

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

**REGULAR BOARD MEETING**

**Friday, October 27, 2023**

**9:00 am**

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

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

**O N T A B L E**

**B. ADOPTION OF THE MINUTES**

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

That the GVWD Board adopt the minutes for its special joint meeting held October 20, 2023 as circulated.

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

**1. FINANCE COMMITTEE REPORTS**

**1.1 Development Cost Charge Engagement Update and Proposed Rate Bylaws  
On-Table Addition**

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

Minutes of the Special Joint Meeting of the Metro Vancouver Regional District (MVRD), Metro Vancouver Housing Corporation (MVHC), the Greater Vancouver Water District (GVWD), and the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board of Directors held at 9:04 am on Friday, October 20, 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 Chak Au*
Anmore, Vice Chair, Director John McEwen	Surrey, Director Harry Bains*
Belcarra, Director Jamie Ross*	Surrey, Director Mike Bose*
Burnaby, Director Pietro Calendino*	Surrey, Director Gordon Hepner* (arrived at 9:53 am)
Burnaby, Director Sav Dhalwal*	Surrey, Director Pardeep Kooner*
Burnaby, Director Mike Hurley	Surrey, Director Brenda Locke*
Coquitlam, Director Craig Hodge*	Surrey, Director Rob Stutt*
Coquitlam, Director Teri Towner*	scəwáθən məsteyəx <sup>w</sup> (Tsawwassen First Nation),
Delta, Director Dylan Kruger*	Director Laura Cassidy*
Electoral Area A, Director Jen McCutcheon*	Vancouver, Director Rebecca Bligh*
Langley City, Director Paul Albrecht*	Vancouver, Director Adriane Carr* (arrived at 9:15 am)
Langley Township, Director Eric Woodward*	Vancouver, Director Lisa Dominato*
Langley Township, Director Steve Ferguson*	Vancouver, Director Sarah Kirby-Yung*
Lions Bay, Director Ken Berry	Vancouver, Director Mike Klassen*
Maple Ridge, Director Dan Ruimy*	Vancouver, Alternative Director Peter Meiszner* for Ken Sim
New Westminster, Director Patrick Johnstone*	Vancouver, Director Lenny Zhou*
North Vancouver City, Director Linda Buchanan*	West Vancouver, Director Mark Sager* (arrived at 9:11 am)
North Vancouver District, Director Lisa Muri*	White Rock, Director Megan Knight* (arrived at 9:10 am)
Pitt Meadows, Director Nicole MacDonald*	
Port Coquitlam, Director Brad West*	
Port Moody, Director Meghan Lahti*	
Richmond, Director Malcolm Brodie*	
Richmond, Director Bill McNulty*	

**MEMBERS ABSENT:**

Bowen Island, Director Andrew Leonard

**STAFF PRESENT:**

Jerry W. Dobrovolny, Chief Administrative Officer  
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. October 20, 2023 Special Meeting Agenda**

**It was MOVED and SECONDED**

That the MVRD, MVHC, GVS&DD, and GVWD Boards amend the revised agenda for its meeting scheduled for July 28, 2023 by adding an item to close the meeting under sections 90(1)(c) and 90(2)(b) of the *Community Charter* to allow for the discussion of the following items:

- Update on Labour Relations; and
- Update on On-going Discussions with the Provincial and Federal Government.

**CARRIED**

**It was MOVED and SECONDED**

That the MVRD, MVHC, GVS&DD, and GVWD Boards adopt the agenda for its special joint meeting scheduled for October 20, 2023 as amended.

**CARRIED**

**B. REPORTS FROM COMMITTEE OR COMMISSIONER/CHIEF ADMINISTRATIVE OFFICER**

**1. 2024-2028 Financial Plan – Metro Vancouver Districts and Housing Corporation**

Report dated October 20, 2023, from Jerry W. Dobrovolsky, Commissioner/Chief Administrative Officer and Harji Varn, Chief Financial Officer/General Manager, Financial Services, presenting the MVRD/MVHC/GVS&DD/GVWD Boards the 2024 Budget and 2024 – 2028 Financial Plan for the Metro Vancouver Districts and Housing Corporation for consideration.

Members were provided with an overview of the 2024 – 2028 Financial Plan, including the 2024 budget cycle timeline, its major cost drivers, the overall household impact, the Board direction on Development Cost Charges (DCC); project capital expenditures for Water, Liquid Waste, and Regional Parks; DCC engagement feedback; the importance of the growth-pays-for-growth principle; and proposed rates for DCCs.

9:09 am Director Knight arrived at the meeting.

9:11 am Director Sager arrived at the meeting.

9:15 am Director Carr arrived at the meeting.

9:53 am Director Hepner arrived at the meeting.

Presentation material titled “2024 – 2028 Financial Plan Overview” is retained with the October 20, 2023 Metro Vancouver Joint Board agenda.

**It was MOVED and SECONDED**

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.

**CARRIED**

**RESOLUTION TO CLOSE**

**It was MOVED and SECONDED**

That the MVRD, MVHC, GVS&DD, and GVWD Boards close its meeting scheduled for October 20, 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:
  - (c) labour relations or other employee relations;
- 90 (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
  - (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party

**CARRIED**

**C. ADJOURNMENT OR CONCLUSION**

**It was MOVED and SECONDED**

That the MVRD, MVHC, GVS&DD, and GVWD Boards adjourn its special joint meeting of October 20, 2023.

**CARRIED**

(Time: 10:14 am)

CERTIFIED CORRECT

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Dorothy Shermer, Corporate Officer

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George V. Harvie, Chair

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To: GVWD Board of Directors

From: Corporate Officer

Date: October 24, 2023 Meeting Date: October 27, 2023

Subject: **Development Cost Charge Engagement Update and Proposed Rate Bylaws On-Table Addition**

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A letter from the Minister of Housing, Infrastructure and Communities, dated October 23, 2023, regarding Metro Vancouver's Development Cost Charge Program is provided as Attachment 1.

In case the Board wishes to delay the effective date of the Development Cost Charge Bylaw by one year, an alternate draft *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023* with amended effective dates is provided as Attachment 2. The alternative resolution to delay the effective date of the DCC Bylaw is as follows, with changes underlined:

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 memo dated October 24, 2023 titled "Development Cost Charge Engagement Update and Proposed Rate Bylaws On-Table Addition", 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* as attached to the memo dated October 24, 2023 titled "Development Cost Charge Engagement Update and Proposed Rate Bylaws On-Table Addition"; 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*.

#### **ATTACHMENTS**

1. Letter from the Minister of Housing, Infrastructure and Communities, dated October 23, 2023.
2. *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*.

Minister of Housing,  
Infrastructure  
and Communities



Ministre du Logement,  
de l'Infrastructure  
et des Collectivités

Ottawa, Canada K1P 0B6

Mayor George Harvie  
Mayor of Delta  
Chair of the Board of Metro Vancouver  
*via electronic mail* [mayorharvie@delta.ca](mailto:mayorharvie@delta.ca)

October 23, 2023

Dear Mr. Chair,

We all know that we need to build more homes, and that we need to do so faster.

At this particular moment in Canada, we must all do everything that we can to incentivize the construction of new homes so that we can make housing more affordable, and more attainable for all Canadians.

You and other Metro Vancouver region mayors have been excellent partners, and in fact leaders, in this pursuit to date so, I know that we are aligned in reaching this goal. Increasing Canada's housing supply is a complicated task, and we all have different levers at our disposal in order to try and facilitate it.

At the federal level, we are first and foremost changing the financial equation for builders. That is why we recently announced a GST rebate, and an increase to the annual limit for Canada Mortgage Bonds to \$60 billion, which is enabling access to financing for builders on better terms and incentivizing construction.

We are also working together with municipal partners to change the way that homes are built in our communities. This is the purpose of the federal Housing Accelerator Fund. It is a fund designed to incentivize cities to pursue zoning reform, and to expedite permitting so that more homes can be built in communities across the country, and more affordable homes can be made available to those who need them most.

Given the spirit of the Housing Accelerator Fund, and the work that the federal government is doing to change the financial equation for builders; large increases in development charges are at odds with these goals. I understand that the Metro Vancouver Board is currently considering tripling the development cost charges it levies on new developments, and that a vote on the proposal will take place at the end of this week.

Significant increases to development charges have the potential deter development by offsetting the impact of other measures that reduce the cost of building. When projects do advance, increased charges on development can lead to higher housing costs for renters and homeowners, making it more difficult to find somewhere affordable to live.

Canada

As you know, the development charges levied by Metro Vancouver would apply to all Metro Vancouver member municipalities. Of these municipalities, several are eligible for funding under the federal government's Housing Accelerator Fund and currently have their agreements paused while we consider the impact the increases may have on the target number of units which these cities have committed to under their agreements.

As part of their Housing Accelerator Fund applications, these cities have proposed various initiatives to help get more homes built, more quickly. In fact, some have proposed waiving their own development charges. It is difficult to discern the alignment between the proposals by some of these cities to waive their development charges, while Metro Vancouver is proposing to increase them in the same jurisdictions.

I appreciate that cities need access to funding to build out the infrastructure that the growth we are trying to incentivize will rely on. I am not suggesting that development charges, generally speaking, are unacceptable. While I also appreciate that some hold the perspective that 'growth pays for growth,' we will all pay for stagnation as a result of a lower pace of construction. A 'growth pays for growth' approach ignores the value that new development, new property tax bases, new businesses, and new neighbours bring to our communities. I am concerned that at this particular moment in time, a drastic increase in development charges will inhibit our ability to seize the opportunity to incentivize a rapid increase in construction.

In the spirit of finding a solution, I would like to collaborate on a resolution that ensures Metro Vancouver can support the infrastructure demands which growth will create, while respecting the spirit of building as many new homes as possible. I am not insistent on any particular solution, but would expect that a number of options could be considered, including:

- Delaying the enactment of the DCC increase to allow for additional in-stream protection; and
- During the delay of the enactment of the increase, amending Metro Vancouver's DCC waiver bylaws to facilitate meeting our shared objective of decreasing the cost of rental housing and incentivizing affordable rental housing.
  - Waiver bylaws could include:
    - Exempting purpose-built rentals from the waiver increase;
    - Reducing the mixed-use threshold for which the current waiver applies;
    - Adopting waivers for private developers who provide the development to a non-profit once complete; and/or
    - Extending eligibility for DCC waivers to non-market rental units that are delivered by the private sector (i.e. inclusionary units).

The mayors and councils in this region are clearly seized with doing all that they can to build more homes in their communities, and I do not doubt that Metro Vancouver espouses a similar philosophy. In fact, their actions and initiatives toward reducing overall development costs for affordable housing, and the encouragement they offer member cities to implement similar measures are a proof point that they do. I also recognize that these

charge increases were underway prior to the GST rebate and HAF agreements, but given the changing circumstances, I think it is wise for us to ensure we remain aligned on a continued basis and to rethink the current approach for a mutual benefit in the longer-term.

Metro Vancouver's success is integral to the success of the country, and I would welcome any alternate solutions you might have. If any of the suggestions I have proposed seem feasible to you, if you have questions about them, or if you have others that you can consider, please reach out to me via my Chief of Staff (copied) for a discussion at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Fraser', written in a cursive style.

The Honourable Sean Fraser, P.C., M.P.  
Minister of Housing, Infrastructure and Communities

cc.

Savannah Dewolfe, Chief of Staff, [savannah.dewolfe@infcc.gc.ca](mailto:savannah.dewolfe@infcc.gc.ca)

Metro Vancouver Board Members  
Mayors of Metro Vancouver Municipalities  
Metro Vancouver Staff



**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, 2026.

**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 \_\_\_\_\_, \_\_\_\_\_.

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George V. Harvie, Chair

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Dorothy Shermer, Corporate Officer

## Schedule A

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### GVWD DEVELOPMENT COST CHARGE RATES

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

<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, 2027 to December 31, 2027**

<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, 2028**

<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