Investigations, and direct staff to report back to the GVWD Board with options for an alternate course of action.

#### **FINANCIAL IMPLICATIONS**

There is sufficient funding in the current approved budget for the CLWSP Intake and Tunnel, Water Treatment Plant preliminary design to cover this award.

#### **CONCLUSION**

It is recommended that GVWD Board authorize the Commissioner and the Corporate Officer to execute the award of RFP No. 22-514 Coquitlam Lake Water Supply Project – Project Definition Phase 2 – Geotechnical Investigations, in the amount of up to \$9,260,414 (exclusive of taxes) to WSP Canada Inc.

#### **Attachment**

1. Coquitlam Lake Water Supply – Project Location

59933476

COQUITLAM LAKE WATER SUPPLY – PROJECT LOCATION



To: Finance Committee

From: Sonu Kailley, Acting Director, Financial Planning, Financial Services

Date: October 5, 2023 Meeting Date: October 12, 2023

Subject: **Development Cost Charge Engagement Update and Proposed Rate Bylaws**

---

## RECOMMENDATION

That the GVWD, GVS&DD and MVRD Board:

- a) approve the Development Cost Charge rates as proposed in:
  - Schedules A to D in *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*;
  - Schedule A in the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*;
  - Schedule A in the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*;as found in the report dated October 5, 2023 titled “Development Cost Charge Engagement Update and Proposed Rate Bylaws”, and endorse the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the GVS&DD and GVWD Development Cost Charge initiatives; and
- b) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*; and
- c) give first, second and third reading to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*; and
- d) give first, second and third reading to the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*; and
- e) direct staff to forward to the Inspector of Municipalities for approval:
  - *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*
  - *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*
  - *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*

---

## EXECUTIVE SUMMARY

In April 2023, the Metro Vancouver Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a 1% assist factor within the 2024-2028 Financial Plan, and directed staff to approach the 2024-2028 financial plan with targets of 12% for 2024, 11% for 2025, 5% for 2026, and 5% for 2027. Furthermore, at the July 28 Board meeting, GVS&DD/GVWD/MVRD Board direct staff to consult with member jurisdictions, the Urban Development Institute and other parties on proposed updates to Development Cost Charges.

Communication and engagement on updating the Liquid Waste and Water development cost charge (DCC) rates and establishing a regional parkland acquisition DCC took place in August and September 2023. Staff met with members of the development industry, member jurisdictions, First Nations, and the public where feedback and comments were received and addressed. 166 people primarily from industry and member jurisdictions participated in the engagement sessions. There was an overall appreciation for the transparency and a shared acknowledgement that the critical growth infrastructure needs to continue, however, there was concern that the rates would impact affordability and potentially add to the rising cost of housing. In addition, there were questions on the sharing of growth costs, the administration and coordination of DCCs across the region and the impacts on housing delivery.

Metro Vancouver has endeavored to reduce the financial impact of the rate changes as much as possible, while pursuing the Board endorsed goals of growth pays for growth and financial sustainability and regional affordability. Measures to reduce the financial impact have included phasing-in the increase in rates over a 3-year period, with a proposed effective date beginning January 1, 2025.

It is recommended that the GVWD, GVS&DD and MVRD Board approve the implementation of the DCC rates and the DCC bylaws and direct staff to forward the DCC bylaws to the Inspector of Municipalities for approval. Once the bylaws are approved by the Inspector of Municipalities, staff will bring back the bylaws for final adoption by the GVWD, GVS&DD and MVRD Board.

#### **PURPOSE**

The purpose of this report is to provide an update on the feedback received as part of the engagement process for the DCC update and to recommend that the GVWD, GVS&DD and MVRD give three readings to the proposed bylaws such that they can be sent to the Inspector of Municipalities for approval.

#### **BACKGROUND**

As part of the *2022–2026 Board Strategic Plan*, the Metro Vancouver Board committed to pursuing the adoption of DCCs with the purpose of ensuring new development in the region fund the cost of growth infrastructure expansion required to service that development. The concept of ‘growth paying for growth’ through DCCs has been encouraged by most Metro Vancouver Board members for several years. At the April 2023 Board Budget workshop, the Board endorsed and directed staff to prepare the 2024-2028 Financial Plan with the following assumptions:

- Liquid Waste DCCs, including interest, moving to a 1% assist factor.
- Water DCCs, including interest, moving to a 1% assist factor.
- Implementation of a DCC for Regional Parks and moving to a 1% assist factor.

The Liquid Waste DCC has been in place since 1997, with an update in 2022 and currently includes an assist factor of 17.5% with interest. A Water DCC was recently established in April 2023 with a 50% assist factor with interest. A new MVRD parkland acquisition DCC is being proposed to help fund future parkland acquisitions needed to service our growing region.



DCC rates were developed using the current 2023-2052 30-year growth capital plan. To reduce the impact on the development industry, staff are proposing a 3-year transition from the existing assist factors to a 1% assist factor beginning January 1, 2025.

To assess the possible financial impact of the proposed DCC rate increases, staff asked real estate consultancy firm Coriolis Consulting to complete an evaluation. Coriolis found the potential financial impacts of the proposed DCC rates to be similar to the impact from the latest 12-month change in financing rates, significantly less than the impact of the latest 12-month change in hard construction costs, and significantly less than the impact of the latest 12-month change in residential unit prices and rents. The results also indicated that the impacts to the housing market would be one or a combination of the following: a reduction in development site land values if the increased cost can be passed back to landowners, a reduction in profit margins for new projects or an increase in the market price of new units or floor space.

Engagement took place with the development industry, First Nations, municipal members and the public. This report summarizes the feedback received during engagement activities and presents proposed bylaws to revise the GVS&DD and GVWD DCC rates and the implementation of a new MVRD parkland acquisition DCC.

### **ENGAGEMENT PROCESSES**

During August and September, staff reached out to First Nations, the development industry, and municipal members on the engagement process and with invitation to attend webinars to discuss regional DCCs. Engagement opportunities were promoted on social media and in e-newsletters. Information on the regional DCC was provided to staff of member jurisdictions through regional advisory committees. As well, 201 email notifications and invitations to register for the webinars were sent to all interested parties that had signed up over the past several years to the Metro Vancouver DCC email list.

Meetings with development industry and public were held September 20<sup>th</sup> and 22<sup>nd</sup>. A municipal members meeting was held on September 19 as were meetings with four First Nations on September 18, 25 and 28.

To aid accessibility and participation, all sessions were virtual. Each meeting began with a presentation summarizing regional growth, the growth capital program for each service area, the proposed rates for water, liquid waste and parkland, cumulative regional rates, and economic and financial impact analysis from Coriolis. This was followed by a question and answer period where attendees inquired on topics of interest to them. Metro Vancouver representatives from Finance, Water Services, Liquid Waste Services and Regional Park departments explained the proposed DCC program and answered questions from those in attendance.

The meetings were well attended with 166 participants attending six engagement sessions representing the development industry, First Nations, municipal members and the public. There were 111 attendees for the two industry sessions. With a diverse group of attendees, there were a wide variety of questions and feedback.

Overall there was appreciation for the transparency and a shared acknowledgement that the critical work needs to continue, however, there was concern that the rates would impact affordability and potentially add to the rising cost to deliver housing overall. The development community were the most vocal on the impact this would have on their ability to deliver affordable housing and were interested in more time to collaborate and analyze the cost sharing between existing rate payers or other levels of government. Member jurisdictions were mainly concerned with the administration efforts, the cost to administer and their ability to collect municipal DCC's. The First Nations were primarily concerned with the ability to co-manage and steward future parks and water conservation.

The key issues identified and discussed from the engagement sessions and correspondence are further summarized into the basic themes as set out below.

**SUMMARY OF FEEDBACK**

Interest	How We're Responding
<p><b>Financial Impact</b></p>	<p><b>What we heard:</b>                      Many in the development industry expressed the rate increase would have a negative effect on residential and industrial development. Given the challenges industry is already facing, such increased financing and construction inflation and other DCC increases and building code changes, the development industry expressed the proposed DCC is another charge adding a burden to development.</p> <p>As well, the rate revisions are counter to the objectives of senior levels of government, and place the funding burden on new homeowners and away from existing homeowners who have benefited from rising home values. Given the cumulative effect of regional/municipal DCCs, more economic analysis is needed on the viability of housing projects. Consideration of the impact on housing delivery, land price adjustment, and a pause in implementing the increases is needed.</p> <p><b>How we're responding:</b>                      Metro Vancouver acknowledges the current challenging development environment. To give as much notice as possible Metro Vancouver engaged on the new rates as soon as possible, fifteen months before the proposed bylaw effective date of January 1, 2025. To further allow time to adjust, the proposed rates are to be phased-in over a 3-year period from January 1, 2025 to January 1, 2027.</p> <p>In addition, Metro Vancouver commissioned a study to examine the financial impact of the proposed DCCs. The findings in the study concluded that the proposed DCCs have a commensurate impact to the financing rate changes over the past 12 months, but a significantly less of an impact than the construction inflation and changes in unit prices over the past 12 months.</p>

<p><b>Sharing Growth Costs</b></p>	<p><b>What we heard:</b>                  The costs of growth infrastructure should be shared between new developments and existing ratepayers as both will use and benefit from the new infrastructure and parkland. This will help reduce the burden on new homeowners, reduce the cost of new dwellings and aid in housing delivery.</p> <p>Several member jurisdictions expressed concerns about how Metro Vancouver’s proposed DCCs would impact their ability to raise their own DCCs to sufficiently have growth pay for growth, and the desire to establish a regional growth funding framework. However, member Advisory Committees agreed with the goal of growth paying for growth.</p> <p><b>How we’re responding:</b>                  Existing infrastructure and parks have already been funded by existing rate payers, and the ongoing maintenance and upgrades continue to be funded through their utility fees. New additional infrastructure and parkland acquisition are built to facilitate new developments, whether those new developments are purchased by newcomers or existing residents of the region. To balance the funding requirement between existing rate payers and new developments, Metro Vancouver seeks to best match the cost of infrastructure with those who benefit from it. Metro Vancouver will continue to work with member Advisory Committees and TransLink on coordinating future DCC changes</p>
<p><b>Administration and Coordination of Regional DCCs</b></p>	<p><b>What we heard:</b>                  There was a request to provide 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 their DCC rates.</p> <p><b>How we’re responding:</b>                  Metro Vancouver has proposed all three of the proposed bylaws with the same effective date of January 1<sup>st</sup>. This date also aligns with Translink’s DCC bylaw effective date. It is hoped this consistency will help to reduce some of the administrative effort involved in collecting regional DCCs.</p>
<p><b>Impacts on housing delivery</b></p>	<p><b>What we heard:</b>                  The DCC rate increases, in conjunction with other market driven increases in financing and inflation, will cause projects to be delayed and have a negative effect on housing delivery and housing affordability including non-market housing. The increases also offset other housing incentives such as the federal elimination of GST on purpose built rental housing.</p> <p><b>How we’re responding:</b>                  Non-market affordable rental housing including student housing are currently eligible for a regional DCC waiver or reduction for not-for-profit developers.</p>

	<p>Bylaw review to potentially extend the waiver or reduction to profit oriented developers of affordable rental housing is currently underway.</p> <p>The region is expected to increase by a million new residents over the next 30 years. Funding is required to build the utility infrastructure needed to facilitate future real estate development and help ensure housing supply. This is a proactive measure, otherwise, there is risk of deferring work, future development and further impacting affordability for the long-term.</p>
--	---

**First Nation Engagement**

Staff reached out to the First Nations of the region and four First Nations were interested in engaging on regional DCCs. As part of the engagement, staff communicated regional DCCs will not apply to developments on First Nations reserves unless a First Nation voluntarily seeks out municipal approvals or permits, by entering into agreements, or otherwise obtaining municipal approvals or permits for land development.

Some of the issues raised included the difficulty with such a short timeline to give the DCC initiative a wholesome review. Also, if large initiatives could be presented earlier at the conceptual stage, or broken into individual referrals, it would allow for a more in depth review and greater collaboration.

The importance of water conservation to First Nations and the desire to co-manage and steward parklands with Metro Vancouver was indicated. The application and administration of regional DCCs was also discussed. Staff are committed to continue to work with First Nations on DCC related questions and issues.

**BYLAWS**

*The Greater Vancouver Sewer and Drainage District Development Cost Charge Bylaw No. 371, 2023* (Attachment 1) has been structured with the following:

- The 3-year rate transition to a 1% assist factor.
- The assist factor is 16% January 1, 2025, 10% January 1, 2026, and 1% January 1, 2027.
- These are the rates and assist factors presented through the stakeholder engagement process.
- The proposed effective date is January 1, 2025.

*The Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023* (Attachment 2) has been structured with the following:

- The 3-year rate transition to a 1% assist factor.
- The assist factor is 45% January 1, 2025, 15% January 1, 2026, and 1% January 1, 2027.
- These are the rates and assist factors presented through the stakeholder engagement process.
- The proposed effective date is January 1, 2025.

*The Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023* (Attachment 3) has been structured with the following:

- The 3-year rate transition to a 1% assist factor.
- The assist factor is 75% January 1, 2025, 50% January 1, 2026, and 1% January 1, 2027.
- These are the rates and assist factors presented through the stakeholder engagement process.
- The proposed effective date is January 1, 2025.

**ALTERNATIVES**

1. That the GVWD, GVS&DD and MVRD Board:

a) approve the Development Cost Charge rates as proposed in:

- Schedules A to D to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*;
- Schedule A to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*;
- Schedule A to the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*;

as found in the report dated October 5, 2023 titled “Development Cost Charge Engagement Update and Proposed Rate Bylaws”, and endorse the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the GVS&DD and GVWD Development Cost Charge initiatives; and

b) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*; and

c) give first, second and third reading to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*; and

d) give first, second and third reading to the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*; and

e) direct staff to forward to the Inspector of Municipalities for approval:

- *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*
- *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*
- *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*

2. That the GVWD, GVS&DD and MVRD Board:

a) approve the Development Cost Charge rates “As of January 1, 2025 to December 31, 2025”, as proposed in:

- Schedules A to D to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*;
- *Schedule A to the Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*;
- *Schedule A to the Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*;

as found in the report dated October 5, 2023 titled “Development Cost Charge Engagement Update and Proposed Rate Bylaws”, and endorse the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the GVS&DD and GVWD Development Cost Charge initiatives; and

- 
- b) from each of Schedules A to D to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*, delete the phrase, “As of January 1, 2025 to December 31, 2025” and also delete the phrase, “As of January 1, 2026 to December 31, 2026” and all text within each of Schedules A to D that follows the latter phrase; and
  - c) give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023* as now amended; and
  - d) from Schedule A to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*, delete the phrase, “As of January 1, 2025 to December 31, 2025” and also delete the phrase, “As of January 1, 2026 to December 31, 2026” and all text within Schedule A that follows the latter phrase; and
  - e) give first, second and third reading to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023* as now amended; and
  - f) from Schedule A, from the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*, delete the phrase, “As of January 1, 2025 to December 31, 2025” and also delete the phrase, “As of January 1, 2026 to December 31, 2026” and all text within Schedule A that follows the latter phrase; and
  - g) give first, second and third reading to the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023* as now amended; and
  - h) direct staff to forward to the Inspector of Municipalities for approval:
    - *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*, as now amended
    - *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*, as now amended
    - *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*, as now amended
3. That the Metro Vancouver Board receive for information the report dated October 5, 2023 titled “Development Cost Charge Engagement Update and Proposed Rate Bylaws” and provide alternate direction to staff.

### FINANCIAL IMPLICATIONS

If Finance Committee endorses Alternative 1 or 2, the report will be forwarded to the GVWD, GVS&DD and MVRD Board for approval. The DCC program will generate funding which will be allocated to the completion of growth infrastructure and parkland acquisition necessary to meet the needs of our growing region.

If the DCCs are not approved any shortfall in funding for growth related capital infrastructure will be covered by existing waters sales, liquid waste levies or MVRD tax requisitions. Furthermore, the Financial Plan Task Force recommendations that was endorsed by the Board in April 2023, will not be met with respect to the household impact targets as well as moving the liquid waste and water DCCs to a 1% assist factor with interest as well as introducing a parkland acquisition DCC and moving that to 1% over the 2024-2028 Financial Plan. Without DCCs, and no projects deferred or reduced in scope, and funding instead covered by existing ratepayers, the average long-term annual household impact would be in the double digit range.

## **CONCLUSION**

Following the Metro Vancouver Board direction, an engagement process was undertaken to gather feedback on the proposed DCC rate revisions and new regional parkland acquisition DCC. Engagement sessions were held in September 2023. A total of 166 people attended the sessions representing the development industry, member jurisdictions, First Nations, and the public. Key feedback received throughout the engagement activities included the financial impact on housing development resulting from the rate increases, questions on the sharing of growth costs, the administration and coordination of regional DCCs, and the potential impact on housing affordability for different types of housing developments.

Based on the feedback received, the goals of growth to pay for growth, financial sustainability and regional affordability, it is recommended the proposed DCC bylaws be given three readings and staff be directed to forward the proposed Bylaws to the Inspector of Municipalities for approval.

## **ATTACHMENTS**

1. *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*
2. *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*
3. *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*
4. Coriolis Report
5. Development Cost Charge Engagement Update and Proposed Rate Bylaws - Presentation

62856517

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
BYLAW NO. 371, 2023  
A Bylaw to Impose Development Cost Charges**

**WHEREAS:**

- A. Pursuant to the *Greater Vancouver Sewerage and Drainage District Act*, the Greater Vancouver Sewerage and Drainage District (“the GVS&DD”) 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 GVS&DD 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 costs, incurred to provide, construct, alter or expand sewerage facilities to service development within the area of the GVS&DD, excluding the portion of capital costs charged by the GVS&DD to Member Municipalities under section 54 of the Act;
- C. Pursuant to the Act, development cost charges are not payable in certain circumstance and the GVS&DD 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 GVS&DD;
- E. The GVS&DD and a Member Municipality may enter into an agreement under section 58.3 of the Act under which all, some or some portion of the development cost charges under this Bylaw that would otherwise apply are not required to be collected and remitted by the Member Municipality and the Member Municipality agrees to pay to the GVS&DD an amount equal to the development cost charges that the Member Municipality would have collected under this Bylaw but for such an agreement; and
- F. In setting development cost charges under this Bylaw, the GVS&DD has considered:
  - a. future land use patterns and development and the phasing of works and services; and
  - b. how development designed to result in a low environmental impact may affect the capital costs of infrastructure referred to in section 58.2(2) of the Act.

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



## 1.0 Citation

1.1 The official citation for this Bylaw is “Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023”.

1.2 This Bylaw may be cited as the “GVS&DD Development Cost Charge Bylaw”.

## 2.0 Repeal of Bylaw

2.1 “Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 254, 2010” as amended is hereby repealed.

## 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 Lot Development 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;

**“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;

**“Fraser Sewerage Area”** means the area established from time to time by the GVS&DD under the Act as the Fraser Sewerage Area;

**“GVS&DD”** means the Greater Vancouver Sewerage and Drainage District;

**“Greater Vancouver Sewerage and Drainage District Act”** or **“Act”** means the *Greater Vancouver Sewerage and Drainage District Act*, SBC 1956, c. 59;

**“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 2015, c. 1;

**“Lulu Island West Sewerage Area”** means the area established from time to time by the GVS&DD under the Act as the Lulu Island West Sewerage Area;

**“Member Municipality”** means a municipality that is a member of the GVS&DD;

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

**“North Shore Sewerage Area”** means the area established from time to time by the GVS&DD under the Act as the North Shore Sewerage Area;

**“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 Schedules”** means the schedules of development cost charge rates for each Sewerage Area that are attached as Schedules A, B, C and D 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 Lot Development Unit”** means a Dwelling Unit on a lot (not including an Apartment Dwelling Unit or a Townhouse Dwelling Unit) but, if the Dwelling Unit is a Single Family Residential Dwelling, also includes:

- (a) the construction, alteration or extension of a building or structure for up to one Secondary Suite in the Single Family Residential Dwelling,
- (b) the construction, alteration or extension of up to one Laneway House, or
- (c) both.

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

**“Residential Use”** means Apartment Dwelling Unit, Residential Lot Development 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;

**“Sewerage Area”** means any of the GVS&DD’s four sewerage areas, being the Vancouver Sewerage Area, the North Shore Sewerage Area, the Lulu Island West Sewerage Area and the Fraser Sewerage Area;

**“Sewage Facility”** means any work, service or plant of the GVS&DD for conveying, disposing of or treating sewage or waste water;

**"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;

**“Vancouver Sewerage Area”** means the area established from time to time by the GVS&DD under the Act as the Vancouver Sewerage Area;

#### **4.0 Development Cost Charges**

4.1 **Application of Development Cost Charges.** Subject to section 4.2, 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 GVS&DD prior to the approval of the Subdivision or the issuance of the Building Permit.

4.2 **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 Sewerage Facility of the GVS&DD or by a Sewerage Facility of a Member Municipality that is connected to a Sewerage Facility of the GVS&DD;
- (b) the Development will not impose new capital cost burdens on the GVS&DD;
- (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 GVS&DD;
- (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.

4.3 **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 Schedules. The rates set out in the Rate Schedules may be different in relation to one or more of the following:

- (a) different Sewerage Areas;
- (b) different classes of Sewerage Facilities;
- (c) different areas within a Sewerage Area;
- (d) different uses;
- (e) different capital costs as they relate to different classes of Development; or
- (f) different sizes or different numbers of lots or units in a Development.

- 4.4 **Combination Development.** Without restricting the generality of section 4.3, 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 Lot Development 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 Schedules.
- 4.5 **Payment, Collection and Remittance of Development Cost Charges.** Development cost charges imposed under this Bylaw must be paid to the Member Municipality of the GVS&DD 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.
- 4.6 **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 either subsection 58.2(6) of the Act or 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.** Subject to section 6.1, 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 section 4.0.
- 5.2 **Separate Account.** Subject to section 6.1, 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 GVS&DD, until the monies are remitted to the GVS&DD 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 GVS&DD 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 GVS&DD, in respect of each Sewerage Area within the Member Municipality, 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 Dwelling Units and Residential Lot Development 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 Schedules);
  - (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 4.6 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 Residential Lot Development Units and the aggregate floor area of all Non-Residential Use buildings or structures (calculated in accordance with the Rate Schedules) in respect of which Building Permits were required where no development cost charges were levied by it under this Bylaw.
- 5.5 **Records.** Each Member Municipality shall retain, for a period of four years, sufficient records to support the statements and payments referred to in sections 5.3 and 5.4.

5.6 **Inspection and Review of Municipal Records.** The GVS&DD may, at any time, subject to first giving reasonable notice to any Member Municipality, inspect any and all records of the Member Municipality relating to the information required under section 5.4, the calculation, collection and remittance by the Member Municipality of development cost charges levied under this Bylaw, and the calculation and remittance by the Member Municipality of any payments required under section 6.0. Each Member Municipality shall permit any employee or agent of the GVS&DD to inspect the records referred to above and to make and take away copies of those records.

## 6.0 Replacement of Development Cost Charges

6.1 **Municipal Agreements.** Despite any other provision of this Bylaw, the GVS&DD may enter into an agreement or agreements with any Member Municipality under which:

- (a) all, some or some portion of the development cost charges under this Bylaw that would otherwise apply are not required to be collected and remitted by the Member Municipality; and
- (b) the Member Municipality agrees to pay to the GVS&DD an amount equal to the development cost charges that the Member Municipality would have collected under this Bylaw but for such an agreement, in the manner and at the times set out in the agreement, or otherwise in the same manner and at the same times that development cost charges would otherwise have been payable.

6.2 **Failure to Remit Development Cost Charges.** If a Member Municipality fails, for any reason, other than under an agreement under section 6.1, to collect any development cost charges payable under this Bylaw or to remit to the GVS&DD any development cost charges collected by it, the Member Municipality must pay to the GVS&DD on demand an amount equal to the development cost charges that the Member Municipality should have collected or remitted under this Bylaw.

## 7.0 Interpretation

7.1 **Severability.** 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.

7.2 **Schedules.** The following Schedules are attached to and form part of this bylaw:

- Schedule “A”, Fraser Sewerage Area – Development Cost Charge Rates;
- Schedule “B”, Lulu Island West Sewerage Area – Development Cost Charge Rates;
- Schedule “C”, North Shore Sewerage Area – Development Cost Charge Rates; and
- Schedule “D”, Vancouver Sewerage Area – Development Cost Charge Rates.

## 8.0 Effective Date

8.1 This bylaw will come into effect on January 1, 2025.



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

Approved by the Inspector of Municipalities this \_\_\_\_\_ day of \_\_\_\_\_,

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

---

George V. Harvie, Chair

---

Dorothy Shermer, Corporate Officer

## Schedule A

---

### FRASER SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

#### As of January 1, 2025 to December 31, 2025

Description	Rate
1. Residential Lot Development Unit	\$11,443 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$10,015 per Dwelling Unit
3. Apartment Dwelling Unit	\$7,302 per Dwelling Unit
4. Non-Residential Use	\$5.41 multiplied by the number of square feet of Floor Area

#### As of January 1, 2026 to December 31, 2026

Description	Rate
1. Residential Lot Development Unit	\$12,311 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$10,775 per Dwelling Unit
3. Apartment Dwelling Unit	\$7,855 per Dwelling Unit
4. Non-Residential Use	\$5.82 multiplied by the number of square feet of Floor Area

#### As of January 1, 2027

Description	Rate
1. Residential Lot Development Unit	\$13,613 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$11,914 per Dwelling Unit
3. Apartment Dwelling Unit	\$8,686 per Dwelling Unit
4. Non-Residential Use	\$6.43 multiplied by the number of square feet of Floor Area

## Schedule B

---

### LULU ISLAND WEST SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

#### As of January 1, 2025 to December 31, 2025

Description	Rate
1. Residential Lot Development Unit	\$5,683 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$4,927 per Dwelling Unit
3. Apartment Dwelling Unit	\$3,516 per Dwelling Unit
4. Non-Residential Use	\$2.55 multiplied by the number of square feet of Floor Area

#### As of January 1, 2026 to December 31, 2026

Description	Rate
1. Residential Lot Development Unit	\$6,152 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$5,333 per Dwelling Unit
3. Apartment Dwelling Unit	\$3,806 per Dwelling Unit
4. Non-Residential Use	\$2.76 multiplied by the number of square feet of Floor Area

#### As of January 1, 2027

Description	Rate
1. Residential Lot Development Unit	\$6,855 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$5,943 per Dwelling Unit
3. Apartment Dwelling Unit	\$4,241 per Dwelling Unit
4. Non-Residential Use	\$3.08 multiplied by the number of square feet of Floor Area

## Schedule C

---

### NORTH SHORE SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

As of January 1, 2025 to December 31, 2025

Description	Rate
1. Residential Lot Development Unit	\$9,760 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$8,996 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,005 per Dwelling Unit
4. Non-Residential Use	\$5.00 multiplied by the number of square feet of Floor Area

As of January 1, 2026 to December 31, 2026

Description	Rate
1. Residential Lot Development Unit	\$10,478 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$9,658 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,448 per Dwelling Unit
4. Non-Residential Use	\$5.37 multiplied by the number of square feet of Floor Area

As of January 1, 2027

Description	Rate
1. Residential Lot Development Unit	\$11,557 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$10,652 per Dwelling Unit
3. Apartment Dwelling Unit	\$7,111 per Dwelling Unit
4. Non-Residential Use	\$5.92 multiplied by the number of square feet of Floor Area

## Schedule D

---

### VANCOUVER SEWERAGE AREA – DEVELOPMENT COST CHARGE RATES

**As of January 1, 2025 to December 31, 2025**

<b>Description</b>	<b>Rate</b>
1. Residential Lot Development Unit	\$10,498 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$9,593 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,298 per Dwelling Unit
4. Non-Residential Use	\$5.30 multiplied by the number of square feet of Floor Area

**As of January 1, 2026 to December 31, 2026**

<b>Description</b>	<b>Rate</b>
1. Residential Lot Development Unit	\$11,290 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$10,316 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,772 per Dwelling Unit
4. Non-Residential Use	\$5.70 multiplied by the number of square feet of Floor Area

**As of January 1, 2027**

<b>Description</b>	<b>Rate</b>
1. Residential Lot Development Unit	\$12,476 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$11,400 per Dwelling Unit
3. Apartment Dwelling Unit	\$7,484 per Dwelling Unit
4. Non-Residential Use	\$6.30 multiplied by the number of square feet of Floor Area

**GREATER VANCOUVER WATER DISTRICT  
BYLAW NO. 260, 2023  
A Bylaw to Amend “Greater Vancouver Water District  
Development Cost Charge Bylaw No. 257, 2022”**

**WHEREAS:**

- A. The Board of Directors of the Greater Vancouver Water District has adopted “Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022”, a bylaw imposing development cost charges on every person who obtains approval of a subdivision or a building permit authorizing the construction, alternation or extension of a building or structure from a Member Municipality; and
- B. The Board of Directors of the Greater Vancouver Water District wishes to amend “Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022”;

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

**Citation**

1. The official citation of this bylaw is “Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023”.

**Effective Date**

2. This bylaw will come into effect on January 1, 2025.

**Schedule**

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

**Amendment of Bylaw**

4. The “Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022” (the “Bylaw”) is hereby amended as follows:
- (a) The definition “**Non-Residential Use**” in section 3 of the Bylaw is amended by deleting the word “Unity” and replacing it with the word “Unit”;
- (b) Section 5.4(a) of the Bylaw is deleted and replaced with the following:
- (a) the number and type of use of all Dwelling Units and Residential Lot Development Units on which development cost charges were levied by it under this Bylaw;
- (c) Schedule “A” of the Bylaw is deleted and replaced with the Schedule “A” attached to and forming part of this bylaw.

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

Approved by the Inspector of Municipalities this \_\_\_\_\_ day of \_\_\_\_\_,

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

---

George V. Harvie, Chair

---

Dorothy Shermer, Corporate Officer

## Schedule A

---

### GVWD DEVELOPMENT COST CHARGE RATES

#### As of January 1, 2025 to December 31, 2025

<u>Description</u>	<u>Rate</u>
1. Residential Lot Development Unit	\$10,952 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$9,839 per Dwelling Unit
3. Apartment Dwelling Unit	\$6,791 per Dwelling Unit
4. Non-Residential Use	\$5.30 multiplied by the number of square feet of Floor Area

#### As of January 1, 2026 to December 31, 2026

<u>Description</u>	<u>Rate</u>
1. Residential Lot Development Unit	\$16,926 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$15,206 per Dwelling Unit
3. Apartment Dwelling Unit	\$10,495 per Dwelling Unit
4. Non-Residential Use	\$8.19 multiplied by the number of square feet of Floor Area

#### As of January 1, 2027

<u>Description</u>	<u>Rate</u>
1. Residential Lot Development Unit	\$19,714 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$17,710 per Dwelling Unit
3. Apartment Dwelling Unit	\$12,223 per Dwelling Unit
4. Non-Residential Use	\$9.54 multiplied by the number of square feet of Floor Area



**METRO VANCOUVER REGIONAL DISTRICT  
BYLAW NO. 1369, 2023**

**A Bylaw to Impose Development Cost Charges for the Provision of Regional Park Land**

**WHEREAS:**

- A. Pursuant to the *Local Government Act* (“the Act”), the Metro Vancouver Regional District (“the MVRD”), 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 MVRD in paying the capital costs of providing regional park land, 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 MVRD 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 MVRD;
- E. In setting development cost charges under this Bylaw, the MVRD 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 Metro Vancouver Regional District enacts as follows:

**1. Citation**

- 1.1 The official citation of this bylaw is “Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023”. This bylaw may be cited as the “MVRD Development Cost Charge Bylaw”.

## 2. Schedule

2.1 The following Schedule is attached to and forms part of the bylaw:

- Schedule “A”, MVRD Development Cost Charge Rates for Provision of Regional Park Land

## 3. 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 Lot Development 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;

**“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;

**“Metro Vancouver Regional District” or “MVRD”** means the Metro Vancouver Regional District, a regional district pursuant to the *Local Government Act*, RSBC 2015, c. 1;

**“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 MVRD;

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

**“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;

**“Regional Park”** has the definition ascribed to such term in the Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1177, 2012 as amended (or replaced) from time to time;

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

- (a) the construction, alteration or extension of a building or structure for up to one Secondary Suite in the Single Family Residential Dwelling,
- (b) the construction, alteration or extension of up to one Laneway House, or
- (c) both.

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

**“Residential Use”** means Apartment Dwelling Unit, Residential Lot Development 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;

#### **4.0 Development Cost Charges**

**4.1 Application of Development Cost Charges.** Subject to section 4.2, 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 MVRD prior to the approval of the Subdivision or the issuance of the Building Permit.

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

- (a) the Development will not impose new capital cost burdens on the MVRD;
- (b) 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 MVRD;
- (c) 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*;
- (d) 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
- (e) 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.

4.3 **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.

4.4 **Combination Development.** Without restricting the generality of section 4.3, 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 Lot Development 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.

4.5 **Payment, Collection and Remittance of Development Cost Charges.** Development cost charges imposed under this Bylaw must be paid to the Member Municipality of the MVRD 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.

4.6 **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 section 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 MVRD, until the monies are remitted to the MVRD 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 MVRD 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 MVRD, 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 Dwelling Units and Residential Lot Development 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 4.6 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 Residential Lot Development 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 MVRD any development cost charges collected by it, the Member Municipality must pay to the MVRD 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, 2025.



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

Approved by the Inspector of Municipalities this \_\_\_\_\_ day of \_\_\_\_\_,

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

---

George V. Harvie, Chair

---

Dorothy Shermer, Corporate Officer

## Schedule A

---

### MVRD DEVELOPMENT COST CHARGE RATES FOR PROVISION OF REGIONAL PARK LAND

As of January 1, 2025 to December 31, 2025

<u>Description</u>	<u>Rate</u>
1. Residential Lot Development Unit	\$491 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$442 per Dwelling Unit
3. Apartment Dwelling Unit	\$303 per Dwelling Unit
4. Non-Residential Use	\$0.24 multiplied by the number of square feet of Floor Area

As of January 1, 2026 to December 31, 2026

<u>Description</u>	<u>Rate</u>
1. Residential Lot Development Unit	\$981 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$884 per Dwelling Unit
3. Apartment Dwelling Unit	\$606 per Dwelling Unit
4. Non-Residential Use	\$0.48 multiplied by the number of square feet of Floor Area

As of January 1, 2027

<u>Description</u>	<u>Rate</u>
1. Residential Lot Development Unit	\$1,943 per Residential Lot Development Unit
2. Townhouse Dwelling Unit	\$1,751 per Dwelling Unit
3. Apartment Dwelling Unit	\$1,199 per Dwelling Unit
4. Non-Residential Use	\$0.94 multiplied by the number of square feet of Floor Area

Metro Vancouver Development Cost Charges:  
Comparison of Potential Financial Impact on New  
Development of Metro Vancouver's Proposed DCC  
Rate Increases and Changes in Other Market Factors

15 September 2023

Prepared for:  
Metro Vancouver

By:  
**coriolis**   
CONSULTING CORP.

## Table of Contents

<b>1.0</b>	<b>Introduction.....</b>	<b>1</b>
1.1	Background.....	1
1.2	Professional Disclaimer .....	2
<b>2.0</b>	<b>Role of Metro Vancouver Development Cost Charges .....</b>	<b>3</b>
<b>3.0</b>	<b>Approach to Evaluation .....</b>	<b>4</b>
<b>4.0</b>	<b>Proposed DCC Rates.....</b>	<b>5</b>
<b>5.0</b>	<b>Types of Case Studies Analyzed.....</b>	<b>6</b>
<b>6.0</b>	<b>Trends in Key Market Factors.....</b>	<b>7</b>
6.1	Construction Costs .....	7
6.2	Construction Financing Rates .....	7
6.3	Home Prices .....	7
6.4	Apartment Rents.....	8
6.5	Summary .....	8
<b>7.0</b>	<b>Financial Evaluation .....</b>	<b>9</b>
7.1	Methodology .....	9
7.2	Key Assumptions for Financial Scenarios .....	10
<b>8.0</b>	<b>Summary of Findings .....</b>	<b>12</b>
<b>9.0</b>	<b>Conclusions .....</b>	<b>15</b>

## 1.0 Introduction

### 1.1 Background

Metro Vancouver collects development cost charges (DCCs) from new residential and non-residential developments in the region to help pay for the new liquid waste and water infrastructure that is needed to provide services to the future occupants of these buildings.

Currently, Metro Vancouver has two separate DCC charges: a Liquid Waste DCC and a Water DCC. These existing DCCs only recover a share of the capital costs associated with new urban development. Metro Vancouver is considering changes to its Liquid Waste DCC rates and its Water DCC rates to recover a higher portion of the growth-related capital costs through DCCs. Metro Vancouver is also considering implementing a new DCC for Regional Parks.

In the absence of DCCs, funding for Metro Vancouver's liquid waste, water, and regional parks capital programs would need to come from a combination of long-term debt, contributions from the operating budget (e.g. utility/user fees), reserves, and external contributions (e.g. interagency and senior level government grants).

Metro Vancouver's objective in charging DCCs is to help ensure that new development in the region funds the capital costs of regional liquid waste, water, and park expansion projects required to serve the new development.

However, increased DCCs lead to increased project costs (in the absence of any reduction in other costs). Like any other cost increase, increased DCCs can lead to three different potential impacts:

- A reduction in development site land values if the increased cost can be passed back to landowners. This can occur when the value of a development site under its existing use (e.g. house, low density commercial building) is lower than the land value supported by redevelopment.
- An increase in the market price (sales prices or rents) of new units/floorspace. This can occur if the increased cost reduces the number of projects that are financially viable for development, creating downward pressure on the supply of new product in the market. Decreasing new supply in the face of continued demand will likely result in increased market prices for new (and existing) product.
- A reduction in profit margins for new projects. This can occur if the increased cost cannot be passed along to buyers/renters of the new space and cannot be passed back to landowners (e.g. if the site was already purchased).

The actual impact will depend on the dynamics of the market (e.g., supply of development sites, viability of new development, amount of new product). To determine which of these three outcomes should be expected (or which combination) due to the proposed Metro Vancouver DCC rate increases, it would be necessary to complete detailed financial analysis for a large sample of case study development projects throughout the region.

However, prior to completing detailed financial analysis for a large sample of case study sites in the region, as an input to consultation and engagement about the proposed rate increases, Metro Vancouver retained Coriolis Consulting to provide a high level evaluation of the potential financial impact of the proposed DCC rate increase in comparison to other key market variables that developers of new projects often face, such as:

- Hard construction cost changes (due to inflation).
- Changes in interest rates on construction financing.

- Revenue changes (unit sales prices or rents due to changes in demand and supply).

This report summarizes our approach and key findings. It focuses on residential development projects (not non-residential projects).

## 1.2 Professional Disclaimer

This document may contain estimates and forecasts of future growth and urban development prospects, estimates of the financial performance of possible future urban development projects, opinions regarding the likelihood of approval of development projects, and recommendations regarding development strategy or municipal policy. All such estimates, forecasts, opinions, and recommendations are based in part on forecasts and assumptions regarding population change, economic growth, policy, market conditions, development costs and other variables. The assumptions, estimates, forecasts, opinions, and recommendations are based on interpreting past trends, gauging current conditions, and making judgments about the future. As with all judgments concerning future trends and events, however, there is uncertainty and risk that conditions change or unanticipated circumstances occur such that actual events turn out differently than as anticipated in this document, which is intended to be used as a reasonable indicator of potential outcomes rather than as a precise prediction of future events.

Nothing contained in this report, express or implied, shall confer rights or remedies upon, or create any contractual relationship with, or cause of action in favor of, any third party relying upon this document.

In no event shall Coriolis Consulting Corp. be liable to Metro Vancouver or any third party for any indirect, incidental, special, or consequential damages whatsoever, including lost revenues or profits.

## 2.0 Role of Metro Vancouver Development Cost Charges

Metro Vancouver's liquid waste infrastructure capital programs are "funded by a combination of long-term debt, contributions from the operating budget, some external (interagency and senior level government grant) contributions, and development cost charges (DCCs)."<sup>1</sup>

The existing liquid waste DCC rates reflect a 17.5% assist factor (i.e. 82.5% of *development-related* capital costs are funded through the DCC). Metro Vancouver proposes to adjust the liquid waste DCC rates over a three-year period to achieve a 1% assist factor by January 2027 (i.e. 99% of development-related liquid waste capital costs would be funded through the DCC).

Metro Vancouver's water infrastructure capital programs are "funded by a combination of long-term debt, reserves, contributions from the operating budget, external (interagency) contributions"<sup>2</sup> and DCCs which help fund growth-related projects. The water capital program includes projects needed to meet the needs of a growing population, maintenance of aging infrastructure, upgrades to improve the resiliency of the regional water system, and projects to achieve goals such as climate change mitigation.

The existing water DCC rates reflect a 50% assist factor. Metro Vancouver proposes to adjust the water DCC rates over a three period to achieve a 1% assist factor by January 2027 (i.e. 99% of development-related water infrastructure capital costs would be funded through the DCC).

Metro Vancouver's parks capital program is currently "funded primarily by reserve funds."<sup>3</sup> Metro Vancouver proposes to establish a new regional parks DCC to help ensure that new development in the region helps fund the cost of major park development and parkland acquisition required to serve growth. As with its other DCCs, Metro Vancouver proposes to establish rates phased in over a three-year period that will achieve a 1% assist factor by January 2027 (i.e. 99% of development-related park development and acquisition capital costs would be funded through the DCC).

The infrastructure provided by Metro Vancouver is a critical part of supporting new urban development in the region so new development should help fund the growth-related costs. Therefore, Metro Vancouver's objective in charging DCCs is to help ensure that new development in the region funds or partially funds the capital costs of regional liquid waste, water, and park expansion projects required to serve new development.

In the absence of DCCs, funding for Metro Vancouver's liquid waste, water, and regional parks capital programs would need to come entirely from a combination of long-term debt, contributions from the operating budget (e.g. utility/user fees), reserves, and external contributions (e.g. interagency and senior level government grants).

---

<sup>1</sup> Metro Vancouver, "Memorandum - 2023 - 2027 Financial Plan - Liquid Waste Services" from the General Manager, Liquid Waste Services, to the Liquid Waste Committee. September 28, 2022, page 6. Available online at: <https://metrovancover.org/about-us/Documents/financial-plan-standing-committee-reports-2027.pdf>

<sup>2</sup> Metro Vancouver, "Memorandum - 2023 - 2027 Financial Plan - Water Services" from the General Manager, Water Services, to the Water Committee. September 27, 2022, page 5. Available online at: <https://metrovancover.org/about-us/Documents/financial-plan-standing-committee-reports-2027.pdf>

<sup>3</sup> Metro Vancouver, "Memorandum - 2023 - 2027 Financial Plan - Regional Parks" from the General Manager, Parks and Environment and the Director, Regional Parks, to the Regional Parks Committee. October 6, 2022, page 5. Available online at: <https://metrovancover.org/about-us/Documents/financial-plan-standing-committee-reports-2027.pdf>

## 3.0 Approach to Evaluation

Our evaluation included the following main steps:

1. Confirmed the proposed DCC rates with Metro Vancouver.
2. Reviewed key trends in regional market factors including changes in construction costs, interest rates, residential unit sales prices, and apartment unit rents over the past year.
3. Selected representative residential project case studies for our evaluation of possible financial impacts. We selected a case study for each of the following five types of projects:
  - Lowrise condominium apartment.
  - Highrise condominium apartment.
  - Townhouse project.
  - Single family house.
  - Lowrise rental apartment.
4. Modelled the financial performance of the hypothetical case study development projects to calculate:
  - The building value upon completion.
  - The likely building creation cost (the all-in costs, including hard costs, soft costs, DCCs, financing, other costs).
  - The likely land acquisition cost.
  - The calculated profit margin to the developer (revenues less costs).
5. Estimated the potential impact of the proposed Metro Vancouver DCC rate increases on:
  - Land values (if the increased DCC is passed back to landowners).
  - The calculated profit (if the increased cost is absorbed by the developer).
  - End unit prices (or rents) if the increased DCC results in higher unit prices or rents due to a reduced supply of new product.
6. Repeated the analysis in step 5 to estimate the potential impact of changes (based on the past 12 month change) in construction costs, construction financing rates, and market sales prices (or rents).
7. Compared the potential impact of the proposed changes in Metro Vancouver DCC rates with the impact of changes in the other key market variables on:
  - Land values (if the increased DCC is passed back to landowners).
  - The calculated profit (if the increased cost is absorbed by the developer).
  - End unit prices (or rents) if the increased DCC results in higher unit prices or rents due to a reduced supply of new housing product.



## 4.0 Proposed DCC Rates

Exhibit 1 shows the existing Metro Vancouver DCC rates, the proposed Metro Vancouver DCC rates as of January 1, 2027, and the total change between the existing rates and proposed January 1, 2027 rates. The DCC rates vary by land use category (single family residential, townhouse, apartment, non-residential). Residential categories are charged per unit/dwelling, while non-residential developments are charged per square foot.

It should be noted that the liquid waste DCC varies across four separate sewerage areas in the region. The water DCC rates and the proposed regional park DCC rates have one fee structure across the entire region.

It should also be noted that Metro Vancouver proposes to phase in the increased DCC rates over a three-year period, with new rates as of January 1, 2025, January 1, 2026, and January 1, 2027. For our analysis, we focused on the total combined DCC rate increase being proposed (water, liquid waste, parks) to achieve a 1% assist factor (i.e. the change between the existing rates and the proposed January 1, 2027 rates), not the changes to the individual DCC rates.

Exhibit 1: Existing and Proposed Metro Vancouver DCC Rates

	Existing DCC rates				Proposed Jan 1, 2027 DCC Rates				Change from Existing DCC Rates to Jan 1, 2027 DCC Rates			
	Water	Liquid Waste	Park	Total	Water	Liquid Waste	Park	Total	Water	Liquid Waste	Park	Total Change
<b>Vancouver Sewerage Area:</b>												
Single Family Residential	\$ 6,692	\$ 3,335	none	\$ 10,027	\$ 19,714	\$ 12,476	\$ 1,943	\$ 34,133	\$ 13,022	\$ 9,141	\$ 1,943	\$ 24,106
Townhouse	\$ 5,696	\$ 2,983	none	\$ 8,679	\$ 17,710	\$ 11,400	\$ 1,751	\$ 30,861	\$ 12,014	\$ 8,417	\$ 1,751	\$ 22,182
Apartment	\$ 4,261	\$ 1,988	none	\$ 6,249	\$ 12,223	\$ 7,484	\$ 1,199	\$ 20,906	\$ 7,962	\$ 5,496	\$ 1,199	\$ 14,657
Non Residential	\$ 3.39	\$ 1.63	none	\$ 5.02	\$ 9.54	\$ 6.30	\$ 0.94	\$ 16.78	\$ 6.15	\$ 4.67	\$ 0.94	\$ 11.76
<b>North Shore Sewerage Area:</b>												
Single Family Residential	\$ 6,692	\$ 3,300	none	\$ 9,992	\$ 19,714	\$ 11,557	\$ 1,943	\$ 33,214	\$ 13,022	\$ 8,257	\$ 1,943	\$ 23,221
Townhouse	\$ 5,696	\$ 2,786	none	\$ 8,482	\$ 17,710	\$ 10,652	\$ 1,751	\$ 30,113	\$ 12,014	\$ 7,866	\$ 1,751	\$ 21,632
Apartment	\$ 4,261	\$ 2,030	none	\$ 6,291	\$ 12,223	\$ 7,111	\$ 1,199	\$ 20,533	\$ 7,962	\$ 5,081	\$ 1,199	\$ 14,242
Non Residential	\$ 3.39	\$ 1.67	none	\$ 5.06	\$ 9.54	\$ 5.92	\$ 0.94	\$ 16.40	\$ 6.15	\$ 4.25	\$ 0.94	\$ 11.34
<b>Lulu Island West Sewerage Area:</b>												
Single Family Residential	\$ 6,692	\$ 3,313	none	\$ 10,005	\$ 19,714	\$ 6,855	\$ 1,943	\$ 28,512	\$ 13,022	\$ 3,542	\$ 1,943	\$ 18,506
Townhouse	\$ 5,696	\$ 2,756	none	\$ 8,452	\$ 17,710	\$ 5,943	\$ 1,751	\$ 25,404	\$ 12,014	\$ 3,187	\$ 1,751	\$ 16,952
Apartment	\$ 4,261	\$ 2,042	none	\$ 6,303	\$ 12,223	\$ 4,241	\$ 1,199	\$ 17,663	\$ 7,962	\$ 2,199	\$ 1,199	\$ 11,360
Non Residential	\$ 3.39	\$ 1.54	none	\$ 4.93	\$ 9.54	\$ 3.08	\$ 0.94	\$ 13.56	\$ 6.15	\$ 1.54	\$ 0.94	\$ 8.63
<b>Fraser Sewerage Area:</b>												
Single Family Residential	\$ 6,692	\$ 6,254	none	\$ 12,946	\$ 19,714	\$ 13,613	\$ 1,943	\$ 35,270	\$ 13,022	\$ 7,359	\$ 1,943	\$ 22,324
Townhouse	\$ 5,696	\$ 5,390	none	\$ 11,086	\$ 17,710	\$ 11,914	\$ 1,751	\$ 31,375	\$ 12,014	\$ 6,524	\$ 1,751	\$ 20,289
Apartment	\$ 4,261	\$ 4,269	none	\$ 8,530	\$ 12,223	\$ 8,686	\$ 1,199	\$ 22,108	\$ 7,962	\$ 4,417	\$ 1,199	\$ 13,578
Non Residential	\$ 3.39	\$ 3.30	none	\$ 6.69	\$ 9.54	\$ 6.43	\$ 0.94	\$ 16.91	\$ 6.15	\$ 3.13	\$ 0.94	\$ 10.22

The proposed combined DCC rate increases for residential projects are as follows:

- \$18,506 to \$24,106 per single family lot (depending on location).
- \$16,952 to \$22,182 per townhouse unit (depending on location).
- \$11,360 to \$14,657 per apartment unit (depending on location).

## 5.0 Types of Case Studies Analyzed

The financial performance of redevelopment varies throughout the region depending on a site's location, existing use and zoning (which influence existing value), proposed use, redevelopment density and other land use regulations (such as municipal DCCs and CAC or density bonus policies) so any impacts of increased Metro Vancouver DCCs will vary from project to project.

For this high level evaluation, we selected five sites to model the financial performance of hypothetical case study projects that are representative of a range of different types of residential projects that occur in Metro Vancouver (and that account for a large share of new development in the region). The sites selected are all in locations that are good candidates for redevelopment, based on municipal policy and market interest. Any impact on these hypothetical projects from increased Metro Vancouver DCCs will be broadly indicative of the potential impact on similar types of redevelopment projects.

The five case studies can be summarized as follows:

1. A new lowrise condominium apartment project in Coquitlam. This case study is located in Burquitlam and assumes 6-storey woodframe strata apartment development at a density of 2.3 FSR.
2. A new highrise condominium apartment project in Surrey. This case study is located in Surrey City Centre and assumes highrise strata apartment development at a density of 7.5 FSR.
3. A new strata townhouse project in Vancouver. This case study is located in Marpole and assumes a 3-storey townhouse project with underground parking at a density of 1.2 FSR.
4. A new single family house in Surrey. This case study is located in a hypothetical new 25 lot subdivision in South Surrey. The analysis focuses on one new single family home in the overall subdivision.
5. A new lowrise rental apartment project in Vancouver. This case study is located in East Vancouver and assumes 5-storey woodframe market rental apartment development at a density of 2.4 FSR.

## 6.0 Trends in Key Market Factors

To inform the component of the analysis that examines the impact of changes in key market factors on new development projects, we examined third party indicators of the changes for each of the variables over the past year or so in Metro Vancouver, including:

- Construction costs changes (by type) for the Vancouver CMA (Statistics Canada building construction price index).
- Construction financing costs (Bank of Canada).
- Residential sales prices (by type) in Metro Vancouver (Greater Vancouver Real Estate Board's Home Price Index).
- Rental apartment rent rates in the Vancouver CMA (CMHC).

The key findings are summarized in the following sections.

### 6.1 Construction Costs

Exhibit 2 shows the change in residential construction costs in Greater Vancouver by quarter from Q2 2022 to Q2 2023 (most recent available) based on Statistics Canada data.

Exhibit 2: Building Construction Price Index – Vancouver CMA

Vancouver Metropolitan Area	Q2 2022	Q2 2023	12 Month Change
Highrise Apartment Buildings	133.8	145.2	8.5%
Lowrise Apartment Buildings	148.4	158.8	7.0%
Townhouse	150.4	160.2	6.5%
Single Detached House	149.8	160.2	6.9%

Source: Statistics Canada Building Construction Price Index – base year = 2017.

Between Q2 2022 and Q2 2023, residential construction costs increased by between 6.5% and 8.5% depending on the type of project. This follows higher increases in the previous two years.

### 6.2 Construction Financing Rates

Developers of new projects rely on construction financing in order to proceed with a project. Construction financing is often linked to the prime rate. Since March 2022, the Bank of Canada has increased its policy rate nine times leading to increases in the prime rate.

As of September 2023, the prime rate is 7.2%. This is up 2.5 percentage points from September 2022 (and up 4.75 percentage points from early 2022). This has increased the cost of financing new projects.

### 6.3 Home Prices

The Real Estate Board of Greater Vancouver publishes a monthly index (Home Price Index – HPI) that tracks the value of a typical home by neighbourhood and by structure type (detached, townhouse, apartment).

Exhibit 3 shows the HPI data for Metro Vancouver from August 2022 to August 2023.

From August 2022 to August 2023, the HPI for homes in Metro Vancouver increased by 3.2% for detached homes, 3.8% for townhouse units, and 4.4% for apartment units.

The rate of increase has been higher during 2023 (to August).

Exhibit 3: Home Price Index – Metro Vancouver

Metro Vancouver	Aug 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	12 Month Change
Single Detached	363.5	336.6	342.0	347.7	356.8	363.3	370.3	374.3	375.3	3.2%
Townhouse	369.2	355.2	365.0	368.2	375.5	376.2	381.7	383.7	383.4	3.8%
Apartment	339.9	331.9	336.5	338.9	346.8	350.6	353.5	355.6	354.8	4.4%

Source: Greater Vancouver Real Estate Board.

## 6.4 Apartment Rents

Exhibit 4 shows the average rent rate for apartment units in the Vancouver CMA by building age between October 2021 and October 2022 as reported by CMHC.

Rents for apartment units in the Vancouver CMA increased by 7.6% per year over this time period in newer rental buildings (2005 and newer). The rate of increase was higher in the overall rental stock.

Exhibit 4: Apartment Rents – Vancouver CMA

Average Rent per Unit	October 2021	October 2022	12 Month Change
All Buildings	\$ 1,537	\$ 1,665	8.3%
2005 and New Buildings	\$ 2,072	\$ 2,230	7.6%

Source: CMHC.

More recent data from CMHC data is not available. However information and reports published on rental websites such as Rentals.ca and Liv.rent indicate rent rates have continued to increase at this rate (or faster) from October 2022 to August 2023.

## 6.5 Summary

Exhibit 5 summarizes the year over year (12 month) change in the market variables that we reviewed.

Exhibit 5: 12 Month Change in Market Variables

Variable	Directional Trend	Year over Year Change	Impact on Project Performance
Single Detached, Townhouse, and Apartment Home Prices	Increasing	3.2% to 4.4%	Positive
Newer Apartment Rents	Increasing	7.6%	Positive
Residential Construction Costs by unit type	Increasing	6.5% to 8.5%	Negative
Financing Costs	Increasing	2.5 percentage points	Negative

## 7.0 Financial Evaluation

### 7.1 Methodology

Increased DCCs lead to increased project construction costs. Any increase in development costs (not just DCCs) can lead to three different potential impacts:

- A reduction in development site land values if the increased cost can be passed back to landowners. This can occur when the value of a development site under its existing use (e.g. house, low density commercial building) is lower than the land value supported by redevelopment. In this case, property owners still have an incentive to sell for redevelopment at a reduced land value as the land value exceeds the value under existing use. However, if the additional DCC cost is large and it has a significant impact on land values, then this can change the highest and best use of a property from a redevelopment site into a holding property (which can reduce the number of sites that are attractive and available for development).
- A reduction in profit margins for new projects. This can occur if the increased cost cannot be passed to landowners (e.g. if the site has already been purchased or if the highest value of the site is based on its existing use not on the redevelopment land value) and if the increased cost cannot be passed along to the buyers/renters of the new space.
- An increase in the market price (sales prices or rents) of new units/floorspace. Market pricing is determined by supply and demand, not by project costs. So a developer cannot just pass increased costs along to buyers/renters. However, market prices can increase if the increased DCC reduces the number of projects that are financially viable for development, creating downward pressure on the supply of new product. Decreasing new supply in the face of continued demand will likely result in increased market prices for new (and existing) product.

The actual impact will depend on the dynamics of the market (e.g., supply of development sites, viability of new development, amount of new product). So, it is not possible to determine which of these three outcomes should be expected for the proposed Metro Vancouver DCC rate increases without completing detailed financial analysis for a large sample of cases study development projects throughout the region.

Therefore, for this high level evaluation, we estimated the potential impact of the proposed DCC rate increase at each of the five case studies for all three potential outcomes (i.e. possible impact on land values, profit margins, and end unit pricing).

Our evaluation included the following steps:

1. For each case study scenario, we modelled the financial performance of the hypothetical new development project based on the applicable allowable use and density (and other development regulations) at the site using residual land value analysis (proforma analysis). Residual land value analysis is a common method of estimating the land value supported by development. The steps include: estimating the revenue from selling (or renting) completed units, deducting all construction costs (hard and soft), and deducting a typical allowance for developer profit. The amount left over is the residual land value, which is the maximum amount a developer could afford to pay for the site and have a viable development project. Our analysis for each case study scenario incorporates other existing municipal and regional DCCs and any fixed rate local government Community Amenity Contributions (CACs) or density bonus contributions where applicable, as of August 2023.

2. We used the financial modelling to test five scenarios at each case study site:
  - Scenario 1 is the base case scenario which assumes the existing Metro Vancouver DCC rates, current construction costs, current financing rates, and current market unit values (or rents).
  - Scenario 2 tests the proposed increase to the Metro Vancouver DCC rates. All other assumptions are the same as in the base case.
  - Scenario 3 assumes increased construction costs (based on the 12 month change in costs). All other assumptions are the same as in the base case.
  - Scenario 4 tests increased construction financing rates (based on the 12 month change in the prime rate). All other assumptions are the same as in the base case.
  - Scenario 5 tests increased residential sales prices or rents (based on the 12 month change in market values). All other assumptions are the same as in the base case.
3. For each of the scenarios tested, we calculated the potential impact of the change on the:
  - Land values supported by redevelopment (assuming the impact is passed back to landowners).
  - Profit margins for new projects (assuming the change cannot be passed back to landowners or passed forward to end users and is instead absorbed by developers in the form of reduced profit margins).
  - End unit prices (assuming the change reduces the number of development sites available, which creates downward pressure on the supply of new product and, in the context of continued demand, can increase end unit prices).
4. We compared the potential impacts from the increased DCC rates (Scenario 2) on each potential variable that could be impacted (i.e. land values, profit margins, end unit prices) with the potential impact of changes due to the other key market variables (Scenarios 3 to 5).

## 7.2 Key Assumptions for Financial Scenarios

The revenue and costs for the base case scenarios vary across the five different case study sites due to the differences in product types and location in the region.

The key assumptions for the four different impact scenarios that we tested at each case study (Scenarios 2 to 5) are based on the proposed Metro Vancouver DCC rate increases or the latest 12 month change in each market variable as outlined in Section 6.0.

Exhibit 6 outlines the scenarios for each case study site and scenario.

Exhibit 6: Scenarios Tested for Each Case Study

	1. Base Case: Existing Combined Metro Van DCC Rate <sup>4</sup>	2. All Assumptions Same as in Base Case, but Increased Metro Vancouver DCC Rate <sup>5</sup>	3. All Assumptions Same as in Base Case, but Hard Construction Cost Increase	4. All Assumptions Same as in Base Case, but Construction Financing Interest Rate Increase <sup>6</sup>	5. All Assumptions Same as in Base Case, but Unit Sales Price or Rent Increase
Lowrise Strata Apartment Case Study in Coquitlam (Fraser Sewerage Area)	\$8,530 per unit	\$22,108 per unit	+ 7.0%	+ 2.5 percentage points	+ 4.4%
Highrise Strata Apartment Case Study in Surrey (Fraser Sewerage Area)	\$8,530 per unit	\$22,108 per unit	+ 8.5%	+ 2.5 percentage points	+ 4.4%
Townhouse Case Study in Vancouver (Vancouver Sewerage Area)	\$8,679 per unit	\$30,861 per unit	+ 6.5%	+ 2.5 percentage points	+ 3.8%
Single Detached Case Study in Surrey (Fraser Sewerage Area)	\$12,946 per lot	\$35,270 per lot	+ 6.9%	+ 2.5 percentage points	+3.2%
Lowrise Rental Apartment Case Study in Vancouver (Vancouver Sewerage Area)	\$6,249 per unit	\$20,906 per unit	+ 7.0%	+ 2.5 percentage points	+ 7.6%

<sup>4</sup> This is the sum of Metro Vancouver's existing liquid waste DCC and existing water DCC rates applicable to the location of the case study site.

<sup>5</sup> The proposed Metro Vancouver DCC rate increases vary by sewerage area. Our analysis uses the proposed combined total Metro Vancouver DCC rate increase (liquid waste, water, and parks) for the specific location of each case study site.

<sup>6</sup> We did not analyze the impact of increased interest rates for take-out financing for a new rental project, just the impact of increased interest rates on construction financing. So our evaluation understates the overall combined impact of construction and take-out financing rates on rental projects.

## 8.0 Summary of Findings

This section summarizes the results of the case study financial analysis. As previously noted, a total of five sites were analyzed with five scenarios for each site:

- Scenario 1 is the base case scenario that assumes the existing Metro Vancouver DCC rates, current construction costs, current financing rates, and current market unit values (or rents).
- Scenario 2 includes the proposed increases to the Metro Vancouver DCC rates. All other assumptions are the same as in the base case.
- Scenario 3 assumes increased construction costs (based on the most recent 12 month change for which data is available). All other assumptions are the same as in the base case.
- Scenario 4 assumes increased construction financing rates (based on the most recent 12 month change for which data is available). All other assumptions are the same as in the base case.
- Scenario 5 assumes increased residential sales prices or rents (based on the most recent 12 month change for which data is available). All other assumptions are the same as in the base case.

Exhibits 7 to 11 show the following for each case study site and each scenario:

- The location of the project and type of project.
- The estimated change in land value supported by the development scenario in comparison to the base case.
- The estimated profit margin (as a percentage of total project costs) assuming the land is acquired at the current base case market value (for example, if the site was already purchased or the property value is based on its existing use value not the land value supported by redevelopment).
- The approximate change in unit sales prices (or rents) in comparison to the base case if the additional project costs are passed along to end unit buyers or renters (for example, if a reduction in the supply of development sites results in higher unit prices/rents).

The figures in each exhibit for the estimated supportable land value and estimated unit prices (or rents) are expressed as an index with the base case index values set at 100%. Comparing the index figures for the other “impact” scenarios (Scenarios 2 to 5) with the base case indicates the percentage change from the base case.

The estimated profit margin figures are the profit as a percentage of total estimated project costs, so the changes represent percentage points.

Exhibit 7: Lowrise Coquitlam Strata Apartment Project

Lowrise Strata Apartment Project in Coquitlam	1. Base Case	2. Increased Metro Van DCC Rates	3. Increased Hard Costs	4. Increased Financing Rate	5. Increased Unit Values
Estimated Supportable Land Value	100.0%	88.6%	74.4%	88.7%	122.1%
Estimated Profit if Acquired at Current Land Value	15.0%	12.6%	9.8%	12.7%	19.7%
Approximate Unit Prices if Cost Impact is Passed Through to Buyers	100.0%	102.3%	105.1%	102.0%	104.4%



Exhibit 8: Highrise Surrey Strata Apartment Project

Highrise Strata Apartment Project in Surrey	1. Base Case	2. Increased Metro Van DCC Rates	3. Increased Hard Costs	4. Increased Financing Rate	5. Increased Unit Values
Estimated Supportable Land Value	100.0%	76.4%	34.7%	76.5%	141.1%
Estimated Profit if Acquired at Current Land Value	15.0%	12.3%	7.9%	12.3%	19.7%
Approximate Unit Prices if Cost Impact is Passed Through to Buyers	100.0%	102.6%	107.1%	102.1%	104.4%

Exhibit 9: Vancouver Townhouse Project

Townhouse Strata Apartment Project in Vancouver	1. Base Case	2. Increased Metro Van DCC Rates	3. Increased Hard Costs	4. Increased Financing Rate	5. Increased Unit Values
Estimated Supportable Land Value	100.0%	96.6%	93.3%	95.2%	108.6%
Estimated Profit if Acquired at Current Land Value	15.1%	13.5%	12.0%	12.9%	19.1%
Approximate Unit Prices if Cost Impact is Passed Through to Buyers	100.0%	101.5%	103.0%	101.7%	103.8%

Exhibit 10: Surrey Single Family House

Single Family House in Surrey	1. Base Case	2. Increased Metro Van DCC Rates	3. Increased Hard Costs	4. Increased Financing Rate	5. Increased Unit Values
Estimated Supportable Land Value	100%	96.8%	88.1%	95.4%	108.7%
Estimated Profit if Acquired at Current Land Value	15.0%	13.7%	10.3%	13.3%	18.6%
Approximate Unit Prices if Passed Through to Buyers	100%	101.3%	104.6%	101.4%	103.2%

Exhibit 11: Vancouver Lowrise Rental Apartment Project

Lowrise Rental Apartment Project in Vancouver	1. Base Case	2. Increased Metro Van DCC Rates	3. Increased Hard Costs	4. Increased Financing Rate	5. Increased Unit Values
Estimated Supportable Land Value	100.0%	91.1%	85.4%	93.5%	128.3%
Estimated Profit if Acquired at Current Land Value	10.0%	7.4%	5.8%	8.1%	18.2%
Approximate Rent if Cost Impact Passed is Through to Renters	100.0%	102.2%	103.5%	101.5%	107.6%

Exhibit 12 summarize the range of estimated impacts (from the base case) for each of the other scenarios that we tested. The biggest variation across scenarios is for the supportable land value estimates as some sites have comparatively low existing land values. An increased cost has a larger impact on the lower land value sites than the same cost increase on a higher land value site. The range in estimated impacts for the profit margin and end unit prices is much narrower.

It is important to note that the impacts shown in Exhibit 12 would likely not happen in isolation. Other market variables would also likely change at the same time. For example, the impact shown for land values due to construction cost increases would not materialize if market values for new units prices were also increasing simultaneously (which has generally been the case over the past few years).

**Exhibit 12 – Summary of Change from the Base Case for Each Scenario Tested**

Range of Impact for Scenarios Tested	2. Increased Metro Van DCC Rates	3. Increased Hard Costs	4. Increased Financing Rate	5. Increased Unit Values
Estimated Supportable Land Value	-3.2% to -23.6%	-6.7% to -65.3%	-4.6% to -23.5%	+8.3% to +41.1%
Estimated Profit if Acquired at Current Land Value	-1.3 to -2.7 percentage points	-3.1 to -7.1 percentage points	-1.7 to -2.7 percentage points	+3.2 to +4.7 percentage points
Approximate Price/Rent if Cost Impact Passed Through to Buyers/Renters	+1.3% to +2.6%	+3.0% to +7.1%	+1.4% to +2.1%	+3.2% to +7.6%

The key findings are as follows:

1. The impact of the proposed DCC rate increases on the estimated supportable land value for each site ranges from -3.2% to -23.6%. The latest 12 month change in financing rates has had a similar impact while the latest 12 month change in hard construction costs and unit values have had much larger impacts than the proposed Metro Vancouver DCC rate increases.
2. The impact of the proposed DCC rate increases on the estimated profit margin for each case study (if developers cannot pay less for land and cannot pass the cost increase on to end users) ranges from -1.3 percentage points to -2.7 percentage points. The latest 12 month change in financing rates has had a similar impact while the latest 12 month change in hard construction costs and unit values have had much larger impacts than the proposed Metro Vancouver DCC rate increases.
3. The impact of the proposed DCC rate increases on unit prices/rents (if the cost increases are passed along to end users) for each case study ranges from 1.3% to 2.6%. The latest 12 month change in financing rates has had a similar impact while the latest 12 month change in hard construction costs and unit values have had a much larger impact than the proposed Metro Vancouver DCC rate increase2.

## 9.0 Conclusions

The key points from our evaluation are as follows:

1. The infrastructure provided by Metro Vancouver is a critical part of supporting new urban development in the region so new development should help fund the growth related costs. In the absence of DCCs, funding for growth related costs associated with Metro Vancouver's liquid waste, water, and regional parks capital programs would need to come entirely from a combination of long-term debt, contributions from the operating budget (e.g. utility/user fees), reserves, and external contributions (e.g. interagency and senior level government grants).
2. The proposed Metro Vancouver DCC rate increases are significant and will add to the cost of new construction. Like any other cost increase, the increased DCCs will lead to one of three different potential impacts (or a combination):
  - A reduction in development site land values if the increased cost can be passed back to landowners. This can occur when the value of a development site under its existing use (e.g. house, low density commercial building) is lower than the land value supported by redevelopment.
  - An increase in the market price (sales prices or rents) of new units/floorspace. This can occur if the increased cost reduces the number of projects that are financially viable for development, creating downward pressure on the supply of new product in the market. Decreasing new supply in the face of continued demand will likely result in increased market prices for new (and existing) product.
  - A reduction in profit margins for new projects. This can occur if the increased cost cannot be passed along to buyers/renters of the new space and cannot be passed back to landowners.

Which of these three outcomes (or combination) is most likely and the actual impact will depend on the dynamics of the market (e.g., supply of development sites, viability of new development, amount of new product), which requires detailed financial analysis for a large sample of case study development projects throughout the region.

3. The estimated potential financial impacts from the proposed increases to the Metro Vancouver DCC rates on land values, profit margins, or end unit prices are:
  - Similar to the impact from the latest 12 month change in financing rates.
  - Significantly less than the latest 12 month change in hard construction costs.
  - Significantly less than the latest 12 month change in unit prices (and rents).
4. Spreading the proposed DCC rate increases over three years (as proposed) will help mitigate any impacts and provide predictability to landowners and developers.



Second Narrows Water Supply Tunnel

# Development Cost Charge Review Process and Rate Bylaw

FINANCE COMMITTEE

Sonu Kailley  
Acting Director, Financial Planning

**metro**vancouver

## AGENDA

1. Metro Vancouver Board Direction
2. What We Heard From Engagement
3. Metro Vancouver Water DCC
4. Metro Vancouver Liquid Waste DCC
5. Metro Vancouver Regional Parkland Acquisition DCC
6. Summary of Proposed New DCC Rates
7. Expert Advice – Comparative Analysis
8. Questions and Discussion

**metro**vancouver

# METRO VANCOUVER BOARD DIRECTION

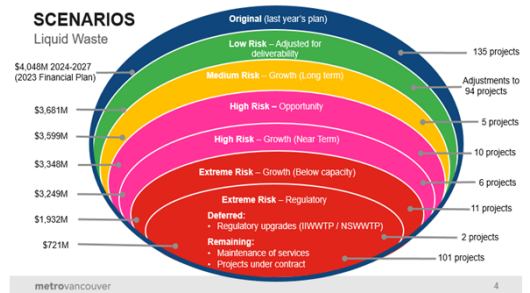
## Financial Sustainability & Regional Affordability:

- Infrastructure for growing region
- Labor Market competition & massive Inflation
- Long Range Sustainable Rates






## Financial Plan Task Force & Board Direction:

- Growth pay for Growth (DCC/Debt/Senior Govt)
- Defer/remove low & medium risk projects from current Five Year Plan (\$650 million)
- Average Annual Rate Increases down to 5% by 2026



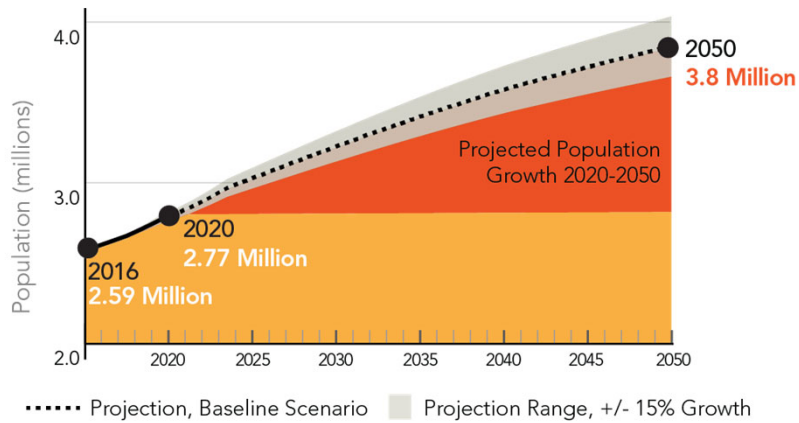
# METRO VANCOUVER BOARD DIRECTION

Board directed staff to prepare the 2024–2028 Financial Plan with the following DCC rate assumptions:

-  **Liquid Waste DCC** moving to a 1% assist factor with interest
-  **Water DCC** moving to a 1% assist factor with interest
-  **Implementation of a DCC for Regional Parks,** moving to a 1% assist factor

# A GROWING REGION

METRO VANCOUVER PROJECTED POPULATION GROWTH TO 2050



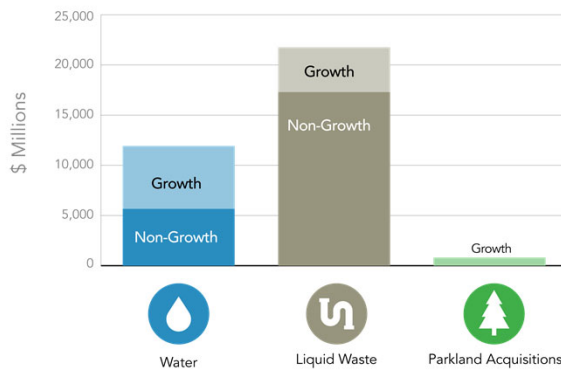
metrovancouver

# 30 YEAR CAPITAL PLAN TOTAL

For Water, Liquid Waste, and Regional Parks

## Total Capital Plan

### Project Capital Expenditures



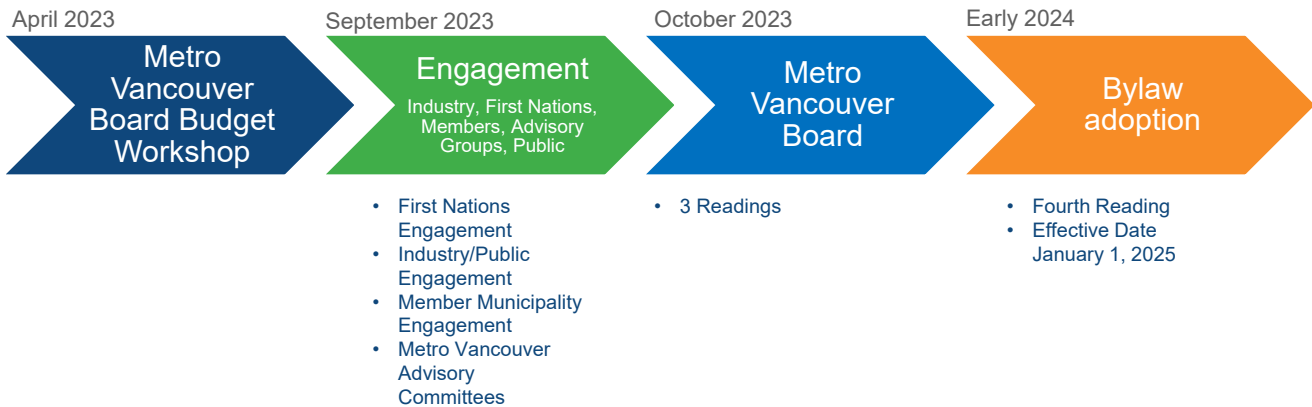
Total: 34,491



metrovancouver

6

# DCC REVISION TIMELINE



# WHAT WE HEARD

What We Heard	What We're Doing
Financial impact on housing development	<p>Proposing a three year phase-in with effective dates of Jan 1, 2025, Jan 1, 2026 and Jan 1, 2027</p> <p>Commissioned financial impact analysis study</p>
Sharing of growth costs	<p>Ongoing maintenance, major rehabilitation and upgrades continue to be funded through existing water sales, liquid waste levies and tax requisitions</p> <p>The member Advisory Committees have endorsed growth paying for growth</p>

# WHAT WE HEARD

What We Heard	What We're Doing
There are administrative challenges and burden on member jurisdictions	Metro Vancouver has dedicated a point of contact as well as a set annual effective date aligning with other DCC updates
Impacts on housing delivery	<p>Non-market affordable rental housing including student housing are currently eligible for a regional DCC waiver or reduction for not-for-profit developers.</p> <p>Affordable housing waiver is under review with any amendment estimated Q1 2024</p>

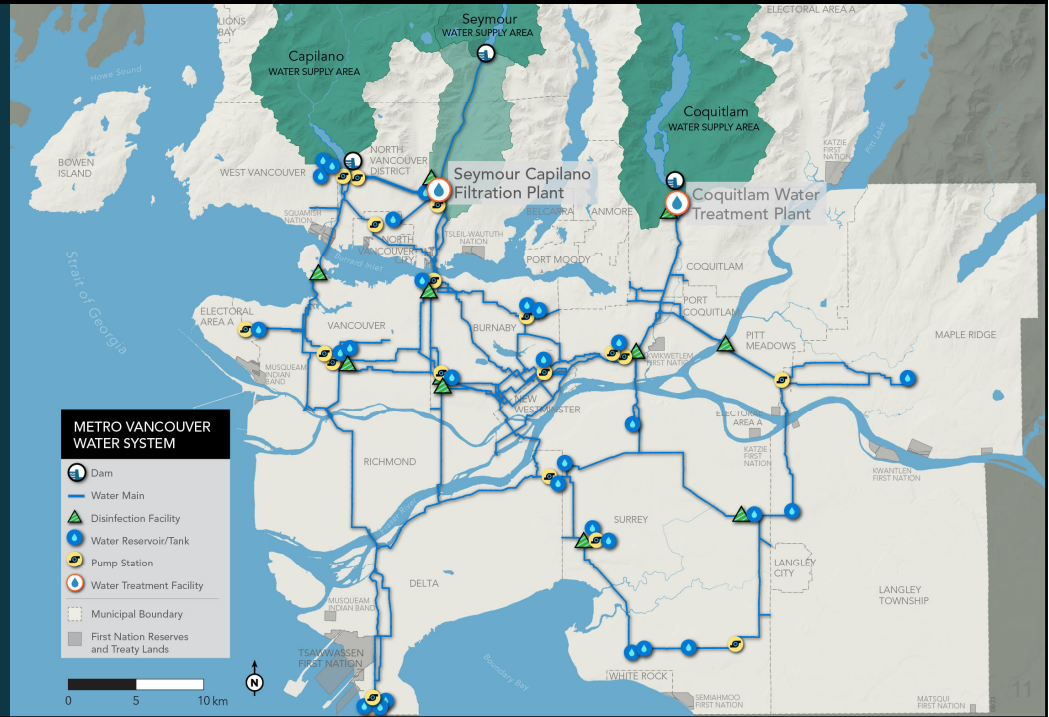




## Metro Vancouver's Drinking Water System

### GROWTH PROJECTS

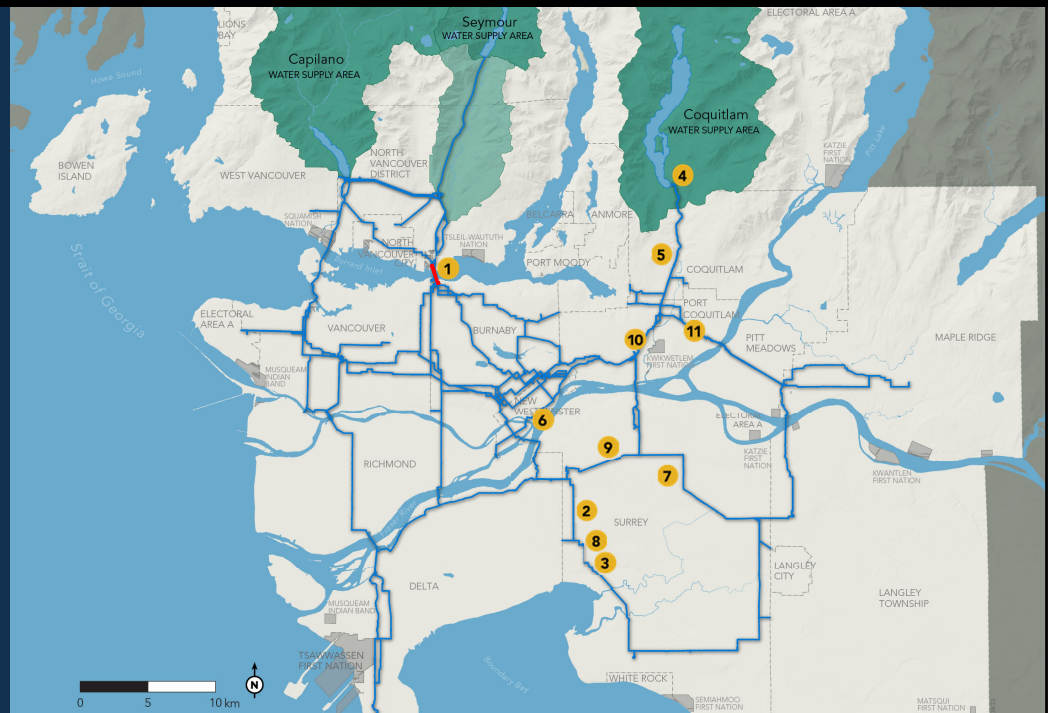
- 90 kms of new transmission mains
- 2 new in-system reservoirs
- 2 new pump stations
- 1 new source water intake and treatment facilities



## Key Projects and Changes - Growth

metrovancouver

- 1 Second Narrows Water Supply Tunnel
- 2 Kennedy Newton Water Main
- 3 South Surrey Water Main No. 2
- 4 Coquitlam Lake Water Supply Project
- 5 Coquitlam Water Main
- 6 Annacis Water Main No. 5
- 7 Fleetwood Reservoir
- 8 Newton Pump Station No.2
- 9 Whalley Kennedy Water Main No. 2
- 10 Cape Horn Water Main No. 2
- 11 Haley Main No. 4 (West Section)



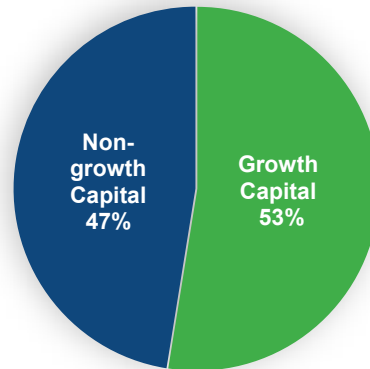
# GROWTH REQUIREMENTS: WATER SERVICES

30 Year Capital Plan Update

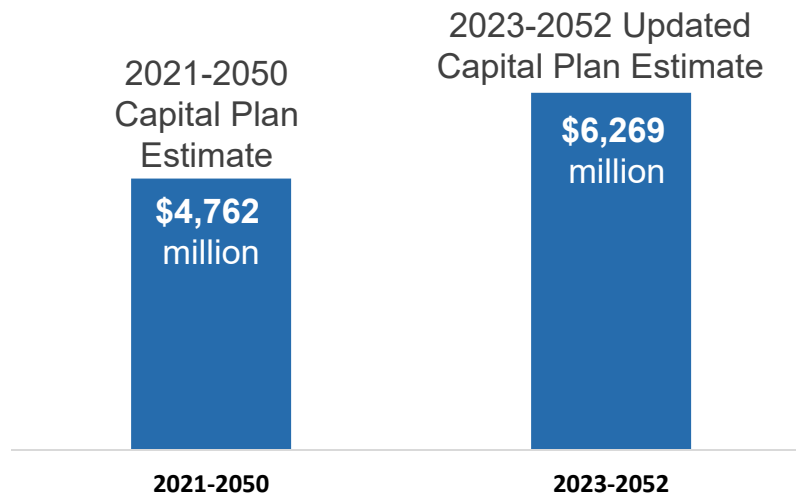
## Project Capital Expenditures

	\$ Millions
Growth Capital	6,269
Non-growth Capital	5,661
<b>Total Capital Plan</b>	<b>11,930</b>

Water Services Capital Plan



# GROWTH REQUIREMENT IN WATER SERVICES 30 YEAR CAPITAL PLAN UPDATE



## PROPOSED RATES – WATER DCCS

DWELLING	EXISTING 50%	STEP 1 45% Jan 1, 2025	STEP 2 15% Jan 1, 2026	STEP 3 1% Jan 1, 2027	\$ INCREASE TO 1%
Single Family	\$6,692	\$10,952	\$16,926	\$19,714	\$13,022
Townhouse	\$5,696	\$9,839	\$15,206	\$17,710	\$12,014
Apartment	\$4,261	\$6,791	\$10,495	\$12,223	\$7,962
Non-Residential (per ft <sup>2</sup> of floor area)	\$3.39	\$5.30	\$8.19	\$9.54	\$6.15



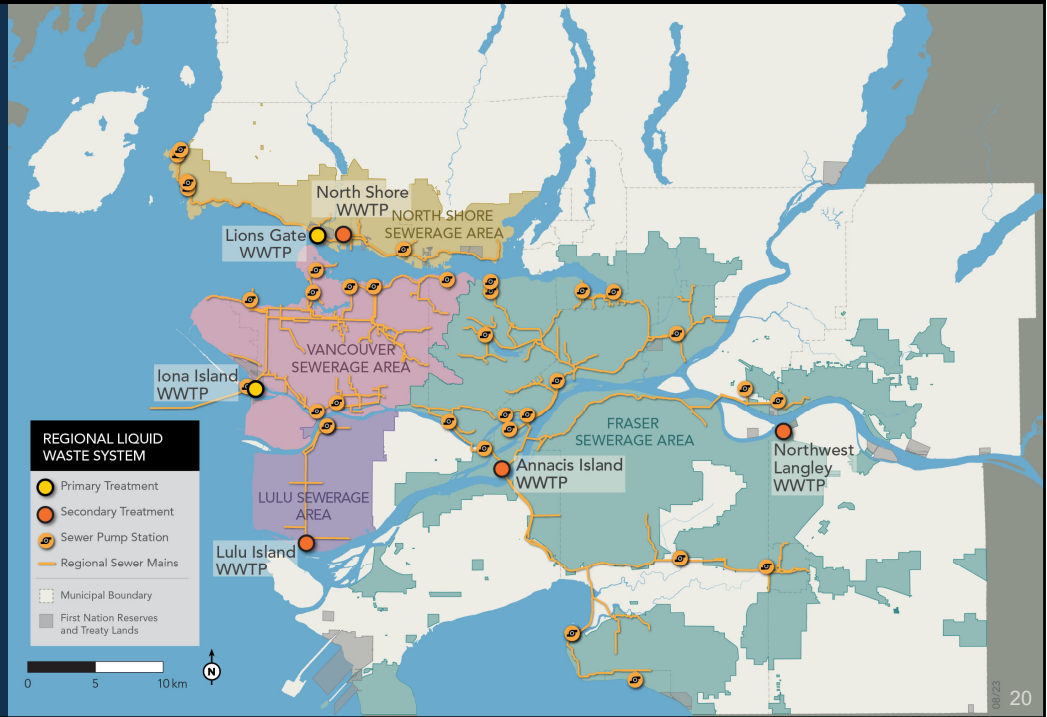
**Liquid Waste System**

Growing region:  
approximately  
1.5% annually

Increasing  
service demands

Infrastructure  
expansion

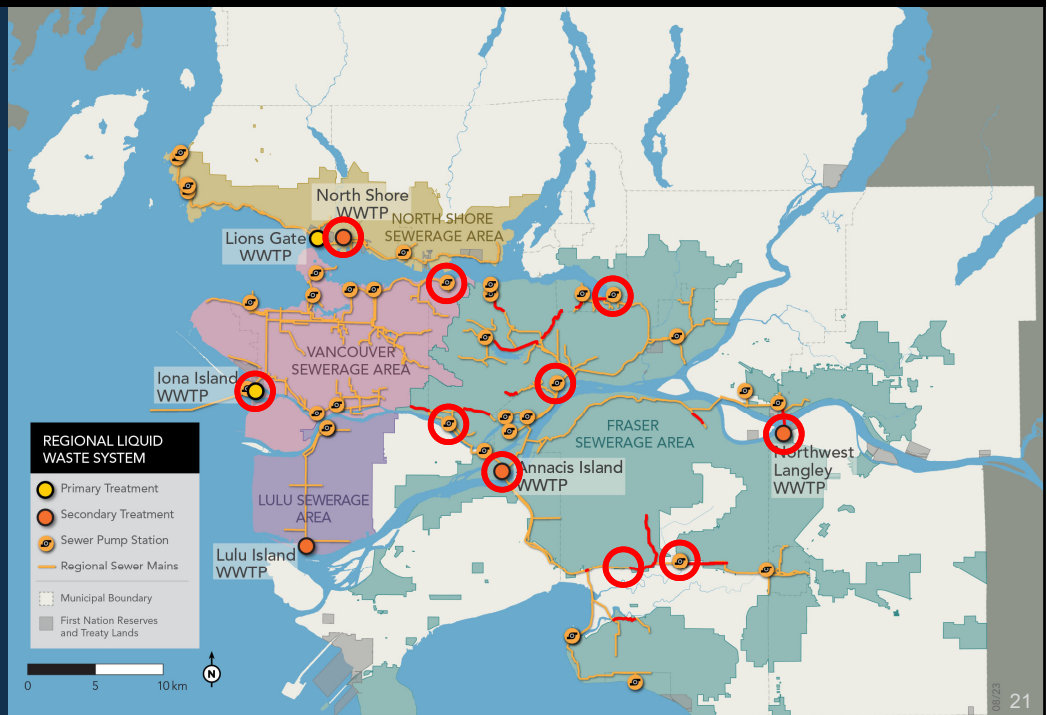
Development  
pays for growth



**Liquid Waste – 2023-2032 Growth**

Sewer Facility Project

Sewer Main Project

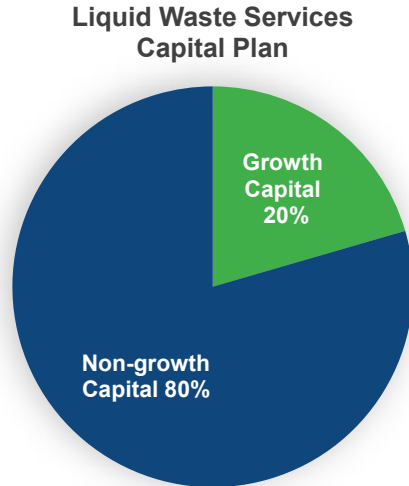


# GROWTH REQUIREMENTS: LIQUID WASTE SERVICES

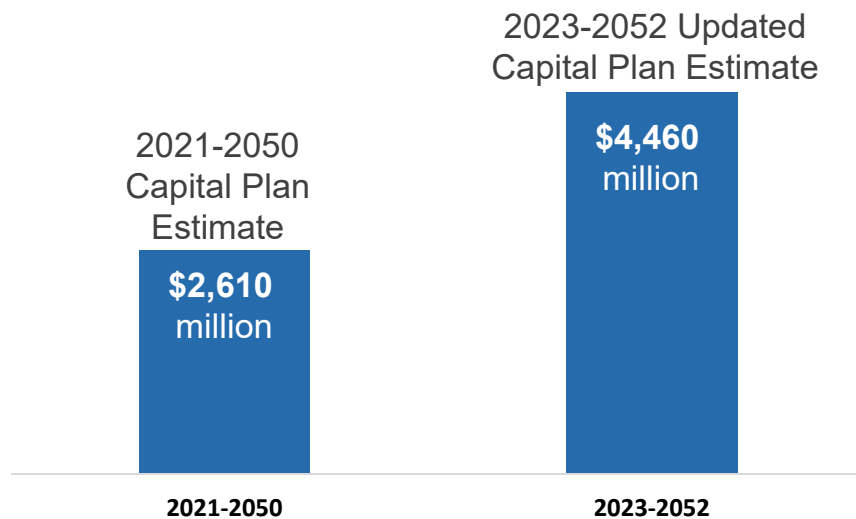
30 Year Capital Plan Update

## Project Capital Expenditures

	<b>\$ Millions</b>
Growth Capital	\$4,460
Non-growth Capital	\$17,298
<b>Total Capital Plan</b>	<b>\$21,758</b>



# GROWTH REQUIREMENT IN LIQUID WASTE SERVICES 30 YEAR CAPITAL PLAN UPDATE



## PROPOSED RATES – LIQUID WASTE DCC - VSA

DWELLING	EXISTING 17.5%	STEP 1 16% Jan 1, 2025	STEP 2 10% Jan 1, 2026	STEP 3 1% Jan 1, 2027	\$ INCREASE TO 1%
Single Family	\$3,335	\$10,498	\$11,290	\$12,476	\$9,141
Townhouse	\$2,983	\$9,593	\$10,316	\$11,400	\$8,417
Apartment	\$1,988	\$6,298	\$6,772	\$7,484	\$5,496
Non-Residential (per ft <sup>2</sup> of floor area)	\$1.63	\$5.30	\$5.70	\$6.30	\$4.67

## PROPOSED RATES – LIQUID WASTE DCC - NSSA

DWELLING	EXISTING 17.5%	STEP 1 16% Jan 1, 2025	STEP 2 10% Jan 1, 2026	STEP 3 1% Jan 1, 2027	\$ INCREASE TO 1%
Single Family	\$3,300	\$9,760	\$10,478	\$11,557	\$8,257
Townhouse	\$2,786	\$8,996	\$9,658	\$10,652	\$7,866
Apartment	\$2,030	\$6,005	\$6,448	\$7,111	\$5,081
Non-Residential (per ft <sup>2</sup> of floor area)	\$1.67	\$5.00	\$5.37	\$5.92	\$4.25

## PROPOSED RATES – LIQUID WASTE DCC - LIWSA

DWELLING	EXISTING 17.5%	STEP 1 16% Jan 1, 2025	STEP 2 10% Jan 1, 2026	STEP 3 1% Jan 1, 2027	\$ INCREASE TO 1%
Single Family	\$3,313	\$5,683	\$6,152	\$6,855	\$3,542
Townhouse	\$2,756	\$4,927	\$5,333	\$5,943	\$3,187
Apartment	\$2,042	\$3,516	\$3,806	\$4,241	\$2,199
Non-Residential (per ft <sup>2</sup> of floor area)	\$1.54	\$2.55	\$2.76	\$3.08	\$1.54

## PROPOSED RATES – LIQUID WASTE DCC - FSA

DWELLING	EXISTING 17.5%	STEP 1 16% Jan 1, 2025	STEP 2 10% Jan 1, 2026	STEP 3 1% Jan 1, 2027	\$ INCREASE TO 1%
Single Family	\$6,254	\$11,443	\$12,311	\$13,613	\$7,359
Townhouse	\$5,390	\$10,015	\$10,775	\$11,914	\$6,524
Apartment	\$4,269	\$7,302	\$7,855	\$8,686	\$4,417
Non-Residential (per ft <sup>2</sup> of floor area)	\$3.30	\$5.41	\$5.82	\$6.43	\$3.13

# Regional Parkland Acquisition DCC

Minnehada Regional Park

metrovancover

## Metro Vancouver Regional Parks and Greenspace

13,938.5 hectares protected

23 regional parks

5 regional greenways

3 regional park reserves

2 ecological conservancy areas

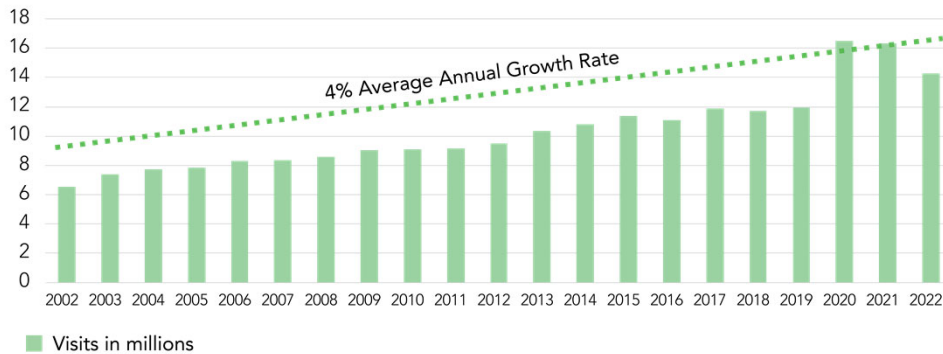




# GROWTH

Strong increases in visitation to regional parks as Metro Vancouver’s population grows and demand for time in nature increases

Regional Parks Annual Visits (2002 - 2022)

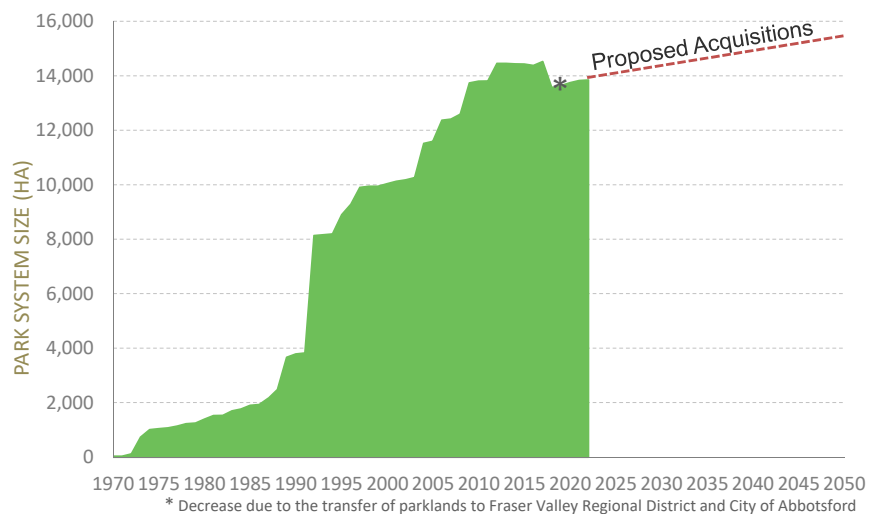


# PROPOSED DCC FUNDED REGIONAL PARKLAND ACQUISITIONS (2024-2050)

**1,797 hectares**

**\$446,900/ha**  
(assessed 2023 value)

**\$803M**



\* Decrease due to the transfer of parklands to Fraser Valley Regional District and City of Abbotsford

## PROPOSED RATES – PARKLAND DCC

DWELLING	EXISTING	STEP 1 75% Jan 1, 2025	STEP 2 50% Jan 1, 2026	STEP 3 1% Jan 1, 2027
Single Family	-	\$491	\$981	\$1,943
Townhouse	-	\$442	\$884	\$1,751
Apartment	-	\$303	\$606	\$1,199
Non-Residential (per ft <sup>2</sup> of floor area)	-	\$0.24	\$0.48	\$0.94



## PROPOSED RATES – TOTAL DCCS

VSA	Existing	STEP 1	STEP 2	STEP 3
Single Family	\$10,027	\$21,941	\$29,196	\$34,133
Townhouse	\$8,679	\$19,874	\$26,406	\$30,861
Apartment	\$6,249	\$13,392	\$17,873	\$20,906
Non-Res (per ft <sup>2</sup> flr area)	\$5.02	\$10.84	\$14.37	\$16.78

NSSA	Existing	STEP 1	STEP 2	STEP 3
Single Family	\$9,992	\$21,203	\$28,385	\$33,214
Townhouse	\$8,482	\$19,277	\$25,748	\$30,113
Apartment	\$6,291	\$13,099	\$17,548	\$20,533
Non-Res (per ft <sup>2</sup> flr area)	\$5.06	\$10.54	\$14.04	\$16.40

LIWSA	Existing	STEP 1	STEP 2	STEP 3
Single Family	\$10,005	\$17,126	\$24,058	\$28,512
Townhouse	\$8,452	\$15,208	\$21,423	\$25,404
Apartment	\$6,303	\$10,610	\$14,906	\$17,663
Non-Res (per ft <sup>2</sup> flr area)	\$4.93	\$8.09	\$11.43	\$13.56

FSA	Existing	STEP 1	STEP 2	STEP 3
Single Family	\$12,946	\$22,886	\$30,218	\$35,270
Townhouse	\$11,086	\$20,296	\$26,865	\$31,375
Apartment	\$8,530	\$14,396	\$18,956	\$22,108
Non-Res (per ft <sup>2</sup> flr area)	\$6.69	\$10.95	\$14.49	\$16.91

## EXPERT ADVICE - COMPARATIVE ANALYSIS

### Scope:

- Retained Coriolis Consulting to compare the potential financial impacts of the proposed DCC rate increases on land values, profit margins, or end unit prices with recent changes in other market variables that impact development projects
- Analysis is high level and focusses on residential development projects (not non-residential projects)

## EXPERT ADVICE - COMPARATIVE ANALYSIS

### Findings:

- The proposed DCC rate increases are significant and will add to the cost of new construction.
- The estimated potential financial impact of the proposed DCC rate increases on land values, profit margins, or end unit prices is:
  - Similar to impact from latest 12 month change in financing rates
  - Less than one-half the latest 12 month change in hard construction costs
  - Less than one-half the latest 12 month change in unit prices (and rents)

metrovancover

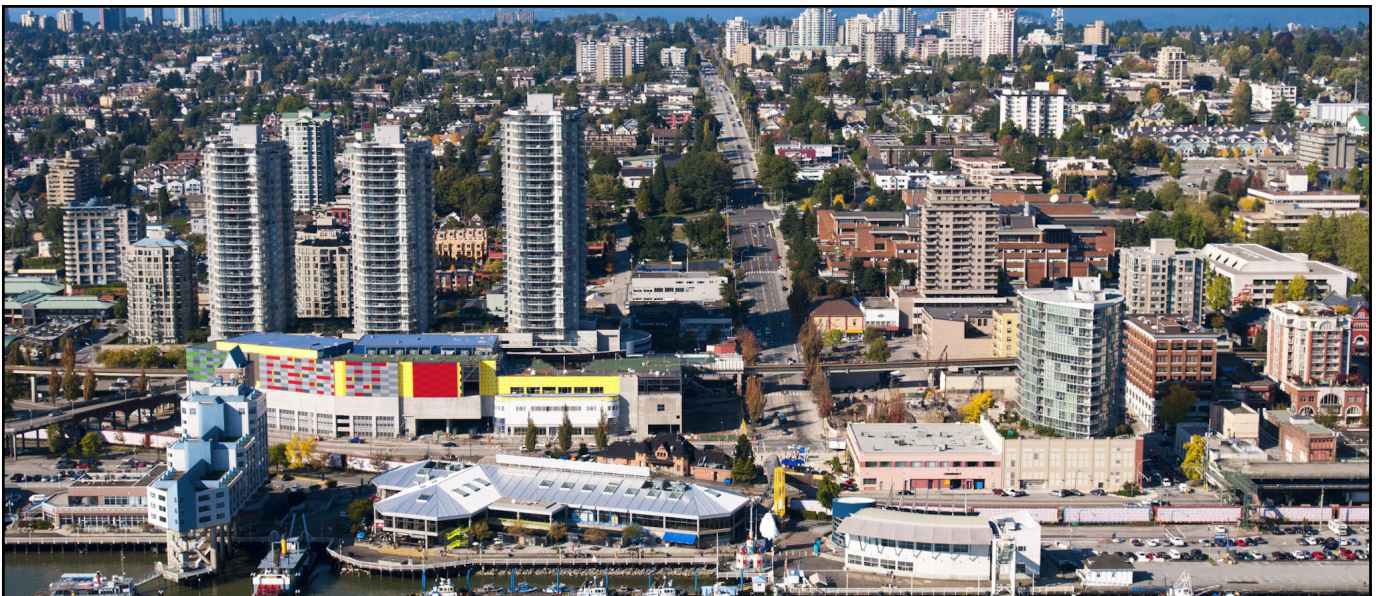


## DCC BYLAWS

Request Finance Committee to recommend the following:

That the GVWD, GVS&DD and MVRD Board:

- Give first, second and third reading to the *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*; and
- Give first, second and third reading to the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*; and
- Give first, second and third reading to the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*; and
- Direct staff to forward to the Inspector of Municipalities for approval



New Westminster

Thank you. Questions or Comments?

---

To: GVWD Board of Directors

From: Harji Varn, General Manager, Financial Services/Chief Financial Officer

Date: October 20, 2023 Meeting Date: October 27, 2023

Subject: **GVWD 2024 Budget and 2024 - 2028 Financial Plan**

---

**RECOMMENDATION**

That the GVWD Board:

- a) approve the 2024 Annual Budget and endorse the 2024 - 2028 Financial Plan as shown in Attachment 1 of the report dated October 20, 2023, titled “GVWD 2024 Budget and 2024 - 2028 Financial Plan”, in the following schedules:
  - Revenue and Expenditure Summary
  - Water Services
  - Capital Portfolio – Water Services
- b) approve the 2024 Reserve Applications as shown in Attachment 2 of the report dated October 20, 2023, titled “GVWD 2024 Budget and 2024 - 2028 Financial Plan”; and
- c) set the Water Rate for 2024 at:
  - \$1.2537 per cubic metre for June through September; and
  - \$0.7119 per cubic metre for January through May and October through December.

---

**EXECUTIVE SUMMARY**

The 2024 - 2028 Metro Vancouver Financial Plan has been prepared following direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop. The direction followed the recommendations of the Financial Plan Task Force, which included the following household impact targets: 12.0% for 2024, 11.0% for 2025, 5.0% for 2026 and 5.0% for 2027 as well as direction to move Liquid Waste Development Cost Charges (DCCs) and Water DCCs to a 1% assist factor and implement a new Regional Parks DCC and move it to a 1% assist factor over the financial plan.

Metro Vancouver has met the household impact targets and the GVWD 2024 Annual Budget and 2024 - 2028 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 2024 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 2024 Annual Budget and 2024 - 2028 Financial Plan as presented.

---

**PURPOSE**

To consider and approve the 2024 GVWD Annual Budget for Water Services and endorse the GVWD 2024 - 2028 Financial Plan.

**BACKGROUND**

The 2024 - 2028 Metro Vancouver Financial Plan has been prepared following direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop. The direction followed the recommendations of the Financial Plan Task Force, which included the following household impact targets: 12.0% for 2024, 11.0% for 2025, 5.0% for 2026 and 5.0% for 2027 as well as direction to move Liquid Waste Development Cost Charges (DCCs) and Water DCCs to a 1% assist factor and implement a new Regional Parks DCC and move it to a 1% assist factor over the financial plan. This has resulted in a plan that maintains the goals and objectives of Metro Vancouver while minimizing the impact on ratepayers through realistic evaluation of the capital program and focussing on the development of growth revenue.

Metro Vancouver has met the household impact targets that were recommended by the Financial Plan Task Force and adopted at the April 19, 2023 Board Budget Workshop. This has resulted in an overall consolidated household impact for 2024 to be 12.0%, down from the 14.2% projected for 2024 in the prior financial planning cycle as well as a reduction in the cumulative household impact of 40% over the common four years in comparison to the prior financial plan.

In October, the 2024 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, 2023 this budget was also presented at the Board Budget Workshop and is summarized in the report titled “2024 - 2028 Financial Plan – Metro Vancouver Districts and Housing Corporation” (Attachment 3).

The GVWD 2024 Annual Budget and 2024 - 2028 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 2024 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 2024.

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 \$1.0927 (2023) to \$1.2537

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 2024 - 2028. 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 2024 Annual Budget and endorse the 2024 - 2028 Financial Plan as shown in Attachment 1 of the report dated October 20, 2023, titled “GVWD 2024 Budget and 2024 - 2028 Financial Plan”, in the following schedules:
    - Revenue and Expenditure Summary
    - Water Services
    - Capital Portfolio – Water Services
  - b) approve the 2024 Reserve Applications as shown in Attachment 2 of the report dated October 20, 2023, titled “GVWD 2024 Budget and 2024 - 2028 Financial Plan”; and
2. That the Board provide alternative direction as appropriate.

### **FINANCIAL IMPLICATIONS**

If the Board approves alternative one, the 2024 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 2024 to 2028 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 2024 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 2024 Revenue and Expenditure Budgets and the 2024 Reserve Applications require Board approval. Endorsing the GVWD 2024 - 2028 Financial Plan aligns with Metro Vancouver’s financial planning practices and concludes the administrative process of the 2024 budget development cycle. Staff recommend approving the GVWD 2024 Annual Budget and endorsing the 2024 - 2028 Financial Plan as presented in alternative one.

### **Attachments**

1. GVWD 2024 - 2028 Financial Plan
2. 2024 Reserve Applications
3. “2024 - 2028 Financial Plan – Metro Vancouver Districts and Housing Corporation”, dated October 20, 2023.

### **Reference**

[Metro Vancouver Board Budget Workshop Agenda, October 20, 2023](#)

63189911

**METRO VANCOUVER DISTRICTS  
REVENUE AND EXPENDITURE SUMMARY  
2024 - 2028 FINANCIAL PLAN**

**ATTACHMENT 1**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Water Sales	\$ 338,337,102	\$ 367,535,244	8.6%	\$ 400,622,928	9.0%	\$ 427,937,918	6.8%	\$ 444,404,061	3.8%	\$ 459,303,602	3.4%
Liquid Waste Services Levy	324,265,595	389,498,103	20.1%	460,710,342	18.3%	510,271,231	10.8%	559,648,886	9.7%	609,927,350	9.0%
Solid Waste Tipping Fees	121,921,930	132,115,288	8.4%	144,608,656	9.5%	155,085,460	7.2%	166,849,986	7.6%	179,182,416	7.4%
Metro Vancouver Regional District Requisitions	100,621,354	113,178,691	12.5%	117,430,918	3.8%	103,871,113	(11.5%)	99,571,658	(4.1%)	99,794,332	0.2%
Compensation Services Revenue	537,759	598,160	11.2%	733,640	22.6%	844,645	15.1%	961,218	13.8%	1,079,404	12.3%
Collective Bargaining Services Revenue	982,987	1,061,436	8.0%	1,156,856	9.0%	1,222,046	5.6%	1,293,182	5.8%	1,367,719	5.8%
Housing Rents	43,776,981	45,207,881	3.3%	47,552,532	5.2%	52,589,082	10.6%	58,686,792	11.6%	61,114,867	4.1%
Liquid Waste Industrial Charges	12,495,626	13,169,057	5.4%	13,655,992	3.7%	14,044,413	2.8%	14,465,746	3.0%	14,827,389	2.5%
Energy Sales	5,900,000	6,254,000	6.0%	6,504,160	4.0%	6,699,285	3.0%	6,900,263	3.0%	6,969,266	1.0%
Transfer from DCC Reserves	63,572,619	74,818,693	17.7%	98,866,776	32.1%	151,359,604	53.1%	246,816,928	63.1%	354,899,829	43.8%
User Fees	7,898,030	9,289,531	17.6%	11,030,964	18.7%	12,065,744	9.4%	12,998,806	7.7%	13,687,669	5.3%
Housing Mortgage and Rental Subsidies	1,254,011	1,254,012	0.0%	1,666,165	32.9%	1,699,488	2.0%	1,733,477	2.0%	1,768,148	2.0%
Non-Road Diesel Fees	1,197,500	1,316,250	9.9%	1,985,000	50.8%	2,310,000	16.4%	2,975,000	28.8%	3,130,000	5.2%
Regional Global Positioning System User Fees	284,426	306,424	7.7%	309,576	1.0%	314,960	1.7%	321,607	2.1%	328,370	2.1%
Electoral Area Requisition	407,458	433,645	6.4%	457,999	5.6%	471,604	3.0%	479,693	1.7%	493,445	2.9%
Love Food Hate Waste	375,000	375,000	0.0%	375,000	0.0%	375,000	0.0%	375,000	0.0%	375,000	0.0%
Zero Waste Conference	240,000	260,000	8.3%	260,000	0.0%	260,000	0.0%	260,000	0.0%	260,000	0.0%
Other External Revenues	15,210,939	15,231,044	0.1%	22,525,636	47.9%	18,393,632	(18.3%)	20,741,854	12.8%	21,053,875	1.5%
Transfer from Sustainability Innovation Fund Reserves	12,520,689	4,804,512	(61.6%)	561,155	(88.3%)	20,000	(96.4%)	-	(100.0%)	-	N/A
Transfer from Reserves	34,276,562	29,405,137	(14.2%)	20,509,324	(30.3%)	18,924,002	(7.7%)	20,409,589	7.9%	18,330,431	(10.2%)
<b>TOTAL REVENUES</b>	<b><u>\$1,086,076,568</u></b>	<b><u>\$1,206,112,108</u></b>	<b>11.1%</b>	<b><u>\$1,351,523,619</u></b>	<b>12.1%</b>	<b><u>\$1,478,759,227</u></b>	<b>9.4%</b>	<b><u>\$1,659,893,746</u></b>	<b>12.2%</b>	<b><u>\$1,847,893,112</u></b>	<b>11.3%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Greater Vancouver Water District	\$ 346,060,300	\$ 374,463,930	8.2%	\$ 415,437,539	10.9%	\$ 468,030,381	12.7%	\$ 525,320,830	12.2%	\$ 574,615,891	9.4%
Greater Vancouver Sewerage and Drainage District:											
Liquid Waste Services	420,808,663	485,831,252	15.5%	571,180,852	17.6%	648,553,088	13.5%	753,304,711	16.2%	877,754,927	16.5%
Solid Waste Services	133,391,739	142,411,329	6.8%	158,261,592	11.1%	169,115,548	6.9%	183,632,199	8.6%	196,204,883	6.8%
Metro Vancouver Housing Corporation	55,149,373	60,320,353	9.4%	59,699,696	(1.0%)	62,799,067	5.2%	70,838,649	12.8%	70,653,032	(0.3%)
Metro Vancouver Regional District											
Air Quality	16,062,060	16,113,207	0.3%	15,793,800	(2.0%)	16,175,054	2.4%	16,320,889	0.9%	16,688,471	2.3%
E911 Emergency Telephone Service	5,772,500	6,469,826	12.1%	6,631,190	2.5%	6,796,588	2.5%	6,966,121	2.5%	7,139,891	2.5%
Electoral Area Service	729,126	1,218,728	67.1%	5,278,082	333.1%	1,186,687	(77.5%)	784,776	(33.9%)	808,528	3.0%
General Government Administration	7,749,517	8,598,225	11.0%	8,860,946	3.1%	8,942,503	0.9%	9,073,546	1.5%	9,325,319	2.8%
General Government-Zero Waste Collaboration Initiative	1,494,777	1,521,633	1.8%	1,524,412	0.2%	1,524,604	0.0%	1,529,036	0.3%	1,533,606	0.3%
Housing Planning and Policy	7,190,195	8,182,894	13.8%	7,071,832	(13.6%)	6,770,314	(4.3%)	6,717,515	(0.8%)	6,749,524	0.5%
Invest Vancouver	3,866,644	4,251,161	9.9%	4,362,008	2.6%	4,441,877	1.8%	4,537,320	2.1%	4,634,489	2.1%
Regional Emergency Management	232,479	191,549	(17.6%)	199,211	4.0%	205,189	3.0%	211,344	3.0%	218,741	3.5%
Regional Employers Services	3,461,129	4,351,426	25.7%	4,284,187	(1.5%)	4,264,622	(0.5%)	4,349,342	2.0%	4,442,212	2.1%
Regional Global Positioning System	354,426	378,174	6.7%	383,120	1.3%	390,343	1.9%	398,875	2.2%	407,570	2.2%
Regional Parks	76,982,147	85,683,837	11.3%	86,668,074	1.1%	73,617,097	(15.1%)	69,866,031	(5.1%)	70,573,140	1.0%
Regional Planning	5,215,829	5,212,977	(0.1%)	4,997,823	(4.1%)	5,049,172	1.0%	5,137,435	1.7%	5,229,528	1.8%
Sasamat Fire Protection Service	1,555,664	911,607	(41.4%)	889,255	(2.5%)	897,093	0.9%	905,127	0.9%	913,360	0.9%
	<u>130,666,493</u>	<u>143,085,244</u>	<u>9.5%</u>	<u>146,943,940</u>	<u>2.7%</u>	<u>130,261,143</u>	<u>(11.4%)</u>	<u>126,797,357</u>	<u>(2.7%)</u>	<u>128,664,379</u>	<u>1.5%</u>
<b>TOTAL EXPENDITURES</b>	<b><u>\$1,086,076,568</u></b>	<b><u>\$1,206,112,108</u></b>	<b>11.1%</b>	<b><u>\$1,351,523,619</u></b>	<b>12.1%</b>	<b><u>\$1,478,759,227</u></b>	<b>9.4%</b>	<b><u>\$1,659,893,746</u></b>	<b>12.2%</b>	<b><u>\$1,847,893,112</u></b>	<b>11.3%</b>

**GREATER VANCOUVER WATER DISTRICT  
WATER SERVICES  
2024 - 2028 FINANCIAL PLAN**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Water Sales	\$338,337,102	\$367,535,244	8.6%	\$400,622,928	9.0%	\$427,937,918	6.8%	\$444,404,061	3.8%	\$459,303,602	3.4%
Other External Revenues	2,576,682	3,479,737		3,560,952		3,526,265		3,553,428		3,489,941	
Transfer from DCC Reserves	-	1,823,949		10,908,659		36,566,198		77,363,341		111,822,348	
Transfer from Sustainability Innovation Fund Reserves	5,050,516	1,625,000		345,000		-		-		-	
Transfer from Reserves	96,000	-		-		-		-		-	
<b>TOTAL REVENUES</b>	<b>\$346,060,300</b>	<b>\$374,463,930</b>	8.2%	<b>\$415,437,539</b>	10.9%	<b>\$468,030,381</b>	12.7%	<b>\$525,320,830</b>	12.2%	<b>\$574,615,891</b>	9.4%
<b>EXPENDITURES</b>											
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	514,855	716,477		769,899		800,804		1,033,987		1,072,794	
Utility Modeling and Data Analytics	2,083,847	2,334,267		3,175,440		2,643,637		2,660,755		2,752,858	
Utility Policy and Planning	4,791,020	3,323,935		2,685,659		2,305,175		2,516,808		2,610,956	
	8,112,722	7,097,679	(12.5%)	7,353,998	3.6%	6,472,616	(12.0%)	6,934,550	7.1%	7,159,608	3.2%
Engineering and Construction											
Minor Capital Projects	9,992,975	10,718,619		11,429,413		11,988,734		12,348,788		12,686,788	
Infrastructure Operations Support	2,304,108	2,546,667		2,874,188		2,937,319		3,153,438		3,219,254	
Dispatch	133,312	137,664		141,804		145,602		149,464		152,603	
	12,430,395	13,402,950	7.8%	14,445,405	7.8%	15,071,655	4.3%	15,651,690	3.8%	16,058,645	2.6%
Shared and Support Services											
Engineers in Training	377,784	528,011		687,611		706,055		724,736		744,113	
Business & Shared Services Support	1,520,112	1,558,072		2,781,059		2,993,006		3,072,442		3,364,968	
Shared & Utility Services	839,274	216,348		222,129		228,130		234,214		240,518	
Minor Capital Projects	885,627	949,937		1,012,931		1,062,501		1,094,411		1,124,366	
Records Management	112,920	154,748		158,888		163,190		167,548		172,067	
	3,735,717	3,407,116	(8.8%)	4,862,618	42.7%	5,152,882	6.0%	5,293,351	2.7%	5,646,032	6.7%
Watershed and Environmental Management											
Watershed and Environmental Management	13,671,420	15,008,009		15,221,694		15,689,254		16,349,909		16,987,861	
	13,671,420	15,008,009	9.8%	15,221,694	1.4%	15,689,254	3.1%	16,349,909	4.2%	16,987,861	3.9%
Water Dam Safety											
Water Dam Safety	-	3,922,949		3,608,167		3,883,822		4,074,715		4,281,981	
	-	3,922,949	N/A	3,608,167	(8.0%)	3,883,822	7.6%	4,074,715	4.9%	4,281,981	5.1%
Operations and Maintenance											
Drinking Water Residuals	1,260,654	1,278,759		1,314,329		1,350,964		1,388,687		1,427,586	
Lake City Operations	1,027,080	1,058,985		1,099,545		1,129,638		1,233,047		1,315,615	
Maintenance	9,372,262	10,245,375		10,962,146		11,472,652		11,943,544		12,429,596	
SCADA Control Systems	6,075,523	6,912,373		7,360,596		7,793,283		8,118,982		8,452,384	
Secondary Disinfection	1,251,732	1,438,602		1,560,014		1,696,176		1,764,724		1,892,203	
Seymour Capilano Filtration Plant	10,839,293	13,293,245		14,159,068		14,784,514		15,295,988		15,862,386	
Coquitlam Water Treatment Plant	7,498,119	7,914,438		8,436,260		9,053,959		9,454,281		10,051,402	
Energy Management	138,594	156,107		199,797		206,330		212,958		219,613	
Utility Voice Radio	103,802	109,261		118,298		123,774		128,781		133,941	
Water Supply	21,592,200	20,915,815		22,329,548		23,102,588		23,785,338		24,488,993	
	59,159,259	63,322,960	7.0%	67,539,601	6.7%	70,713,878	4.7%	73,326,330	3.7%	76,273,719	4.0%
Interagency Projects and Quality Control											
Drinking Water Quality Control	3,235,929	3,133,654		3,272,006		3,465,537		3,557,760		3,636,792	
Interagency Projects	581,688	617,670		844,067		879,237		900,677		922,919	
Contribution to Reserve	-	50,000		50,000		50,000		50,000		50,000	
	3,817,617	3,801,324	(0.4%)	4,166,073	9.6%	4,394,774	5.5%	4,508,437	2.6%	4,609,711	2.2%
Administration and Department Support											
Communications Program	508,879	644,158	26.6%	539,871	(16.2%)	553,367	2.5%	567,202	2.5%	581,382	2.5%
Allocation of Centralized Support Costs	30,462,293	33,335,180	9.4%	33,564,476	0.7%	33,990,658	1.3%	36,171,737	6.4%	37,931,644	4.9%
Total Operating Programs	134,600,029	146,842,124	9.1%	154,371,040	5.1%	159,074,751	3.0%	166,196,278	4.5%	172,702,704	3.9%
Allocation of Project Delivery Cost	3,810,519	4,064,247	6.7%	4,055,229	(0.2%)	4,222,077	4.1%	4,387,078	3.9%	4,520,088	3.0%
Debt Service	83,880,609	83,113,987	(0.9%)	93,163,912	12.1%	112,641,137	20.9%	156,620,994	39.0%	190,853,847	21.9%
Contribution to Capital	123,769,143	140,443,572	13.5%	163,847,358	16.7%	192,092,416	17.2%	198,116,480	3.1%	206,539,252	4.3%
<b>TOTAL EXPENDITURES</b>	<b>\$346,060,300</b>	<b>\$374,463,930</b>	8.2%	<b>\$415,437,539</b>	10.9%	<b>\$468,030,381</b>	12.7%	<b>\$525,320,830</b>	12.2%	<b>\$574,615,891</b>	9.4%

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>CAPITAL EXPENDITURES</b>									
<b>Water Mains</b>									
37th Avenue Main No. 2 (Rupert Street to Little Mountain Reservoir)	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	Design	Maintenance
Angus Drive Main	30,700,000	50,000	-	-	-	-	50,000	Construction	Growth
Angus Drive Turbine	-	-	-	-	-	50,000	50,000	Not Started	Opportunity
Annacis Main No. 2 - Queensborough Crossover Improvement	1,200,000	50,000	-	-	-	-	50,000	Construction	Maintenance
Annacis Main No. 2 and Barnston Island Main Online Chlorine and pH Analyzers	1,200,000	700,000	-	-	-	-	700,000	Construction	Upgrade
Annacis Main No. 3 BHP Potash Facility Pipe Protection	600,000	50,000	500,000	-	-	-	550,000	Construction	Maintenance
Annacis Main No. 5 (North)	81,100,000	1,500,000	20,500,000	20,000,000	10,300,000	13,200,000	65,500,000	Construction	Growth
Annacis Main No. 5 (South)	80,950,000	5,100,000	18,000,000	18,000,000	7,600,000	4,000,000	52,700,000	Construction	Growth
Annacis Water Supply Tunnel*	482,100,000	76,000,000	65,000,000	54,500,000	50,000,000	10,000,000	255,500,000	Construction	Growth
Burnaby Mountain Main No. 2	2,300,000	600,000	600,000	2,600,000	5,000,000	6,500,000	15,300,000	Design	Maintenance
Cambie-Richmond Water Supply Tunnel*	62,800,000	6,100,000	10,000,000	14,150,000	19,680,000	94,850,000	144,780,000	Design	Resilience
Central Park Main No. 2 (10th Ave to Westburnco)	4,750,000	1,500,000	3,500,000	10,000,000	7,000,000	6,500,000	28,500,000	Construction	Maintenance
Central Park Main No. 2 (Patterson to 10th Ave)	109,100,000	10,350,000	17,000,000	17,000,000	3,000,000	9,000,000	56,350,000	Construction	Maintenance
Clayton Langley Main No. 2	1,900,000	500,000	400,000	1,000,000	5,000,000	3,800,000	10,700,000	Design	Resilience
Coquitlam Water Main*	293,700,000	95,200,000	89,000,000	143,000,000	142,000,000	199,000,000	668,200,000	Multiple	Growth
Douglas Road Main No. 2 (Flow Meter 169) Replacement	2,000,000	500,000	750,000	-	-	-	1,250,000	Construction	Maintenance
Douglas Road Main No. 2 (Vancouver Heights Section)	21,450,000	450,000	-	-	-	-	450,000	Construction	Maintenance
Douglas Road Main No. 2 Still Creek	60,050,000	11,050,000	5,000,000	6,400,000	-	-	22,450,000	Construction	Maintenance
Douglas Road Main Protection	1,500,000	550,000	150,000	-	-	-	700,000	Construction	Maintenance
Haney Main No. 4 (West Section)	1,900,000	750,000	2,850,000	3,500,000	9,000,000	20,000,000	36,100,000	Multiple	Growth
Haney Water Supply Tunnel*	50,250,000	1,750,000	8,050,000	11,000,000	14,750,000	7,000,000	42,550,000	Design	Resilience
Improvements to Capilano Mains No. 4 and 5	2,700,000	250,000	1,750,000	500,000	-	-	2,500,000	Construction	Maintenance
Kennedy Newton Main	166,350,000	17,100,000	15,000,000	14,600,000	5,000,000	13,200,000	64,900,000	Construction	Growth
Lulu Island - Delta Main - Scour Protection Phase 2	250,000	50,000	2,550,000	850,000	50,000	-	3,500,000	Design	Maintenance
Lulu-Delta Water Supply Tunnel*	5,000,000	1,250,000	3,000,000	4,500,000	4,000,000	54,000,000	66,750,000	Definition	Maintenance
Lynn Valley Road Main No. 2	650,000	-	-	-	50,000	550,000	600,000	Design	Maintenance
Lynn Valley Road Main, Seymour Main No. 3 & Seymour Main No. 4 Aerial Crossings Rehabilitation	4,200,000	2,270,000	-	-	-	-	2,270,000	Construction	Maintenance
Maple Ridge Main West Lining Repairs	5,900,000	50,000	2,500,000	2,800,000	350,000	-	5,700,000	Construction	Maintenance
Newton Reservoir Connection	850,000	450,000	1,100,000	2,500,000	4,200,000	7,000,000	15,250,000	Design	Growth
Palisade Outlet Works Rehabilitation	2,200,000	900,000	900,000	4,000,000	3,000,000	2,000,000	10,800,000	Construction	Maintenance
Port Mann Main No. 2 (South)	41,100,000	3,050,000	3,000,000	-	-	1,000,000	7,050,000	Multiple	Growth

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
Port Mann No. 1 South Section Decommissioning	550,000	350,000	350,000	600,000	-	-	1,300,000	Design	Maintenance
Port Moody Main No. 1 Christmas Way Relocation	2,350,000	100,000	2,150,000	-	-	-	2,250,000	Construction	Maintenance
Port Moody Main No. 3 Scott Creek Section	28,000,000	2,000,000	10,500,000	13,000,000	7,000,000	9,000,000	41,500,000	Construction	Maintenance
Queensborough Main Royal Avenue Relocation	7,500,000	100,000	100,000	7,200,000	-	-	7,400,000	Construction	Maintenance
Rehabilitation of AN2 on Queensborough Bridge	3,850,000	470,000	-	-	-	-	470,000	Construction	Maintenance
Relocation and Protection for MOTI Expansion Project Broadway	8,900,000	100,000	100,000	8,500,000	-	-	8,700,000	Construction	Maintenance
Relocation and Protection for MOTI George Massey Crossing Replacement	2,450,000	100,000	100,000	100,000	300,000	50,000	650,000	Construction	Maintenance
Relocation and Protection for Translink Expansion Project Surrey Langley SkyTrain	6,600,000	100,000	100,000	100,000	100,000	6,150,000	6,550,000	Construction	Maintenance
Sapperton Main No. 1 New Line Valve and Chamber	3,850,000	50,000	-	-	-	-	50,000	Construction	Upgrade
Sapperton Main No. 2 North Road Relocation and Protection	6,500,000	6,400,000	-	-	-	-	6,400,000	Construction	Maintenance
Scour Protection Assessments and Construction General	4,000,000	150,000	1,000,000	-	650,000	-	1,800,000	Construction	Resilience
Second Narrows Crossing 1 & 2 (Burrard Inlet Crossing Removal)*	2,000,000	-	-	-	800,000	700,000	1,500,000	Design	Maintenance
Second Narrows Water Supply Tunnel*	468,550,000	25,000,000	15,000,000	10,000,000	10,000,000	42,637,000	102,637,000	Construction	Resilience
Seymour Main No. 2 Joint Improvements	7,100,000	100,000	2,000,000	2,000,000	1,750,000	1,500,000	7,350,000	Construction	Resilience
Seymour Main No. 5 III ( North )	26,600,000	2,100,000	5,000,000	5,000,000	4,900,000	15,000,000	32,000,000	Design	Resilience
South Delta Main No. 1 - Ferry Road Check Valve Replacement	600,000	100,000	-	-	-	-	100,000	Construction	Maintenance
South Fraser Storage Yard	500,000	250,000	750,000	2,000,000	1,000,000	5,000,000	9,000,000	Design	Maintenance
South Surrey Main No. 1 Nickomekl Dam Relocation	7,100,000	3,600,000	2,100,000	1,000,000	-	-	6,700,000	Construction	Maintenance
South Surrey Main No. 2	2,000,000	800,000	1,400,000	5,000,000	8,500,000	24,500,000	40,200,000	Design	Growth
South Surrey Main No. 2 Nickomekl Dam Prebuild	2,000,000	1,000,000	500,000	-	-	-	1,500,000	Construction	Growth
South Surrey Supply Main (Serpentine River) Bridge Support Modification	1,350,000	50,000	-	-	-	-	50,000	Construction	Maintenance
Stanley Park Water Supply Tunnel*	395,000,000	26,075,000	45,000,000	67,500,000	52,500,000	70,000,000	261,075,000	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	1,500,000	500,000	-	-	-	2,000,000	Construction	Maintenance
Water Chamber Improvements and Repairs	2,000,000	250,000	200,000	-	-	-	450,000	Construction	Maintenance
Water Meter Upgrades	22,400,000	2,000,000	2,000,000	2,500,000	1,900,000	1,500,000	9,900,000	Construction	Upgrade
Water Optimization - Instrumentation	39,050,000	1,200,000	1,250,000	2,750,000	6,500,000	7,250,000	18,950,000	Multiple	Upgrade
Whalley Kennedy Main No. 2	2,900,000	300,000	1,300,000	1,700,000	2,000,000	2,000,000	7,300,000	Design	Growth
Whalley Main	31,800,000	50,000	-	-	-	-	50,000	Construction	Growth
<b>Total Water Mains</b>	<b>\$ 2,614,100,000</b>	<b>\$ 312,615,000</b>	<b>\$ 362,500,000</b>	<b>\$ 459,850,000</b>	<b>\$ 387,880,000</b>	<b>\$ 637,437,000</b>	<b>\$ 2,160,282,000</b>		

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>Pump Stations</b>									
Barnston/Maple Ridge Pump Station - Back-up Power	\$ 16,000,000	\$ 2,100,000	\$ 100,000	\$ 650,000	\$ 2,100,000	\$ 2,850,000	\$ 7,800,000	Construction	Resilience
Barnston/Maple Ridge Pump Station Power Generation	2,900,000	-	-	-	-	200,000	200,000	Construction	Opportunity
Burnaby Mountain Pump Station No. 2	1,300,000	400,000	1,400,000	3,500,000	3,500,000	15,000,000	23,800,000	Design	Maintenance
Cape Horn Pump Station No. 3	29,050,000	2,500,000	5,100,000	3,000,000	32,000,000	70,000,000	112,600,000	Design	Growth
Capilano Raw Water Pump Station - Back-up Power	81,000,000	21,000,000	21,000,000	7,000,000	8,000,000	-	57,000,000	Construction	Resilience
Capilano Raw Water Pump Station Bypass PRV Upgrades	3,800,000	1,950,000	700,000	-	-	-	2,650,000	Construction	Maintenance
Central Park WPS Starters Replacement	20,000,000	5,000,000	5,000,000	4,000,000	3,000,000	-	17,000,000	Construction	Maintenance
Grandview Pump Station Improvements	4,500,000	1,500,000	1,000,000	-	-	-	2,500,000	Construction	Resilience
Newton Pump Station No. 2	82,550,000	9,450,000	21,000,000	10,000,000	4,000,000	13,000,000	57,450,000	Construction	Growth
Pebble Hill Pump Station Seismic Upgrade	-	-	150,000	350,000	1,000,000	1,000,000	2,500,000	Not Started	Resilience
Westburnco Pump Station - Back-up Power	3,800,000	1,500,000	4,600,000	14,000,000	14,000,000	8,000,000	42,100,000	Design	Resilience
Westburnco Pump Station No. 2 VFD Replacements	3,050,000	1,100,000	-	-	-	-	1,100,000	Construction	Maintenance
<b>Total Pump Stations</b>	<b>\$ 247,950,000</b>	<b>\$ 46,500,000</b>	<b>\$ 60,050,000</b>	<b>\$ 42,500,000</b>	<b>\$ 67,600,000</b>	<b>\$ 110,050,000</b>	<b>\$ 326,700,000</b>		
<b>Reservoirs</b>									
Burnaby Mountain Tank No. 2 and No. 3	\$ 6,750,000	\$ 990,000	\$ 2,450,000	\$ 2,460,000	\$ 7,500,000	\$ 19,800,000	\$ 33,200,000	Design	Resilience
Cape Horn Reservoir Condition Assessment and Structural Repair	500,000	250,000	1,100,000	1,000,000	-	-	2,350,000	Design	Maintenance
Capilano Energy Recovery Facility 66" PRV Replacement	-	-	1,450,000	350,000	3,500,000	3,500,000	8,800,000	Not Started	Maintenance
Capilano Energy Recovery Facility Operational Upgrades	1,800,000	750,000	450,000	300,000	-	-	1,500,000	Construction	Maintenance
Central Park Reservoir Structural Improvements	-	-	400,000	1,700,000	1,200,000	-	3,300,000	Not Started	Maintenance
Clayton Reservoir	25,750,000	50,000	-	-	-	-	50,000	Construction	Resilience
Dechlorination for Reservoir Overflow and Underdrain Discharges	2,700,000	1,000,000	1,000,000	-	-	-	2,000,000	Construction	Maintenance
Fleetwood Reservoir	58,850,000	16,500,000	3,700,000	3,700,000	-	-	23,900,000	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	15,950,000	400,000	3,800,000	2,390,000	2,000,000	-	8,590,000	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	-	-	-	-	50,000	Design	Resilience
Pebble Hill Reservoir Seismic Upgrade	12,350,000	500,000	-	-	-	-	500,000	Construction	Resilience
Reservoir Isolation Valve Automation	6,450,000	550,000	1,250,000	1,550,000	1,000,000	-	4,350,000	Construction	Resilience
Reservoir Sampling Kiosks - Multi Location	1,300,000	350,000	400,000	200,000	-	-	950,000	Construction	Upgrade
Reservoir Structural Preliminary Assessments	3,200,000	1,200,000	1,500,000	-	-	-	2,700,000	Definition	Maintenance
Sasamat Reservoir Refurbishment	400,000	250,000	700,000	1,300,000	500,000	-	2,750,000	Design	Maintenance
Sunnyside Reservoir Units 1 and 2 Seismic Upgrade	8,000,000	100,000	2,500,000	7,000,000	3,500,000	-	13,100,000	Construction	Resilience
Vancouver Heights System Resiliency Improvements	2,500,000	450,000	750,000	500,000	-	-	1,700,000	Construction	Resilience
<b>Total Reservoirs</b>	<b>\$ 152,500,000</b>	<b>\$ 23,890,000</b>	<b>\$ 21,850,000</b>	<b>\$ 23,250,000</b>	<b>\$ 20,600,000</b>	<b>\$ 24,300,000</b>	<b>\$ 113,890,000</b>		

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>Treatment Plants</b>									
Coquitlam Intake Tower Seismic Upgrade	\$ 2,500,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	Design	Resilience
Coquitlam Lake Water Supply*	160,750,000	14,000,000	24,000,000	37,000,000	47,400,000	97,700,000	220,100,000	Multiple	Growth
Critical Control Sites - Back-Up Power	-	-	-	300,000	400,000	500,000	1,200,000	Not Started	Resilience
CWTP CO2 System Improvements	750,000	500,000	250,000	1,500,000	1,500,000	-	3,750,000	Design	Maintenance
CWTP Mobile Disinfection System	900,000	500,000	1,500,000	500,000	-	-	2,500,000	Construction	Upgrade
CWTP Ozone Back-up Power	-	-	500,000	800,000	1,500,000	4,000,000	6,800,000	Not Started	Resilience
CWTP Ozone Generation Upgrades for Units 2 & 3	7,500,000	1,000,000	-	-	-	-	1,000,000	Construction	Upgrade
CWTP Ozone Sidestream Pipe Heat Trace and Insulation	900,000	150,000	-	-	-	-	150,000	Construction	Maintenance
CWTP Ozone Sidestream Pump VFD Replacement	1,400,000	500,000	200,000	-	-	-	700,000	Construction	Maintenance
CWTP Temporary Water Supply	600,000	-	-	-	-	400,000	400,000	Design	Maintenance
Online Chlorine and pH Analyzers	2,500,000	1,400,000	700,000	-	-	500,000	2,600,000	Multiple	Upgrade
SCADA Moscad Server & ICS Historian Expansion & Partitioning	1,500,000	1,500,000	-	-	-	-	1,500,000	Construction	Maintenance
SCFP Additional Pre-Treatment	-	-	-	1,000,000	7,300,000	17,000,000	25,300,000	Not Started	Upgrade
SCFP Centralized Compressed Air System	1,900,000	1,350,000	-	-	-	-	1,350,000	Construction	Maintenance
SCFP Clearwell Baffle Replacement	600,000	250,000	1,350,000	1,000,000	1,000,000	3,300,000	6,900,000	Multiple	Maintenance
SCFP Clearwell Membrane Replacement	1,800,000	600,000	600,000	5,900,000	5,500,000	5,000,000	17,600,000	Design	Maintenance
SCFP Floc Tank Baffle Replacement and Ladder Installation to Improve Accessibility	800,000	500,000	6,000,000	2,000,000	1,000,000	-	9,500,000	Design	Maintenance
SCFP OMC Building Expansion	1,100,000	500,000	300,000	1,500,000	1,500,000	-	3,800,000	Design	Maintenance
SCFP Polymer System Upgrade	4,650,000	1,000,000	-	-	-	-	1,000,000	Construction	Maintenance
SCFP SCADA/ICS Controller Replacement	2,400,000	1,200,000	-	-	-	-	1,200,000	Design	Maintenance
<b>Total Treatment Plants</b>	<b>\$ 192,550,000</b>	<b>\$ 25,050,000</b>	<b>\$ 35,400,000</b>	<b>\$ 51,500,000</b>	<b>\$ 67,100,000</b>	<b>\$ 128,400,000</b>	<b>\$ 307,450,000</b>		
<b>Others</b>									
Beach Yard Facility - Site Redevelopment	\$ -	\$ -	\$ 500,000	\$ 1,000,000	\$ 1,500,000	\$ 8,500,000	\$ 11,500,000	Not Started	Maintenance
Capilano Raw Water Pump Station VFD Upgrades	2,600,000	300,000	2,200,000	1,200,000	-	-	3,700,000	Construction	Maintenance
Capilano Reservoir and Seymour Reservoir Dam Safety Boom Replacement	3,700,000	500,000	-	-	-	-	500,000	Construction	Maintenance
Capilano Watershed Bridge Replacements - Crown Creek and Capilano River	-	-	-	95,000	200,000	1,000,000	1,295,000	Not Started	Maintenance
Capilano Watershed Security Gatehouse	5,700,000	1,800,000	1,700,000	600,000	-	-	4,100,000	Construction	Maintenance
CLD & SFD Fasteners Replacement & Coating Repairs	2,350,000	50,000	-	-	-	-	50,000	Construction	Maintenance
CLD and SFD Lead Paint Removal, Surface Crack Injection and General Corrosion Mitigation	500,000	500,000	500,000	500,000	-	-	1,500,000	Construction	Maintenance
Cleveland Dam - Lower Outlet HBV Rehabilitation	4,900,000	250,000	-	-	-	-	250,000	Construction	Maintenance
Cleveland Dam Drumgate Seal Replacement	1,300,000	500,000	500,000	-	-	-	1,000,000	Construction	Maintenance

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
Cleveland Dam Lower Outlet Trashrack Replacement and Debris Removal	-	-	-	500,000	500,000	1,500,000	2,500,000	Not Started	Maintenance
Cleveland Dam Power Resiliency Improvements	1,700,000	700,000	800,000	-	-	-	1,500,000	Construction	Resilience
Cleveland Dam Public Warning System and Enhancements	10,000,000	1,750,000	2,000,000	2,750,000	-	-	6,500,000	Construction	Maintenance
Cleveland Dam Seismic Stability Evaluation	800,000	400,000	-	-	-	-	400,000	Design	Resilience
Cleveland Dam Spillway Resurfacing	-	-	-	400,000	1,000,000	3,000,000	4,400,000	Not Started	Maintenance
Facilities O&M Documentation Development	2,000,000	1,000,000	500,000	-	-	-	1,500,000	Design	Resilience
Lake City HVAC Upgrade	900,000	400,000	800,000	-	-	-	1,200,000	Construction	Resilience
Loch Lomond Formalized Spillway Design and Construction	-	-	-	-	-	50,000	50,000	Not Started	Maintenance
Loch Lomond Outlet Works Rehabilitation	450,000	250,000	200,000	500,000	200,000	200,000	1,350,000	Design	Resilience
Lower Seymour Conservation Reserve Learning Lodge Replacement	5,050,000	50,000	-	-	-	-	50,000	Construction	Upgrade
Microbiology Laboratory Expansion	500,000	250,000	650,000	1,400,000	3,000,000	250,000	5,550,000	Design	Maintenance
Newton Rechlorination Station No. 2	-	-	400,000	1,050,000	1,100,000	2,500,000	5,050,000	Not Started	Maintenance
Pitt River Rechlorination Station Reconstruction	-	-	500,000	1,200,000	1,800,000	1,500,000	5,000,000	Not Started	Maintenance
Rechlorination Sites - Back-Up Power	-	-	-	-	-	300,000	300,000	Not Started	Resilience
Rechlorination Station SHS Storage Tank Replacement	1,200,000	100,000	-	-	-	-	100,000	Construction	Maintenance
Rechlorination Station Upgrades	5,300,000	2,000,000	1,800,000	1,000,000	6,000,000	6,000,000	16,800,000	Design	Maintenance
Rice Lake Dams Rehabilitation	3,000,000	900,000	1,200,000	600,000	-	-	2,700,000	Construction	Maintenance
Seymour Falls Dam Public Warning System	10,000,000	1,250,000	2,500,000	3,000,000	3,000,000	-	9,750,000	Construction	Maintenance
Seymour Falls Dam Seismic Stability Assessment	1,800,000	750,000	1,800,000	1,000,000	1,000,000	2,500,000	7,050,000	Definition	Resilience
South Fraser Works Yard	71,000,000	2,500,000	5,000,000	5,000,000	5,500,000	-	18,000,000	Design	Maintenance
Water Utilities SLC Control System Upgrades Phase 1	3,000,000	600,000	600,000	600,000	600,000	600,000	3,000,000	Construction	Maintenance
<b>Total Others</b>	<b>\$ 137,750,000</b>	<b>\$ 16,800,000</b>	<b>\$ 24,150,000</b>	<b>\$ 22,395,000</b>	<b>\$ 25,400,000</b>	<b>\$ 27,900,000</b>	<b>\$ 116,645,000</b>		
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$ 3,344,850,000</b>	<b>\$ 424,855,000</b>	<b>\$ 503,950,000</b>	<b>\$ 599,495,000</b>	<b>\$ 568,580,000</b>	<b>\$ 928,087,000</b>	<b>\$ 3,024,967,000</b>		
<b>CAPITAL FUNDING</b>									
New External Borrowing	727,433,000	147,322,000	127,217,000	77,380,000	44,137,000	261,809,000	657,865,000		
New Borrowing funded by DCC	1,506,113,000	83,944,000	201,189,000	307,478,000	320,927,000	448,539,000	1,362,077,000		
Direct DCC Application	40,688,000	36,797,000	-	-	-	-	36,797,000		
Contribution to Capital Reserve	996,321,000	140,444,000	163,847,000	192,092,000	198,116,000	206,539,000	901,038,000		
Reserve	27,644,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000		
External Funding - Interagency	46,651,000	11,348,000	6,697,000	17,545,000	400,000	6,200,000	42,190,000		
<b>Total</b>	<b>\$ 3,344,850,000</b>	<b>\$ 424,855,000</b>	<b>\$ 503,950,000</b>	<b>\$ 599,495,000</b>	<b>\$ 568,580,000</b>	<b>\$ 928,087,000</b>	<b>\$ 3,024,967,000</b>		



**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>SUMMARY BY DRIVER</b>									
Growth	1,564,600,000	244,200,000	275,650,000	319,690,000	325,400,000	475,600,000	1,640,540,000		
Maintenance	889,050,000	105,115,000	142,600,000	193,595,000	130,550,000	222,050,000	793,910,000		
Resilience	798,950,000	68,090,000	79,850,000	79,260,000	96,930,000	203,937,000	528,067,000		
Upgrade	89,350,000	7,450,000	5,850,000	6,950,000	15,700,000	26,250,000	62,200,000		
Opportunity	2,900,000	-	-	-	-	250,000	250,000		
<b>Total</b>	<b>\$ 3,344,850,000</b>	<b>\$ 424,855,000</b>	<b>\$ 503,950,000</b>	<b>\$ 599,495,000</b>	<b>\$ 568,580,000</b>	<b>\$ 928,087,000</b>	<b>\$3,024,967,000</b>		

\* 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.

**2024 RESERVE APPLICATIONS - METRO VANCOUVER DISTRICTS**

**2024 Budget - Proposed Application And Transfers of Reserves (To Be Approved by the Board in October 2023)**

Function	Description	Reserve Name	Operating Reserves	Discretionary Reserves	Statutory Reserves
<b>PROPOSED APPLICATIONS</b>					
<b>GVWD</b>					
Water Services	Fund Water Services SIF Projects	Water Sustainability Innovation Fund Reserve			1,625,000
<b>TOTAL PROPOSED APPLICATIONS</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,625,000</b>

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

From: Jerry Dobrovolny, Commissioner/Chief Administrative Officer  
Harji Varn, General Manager, Financial Services/Chief Financial Officer

Date: October 11, 2023 Meeting Date: October 20, 2023

Subject: **2024 - 2028 Financial Plan – Metro Vancouver Districts and Housing Corporation**

---

**RECOMMENDATION**

That the MVRD/MVHC/GVS&DD/GVWD Boards direct staff to prepare the necessary 2024 Budget and 2024 - 2028 Financial Plan information to be presented at the October 27, 2023 Metro Vancouver Districts and Housing Corporation Board meetings for consideration.

---

**EXECUTIVE SUMMARY**

The 2024 - 2028 Metro Vancouver Financial Plan has been prepared following direction received at the April 19, 2023 Metro Vancouver Board Budget Workshop. The direction followed the recommendations of the Financial Plan Task Force, which included the following household impact targets: 12.0% for 2024, 11.0% for 2025, 5.0% for 2026 and 5.0% for 2027 as well as direction to move Liquid Waste Development Cost Charges (DCCs) and Water DCCs to a 1% assist factor and implement a new Regional Parks DCC and move it to a 1% assist factor over the financial plan. This has resulted in a plan that maintains the goals and objectives of Metro Vancouver while minimizing the impact on ratepayers through realistic evaluation of the capital program and focussing on the development of growth revenue.

Metro Vancouver has met the household impact targets that were recommended by the Financial Plan Task Force and adopted at the April 19, 2023 Board Budget Workshop. This has resulted in an overall consolidated household impact for 2024 to be 12.0%, down from the 14.2% projected for 2024 in the prior financial planning cycle as well as a reduction in the cumulative household impact of 40% over the common four years in comparison to the prior financial plan.

The proposed budget and financial plan contains provisions to address the key Board strategic priorities within the *2022-2026 Board Strategic Plan*, which include:

- Financial Sustainability and Affordability
- Climate Action
- Resilient Services and Infrastructure
- Housing
- Reconciliation

As proposed, the 2024 budget has total operating expenditures of \$1.206 Billion and expected capital cashflow of \$1.423 Billion. For the year, the average household impact is projected to increase by \$75 for a total of \$698.

**PURPOSE**

To present the 2024 Budget and 2024 - 2028 Financial Plan for the Metro Vancouver Districts and Housing Corporation for consideration.

**BACKGROUND**

Metro Vancouver’s annual budget process includes the development of detailed annual budgets and the updating of five-year financial plans for each of the four Metro Vancouver legal entities (Metro Vancouver Regional District, Metro Vancouver Housing Corporation, Greater Vancouver Water District and Greater Vancouver Sewerage and Drainage District).

On April 19, 2023 a Metro Vancouver Board Budget Workshop was held with the objective to seek direction for the preparation of the 2024 - 2028 Financial Plan. The workshop outlined the principles that guide the work of Metro Vancouver as an organization and provided a proposed approach for the 2024 - 2028 Financial Plan based on the work of the Financial Plan Task Force that was created by the Board Chair. This included an adoption of the following household impact targets: 12.0% for 2024, 11.0% for 2025, 5.0% for 2026 and 5.0% for 2027 as well as direction to move Liquid Waste Development Cost Charges (DCCs) and Water DCCs to a 1% assist factor and implement a new Regional Parks DCC and move it to a 1% assist factor over the financial plan.

This has resulted in a plan that maintains the goals and objectives of Metro Vancouver while minimizing the impact on ratepayers through realistic evaluation of the capital program and focussing on the development of growth revenue.

Key highlights of the overall Metro Vancouver 2024 proposed budget are as follows:

- A reduction of \$15 million of the total 2024 Metro Vancouver proposed operating budget
- compared to that previously projected for 2024;
- Increased contribution to capital of \$32M for debt avoidance and increases in reserve
- contributions of just over \$6M for key functions;
- Reduced total capital cash flow of roughly \$655M 2024 through 2027 for the utilities; and
- Reduction of household impact, \$13 less that that previously projected for 2024.

During the month of October, the 2024 - 2028 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 | • Regional Parks    |
| • Climate Action       | • Regional Planning |
| • Electoral Area       | • Water             |
| • Finance              | • Liquid Waste      |
| • Housing              | • Zero Waste        |

The Metro Vancouver Standing Committees were presented with individual reports covering the 2024 Budget and 2024 - 2028 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 20, 2023 Board Budget Workshop.

The 2024 Budget and 2024 - 2028 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 19, 2023, 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 2024 - 2028 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 27, 2023 for approval.

### **DEVELOPMENT OF 2024 BUDGET AND FIVE-YEAR FINANCIAL PLAN**

The *Metro Vancouver Proposed 2024 - 2028 Financial Plan* (Attachment 1) provides the financial details of the proposed 2024 Budget and 2024 - 2028 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 Board strategic priorities that guide the development of Metro Vancouver's long term plans and budgets:

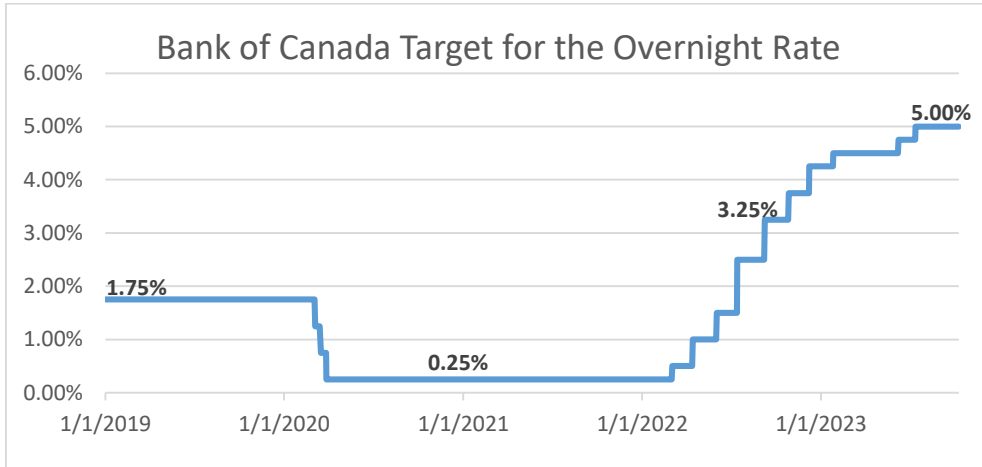
- Financial Sustainability and Affordability
- Climate Action
- Resilient Services and Infrastructure
- Housing
- Reconciliation

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

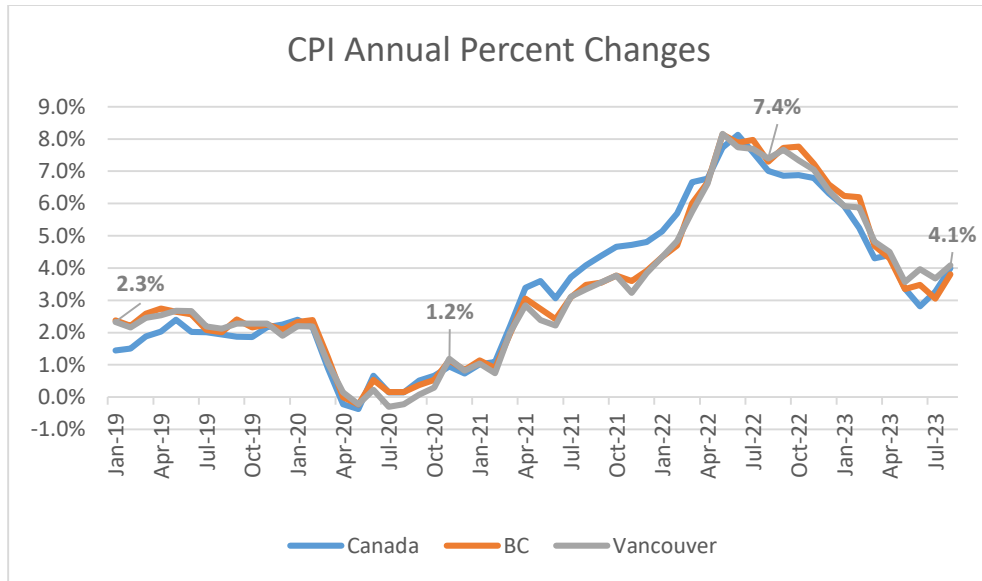
- the *Financial Management Policy*
- the *Corporate Allocation Policy*
- the *Operating, Statutory and Discretionary Reserves Policy*
- the Asset Management policies for individual functions

### **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 2024 – 2028 Financial Plan are as follows:

	2024	2025	2026	2027	2028
Interest Rate for Borrowing	4.9%	5.0%	5.0%	5.0%	5.0%

Financial Services staff monitor 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.

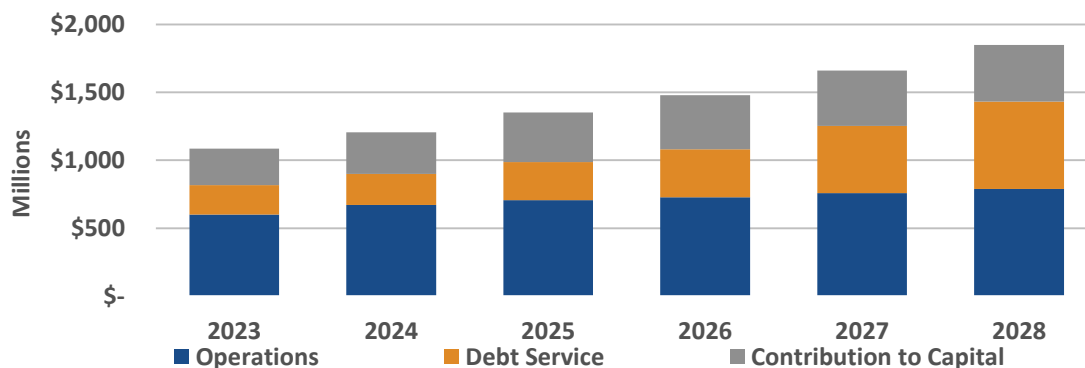
The projection for 2024 in the 2023 - 2027 Financial Plan was for an increase in the household impact of \$88 to a total of \$711. For this cycle, the household impact for 2024 is projected to increase by \$75 for a total of \$698. The total household impact compared to that projected in the previous financial plan is set out in the table below:

OVERALL HOUSEHOLD IMPACT 2024 - 2028						
	2023	2024	2025	2026	2027	2028
Water	\$ 177	\$ 189	\$ 203	\$ 214	\$ 219	\$ 223
Liquid Waste	297	349	406	443	479	514
Solid Waste	65	68	71	74	78	82
Regional District	84	92	94	82	78	77
<b>Total Household Impact</b>	<b>\$ 623</b>	<b>\$ 698</b>	<b>\$ 774</b>	<b>\$ 813</b>	<b>\$ 854</b>	<b>\$ 896</b>
<b>% Change</b>		<b>12.0%</b>	<b>11.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>5.0%</b>
<i>Prior Year Forecast</i>		\$ 711	\$ 811	\$ 912	\$ 1,023	
<i>Prior Year % Change</i>		14.2%	14.1%	12.4 %	12.1%	

**FINANCIAL PLAN OVERVIEW**

As proposed, the 2024 - 2028 Financial Plan has total operating expenditures for 2024 of \$1.206 million, an 11.0% increase from 2023, which is largely driven from inflation on labour costs, inputs costs such as chemicals for water and wastewater treatment, debt servicing and contribution to capital. The projected capital expenditures for 2024 is just over \$1.423 billion. The 2024-2028 financial plan and capital cash flows are 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 56% of the proposed 2024 operating budget and is projected to increase on average by about 5.6% over the term of the plan. This is essentially inflationary, especially taking into consideration regional growth.

**Debt Service** – This represents about 19% of the proposed 2024 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.

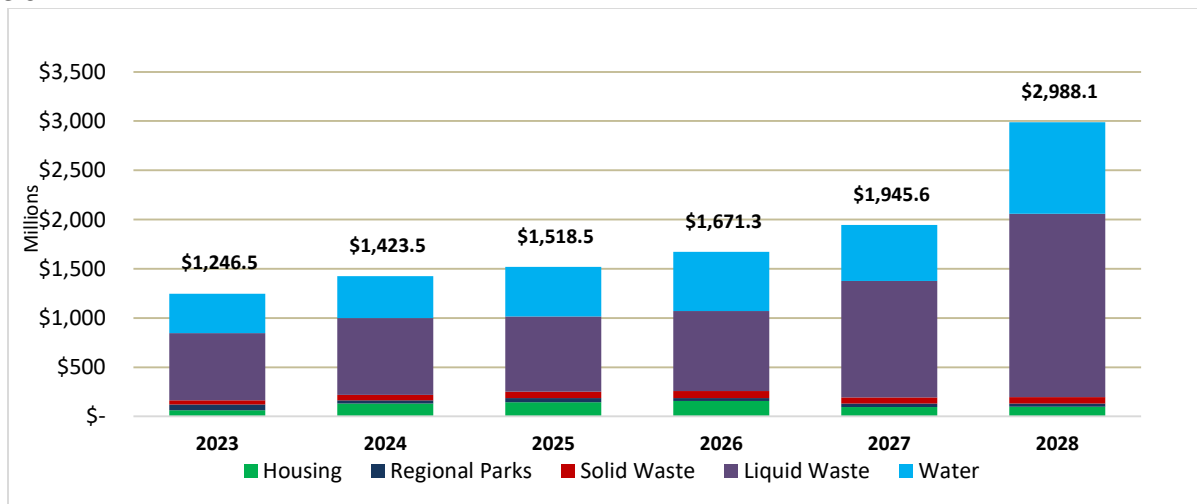
**Contribution to Capital** – This is the “Pay as You Go” funding for the capital program which is a key factor in avoiding debt and keeping long term costs as low as possible. This represents about 25% of the proposed 2024 operating budget.

The 2024 - 2028 Metro Vancouver Districts Operating Budget is summarized in the table below.

2024 - 2028 METRO VANCOUVER DISTRICTS OPERATING BUDGET						
\$ Millions	2023	2024	2025	2026	2027	2028
<b>Revenues</b>						
Water Sales	\$ 338.3	\$367.5	\$400.6	\$427.9	\$444.4	\$459.3
Liquid Waste Services Levy	324.3	389.5	460.7	510.3	559.6	609.9
Solid Waste Tipping Fees	121.9	132.1	144.6	155.1	166.8	179.2
Housing Rents	43.8	45.2	47.6	52.6	58.7	61.1
MVRD Requisitions	100.6	113.1	117.4	103.9	99.6	99.8
Other Revenue	110.4	124.5	159.5	210.1	310.4	420.3
Transfer from Reserves	46.8	34.2	21.1	18.9	20.4	18.3
<b>Total Revenues</b>	<b>\$ 1,086.1</b>	<b>\$1,206.1</b>	<b>\$1,351.5</b>	<b>\$1,478.8</b>	<b>\$1,659.9</b>	<b>\$1,847.9</b>
<b>Expenditures</b>						
Water Services	\$ 346.1	\$374.5	\$415.4	\$468.0	\$525.3	\$574.6
Liquid Waste Services	420.8	485.8	571.2	648.6	753.4	877.7
Solid Waste Services	133.4	142.4	158.3	169.1	183.6	196.2
MVHC	55.1	60.3	59.7	62.8	70.8	70.7
MVRD	130.7	143.1	146.9	130.3	126.8	128.7
<b>Total Expenditures</b>	<b>\$ 1,086.1</b>	<b>\$1,206.1</b>	<b>\$1,351.5</b>	<b>\$1,478.8</b>	<b>\$1,659.9</b>	<b>\$1,847.9</b>

**Capital Expenditures**

The 2024 - 2028 Metro Vancouver Districts planned capital cash flows are summarized in the table below.





The 2024 - 2028 Capital plan includes \$655 million in capital cash flow for the utilities that were moved out of the plan as part of the work with the Financial Plan Task Force. This includes projects low to medium risk as well as projects that have yet to start and were having challenges as a result of supply chain and labour market issues.

### ALTERNATIVES

1. That the MVRD/MVHC/GVS&DD/GVWD Board direct staff to prepare the necessary 2024 Budget and 2024 - 2028 Financial Plan information to be presented at the October 27, 2023 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 2024 Budget and 2024 - 2028 Financial Plan for the Metro Vancouver Districts and Housing Corporation, as presented, and endorse the 2024 Budget and 2024 - 2028 Financial Plan for the Metro Vancouver Districts and Housing Corporation as amended.

### FINANCIAL IMPLICATIONS

If the Board endorses the 2024 Budget and 2024 - 2028 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 \$75 in 2024 for a total impact of \$698 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.

### CONCLUSION

During the first two weeks of October, the 2024 Budget and 2024 - 2028 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
- 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 2024 Budget and 2024 - 2028 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 20, 2023 Board Budget Workshop.

Within this report, the 2024 Budget and 2024 - 2028 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 and is in line with direction received by the Board at the April 19, 2023 Board Budget Workshop. For 2024, the plan represents a \$75 increase in 2024 for a total impact of \$698 for all Metro Vancouver services.

Staff recommend endorsing the 2024 Budget and 2024 - 2028 Financial Plan as presented under alternative one.

**Attachments:**

1. Proposed 2024 - 2028 Financial Plan
2. Budget Overview

62622747

# Metro Vancouver Budget | 2024 Overview

OCTOBER 2023

## Financial Plan Overview

Metro Vancouver’s budgets are financed through utility fees for drinking water, sewerage, and solid waste management services. Property taxes account for a small portion of the Metro Vancouver budget and support the regional parks system, as well as other services including air quality management and regional planning activities. Metro Vancouver Housing Corporation is a non-profit financed almost entirely through rents paid by tenants. Investment in new affordable housing over the next 10 years comes from Metro Vancouver in conjunction with various affordable housing funding bodies.

The financial plan was prepared following direction from the Board to reduce previously projected impacts to the existing rate payers by 2026 and to meet targets of no more than 12% for 2024, 11% for 2025, 5% for 2026, and 5% for 2027. The previous plan estimated an average increase to rates of 12-14% annually. To achieve this level of reduction on existing rate payers, Metro Vancouver evaluated the capital plan and prioritized out or deferred some of the low and medium risk projects to future years. The result was a reduction of the current five-year plan of over \$650 million. Metro Vancouver also progressed Board direction to update liquid waste and water development cost charges (DCCs) and to implement a new parks DCC to ensure that growth was paying for the growth component of the major infrastructure around the region.

The proposed 2024-2028 Financial Plan has met the targeted annual household impacts for the average household and Metro Vancouver will continue to monitor and adjust on an annual basis.

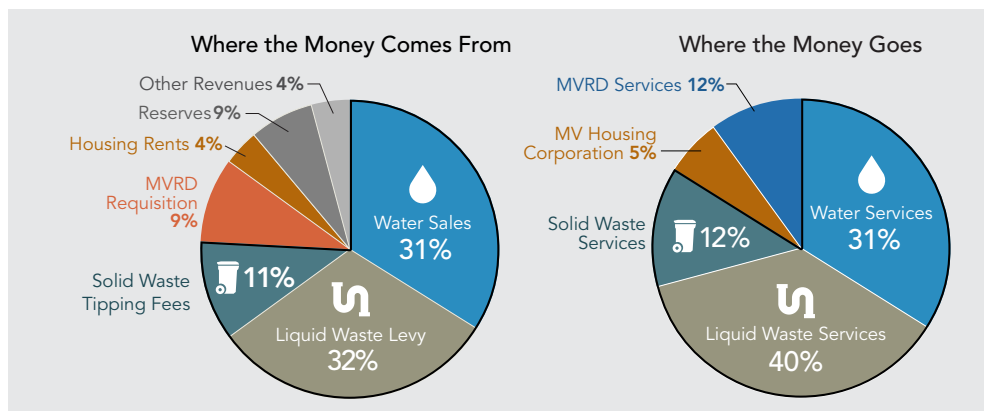
## 2024 Budget at a Glance

- \$2.6 billion: Total combined expenditures planned for 2024
  - \$1.206 billion for operating
  - \$1.423 billion for capital
- \$698: Estimated average household cost (“household impact”) for all regional services (a 12% increase)
  - Less than previously projected 14.2% increase of \$711 for 2024
  - Over four years, increase reduced to only 5% increase
- \$75: Increase in household impact over 2023 (Water \$12, Liquid Waste \$52, Solid Waste \$3, MVRD \$8)
- Major projects and initiatives include Coquitlam Water Main and Supply Projects, wastewater treatment plant upgrades (Iona Island, North Shore, Northwest Langley, Annacis), affordable housing projects, parks expansion, reconciliation
- New development cost charge rates will support a principle that growth pays for growth

## Estimated Average Cost per Household\*

	Per Year	Per Month
Regional Planning	\$4	\$0.33
Air Quality Management	\$7	\$0.58
Regional Parks	\$60	\$5
Solid Waste Services	\$68	\$5.60
Drinking Water Services	\$189	\$15.75
Liquid Waste Services	\$349	\$29.08

\*Also known as “household impact.” Metro Vancouver does not direct bill customers, so cost per household may vary based on how rates are distributed by the member jurisdiction.



## Contact Us

Information Centre: **604-432-6200**  
 (Monday to Friday from 8 am to 4:30 pm)  
[icentre@metrovancover.org](mailto:icentre@metrovancover.org)  
[metrovancover.org](http://metrovancover.org)

**metrovancover**  
 Together we make our region strong

---

# 2024 - 2028 Financial Plan



**Metro Vancouver Districts  
2024 - 2028 Financial Plan Information  
INDEX**

---

**2024 - 2028 Budget Summaries**

Estimated Household Impact .....	1
Metro Vancouver Districts Revenue and Expenditure Summary .....	2

**2024 - 2028 Program Budgets**

Greater Vancouver Water District	
Water Services .....	3 - 9
Greater Vancouver Sewerage & Drainage District	
Liquid Waste Services .....	10 - 21
Solid Waste Services .....	22 - 24
Metro Vancouver Housing Corporation	
Housing .....	25 - 26
Metro Vancouver Regional District	
Regional District Summary .....	27
Air Quality .....	28
E911 Emergency Telephone Service .....	29
Electoral Area Service .....	30
General Government Administration .....	31
General Government Zero Waste Collaboration Initiatives .....	32
Housing Planning and Policy .....	33
Invest Vancouver .....	34
Regional Emergency Management .....	35
Regional Employers Services .....	36
Regional Global Positioning System .....	37

**Metro Vancouver Districts  
2024 - 2028 Financial Plan Information  
INDEX**

---

**2024 - 2028 Program Budgets - Continued**

Regional Parks .....	38 - 40
Regional Planning .....	41
Sasamat Fire Protection Service .....	42

**Centralized Support Programs**

Centralized Support Program Summary .....	43
Corporate Services .....	44
External Relations .....	45
Financial Services .....	46
Human Resources .....	47
Indigenous Relations .....	48
Legislative Services .....	49
Procurement and Real Estate Services .....	50

**Allocated Programs**

Project Delivery .....	51
------------------------	----

**Metro Vancouver Districts Projected Reserves**

2024 - 2028 Projected Reserves .....	52 - 54
--------------------------------------	---------

**METRO VANCOUVER DISTRICTS  
ESTIMATED HOUSEHOLD IMPACT  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 FINAL	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>Vancouver Sewerage Area</b>											
Water Services	\$ 177	\$ 189	6.7%	\$ 203	7.4%	\$ 214	5.3%	\$ 219	2.4%	\$ 223	1.8%
Liquid Waste Services	347	432	24.5%	508	17.5%	549	8.2%	619	12.7%	703	13.4%
Solid Waste Services	65	68	3.8%	71	4.8%	74	4.6%	78	5.1%	82	4.8%
Metro Vancouver Regional District Services	84	92	10.3%	94	2.3%	82	(12.9%)	78	(5.5%)	77	(1.1%)
<b>Total Household Impact</b>	<b>\$ 673</b>	<b>781</b>	<b>16.0%</b>	<b>\$ 876</b>	<b>12.2%</b>	<b>\$ 919</b>	<b>5.0%</b>	<b>\$ 994</b>	<b>8.1%</b>	<b>\$ 1,085</b>	<b>9.0%</b>
<b>North Shore Sewerage Area</b>											
Water Services	\$ 177	\$ 189	6.7%	\$ 203	7.4%	\$ 214	5.3%	\$ 219	2.4%	\$ 223	1.8%
Liquid Waste Services	426	464	8.8%	644	39.0%	790	22.6%	868	9.8%	871	0.4%
Solid Waste Services	65	68	3.8%	71	4.8%	74	4.6%	78	5.1%	82	4.8%
Metro Vancouver Regional District Services	84	92	10.3%	94	2.3%	82	(12.9%)	78	(5.5%)	77	(1.1%)
<b>Total Household Impact</b>	<b>\$ 752</b>	<b>\$ 813</b>	<b>8.0%</b>	<b>\$ 1,012</b>	<b>24.6%</b>	<b>\$ 1,160</b>	<b>14.6%</b>	<b>\$ 1,243</b>	<b>7.1%</b>	<b>\$ 1,253</b>	<b>0.8%</b>
<b>Lulu Island West Sewerage Area</b>											
Water Services	\$ 177	\$ 189	6.7%	\$ 203	7.4%	\$ 214	5.3%	\$ 219	2.4%	\$ 223	1.8%
Liquid Waste Services	274	295	7.4%	354	20.1%	396	12.1%	427	7.8%	443	3.7%
Solid Waste Services	65	68	3.8%	71	4.8%	74	4.6%	78	5.1%	82	4.8%
Metro Vancouver Regional District Services	84	92	10.3%	94	2.3%	82	(12.9%)	78	(5.5%)	77	(1.1%)
<b>Total Household Impact</b>	<b>\$ 600</b>	<b>\$ 644</b>	<b>7.2%</b>	<b>\$ 722</b>	<b>12.2%</b>	<b>\$ 766</b>	<b>6.2%</b>	<b>\$ 802</b>	<b>4.6%</b>	<b>\$ 825</b>	<b>2.8%</b>
<b>Fraser Sewerage Area</b>											
Water Services	\$ 177	\$ 189	6.7%	\$ 203	7.4%	\$ 214	5.3%	\$ 219	2.4%	\$ 223	1.8%
Liquid Waste Services	257	301	17.1%	335	11.0%	355	6.2%	372	4.7%	394	6.0%
Solid Waste Services	65	68	3.8%	71	4.8%	74	4.6%	78	5.1%	82	4.8%
Metro Vancouver Regional District Services	84	92	10.3%	94	2.3%	82	(12.9%)	78	(5.5%)	77	(1.1%)
<b>Total Household Impact</b>	<b>\$ 583</b>	<b>\$ 650</b>	<b>11.5%</b>	<b>\$ 703</b>	<b>8.1%</b>	<b>\$ 725</b>	<b>3.2%</b>	<b>\$ 747</b>	<b>2.9%</b>	<b>\$ 776</b>	<b>3.9%</b>
<b>Metro Vancouver Average</b>											
	2023 Final	2024 Prior Year Forecast	2024 Current Year Forecast	2025 Prior Year Forecast	2025 Current Year Forecast	2026 Prior Year Forecast	2026 Current Year Forecast	2027 Prior Year Forecast	2027 Current Year Forecast	2028 Prior Year Forecast	2028 Current Year Forecast
Water Services	\$ 177	\$ 192	\$ 189	\$ 215	\$ 203	\$ 240	\$ 214	\$ 270	\$ 219	N/A	\$ 223
Liquid Waste Services	297	361	349	434	406	505	443	581	479	N/A	514
Solid Waste Services	65	68	68	71	71	74	74	78	78	N/A	82
Metro Vancouver Regional District Services	84	90	92	91	94	93	82	94	78	N/A	77
<b>Total Household Impact</b>	<b>\$ 623</b>	<b>\$ 711</b>	<b>\$ 698</b>	<b>\$ 811</b>	<b>\$ 774</b>	<b>\$ 912</b>	<b>\$ 813</b>	<b>\$ 1,023</b>	<b>\$ 854</b>	<b>N/A</b>	<b>\$ 896</b>
<b>% Change Total</b>			<b>12.0 %</b>		<b>11.0 %</b>		<b>5.0 %</b>		<b>5.0 %</b>		<b>5.0 %</b>

**METRO VANCOUVER DISTRICTS  
REVENUE AND EXPENDITURE SUMMARY  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Water Sales	\$ 338,337,102	\$ 367,535,244	8.6%	\$ 400,622,928	9.0%	\$ 427,937,918	6.8%	\$ 444,404,061	3.8%	\$ 459,303,602	3.4%
Liquid Waste Services Levy	324,265,595	389,498,103	20.1%	460,710,342	18.3%	510,271,231	10.8%	559,648,886	9.7%	609,927,350	9.0%
Solid Waste Tipping Fees	121,921,930	132,115,288	8.4%	144,608,656	9.5%	155,085,460	7.2%	166,849,986	7.6%	179,182,416	7.4%
Metro Vancouver Regional District Requisitions	100,621,354	113,178,691	12.5%	117,430,918	3.8%	103,871,113	(11.5%)	99,571,658	(4.1%)	99,794,332	0.2%
Compensation Services Revenue	537,759	598,160	11.2%	733,640	22.6%	844,645	15.1%	961,218	13.8%	1,079,404	12.3%
Collective Bargaining Services Revenue	982,987	1,061,436	8.0%	1,156,856	9.0%	1,222,046	5.6%	1,293,182	5.8%	1,367,719	5.8%
Housing Rents	43,776,981	45,207,881	3.3%	47,552,532	5.2%	52,589,082	10.6%	58,686,792	11.6%	61,114,867	4.1%
Liquid Waste Industrial Charges	12,495,626	13,169,057	5.4%	13,655,992	3.7%	14,044,413	2.8%	14,465,746	3.0%	14,827,389	2.5%
Energy Sales	5,900,000	6,254,000	6.0%	6,504,160	4.0%	6,699,285	3.0%	6,900,263	3.0%	6,969,266	1.0%
Transfer from DCC Reserves	63,572,619	74,818,693	17.7%	98,866,776	32.1%	151,359,604	53.1%	246,816,928	63.1%	354,899,829	43.8%
User Fees	7,898,030	9,289,531	17.6%	11,030,964	18.7%	12,065,744	9.4%	12,998,806	7.7%	13,687,669	5.3%
Housing Mortgage and Rental Subsidies	1,254,011	1,254,012	0.0%	1,666,165	32.9%	1,699,488	2.0%	1,733,477	2.0%	1,768,148	2.0%
Non-Road Diesel Fees	1,197,500	1,316,250	9.9%	1,985,000	50.8%	2,310,000	16.4%	2,975,000	28.8%	3,130,000	5.2%
Regional Global Positioning System User Fees	284,426	306,424	7.7%	309,576	1.0%	314,960	1.7%	321,607	2.1%	328,370	2.1%
Electoral Area Requisition	407,458	433,645	6.4%	457,999	5.6%	471,604	3.0%	479,693	1.7%	493,445	2.9%
Love Food Hate Waste	375,000	375,000	0.0%	375,000	0.0%	375,000	0.0%	375,000	0.0%	375,000	0.0%
Zero Waste Conference	240,000	260,000	8.3%	260,000	0.0%	260,000	0.0%	260,000	0.0%	260,000	0.0%
Other External Revenues	15,210,939	15,231,044	0.1%	22,525,636	47.9%	18,393,632	(18.3%)	20,741,854	12.8%	21,053,875	1.5%
Transfer from Sustainability Innovation Fund Reserves	12,520,689	4,804,512	(61.6%)	561,155	(88.3%)	20,000	(96.4%)	-	(100.0%)	-	N/A
Transfer from Reserves	34,276,562	29,405,137	(14.2%)	20,509,324	(30.3%)	18,924,002	(7.7%)	20,409,589	7.9%	18,330,431	(10.2%)
<b>TOTAL REVENUES</b>	<b><u>\$1,086,076,568</u></b>	<b><u>\$1,206,112,108</u></b>	<b>11.1%</b>	<b><u>\$1,351,523,619</u></b>	<b>12.1%</b>	<b><u>\$1,478,759,227</u></b>	<b>9.4%</b>	<b><u>\$1,659,893,746</u></b>	<b>12.2%</b>	<b><u>\$1,847,893,112</u></b>	<b>11.3%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Greater Vancouver Water District	\$ 346,060,300	\$ 374,463,930	8.2%	\$ 415,437,539	10.9%	\$ 468,030,381	12.7%	\$ 525,320,830	12.2%	\$ 574,615,891	9.4%
Greater Vancouver Sewerage and Drainage District:											
Liquid Waste Services	420,808,663	485,831,252	15.5%	571,180,852	17.6%	648,553,088	13.5%	753,304,711	16.2%	877,754,927	16.5%
Solid Waste Services	133,391,739	142,411,329	6.8%	158,261,592	11.1%	169,115,548	6.9%	183,632,199	8.6%	196,204,883	6.8%
Metro Vancouver Housing Corporation	55,149,373	60,320,353	9.4%	59,699,696	(1.0%)	62,799,067	5.2%	70,838,649	12.8%	70,653,032	(0.3%)
Metro Vancouver Regional District											
Air Quality	16,062,060	16,113,207	0.3%	15,793,800	(2.0%)	16,175,054	2.4%	16,320,889	0.9%	16,688,471	2.3%
E911 Emergency Telephone Service	5,772,500	6,469,826	12.1%	6,631,190	2.5%	6,796,588	2.5%	6,966,121	2.5%	7,139,891	2.5%
Electoral Area Service	729,126	1,218,728	67.1%	5,278,082	333.1%	1,186,687	(77.5%)	784,776	(33.9%)	808,528	3.0%
General Government Administration	7,749,517	8,598,225	11.0%	8,860,946	3.1%	8,942,503	0.9%	9,073,546	1.5%	9,325,319	2.8%
General Government-Zero Waste Collaboration Initiative	1,494,777	1,521,633	1.8%	1,524,412	0.2%	1,524,604	0.0%	1,529,036	0.3%	1,533,606	0.3%
Housing Planning and Policy	7,190,195	8,182,894	13.8%	7,071,832	(13.6%)	6,770,314	(4.3%)	6,717,515	(0.8%)	6,749,524	0.5%
Invest Vancouver	3,866,644	4,251,161	9.9%	4,362,008	2.6%	4,441,877	1.8%	4,537,320	2.1%	4,634,489	2.1%
Regional Emergency Management	232,479	191,549	(17.6%)	199,211	4.0%	205,189	3.0%	211,344	3.0%	218,741	3.5%
Regional Employers Services	3,461,129	4,351,426	25.7%	4,284,187	(1.5%)	4,264,622	(0.5%)	4,349,342	2.0%	4,442,212	2.1%
Regional Global Positioning System	354,426	378,174	6.7%	383,120	1.3%	390,343	1.9%	398,875	2.2%	407,570	2.2%
Regional Parks	76,982,147	85,683,837	11.3%	86,668,074	1.1%	73,617,097	(15.1%)	69,866,031	(5.1%)	70,573,140	1.0%
Regional Planning	5,215,829	5,212,977	(0.1%)	4,997,823	(4.1%)	5,049,172	1.0%	5,137,435	1.7%	5,229,528	1.8%
Sasamat Fire Protection Service	1,555,664	911,607	(41.4%)	889,255	(2.5%)	897,093	0.9%	905,127	0.9%	913,360	0.9%
	<u>130,666,493</u>	<u>143,085,244</u>	<u>9.5%</u>	<u>146,943,940</u>	<u>2.7%</u>	<u>130,261,143</u>	<u>(11.4%)</u>	<u>126,797,357</u>	<u>(2.7%)</u>	<u>128,664,379</u>	<u>1.5%</u>
<b>TOTAL EXPENDITURES</b>	<b><u>\$1,086,076,568</u></b>	<b><u>\$1,206,112,108</u></b>	<b>11.1%</b>	<b><u>\$1,351,523,619</u></b>	<b>12.1%</b>	<b><u>\$1,478,759,227</u></b>	<b>9.4%</b>	<b><u>\$1,659,893,746</u></b>	<b>12.2%</b>	<b><u>\$1,847,893,112</u></b>	<b>11.3%</b>



**GREATER VANCOUVER WATER DISTRICT  
WATER SERVICES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Water Sales	\$338,337,102	\$367,535,244	8.6%	\$400,622,928	9.0%	\$427,937,918	6.8%	\$444,404,061	3.8%	\$459,303,602	3.4%
Other External Revenues	2,576,682	3,479,737		3,560,952		3,526,265		3,553,428		3,489,941	
Transfer from DCC Reserves	-	1,823,949		10,908,659		36,566,198		77,363,341		111,822,348	
Transfer from Sustainability Innovation Fund Reserves	5,050,516	1,625,000		345,000		-		-		-	
Transfer from Reserves	96,000	-		-		-		-		-	
<b>TOTAL REVENUES</b>	<b>\$346,060,300</b>	<b>\$374,463,930</b>	<b>8.2%</b>	<b>\$415,437,539</b>	<b>10.9%</b>	<b>\$468,030,381</b>	<b>12.7%</b>	<b>\$525,320,830</b>	<b>12.2%</b>	<b>\$574,615,891</b>	<b>9.4%</b>
<b>EXPENDITURES</b>											
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	514,855	716,477		769,899		800,804		1,033,987		1,072,794	
Utility Modeling and Data Analytics	2,083,847	2,334,267		3,175,440		2,643,637		2,660,755		2,752,858	
Utility Policy and Planning	4,791,020	3,323,935		2,685,659		2,305,175		2,516,808		2,610,956	
	<u>8,112,722</u>	<u>7,097,679</u>	(12.5%)	<u>7,353,998</u>	3.6%	<u>6,472,616</u>	(12.0%)	<u>6,934,550</u>	7.1%	<u>7,159,608</u>	3.2%
Engineering and Construction											
Minor Capital Projects	9,992,975	10,718,619		11,429,413		11,988,734		12,348,788		12,686,788	
Infrastructure Operations Support	2,304,108	2,546,667		2,874,188		2,937,319		3,153,438		3,219,254	
Dispatch	133,312	137,664		141,804		145,602		149,464		152,603	
	<u>12,430,395</u>	<u>13,402,950</u>	7.8%	<u>14,445,405</u>	7.8%	<u>15,071,655</u>	4.3%	<u>15,651,690</u>	3.8%	<u>16,058,645</u>	2.6%
Shared and Support Services											
Engineers in Training	377,784	528,011		687,611		706,055		724,736		744,113	
Business & Shared Services Support	1,520,112	1,558,072		2,781,059		2,993,006		3,072,442		3,364,968	
Shared & Utility Services	839,274	216,348		222,129		228,130		234,214		240,518	
Minor Capital Projects	885,627	949,937		1,012,931		1,062,501		1,094,411		1,124,366	
Records Management	112,920	154,748		158,888		163,190		167,548		172,067	
	<u>3,735,717</u>	<u>3,407,116</u>	(8.8%)	<u>4,862,618</u>	42.7%	<u>5,152,882</u>	6.0%	<u>5,293,351</u>	2.7%	<u>5,646,032</u>	6.7%
Watershed and Environmental Management											
Watershed and Environmental Management	13,671,420	15,008,009		15,221,694		15,689,254		16,349,909		16,987,861	
	<u>13,671,420</u>	<u>15,008,009</u>	9.8%	<u>15,221,694</u>	1.4%	<u>15,689,254</u>	3.1%	<u>16,349,909</u>	4.2%	<u>16,987,861</u>	3.9%
Water Dam Safety											
Water Dam Safety	-	3,922,949		3,608,167		3,883,822		4,074,715		4,281,981	
	<u>-</u>	<u>3,922,949</u>	N/A	<u>3,608,167</u>	(8.0%)	<u>3,883,822</u>	7.6%	<u>4,074,715</u>	4.9%	<u>4,281,981</u>	5.1%
Operations and Maintenance											
Drinking Water Residuals	1,260,654	1,278,759		1,314,329		1,350,964		1,388,687		1,427,586	
Lake City Operations	1,027,080	1,058,985		1,099,545		1,129,638		1,233,047		1,315,615	
Maintenance	9,372,262	10,245,375		10,962,146		11,472,652		11,943,544		12,429,596	
SCADA Control Systems	6,075,523	6,912,373		7,360,596		7,793,283		8,118,982		8,452,384	
Secondary Disinfection	1,251,732	1,438,602		1,560,014		1,696,176		1,764,724		1,892,203	
Seymour Capilano Filtration Plant	10,839,293	13,293,245		14,159,068		14,784,514		15,295,988		15,862,386	
Coquitlam Water Treatment Plant	7,498,119	7,914,438		8,436,260		9,053,959		9,454,281		10,051,402	
Energy Management	138,594	156,107		199,797		206,330		212,958		219,613	
Utility Voice Radio	103,802	109,261		118,298		123,774		128,781		133,941	
Water Supply	21,592,200	20,915,815		22,329,548		23,102,588		23,785,338		24,488,993	
	<u>59,159,259</u>	<u>63,322,960</u>	7.0%	<u>67,539,601</u>	6.7%	<u>70,713,878</u>	4.7%	<u>73,326,330</u>	3.7%	<u>76,273,719</u>	4.0%
Interagency Projects and Quality Control											
Drinking Water Quality Control	3,235,929	3,133,654		3,272,006		3,465,537		3,557,760		3,636,792	
Interagency Projects	581,688	617,670		844,067		879,237		900,677		922,919	
Contribution to Reserve	-	50,000		50,000		50,000		50,000		50,000	
	<u>3,817,617</u>	<u>3,801,324</u>	(0.4%)	<u>4,166,073</u>	9.6%	<u>4,394,774</u>	5.5%	<u>4,508,437</u>	2.6%	<u>4,609,711</u>	2.2%
Administration and Department Support											
Communications Program	2,701,727	2,899,799	7.3%	3,069,137	5.8%	3,151,845	2.7%	3,318,357	5.3%	3,172,121	(4.4%)
Allocation of Centralized Support Costs	508,879	644,158	26.6%	539,871	(16.2%)	553,367	2.5%	567,202	2.5%	581,382	2.5%
Total Operating Programs	<u>30,462,293</u>	<u>33,335,180</u>	9.4%	<u>33,564,476</u>	0.7%	<u>33,990,658</u>	1.3%	<u>36,171,737</u>	6.4%	<u>37,931,644</u>	4.9%
Allocation of Project Delivery Cost	134,600,029	146,842,124	9.1%	154,371,040	5.1%	159,074,751	3.0%	166,196,278	4.5%	172,702,704	3.9%
Debt Service	3,810,519	4,064,247	6.7%	4,055,229	(0.2%)	4,222,077	4.1%	4,387,078	3.9%	4,520,088	3.0%
Contribution to Capital	83,880,609	83,113,987	(0.9%)	93,163,912	12.1%	112,641,137	20.9%	156,620,994	39.0%	190,853,847	21.9%
	<u>123,769,143</u>	<u>140,443,572</u>	13.5%	<u>163,847,358</u>	16.7%	<u>192,092,416</u>	17.2%	<u>198,116,480</u>	3.1%	<u>206,539,252</u>	4.3%
<b>TOTAL EXPENDITURES</b>	<b>\$346,060,300</b>	<b>\$374,463,930</b>	<b>8.2%</b>	<b>\$415,437,539</b>	<b>10.9%</b>	<b>\$468,030,381</b>	<b>12.7%</b>	<b>\$525,320,830</b>	<b>12.2%</b>	<b>\$574,615,891</b>	<b>9.4%</b>

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>CAPITAL EXPENDITURES</b>									
<b>Water Mains</b>									
37th Avenue Main No. 2 (Rupert Street to Little Mountain Reservoir)	\$ 1,150,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	Design	Maintenance
Angus Drive Main	30,700,000	50,000	-	-	-	-	50,000	Construction	Growth
Angus Drive Turbine	-	-	-	-	-	50,000	50,000	Not Started	Opportunity
Annacis Main No. 2 - Queensborough Crossover Improvement	1,200,000	50,000	-	-	-	-	50,000	Construction	Maintenance
Annacis Main No. 2 and Barnston Island Main Online Chlorine and pH Analyzers	1,200,000	700,000	-	-	-	-	700,000	Construction	Upgrade
Annacis Main No. 3 BHP Potash Facility Pipe Protection	600,000	50,000	500,000	-	-	-	550,000	Construction	Maintenance
Annacis Main No. 5 (North)	81,100,000	1,500,000	20,500,000	20,000,000	10,300,000	13,200,000	65,500,000	Construction	Growth
Annacis Main No. 5 (South)	80,950,000	5,100,000	18,000,000	18,000,000	7,600,000	4,000,000	52,700,000	Construction	Growth
Annacis Water Supply Tunnel*	482,100,000	76,000,000	65,000,000	54,500,000	50,000,000	10,000,000	255,500,000	Construction	Growth
Burnaby Mountain Main No. 2	2,300,000	600,000	600,000	2,600,000	5,000,000	6,500,000	15,300,000	Design	Maintenance
Cambie-Richmond Water Supply Tunnel*	62,800,000	6,100,000	10,000,000	14,150,000	19,680,000	94,850,000	144,780,000	Design	Resilience
Central Park Main No. 2 (10th Ave to Westburnco)	4,750,000	1,500,000	3,500,000	10,000,000	7,000,000	6,500,000	28,500,000	Construction	Maintenance
Central Park Main No. 2 (Patterson to 10th Ave)	109,100,000	10,350,000	17,000,000	17,000,000	3,000,000	9,000,000	56,350,000	Construction	Maintenance
Clayton Langley Main No. 2	1,900,000	500,000	400,000	1,000,000	5,000,000	3,800,000	10,700,000	Design	Resilience
Coquitlam Water Main*	293,700,000	95,200,000	89,000,000	143,000,000	142,000,000	199,000,000	668,200,000	Multiple	Growth
Douglas Road Main No. 2 (Flow Meter 169) Replacement	2,000,000	500,000	750,000	-	-	-	1,250,000	Construction	Maintenance
Douglas Road Main No. 2 (Vancouver Heights Section)	21,450,000	450,000	-	-	-	-	450,000	Construction	Maintenance
Douglas Road Main No. 2 Still Creek	60,050,000	11,050,000	5,000,000	6,400,000	-	-	22,450,000	Construction	Maintenance
Douglas Road Main Protection	1,500,000	550,000	150,000	-	-	-	700,000	Construction	Maintenance
Haney Main No. 4 (West Section)	1,900,000	750,000	2,850,000	3,500,000	9,000,000	20,000,000	36,100,000	Multiple	Growth
Haney Water Supply Tunnel*	50,250,000	1,750,000	8,050,000	11,000,000	14,750,000	7,000,000	42,550,000	Design	Resilience
Improvements to Capilano Mains No. 4 and 5	2,700,000	250,000	1,750,000	500,000	-	-	2,500,000	Construction	Maintenance
Kennedy Newton Main	166,350,000	17,100,000	15,000,000	14,600,000	5,000,000	13,200,000	64,900,000	Construction	Growth
Lulu Island - Delta Main - Scour Protection Phase 2	250,000	50,000	2,550,000	850,000	50,000	-	3,500,000	Design	Maintenance
Lulu-Delta Water Supply Tunnel*	5,000,000	1,250,000	3,000,000	4,500,000	4,000,000	54,000,000	66,750,000	Definition	Maintenance
Lynn Valley Road Main No. 2	650,000	-	-	-	50,000	550,000	600,000	Design	Maintenance
Lynn Valley Road Main, Seymour Main No. 3 & Seymour Main No. 4 Aerial Crossings Rehabilitation	4,200,000	2,270,000	-	-	-	-	2,270,000	Construction	Maintenance
Maple Ridge Main West Lining Repairs	5,900,000	50,000	2,500,000	2,800,000	350,000	-	5,700,000	Construction	Maintenance
Newton Reservoir Connection	850,000	450,000	1,100,000	2,500,000	4,200,000	7,000,000	15,250,000	Design	Growth
Palisade Outlet Works Rehabilitation	2,200,000	900,000	900,000	4,000,000	3,000,000	2,000,000	10,800,000	Construction	Maintenance
Port Mann Main No. 2 (South)	41,100,000	3,050,000	3,000,000	-	-	1,000,000	7,050,000	Multiple	Growth

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
Port Mann No. 1 South Section Decommissioning	550,000	350,000	350,000	600,000	-	-	1,300,000	Design	Maintenance
Port Moody Main No. 1 Christmas Way Relocation	2,350,000	100,000	2,150,000	-	-	-	2,250,000	Construction	Maintenance
Port Moody Main No. 3 Scott Creek Section	28,000,000	2,000,000	10,500,000	13,000,000	7,000,000	9,000,000	41,500,000	Construction	Maintenance
Queensborough Main Royal Avenue Relocation	7,500,000	100,000	100,000	7,200,000	-	-	7,400,000	Construction	Maintenance
Rehabilitation of AN2 on Queensborough Bridge	3,850,000	470,000	-	-	-	-	470,000	Construction	Maintenance
Relocation and Protection for MOTI Expansion Project Broadway	8,900,000	100,000	100,000	8,500,000	-	-	8,700,000	Construction	Maintenance
Relocation and Protection for MOTI George Massey Crossing Replacement	2,450,000	100,000	100,000	100,000	300,000	50,000	650,000	Construction	Maintenance
Relocation and Protection for Translink Expansion Project Surrey Langley SkyTrain	6,600,000	100,000	100,000	100,000	100,000	6,150,000	6,550,000	Construction	Maintenance
Sapperton Main No. 1 New Line Valve and Chamber	3,850,000	50,000	-	-	-	-	50,000	Construction	Upgrade
Sapperton Main No. 2 North Road Relocation and Protection	6,500,000	6,400,000	-	-	-	-	6,400,000	Construction	Maintenance
Scour Protection Assessments and Construction General	4,000,000	150,000	1,000,000	-	650,000	-	1,800,000	Construction	Resilience
Second Narrows Crossing 1 & 2 (Burrard Inlet Crossing Removal)*	2,000,000	-	-	-	800,000	700,000	1,500,000	Design	Maintenance
Second Narrows Water Supply Tunnel*	468,550,000	25,000,000	15,000,000	10,000,000	10,000,000	42,637,000	102,637,000	Construction	Resilience
Seymour Main No. 2 Joint Improvements	7,100,000	100,000	2,000,000	2,000,000	1,750,000	1,500,000	7,350,000	Construction	Resilience
Seymour Main No. 5 III ( North )	26,600,000	2,100,000	5,000,000	5,000,000	4,900,000	15,000,000	32,000,000	Design	Resilience
South Delta Main No. 1 - Ferry Road Check Valve Replacement	600,000	100,000	-	-	-	-	100,000	Construction	Maintenance
South Fraser Storage Yard	500,000	250,000	750,000	2,000,000	1,000,000	5,000,000	9,000,000	Design	Maintenance
South Surrey Main No. 1 Nickomekl Dam Relocation	7,100,000	3,600,000	2,100,000	1,000,000	-	-	6,700,000	Construction	Maintenance
South Surrey Main No. 2	2,000,000	800,000	1,400,000	5,000,000	8,500,000	24,500,000	40,200,000	Design	Growth
South Surrey Main No. 2 Nickomekl Dam Prebuild	2,000,000	1,000,000	500,000	-	-	-	1,500,000	Construction	Growth
South Surrey Supply Main (Serpentine River) Bridge Support Modification	1,350,000	50,000	-	-	-	-	50,000	Construction	Maintenance
Stanley Park Water Supply Tunnel*	395,000,000	26,075,000	45,000,000	67,500,000	52,500,000	70,000,000	261,075,000	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	1,500,000	500,000	-	-	-	2,000,000	Construction	Maintenance
Water Chamber Improvements and Repairs	2,000,000	250,000	200,000	-	-	-	450,000	Construction	Maintenance
Water Meter Upgrades	22,400,000	2,000,000	2,000,000	2,500,000	1,900,000	1,500,000	9,900,000	Construction	Upgrade
Water Optimization - Instrumentation	39,050,000	1,200,000	1,250,000	2,750,000	6,500,000	7,250,000	18,950,000	Multiple	Upgrade
Whalley Kennedy Main No. 2	2,900,000	300,000	1,300,000	1,700,000	2,000,000	2,000,000	7,300,000	Design	Growth
Whalley Main	31,800,000	50,000	-	-	-	-	50,000	Construction	Growth
<b>Total Water Mains</b>	<b>\$ 2,614,100,000</b>	<b>\$ 312,615,000</b>	<b>\$ 362,500,000</b>	<b>\$ 459,850,000</b>	<b>\$ 387,880,000</b>	<b>\$ 637,437,000</b>	<b>\$ 2,160,282,000</b>		

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>Pump Stations</b>									
Barnston/Maple Ridge Pump Station - Back-up Power	\$ 16,000,000	\$ 2,100,000	\$ 100,000	\$ 650,000	\$ 2,100,000	\$ 2,850,000	\$ 7,800,000	Construction	Resilience
Barnston/Maple Ridge Pump Station Power Generation	2,900,000	-	-	-	-	200,000	200,000	Construction	Opportunity
Burnaby Mountain Pump Station No. 2	1,300,000	400,000	1,400,000	3,500,000	3,500,000	15,000,000	23,800,000	Design	Maintenance
Cape Horn Pump Station No. 3	29,050,000	2,500,000	5,100,000	3,000,000	32,000,000	70,000,000	112,600,000	Design	Growth
Capilano Raw Water Pump Station - Back-up Power	81,000,000	21,000,000	21,000,000	7,000,000	8,000,000	-	57,000,000	Construction	Resilience
Capilano Raw Water Pump Station Bypass PRV Upgrades	3,800,000	1,950,000	700,000	-	-	-	2,650,000	Construction	Maintenance
Central Park WPS Starters Replacement	20,000,000	5,000,000	5,000,000	4,000,000	3,000,000	-	17,000,000	Construction	Maintenance
Grandview Pump Station Improvements	4,500,000	1,500,000	1,000,000	-	-	-	2,500,000	Construction	Resilience
Newton Pump Station No. 2	82,550,000	9,450,000	21,000,000	10,000,000	4,000,000	13,000,000	57,450,000	Construction	Growth
Pebble Hill Pump Station Seismic Upgrade	-	-	150,000	350,000	1,000,000	1,000,000	2,500,000	Not Started	Resilience
Westburnco Pump Station - Back-up Power	3,800,000	1,500,000	4,600,000	14,000,000	14,000,000	8,000,000	42,100,000	Design	Resilience
Westburnco Pump Station No. 2 VFD Replacements	3,050,000	1,100,000	-	-	-	-	1,100,000	Construction	Maintenance
<b>Total Pump Stations</b>	<b>\$ 247,950,000</b>	<b>\$ 46,500,000</b>	<b>\$ 60,050,000</b>	<b>\$ 42,500,000</b>	<b>\$ 67,600,000</b>	<b>\$ 110,050,000</b>	<b>\$ 326,700,000</b>		
<b>Reservoirs</b>									
Burnaby Mountain Tank No. 2 and No. 3	\$ 6,750,000	\$ 990,000	\$ 2,450,000	\$ 2,460,000	\$ 7,500,000	\$ 19,800,000	\$ 33,200,000	Design	Resilience
Cape Horn Reservoir Condition Assessment and Structural Repair	500,000	250,000	1,100,000	1,000,000	-	-	2,350,000	Design	Maintenance
Capilano Energy Recovery Facility 66" PRV Replacement	-	-	1,450,000	350,000	3,500,000	3,500,000	8,800,000	Not Started	Maintenance
Capilano Energy Recovery Facility Operational Upgrades	1,800,000	750,000	450,000	300,000	-	-	1,500,000	Construction	Maintenance
Central Park Reservoir Structural Improvements	-	-	400,000	1,700,000	1,200,000	-	3,300,000	Not Started	Maintenance
Clayton Reservoir	25,750,000	50,000	-	-	-	-	50,000	Construction	Resilience
Dechlorination for Reservoir Overflow and Underdrain Discharges	2,700,000	1,000,000	1,000,000	-	-	-	2,000,000	Construction	Maintenance
Fleetwood Reservoir	58,850,000	16,500,000	3,700,000	3,700,000	-	-	23,900,000	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	15,950,000	400,000	3,800,000	2,390,000	2,000,000	-	8,590,000	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	-	-	-	-	50,000	Design	Resilience
Pebble Hill Reservoir Seismic Upgrade	12,350,000	500,000	-	-	-	-	500,000	Construction	Resilience
Reservoir Isolation Valve Automation	6,450,000	550,000	1,250,000	1,550,000	1,000,000	-	4,350,000	Construction	Resilience
Reservoir Sampling Kiosks - Multi Location	1,300,000	350,000	400,000	200,000	-	-	950,000	Construction	Upgrade
Reservoir Structural Preliminary Assessments	3,200,000	1,200,000	1,500,000	-	-	-	2,700,000	Definition	Maintenance
Sasamat Reservoir Refurbishment	400,000	250,000	700,000	1,300,000	500,000	-	2,750,000	Design	Maintenance
Sunnyside Reservoir Units 1 and 2 Seismic Upgrade	8,000,000	100,000	2,500,000	7,000,000	3,500,000	-	13,100,000	Construction	Resilience
Vancouver Heights System Resiliency Improvements	2,500,000	450,000	750,000	500,000	-	-	1,700,000	Construction	Resilience
<b>Total Reservoirs</b>	<b>\$ 152,500,000</b>	<b>\$ 23,890,000</b>	<b>\$ 21,850,000</b>	<b>\$ 23,250,000</b>	<b>\$ 20,600,000</b>	<b>\$ 24,300,000</b>	<b>\$ 113,890,000</b>		

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>Treatment Plants</b>									
Coquitlam Intake Tower Seismic Upgrade	\$ 2,500,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	Design	Resilience
Coquitlam Lake Water Supply*	160,750,000	14,000,000	24,000,000	37,000,000	47,400,000	97,700,000	220,100,000	Multiple	Growth
Critical Control Sites - Back-Up Power	-	-	-	300,000	400,000	500,000	1,200,000	Not Started	Resilience
CWTP CO2 System Improvements	750,000	500,000	250,000	1,500,000	1,500,000	-	3,750,000	Design	Maintenance
CWTP Mobile Disinfection System	900,000	500,000	1,500,000	500,000	-	-	2,500,000	Construction	Upgrade
CWTP Ozone Back-up Power	-	-	500,000	800,000	1,500,000	4,000,000	6,800,000	Not Started	Resilience
CWTP Ozone Generation Upgrades for Units 2 & 3	7,500,000	1,000,000	-	-	-	-	1,000,000	Construction	Upgrade
CWTP Ozone Sidestream Pipe Heat Trace and Insulation	900,000	150,000	-	-	-	-	150,000	Construction	Maintenance
CWTP Ozone Sidestream Pump VFD Replacement	1,400,000	500,000	200,000	-	-	-	700,000	Construction	Maintenance
CWTP Temporary Water Supply	600,000	-	-	-	-	400,000	400,000	Design	Maintenance
Online Chlorine and pH Analyzers	2,500,000	1,400,000	700,000	-	-	500,000	2,600,000	Multiple	Upgrade
SCADA Moscad Server & ICS Historian Expansion & Partitioning	1,500,000	1,500,000	-	-	-	-	1,500,000	Construction	Maintenance
SCFP Additional Pre-Treatment	-	-	-	1,000,000	7,300,000	17,000,000	25,300,000	Not Started	Upgrade
SCFP Centralized Compressed Air System	1,900,000	1,350,000	-	-	-	-	1,350,000	Construction	Maintenance
SCFP Clearwell Baffle Replacement	600,000	250,000	1,350,000	1,000,000	1,000,000	3,300,000	6,900,000	Multiple	Maintenance
SCFP Clearwell Membrane Replacement	1,800,000	600,000	600,000	5,900,000	5,500,000	5,000,000	17,600,000	Design	Maintenance
SCFP Floc Tank Baffle Replacement and Ladder Installation to Improve Accessibility	800,000	500,000	6,000,000	2,000,000	1,000,000	-	9,500,000	Design	Maintenance
SCFP OMC Building Expansion	1,100,000	500,000	300,000	1,500,000	1,500,000	-	3,800,000	Design	Maintenance
SCFP Polymer System Upgrade	4,650,000	1,000,000	-	-	-	-	1,000,000	Construction	Maintenance
SCFP SCADA/ICS Controller Replacement	2,400,000	1,200,000	-	-	-	-	1,200,000	Design	Maintenance
<b>Total Treatment Plants</b>	<b>\$ 192,550,000</b>	<b>\$ 25,050,000</b>	<b>\$ 35,400,000</b>	<b>\$ 51,500,000</b>	<b>\$ 67,100,000</b>	<b>\$ 128,400,000</b>	<b>\$ 307,450,000</b>		
<b>Others</b>									
Beach Yard Facility - Site Redevelopment	\$ -	\$ -	\$ 500,000	\$ 1,000,000	\$ 1,500,000	\$ 8,500,000	\$ 11,500,000	Not Started	Maintenance
Capilano Raw Water Pump Station VFD Upgrades	2,600,000	300,000	2,200,000	1,200,000	-	-	3,700,000	Construction	Maintenance
Capilano Reservoir and Seymour Reservoir Dam Safety Boom Replacement	3,700,000	500,000	-	-	-	-	500,000	Construction	Maintenance
Capilano Watershed Bridge Replacements - Crown Creek and Capilano River	-	-	-	95,000	200,000	1,000,000	1,295,000	Not Started	Maintenance
Capilano Watershed Security Gatehouse	5,700,000	1,800,000	1,700,000	600,000	-	-	4,100,000	Construction	Maintenance
CLD & SFD Fasteners Replacement & Coating Repairs	2,350,000	50,000	-	-	-	-	50,000	Construction	Maintenance
CLD and SFD Lead Paint Removal, Surface Crack Injection and General Corrosion Mitigation	500,000	500,000	500,000	500,000	-	-	1,500,000	Construction	Maintenance
Cleveland Dam - Lower Outlet HBV Rehabilitation	4,900,000	250,000	-	-	-	-	250,000	Construction	Maintenance
Cleveland Dam Drumgate Seal Replacement	1,300,000	500,000	500,000	-	-	-	1,000,000	Construction	Maintenance

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
Cleveland Dam Lower Outlet Trashrack Replacement and Debris Removal	–	–	–	500,000	500,000	1,500,000	2,500,000	Not Started	Maintenance
Cleveland Dam Power Resiliency Improvements	1,700,000	700,000	800,000	–	–	–	1,500,000	Construction	Resilience
Cleveland Dam Public Warning System and Enhancements	10,000,000	1,750,000	2,000,000	2,750,000	–	–	6,500,000	Construction	Maintenance
Cleveland Dam Seismic Stability Evaluation	800,000	400,000	–	–	–	–	400,000	Design	Resilience
Cleveland Dam Spillway Resurfacing	–	–	–	400,000	1,000,000	3,000,000	4,400,000	Not Started	Maintenance
Facilities O&M Documentation Development	2,000,000	1,000,000	500,000	–	–	–	1,500,000	Design	Resilience
Lake City HVAC Upgrade	900,000	400,000	800,000	–	–	–	1,200,000	Construction	Resilience
Loch Lomond Formalized Spillway Design and Construction	–	–	–	–	–	50,000	50,000	Not Started	Maintenance
Loch Lomond Outlet Works Rehabilitation	450,000	250,000	200,000	500,000	200,000	200,000	1,350,000	Design	Resilience
Lower Seymour Conservation Reserve Learning Lodge Replacement	5,050,000	50,000	–	–	–	–	50,000	Construction	Upgrade
Microbiology Laboratory Expansion	500,000	250,000	650,000	1,400,000	3,000,000	250,000	5,550,000	Design	Maintenance
Newton Rechlorination Station No. 2	–	–	400,000	1,050,000	1,100,000	2,500,000	5,050,000	Not Started	Maintenance
Pitt River Rechlorination Station Reconstruction	–	–	500,000	1,200,000	1,800,000	1,500,000	5,000,000	Not Started	Maintenance
Rechlorination Sites - Back-Up Power	–	–	–	–	–	300,000	300,000	Not Started	Resilience
Rechlorination Station SHS Storage Tank Replacement	1,200,000	100,000	–	–	–	–	100,000	Construction	Maintenance
Rechlorination Station Upgrades	5,300,000	2,000,000	1,800,000	1,000,000	6,000,000	6,000,000	16,800,000	Design	Maintenance
Rice Lake Dams Rehabilitation	3,000,000	900,000	1,200,000	600,000	–	–	2,700,000	Construction	Maintenance
Seymour Falls Dam Public Warning System	10,000,000	1,250,000	2,500,000	3,000,000	3,000,000	–	9,750,000	Construction	Maintenance
Seymour Falls Dam Seismic Stability Assessment	1,800,000	750,000	1,800,000	1,000,000	1,000,000	2,500,000	7,050,000	Definition	Resilience
South Fraser Works Yard	71,000,000	2,500,000	5,000,000	5,000,000	5,500,000	–	18,000,000	Design	Maintenance
Water Utilities SLC Control System Upgrades Phase 1	3,000,000	600,000	600,000	600,000	600,000	600,000	3,000,000	Construction	Maintenance
<b>Total Others</b>	<b>\$ 137,750,000</b>	<b>\$ 16,800,000</b>	<b>\$ 24,150,000</b>	<b>\$ 22,395,000</b>	<b>\$ 25,400,000</b>	<b>\$ 27,900,000</b>	<b>\$ 116,645,000</b>		
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$ 3,344,850,000</b>	<b>\$ 424,855,000</b>	<b>\$ 503,950,000</b>	<b>\$ 599,495,000</b>	<b>\$ 568,580,000</b>	<b>\$ 928,087,000</b>	<b>\$ 3,024,967,000</b>		
<b>CAPITAL FUNDING</b>									
New External Borrowing	727,433,000	147,322,000	127,217,000	77,380,000	44,137,000	261,809,000	657,865,000		
New Borrowing funded by DCC	1,506,113,000	83,944,000	201,189,000	307,478,000	320,927,000	448,539,000	1,362,077,000		
Direct DCC Application	40,688,000	36,797,000	–	–	–	–	36,797,000		
Contribution to Capital Reserve	996,321,000	140,444,000	163,847,000	192,092,000	198,116,000	206,539,000	901,038,000		
Reserve	27,644,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000		
External Funding - Interagency	46,651,000	11,348,000	6,697,000	17,545,000	400,000	6,200,000	42,190,000		
<b>Total</b>	<b>\$ 3,344,850,000</b>	<b>\$ 424,855,000</b>	<b>\$ 503,950,000</b>	<b>\$ 599,495,000</b>	<b>\$ 568,580,000</b>	<b>\$ 928,087,000</b>	<b>\$ 3,024,967,000</b>		

**GREATER VANCOUVER WATER DISTRICT  
CAPITAL PORTFOLIO  
WATER SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>SUMMARY BY DRIVER</b>									
Growth	1,564,600,000	244,200,000	275,650,000	319,690,000	325,400,000	475,600,000	1,640,540,000		
Maintenance	889,050,000	105,115,000	142,600,000	193,595,000	130,550,000	222,050,000	793,910,000		
Resilience	798,950,000	68,090,000	79,850,000	79,260,000	96,930,000	203,937,000	528,067,000		
Upgrade	89,350,000	7,450,000	5,850,000	6,950,000	15,700,000	26,250,000	62,200,000		
Opportunity	2,900,000	-	-	-	-	250,000	250,000		
<b>Total</b>	<b>\$ 3,344,850,000</b>	<b>\$ 424,855,000</b>	<b>\$ 503,950,000</b>	<b>\$ 599,495,000</b>	<b>\$ 568,580,000</b>	<b>\$ 928,087,000</b>	<b>\$3,024,967,000</b>		

\* 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.

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT**  
**LIQUID WASTE SERVICES**  
**2024 - 2028 FINANCIAL PLAN**  
**2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Liquid Waste Services Levy	\$ 324,265,595	\$ 389,498,103	20.1%	\$ 460,710,342	18.3%	\$ 510,271,231	10.8%	\$ 559,648,886	9.7%	\$ 609,927,350	9.0%
User Fees	4,331,703	5,399,457		6,628,443		7,158,154		7,588,608		7,774,823	
Transfer from DCC Reserves	63,572,619	72,994,744		87,958,117		114,793,406		169,453,587		243,077,481	
Liquid Waste Industrial Charges	12,495,626	13,169,057		13,655,992		14,044,413		14,465,746		14,827,389	
Other External Revenues	1,793,792	1,986,884		1,998,884		2,010,884		2,022,884		2,022,884	
Transfer from Sustainability Innovation Fund Reserves	2,731,077	452,000		-		-		-		-	
Transfer from Reserves	11,618,251	2,331,007		229,074		275,000		125,000		125,000	
<b>TOTAL REVENUES</b>	<b>\$ 420,808,663</b>	<b>\$ 485,831,252</b>	15.5%	<b>\$ 571,180,852</b>	17.6%	<b>\$ 648,553,088</b>	13.5%	<b>\$ 753,304,711</b>	16.2%	<b>\$ 877,754,927</b>	16.5%
<b>EXPENDITURES</b>											
<b>Operating Programs:</b>											
Policy Planning and Analysis											
Contribution to Sustainability Innovation Fund Reserve	\$ 1,127,000	\$ 1,127,000		\$ 1,127,000		\$ 1,127,000		\$ 1,127,000		\$ 1,127,000	
Utility Analysis and Infrastructure	2,970,042	3,217,058		4,011,183		4,685,184		4,302,143		4,022,804	
Utility Policy and Planning	3,712,150	3,854,352		3,955,686		4,019,568		4,123,768		4,271,059	
Wastewater Research and Innovation	3,704,459	2,067,771		1,851,913		1,904,784		1,954,882		2,038,359	
Wastewater Facilities Planning	560,402	870,969		1,331,231		1,122,349		1,413,278		1,438,945	
	12,074,053	11,137,150	(7.8%)	12,277,013	10.2%	12,858,885	4.7%	12,921,071	0.5%	12,898,167	(0.2%)
Management Systems and Utility Services											
Annacis Research Centre	502,112	525,741		535,987		546,228		557,714		570,902	
Dispatch	155,180	168,597		173,666		178,319		183,048		186,893	
Energy Management	323,386	364,251		466,192		481,436		496,901		512,429	
Engineers in Training	589,460	823,862		1,072,887		1,101,667		1,130,814		1,161,047	
Management Systems Utility Services	1,219,885	1,311,325		1,307,845		1,336,945		1,366,413		1,397,143	
Records Management	131,443	189,518		199,590		199,857		205,196		210,730	
Utility Voice Radio	135,465	142,589		154,382		161,530		168,064		174,797	
	3,056,931	3,525,883	15.3%	3,905,549	10.8%	4,005,982	2.6%	4,108,150	2.6%	4,213,941	2.6%
Environmental Management and Quality Control											
Environmental Management and Quality Control	13,445,222	15,573,512		17,172,385		17,511,014		18,055,737		19,738,014	
Source Compliance Monitoring	412,888	438,745		467,003		641,777		490,621		502,887	
Contribution to Reserve	106,282	108,399		109,835		113,062		116,264		119,501	
	13,964,392	16,120,656	15.4%	17,749,223	10.1%	18,265,853	2.9%	18,662,622	2.2%	20,360,402	9.1%
Project Delivery											
Minor Capital Projects	7,170,828	9,706,543		10,152,057		10,355,251		10,618,409		10,872,378	
	7,170,828	9,706,543	35.4%	10,152,057	4.6%	10,355,251	2.0%	10,618,409	2.5%	10,872,378	2.4%
Operations and Maintenance											
Lake City Operations	1,027,079	1,058,982		1,099,544		1,129,638		1,233,046		1,315,614	
Liquid Waste Residuals	28,874,666	42,152,634		45,234,938		46,116,435		48,682,283		52,029,648	
Maintenance	36,063,178	38,457,280		42,121,093		44,293,104		46,433,669		48,096,133	
SCADA Control Systems	1,126,131	1,373,250		1,449,064		1,549,459		1,617,573		1,686,926	
Urban Drainage	1,406,189	2,106,676		2,263,622		2,350,120		2,555,226		2,635,228	
Wastewater Collection	17,671,887	18,235,181		19,289,848		20,281,536		21,299,021		21,983,121	
Wastewater Treatment	55,069,772	63,322,632		68,369,101		71,295,411		74,304,651		76,982,069	
	141,238,902	166,706,635	18.0%	179,827,210	7.9%	187,015,703	4.0%	196,125,469	4.9%	204,728,739	4.4%
Administration and Department Support											
Communications Program	2,882,626	2,969,536	3.0%	3,626,312	22.1%	3,790,540	4.5%	4,055,989	7.0%	3,945,411	(2.7%)
Environmental Regulation and Enforcement	475,000	503,500	6.0%	514,368	2.2%	525,507	2.2%	536,922	2.2%	548,623	2.2%
Allocation of Centralized Support Costs	2,278,451	2,432,995	6.8%	2,507,241	3.1%	2,577,670	2.8%	2,654,527	3.0%	2,716,762	2.3%
Total Operating Programs	34,321,573	39,923,864	16.3%	42,545,317	6.6%	45,537,764	7.0%	48,698,844	6.9%	52,929,878	8.7%
	217,462,756	253,026,762	16.4%	273,104,290	7.9%	284,933,155	4.3%	298,382,003	4.7%	313,214,301	5.0%
Allocation of Project Delivery Cost											
Debt Service	6,684,841	7,265,724	8.7%	7,249,602	(0.2%)	7,547,881	4.1%	7,842,854	3.9%	8,080,639	3.0%
Contribution to Capital	116,305,572	126,907,374	9.1%	159,867,703	26.0%	203,328,170	27.2%	288,978,024	42.1%	396,235,443	37.1%
	80,355,494	98,631,392	22.7%	130,959,257	32.8%	152,743,882	16.6%	158,101,830	3.5%	160,224,544	1.3%
<b>TOTAL EXPENDITURES</b>	<b>\$ 420,808,663</b>	<b>\$ 485,831,252</b>	15.5%	<b>\$ 571,180,852</b>	17.6%	<b>\$ 648,553,088</b>	13.5%	<b>\$ 753,304,711</b>	16.2%	<b>\$ 877,754,927</b>	16.5%



**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT**  
**LIQUID WASTE SERVICES**  
**2024 - 2028 FINANCIAL PLAN**  
**VANCOUVER SEWERAGE AREA**  
**2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Liquid Waste Services Levy	\$ 99,429,756	\$ 125,868,534	26.6%	\$ 149,281,362	18.6%	\$ 163,020,066	9.2%	\$ 185,541,479	13.8%	\$ 212,488,095	14.5%
User Fees	1,243,538	1,528,984		1,931,824		2,134,735		2,337,719		2,395,778	
Transfer from DCC Reserves	7,005,177	7,342,921		8,235,365		9,773,047		16,028,628		26,544,502	
Liquid Waste Industrial Charges	3,195,194	3,386,906		3,522,382		3,628,053		3,736,895		3,830,317	
Other External Revenues	154,282	237,127		237,127		237,127		237,127		237,127	
Transfer from Sustainability Innovation Fund Reserves	1,068,671	173,658		-		-		-		-	
Transfer from Reserves	11,373,251	1,921,267		104,074		57,630		-		-	
<b>TOTAL REVENUES</b>	<b>\$ 123,469,869</b>	<b>\$ 140,459,397</b>	<b>13.8%</b>	<b>\$ 163,312,134</b>	<b>16.3%</b>	<b>\$ 178,850,658</b>	<b>9.5%</b>	<b>\$ 207,881,848</b>	<b>16.2%</b>	<b>\$ 245,495,819</b>	<b>18.1%</b>
<b>EXPENDITURES</b>											
<b>Operating Programs:</b>											
Policy Planning and Analysis											
Contribution to Sustainability Innovation Fund Reserve	\$ 440,995	\$ 432,993		\$ 432,993		\$ 432,993		\$ 432,993		\$ 432,993	
Utility Analysis and Infrastructure	1,093,700	1,168,759		1,439,866		1,696,846		1,547,686		1,438,294	
Utility Policy and Planning	1,425,173	1,461,632		1,500,565		1,525,108		1,565,142		1,621,731	
Wastewater Research and Innovation	1,449,555	794,438		711,505		731,818		751,066		783,138	
Wastewater Facilities Planning	219,285	334,626		511,459		431,207		542,980		552,842	
	4,628,708	4,192,448	(9.4%)	4,596,388	9.6%	4,817,972	4.8%	4,839,867	0.5%	4,828,998	(0.2%)
Management Systems and Utility Services											
Annacis Research Centre	196,476	201,990		205,926		209,861		214,274		219,341	
Dispatch	45,088	49,654		51,147		52,517		53,910		55,042	
Energy Management	93,962	107,277		137,300		141,790		146,344		150,917	
Engineers in Training	230,654	316,519		412,192		423,249		434,447		446,062	
Management Systems Utility Services	354,450	386,198		385,173		393,743		402,422		411,472	
Records Management	38,191	55,816		57,309		58,861		60,433		62,063	
Utility Voice Radio	48,639	51,196		55,430		57,998		60,343		62,761	
	1,007,460	1,168,650	16.0%	1,304,477	11.6%	1,338,019	2.6%	1,372,173	2.6%	1,407,658	2.6%
Environmental Management and Quality Control											
Environmental Management and Quality Control	5,049,905	5,774,470		6,383,123		6,496,539		6,700,057		7,342,121	
Source Compliance Monitoring	161,563	168,566		179,423		246,571		188,497		193,209	
Contribution to Reserve	41,588	41,647		42,199		43,438		44,669		45,912	
	5,253,056	5,984,683	13.9%	6,604,745	10.4%	6,786,548	2.8%	6,933,223	2.2%	7,581,242	9.3%
Project Delivery											
Minor Capital Projects	1,496,392	2,815,821		2,934,064		2,992,043		3,068,301		3,139,954	
	1,496,392	2,815,821	88.2%	2,934,064	4.2%	2,992,043	2.0%	3,068,301	2.5%	3,139,954	2.3%
Operations and Maintenance											
Lake City Operations	401,896	406,867		422,450		434,012		473,742		505,465	
Liquid Waste Residuals	17,569,473	25,227,925		26,204,901		27,100,753		28,523,974		30,241,207	
Maintenance	9,761,264	10,278,917		10,978,603		11,282,022		11,690,301		12,049,646	
SCADA Control Systems	310,583	378,739		399,651		427,338		446,126		465,253	
Wastewater Collection	4,781,815	5,409,875		5,775,540		6,115,297		6,364,909		6,559,427	
Wastewater Treatment	15,567,664	17,159,736		18,472,921		18,608,281		19,777,773		20,241,068	
	48,392,695	58,862,059	21.6%	62,254,066	5.8%	63,967,703	2.8%	67,276,825	5.2%	70,062,066	4.1%
Administration and Department Support											
Communications Program	837,576	874,558	4.4%	1,067,985	22.1%	1,116,352	4.5%	1,194,529	7.0%	1,161,963	(2.7%)
Environmental Regulation and Enforcement	185,868	193,445	4.1%	197,620	2.2%	201,900	2.2%	206,285	2.2%	210,781	2.2%
Allocation of Centralized Support Costs	439,741	456,916	3.9%	470,860	3.1%	484,086	2.8%	498,520	3.0%	510,208	2.3%
Total Operating Programs	9,984,775	11,703,180	17.2%	12,265,980	4.8%	13,001,364	6.0%	13,405,224	3.1%	14,621,453	9.1%
	72,226,271	86,251,760	19.4%	91,696,185	6.3%	94,705,987	3.3%	98,794,947	4.3%	103,524,323	4.8%
Allocation of Project Delivery Cost											
Debt Service	1,868,052	2,338,649	25.2%	2,333,460	(0.2%)	2,429,468	4.1%	2,524,412	3.9%	2,600,949	3.0%
Contribution to Capital	16,189,300	15,036,345	(7.1%)	18,652,265	24.0%	23,032,410	23.5%	46,826,074	103.3%	79,579,439	69.9%
	33,186,246	36,832,643	11.0%	50,630,224	37.5%	58,682,793	15.9%	59,736,415	1.8%	59,791,108	0.1%
<b>TOTAL EXPENDITURES</b>	<b>\$ 123,469,869</b>	<b>\$ 140,459,397</b>	<b>13.8%</b>	<b>\$ 163,312,134</b>	<b>16.3%</b>	<b>\$ 178,850,658</b>	<b>9.5%</b>	<b>\$ 207,881,848</b>	<b>16.2%</b>	<b>\$ 245,495,819</b>	<b>18.1%</b>

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT**  
**LIQUID WASTE SERVICES**  
**2024 - 2028 FINANCIAL PLAN**  
**NORTH SHORE SEWERAGE AREA**  
**2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Liquid Waste Services Levy	\$ 34,247,339	\$ 37,993,285	10.9%	\$ 53,421,720	40.6%	\$ 66,287,868	24.1%	\$ 73,714,927	11.2%	\$ 74,926,850	1.6%
User Fees	63,459	60,893		62,352		63,848		65,381		66,953	
Transfer from DCC Reserves	2,513,190	2,470,796		3,203,837		4,301,680		6,238,233		9,108,329	
Liquid Waste Industrial Charges	924,953	942,527		960,435		978,683		1,008,043		1,033,244	
Other External Revenues	18,781	27,405		27,405		27,405		27,405		27,405	
Transfer from Sustainability Innovation Fund Reserves	176,701	28,476		-		-		-		-	
Transfer from Reserves	-	18,900		-		9,450		-		-	
<b>TOTAL REVENUES</b>	<b>\$ 37,944,423</b>	<b>\$ 41,542,282</b>	<b>9.5%</b>	<b>\$ 57,675,749</b>	<b>38.8%</b>	<b>\$ 71,668,934</b>	<b>24.3%</b>	<b>\$ 81,053,989</b>	<b>13.1%</b>	<b>\$ 85,162,781</b>	<b>5.1%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Policy Planning and Analysis											
Contribution to Sustainability Innovation Fund Reserve	\$ 72,917	\$ 71,001		\$ 71,001		\$ 71,001		\$ 71,001		\$ 71,001	
Utility Analysis and Infrastructure	180,839	191,650		236,105		278,244		253,785		235,847	
Utility Policy and Planning	235,647	239,674		246,058		250,083		256,647		265,927	
Wastewater Research and Innovation	239,678	130,270		116,671		120,001		123,158		128,417	
Wastewater Facilities Planning	36,258	54,871		83,868		70,708		89,037		90,654	
	<u>765,339</u>	<u>687,466</u>	(10.2%)	<u>753,703</u>	9.6%	<u>790,037</u>	4.8%	<u>793,628</u>	0.5%	<u>791,846</u>	(0.2%)
Management Systems and Utility Services											
Annacis Research Centre	32,487	33,122		33,767		34,412		35,136		35,967	
Dispatch	13,601	15,406		15,868		16,296		16,725		17,078	
Energy Management	28,338	33,287		42,603		43,996		45,410		46,829	
Engineers in Training	38,131	51,897		67,584		69,397		71,233		73,137	
Management Systems Utility Services	106,899	119,829		119,511		122,170		124,863		127,671	
Records Management	11,519	17,317		17,780		18,261		18,749		19,255	
Utility Voice Radio	12,894	13,572		14,695		15,375		15,997		16,638	
	<u>243,869</u>	<u>284,430</u>	16.6%	<u>311,808</u>	9.6%	<u>319,907</u>	2.6%	<u>328,113</u>	2.6%	<u>336,575</u>	2.6%
Environmental Management and Quality Control											
Environmental Management and Quality Control	978,692	1,095,946		1,199,784		1,230,297		1,267,784		1,376,115	
Source Compliance Monitoring	26,714	27,641		29,421		40,432		30,909		31,682	
Contribution to Reserve	6,876	6,829		6,920		7,123		7,325		7,529	
	<u>1,012,282</u>	<u>1,130,416</u>	11.7%	<u>1,236,125</u>	9.4%	<u>1,277,852</u>	3.4%	<u>1,306,018</u>	2.2%	<u>1,415,326</u>	8.4%
Project Delivery											
Minor Capital Projects	373,392	301,847		312,592		322,627		330,797		338,144	
	<u>373,392</u>	<u>301,847</u>	(19.2%)	<u>312,592</u>	3.6%	<u>322,627</u>	3.2%	<u>330,797</u>	2.5%	<u>338,144</u>	2.2%
Operations and Maintenance											
Lake City Operations	66,452	66,715		69,269		71,166		77,681		82,882	
Liquid Waste Residuals	719,094	1,011,097		1,080,336		1,079,876		1,144,563		1,237,103	
Maintenance	3,972,973	4,301,122		5,462,460		5,585,209		5,813,062		5,975,680	
SCADA Control Systems	174,410	212,682		224,423		239,973		250,522		261,263	
Wastewater Collection	3,254,820	3,584,803		3,762,618		3,992,216		4,179,575		4,300,978	
Wastewater Treatment	7,023,825	7,974,484		9,126,709		10,186,842		13,611,577		14,019,962	
	<u>15,211,574</u>	<u>17,150,903</u>	12.7%	<u>19,725,815</u>	15.0%	<u>21,155,282</u>	7.2%	<u>25,076,980</u>	18.5%	<u>25,877,868</u>	3.2%
Administration and Department Support											
Communications Program	252,605	271,356	7.4%	331,372	22.1%	346,380	4.5%	370,636	7.0%	360,532	(2.7%)
Environmental Regulation and Enforcement	30,733	31,721	3.2%	32,405	2.2%	33,107	2.2%	33,826	2.2%	34,563	2.2%
Allocation of Centralized Support Costs	128,277	135,518	5.6%	139,653	3.1%	143,576	2.8%	147,857	3.0%	151,324	2.3%
Total Operating Programs	<u>3,009,200</u>	<u>3,626,724</u>	20.5%	<u>3,646,815</u>	0.6%	<u>4,651,971</u>	27.6%	<u>5,392,059</u>	15.9%	<u>5,668,423</u>	5.1%
Allocation of Project Delivery Cost	530,045	493,754	(6.8%)	492,659	(0.2%)	512,929	4.1%	532,974	3.9%	549,133	3.0%
Debt Service	7,615,799	7,688,674	1.0%	12,267,237	59.5%	17,155,132	39.8%	19,972,181	16.4%	22,834,162	14.3%
Contribution to Capital	8,771,308	9,739,473	11.0%	18,425,565	89.2%	24,960,134	35.5%	26,768,920	7.2%	26,804,885	0.1%
<b>TOTAL EXPENDITURES</b>	<b>\$ 37,944,423</b>	<b>\$ 41,542,282</b>	<b>9.5%</b>	<b>\$ 57,675,749</b>	<b>38.8%</b>	<b>\$ 71,668,934</b>	<b>24.3%</b>	<b>\$ 81,053,989</b>	<b>13.1%</b>	<b>\$ 85,162,781</b>	<b>5.1%</b>

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT**  
**LIQUID WASTE SERVICES**  
**2024 - 2028 FINANCIAL PLAN**  
**LULU ISLAND WEST SEWERAGE AREA**  
**2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Liquid Waste Services Levy	\$ 29,380,218	\$ 32,235,087	9.7%	\$ 39,200,653	21.6%	\$ 44,483,408	13.5%	\$ 48,555,691	9.2%	\$ 50,952,567	4.9%
User Fees	146,209	134,132		137,416		140,782		144,232		147,769	
Transfer from DCC Reserves	2,353,241	2,427,028		2,468,627		2,846,907		4,793,330		8,097,005	
Liquid Waste Industrial Charges	936,203	953,991		972,117		990,587		1,020,305		1,045,813	
Other External Revenues	678,268	705,059		717,059		729,059		741,059		741,059	
Transfer from Sustainability Innovation Fund Reserves	181,343	31,233		-		-		-		-	
Transfer from Reserves	-	20,730		-		10,365		-		-	
<b>TOTAL REVENUES</b>	<b>\$ 33,675,482</b>	<b>\$ 36,507,260</b>	<b>8.4%</b>	<b>\$ 43,495,872</b>	<b>19.1%</b>	<b>\$ 49,201,108</b>	<b>13.1%</b>	<b>\$ 55,254,617</b>	<b>12.3%</b>	<b>\$ 60,984,213</b>	<b>10.4%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Policy Planning and Analysis											
Contribution to Sustainability Innovation Fund Reserve	\$ 74,833	\$ 77,876		\$ 77,876		\$ 77,876		\$ 77,876		\$ 77,876	
Utility Analysis and Infrastructure	185,591	210,206		258,966		305,185		278,358		258,683	
Utility Policy and Planning	241,839	262,881		269,883		274,297		281,497		291,675	
Wastewater Research and Innovation	245,976	142,883		127,967		131,621		135,082		140,851	
Wastewater Facilities Planning	37,211	60,184		91,988		77,554		97,658		99,431	
	<u>785,450</u>	<u>754,030</u>	(4.0%)	<u>826,680</u>	9.6%	<u>866,533</u>	4.8%	<u>870,471</u>	0.5%	<u>868,516</u>	(0.2%)
Management Systems and Utility Services											
Annacis Research Centre	33,340	36,329		37,037		37,744		38,538		39,449	
Dispatch	12,838	13,766		14,180		14,560		14,946		15,260	
Energy Management	26,753	29,744		38,068		39,313		40,576		41,844	
Engineers in Training	39,145	56,931		74,139		76,128		78,142		80,231	
Management Systems Utility Services	100,921	107,070		106,786		109,162		111,568		114,077	
Records Management	10,874	15,475		15,889		16,319		16,755		17,207	
Utility Voice Radio	11,348	11,945		12,933		13,531		14,079		14,643	
	<u>235,219</u>	<u>271,260</u>	15.3%	<u>299,032</u>	10.2%	<u>306,757</u>	2.6%	<u>314,604</u>	2.6%	<u>322,711</u>	2.6%
Environmental Management and Quality Control											
Environmental Management and Quality Control	950,795	1,131,504		1,243,472		1,271,292		1,310,458		1,427,833	
Source Compliance Monitoring	27,416	30,317		32,270		44,347		33,902		34,749	
Contribution to Reserve	7,057	7,490		7,590		7,813		8,034		8,258	
	<u>985,268</u>	<u>1,169,311</u>	18.7%	<u>1,283,332</u>	9.8%	<u>1,323,452</u>	3.1%	<u>1,352,394</u>	2.2%	<u>1,470,840</u>	8.8%
Project Delivery											
Minor Capital Projects	827,092	1,273,204		1,331,234		1,356,169		1,390,905		1,425,250	
	<u>827,092</u>	<u>1,273,204</u>	53.9%	<u>1,331,234</u>	4.6%	<u>1,356,169</u>	1.9%	<u>1,390,905</u>	2.6%	<u>1,425,250</u>	2.5%
Operations and Maintenance											
Lake City Operations	68,197	73,179		75,985		78,064		85,209		90,915	
Liquid Waste Residuals	1,472,479	1,937,345		2,199,231		2,183,988		2,322,935		2,511,424	
Maintenance	3,504,307	3,243,834		3,594,185		3,493,998		3,588,471		3,695,432	
SCADA Control Systems	30,510	37,206		39,261		41,980		43,826		45,705	
Wastewater Collection	551,341	615,069		680,499		737,997		782,664		815,221	
Wastewater Treatment	6,701,565	7,140,880		7,513,297		7,958,463		7,958,560		8,363,757	
	<u>12,328,399</u>	<u>13,047,513</u>	5.8%	<u>14,102,458</u>	8.1%	<u>14,494,490</u>	2.8%	<u>14,781,665</u>	2.0%	<u>15,522,454</u>	5.0%
Administration and Department Support											
Communications Program	238,480	242,463	1.7%	296,088	22.1%	309,498	4.5%	331,172	7.0%	322,143	(2.7%)
Environmental Regulation and Enforcement	31,540	34,792	10.3%	35,543	2.2%	36,313	2.2%	37,101	2.2%	37,910	2.2%
Allocation of Centralized Support Costs	236,048	240,867	2.0%	248,217	3.1%	255,189	2.8%	262,798	3.0%	268,959	2.3%
Total Operating Programs	<u>2,836,038</u>	<u>3,208,381</u>	13.1%	<u>3,206,633</u>	(0.1%)	<u>3,496,544</u>	9.0%	<u>3,717,806</u>	6.3%	<u>3,903,336</u>	5.0%
Allocation of Project Delivery Cost	18,503,534	20,241,821	9.4%	21,629,217	6.9%	22,444,945	3.8%	23,058,916	2.7%	24,142,119	4.7%
Allocation of Project Delivery Cost	392,453	411,218	4.8%	410,305	(0.2%)	427,187	4.1%	443,882	3.9%	457,340	3.0%
Debt Service	7,096,627	8,049,519	13.4%	11,073,206	37.6%	14,912,226	34.7%	19,600,792	31.4%	24,198,764	23.5%
Contribution to Capital	7,682,868	7,804,702	1.6%	10,383,144	33.0%	11,416,750	10.0%	12,151,027	6.4%	12,185,990	0.3%
<b>TOTAL EXPENDITURES</b>	<b>\$ 33,675,482</b>	<b>\$ 36,507,260</b>	<b>8.4%</b>	<b>\$ 43,495,872</b>	<b>19.1%</b>	<b>\$ 49,201,108</b>	<b>13.1%</b>	<b>\$ 55,254,617</b>	<b>12.3%</b>	<b>\$ 60,984,213</b>	<b>10.4%</b>

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT**  
**LIQUID WASTE SERVICES**  
**2024 - 2028 FINANCIAL PLAN**  
**FRASER SEWERAGE AREA**  
**2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Liquid Waste Services Levy	\$ 158,960,909	\$ 190,533,872	19.9%	\$ 215,535,351	13.1%	\$ 233,103,981	8.2%	\$ 248,241,369	6.5%	\$ 267,864,999	7.9%
User Fees	2,878,497	3,675,448		4,496,851		4,818,789		5,041,276		5,164,323	
Transfer from DCC Reserves	51,701,011	60,753,999		74,050,288		97,871,772		142,393,396		199,327,645	
Liquid Waste Industrial Charges	7,439,276	7,885,633		8,201,058		8,447,090		8,700,503		8,918,015	
Other External Revenues	942,461	1,017,293		1,017,293		1,017,293		1,017,293		1,017,293	
Transfer from Sustainability Innovation Fund Reserves	1,304,362	218,633		-		-		-		-	
Transfer from Reserves	-	145,110		-		72,555		-		-	
<b>TOTAL REVENUES</b>	<b>\$ 223,226,516</b>	<b>\$ 264,229,988</b>	<b>18.4%</b>	<b>\$ 303,300,841</b>	<b>14.8%</b>	<b>\$ 345,331,480</b>	<b>13.9%</b>	<b>\$ 405,393,837</b>	<b>17.4%</b>	<b>\$ 482,292,275</b>	<b>19.0%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Policy Planning and Analysis											
Contribution to Sustainability Innovation Fund Reserve	\$ 538,255	\$ 545,130		\$ 545,130		\$ 545,130		\$ 545,130		\$ 545,130	
Utility Analysis and Infrastructure	1,334,912	1,471,443		1,812,761		2,136,295		1,948,506		1,810,783	
Utility Policy and Planning	1,739,491	1,840,165		1,889,180		1,920,080		1,970,482		2,041,726	
Wastewater Research and Innovation	1,769,250	1,000,180		895,770		921,344		945,576		985,953	
Wastewater Facilities Planning	267,648	421,288		643,916		542,880		683,603		696,018	
	5,649,556	5,278,206	(6.6%)	5,786,757	9.6%	6,065,729	4.8%	6,093,297	0.5%	6,079,610	(0.2%)
Management Systems and Utility Services											
Annacis Research Centre	239,809	254,300		259,257		264,211		269,766		276,145	
Dispatch	82,892	88,831		91,502		93,953		96,445		98,471	
Energy Management	172,748	191,913		245,623		253,655		261,803		269,984	
Engineers in Training	281,530	398,515		518,972		532,893		546,992		561,617	
Management Systems Utility Services	651,638	690,924		689,090		704,423		719,949		736,141	
Records Management	70,213	99,854		102,526		105,302		108,114		111,030	
Utility Voice Radio	62,584	65,876		71,324		74,626		77,645		80,755	
	1,561,414	1,790,213	14.7%	1,978,294	10.5%	2,029,063	2.6%	2,080,714	2.5%	2,134,143	2.6%
Environmental Management and Quality Control											
Environmental Management and Quality Control	6,465,830	7,571,592		8,346,006		8,512,886		8,777,438		9,591,945	
Source Compliance Monitoring	197,195	212,221		225,889		310,427		237,313		243,247	
Contribution to Reserve	50,761	52,433		53,126		54,688		56,236		57,802	
	6,713,786	7,836,246	16.7%	8,625,021	10.1%	8,878,001	2.9%	9,070,987	2.2%	9,892,994	9.1%
Project Delivery											
Minor Capital Projects	4,045,952	5,015,671		5,266,667		5,369,225		5,505,339		5,637,887	
	4,045,952	5,015,671	24.0%	5,266,667	5.0%	5,369,225	1.9%	5,505,339	2.5%	5,637,887	2.4%
Operations and Maintenance											
Lake City Operations	490,534	512,221		531,840		546,396		596,414		636,352	
Liquid Waste Residuals	9,113,620	13,976,267		15,750,470		15,751,818		16,690,811		18,039,914	
Maintenance	18,640,284	20,475,209		21,913,331		23,754,811		25,159,469		26,187,832	
SCADA Control Systems	589,227	718,526		758,192		810,722		846,360		882,647	
Wastewater Collection	9,083,911	8,625,434		9,071,191		9,436,026		9,971,873		10,307,495	
Wastewater Treatment	25,776,718	31,047,532		33,256,174		34,541,825		32,956,741		34,357,282	
	63,694,294	75,355,189	18.3%	81,281,198	7.9%	84,841,598	4.4%	86,221,668	1.6%	90,411,522	4.9%
Administration and Department Support											
Communications Program	1,539,840	1,564,619	1.6%	1,910,668	22.1%	1,997,196	4.5%	2,137,061	7.0%	2,078,797	(2.7%)
Environmental Regulation and Enforcement	226,859	243,542	7.4%	248,800	2.2%	254,187	2.2%	259,710	2.2%	265,369	2.2%
Allocation of Centralized Support Costs	1,474,385	1,599,694	8.5%	1,648,511	3.1%	1,694,819	2.8%	1,745,352	3.0%	1,786,271	2.3%
Total Operating Programs	18,309,694	21,142,201	15.5%	23,151,522	9.5%	24,116,062	4.2%	25,919,189	7.5%	28,472,504	9.9%
Allocation of Project Delivery Cost	103,215,780	119,825,581	16.1%	129,897,438	8.4%	135,245,880	4.1%	139,033,317	2.8%	146,759,097	5.6%
Debt Service											
Contribution to Capital	3,891,818	4,016,997	3.2%	4,008,084	(0.2%)	4,172,993	4.1%	4,336,075	3.9%	4,467,539	3.0%
Debt Service	85,403,846	96,132,836	12.6%	117,874,995	22.6%	148,228,402	25.8%	202,578,977	36.7%	269,623,078	33.1%
<b>TOTAL EXPENDITURES</b>	<b>\$ 223,226,516</b>	<b>\$ 264,229,988</b>	<b>18.4%</b>	<b>\$ 303,300,841</b>	<b>14.8%</b>	<b>\$ 345,331,480</b>	<b>13.9%</b>	<b>\$ 405,393,837</b>	<b>17.4%</b>	<b>\$ 482,292,275</b>	<b>19.0%</b>

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT**  
**LIQUID WASTE SERVICES**  
**2024 - 2028 FINANCIAL PLAN**  
**DRAINAGE**  
**2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Liquid Waste Services Levy	\$ 2,247,373	\$ 2,867,325	27.6%	\$ 3,271,256	14.1%	\$ 3,375,908	3.2%	\$ 3,595,420	6.5%	\$ 3,694,839	2.8%
Transfer from Reserves	245,000	225,000		125,000		125,000		125,000		125,000	
<b>TOTAL REVENUES</b>	<b>\$ 2,492,373</b>	<b>\$ 3,092,325</b>	<b>24.1%</b>	<b>\$ 3,396,256</b>	<b>9.8%</b>	<b>\$ 3,500,908</b>	<b>3.1%</b>	<b>\$ 3,720,420</b>	<b>6.3%</b>	<b>\$ 3,819,839</b>	<b>2.7%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Policy Planning and Analysis											
Utility Analysis and Infrastructure	\$ 175,000	\$ 175,000		\$ 263,485		\$ 268,614		\$ 273,808		\$ 279,197	
Utility Policy and Planning	70,000	50,000		50,000		50,000		50,000		50,000	
	245,000	225,000	(8.2%)	313,485	39.3%	318,614	1.6%	323,808	1.6%	329,197	1.7%
Management Systems and Utility Services											
Dispatch	761	940		969		993		1,022		1,042	
Energy Management	1,585	2,030		2,598		2,682		2,768		2,855	
Management Systems Utility Services	5,977	7,304		7,285		7,447		7,611		7,782	
Records Management	646	1,056		1,086		1,114		1,145		1,175	
	8,969	11,330	26.3%	11,938	5.4%	12,236	2.5%	12,546	2.5%	12,854	2.5%
Project Delivery											
Minor Capital Projects	428,000	300,000		307,500		315,187		323,067		331,143	
	428,000	300,000	(29.9%)	307,500	2.5%	315,187	2.5%	323,067	2.5%	331,143	2.5%
Operations and Maintenance											
Maintenance	184,350	158,198		172,514		177,064		182,366		187,543	
SCADA Control Systems	21,401	26,097		27,537		29,446		30,739		32,058	
Urban Drainage	1,406,189	2,106,676		2,263,622		2,350,120		2,555,226		2,635,228	
	1,611,940	2,290,971	42.1%	2,463,673	7.5%	2,556,630	3.8%	2,768,331	8.3%	2,854,829	3.1%
Administration and Department Support											
Allocation of Centralized Support Costs	14,125	16,540	17.1%	20,199	22.1%	21,114	4.5%	22,591	7.0%	21,976	(2.7%)
	181,866	243,378	33.8%	274,367	12.7%	271,823	(0.9%)	264,566	(2.7%)	264,162	(0.2%)
Total Operating Programs	2,489,900	3,087,219	24.0%	3,391,162	9.8%	3,495,604	3.1%	3,714,909	6.3%	3,814,161	2.7%
Allocation of Project Delivery Cost											
	2,473	5,106	106.5%	5,094	(0.2%)	5,304	4.1%	5,511	3.9%	5,678	3.0%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,492,373</b>	<b>\$ 3,092,325</b>	<b>24.1%</b>	<b>\$ 3,396,256</b>	<b>9.8%</b>	<b>\$ 3,500,908</b>	<b>3.1%</b>	<b>\$ 3,720,420</b>	<b>6.3%</b>	<b>\$ 3,819,839</b>	<b>2.7%</b>

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
CAPITAL PORTFOLIO  
LIQUID WASTE SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>CAPITAL EXPENDITURES</b>									
<b>Collections</b>									
8th Avenue Interceptor Air Treatment Facilities	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 100,000	\$ 1,100,000	Definition	Upgrade
Albert Street Trunk Sewer	10,250,000	450,000	-	-	-	-	450,000	Construction	Growth
Big Bend Forcemain - Gate Replacement	200,000	-	126,000	600,000	650,000	650,000	2,026,000	Design	Maintenance
Burnaby Lake North Interceptor Cariboo Section	1,000,000	50,000	650,000	1,700,000	11,200,000	15,000,000	28,600,000	Design	Growth
Burnaby Lake North Interceptor Winston Section	103,700,000	23,890,000	13,150,000	5,150,000	5,350,000	5,000,000	52,540,000	Construction	Growth
Burnaby South Slope Interceptor	500,000	200,000	250,000	500,000	650,000	4,550,000	6,150,000	Multiple	Growth
Cloverdale Pump Station Capacity Upgrade	11,400,000	370,000	1,110,000	3,730,000	3,900,000	2,200,000	11,310,000	Construction	Growth
Cloverdale Trunk Sewer Capacity Upgrade	1,200,000	450,000	1,800,000	900,000	8,150,000	8,000,000	19,300,000	Design	Growth
Combined Sewer Overflow Sampling Station Enhancements	1,900,000	400,000	-	-	-	-	400,000	Construction	Maintenance
Crescent Beach FM - Replacement	34,850,000	-	-	-	250,000	1,000,000	1,250,000	Construction	Maintenance
Eagle Creek (Lower Section) Channel Restoration	-	-	750,000	-	-	-	750,000	Not Started	Resilience
EMQC-Chemistry Laboratory	1,400,000	400,000	2,500,000	4,000,000	1,500,000	-	8,400,000	Design	Upgrade
Fraser Sewerage Area Integrated Resource Recovery (IRR) Study	1,200,000	250,000	250,000	250,000	-	-	750,000	Design	Opportunity
Front Street Pressure Sewer Access Hatches Reinforcement	5,000,000	1,700,000	500,000	500,000	500,000	470,000	3,670,000	Construction	Maintenance
FSA Flow Metering Program	3,500,000	620,000	520,000	-	-	-	1,140,000	Construction	Maintenance
FSA River Crossing Scour Protection Program - Phase 1	6,400,000	450,000	1,730,000	-	-	-	2,180,000	Construction	Maintenance
FSA Sewer Relocations and Protections	11,700,000	500,000	3,050,000	-	-	-	3,550,000	Construction	Maintenance
FSA Statutory Right of Way Acquisitions Phase 1	35,100,000	5,350,000	14,000,000	800,000	-	-	20,150,000	Design	Maintenance
Gilbert/Brighthouse Trunk Pressure Sewer	175,650,000	38,091,000	29,017,000	9,620,000	600,000	2,400,000	79,728,000	Multiple	Maintenance
Glenbrook Combined Trunk Kingsway Sanitary Section	8,100,000	5,200,000	1,000,000	938,000	-	-	7,138,000	Construction	Growth
Glenbrook CSO Gate Replacement	5,150,000	3,780,000	100,000	-	-	-	3,880,000	Construction	Maintenance
Gleneagles Forcemain Replacement	15,850,000	2,130,000	5,880,000	3,517,000	-	-	11,527,000	Multiple	Maintenance
Gleneagles Pump Stations Improvements	41,000,000	6,400,000	8,700,000	6,500,000	12,500,000	500,000	34,600,000	Construction	Maintenance
Harbour PS Air Treatment Facilities	-	-	-	-	-	150,000	150,000	Not Started	Upgrade
Harbour Pump Station Discharge Header Repair and Valve Replacements	4,850,000	4,273,000	-	-	-	-	4,273,000	Construction	Maintenance
Harbour Pump Station Power Distribution Equipment Replacement	3,650,000	2,107,000	628,000	-	-	-	2,735,000	Construction	Maintenance
Harbour Sewerage Pump Station (HRB) - Suction Piping Replacement	850,000	200,000	1,650,000	3,000,000	1,000,000	-	5,850,000	Design	Maintenance
Highbury Interceptor Diversion Junction Chamber Wall Rehabilitation	500,000	350,000	100,000	4,000,000	1,500,000	-	5,950,000	Design	Maintenance

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
CAPITAL PORTFOLIO  
LIQUID WASTE SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
Jervis Pump Station 25kV Voltage Conversion	1,300,000	990,000	-	-	-	-	990,000	Construction	Maintenance
Jervis Sewerage Pump Station (JRV) - Suction Piping Replacement	500,000	200,000	300,000	2,500,000	1,000,000	-	4,000,000	Design	Maintenance
Kent Pump Station High Voltage Switchgear Replacement	3,000,000	1,030,000	470,000	350,000	-	-	1,850,000	Construction	Maintenance
Lozells Sanitary Trunk Golf Course Section	-	-	50,000	400,000	200,000	1,000,000	1,650,000	Not Started	Growth
LSA Flow Metering Program	300,000	50,000	-	-	-	-	50,000	Construction	Maintenance
Marshend Pump Station	10,500,000	700,000	2,350,000	8,470,000	6,520,000	500,000	18,540,000	Multiple	Growth
New West Interceptor - Annacis Section 2	20,000,000	1,320,000	7,150,000	3,000,000	9,000,000	8,000,000	28,470,000	Construction	Maintenance
New West Interceptor Grit Chamber	1,250,000	400,000	650,000	4,000,000	4,000,000	-	9,050,000	Design	Maintenance
New Westminster Interceptor Annacis Channel Crossing Scour Protection	500,000	500,000	2,000,000	-	-	-	2,500,000	Design	Resilience
New Westminster Interceptor Repair Columbia St. Section	38,050,000	200,000	1,000,000	1,000,000	1,000,000	1,000,000	4,200,000	Construction	Maintenance
New Westminster Interceptor West Branch and Columbia Extension Rehabilitation	3,900,000	1,135,000	1,665,000	15,225,000	15,000,000	3,000,000	36,025,000	Design	Maintenance
North Road Trunk Sewer	23,650,000	5,380,000	4,450,000	2,400,000	500,000	600,000	13,330,000	Multiple	Growth
North Surrey Interceptor - Port Mann Section - Odour Control	5,050,000	750,000	2,000,000	4,184,000	6,795,000	6,600,000	20,329,000	Construction	Upgrade
North Surrey Interceptor Improvements	6,000,000	1,950,000	2,950,000	1,000,000	-	-	5,900,000	Multiple	Maintenance
North Surrey Interceptor Roebuck Section Replacement	19,450,000	2,500,000	6,750,000	7,600,000	1,000,000	-	17,850,000	Construction	Maintenance
NSA Flow Metering Program	900,000	55,000	350,000	60,000	-	-	465,000	Construction	Maintenance
NSA Scour Protection Upgrades	2,250,000	200,000	1,500,000	360,000	-	-	2,060,000	Construction	Maintenance
NSI 104th Ave Extension	12,950,000	-	500,000	6,000,000	1,500,000	-	8,000,000	Construction	Growth
NSI Flow Management	21,500,000	3,250,000	4,500,000	4,842,000	32,750,000	30,000,000	75,342,000	Construction	Upgrade
NSI Manson	17,400,000	1,270,000	6,900,000	11,550,000	10,900,000	5,900,000	36,520,000	Construction	Maintenance
NVI Lynn Branch Siphon - SSO Treatment	-	-	750,000	4,800,000	6,150,000	3,800,000	15,500,000	Not Started	Upgrade
NWP Dip Investigation and Repair	4,500,000	1,000,000	1,000,000	1,000,000	500,000	500,000	4,000,000	Construction	Maintenance
Ocean Park Trunk Manholes Lining	50,000	50,000	1,000,000	-	-	-	1,050,000	Design	Maintenance
Ocean Park Trunk Sewer - Air Management Facility	7,750,000	1,340,000	1,550,000	2,500,000	500,000	-	5,890,000	Construction	Upgrade
Port Coquitlam Pump Station Overflow	-	-	210,000	1,000,000	3,000,000	-	4,210,000	Not Started	Resilience
Port Coquitlam Pump Station Refurbishment	7,600,000	500,000	1,800,000	1,350,000	16,050,000	35,700,000	55,400,000	Design	Maintenance
Port Moody Pump Station Capacity Upgrade	2,300,000	230,000	1,860,000	1,090,000	5,000,000	8,000,000	16,180,000	Design	Growth
Port Moody South Interceptor Capacity Upgrade	200,000	50,000	300,000	150,000	1,900,000	1,000,000	3,400,000	Design	Growth
Port Moody Storm Drain Rehabilitation	1,650,000	400,000	600,000	600,000	-	-	1,600,000	Construction	Maintenance
Production Way Facility Access and Parking Improvements	4,850,000	4,600,000	-	-	-	-	4,600,000	Construction	Maintenance
Production Way Operation Centre	40,400,000	2,300,000	23,000,000	12,000,000	-	-	37,300,000	Construction	Upgrade
Rosemary Heights Pressure Sewer Capacity Upgrade	-	-	350,000	500,000	700,000	2,500,000	4,050,000	Not Started	Growth

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
CAPITAL PORTFOLIO  
LIQUID WASTE SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
Royal Ave PS Rehabilitation	12,900,000	1,430,000	8,300,000	800,000	–	–	10,530,000	Construction	Maintenance
Sapperton Pump Station	97,500,000	520,000	1,200,000	4,100,000	–	–	5,820,000	Multiple	Growth
Sapperton Pump Station Emergency Backup Power	5,000,000	1,725,000	2,315,000	525,000	175,000	–	4,740,000	Construction	Resilience
Sewer Heat Projects	57,000,000	3,800,000	11,600,000	12,900,000	17,400,000	16,600,000	62,300,000	Multiple	Opportunity
South Surrey Interceptor Johnston Section	84,050,000	1,180,000	9,080,000	7,178,000	2,000,000	1,000,000	20,438,000	Construction	Growth
South Surrey Interceptor Rehabilitation	45,300,000	1,900,000	2,500,000	6,400,000	10,700,000	15,000,000	36,500,000	Multiple	Maintenance
SSI Delta - Air Management Facility Construction	11,750,000	5,700,000	2,000,000	800,000	–	–	8,500,000	Construction	Upgrade
SSI Influent Control Chamber Repair and Replace Gates	150,000	60,000	15,000	1,150,000	–	–	1,225,000	Design	Maintenance
Still Creek Culvert Rehabilitation (Gilmore section)	100,000	100,000	100,000	1,250,000	–	–	1,450,000	Design	Maintenance
Stoney Creek Sanitary Trunk	67,700,000	682,000	3,096,000	11,474,000	12,024,000	15,024,000	42,300,000	Construction	Growth
Surrey Central Valley Capacity Upgrade	–	–	–	150,000	450,000	1,000,000	1,600,000	Not Started	Growth
Surrey Corrosion Control Facility Replacement	7,400,000	125,000	4,500,000	1,000,000	350,000	–	5,975,000	Construction	Maintenance
VSA Emergency Backup Power	29,300,000	3,850,000	3,100,000	3,100,000	3,000,000	500,000	13,550,000	Construction	Resilience
VSA Flow Metering Program	5,800,000	530,000	1,900,000	2,000,000	–	–	4,430,000	Construction	Maintenance
VSA Grit Chamber Access Improvements	2,700,000	100,000	2,000,000	600,000	–	–	2,700,000	Construction	Maintenance
VSA Sewer Relocations and Protections	34,850,000	200,000	7,650,000	–	–	–	7,850,000	Construction	Maintenance
VSA Statutory Right of Way Acquisitions 2024-2026	16,000,000	8,500,000	3,000,000	4,500,000	–	–	16,000,000	Construction	Maintenance
Westridge FM Replacement	8,650,000	5,099,000	900,000	500,000	500,000	390,000	7,389,000	Construction	Maintenance
Westridge Pump Stations 1 & 2 Refurbishment	8,900,000	1,380,000	3,475,000	6,200,000	6,950,000	–	18,005,000	Construction	Maintenance
White Rock Forcemain Rehabilitation	14,800,000	1,100,000	5,000,000	5,000,000	1,500,000	1,000,000	13,600,000	Construction	Maintenance
<b>Total Collections</b>	<b>\$1,253,000,000</b>	<b>\$167,942,000</b>	<b>\$237,147,000</b>	<b>\$213,763,000</b>	<b>\$227,264,000</b>	<b>\$198,634,000</b>	<b>\$1,044,750,000</b>		
<b>Treatment Plants</b>									
AIWWTP Ammonia Removal – Sidestream	\$ 4,000,000	\$ 200,000	\$ 1,000,000	\$ 1,850,000	\$ 1,050,000	\$ 4,140,000	\$ 8,240,000	Design	Upgrade
AIWWTP Centrifuge Schwing HPU replacement	1,650,000	170,000	1,000,000	450,000	–	–	1,620,000	Construction	Maintenance
AIWWTP Chemical Lab UPS System Replacement	900,000	150,000	350,000	–	–	–	500,000	Construction	Maintenance
AIWWTP Cogeneration Backup Power	81,150,000	500,000	2,050,000	–	–	–	2,550,000	Multiple	Resilience
AIWWTP Digester No. 5*	6,900,000	500,000	3,500,000	3,387,000	4,000,000	5,500,000	16,887,000	Design	Growth
AIWWTP Effluent Pump Station	–	–	–	–	–	500,000	500,000	Not Started	Growth
AIWWTP Electrical Distribution System Protection Control and Monitoring	2,650,000	200,000	50,000	400,000	–	–	650,000	Construction	Upgrade
AIWWTP Hydrothermal Processing Pilot	39,350,000	8,550,000	14,400,000	3,400,000	1,550,000	–	27,900,000	Construction	Opportunity
AIWWTP ICS Replacement Program	14,350,000	1,400,000	1,500,000	2,250,000	2,500,000	2,000,000	9,650,000	Construction	Maintenance
AIWWTP Influent System Remediation	22,400,000	250,000	850,000	2,035,000	14,112,000	17,510,000	34,757,000	Design	Maintenance



**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
CAPITAL PORTFOLIO  
LIQUID WASTE SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
AIWWTP IPS Gates Replacements	300,000	75,000	-	-	-	-	75,000	Construction	Maintenance
AIWWTP IPS Pump Building Roof Replacement Phase 2	800,000	100,000	500,000	200,000	-	-	800,000	Construction	Maintenance
AIWWTP Lubrication Storage Facility Conversion	500,000	500,000	-	-	-	-	500,000	Construction	Maintenance
AIWWTP O&M Building Refurbishment	100,000	100,000	300,000	1,200,000	3,100,000	1,800,000	6,500,000	Design	Maintenance
AIWWTP Outfall Repair	-	-	400,000	750,000	400,000	-	1,550,000	Not Started	Maintenance
AIWWTP PWD line refurbishment/replacement	1,650,000	250,000	1,400,000	-	-	-	1,650,000	Construction	Maintenance
AIWWTP Replacement of Protective Relays	3,050,000	50,000	-	-	-	-	50,000	Construction	Maintenance
AIWWTP Scheduled 64kV Potential & Current Transformer Replacements	400,000	50,000	-	-	-	-	50,000	Design	Maintenance
AIWWTP Scum Pump Replacement	400,000	200,000	150,000	500,000	500,000	-	1,350,000	Design	Maintenance
AIWWTP Secondary Clarifier Corrosion Repair	51,850,000	1,450,000	1,400,000	400,000	200,000	-	3,450,000	Multiple	Maintenance
AIWWTP Sludge Control Building Electrical Room HVAC upgrade	850,000	425,000	-	-	-	-	425,000	Construction	Maintenance
AIWWTP Stage 5 Expansion*	1,004,350,000	62,780,000	65,000,000	80,000,000	75,000,000	91,000,000	373,780,000	Multiple	Growth
AIWWTP Station Battery Replacement	1,250,000	50,000	-	-	-	-	50,000	Multiple	Maintenance
AIWWTP Trickling Filter Media & Distributor Arms & Ducting Replacement	90,700,000	5,485,000	3,295,000	10,006,000	-	-	18,786,000	Construction	Maintenance
AIWWTP UPS Condition Monitoring System	550,000	50,000	250,000	250,000	-	-	550,000	Construction	Resilience
All WWTPs Power Quality Monitoring & Outage Alarming Network	3,000,000	50,000	-	-	-	-	50,000	Construction	Upgrade
Annacis Influent System Surge Control Refurbishment	22,000,000	2,100,000	400,000	50,000	50,000	-	2,600,000	Construction	Growth
Annacis MCC 80 051, 80 070, 80 071 Replacement	2,850,000	50,000	550,000	-	-	-	600,000	Construction	Maintenance
Annacis Outfall System*	356,050,000	11,500,000	1,550,000	50,000	50,000	71,650,000	84,800,000	Construction	Growth
IIWWTP - Biogas Lines Relocation	5,750,000	50,000	-	-	-	-	50,000	Construction	Resilience
IIWWTP Biosolids Dewatering Facility	61,300,000	1,150,000	50,000	-	-	-	1,200,000	Construction	Upgrade
IIWWTP CEPT Polymer Line Replacement	3,300,000	1,750,000	250,000	-	-	-	2,000,000	Construction	Maintenance
IIWWTP CEPT Winterization	1,500,000	1,100,000	250,000	-	-	-	1,350,000	Construction	Maintenance
IIWWTP ICS IPS Control Replacement	1,750,000	700,000	-	-	-	-	700,000	Construction	Maintenance
IIWWTP ICS Migration Program	-	-	500,000	3,000,000	4,000,000	3,000,000	10,500,000	Not Started	Maintenance
IIWWTP ICS Replacement Program	750,000	300,000	200,000	100,000	-	-	600,000	Construction	Maintenance
IIWWTP Influent Gate Refurbishment	1,350,000	100,000	-	-	-	-	100,000	Construction	Maintenance
IIWWTP IPS Drive Remediation	2,300,000	125,000	200,000	400,000	575,000	750,000	2,050,000	Construction	Maintenance
IIWWTP MCC/Power Distribution Assess/Replace - Phase 2	1,000,000	50,000	300,000	-	-	-	350,000	Construction	Maintenance
IIWWTP Non-Domestic Trucked Liquid Waste Alternative	800,000	50,000	500,000	150,000	-	-	700,000	Construction	Maintenance
IIWWTP Outfall Refurbishment*	20,000,000	2,000,000	3,000,000	3,000,000	63,000,000	72,000,000	143,000,000	Design	Maintenance
IIWWTP PA Tanks Improvement	7,500,000	1,500,000	1,550,000	1,100,000	1,150,000	1,200,000	6,500,000	Construction	Maintenance

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
CAPITAL PORTFOLIO  
LIQUID WASTE SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
IWWTP PA-Sed Tank & Gallery Wall Refurbishment	200,000	100,000	125,000	50,000	650,000	–	925,000	Design	Maintenance
IWWTP Replacement of CoGen Control System	2,500,000	100,000	550,000	–	–	–	650,000	Construction	Maintenance
IWWTP Siphon Chamber Refurbishment	2,150,000	200,000	500,000	900,000	500,000	–	2,100,000	Construction	Maintenance
IWWTP Solids Handling Refurbishment	64,850,000	100,000	50,000	–	–	–	150,000	Multiple	Maintenance
IWWTP Standby Diesel Generators	2,000,000	100,000	800,000	1,200,000	1,100,000	1,000,000	4,200,000	Design	Resilience
IWWTP Surge Mitigation	250,000	25,000	225,000	750,000	1,000,000	–	2,000,000	Design	Maintenance
Iona Island Control & Instrumentation Replacement 2011	2,750,000	50,000	–	–	–	–	50,000	Construction	Maintenance
Iona Island Wastewater Treatment Plant*	1,060,000,000	109,220,000	231,952,000	218,279,000	289,282,000	723,788,000	1,572,521,000	Construction	Upgrade
LIWWTP Admin Dewatering Building Roof Repair	100,000	50,000	100,000	650,000	–	–	800,000	Design	Maintenance
LIWWTP Biogas Clean-up Project	13,800,000	50,000	–	–	–	–	50,000	Construction	Opportunity
LIWWTP Effluent Heat Recovery Project	10,000,000	500,000	5,000,000	4,300,000	–	–	9,800,000	Construction	Opportunity
LIWWTP Gravity Thickener Redundancy	2,650,000	475,000	1,000,000	1,125,000	5,000,000	8,000,000	15,600,000	Design	Maintenance
LIWWTP Ground Fault Detection System Replacement	1,550,000	200,000	600,000	400,000	250,000	–	1,450,000	Construction	Maintenance
LIWWTP High Efficiency Boiler	1,300,000	400,000	400,000	150,000	–	–	950,000	Construction	Maintenance
LIWWTP ICS Electrical Distribution System Migration Program	2,250,000	500,000	1,750,000	3,500,000	1,250,000	–	7,000,000	Design	Maintenance
LIWWTP ICS Replacement Program	6,750,000	2,250,000	2,000,000	450,000	–	–	4,700,000	Construction	Maintenance
LIWWTP PA-Sed Tank Refurbishment	4,150,000	300,000	300,000	3,000,000	–	–	3,600,000	Construction	Maintenance
LIWWTP Pilot Digestion Optimization Facility	5,200,000	500,000	300,000	100,000	50,000	–	950,000	Construction	Opportunity
LIWWTP Power Reliability	12,400,000	2,380,000	4,710,000	1,052,000	660,000	–	8,802,000	Construction	Resilience
LIWWTP SCL Refurbishment	850,000	300,000	800,000	700,000	1,000,000	150,000	2,950,000	Design	Maintenance
LIWWTP Trickling Filter Refurbishment	1,500,000	400,000	800,000	10,250,000	10,000,000	10,000,000	31,450,000	Design	Maintenance
NLWWTP 25 kV Substation Replacement	10,100,000	50,000	–	–	–	–	50,000	Construction	Maintenance
NLWWTP Standby Diesel Generator	1,000,000	700,000	275,000	–	–	–	975,000	Construction	Resilience
North Shore WWTP Secondary Upgrade, Conveyance and Decommissioning*	1,057,900,000	308,812,000	63,110,000	–	–	–	371,922,000	Construction	Upgrade
Northwest Langley Wastewater Treatment Program*	2,280,650,000	78,770,000	102,379,000	228,297,000	453,067,000	587,817,000	1,450,330,000	Multiple	Growth
Regional Biosolids Dryer – AIWWTP*	24,950,000	500,000	2,500,000	11,000,000	20,090,000	63,500,000	97,590,000	Design	Opportunity
WWTPs Electrical System Studies & Upgrades	1,900,000	200,000	200,000	400,000	400,000	200,000	1,400,000	Construction	Resilience
<b>Total Treatment Plants</b>	<b>\$6,395,000,000</b>	<b>\$ 613,292,000</b>	<b>\$ 527,121,000</b>	<b>\$ 601,481,000</b>	<b>\$ 955,536,000</b>	<b>\$ 1,665,505,000</b>	<b>\$ 4,362,935,000</b>		
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$7,648,000,000</b>	<b>\$ 781,234,000</b>	<b>\$ 764,268,000</b>	<b>\$ 815,244,000</b>	<b>\$ 1,182,800,000</b>	<b>\$ 1,864,139,000</b>	<b>\$ 5,407,685,000</b>		

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
CAPITAL PORTFOLIO  
LIQUID WASTE SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>CAPITAL FUNDING</b>									
New External Borrowing funded by Levy	3,238,984,000	410,547,000	295,346,000	292,712,000	435,440,000	856,091,000	2,290,136,000		
New Borrowing funded by DCC	2,949,203,000	125,506,000	163,638,000	364,696,000	586,427,000	845,070,000	2,085,337,000		
Direct DCC Application	119,216,000	42,967,000	41,329,000	-	-	-	84,296,000		
Contribution to Capital from LWS Levy	979,247,000	98,000,000	129,639,000	150,861,000	155,933,000	157,978,000	692,411,000		
Reserve	49,963,000	12,028,000	6,450,000	6,850,000	5,000,000	5,000,000	35,328,000		
External Funding - Interagency	311,387,000	92,186,000	127,866,000	125,000	-	-	220,177,000		
<b>Total</b>	<b>\$7,648,000,000</b>	<b>\$ 781,234,000</b>	<b>\$ 764,268,000</b>	<b>\$ 815,244,000</b>	<b>\$1,182,800,000</b>	<b>\$1,864,139,000</b>	<b>\$ 5,407,685,000</b>		
<b>SUMMARY BY DRIVER</b>									
Growth	4,104,950,000	195,002,000	214,025,000	366,614,000	592,211,000	821,841,000	2,189,693,000		
Maintenance	974,800,000	128,655,000	167,071,000	154,998,000	204,637,000	191,920,000	847,281,000		
Resilience	139,550,000	10,055,000	16,660,000	7,527,000	8,335,000	1,700,000	44,277,000		
Upgrade	2,277,200,000	433,372,000	332,462,000	254,155,000	338,527,000	768,578,000	2,127,094,000		
Opportunity	151,500,000	14,150,000	34,050,000	31,950,000	39,090,000	80,100,000	199,340,000		
<b>Total</b>	<b>\$7,648,000,000</b>	<b>\$ 781,234,000</b>	<b>\$ 764,268,000</b>	<b>\$ 815,244,000</b>	<b>\$1,182,800,000</b>	<b>\$1,864,139,000</b>	<b>\$ 5,407,685,000</b>		

\* 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.

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
SOLID WASTE SERVICES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Solid Waste Tipping Fees	\$121,921,930	\$132,115,288	8.4%	\$144,608,656	9.5%	\$155,085,460	7.2%	\$166,849,986	7.6%	\$179,182,416	7.4%
Energy Sales	5,900,000	6,254,000		6,504,160		6,699,285		6,900,263		6,969,266	
Other External Revenues	5,569,809	4,042,041		7,148,776		7,330,803		9,881,950		10,053,201	
<b>TOTAL REVENUES</b>	<b>\$133,391,739</b>	<b>\$142,411,329</b>	<b>6.8%</b>	<b>\$158,261,592</b>	<b>11.1%</b>	<b>\$169,115,548</b>	<b>6.9%</b>	<b>\$183,632,199</b>	<b>8.6%</b>	<b>\$196,204,883</b>	<b>6.8%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Solid Waste Operations											
Allocated Quality Control	\$ 20,107	\$ 20,085		\$ 23,092		\$ 25,798		\$ 26,782		\$ 27,910	
Ashcroft Ranch	862,425	971,187		522,683		747,946		465,537		484,709	
Engineers in Training	89,668	125,326		163,207		167,585		172,019		176,618	
Landfills	28,131,613	29,869,233		32,195,422		34,261,835		36,660,981		39,390,058	
Contribution to Reserve – Landfills	5,723,220	5,956,330		6,310,000		5,893,110		5,872,040		5,957,630	
Recycling and Waste Centre	44,524,742	49,564,839		51,831,548		54,089,823		57,196,809		58,883,182	
Waste to Energy Facility	26,251,301	29,266,387		29,378,887		32,124,045		33,367,326		34,269,466	
	<u>105,603,076</u>	<u>115,773,387</u>	9.6%	<u>120,424,839</u>	4.0%	<u>127,310,142</u>	5.7%	<u>133,761,494</u>	5.1%	<u>139,189,573</u>	4.1%
Solid Waste Planning											
Policy and Facility Development	591,574	644,339		660,273		676,832		693,603		711,000	
Zero Waste Implementation	2,455,259	2,590,242		2,634,905		2,681,279		2,508,288		2,557,011	
Programs and Public Involvement	828,368	1,106,108		1,129,390		1,138,556		1,063,060		1,088,443	
	<u>3,875,201</u>	<u>4,340,689</u>	12.0%	<u>4,424,568</u>	1.9%	<u>4,496,667</u>	1.6%	<u>4,264,951</u>	(5.2%)	<u>4,356,454</u>	2.1%
Administration and Department Support	703,540	745,527	6.0%	763,883	2.5%	784,182	2.7%	805,290	2.7%	826,898	2.7%
Environmental Regulation and Enforcement	1,631,268	1,581,695	(3.0%)	1,629,796	3.0%	1,668,995	2.4%	1,710,199	2.5%	1,756,040	2.7%
Allocation of Centralized Support Costs	5,693,279	5,775,338	1.4%	5,712,196	(1.1%)	5,860,667	2.6%	6,191,886	5.7%	6,561,441	6.0%
Total Operating Programs	<u>117,506,364</u>	<u>128,216,636</u>	9.1%	<u>132,955,282</u>	3.7%	<u>140,120,653</u>	5.4%	<u>146,733,820</u>	4.7%	<u>152,690,406</u>	4.1%
Allocation of Project Delivery Cost	345,469	421,208	21.9%	420,274	(0.2%)	437,566	4.1%	454,666	3.9%	468,451	3.0%
Debt Service	10,819,361	12,465,692	15.2%	19,390,542	55.6%	24,533,941	26.5%	32,496,708	32.5%	38,473,652	18.4%
Contribution to Reserve	4,720,545	1,307,793	(72.3%)	5,495,494	320.2%	4,023,388	(26.8%)	3,947,005	(1.9%)	4,572,374	15.8%
<b>TOTAL EXPENDITURES</b>	<b>\$133,391,739</b>	<b>\$142,411,329</b>	<b>6.8%</b>	<b>\$158,261,592</b>	<b>11.1%</b>	<b>\$169,115,548</b>	<b>6.9%</b>	<b>\$183,632,199</b>	<b>8.6%</b>	<b>\$196,204,883</b>	<b>6.8%</b>

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
CAPITAL PORTFOLIO  
SOLID WASTE SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>CAPITAL EXPENDITURES</b>									
<b>Landfills</b>									
Alternative Fuel and Recyclables Recovery Centre	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	Not Started	Opportunity
Coquitlam Landfill Gas Collection Upgrades	8,100,000	1,500,000	-	-	-	-	1,500,000	Multiple	Maintenance
Coquitlam Landfill Maintenance	13,600,000	2,350,000	3,600,000	1,600,000	-	-	7,550,000	Multiple	Resilience
<b>Total Landfills</b>	<b>\$ 21,700,000</b>	<b>\$ 3,850,000</b>	<b>\$ 3,600,000</b>	<b>\$ 1,600,000</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ 10,550,000</b>		
<b>Recycling and Waste Centres</b>									
Langley Recycling and Waste Centre Site Reconfiguration	\$ -	\$ -	\$ 4,000,000	\$ 6,500,000	\$ -	\$ -	\$ 10,500,000	Not Started	Maintenance
Langley Recycling Depot Development	8,000,000	1,000,000	3,000,000	3,750,000	-	-	7,750,000	Construction	Upgrade
Maple Ridge Recycling and Waste Centre Upgrades	2,000,000	500,000	750,000	750,000	-	-	2,000,000	Construction	Maintenance
North Shore Recycling and Waste Centre Compactor Replacement	-	-	-	4,000,000	-	-	4,000,000	Not Started	Maintenance
North Surrey Site Reconfiguration	-	-	-	3,000,000	4,500,000	-	7,500,000	Not Started	Maintenance
North Surrey Compactor	3,000,000	100,000	-	-	-	-	100,000	Construction	Maintenance
North Surrey Recycling Depot Development	32,000,000	1,000,000	3,000,000	3,750,000	-	-	7,750,000	Construction	Upgrade
Weigh Scale Replacement	3,500,000	2,500,000	-	-	-	-	2,500,000	Construction	Maintenance
<b>Total Recycling and Waste Centres</b>	<b>\$ 48,500,000</b>	<b>\$ 5,100,000</b>	<b>\$ 10,750,000</b>	<b>\$ 21,750,000</b>	<b>\$ 4,500,000</b>	<b>\$ -</b>	<b>\$ 42,100,000</b>		
<b>Waste To Energy Facilities</b>									
Acid Gas Reduction	\$ 2,100,000	\$ 850,000	\$ 800,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 31,650,000	Design	Upgrade
Biosolids Processing	23,850,000	8,000,000	7,000,000	4,000,000	2,000,000	-	21,000,000	Construction	Resilience
Bottom Ash Processing	6,800,000	50,000	-	-	-	-	50,000	Construction	Opportunity
Generation Bank Replacement	12,000,000	5,900,000	3,000,000	3,000,000	-	-	11,900,000	Construction	Maintenance
Primary Economizer Replacement	7,000,000	500,000	-	-	-	-	500,000	Construction	Maintenance
Refuse Crane	17,850,000	5,650,000	5,800,000	5,000,000	-	-	16,450,000	Construction	Maintenance
Secondary Economizers Replacement	6,000,000	1,750,000	3,000,000	1,000,000	-	-	5,750,000	Construction	Maintenance
Special Handle Waste Direct Feed System	-	-	2,500,000	2,500,000	2,500,000	2,500,000	10,000,000	Not Started	Opportunity
Waste-to-Energy Facility Maintenance	30,750,000	9,900,000	9,700,000	3,650,000	7,250,000	-	30,500,000	Multiple	Maintenance
WTE Facility District Energy Phase 2	-	-	-	-	-	50,000,000	50,000,000	Not Started	Resilience
WTE Facility District Energy	84,000,000	12,500,000	17,500,000	16,000,000	37,000,000	-	83,000,000	Construction	Resilience
WTE Facility District Energy Opportunities	2,300,000	50,000	-	-	-	-	50,000	Construction	Opportunity
<b>Total Waste To Energy Facilities</b>	<b>\$ 192,650,000</b>	<b>\$ 45,150,000</b>	<b>\$ 49,300,000</b>	<b>\$ 45,150,000</b>	<b>\$ 58,750,000</b>	<b>\$ 62,500,000</b>	<b>\$ 260,850,000</b>		
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$ 262,850,000</b>	<b>\$ 54,100,000</b>	<b>\$ 63,650,000</b>	<b>\$ 68,500,000</b>	<b>\$ 63,250,000</b>	<b>\$ 64,000,000</b>	<b>\$ 313,500,000</b>		

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT  
CAPITAL PORTFOLIO  
SOLID WASTE SERVICES  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>CAPITAL FUNDING</b>									
New External Borrowing	230,702,000	43,531,000	55,342,000	59,004,000	57,227,000	60,053,000	275,157,000		
Reserve	14,541,000	2,569,000	1,308,000	5,496,000	4,023,000	3,947,000	17,343,000		
External Funding - Interagency	17,607,000	8,000,000	7,000,000	4,000,000	2,000,000	-	21,000,000		
<b>Total</b>	<b>\$ 262,850,000</b>	<b>\$ 54,100,000</b>	<b>\$ 63,650,000</b>	<b>\$ 68,500,000</b>	<b>\$ 63,250,000</b>	<b>\$ 64,000,000</b>	<b>\$ 313,500,000</b>		
<b>SUMMARY BY DRIVER</b>									
Growth	-	-	-	-	-	-	-		
Maintenance	90,200,000	28,300,000	26,250,000	26,900,000	11,750,000	-	93,200,000		
Resilience	121,450,000	22,850,000	28,100,000	21,600,000	39,000,000	50,000,000	161,550,000		
Upgrade	42,100,000	2,850,000	6,800,000	17,500,000	10,000,000	10,000,000	47,150,000		
Opportunity	9,100,000	100,000	2,500,000	2,500,000	2,500,000	4,000,000	11,600,000		
<b>Total</b>	<b>\$ 262,850,000</b>	<b>\$ 54,100,000</b>	<b>\$ 63,650,000</b>	<b>\$ 68,500,000</b>	<b>\$ 63,250,000</b>	<b>\$ 64,000,000</b>	<b>\$ 313,500,000</b>		

**METRO VANCOUVER HOUSING CORPORATION**  
**HOUSING**  
**2024 - 2028 FINANCIAL PLAN**  
**2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Housing Rents	\$ 43,776,981	\$ 45,207,881	3.3%	\$ 47,552,532	5.2%	\$ 52,589,082	10.6%	\$ 58,686,792	11.6%	\$ 61,114,867	4.1%
Housing Mortgage and Rental Subsidies	1,254,011	1,254,012		1,666,165		1,699,488		1,733,477		1,768,148	
Other External Revenues	927,600	1,002,083		1,011,925		1,021,886		1,031,959		1,042,138	
Transfer from Reserves	9,190,781	12,856,377		9,469,074		7,488,611		9,386,421		6,727,879	
<b>TOTAL REVENUES</b>	<b>\$ 55,149,373</b>	<b>\$ 60,320,353</b>	<b>9.4%</b>	<b>\$ 59,699,696</b>	<b>(1.0%)</b>	<b>\$ 62,799,067</b>	<b>5.2%</b>	<b>\$ 70,838,649</b>	<b>12.8%</b>	<b>\$ 70,653,032</b>	<b>(0.3%)</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Property Operations	\$ 19,493,214	\$ 21,958,187		\$ 22,521,511		\$ 24,584,414		\$ 27,219,914		\$ 28,436,474	
Maintenance	1,136,393	1,221,612		1,253,426		1,286,427		1,320,156		1,354,658	
Housing Finance Operations	933,293	1,154,578		1,185,493		1,217,603		1,250,141		1,283,875	
Tenant Program and Services	609,913	874,407		986,992		1,010,700		1,034,774		1,059,681	
Site Administration	2,302,527	2,521,088		2,585,627		2,652,465		2,720,358		2,790,580	
Engineers in Training	7,350	10,273		13,378		13,736		14,100		14,477	
Administration and Department Support	1,515,185	1,543,513		1,583,840		1,625,551		1,667,971		1,711,794	
	25,997,875	29,283,658	12.6%	30,130,267	2.9%	32,390,896	7.5%	35,227,414	8.8%	36,651,539	4.0%
Communications Program	40,000	40,000	0.0%	40,000	0.0%	40,000	0.0%	40,000	0.0%	40,000	0.0%
Allocation of Centralized Support Costs	2,352,769	2,697,141	14.6%	2,806,334	4.0%	2,640,877	(5.9%)	2,717,320	2.9%	2,782,822	2.4%
Total Operating Programs	28,390,644	32,020,799	12.8%	32,976,601	3.0%	35,071,773	6.4%	37,984,734	8.3%	39,474,361	3.9%
Capital Maintenance	8,978,156	12,032,204	34.0%	7,706,948	(35.9%)	4,112,226	(46.6%)	5,590,056	35.9%	2,511,534	(55.1%)
Allocation of Project Delivery Cost	-	-	N/A	839,936	N/A	874,493	4.1%	908,669	3.9%	936,219	3.0%
Debt Service:											
Mortgage Payments	4,698,170	5,478,117	16.6%	6,871,683	25.4%	9,363,464	36.3%	12,160,655	29.9%	12,168,921	0.1%
Capital Maintenance Financing	212,625	824,173	287.6%	1,762,126	113.8%	3,376,385	91.6%	3,796,365	12.4%	4,216,345	11.1%
Contribution to Capital Replacement Reserve	1,858,786	1,911,397	2.8%	1,993,342	4.3%	2,135,704	7.1%	2,330,443	9.1%	2,388,398	2.5%
Contribution to Reserve	11,010,992	8,053,663	(26.9%)	7,549,060	(6.3%)	7,865,022	4.2%	8,067,727	2.6%	8,957,254	11.0%
<b>TOTAL EXPENDITURES</b>	<b>\$ 55,149,373</b>	<b>\$ 60,320,353</b>	<b>9.4%</b>	<b>\$ 59,699,696</b>	<b>(1.0%)</b>	<b>\$ 62,799,067</b>	<b>5.2%</b>	<b>\$ 70,838,649</b>	<b>12.8%</b>	<b>\$ 70,653,032</b>	<b>(0.3%)</b>

**METRO VANCOUVER HOUSING CORPORATION**  
**CAPITAL PORTFOLIO**  
**HOUSING DEVELOPMENT**  
**2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>CAPITAL EXPENDITURES</b>									
<b>Capital Development</b>									
Heather Place - Building B	\$ 55,800,000	\$ 19,000,000	\$ 19,000,000	\$ 10,200,000	\$ -	\$ -	\$ 48,200,000	Construction	Expand/Re-develop
Kingston Gardens - Phase 1	44,700,000	14,000,000	-	-	-	-	14,000,000	Construction	Expand/Re-develop
Salal Landing	36,100,000	15,700,000	2,600,000	-	-	-	18,300,000	Construction	Expand/Re-develop
The Connection	104,200,000	20,000,000	36,000,000	36,000,000	9,150,000	-	101,150,000	Detailed Design	Expand/Re-develop
Malaspina	117,900,000	2,000,000	4,000,000	30,000,000	40,000,000	39,050,000	115,050,000	Detailed Design	Expand/Re-develop
Heron's Nest	76,900,000	25,000,000	32,500,000	17,400,000	-	-	74,900,000	Construction	Expand/Member Partnerships
The Steller	75,000,000	10,000,000	29,500,000	29,500,000	4,550,000	-	73,550,000	Detailed Design	Expand/Member Partnerships
Projects in Planning	540,000,000	2,500,000	2,500,000	20,000,000	30,000,000	43,750,000	98,750,000	Planned	Expand/Re-develop
Partnerships in Planning	-	-	-	3,000,000	3,000,000	3,000,000	9,000,000	Planned	Expand/Member Partnerships
<b>Total Capital Development</b>	<b>\$1,050,600,000</b>	<b>\$108,200,000</b>	<b>\$126,100,000</b>	<b>\$146,100,000</b>	<b>\$ 86,700,000</b>	<b>\$ 85,800,000</b>	<b>\$ 552,900,000</b>		
<b>Building Rehabilitation</b>									
Strathearn Court	10,000,000	5,000,000	5,000,000	-	-	-	10,000,000	Detailed Design	Preserve
Le Chateau Place	5,600,000	846,400	4,130,800	-	-	-	4,977,200	Schematic	Preserve
Crown Manor	4,800,000	350,000	3,540,000	-	-	-	3,890,000	Detailed Design	Preserve
Manor House	11,000,000	11,000,000	-	-	-	-	11,000,000	Detailed Design	Preserve
Minato West	11,776,000	5,888,000	5,888,000	-	-	-	11,776,000	Detailed Design	Preserve
Somerset Gardens	25,100,000	50,000	150,000	8,300,000	8,300,000	8,300,000	25,100,000	Planned	Preserve
Knightsbridge I	-	-	-	-	-	5,000,000	5,000,000	Planned	Preserve
Meridian Village	-	-	-	3,000,000	1,500,000	-	4,500,000	Planned	Preserve
<b>Total Building Rehabilitation</b>	<b>\$ 68,276,000</b>	<b>\$ 23,134,400</b>	<b>\$ 18,708,800</b>	<b>\$ 11,300,000</b>	<b>\$ 9,800,000</b>	<b>\$ 13,300,000</b>	<b>\$ 76,243,200</b>		
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$1,118,876,000</b>	<b>\$131,334,400</b>	<b>\$144,808,800</b>	<b>\$157,400,000</b>	<b>\$ 96,500,000</b>	<b>\$ 99,100,000</b>	<b>\$ 629,143,200</b>		
<b>CAPITAL FUNDING</b>									
Grants	429,967,181	73,765,235	88,408,434	57,690,000	33,150,000	4,000,000	257,013,669		
External Borrowing	539,475,272	42,634,400	44,720,366	93,860,000	52,850,000	34,500,000	268,564,766		
Reserve	149,433,547	14,934,765	11,680,000	5,850,000	10,500,000	60,600,000	103,564,765		
<b>Total</b>	<b>\$1,118,876,000</b>	<b>\$131,334,400</b>	<b>\$144,808,800</b>	<b>\$157,400,000</b>	<b>\$ 96,500,000</b>	<b>\$ 99,100,000</b>	<b>\$ 629,143,200</b>		
<b>SUMMARY BY DRIVER</b>									
Expand/Re-develop	898,700,000	73,200,000	64,100,000	96,200,000	79,150,000	82,800,000	395,450,000		
Expand/Member Partnerships	151,900,000	35,000,000	62,000,000	49,900,000	7,550,000	3,000,000	157,450,000		
Preserve	68,276,000	23,134,400	18,708,800	11,300,000	9,800,000	13,300,000	76,243,200		
<b>Total</b>	<b>\$1,118,876,000</b>	<b>\$131,334,400</b>	<b>\$144,808,800</b>	<b>\$157,400,000</b>	<b>\$ 96,500,000</b>	<b>\$ 99,100,000</b>	<b>\$ 629,143,200</b>		



**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL DISTRICT SUMMARY  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$100,621,354	\$113,178,691	12.5%	\$117,430,918	3.8%	\$103,871,113	(11.5%)	\$ 99,571,658	(4.1%)	\$ 99,794,332	0.2%
Compensation Services Revenue	537,759	598,160	11.2%	733,640	22.6%	844,645	15.1%	961,218	13.8%	1,079,404	12.3%
Collective Bargaining Services Revenue	982,987	1,061,436	8.0%	1,156,856	9.0%	1,222,046	5.6%	1,293,182	5.8%	1,367,719	5.8%
Electoral Area Requisition	407,458	433,645	6.4%	457,999	5.6%	471,604	3.0%	479,693	1.7%	493,445	2.9%
Regional Global Positioning System User Fees	284,426	306,424	7.7%	309,576	1.0%	314,960	1.7%	321,607	2.1%	328,370	2.1%
User Fees	3,566,327	3,890,074	9.1%	4,402,521	13.2%	4,907,590	11.5%	5,410,198	10.2%	5,912,846	9.3%
Non-Road Diesel Fees	1,197,500	1,316,250	9.9%	1,985,000	50.8%	2,310,000	16.4%	2,975,000	28.8%	3,130,000	5.2%
Love Food Hate Waste	375,000	375,000	0.0%	375,000	0.0%	375,000	0.0%	375,000	0.0%	375,000	0.0%
Zero Waste Conference	240,000	260,000	8.3%	260,000	0.0%	260,000	0.0%	260,000	0.0%	260,000	0.0%
Other External Revenues	4,343,056	4,720,299	8.7%	8,805,099	86.5%	4,503,794	(48.9%)	4,251,633	(5.6%)	4,445,711	4.6%
Transfer from Sustainability Innovation Fund Reserves	4,739,096	2,727,512	(42.4%)	216,155	(92.1%)	20,000	(90.7%)	–	(100.0%)	–	N/A
Transfer from Reserves	13,371,530	14,217,753	6.3%	10,811,176	(24.0%)	11,160,391	3.2%	10,898,168	(2.3%)	11,477,552	5.3%
<b>TOTAL REVENUES</b>	<b>\$130,666,493</b>	<b>\$143,085,244</b>	<b>9.5%</b>	<b>\$146,943,940</b>	<b>2.7%</b>	<b>\$130,261,143</b>	<b>(11.4%)</b>	<b>\$126,797,357</b>	<b>(2.7%)</b>	<b>\$128,664,379</b>	<b>1.5%</b>
<b>EXPENDITURES</b>											
Metro Vancouver Regional District											
Air Quality	\$ 16,062,060	\$ 16,113,207	0.3%	\$ 15,793,800	(2.0%)	\$ 16,175,054	2.4%	\$ 16,320,889	0.9%	\$ 16,688,471	2.3%
E911 Emergency Telephone Service	5,772,500	6,469,826	12.1%	6,631,190	2.5%	6,796,588	2.5%	6,966,121	2.5%	7,139,891	2.5%
Electoral Area Service	729,126	1,218,728	67.1%	5,278,082	333.1%	1,186,687	(77.5%)	784,776	(33.9%)	808,528	3.0%
General Government Administration	7,749,517	8,598,225	11.0%	8,860,946	3.1%	8,942,503	0.9%	9,073,546	1.5%	9,325,319	2.8%
General Government-Zero Waste Collaboration Initiatives	1,494,777	1,521,633	1.8%	1,524,412	0.2%	1,524,604	0.0%	1,529,036	0.3%	1,533,606	0.3%
Housing Planning and Policy	7,190,195	8,182,894	13.8%	7,071,832	(13.6%)	6,770,314	(4.3%)	6,717,515	(0.8%)	6,749,524	0.5%
Invest Vancouver	3,866,644	4,251,161	9.9%	4,362,008	2.6%	4,441,877	1.8%	4,537,320	2.1%	4,634,489	2.1%
Regional Emergency Management	232,479	191,549	(17.6%)	199,211	4.0%	205,189	3.0%	211,344	3.0%	218,741	3.5%
Regional Employers Services	3,461,129	4,351,426	25.7%	4,284,187	(1.5%)	4,264,622	(0.5%)	4,349,342	2.0%	4,442,212	2.1%
Regional Global Positioning System	354,426	378,174	6.7%	383,120	1.3%	390,343	1.9%	398,875	2.2%	407,570	2.2%
Regional Parks	76,982,147	85,683,837	11.3%	86,668,074	1.1%	73,617,097	(15.1%)	69,866,031	(5.1%)	70,573,140	1.0%
Regional Land Use Policy	5,215,829	5,212,977	(0.1%)	4,997,823	(4.1%)	5,049,172	1.0%	5,137,435	1.7%	5,229,528	1.8%
Sasamat Fire Protection Service	1,555,664	911,607	(41.4%)	889,255	(2.5%)	897,093	0.9%	905,127	0.9%	913,360	0.9%
<b>TOTAL EXPENDITURES</b>	<b>\$130,666,493</b>	<b>\$143,085,244</b>	<b>9.5%</b>	<b>\$146,943,940</b>	<b>2.7%</b>	<b>\$130,261,143</b>	<b>(11.4%)</b>	<b>\$126,797,357</b>	<b>(2.7%)</b>	<b>\$128,664,379</b>	<b>1.5%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
AIR QUALITY AND CLIMATE ACTION  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 7,627,421	\$ 8,366,532	9.7%	\$ 8,455,740	1.1%	\$ 8,028,917	(5.0%)	\$ 7,256,224	(9.6%)	\$ 7,124,814	(1.8%)
User Fees	2,687,400	3,000,000		3,500,000		4,000,000		4,500,000		5,000,000	
Non-Road Diesel Fees	1,197,500	1,316,250		1,985,000		2,310,000		2,975,000		3,130,000	
Other External Revenues	709,242	720,425		729,935		689,684		699,676		709,918	
Transfer from Sustainability Innovation Fund Reserves	2,613,497	640,000		—		—		—		—	
Transfer from Reserves	1,227,000	2,070,000		1,123,125		1,146,453		889,989		723,739	
<b>TOTAL REVENUES</b>	<b><u>\$16,062,060</u></b>	<b><u>\$16,113,207</u></b>	<b>0.3%</b>	<b><u>\$15,793,800</u></b>	<b>(2.0%)</b>	<b><u>\$16,175,054</u></b>	<b>2.4%</b>	<b><u>\$16,320,889</u></b>	<b>0.9%</b>	<b><u>\$16,688,471</u></b>	<b>2.3%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Ambient Air Quality Monitoring	\$ 2,500,761	\$ 2,709,224		\$ 2,787,278		\$ 3,082,770		\$ 2,849,630		\$ 2,838,707	
Air Quality and Climate Action Policy	3,381,648	3,414,877		3,428,813		3,488,280		3,583,618		3,675,997	
Air Quality Bylaw and Regulation Development	1,388,362	1,473,650		1,505,914		1,538,703		1,576,264		1,615,953	
Corporate Climate Action Services	—	740,219		717,056		580,940		564,996		569,670	
Engineers in Training	35,279	49,308		64,213		65,935		67,680		69,489	
Regional Sustainability Initiatives	2,613,497	640,000		—		—		—		—	
Administration and Department Support	592,548	764,718		835,051		857,576		880,405		905,379	
	<u>10,512,095</u>	<u>9,791,996</u>	(6.9%)	<u>9,338,325</u>	(4.6%)	<u>9,614,204</u>	3.0%	<u>9,522,593</u>	(1.0%)	<u>9,675,195</u>	1.6%
Communications Program	270,000	445,000	64.8%	320,000	(28.1%)	345,000	7.8%	350,000	1.4%	350,000	0.0%
Environmental Regulation and Enforcement	4,215,776	4,565,636	8.3%	4,777,217	4.6%	5,020,676	5.1%	5,284,589	5.3%	5,566,525	5.3%
Allocation of Centralized Support Costs	1,064,189	1,310,575	23.2%	1,358,258	3.6%	1,195,174	(12.0%)	1,163,707	(2.6%)	1,096,751	(5.8%)
<b>TOTAL EXPENDITURES</b>	<b><u>\$16,062,060</u></b>	<b><u>\$16,113,207</u></b>	<b>0.3%</b>	<b><u>\$15,793,800</u></b>	<b>(2.0%)</b>	<b><u>\$16,175,054</u></b>	<b>2.4%</b>	<b><u>\$16,320,889</u></b>	<b>0.9%</b>	<b><u>\$16,688,471</u></b>	<b>2.3%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
E911 EMERGENCY TELEPHONE SERVICE  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 5,679,678	\$ 6,469,826	13.9%	\$ 6,631,190	2.5%	\$ 6,796,588	2.5%	\$ 6,966,121	2.5%	\$ 7,139,891	2.5%
Other External Revenues	92,822	-		-		-		-		-	
<b>TOTAL REVENUES</b>	<u>\$ 5,772,500</u>	<u>\$ 6,469,826</u>	<b>12.1%</b>	<u>\$ 6,631,190</u>	<b>2.5%</b>	<u>\$ 6,796,588</u>	<b>2.5%</b>	<u>\$ 6,966,121</u>	<b>2.5%</b>	<u>\$ 7,139,891</u>	<b>2.5%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Emergency Telephone Service	\$ 5,659,314	\$ 6,342,967		\$ 6,501,167		\$ 6,663,322		\$ 6,829,530		\$ 6,999,893	
Allocation of Centralized Support	113,186	126,859		130,023		133,266		136,591		139,998	
<b>TOTAL EXPENDITURES</b>	<u>\$ 5,772,500</u>	<u>\$ 6,469,826</u>	<b>12.1%</b>	<u>\$ 6,631,190</u>	<b>2.5%</b>	<u>\$ 6,796,588</u>	<b>2.5%</b>	<u>\$ 6,966,121</u>	<b>2.5%</b>	<u>\$ 7,139,891</u>	<b>2.5%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
ELECTORAL AREA SERVICE  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Electoral Area Requisition	\$ 407,458	\$ 433,645	6.4%	\$ 457,999	5.6%	\$ 471,604	3.0%	\$ 479,693	1.7%	\$ 493,445	2.9%
User Fees	11,000	12,000		12,000		12,000		12,000		12,000	
Other External Revenues	186,668	653,083		4,703,083		503,083		203,083		203,083	
Transfer from Reserves	124,000	120,000		105,000		200,000		90,000		100,000	
<b>TOTAL REVENUES</b>	<b>\$ 729,126</b>	<b>\$ 1,218,728</b>	<b>67.1%</b>	<b>\$ 5,278,082</b>	<b>333.1%</b>	<b>\$ 1,186,687</b>	<b>(77.5%)</b>	<b>\$ 784,776</b>	<b>(33.9%)</b>	<b>\$ 808,528</b>	<b>3.0%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Community Planning	\$ 427,750	\$ 889,432		\$ 4,945,877		\$ 767,668		\$ 464,579		\$ 486,837	
Building Inspections	21,250	27,191		27,699		28,229		28,766		29,318	
Local Government Election	-	-		-		124,676		-		-	
Fraser Valley Library Services	2,067	2,000		2,000		2,000		2,000		2,000	
Emergency Planning	20,000	20,000		20,000		20,000		20,000		20,000	
	<u>471,067</u>	<u>938,623</u>	99.3%	<u>4,995,576</u>	432.2%	<u>942,573</u>	(81.1%)	<u>515,345</u>	(45.3%)	<u>538,155</u>	4.4%
Contribution to Election Reserve	30,000	30,000		30,000		-		30,000		30,000	
Contribution to Reserve	186,668	203,083	8.8%	203,083	0.0%	203,083	0.0%	203,083	0.0%	203,083	0.0%
	<u>216,668</u>	<u>233,083</u>	7.6%	<u>233,083</u>	0.0%	<u>203,083</u>	(12.9%)	<u>233,083</u>	14.8%	<u>233,083</u>	0.0%
Allocation of Centralized Support	41,391	47,022	13.6%	49,423	5.1%	41,031	(17.0%)	36,348	(11.4%)	37,290	2.6%
<b>TOTAL EXPENDITURES</b>	<b>\$ 729,126</b>	<b>\$ 1,218,728</b>	<b>67.1%</b>	<b>\$ 5,278,082</b>	<b>333.1%</b>	<b>\$ 1,186,687</b>	<b>(77.5%)</b>	<b>\$ 784,776</b>	<b>(33.9%)</b>	<b>\$ 808,528</b>	<b>3.0%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
GENERAL GOVERNMENT ADMINISTRATION  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 6,468,829	\$ 7,205,225	11.4%	\$ 7,482,371	3.8%	\$ 7,558,214	1.0%	\$ 7,683,400	1.7%	\$ 7,929,169	3.2%
Other External Revenues	980,688	1,093,000		1,078,575		1,084,289		1,090,146		1,096,150	
Transfer from Reserves	300,000	300,000		300,000		300,000		300,000		300,000	
<b>TOTAL REVENUES</b>	<b>\$ 7,749,517</b>	<b>\$ 8,598,225</b>	<b>11.0%</b>	<b>\$ 8,860,946</b>	<b>3.1%</b>	<b>\$ 8,942,503</b>	<b>0.9%</b>	<b>\$ 9,073,546</b>	<b>1.5%</b>	<b>\$ 9,325,319</b>	<b>2.8%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Audit and Insurance	\$ 106,941	\$ 149,848		\$ 153,207		\$ 156,650		\$ 160,179		\$ 163,796	
Board Administrative Services	4,616,671	4,680,437		4,801,056		4,925,076		5,051,613		5,175,812	
External Contributions	605,000	605,000		605,000		605,000		605,000		605,000	
Leadership and Engagement	449,677	670,268		734,460		699,455		692,054		807,354	
Mosquito Control Contract	155,542	223,575		229,164		234,893		240,765		246,784	
Regional Culture	37,667	39,853		40,844		41,873		42,916		43,998	
Contribution to Sustainability Innovation Fund Reserve	347,000	347,000		347,000		347,000		347,000		347,000	
	6,318,498	6,715,981	6.3%	6,910,731	2.9%	7,009,947	1.4%	7,139,527	1.8%	7,389,744	3.5%
Communications Program	877,000	883,600	0.8%	903,640	2.3%	924,182	2.3%	945,238	2.3%	966,818	2.3%
Allocation of Centralized Support Costs	554,019	998,644	80.3%	1,046,575	4.8%	1,008,374	(3.7%)	988,781	(1.9%)	968,757	(2.0%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,749,517</b>	<b>\$ 8,598,225</b>	<b>11.0%</b>	<b>\$ 8,860,946</b>	<b>3.1%</b>	<b>\$ 8,942,503</b>	<b>0.9%</b>	<b>\$ 9,073,546</b>	<b>1.5%</b>	<b>\$ 9,325,319</b>	<b>2.8%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
GENERAL GOVERNMENT ZERO WASTE COLLABORATION INITIATIVES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 779,777	\$ 786,633	0.9%	\$ 789,412	0.4%	\$ 789,604	0.0%	\$ 794,036	0.6%	\$ 798,606	0.6%
Other External Revenues	100,000	100,000		100,000		100,000		100,000		100,000	
Love Food Hate Waste	375,000	375,000		375,000		375,000		375,000		375,000	
Zero Waste Conference	240,000	260,000		260,000		260,000		260,000		260,000	
<b>TOTAL REVENUES</b>	<b>\$ 1,494,777</b>	<b>\$ 1,521,633</b>	<b>1.8%</b>	<b>\$ 1,524,412</b>	<b>0.2%</b>	<b>\$ 1,524,604</b>	<b>0.0%</b>	<b>\$ 1,529,036</b>	<b>0.3%</b>	<b>\$ 1,533,606</b>	<b>0.3%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
National Zero Waste Council	\$ 220,700	\$ 220,700		\$ 220,700		\$ 220,700		\$ 220,700		\$ 220,700	
Love Food Hate Waste	375,000	375,000		375,000		375,000		375,000		375,000	
Zero Waste Conference	452,000	472,000		472,000		472,000		472,000		472,000	
	1,047,700	1,067,700	1.9%	1,067,700	0.0%	1,067,700	0.0%	1,067,700	0.0%	1,067,700	0.0%
Allocation of Centralized Support Costs	447,077	453,933	1.5%	456,712	0.6%	456,904	0.0%	461,336	1.0%	465,906	1.0%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,494,777</b>	<b>\$ 1,521,633</b>	<b>1.8%</b>	<b>\$ 1,524,412</b>	<b>0.2%</b>	<b>\$ 1,524,604</b>	<b>0.0%</b>	<b>\$ 1,529,036</b>	<b>0.3%</b>	<b>\$ 1,533,606</b>	<b>0.3%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
HOUSING PLANNING AND POLICY  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 6,280,995	\$ 6,569,294	4.6%	\$ 6,892,632	4.9%	\$ 6,750,314	(2.1%)	\$ 6,717,515	(0.5%)	\$ 6,749,524	0.5%
Transfer from Sustainability Innovation Fund Reserves	909,200	1,613,600		179,200		20,000		-		-	
<b>TOTAL REVENUES</b>	<b>\$ 7,190,195</b>	<b>\$ 8,182,894</b>	<b>13.8%</b>	<b>\$ 7,071,832</b>	<b>(13.6%)</b>	<b>\$ 6,770,314</b>	<b>(4.3%)</b>	<b>\$ 6,717,515</b>	<b>(0.8%)</b>	<b>\$ 6,749,524</b>	<b>0.5%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Housing Planning and Policy	\$ 2,048,460	\$ 3,041,677		\$ 1,765,440		\$ 1,597,077		\$ 1,566,505		\$ 1,609,365	
Contribution to Housing Planning and Policy Re-development Reserve	1,000,000	1,000,000		1,000,000		1,000,000		1,000,000		1,000,000	
Contribution to Housing Planning and Policy Development Reserve	4,000,000	4,000,000		4,000,000		4,000,000		4,000,000		4,000,000	
	7,048,460	8,041,677	14.1%	6,765,440	(15.9%)	6,597,077	(2.5%)	6,566,505	(0.5%)	6,609,365	0.7%
Communications Program	25,000	25,000	0.0%	25,000	0.0%	25,000	0.0%	25,000	0.0%	25,000	0.0%
Allocation of Centralized Support Costs	116,735	116,217	(0.4%)	281,392	142.1%	148,237	(47.3%)	126,010	(15.0%)	115,159	(8.6%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,190,195</b>	<b>\$ 8,182,894</b>	<b>13.8%</b>	<b>\$ 7,071,832</b>	<b>(13.6%)</b>	<b>\$ 6,770,314</b>	<b>(4.3%)</b>	<b>\$ 6,717,515</b>	<b>(0.8%)</b>	<b>\$ 6,749,524</b>	<b>0.5%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
INVEST VANCOUVER  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 3,291,644	\$ 3,931,161	19.4%	\$ 4,142,008	5.4%	\$ 4,331,877	4.6%	\$ 4,487,320	3.6%	\$ 4,634,489	3.3%
Transfer from Sustainability Innovation Fund Reserves	75,000	-		-		-		-		-	
Transfer from Reserves	500,000	320,000		220,000		110,000		50,000		-	
<b>TOTAL REVENUES</b>	<b>\$ 3,866,644</b>	<b>\$ 4,251,161</b>	<b>9.9%</b>	<b>\$ 4,362,008</b>	<b>2.6%</b>	<b>\$ 4,441,877</b>	<b>1.8%</b>	<b>\$ 4,537,320</b>	<b>2.1%</b>	<b>\$ 4,634,489</b>	<b>2.1%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Collaboration	\$ 663,655	\$ 981,458		\$ 1,006,751		\$ 1,032,831		\$ 1,059,426		\$ 1,086,829	
Data, Research and Policy	782,695	668,674		686,436		704,856		723,545		742,894	
Strategic Investment	1,643,354	1,643,361		1,686,697		1,731,588		1,777,183		1,824,343	
Leadership and Administration	532,652	603,571		624,538		641,061		657,856		675,214	
	3,622,356	3,897,064	7.6%	4,004,422	2.8%	4,110,336	2.6%	4,218,010	2.6%	4,329,280	2.6%
Allocation of Centralized Support	244,288	354,097	45.0%	357,586	1.0%	331,541	(7.3%)	319,310	(3.7%)	305,209	(4.4%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,866,644</b>	<b>\$ 4,251,161</b>	<b>9.9%</b>	<b>\$ 4,362,008</b>	<b>2.6%</b>	<b>\$ 4,441,877</b>	<b>1.8%</b>	<b>\$ 4,537,320</b>	<b>2.1%</b>	<b>\$ 4,634,489</b>	<b>2.1%</b>



**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL EMERGENCY MANAGEMENT  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 171,949	\$ 132,985	(22.7%)	\$ 161,634	21.5%	\$ 176,022	8.9%	\$ 178,326	1.3%	\$ 201,393	12.9%
Transfer from Reserves	60,530	58,564		37,577		29,167		33,018		17,348	
<b>TOTAL REVENUES</b>	<b>\$ 232,479</b>	<b>\$ 191,549</b>	<b>(17.6%)</b>	<b>\$ 199,211</b>	<b>4.0%</b>	<b>\$ 205,189</b>	<b>3.0%</b>	<b>\$ 211,344</b>	<b>3.0%</b>	<b>\$ 218,741</b>	<b>3.5%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Regional Emergency Management	\$ 221,410	\$ 182,428		\$ 189,725		\$ 195,418		\$ 201,280		\$ 208,325	
Allocation of Centralized Support	11,069	9,121		9,486		9,771		10,064		10,416	
<b>TOTAL EXPENDITURES</b>	<b>\$ 232,479</b>	<b>\$ 191,549</b>	<b>(17.6%)</b>	<b>\$ 199,211</b>	<b>4.0%</b>	<b>\$ 205,189</b>	<b>3.0%</b>	<b>\$ 211,344</b>	<b>3.0%</b>	<b>\$ 218,741</b>	<b>3.5%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL EMPLOYERS SERVICES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 1,167,186	\$ 1,243,816	6.6%	\$ 1,281,822	3.1%	\$ 1,294,736	1.0%	\$ 1,320,710	2.0%	\$ 1,349,662	2.2%
Compensation Services Revenue	537,759	598,160		733,640		844,645		961,218		1,079,404	
Collective Bargaining Services Revenue	982,987	1,061,436		1,156,856		1,222,046		1,293,182		1,367,719	
Other External Revenues	433,197	470,014		507,869		534,195		564,232		595,427	
Transfer from Reserves	340,000	978,000		604,000		369,000		210,000		50,000	
<b>TOTAL REVENUES</b>	<b>\$ 3,461,129</b>	<b>\$ 4,351,426</b>	<b>25.7%</b>	<b>\$ 4,284,187</b>	<b>(1.5%)</b>	<b>\$ 4,264,622</b>	<b>(0.5%)</b>	<b>\$ 4,349,342</b>	<b>2.0%</b>	<b>\$ 4,442,212</b>	<b>2.1%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Information and Advisory Services	\$ 1,608,661	\$ 1,693,440		\$ 1,514,084		\$ 1,476,064		\$ 1,513,573		\$ 1,552,422	
Compensation Services	561,908	1,029,676		1,057,275		1,085,958		1,115,012		1,145,148	
Collective Bargaining	1,032,488	1,308,581		1,342,888		1,378,524		1,414,637		1,452,081	
	3,203,057	4,031,697	25.9%	3,914,247	(2.9%)	3,940,546	0.7%	4,043,222	2.6%	4,149,651	2.6%
Allocation of Centralized Support	258,072	319,729	23.9%	369,940	15.7%	324,076	(12.4%)	306,120	(5.5%)	292,561	(4.4%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 3,461,129</b>	<b>\$ 4,351,426</b>	<b>25.7%</b>	<b>\$ 4,284,187</b>	<b>(1.5%)</b>	<b>\$ 4,264,622</b>	<b>(0.5%)</b>	<b>\$ 4,349,342</b>	<b>2.0%</b>	<b>\$ 4,442,212</b>	<b>2.1%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL GLOBAL POSITIONING SYSTEM  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Regional Global Positioning System User Fees	\$ 284,426	\$ 306,424	7.7%	\$ 309,576	1.0%	\$ 314,960	1.7%	\$ 321,607	2.1%	\$ 328,370	2.1%
Other External Revenues	70,000	71,750		73,544		75,383		77,268		79,200	
<b>TOTAL REVENUES</b>	<b>\$ 354,426</b>	<b>\$ 378,174</b>	<b>6.7%</b>	<b>\$ 383,120</b>	<b>1.3%</b>	<b>\$ 390,343</b>	<b>3.7%</b>	<b>\$ 398,875</b>	<b>2.2%</b>	<b>\$ 407,570</b>	<b>2.2%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Regional Global Positioning System	\$ 298,909	\$ 314,242		\$ 322,511		\$ 331,072		\$ 339,773		\$ 348,767	
Contribution to Reserve	31,000	31,000		31,775		32,569		33,383		34,218	
Allocation of Centralized Support	24,517	32,932		28,834		26,702		25,719		24,585	
<b>TOTAL EXPENDITURES</b>	<b>\$ 354,426</b>	<b>\$ 378,174</b>	<b>6.7%</b>	<b>\$ 383,120</b>	<b>1.3%</b>	<b>\$ 390,343</b>	<b>1.9%</b>	<b>\$ 398,875</b>	<b>2.2%</b>	<b>\$ 407,570</b>	<b>2.2%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL PARKS  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 64,107,186	\$ 73,123,635	14.1%	\$ 75,987,031	3.9%	\$ 62,518,576	(17.7%)	\$ 58,495,444	(6.4%)	\$ 58,093,896	(0.7%)
User Fees	867,927	878,074		890,521		895,590		898,198		900,846	
Other External Revenues	1,760,439	1,602,027		1,602,093		1,507,160		1,507,228		1,651,933	
Transfer from Sustainability Innovation Fund Reserves	541,595	73,912		36,955		-		-		-	
Transfer from Reserves	9,705,000	10,006,189		8,151,474		8,695,771		8,965,161		9,926,465	
<b>TOTAL REVENUES</b>	<b>\$ 76,982,147</b>	<b>\$ 85,683,837</b>	<b>11.3%</b>	<b>\$ 86,668,074</b>	<b>1.1%</b>	<b>\$ 73,617,097</b>	<b>(15.1%)</b>	<b>\$ 69,866,031</b>	<b>(5.1%)</b>	<b>\$ 70,573,140</b>	<b>1.0%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Systems Planning, Design and Development Services											
Planning and Resource Management	\$ 2,777,878	\$ 2,905,752		\$ 2,893,176		\$ 2,867,093		\$ 2,968,319		\$ 2,983,344	
Design and Development	1,391,136	1,725,156		1,621,160		1,662,600		1,704,204		1,747,742	
Engineers in Training	11,760	16,436		21,404		21,978		22,560		23,163	
	4,180,774	4,647,344	11.2%	4,535,740	(2.4%)	4,551,671	0.4%	4,695,083	3.2%	4,754,249	1.3%
Systems Visitor and Operations Services											
Visitor Services	1,472,808	1,521,557		1,575,879		1,597,130		1,573,666		1,600,827	
Operations Services	1,750,630	1,970,362		1,905,574		1,943,610		2,017,302		2,022,300	
	3,223,438	3,491,919	8.3%	3,481,453	(0.3%)	3,540,740	1.7%	3,590,968	1.4%	3,623,127	0.9%
Central Area Services											
Operations and Maintenance	7,255,705	7,558,260		7,805,141		7,837,239		8,025,842		8,185,302	
Area Visitor Services	632,447	680,961		698,660		740,694		740,242		757,363	
Area Management and Administration	3,444,740	3,491,779		740,208		758,975		777,976		797,064	
Area Planning	166,746	180,135		184,437		188,389		192,391		201,543	
Burns Bog Ecological Conservancy Area	491,777	526,683		536,115		543,841		575,239		609,952	
Contribution to Reserve	173,000	123,000		173,000		173,000		173,000		173,000	
	12,164,415	12,560,818	3.3%	10,137,561	(19.3%)	10,242,138	1.0%	10,484,690	2.4%	10,724,224	2.3%
East Area Services											
Operations and Maintenance	4,984,936	5,648,740		5,881,909		6,138,430		6,454,885		6,559,746	
Area Visitor Services	640,426	673,320		688,674		704,649		720,834		737,580	
Area Management and Administration	649,872	688,513		706,193		724,628		743,308		762,688	
Area Planning	170,926	180,853		184,655		188,607		192,609		196,761	
	6,446,160	7,191,426	11.6%	7,461,431	3.8%	7,756,314	4.0%	8,111,636	4.6%	8,256,775	1.8%
West Area Services											
Operations and Maintenance	5,237,540	5,689,497		5,948,559		6,249,951		6,594,528		6,809,271	
Area Visitor Services	640,315	699,949		715,597		731,879		748,377		765,443	
Area Management and Administration	989,454	1,035,059		1,054,761		1,075,239		1,095,981		1,117,497	
Area Planning	162,537	171,046		174,848		178,800		182,802		186,954	
	7,029,846	7,595,551	8.0%	7,893,765	3.9%	8,235,869	4.3%	8,621,688	4.7%	8,879,165	3.0%
Administration and Department Support											
Communications Program	130,000	130,000	0.0%	130,000	0.0%	130,000	0.0%	130,000	0.0%	130,000	0.0%
Utility Voice Radio	69,943	73,622	5.3%	79,711	8.3%	83,401	4.6%	86,775	4.0%	90,251	4.0%
Quality Control Allocated	56,945	61,717	8.4%	63,383	2.7%	68,314	7.8%	70,017	2.5%	71,278	1.8%
Allocation of Centralized Support Costs Total	4,606,908	5,150,430	11.8%	5,174,824	0.5%	4,680,770	(9.5%)	4,686,403	0.1%	4,300,561	(8.2%)
Total Operating Programs	39,285,147	42,560,648	8.3%	40,644,462	(4.5%)	41,009,719	0.9%	42,229,899	3.0%	42,618,155	0.9%
Allocation of Project Delivery Cost											
	-	-	N/A	230,138	N/A	239,607	4.1%	248,971	3.9%	256,520	3.0%
Asset Maintenance											
	6,945,000	7,121,189	2.5%	8,091,474	13.6%	8,635,771	6.7%	8,905,161	3.1%	9,866,465	10.8%
Contribution to Capital Infrastructure Reserve											
Contribution to Parkland Acquisition and Development Reserve	7,182,000	8,432,000	17.4%	10,132,000	20.2%	12,732,000	25.7%	14,732,000	15.7%	16,732,000	13.6%
	23,570,000	27,570,000	17.0%	27,570,000	0.0%	11,000,000	(60.1%)	3,750,000	(65.9%)	1,100,000	(70.7%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 76,982,147</b>	<b>\$ 85,683,837</b>	<b>11.3%</b>	<b>\$ 86,668,074</b>	<b>1.1%</b>	<b>\$ 73,617,097</b>	<b>(15.1%)</b>	<b>\$ 69,866,031</b>	<b>(5.1%)</b>	<b>\$ 70,573,140</b>	<b>1.0%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
CAPITAL PORTFOLIO  
REGIONAL PARKS  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	CAPITAL BUDGET FOR APPROVAL	2024 CAPITAL CASH FLOW	2025 CAPITAL CASH FLOW	2026 CAPITAL CASH FLOW	2027 CAPITAL CASH FLOW	2028 CAPITAL CASH FLOW	2024 TO 2028 TOTAL CAPITAL CASH FLOW	ACTIVE PHASE	PRIMARY DRIVER
<b>CAPITAL EXPENDITURES</b>									
<b>Major Projects</b>									
Grouse Mountain - Regional Park Trail and Amenity Improvements	\$ 3,475,000	\$ 750,000	\$ 250,000	\$ -	\$ -	\$ -	1,000,000	Construction	Capacity, Growth & Ecological Resilience
Widgeon Marsh New Park Development	20,000,000	1,000,000	3,000,000	3,000,000	3,000,000	6,000,000	16,000,000	Construction	Capacity, Growth & Ecological Resilience
Campbell Valley - Management Plan Implementation	8,000,000	500,000	1,500,000	2,000,000	2,500,000	1,500,000	8,000,000	Construction	Capacity, Growth & Ecological Resilience
Belcarra - South Picnic Area and Cabins	6,789,600	750,000	2,000,000	3,500,000	-	-	6,250,000	Planned	Capacity, Growth & Ecological Resilience
Bowen Island - Park Development	16,300,000	400,000	4,000,000	250,000	5,800,000	250,000	10,700,000	Planned	Capacity, Growth & Ecological Resilience
West Creek Wetlands - Park Development	-	-	-	-	300,000	750,000	1,050,000	Planned	Capacity, Growth & Ecological Resilience
Burns Bog - Fire Restoration	-	-	-	500,000	1,000,000	1,000,000	2,500,000	Planned	Capacity, Growth & Ecological Resilience
<b>Total Major Projects</b>	<b>\$ 54,564,600</b>	<b>\$ 3,400,000</b>	<b>\$ 10,750,000</b>	<b>\$ 9,250,000</b>	<b>\$ 12,600,000</b>	<b>\$ 9,500,000</b>	<b>\$ 45,500,000</b>		
<b>Greenways</b>									
DNR / DSSG Management Plan Implementation	\$ 11,000,000	\$ 500,000	\$ 2,500,000	\$ 3,500,000	\$ 4,000,000	\$ -	\$ 10,500,000	Planned	Connected Network
Boundary Bay - Perimeter Trail	2,000,000	1,500,000	500,000	-	-	-	2,000,000	Planned	Connected Network
Tynehead - Perimeter Trail Phase 2	3,500,000	1,500,000	1,000,000	-	-	-	2,500,000	Planned	Connected Network
Burnaby Lake - Glencarin Day Use Area	3,500,000	1,500,000	2,000,000	-	-	-	3,500,000	Planned	Connected Network
Other Greenways Upgrades	-	-	-	100,000	100,000	300,000	500,000	Planned	Connected Network
<b>Total Greenways</b>	<b>\$ 20,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ 6,000,000</b>	<b>\$ 3,600,000</b>	<b>\$ 4,100,000</b>	<b>\$ 300,000</b>	<b>\$ 19,000,000</b>		
<b>Service Facilities</b>									
Burnaby Lake - Service Yard Building Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	Planned	Facility Replacement & Asset Management
Capilano New Service Yard	1,750,000	500,000	1,000,000	-	-	-	1,500,000	Construction	Facility Replacement & Asset Management
<b>Total Service Facilities</b>	<b>\$ 1,750,000</b>	<b>\$ 500,000</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 1,550,000</b>		
<b>Park Development</b>									
Crippen - Davies Orchard Cabins	\$ 1,925,000	\$ 50,000	\$ 500,000	\$ -	\$ -	\$ -	550,000	Construction	Capacity, Growth & Ecological Resilience
Campbell Valley - Replacement of Little River Loop Boardwalk	1,600,000	100,000	1,500,000	-	-	-	1,600,000	Planned	Facility Replacement & Asset Management
Pacific Spirit - Beach Access Improvements	-	-	-	50,000	100,000	500,000	650,000	Planned	Facility Replacement & Asset Management
Lynn Headwaters - Parking and Access Improvements	3,150,000	150,000	-	500,000	2,500,000	-	3,150,000	Planned	Facility Replacement & Asset Management
Park Amenities and Visitor Experience	2,500,000	500,000	500,000	500,000	500,000	500,000	2,500,000	Planned	Capacity, Growth & Ecological Resilience
Small Capital Replacement and Development Projects	12,670,000	2,270,000	4,550,000	1,750,000	1,150,000	2,950,000	12,670,000	Planned	Facility Replacement & Asset Management
<b>Total Park Development</b>	<b>\$ 21,845,000</b>	<b>\$ 3,070,000</b>	<b>\$ 7,050,000</b>	<b>\$ 2,800,000</b>	<b>\$ 4,250,000</b>	<b>\$ 3,950,000</b>	<b>\$ 21,120,000</b>		

**METRO VANCOUVER REGIONAL DISTRICT  
CAPITAL PORTFOLIO  
REGIONAL PARKS  
2024 CAPITAL BUDGET AND 2024 - 2028 CAPITAL PLAN**

	<b>CAPITAL BUDGET FOR APPROVAL</b>	<b>2024 CAPITAL CASH FLOW</b>	<b>2025 CAPITAL CASH FLOW</b>	<b>2026 CAPITAL CASH FLOW</b>	<b>2027 CAPITAL CASH FLOW</b>	<b>2028 CAPITAL CASH FLOW</b>	<b>2024 TO 2028 TOTAL CAPITAL CASH FLOW</b>	<b>ACTIVE PHASE</b>	<b>PRIMARY DRIVER</b>
<b>Regional Parks Land Acquisition</b>									
Regional Parks Land Acquisition	\$ 20,000,000	\$20,000,000	\$17,000,000	\$15,000,000	\$13,500,000	\$19,000,000	\$ 84,500,000		Land Acquisition
<b>Total Regional Parks Land Acquisition</b>	<b>\$ 20,000,000</b>	<b>\$20,000,000</b>	<b>\$17,000,000</b>	<b>\$15,000,000</b>	<b>\$13,500,000</b>	<b>\$19,000,000</b>	<b>\$ 84,500,000</b>		
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>\$118,159,600</b>	<b>\$31,970,000</b>	<b>\$41,800,000</b>	<b>\$30,650,000</b>	<b>\$34,450,000</b>	<b>\$32,800,000</b>	<b>\$ 171,670,000</b>		
<b>CAPITAL FUNDING</b>									
Reserve	115,262,600	30,673,000	40,200,000	23,150,000	24,325,000	13,990,000	132,338,000		
DCCs	-	-	-	7,500,000	10,125,000	18,810,000	36,435,000		
External Funding - Grants	2,897,000	1,297,000	1,600,000	-	-	-	2,897,000		
<b>Total</b>	<b>\$118,159,600</b>	<b>\$31,970,000</b>	<b>\$41,800,000</b>	<b>\$30,650,000</b>	<b>\$34,450,000</b>	<b>\$32,800,000</b>	<b>\$ 171,670,000</b>		
<b>SUMMARY BY DRIVER</b>									
Capacity, Growth & Ecological Resilience	58,989,600	3,950,000	11,750,000	9,750,000	13,100,000	10,000,000	48,550,000		
Facility Replacement & Asset Management	19,170,000	3,020,000	7,050,000	2,300,000	3,750,000	3,500,000	19,620,000		
Connected Network	20,000,000	5,000,000	6,000,000	3,600,000	4,100,000	300,000	19,000,000		
Land Acquisition	20,000,000	20,000,000	17,000,000	15,000,000	13,500,000	19,000,000	84,500,000		
<b>Total</b>	<b>\$118,159,600</b>	<b>\$31,970,000</b>	<b>\$41,800,000</b>	<b>\$30,650,000</b>	<b>\$34,450,000</b>	<b>\$32,800,000</b>	<b>\$ 171,670,000</b>		

**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL PLANNING  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 4,131,025	\$ 4,447,977	7.7%	\$ 4,727,823	6.3%	\$ 4,739,172	0.2%	\$ 4,777,435	0.8%	\$ 4,869,528	1.9%
Transfer from Sustainability Innovation Fund Reserves	599,804	400,000		-		-		-		-	
Transfer from Reserves	485,000	365,000		270,000		310,000		360,000		360,000	
<b>TOTAL REVENUES</b>	<b>\$ 5,215,829</b>	<b>\$ 5,212,977</b>	<b>(0.1%)</b>	<b>\$ 4,997,823</b>	<b>(4.1%)</b>	<b>\$ 5,049,172</b>	<b>1.0%</b>	<b>\$ 5,137,435</b>	<b>1.7%</b>	<b>\$ 5,229,528</b>	<b>1.8%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Implementation Services	\$ 744,616	\$ 707,293		\$ 725,272		\$ 743,960		\$ 762,883		\$ 782,519	
Regional Land Use Policy	1,612,264	1,796,784		1,831,400		1,873,467		1,910,888		1,948,368	
Planning Analytics	1,000,622	1,049,783		1,155,805		1,186,691		1,211,516		1,241,840	
Regional Sustainability Initiatives	599,804	400,000		-		-		-		-	
Administration and Department Support	846,550	789,976		800,933		822,646		844,224		866,325	
	4,803,856	4,743,836	(1.2%)	4,513,410	(4.9%)	4,626,764	2.5%	4,729,511	2.2%	4,839,052	2.3%
Communications Program	45,000	45,000	0.0%	45,000	0.0%	45,000	0.0%	45,000	0.0%	45,000	0.0%
Allocation of Centralized Support Costs	366,973	424,141	15.6%	439,413	3.6%	377,408	(14.1%)	362,924	(3.8%)	345,476	(4.8%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,215,829</b>	<b>\$ 5,212,977</b>	<b>(0.1%)</b>	<b>\$ 4,997,823</b>	<b>(4.1%)</b>	<b>\$ 5,049,172</b>	<b>1.0%</b>	<b>\$ 5,137,435</b>	<b>1.7%</b>	<b>\$ 5,229,528</b>	<b>1.8%</b>

**METRO VANCOUVER REGIONAL DISTRICT  
SASAMAT FIRE PROTECTION SERVICE  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Metro Vancouver Regional District Requisitions	\$ 915,664	\$ 901,607	(1.5%)	\$ 879,255	(2.5%)	\$ 887,093	0.9%	\$ 895,127	0.9%	\$ 903,360	0.9%
Other External Revenues	10,000	10,000		10,000		10,000		10,000		10,000	
Transfer from Reserves	630,000	-		-		-		-		-	
<b>TOTAL REVENUES</b>	<b>\$ 1,555,664</b>	<b>\$ 911,607</b>	<b>(41.4%)</b>	<b>\$ 889,255</b>	<b>(2.5%)</b>	<b>\$ 897,093</b>	<b>0.9%</b>	<b>\$ 905,127</b>	<b>0.9%</b>	<b>\$ 913,360</b>	<b>0.9%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Sasamat Fire Protection Service	\$ 441,248	\$ 416,195		\$ 408,148		\$ 415,274		\$ 422,577		\$ 430,062	
Apparatus Acquisitions	630,000	-		-		-		-		-	
Contribution to Capital Reserve	92,100	107,100		92,100		92,100		92,100		92,100	
Contribution to Capital Facilities Reserve	348,192	348,192		348,192		348,192		348,192		348,192	
	1,511,540	871,487	(42.3%)	848,440	(2.6%)	855,566	0.8%	862,869	0.9%	870,354	0.9%
Allocation of Centralized Support Costs	44,124	40,120	(9.1%)	40,815	1.7%	41,527	1.7%	42,258	1.8%	43,006	1.8%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,555,664</b>	<b>\$ 911,607</b>	<b>(41.4%)</b>	<b>\$ 889,255</b>	<b>(2.5%)</b>	<b>\$ 897,093</b>	<b>0.9%</b>	<b>\$ 905,127</b>	<b>0.9%</b>	<b>\$ 913,360</b>	<b>0.9%</b>



**METRO VANCOUVER DISTRICTS  
CENTRALIZED SUPPORT PROGRAM SUMMARY  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023	2024	%	2025	%	2026	%	2027	%	2028	%
	BUDGET	BUDGET	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE	FORECAST	CHANGE
<b>REVENUES</b>											
Allocated to Functional Departments (net)	\$ 82,515,496	\$ 92,697,638	12.3%	\$ 95,930,445	3.5%	\$ 98,397,554	2.6%	\$ 104,014,462	5.7%	\$ 109,887,641	5.6%
Allocated to Functional Departments - Fleet	13,143,965	13,600,000	3.5%	13,940,000	2.5%	14,288,500	2.5%	14,645,713	2.5%	15,011,856	2.5%
Other External Revenues	5,954,974	5,968,517	0.2%	6,085,711	2.0%	6,169,787	1.4%	6,255,096	1.4%	6,334,828	1.3%
Transfer from Capital	11,418,511	11,100,568	(2.8%)	11,994,067	8.0%	11,963,443	(0.3%)	10,210,679	(14.7%)	10,504,107	2.9%
Transfer from Reserves	10,557,928	16,362,242	55.0%	17,471,342	6.8%	19,348,865	10.7%	15,788,388	(18.4%)	16,700,221	5.8%
<b>TOTAL REVENUES</b>	<b>\$ 123,590,874</b>	<b>\$ 139,728,965</b>	<b>13.1%</b>	<b>\$ 145,421,565</b>	<b>4.1%</b>	<b>\$ 150,168,149</b>	<b>3.3%</b>	<b>\$ 150,914,338</b>	<b>0.5%</b>	<b>\$ 158,438,653</b>	<b>5.0%</b>
<b>EXPENDITURES</b>											
Corporate Services	\$ 51,697,401	\$ 61,820,876	19.6%	\$ 64,343,113	4.1%	\$ 67,356,810	4.7%	\$ 66,591,641	(1.1%)	\$ 72,337,903	8.6%
External Relations	14,695,605	15,770,537	7.3%	16,179,702	2.6%	16,306,412	0.8%	16,689,080	2.3%	17,109,892	2.5%
Financial Services	10,128,639	10,876,138	7.4%	11,810,661	8.6%	12,841,821	8.7%	13,861,147	7.9%	14,301,883	3.2%
Human Resources	8,181,901	9,381,678	14.7%	9,595,732	2.3%	9,855,458	2.7%	10,018,264	1.7%	10,251,101	2.3%
Indigenous Relations	1,684,460	1,885,907	12.0%	1,936,112	2.7%	1,988,202	2.7%	2,041,032	2.7%	2,095,758	2.7%
Legislative Services	5,659,084	7,428,438	31.3%	7,513,936	1.2%	7,709,403	2.6%	7,907,528	2.6%	8,112,692	2.6%
Procurement and Real Estate Services	31,543,784	32,565,391	3.2%	34,042,309	4.5%	34,110,043	0.2%	33,805,646	(0.9%)	34,229,424	1.3%
<b>TOTAL EXPENDITURES</b>	<b>\$ 123,590,874</b>	<b>\$ 139,728,965</b>	<b>13.1%</b>	<b>\$ 145,421,565</b>	<b>4.1%</b>	<b>\$ 150,168,149</b>	<b>3.3%</b>	<b>\$ 150,914,338</b>	<b>0.5%</b>	<b>\$ 158,438,653</b>	<b>5.0%</b>
<b>ALLOCATED TO FUNCTIONAL DEPARTMENTS</b>											
Water Services	\$ 30,462,293	\$ 33,335,180	9.4%	\$ 33,564,476	0.7%	\$ 33,990,658	1.3%	\$ 36,171,737	6.4%	\$ 37,931,644	4.9%
Liquid Waste Services	34,321,573	39,923,864	16.3%	42,545,317	6.6%	45,537,764	7.0%	48,698,844	6.9%	52,929,878	8.7%
Solid Waste Services	5,693,279	5,775,338	1.4%	5,712,196	(1.1%)	5,860,667	2.6%	6,191,886	5.7%	6,561,441	6.0%
Housing	2,352,769	2,697,141	14.6%	2,806,334	4.0%	2,640,877	(5.9%)	2,717,320	2.9%	2,782,822	2.4%
Air Quality and Climate Action	1,064,189	1,310,575	23.2%	1,358,258	3.6%	1,195,174	(12.0%)	1,163,707	(2.6%)	1,096,751	(5.8%)
E911 Emergency Telephone Service	113,186	126,859	12.1%	130,023	2.5%	133,266	2.5%	136,591	2.5%	139,998	2.5%
Electoral Area Service	41,391	47,022	13.6%	49,423	5.1%	41,031	(17.0%)	36,348	(11.4%)	37,290	2.6%
General Government Administration	554,019	998,644	80.3%	1,046,575	4.8%	1,008,374	(3.7%)	988,781	(1.9%)	968,757	(2.0%)
General Government-Zero Waste Collaboration Initiatives	447,077	453,933	1.5%	456,712	0.6%	456,904	-	461,336	1.0%	465,906	1.0%
Housing Planning and Policy	116,735	116,217	(0.4%)	281,392	142.1%	148,237	(47.3%)	126,010	(15.0%)	115,159	(8.6%)
Invest Vancouver	244,288	354,097	45.0%	357,586	1.0%	331,541	(7.3%)	319,310	(3.7%)	305,209	(4.4%)
Project Delivery	1,793,034	1,582,295	(11.8%)	1,558,841	(1.5%)	1,592,807	2.2%	1,569,104	(1.5%)	1,536,181	(2.1%)
Regional Emergency Management	11,069	9,121	(17.6%)	9,486	4.0%	9,771	3.0%	10,064	3.0%	10,416	3.5%
Regional Employers Services	258,072	319,729	23.9%	369,940	15.7%	324,076	(12.4%)	306,120	(5.5%)	292,561	(4.4%)
Regional Global Positioning System	24,517	32,932	34.3%	28,834	(12.4%)	26,702	(7.4%)	25,719	(3.7%)	24,585	(4.4%)
Regional Parks	4,606,908	5,150,430	11.8%	5,174,824	0.5%	4,680,770	(9.5%)	4,686,403	0.1%	4,300,561	(8.2%)
Regional Planning	366,973	424,141	15.6%	439,413	3.6%	377,408	(14.1%)	362,924	(3.8%)	345,476	(4.8%)
Sasamat Fire Protection Service	44,124	40,120	(9.1%)	40,815	1.7%	41,527	1.7%	42,258	1.8%	43,006	1.8%
	<b>\$ 82,515,496</b>	<b>\$ 92,697,638</b>	<b>12.3%</b>	<b>\$ 95,930,445</b>	<b>3.5%</b>	<b>\$ 98,397,554</b>	<b>2.6%</b>	<b>\$ 104,014,462</b>	<b>5.7%</b>	<b>\$ 109,887,641</b>	<b>5.6%</b>

**METRO VANCOUVER DISTRICTS  
CORPORATE SERVICES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Allocated to Functional Departments (net)	\$ 26,481,038	\$ 30,539,804	15.3%	\$ 31,167,314	2.1%	\$ 31,722,464	1.8%	\$ 35,849,618	13.0%	\$ 40,388,364	12.7%
Allocated to Functional Departments - Fleet	13,143,965	13,600,000		13,940,000		14,288,500		14,645,713		15,011,856	
Other External Revenues	-	45,000		46,125		47,278		48,460		49,672	
Transfer from Capital	3,228,198	3,085,330		3,353,082		3,267,672		859,462		787,790	
Transfer from Reserves	8,844,200	14,550,742		15,836,592		18,030,896		15,188,388		16,100,221	
<b>TOTAL REVENUES</b>	<b>\$ 51,697,401</b>	<b>\$ 61,820,876</b>	<b>19.6%</b>	<b>\$ 64,343,113</b>	<b>5.2%</b>	<b>\$ 67,356,810</b>	<b>1.5%</b>	<b>\$ 66,591,641</b>	<b>(3.2%)</b>	<b>\$ 72,337,903</b>	<b>2.2%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Information Technology											
Technical Services	\$ 9,940,403	\$ 14,088,699		\$ 13,988,410		\$ 14,173,379		\$ 13,913,547		\$ 15,416,799	
Business Systems	7,994,137	8,784,249		8,933,503		9,290,523		9,504,355		9,676,858	
Digital Strategy and Project Management	8,251,154	9,540,119		11,681,632		11,486,420		10,928,408		13,485,802	
	26,185,694	32,413,067	23.8%	34,603,545	6.8%	34,950,322	1.0%	34,346,310	(1.7%)	38,579,459	12.3%
Corporate Safety	4,489,561	5,493,071	22.4%	5,423,263	(1.3%)	5,564,972	2.6%	5,707,828	2.6%	5,857,228	2.6%
Security and Emergency Management	2,589,950	3,349,137	29.3%	3,465,314	3.5%	3,539,828	2.2%	3,616,007	2.2%	3,695,591	2.2%
Fleet Services	17,833,965	20,083,250	12.6%	20,358,100	1.4%	22,795,404	12.0%	22,404,060	(1.7%)	23,675,380	5.7%
Administration and Department Support	598,231	482,351	(19.4%)	492,891	2.2%	506,284	2.7%	517,436	2.2%	530,245	2.5%
<b>TOTAL EXPENDITURES</b>	<b>\$ 51,697,401</b>	<b>\$ 61,820,876</b>	<b>19.6%</b>	<b>\$ 64,343,113</b>	<b>4.1%</b>	<b>\$ 67,356,810</b>	<b>4.7%</b>	<b>\$ 66,591,641</b>	<b>(1.1%)</b>	<b>\$ 72,337,903</b>	<b>8.6%</b>

**METRO VANCOUVER DISTRICTS  
EXTERNAL RELATIONS  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Allocated to Functional Departments	\$ 12,254,157	\$ 13,295,055	8.5%	\$ 13,651,639	2.7%	\$ 14,023,788	2.7%	\$ 14,351,125	2.3%	\$ 14,714,615	2.5%
Other External Revenues	-	-		-		-		-		-	
Transfer from Capital	2,361,448	2,475,482		2,528,063		2,282,624		2,337,955		2,395,277	
Transfer from Reserves	80,000	-		-		-		-		-	
<b>TOTAL REVENUES</b>	<b>\$ 14,695,605</b>	<b>\$ 15,770,537</b>	<b>7.3%</b>	<b>\$ 16,179,702</b>	<b>2.6%</b>	<b>\$ 16,306,412</b>	<b>0.8%</b>	<b>\$ 16,689,080</b>	<b>2.3%</b>	<b>\$ 17,109,892</b>	<b>2.5%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Corporate Communications	\$ 1,480,511	\$ 1,582,187		\$ 1,623,026		\$ 1,665,433		\$ 1,708,413		\$ 1,752,968	
Media Relations and Issues Management	716,436	793,050		813,698		835,128		856,858		879,373	
Multi-Media Services	4,650,081	4,912,090		5,035,529		5,185,771		5,288,011		5,419,604	
Community Engagement	4,497,338	4,798,609		4,927,705		4,741,512		4,857,084		4,975,416	
Collaboration and Engagement	1,447,635	1,588,940		1,630,749		1,674,186		1,718,198		1,763,823	
Intergovernmental Relations	545,461	640,661		656,485		672,897		689,549		706,791	
Administration and Department Support	1,358,143	1,455,000		1,492,510		1,531,485		1,570,967		1,611,917	
<b>TOTAL EXPENDITURES</b>	<b>\$ 14,695,605</b>	<b>\$ 15,770,537</b>	<b>7.3%</b>	<b>\$ 16,179,702</b>	<b>2.6%</b>	<b>\$ 16,306,412</b>	<b>0.8%</b>	<b>\$ 16,689,080</b>	<b>2.3%</b>	<b>\$ 17,109,892</b>	<b>2.5%</b>

**METRO VANCOUVER DISTRICTS  
FINANCIAL SERVICES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Allocated to Functional Departments	\$ 8,087,110	\$ 8,615,766	6.5%	\$ 9,342,469	8.4%	\$ 10,172,900	8.9%	\$ 10,692,809	5.1%	\$ 10,930,299	2.2%
Other External Revenues	–	195,000		199,875		204,872		209,994		215,244	
Transfer from Capital	1,801,529	1,928,872		2,268,317		2,464,049		2,958,344		3,156,340	
Transfer from Reserves	240,000	136,500		–		–		–		–	
<b>TOTAL REVENUES</b>	<b>\$ 10,128,639</b>	<b>\$ 10,876,138</b>	<b>7.4%</b>	<b>\$ 11,810,661</b>	<b>8.6%</b>	<b>\$ 12,841,821</b>	<b>8.7%</b>	<b>\$ 13,861,147</b>	<b>7.9%</b>	<b>\$ 14,301,883</b>	<b>3.2%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Financial Operations	\$ 3,877,724	\$ 4,410,139		\$ 4,581,963		\$ 4,851,311		\$ 5,254,441		\$ 5,369,708	
Financial Planning	4,419,985	4,679,683		5,384,778		5,952,273		6,522,301		6,799,897	
Risk Management	480,336	334,595		342,288		501,583		510,996		520,762	
Administration and Department Support	1,350,594	1,451,721		1,501,632		1,536,654		1,573,409		1,611,516	
<b>TOTAL EXPENDITURES</b>	<b>\$ 10,128,639</b>	<b>\$ 10,876,138</b>	<b>7.4%</b>	<b>\$ 11,810,661</b>	<b>8.6%</b>	<b>\$ 12,841,821</b>	<b>8.7%</b>	<b>\$ 13,861,147</b>	<b>7.9%</b>	<b>\$ 14,301,883</b>	<b>3.2%</b>

**METRO VANCOUVER DISTRICTS  
HUMAN RESOURCES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Allocated to Functional Departments	\$ 7,103,705	\$ 8,559,571	20.5%	\$ 8,775,495	2.5%	\$ 9,013,790	2.7%	\$ 9,184,891	1.9%	\$ 9,395,215	2.3%
Transfer from Capital	724,468	772,107		790,237		811,668		833,373		855,886	
Transfer from Reserves	353,728	50,000		30,000		30,000		-		-	
<b>TOTAL REVENUES</b>	<b>\$ 8,181,901</b>	<b>\$ 9,381,678</b>	<b>14.7%</b>	<b>\$ 9,595,732</b>	<b>2.3%</b>	<b>\$ 9,855,458</b>	<b>2.7%</b>	<b>\$10,018,264</b>	<b>1.7%</b>	<b>\$10,251,101</b>	<b>2.3%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Employee and Labour Relations	\$ 1,898,394	\$ 2,096,012		\$ 2,159,352		\$ 2,223,926		\$ 2,290,584		\$ 2,353,061	
Talent Management and Organization	3,576,528	4,237,535		4,308,768		4,382,241		4,433,966		4,518,654	
Systems and Processes	1,683,885	1,992,642		2,045,407		2,138,247		2,154,593		2,209,807	
Administration and Department Support	1,023,094	1,055,489		1,082,205		1,111,044		1,139,121		1,169,579	
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,181,901</b>	<b>\$ 9,381,678</b>	<b>14.7%</b>	<b>\$ 9,595,732</b>	<b>2.3%</b>	<b>\$ 9,855,458</b>	<b>2.7%</b>	<b>\$10,018,264</b>	<b>1.7%</b>	<b>\$10,251,101</b>	<b>2.3%</b>

**METRO VANCOUVER DISTRICTS  
INDIGENOUS RELATIONS  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Allocated to Functional Departments	\$ 1,196,120	\$ 1,379,080	15.3%	\$ 1,415,674	2.7%	\$ 1,453,618	2.7%	\$ 1,492,122	2.6%	\$ 1,531,987	2.7%
Transfer from Capital	488,340	506,827		520,438		534,584	2.7%	548,910	2.7%	563,771	2.7%
<b>TOTAL REVENUES</b>	<b>\$ 1,684,460</b>	<b>\$ 1,885,907</b>	<b>12.0%</b>	<b>\$ 1,936,112</b>	<b>2.7%</b>	<b>\$ 1,988,202</b>	<b>2.7%</b>	<b>\$ 2,041,032</b>	<b>2.7%</b>	<b>\$ 2,095,758</b>	<b>2.7%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Indigenous Relations	\$ 1,684,460	\$ 1,885,907		\$ 1,936,112		\$ 1,988,202		\$ 2,041,032		\$ 2,095,758	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,684,460</b>	<b>\$ 1,885,907</b>	<b>12.0%</b>	<b>\$ 1,936,112</b>	<b>2.7%</b>	<b>\$ 1,988,202</b>	<b>2.7%</b>	<b>\$ 2,041,032</b>	<b>2.7%</b>	<b>\$ 2,095,758</b>	<b>2.7%</b>

**METRO VANCOUVER DISTRICTS  
LEGISLATIVE SERVICES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Allocated to Functional Departments	\$ 5,187,696	\$ 6,910,696	33.2%	\$ 6,982,345	1.0%	\$ 7,163,430	2.6%	\$ 7,346,979	2.6%	\$ 7,537,031	2.6%
Other External Revenues	\$ 7,354	\$ 25,000		\$ 25,625		\$ 26,266		\$ 26,923		\$ 27,596	
Transfer from Capital	\$ 464,034	\$ 492,742		\$ 505,966		\$ 519,707		\$ 533,626		\$ 548,065	
<b>TOTAL REVENUES</b>	<b>\$ 5,659,084</b>	<b>\$ 7,428,438</b>	<b>31.3%</b>	<b>\$ 7,513,936</b>	<b>1.2%</b>	<b>\$ 7,709,403</b>	<b>2.6%</b>	<b>\$ 7,907,528</b>	<b>2.6%</b>	<b>\$ 8,112,692</b>	<b>2.6%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Corporate Planning	\$ 1,117,940	\$ 1,433,934		\$ 1,468,783		\$ 1,505,016		\$ 1,541,705		\$ 1,579,768	
Legal Services	2,958,850	3,492,459		3,485,585		3,579,985		3,675,627		3,774,615	
Information Governance and Access	1,582,294	2,502,045		2,559,568		2,624,402		2,690,196		2,758,309	
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,659,084</b>	<b>\$ 7,428,438</b>	<b>31.3%</b>	<b>\$ 7,513,936</b>	<b>1.2%</b>	<b>\$ 7,709,403</b>	<b>2.6%</b>	<b>\$ 7,907,528</b>	<b>2.6%</b>	<b>\$ 8,112,692</b>	<b>2.6%</b>

**METRO VANCOUVER DISTRICTS  
PROCUREMENT AND REAL ESTATE SERVICES  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2025 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Allocated to Functional Departments	\$22,205,670	\$23,397,666	5.4%	\$24,595,509	5.1%	\$24,847,564	1.0%	\$25,096,918	1.0%	\$25,390,130	1.2%
Other External Revenues	5,947,620	5,703,517		5,814,086		5,891,371		5,969,719		6,042,316	
Transfer from Capital	2,350,494	1,839,208		2,027,964		2,083,139		2,139,009		2,196,978	
Transfer from Reserves	1,040,000	1,625,000		1,604,750		1,287,969		600,000		600,000	
<b>TOTAL REVENUES</b>	<b><u>\$31,543,784</u></b>	<b><u>\$32,565,391</u></b>	<b>3.2%</b>	<b><u>\$34,042,309</u></b>	<b>4.5%</b>	<b><u>\$34,110,043</u></b>	<b>0.2%</b>	<b><u>\$33,805,646</u></b>	<b>(0.9%)</b>	<b><u>\$34,229,424</u></b>	<b>1.3%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
Corporate Projects and Facilities	\$ 7,160,948	\$ 7,622,391		\$ 7,498,299		\$ 7,626,891		\$ 7,727,184		\$ 7,837,926	
Procurement	5,705,675	5,923,841		6,333,832		6,502,540		5,966,046		6,127,393	
Real Estate Services	3,339,516	3,853,916		4,627,924		4,758,409		4,888,922		5,013,353	
Administration and Department Support	683,744	826,342		1,032,353		1,058,302		1,059,593		1,086,851	
<b>Total Operating Programs</b>	<b>16,889,883</b>	<b>18,226,490</b>	<b>7.9%</b>	<b>19,492,408</b>	<b>6.9%</b>	<b>19,946,142</b>	<b>2.3%</b>	<b>19,641,745</b>	<b>(1.5%)</b>	<b>20,065,523</b>	<b>2.2%</b>
Debt Service	13,638,901	13,638,901	0.0%	13,638,901	0.0%	13,638,901	0.0%	13,638,901	0.0%	13,638,901	0.0%
Head Office Capital	1,015,000	700,000	(31.0%)	911,000	30.1%	525,000	(42.4%)	525,000	0.0%	525,000	0.0%
<b>TOTAL EXPENDITURES</b>	<b><u>\$31,543,784</u></b>	<b><u>\$32,565,391</u></b>	<b>3.2%</b>	<b><u>\$34,042,309</u></b>	<b>4.5%</b>	<b><u>\$34,110,043</u></b>	<b>0.2%</b>	<b><u>\$33,805,646</u></b>	<b>(0.9%)</b>	<b><u>\$34,229,424</u></b>	<b>1.3%</b>



**METRO VANCOUVER REGIONAL DISTRICT  
PROJECT DELIVERY  
2024 - 2028 FINANCIAL PLAN  
2024 BUDGET REVIEW**

	2023 BUDGET	2024 BUDGET	% CHANGE	2025 FORECAST	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE
<b>REVENUES</b>											
Recover from Capital Programs	\$ 21,789,444	\$ 27,204,495	24.9%	\$ 35,502,351	30.5%	\$ 38,034,907	7.1%	\$ 40,877,472	7.5%	\$ 42,288,428	3.5%
Allocated to Functional Departments	10,840,829	11,751,179		12,795,179		13,321,624		13,842,238		14,261,917	
<b>TOTAL REVENUES</b>	<b>\$ 32,630,273</b>	<b>\$ 38,955,674</b>	<b>19.4%</b>	<b>\$ 48,297,530</b>	<b>24.0%</b>	<b>\$ 51,356,531</b>	<b>6.3%</b>	<b>\$ 54,719,710</b>	<b>6.5%</b>	<b>\$ 56,550,345</b>	<b>3.3%</b>
<b>EXPENDITURES</b>											
Operating Programs:											
High Value, Risk and Consequence Projects:											
Annacis WWTP Digester No.5	\$ 18,900	\$ -		\$ 413,573		\$ 618,623		\$ 811,007		\$ 1,013,473	
Annacis WWTP Stage 5 Expansion	1,562,030	1,870,951		2,454,021		2,501,277		2,551,156		2,627,938	
Biosolids Dryer	20,200	-		414,573		619,623		812,007		1,014,473	
Coquitlam Water Supply Project	1,970,559	2,120,173		2,771,946		3,046,293		3,477,849		3,570,350	
Iona Island WWTP	2,707,021	3,376,029		4,403,624		5,285,492		5,968,774		6,128,851	
North Shore WWTP	3,065,589	7,256,545		10,706,729		10,988,889		11,275,247		11,570,825	
Northwest Langley WWTP	2,428,860	2,628,099		2,698,536		2,771,638		2,845,033		2,922,373	
Tunnelling Projects	3,212,609	3,132,953		3,637,453		3,733,512		4,179,392		4,289,153	
	14,985,768	20,384,750	36.0%	27,500,455	34.9%	29,565,347	7.5%	31,920,465	8.0%	33,137,436	3.8%
Project Controls and Commercial	5,297,327	5,338,704	0.8%	6,196,245	16.1%	6,324,116	2.1%	6,453,634	2.0%	6,587,773	2.1%
Regulatory	1,506,350	1,481,040	(1.7%)	1,805,650	21.9%	2,145,444	18.8%	2,503,373	16.7%	2,563,220	2.4%
Project Management Office:											
Integrated Asset Management	2,870,381	3,279,963		3,415,457		3,521,341		3,579,441		3,638,680	
Project and Portfolio Management	2,686,727	2,895,481		3,391,612		3,564,454		3,887,905		4,038,174	
Quality Management	1,424,548	1,612,625		1,671,545		1,781,800		1,842,505		1,879,547	
Administration and Support	638,891	766,202		977,533		1,041,452		1,103,432		1,267,900	
	7,620,547	8,554,271	12.3%	9,456,147	10.5%	9,909,047	4.8%	10,413,283	5.1%	10,824,301	3.9%
Administration and Department Support	1,427,247	1,614,614	13.1%	1,780,192	10.3%	1,819,770	2.2%	1,859,851	2.2%	1,901,434	2.2%
Allocation of Centralized Support Costs	1,793,034	1,582,295	(11.8%)	1,558,841	(1.5%)	1,592,807	2.2%	1,569,104	(1.5%)	1,536,181	(2.1%)
<b>TOTAL EXPENDITURES</b>	<b>32,630,273</b>	<b>38,955,674</b>	<b>19.4%</b>	<b>48,297,530</b>	<b>24.0%</b>	<b>51,356,531</b>	<b>6.3%</b>	<b>54,719,710</b>	<b>6.5%</b>	<b>56,550,345</b>	<b>3.3%</b>
<b>ALLOCATED TO FUNCTIONAL DEPARTMENTS</b>											
Water Services	3,810,519	4,064,247	6.7%	4,055,229	(0.2%)	4,222,077	4.1%	4,387,078	3.9%	4,520,088	3.0%
Liquid Waste Services	6,684,841	7,265,724	8.7%	7,249,602	(0.2%)	7,547,881	4.1%	7,842,854	3.9%	8,080,639	3.0%
Solid Waste Services	345,469	421,208	21.9%	420,274	(0.2%)	437,566	4.1%	454,666	3.9%	468,451	3.0%
Housing	-	-	N/A	839,936	N/A	874,493	4.1%	908,669	3.9%	936,219	3.0%
Regional Parks	-	-	N/A	230,138	N/A	239,607	4.1%	248,971	3.9%	256,520	3.0%
	<b>\$ 10,840,829</b>	<b>\$ 11,751,179</b>	<b>8.4%</b>	<b>\$ 12,795,179</b>	<b>8.9%</b>	<b>\$ 13,321,624</b>	<b>4.1%</b>	<b>\$ 13,842,238</b>	<b>3.9%</b>	<b>\$ 14,261,917</b>	<b>3.0%</b>

**METRO VANCOUVER DISTRICTS  
2024 - 2028 PROJECTED RESERVES  
2024 BUDGET REVIEW**

**OPERATING RESERVES**

	<b>2023 ENDING BALANCE</b>	<b>2024 OPENING BALANCE</b>	<b>CONTRIBUTION</b>	<b>WITHDRAWALS</b>	<b>INTEREST</b>	<b>2024 ENDING BALANCE</b>	<b>2025 ENDING BALANCE</b>	<b>2026 ENDING BALANCE</b>	<b>2027 ENDING BALANCE</b>	<b>2028 ENDING BALANCE</b>
Water Services	\$ 33,117,131	\$ 33,117,131	\$ -	\$ -	\$ 827,928	\$ 33,945,059	\$ 34,793,685	\$ 35,663,527	\$ 36,555,115	\$ 37,468,993
Liquid Waste Services	38,398,701	38,398,701	-	-	959,968	39,358,669	40,342,636	41,351,202	42,384,982	43,444,607
Solid Waste Services	16,412,984	16,412,984	-	-	410,325	16,823,309	17,243,892	17,674,989	18,116,864	18,569,786
Metro Vancouver Housing Corporation	2,720,993	2,720,993	-	-	68,025	2,789,018	2,858,743	2,930,212	3,003,467	3,078,554
Air Quality	636,504	636,504	-	-	15,913	652,417	668,727	685,445	702,581	720,146
E911 Emergency Telephone Service	239,197	239,197	-	-	5,980	245,177	251,306	257,589	264,029	270,630
Electoral Area Service	30,682	30,682	-	-	767	31,449	32,235	33,041	33,867	34,714
General Government Administration	421,569	421,569	-	-	10,539	432,108	442,911	453,984	465,334	476,967
Housing Planning and Policy	68,902	68,902	-	-	1,723	70,625	72,391	74,201	76,056	77,957
Invest Vancouver	141,250	141,250	-	-	3,531	144,781	148,401	152,111	155,914	159,812
Regional Emergency Management	12,370	12,370	-	-	309	12,679	12,996	13,321	13,654	13,995
Regional Employers Services	155,250	155,250	-	-	3,881	159,131	163,109	167,187	171,367	175,651
Regional Global Positioning System	15,657	15,657	-	-	391	16,048	16,449	16,860	17,282	17,714
Regional Parks	1,892,305	1,892,305	-	-	47,308	1,939,613	1,988,103	2,037,806	2,088,751	2,140,970
Regional Planning	218,206	218,206	-	-	5,455	223,661	229,253	234,984	240,859	246,880
Sasamat Fire Protection Service	45,858	45,858	-	-	1,146	47,004	48,179	49,383	50,618	51,883
West Nile Virus	383,888	383,888	-	-	9,597	393,485	403,322	413,405	423,740	434,334
<b>Total</b>	<b>\$ 94,911,447</b>	<b>\$ 94,911,447</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,372,786</b>	<b>\$ 97,284,233</b>	<b>\$ 99,716,338</b>	<b>\$102,209,247</b>	<b>\$104,764,480</b>	<b>\$107,383,593</b>

**METRO VANCOUVER DISTRICTS  
2024 - 2028 PROJECTED RESERVES  
2024 BUDGET REVIEW**

**DISCRETIONARY RESERVES**

	2023 ENDING BALANCE	2024 OPENING BALANCE	CONTRIBUTION	WITHDRAWALS	INTEREST	2024 ENDING BALANCE	2025 ENDING BALANCE	2026 ENDING BALANCE	2027 ENDING BALANCE	2028 ENDING BALANCE
<b>Liquid Waste Services</b>										
Biosolids Inventory Reserve	\$ 1,910,081	\$ 1,910,081	\$ -	\$ (1,806,007)	\$ -	\$ 104,074	\$ -	\$ -	\$ -	\$ -
Liquid Waste General Debt Reserve Fund	2,229,071	2,229,071	-	-	55,727	2,284,798	2,341,918	2,400,466	2,460,478	2,521,990
Lions Gate Contingency	1,564,365	1,564,365	-	-	39,109	1,603,474	1,643,561	1,684,650	1,726,766	1,769,935
Drainage General Reserve	5,465,528	5,465,528	-	(725,000)	127,576	4,868,104	3,395,119	1,480,309	1,517,317	1,555,250
<b>Solid Waste Services</b>										
Solid Waste General Reserve	27,673,818	27,673,818	-	-	691,845	28,365,663	29,074,805	29,801,675	30,546,717	31,310,385
Landfill Post Closure Reserve	48,883,385	48,883,385	5,956,330	-	1,296,539	56,136,254	63,928,535	71,493,522	79,226,301	87,239,059
Landfill Reserve	11,870,256	11,870,256	-	-	296,756	12,167,012	12,471,187	12,782,967	13,102,541	13,430,105
<b>Housing</b>										
MVHC Capital Replacement Reserve	4,393,942	4,393,942	12,355,570	(13,261,903)	98,519	3,586,128	3,973,440	4,620,749	4,123,639	3,052,428
MVHC Capital Development Reserve	40,460,792	40,460,792	4,434,090	(11,534,765)	922,761	34,282,878	55,400,075	59,936,989	59,410,414	10,675,674
<b>Air Quality</b>										
Air Quality General Reserve	3,713,874	3,713,874	-	(2,070,000)	66,972	1,710,846	1,223,953	701,268	425,186	310,530
<b>E911 Emergency Telephone Service</b>										
E911 General Reserve	279,049	279,049	-	-	6,976	286,025	293,176	300,505	308,018	315,718
<b>Electoral Area Service</b>										
Electoral Area General Reserve	1,610,776	1,610,776	60,000	(120,000)	39,519	1,590,295	1,584,490	1,573,477	1,582,439	1,581,500
<b>General Government Administration</b>										
General Government General Reserve	14,483,039	14,483,039	-	-	362,076	14,845,115	15,216,243	15,596,649	15,986,565	16,386,229
<b>General Government Zero Waste Collaboration Initiatives</b>										
Zero Waste Collaboration Initiatives General Reserve	-	-	-	-	-	-	-	-	-	-
<b>Invest Vancouver</b>										
Regional Economic Prosperity General Reserve	770,928	770,928	-	(320,000)	15,273	466,201	255,106	150,109	103,237	105,818
<b>Regional Emergency Management (REM)</b>										
REM General Reserve	551,804	551,804	-	(58,564)	13,063	506,303	480,914	463,405	441,559	435,033
<b>Regional Employers Services</b>										
Regional Employers Service General Reserve	2,767,236	2,767,236	-	(978,000)	56,956	1,846,192	1,280,797	939,204	750,059	718,185
<b>Regional Parks</b>										
Regional Parks General Reserve	2,515,568	2,515,568	150,000	(2,650,000)	31,639	47,207	250,887	459,659	673,650	892,991
<b>Regional Planning</b>										
Regional Planning General Reserve	2,913,475	2,913,475	-	(365,000)	68,274	2,616,749	2,408,793	2,155,138	1,844,516	1,526,129
<b>Centralized Support Reserve</b>	<b>26,341,497</b>	<b>26,341,497</b>	<b>3,011,090</b>	<b>(9,878,992)</b>	<b>572,689</b>	<b>20,046,284</b>	<b>12,392,042</b>	<b>4,735,264</b>	<b>2,745,498</b>	<b>3,196,393</b>
<b>Total</b>	<b>\$200,398,484</b>	<b>\$200,398,484</b>	<b>\$ 25,967,080</b>	<b>\$ (43,768,231)</b>	<b>\$ 4,762,269</b>	<b>\$187,359,602</b>	<b>\$207,615,041</b>	<b>\$211,276,005</b>	<b>\$216,974,900</b>	<b>\$177,023,352</b>

**METRO VANCOUVER DISTRICTS  
2024 - 2028 PROJECTED RESERVES  
2024 BUDGET REVIEW**

**STATUTORY RESERVES**

	2023 ENDING BALANCE	2024 OPENING BALANCE	CONTRIBUTION	WITHDRAWALS	INTEREST	2024 ENDING BALANCE	2025 ENDING BALANCE	2026 ENDING BALANCE	2027 ENDING BALANCE	2028 ENDING BALANCE
<b>Water Services</b>										
Water Laboratory Equipment Reserve	\$ 726,605	\$ 726,605	\$ 50,000	\$ -	\$ 18,790	\$ 795,395	\$ 865,905	\$ 938,178	\$ 1,012,257	\$ 1,088,188
Water Sustainability Innovation Fund Reserve	10,560,439	10,560,439	723,000	(1,625,000)	252,736	9,911,175	10,541,679	11,537,258	12,557,727	13,603,708
<b>Liquid Waste Services</b>										
Liquid Waste Laboratory Equipment Reserve	851,197	851,197	108,399	(300,000)	18,885	678,481	806,651	789,418	926,871	1,071,038
Liquid Waste Sustainability Innovation Fund Reserve	9,651,116	9,651,116	1,127,000	(6,979,870)	168,117	3,966,363	5,206,610	6,477,863	7,780,897	9,116,507
<b>Electoral Area Service</b>										
Community Works Reserve	905,076	905,076	143,083	-	24,415	1,072,574	1,244,260	1,420,238	1,600,615	1,785,502
Electoral Area Election Reserve	44,742	44,742	30,000	-	1,494	76,236	108,517	20,105	50,983	82,633
<b>General Government Administration</b>										
MVRD Sustainability Innovation Fund Reserve	7,801,546	7,801,546	347,000	(2,727,512)	165,282	5,586,316	5,858,454	6,336,003	6,845,741	7,368,222
Grants Reserve Fund	1,861,091	1,861,091	-	(300,000)	42,777	1,603,868	1,340,215	1,069,970	792,969	509,043
<b>Housing</b>										
MVHC Restricted Cap. Replacement Reserve	3,246,828	3,246,828	1,934,964	(1,705,952)	84,033	3,559,873	3,443,010	2,569,554	2,840,236	3,757,555
<b>Housing Planning and Policy</b>										
Housing Planning and Policy Re-development Reserve	6,882,179	6,882,179	1,000,000	-	184,554	8,066,733	1,180,901	1,210,424	1,240,685	1,271,702
Housing Planning and Policy Development Reserve	16,651,641	16,651,641	4,000,000	-	466,291	21,117,932	5,445,880	4,569,527	2,658,765	1,712,734
<b>Regional Global Positioning System</b>										
Regional Geospatial Reference System Reserve	1,592,846	1,592,846	31,000	-	40,209	1,664,055	1,737,829	1,814,251	1,893,408	1,975,389
<b>Regional Parks</b>										
Regional Parks Infrastructure Reserve	1,523,628	1,523,628	8,432,000	(9,794,189)	21,063	182,502	329,347	283,138	165,516	236,008
Regional Parkland Acquisition Reserve Fund	6,922,734	6,922,734	-	(6,000,000)	98,068	1,020,802	1,046,322	1,072,480	86,792	88,962
Regional Parkland Acquisition and Development Reserve Fund	5,161,065	5,161,065	27,570,000	(22,175,000)	196,464	10,752,529	157,217	1,173,647	1,962,363	3,125,172
Delta Airpark Reserve	171,873	171,873	23,000	-	4,584	199,457	227,731	256,712	286,417	316,865
Regional Parks Legacy Fund	2,697,304	2,697,304	-	(60,000)	66,683	2,703,987	2,710,837	2,717,858	2,725,054	2,732,430
<b>Sasamat Fire Protection Service (SFPS)</b>										
SFPS Capital Reserve Fund	640,660	640,660	97,100	-	17,230	754,990	862,054	971,794	1,084,278	1,199,574
SFPS Communications Capital Reserve Fund	31,220	31,220	10,000	-	906	42,126	43,179	44,258	45,364	46,498
SFPS Emergency Equipment Reserve Fund	35,348	35,348	10,000	-	1,009	46,357	52,578	58,955	65,491	72,191
SFPS Capital Facility Reserve	807,689	807,689	348,192	-	24,545	1,180,426	1,562,481	1,954,087	2,355,484	2,766,916
<b>Corporate Self Insurance Reserve</b>										
	1,606,735	1,606,735	-	-	40,168	1,646,903	1,688,076	1,730,278	1,773,535	1,817,873
<b>Corporate Fleet Reserve</b>										
	20,382,834	20,382,834	1,527,073	(6,483,250)	447,619	15,874,276	12,635,733	8,163,121	4,894,312	830,832
<b>Total</b>	<b>\$100,756,396</b>	<b>\$100,756,396</b>	<b>\$ 47,511,811</b>	<b>\$ (58,150,773)</b>	<b>\$ 2,385,922</b>	<b>\$ 92,503,356</b>	<b>\$ 59,095,466</b>	<b>\$ 57,179,117</b>	<b>\$ 55,645,760</b>	<b>\$ 56,575,542</b>

**COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES**

Greater Vancouver Water District

Board Meeting Date – Friday, October 27, 2023

---

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 11, 2023***Delegations:*

No delegations presented

*Information Items:*

5.3 Development Cost Charge Engagement Update and Proposed Rate Bylaws

62898878