

**METRO VANCOUVER REGIONAL DISTRICT
LIQUID WASTE COMMITTEE**

MEETING

**Wednesday, January 21, 2026
9:00 am**

28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia

AGENDA

A. ADOPTION OF THE AGENDA

1. January 21, 2026 Meeting Agenda

THAT the Liquid Waste Committee adopt the agenda for its meeting scheduled for January 21, 2026 as circulated.

B. ADOPTION OF THE MINUTES

1. November 12, 2025 Meeting Minutes

THAT the Liquid Waste Committee adopt the minutes of its meeting held November 12, 2025 as circulated.

pg. 5

C. DELEGATIONS

D. INVITED PRESENTATIONS

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. 2026 Liquid Waste Committee Meeting Schedule and Work Plan

pg. 9

Report dated January 7, 2026 from Peter Navratil, General Manager, Liquid Waste Services.

Executive Summary

The Terms of Reference for the Liquid Waste Committee sets out the committee responsibilities in the area of liquid waste management under the Greater Vancouver Sewerage and Drainage District (GVS&DD) service, which provides guidance and oversight on the implementation of the annual work plan. Work plan priorities for 2026 include: submit the Liquid Waste Management Plan to the Ministry of Environment; financial reporting, including Operating budget performance and capital program updates; providing updates on projects, procurements, policies and programs. Information discussed at other Metro Vancouver committees, such as the anticipated impacts of Provincial Housing Policy Changes, development cost charges, and the Long Range Financial Plans will be shared with the Liquid Waste Committee.

These priorities are consistent with the endorsed 2026 Budget. Pursuant to the Terms of Reference, the meeting schedule proposes 9 meetings.

Recommendation

THAT the Liquid Waste Committee:

- a) receive for information the Liquid Waste Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in the report dated January 7, 2026, titled “2026 Liquid Waste Committee Meeting Schedule and Work Plan”; and
- b) endorse the 2026 Work Plan, as presented in the report dated January 7, 2026, titled “2026 Liquid Waste Committee Meeting Schedule and Work Plan”.

2. **North Shore Wastewater Treatment Plant Program Due Diligence Committee Report** pg. 21
Report dated January 9, 2026 from Cheryl Nelms, General Manager, Project Delivery.

Executive Summary

This North Shore Wastewater Treatment Plant (NSWWTP) Program update summarizes recent and upcoming project activity and communications, and includes a report delivered by the NSWWTP Program Due Diligence Committee. The Due Diligence Committee is an oversight group established to conduct due diligence reviews and provide advice on the NSWWTP Program. The Due Diligence Committee comprises three senior advisors—Tim Stanley, P.Eng., Frank Margitan, BSc, and Barry Nazar, P.Eng.—with over 100 years combined experience in the delivery of major infrastructure. The Due Diligence Committee meets with the NSWWTP Program Team monthly and will provide a bi-annual advisory report to the Liquid Waste Committee and GVS&DD Board.

Main findings of the Due Diligence Committee report indicate that key project positions have been filled across the Metro Vancouver, Designer of Record (AECOM), and Construction Manager (PCL) teams. While concentration in the field has been new concrete and structural steel construction activities, some of the legacy construction and engineering deficiencies are still being discovered and are impacting construction progress. New construction appears to be of good quality and built in a safe manner. Key issues currently being managed include addressing the remaining construction deficiencies from the previous contractor; the transfer of major equipment contracts; the interest and availability of subcontractors; and the impact of taxes, duties, and tariffs.

Recommendation

THAT the GVS&DD Board receive for information the report dated January 9, 2026 titled “North Shore Wastewater Treatment Plant Program Update and Due Diligence Committee Report.”

3. **Our Ocean Thanks You 2025 Campaign Results** pg. 39
Report dated December 5, 2025 from Carol Nicolls, Communications Specialist, Corporate Communications.

Executive Summary

Microfibres from laundry are one of the largest sources of microplastics in the ocean and are harmful to marine life. The 2025 “Our Ocean Thanks You” campaign took place from September 15 to October 26, 2025. The campaign targeted mainly parents with children under 18, asking them to wash their laundry in cold water to reduce microfibre shedding from fabrics. This year’s paid media buy was exclusive to Canadian-owned media including a TV PSA, as well as digital banners and videos on the Weather Network and other platforms. The campaign generated 3.7 million impressions (number of times content was displayed), 520,000 video views, 22,655 clicks for more information, 23,000 web page visits, and reached over 247,000 residents. A post-campaign survey will take place in 2026 to help evaluate the campaign and inform future approaches.

Recommendation

THAT the Liquid Waste Committee receive for information the report dated December 5, 2025 titled “Our Ocean Thanks You 2025 Campaign Results.”

4. **Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026** pg. 43
Report dated January 9, 2026 from Dana Zheng, Program Manager, Planning, Policy and Analysis, Liquid Waste Services.

Executive Summary

GVS&DD has six bylaws that protect the region’s wastewater system, protect the environment, protect human health and safety, and recover costs from users. In 2023, the provincial government granted GVS&DD the ability to issue notices of bylaw violation with monetary penalties, for designated contraventions already established within these six bylaws. Prior to this, the only enforcement action available to GVS&DD was prosecution through the court system. The *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024* links designated bylaw contraventions from GVS&DD’s liquid waste bylaws to administrative penalties for amounts up to \$500 per contravention and establishes an adjudication process for disputed notices.

At the request of the Environmental Regulation and Enforcement team, this report and amendment bylaw adds three existing contraventions as eligible to be dealt with by notices of bylaw violation, through amending the *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024*. Establishing administrative penalties for these three bylaw contraventions will allow for enforcement efficiencies.

Routine review of bylaw compliance issues and designation of bylaw contraventions for the use of notices of bylaw violation is an effective and efficient way to promote compliance.

Recommendation

THAT the GVS&DD Board:

- a) give first, second, and third reading to *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026*; and
- b) adopt *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026*.

F. INFORMATION ITEMS

1. **Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaws** pg. 51

G. OTHER BUSINESS**H. RESOLUTION TO CLOSE MEETING**

Note: The Committee 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.

I. ADJOURNMENT

THAT the Liquid Waste Committee adjourn its meeting of January 21, 2026.

Membership:

Chair, Malcolm Brodie, Richmond	Langley City, Paul Albrecht	Port Coquitlam, Brad West
Vice Chair, Megan Knight, White Rock	Langley Township, Steve Ferguson	Surrey, Doug Elford
Burnaby, James Wang	New Westminster, Nadine Nakagawa	Vancouver, Sarah Kirby-Yung
Coquitlam, Steve Kim	North Vancouver District, Mike Little	West Vancouver, Christine Cassidy
Delta, Rod Binder	Pitt Meadows, Bob Meachen	

METRO VANCOUVER REGIONAL DISTRICT
LIQUID WASTE COMMITTEE

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Liquid Waste Committee held at 9:00 am on Wednesday, November 12, 2025 in the 28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Director Malcolm Brodie, Richmond
Vice Chair, Director Megan Knight, White Rock*
Director Paul Albrecht, Langley City
Director Rod Binder, Delta
Councillor Christine Cassidy, West Vancouver
Director Doug Elford, Surrey
Director Steve Ferguson, Langley Township (arrived at 9:05 am)
Councillor Steve Kim, Coquitlam
Director Sarah Kirby-Yung, Vancouver* (arrived at 9:01 am)
Mayor Mike Little, North Vancouver District
Councillor Bob Meachen, Pitt Meadows
Director Nadine Nakagawa, New Westminster
Councillor James Wang, Burnaby

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

MEMBERS ABSENT:

Director Brad West, Port Coquitlam

STAFF PRESENT:

Peter Navratil, General Manager, Liquid Waste Services
Christine Zhao, Legislative Services Coordinator, Board and Information Services
Colin Meldrum, Director, Engineering, Design & Construction, Liquid Waste Services
Dana Zheng, Program Manager, Policy, Planning and Analysis, Liquid Waste Services

A. ADOPTION OF THE AGENDA

1. November 12, 2025 Meeting Agenda

It was MOVED and SECONDED

That the Liquid Waste Committee adopt the agenda for its meeting scheduled for November 12, 2025 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES**1. October 15, 2025 Meeting Minutes****It was MOVED and SECONDED**

That the Liquid Waste Committee adopt the minutes of its meeting held October 15, 2025 as circulated.

CARRIED**C. DELEGATIONS**

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER**1. Liquid Waste Services Capital Expenditure Update as of September 30, 2025**

Report dated November 4, 2025 from Colin Meldrum, Director, Engineering, Design & Construction, Liquid Waste Services, informing the Committee about the status of the Liquid Waste Services' capital program and financial performance for the 2025 fiscal year as of September 30, 2025.

9:01 am Director Kirby-Yung joined the meeting.

9:05 am Director Ferguson joined the meeting.

Colin Meldrum gave a presentation titled "Capital Expenditure Summary – Liquid Waste Services - as of September 30, 2025", providing an update on the progress of the 2025 capital program and highlighting five capital projects: South Surrey Interceptor, Winston Street Sewer, Gleneagles Pump Stations, Cloverdale Pump Station Capacity Upgrade, and Lulu Island WWTP Power Reliability.

It was MOVED and SECONDED

That the Liquid Waste Committee receive for information the report dated November 4, 2025, titled "Liquid Waste Services Capital Expenditure Update as of September 30, 2025".

CARRIED**2. Sewer Use Bylaw Fee Increases for 2026 and Upcoming Fee Model Updates**

Report dated October 31, 2025 from Dana Zheng, Program Manager, Policy Planning and Analysis, Liquid Waste Services, providing information on annual increases to industrial treatment fees within the *GVS&DD Sewer Use Bylaw No. 299, 2007* for 2026, as well as an overview of upcoming efforts to review fees within the Bylaw and initiate stakeholder notification of potential fee changes.

Dana Zheng gave a presentation titled "Sewer Use Bylaw Fees Increases for 2026 and Upcoming Fee Model Updates", introducing the background for the increase of industrial treatment fees in 2026, which is expected to account for \$19.4 million in revenue. She also noted that staff will be reviewing the current fee model, which has not been updated since 2012, with the new model targeted to take effect in January 2027.

It was MOVED and SECONDED

That the Liquid Waste Committee receive for information the report dated October 31, 2025, titled "Sewer Use Bylaw Fee Increases for 2026 and Upcoming Fee Model Updates".

CARRIED

3. Integrated Liquid Waste and Resource Management Plan – Comments on the 2025 Biennial Report

Report dated October 23, 2025 from Kris Etches, Program Manager, Community Engagement, External Relations, providing the Liquid Waste Committee with the results of the First Nations and public comment period on the 2025 biennial progress report on the *Integrated Liquid Waste and Resource Management Plan* (2011).

It was MOVED and SECONDED

That the Liquid Waste Committee receive for information the report dated October 23, 2025 titled "*Integrated Liquid Waste and Resource Management Plan – Comments on the 2025 Biennial Report*".

CARRIED

4. Manager's Report

Report dated October 27, 2025 from Peter Navratil, General Manager, Liquid Waste Services, providing information on the 2025 Communications Initiative to Reduce Surfactants in Wastewater, and 2026 Inflow and Infiltration Communications Initiative.

It was MOVED and SECONDED

That the Liquid Waste Committee receive for information the report dated October 27, 2025 titled "Manager's Report".

CARRIED

F. INFORMATION ITEMS

1. Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions

G. OTHER BUSINESS

No items presented.

H. RESOLUTION TO CLOSE MEETING

Note: The Committee 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.

It was MOVED and SECONDED

That the Liquid Waste Committee close its meeting scheduled for November 12, 2025 pursuant to Section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provision(s) as follows:

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

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED**I. ADJOURNMENT****It was MOVED and SECONDED**

That the Liquid Waste Committee adjourn its meeting of November 12, 2025.

CARRIED

(Time: 9:38 am)

Christine Zhao,
Legislative Services Coordinator

Malcolm Brodie,
Chair

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To: Liquid Waste Committee

From: Peter Navratil, General Manager, Liquid Waste Services

Date: January 7, 2026

Meeting Date: January 21, 2026

Subject: **2026 Liquid Waste Committee Meeting Schedule and Work Plan**

RECOMMENDATION

THAT the Liquid Waste Committee:

- a) receive for information the Liquid Waste Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in the report dated January 7, 2026, titled "2026 Liquid Waste Committee Meeting Schedule and Work Plan"; and
- b) endorse the 2026 Work Plan, as presented in the report dated January 7, 2026, titled "2026 Liquid Waste Committee Meeting Schedule and Work Plan".

EXECUTIVE SUMMARY

The Terms of Reference for the Liquid Waste Committee sets out the committee responsibilities in the area of liquid waste management under the Greater Vancouver Sewerage and Drainage District (GVS&DD) service, which provides guidance and oversight on the implementation of the annual work plan. Work plan priorities for 2026 include: submit the Liquid Waste Management Plan to the Ministry of Environment; financial reporting, including Operating budget performance and capital program updates; providing updates on projects, procurements, policies and programs. Information discussed at other Metro Vancouver committees, such as the anticipated impacts of Provincial Housing Policy Changes, development cost charges, and the Long Range Financial Plans will be shared with the Liquid Waste Committee.

These priorities are consistent with the endorsed 2026 Budget. Pursuant to the Terms of Reference, the meeting schedule proposes 9 meetings.

PURPOSE

To provide the Liquid Waste Committee with the 2026 Work Plan, its Terms of Reference, and the Annual Meeting Schedule.

BACKGROUND

Annually, following the Board Inaugural meeting in November, the Board Chair establishes the committee structure and the terms of reference for each committee for the new year. To support the Committee in its work, this report brings forward the committee's Work Plan and the Schedule of Meetings for 2026.

2026 WORK PLAN

The Annual Work Plans for the Liquid Waste Services function are based on the 2026 Budget approved by the GVS&DD Board on October 31, 2025, which includes a list of key actions that was used to develop the Liquid Waste Committee's Work Plan presented in this report (**Attachment 1**).

Key actions in the 2026 Work Plan for the Committee are described below and listed according to the Committee responsibilities in its Terms of Reference (**Attachment 2**).

- Liquid Waste Management Plan approval from the Ministry of Environment
- Servicing Plan for Fraser Sewerage Area
- Budget performance reporting, including major projects managed by the Project Delivery Department
- Innovation project updates
- Continued work on projects that support the circular water resource economy, that provide a positive life-cycle benefit and greenhouse gas reductions
- Bylaw updates and Sewage Catchment Area (Rawn) amendments
- Updates on the utility's public outreach campaigns
- Environmental management updates
- 2027 budget preparation and approval
- Approval of all contract awards as per the Procurement and Real Property Contracting Authority Policy

The Committee will be updated on the status of the actions and projects in this Work Plan on a monthly basis per the Committee's schedule.

2026 COMMITTEE MEETING SCHEDULE

The *Procedure Bylaw* requires the Corporate Officer to provide the Committee with an Annual Meeting Schedule for the upcoming year, including the date and time of the meetings (**Attachment 3**).

Meeting Place

Committee meetings will be held at Metro Vancouver Committee Room, 28th Floor, 4515 Central Blvd, Burnaby, BC, at 9:00 am, unless otherwise specified on the Metro Vancouver public notice board, the Metro Vancouver website, and the respective agenda.

ALTERNATIVES

1. THAT the Liquid Waste Committee:
 - a) receive for information the Liquid Waste Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in the report dated January 7, 2026, titled "2026 Liquid Waste Committee Meeting Schedule and Work Plan"; and
 - b) endorse the 2026 Work Plan, as presented in the report dated January 7, 2026, titled "2026 Liquid Waste Committee Meeting Schedule and Work Plan".
2. THAT the Liquid Waste Committee:
 - a) receive for information the Liquid Waste Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in the report dated January 7, 2026, titled "2026 Liquid Waste Committee Meeting Schedule and Work Plan"; and
 - b) endorse the 2026 Work Plan, as presented in the report dated January 7, 2026, titled "2026 Liquid Waste Committee Meeting Schedule and Work Plan", incorporating the requested changes from the Liquid Waste Committee.

FINANCIAL IMPLICATIONS

The priorities in the 2026 Work Plan of the Liquid Waste Committee are consistent with the 2026 Budget approved by the GVS&DD Board on October 31, 2025 and with key actions included in the Annual Work Plans.

Committee meeting expenses and remuneration associated with meeting attendance have been allocated in the annual budget.

2026 Liquid Waste Committee Meeting Schedule and Work Plan

Liquid Waste Committee Regular Meeting Date: January 21, 2026

Page 3 of 3

CONCLUSION

The Work Plan presented in this report identifies the priorities for the Liquid Waste Committee in 2026 and is consistent with its Terms of Reference and the 2026 Budget approved by the GVS&DD Board. To assist the Committee, the 2026 Annual Meeting Schedule has been established to guide the Committee's success in completing the business of the work plan. Staff recommend that Alternative 1 be approved.

ATTACHMENTS

1. Liquid Waste Committee 2026 Work Plan.
2. Liquid Waste Committee Terms of Reference.
3. Liquid Waste Committee 2026 Annual Meeting Schedule.
4. Presentation re: Liquid Waste Committee Work Plan.

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Liquid Waste Committee 2026 Work Plan

Report Date: January 7, 2026

Priorities	
1st Quarter	Status
2025 "Our Oceans Thank You" and "Wipe it Green Bin It" Campaign Results	In Progress
Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing	In Progress
Capital Program Update	In Progress
Major Projects Updates (as applicable)	In Progress
Municipal Requests for Sewerage Area Boundary Amendments (as applicable)	In Progress
Contract Approvals as per the <i>Procurement and Asset Disposal Authority Policy</i>	In Progress
Transaction Approvals as per the <i>Real Estate Authority Policy</i>	In Progress
Utility Policies (as applicable)	In Progress
2nd Quarter	
2025 Year-End Financial Results (Operating)	Pending
Richmond Oval Sewer Heat District Energy System	Pending
Innovation Project Updates	Pending
Liquid Waste Management Plan – Provincial Approval	Pending
Major Projects Updates (as applicable)	Pending
Municipal Requests for Sewerage Area Boundary Amendments (as applicable)	Pending
Contract Approvals as per the <i>Procurement and Asset Disposal Authority Policy</i>	Pending
Transaction Approvals as per the <i>Real Estate Authority Policy</i>	Pending
Utility Policies (as applicable)	Pending
3rd Quarter	
Draft Liquid Waste Services 2027 – 2031 Capital Plan	Pending
2025 GVS&DD Environmental Management and Quality Control Annual Report	Pending
Industrial Sewer Use and Trucked Liquid Waste Fees Update	Pending
Capital Program Five Year Outlook	Pending
Major Projects Updates (as applicable)	Pending
Municipal Requests for Sewerage Area Boundary Amendments (as applicable)	Pending
Contract Approvals as per the <i>Procurement and Asset Disposal Authority Policy</i>	Pending
Transaction Approvals as per the <i>Real Estate Authority Policy</i>	Pending
Utility Policies (as applicable)	Pending
4th Quarter	
2027 – 2031 Five Year Financial Plan and 2027 Budget & Annual Rates	Pending
Capital Program Update	Pending
Major Project Updates (as applicable)	Pending
Municipal Requests for Sewerage Area Boundary Amendments (as applicable)	Pending
Contract Approvals as per the <i>Procurement and Asset Disposal Authority Policy</i>	Pending
Transaction Approvals as per the <i>Real Estate Authority Policy</i>	Pending
Utility Policies (as applicable)	Pending



Liquid Waste Committee

Terms of Reference

The Liquid Waste Committee is the standing committee of the Metro Vancouver Regional District (MVRD) Board that provides advice and recommendations on policies, bylaws, plans, programs, budgets and issues related to the Greater Vancouver Sewerage and Drainage District's (GVS&DD) liquid waste management service.

Committee Responsibilities

Within the scope of the *Board Strategic Plan*, *Integrated Liquid Waste and Resource Management Plan*, and *Metro Vancouver Five-Year Financial Plan*, the Committee provides guidance and oversight on the implementation of the annual work plan and business plans for the service. Specific Committee responsibilities include:

- Reviewing and endorsing the annual budget and five-year financial plan for the Liquid Waste function;
- Guiding and monitoring implementation of strategic utility plans including the *Integrated Liquid Waste and Resource Management Plan*;
- Advising on the implementation of GVS&DD (liquid waste) capital programs, including award of major contracts for engineering services, materials supply, and construction;
- Providing governance over key major projects within the context of the approved budgets and financial plans;
- Reviewing and receiving the annual *Environmental Management and Quality Control* report for GVS&DD (liquid waste);
- Reviewing and making recommendations with respect to municipal requests for sewerage area boundary expansions;
- Reviewing and recommending amendments to the *GVS&DD Sewer Use Bylaw*; and
- Reviewing *Integrated Stormwater Management Plans* for GVS&DD drainage areas.

Organizational Responsibilities

- Metro Vancouver respects the traditional territories, histories, and cultures of First Nations. The Committee, as it undertakes its work, should consider First Nations' interests and ways to enhance engagement and collaborative relationships between Metro Vancouver and First Nations.
- Metro Vancouver has corporate objectives to reduce greenhouse gas emissions and use clean and renewable energy in its operations. The Committee, as it undertakes its work, should consider the climate action implications of capital and operating programs and projects, in addition to ensuring resilience to climate-related impacts and risks.

Committee Membership and Meetings

The Chair, Vice Chair, and members are appointed annually by the Chair of the MVRD Board. Committee membership is limited to council members of GVS&DD member jurisdictions. The Committee meets monthly, except for August and December, and has special meetings as required. A quorum of 50% plus one of the Committee membership is required to conduct committee business.

Liquid Waste Committee Terms of Reference

Page 2 of 2

Committee Management

The Committee Chair, or in the absence of the Chair, the Vice Chair is the chief spokesperson on matters of public interest within the Committee's purview. For high profile issues the role of spokesperson should rest with the Board Chair or Vice Chair. On technical matters or in cases where an initiative is still at the staff proposal level, the Commissioner or designate is the appropriate spokesperson. Where necessary and practical, the Board Chair, the Committee Chair, and the Commissioner confer to determine the most appropriate representative to speak.

The Chief Administrative Officer assigns a Committee Manager for the Committee. The Committee Manager is responsible for coordinating agendas and be the principal point of contact for Committee members.

**Liquid Waste Committee 2026 Annual Meeting Schedule***

- Wednesday, January 21, 2026 at 9:00 am
- Wednesday, February 11, 2026 at 9:00 am
- Wednesday, March 11, 2026 at 9:00 am
- Wednesday, April 8, 2026 at 9:00 am
- Wednesday, May 13, 2026 at 9:00 am
- Wednesday, June 17, 2026 at 9:00 am
- Wednesday, July 15, 2026 at 9:00 am
- Wednesday, September 9, 2026 at 9:00 am
- Wednesday, October 14, 2026 at 9:00 am

** Committee Meetings are subject to change.*



Annacis Island Wastewater Treatment Plant

2026 Liquid Waste Committee Priorities and Work Plan

Peter Navratil, P.Eng., MPA

General Manager, Liquid Waste Services

Liquid Waste Committee Meeting – January 21, 2026
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KEY CHALLENGES AND STRATEGIES

Challenges	Strategies
Financial impact on region – rate of infrastructure investment	Report quarterly on capital projects
Ensuring efficient operations	Further advancement of asset management processes
First Nations relationship building	Initiate urban watershed planning forums
Liquid Waste Management Plan implementation	Plan for key actions beginning in 2027
Policy review / confirmation of direction	Review Board policies to confirm direction

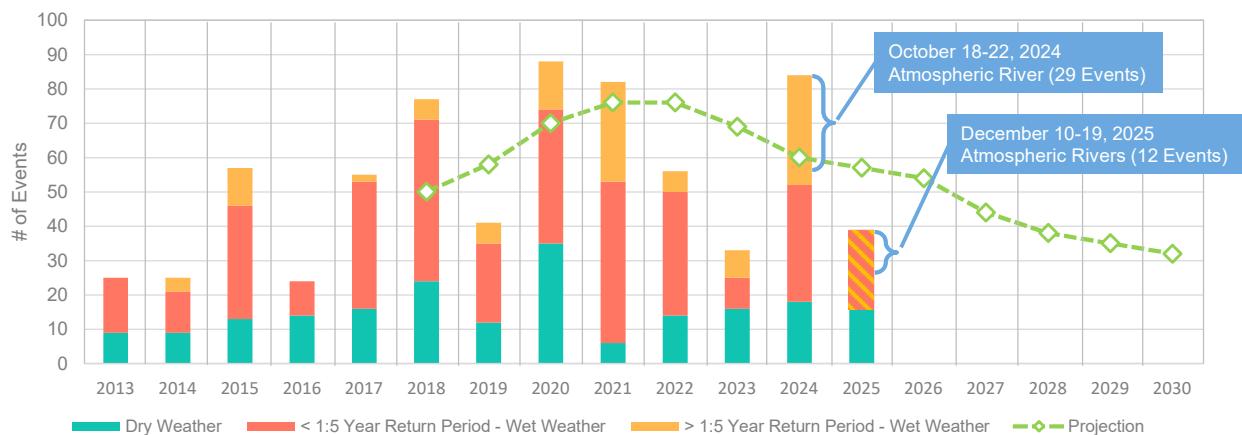
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Sanitary Sewer Overflow Trend

Demand side management is critical



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LIQUID WASTE MANAGEMENT PLAN

2026 Approval / Implementation

- Submitted to the Province December 21, 2025
- Moving forward with select rainwater management components
- Response expected from the Province in approx. 6 months



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MAJOR PROJECTS

- North Shore WWTP – Construction
- Iona Island WWTP – Project Design
 - WWTP and Ecological Improvements
- Northwest Langley WWTP – Design
 - Pre-Construction
- Annacis Island WWTP – Design / Construction
 - Stage 5 Expansion



North Shore WWTP



Iona Island WWTP



Northwest Langley WWTP Program



Annanis Island WWTP

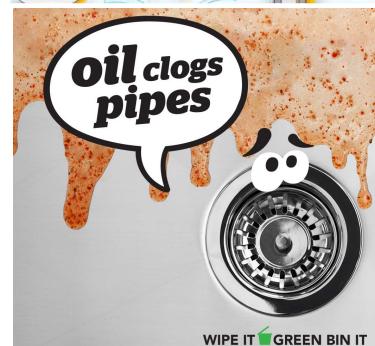
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PUBLIC OUTREACH

- Unflushables
- Fats, oils, grease
- Microfibres
- Inflow & infiltration
- Surfactants



WIPE IT GREEN BIN IT



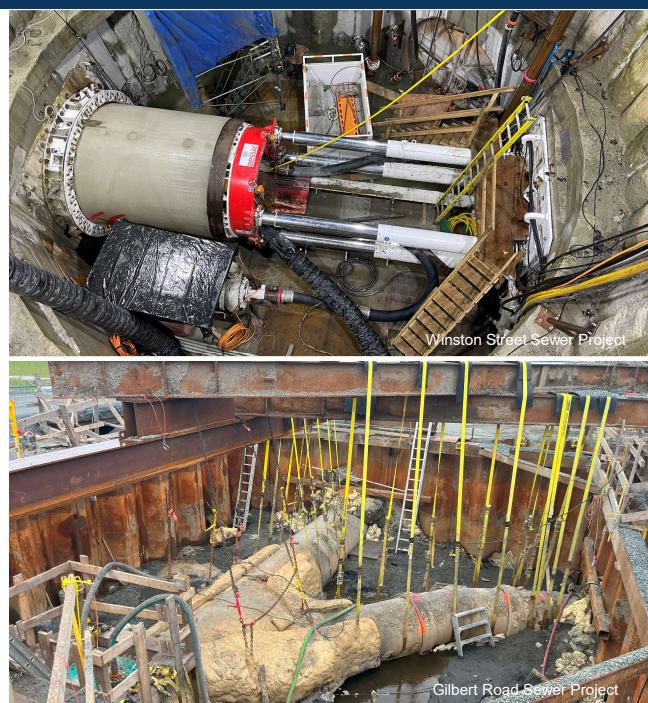
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CONTRACT APPROVALS

- Regional Biosolids Dryer Owner's Engineer
- NLWWTP Outfall Engineering Services
- NLWWTP Pre-construction Construction Contract
- North Surrey Interceptor Pipe Twinning
- IIWWTP Standby Power System Construction Contract
- AIWWTP Stage 5 Construction Manager and Ground Improvements contracts
- IIWWTP Site Grading Contractor



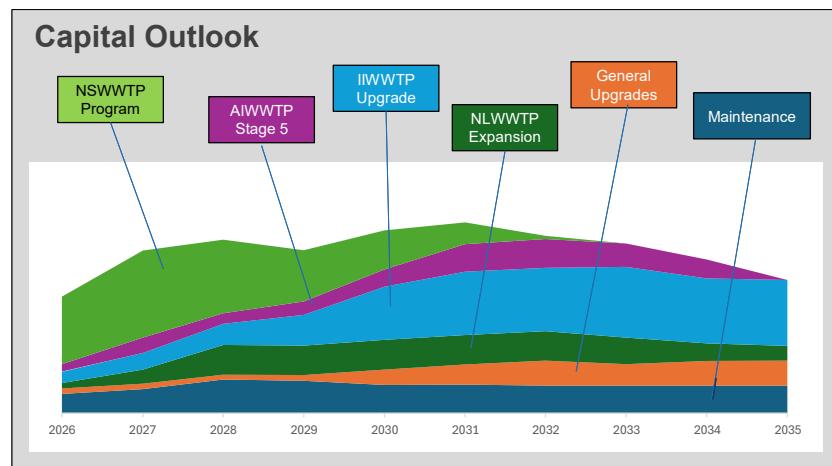
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FINANCIAL PLANNING

- Permit Fees Update
- Quarterly Budget Performance Reporting
- Board Budget Workshop
- Development Cost Charge Update
- LWS Draft Capital Budget
- 2026 Budget – Sep/Oct



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ADDITIONAL ITEMS

Annacis Island
Wastewater
Treatment Plant tour
and wastewater
management
orientation



Annacis Island Wastewater Treatment Plant Tour with Directors

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Annacis Island Wastewater Treatment Plant

Questions

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To: Liquid Waste Committee

From: Cheryl Nelms, General Manager, Project Delivery

Date: January 9, 2026

Subject: **North Shore Wastewater Treatment Plant Program Update and Due Diligence Committee Report**

Meeting Date: January 21, 2026

RECOMMENDATION

THAT the GVS&DD Board receive for information the report dated January 9, 2026 titled "North Shore Wastewater Treatment Plant Program Update and Due Diligence Committee Report."

EXECUTIVE SUMMARY

This North Shore Wastewater Treatment Plant (NSWWTP) Program update summarizes recent and upcoming project activity and communications, and includes a report delivered by the NSWWTP Program Due Diligence Committee. The Due Diligence Committee is an oversight group established to conduct due diligence reviews and provide advice on the NSWWTP Program. The Due Diligence Committee comprises three senior advisors—Tim Stanley, P.Eng., Frank Margitan, BASc, and Barry Nazar, P.Eng.—with over 100 years combined experience in the delivery of major infrastructure. The Due Diligence Committee meets with the NSWWTP Program Team monthly and will provide a bi-annual advisory report to the Liquid Waste Committee and GVS&DD Board.

Main findings of the Due Diligence Committee report indicate that key project positions have been filled across the Metro Vancouver, Designer of Record (AECOM), and Construction Manager (PCL) teams. While concentration in the field has been new concrete and structural steel construction activities, some of the legacy construction and engineering deficiencies are still being discovered and are impacting construction progress. New construction appears to be of good quality and built in a safe manner. Key issues currently being managed include addressing the remaining construction deficiencies from the previous contractor; the transfer of major equipment contracts; the interest and availability of subcontractors; and the impact of taxes, duties, and tariffs.

ATTACHMENTS

1. "North Shore Wastewater Treatment Plant Program – Due Diligence Committee Advisory Report," October 14, 2025.
2. Presentation re: North Shore Wastewater Treatment Plant Program Update and Due Diligence Committee Report.
3. North Shore Wastewater Treatment Plant Communications and Engagement Summary 2025.

North Shore Wastewater Treatment Plant Program
Due Diligence Committee Advisory Report

October 14, 2025

Northshore Wastewater Treatment Plant Project – DDC Advisory Report

The North Shore Wastewater Treatment Plant (NSWWTP) Project Due Diligence Committee (DDC) is comprised of senior advisors established to conduct reviews and provide advice on the project to the Executive Committee. Their scope covers key project areas such as Design, Project Controls as well as Financial and Commercial performance. The DDC is an advisory committee that does not have decision making authority. They review relevant documents, meet with the MV Team and provide strategic advice on the delivery of the Project.

As of September 30, 2025, Readiness Review tasks have been completed and key project team positions have been filled with a few remaining to be filled. The new MV Project Director started in early September and is transitioning with the Interim Project Director to maintain leadership continuity. A few key leadership position vacancies are being filled now as the new Project Director is online. The MV team make-up is being augmented through secondments from AECOM, Stantec, and contracted external resources. This resourcing strategy appears to be working well.

The current Designer of Record (AECOM) has advanced the design based on the documents created by the previous Contractor. Once AECOM completed a fulsome review of that design, it was determined that the state of design completion was significantly less than was originally expected. AECOM has established an extensive team which is focused on correction of significant design and construction deficiencies and completing design, as well as support of the preparation of a realistic project budget. Currently, Issued for Construction documents have been issued and AECOM is providing construction support.

PCL has assembled a team of approximately 80 staff. The team appears to be experienced with a proper allocation of Senior Management, Superintendents, Engineers and applicable support. The team is also diverse and has the appropriate experience to understand the different types of construction such as concrete, structural steel, as well as mechanical and electrical work. To date most of the construction deficiencies from the previous Contractor have been addressed and the concentration in the field has been new concrete and structural steel construction activities. Some of the legacy construction deficiencies are still being discovered and are impacting construction progress. The new work appears to be of good quality and built in a safe manner. The site is well organized and clean. Some of the major Subcontracts such as the rebar and building mechanical have been awarded.

With respect to the status of the construction schedule, the project is in its very early stages and nothing indicates that the timeline is in jeopardy. The project schedule is currently under review to ensure it reflects appropriate logic and activity durations to effectively track progress.

Alignment of construction quality requirements and expectations has been achieved following construction start-up. The MV/AECOM/PCL construction surveillance teams are proactively addressing construction and design issues through adhoc problem solving exercises and the formation of a tripartite task force.

The Project is in its early stages and to date the productivities for both the concrete and structural steel activities are achieving their targets. The greatest factor affecting productivity is rectifying prior work deficiencies. As the work progresses from today's early stages we will better understand the cost versus budget and recognize any pluses or minuses.

In this early stage of the project restart, there are some potential claims by PCL but these are not well defined at this time. This includes PCL expressing concern with the completeness of the Issued for

Northshore Wastewater Treatment Plant Project – DDC Advisory Report

Construction documents and the impact on schedule, however no formal claim has been issued. The Project Team is focused on proactively identifying potential claims and acting to avoid them.

Key issues that are currently being managed by the Project Team include addressing the remaining construction deficiencies which were outstanding from the previous Contractor. While most of these conditions have been addressed, some are still being discovered as the new construction proceeds. This is further complicating the ongoing engineering support of new construction. Another issue that is attracting the focus of the Project Team is the transfer of major equipment contracts that had been procured by the previous Contractor. This equipment must be delivered for installation to suit the PCL construction scheduling. Another issue is the interest/availability of Subcontractors to bid on packages issued by PCL for tender. The industry continues to be very busy and Subcontractors are being highly selective with the projects they choose to pursue. This may impact package pricing. Finally, the impact of Taxes/Duties/Tariffs is an evolving matter and the Project Team is consulting with appropriate advisors to mitigate any impact to the project.



Tim Stanley

Frank Margitan



Barry Nazar



Project rendering

North Shore Wastewater Treatment Plant Program

PROGRAM UPDATE AND DUE DILIGENCE COMMITTEE REPORT

Cheryl Nelms, P.Eng., PhD

General Manager, Project Delivery

Liquid Waste Committee - January 21, 2026

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MOMENTUM IS BUILDING AT THE NSWWTP

Project Video



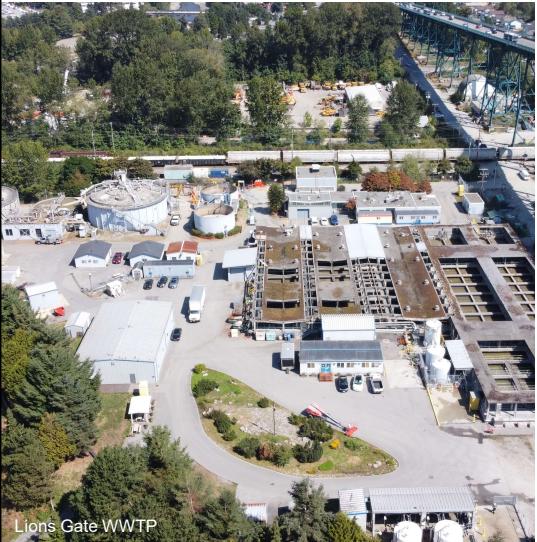
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2

2

WHY WE'RE BUILDING A NEW TREATMENT PLANT

From primary treatment to tertiary filtration



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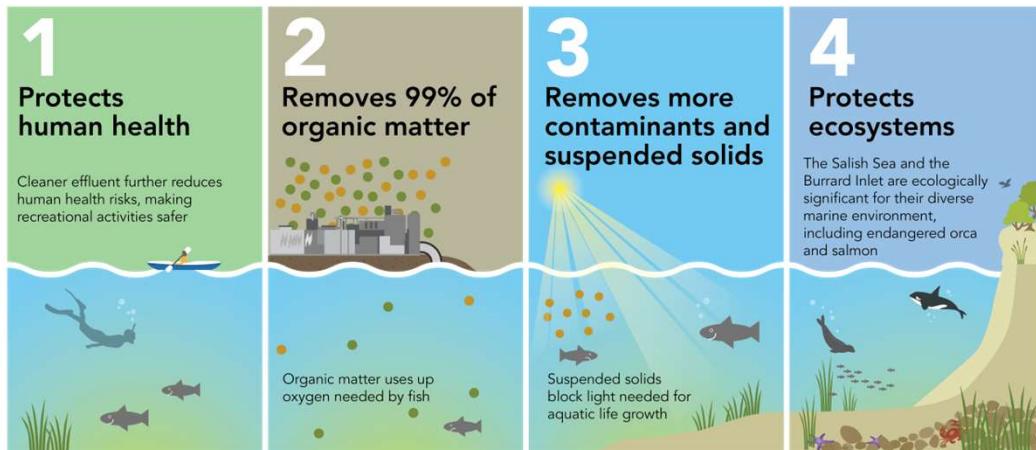
3

3

SECONDARY TREATMENT WITH TERTIARY FILTRATION

How much is removed by treatment?

Benefits of Secondary Wastewater Treatment with Tertiary Filtration at the North Shore Wastewater Treatment Plant

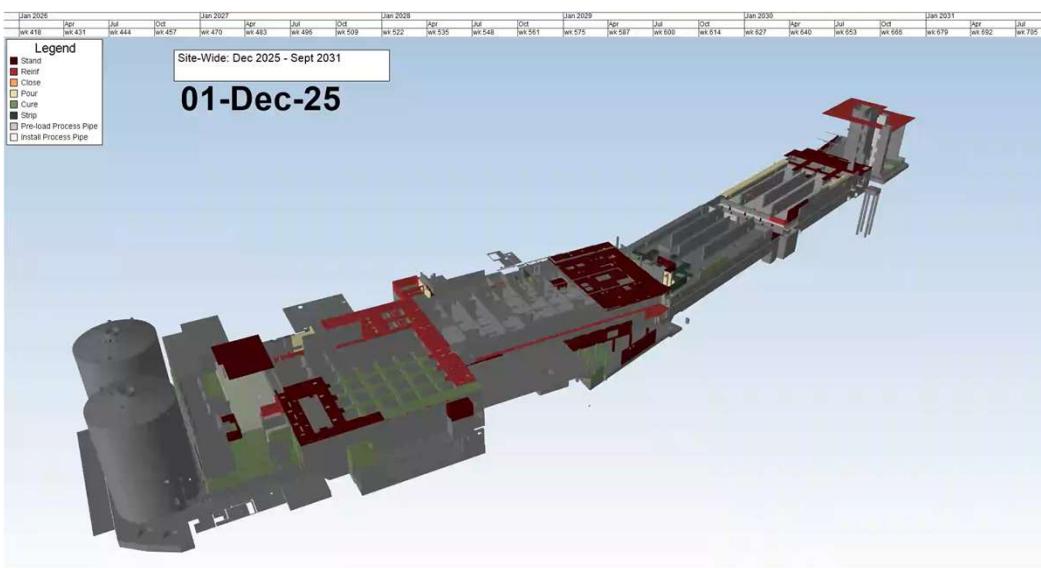


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TECHNICAL COMPLEXITY



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5

TECHNICAL COMPLEXITY

Building complex structures



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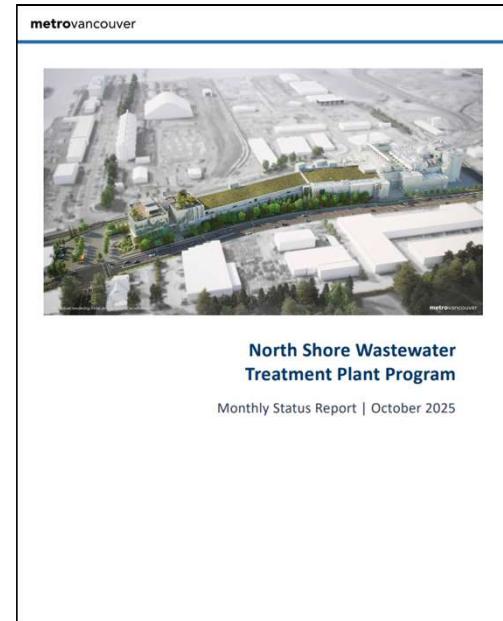
6

6

OVERALL PERFORMANCE

Schedule and budget

- Spend to date (as of end of November 2025): \$976 million
- On track to be delivered within Board-approved program budget
- On track to be delivered within approved program schedule
- Rigorous forecasting and schedule review and proactive resolution ongoing
- Managing remaining construction deficiencies from previous contractor, integration of complex design, delivery of equipment, and commissioning will remain challenging for program duration



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7

7

OVERALL PERFORMANCE

Progress in 2025

- 55,000 m³/of concrete poured
- Structural steel delivered for 5 of 12 buildings; 3 buildings fully erected
- 450 tradespeople on site
- 3 major subcontractors engaged
- 45 of 70 major equipment contracts executed – 64% of all contracts for major equipment held by Acciona
- 1 million lost time injury free hours



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8

8

PROGRAM STATUS UPDATES

Monthly public dashboard reporting

- On track – managing day-to-day operations
- Action required in near term to monitor, manage issue, and/or negotiate resolution
- Immediate action required to manage issue and/or negotiate resolution



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9

PROGRAM STATUS UPDATES

Monthly public dashboard reporting

- On track – managing day-to-day operations
- Action required in near term to monitor, manage issue, and/or negotiate resolution
- Immediate action required to manage issue and/or negotiate resolution



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10

	Key Objectives	Status
Scope	Project delivered the approved scope	●
Schedule	Project delivered within approved schedule	●
Budget	Project delivered within approved budget	●
Safety	Project work is performed safely and in compliance with applicable regulations, rules and policies	●

9

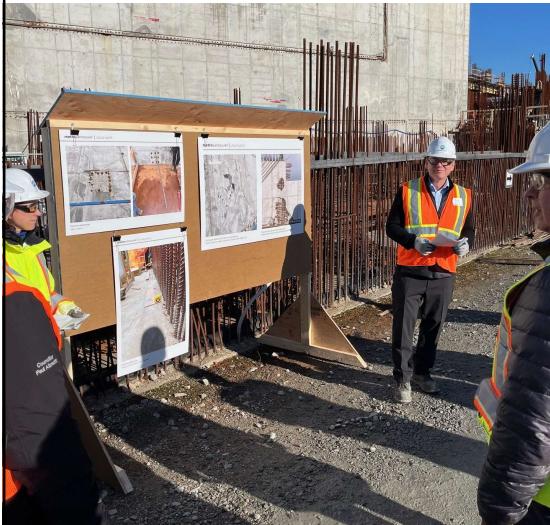
	Key Objectives	Status
Quality	Quality is actively managed per best practices and Metro Vancouver's quality standards	●
Environment	Project work is performed responsibly and in compliance with applicable regulations, rules and policies	●
Design	Provide design and technical oversight, coordinate and conduct compliance reviews	●
Equipment Procurement	Manage the procurement of Metro Vancouver-supplied equipment in alignment with program scope, schedule and budget objectives	●

10

PROGRAM STATUS UPDATES

Monthly public dashboard reporting

- On track – managing day-to-day operations
- Action required in near term to monitor, manage issue, and/or negotiate resolution
- Immediate action required to manage issue and/or negotiate resolution



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11

	Key Objectives	Status
Construction	Provide oversight, coordinate, and manage activities on site and conduct compliance reviews	●
Third Parties	Continue to build and maintain positive relationships. Secure agreements with Project partners and other third parties	●
First Nations	Continue to build and maintain positive relationships with First Nations	●
Public and Stakeholder Engagement	Continue to build and maintain positive relationships with the community and project stakeholders	●

11

2026 CONSTRUCTION ACTIVITIES FORECAST

- Overall 2026 budget: \$543 million
- Concrete poured: 14,500 m³
- Structural and support steel installed: 665 tonnes
- Piping installed: 6,750 m
- Electrical cable installed: 3,334 m
- Major electrical equipment placed: 15 pieces
- Procurement: 515 craft workers at peak

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12

12

OTHER AREAS OF FOCUS

Relationships and community engagement

Public

- Timely, transparent project information and updates
- Responses to questions and concerns
- Construction impact mitigation, e.g., noise

First Nations

- Labour opportunities for local First Nations
- Regular meetings and updates with Sḵw̱wú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation)

Third parties

- Coordination with District of North Vancouver for space on West First St
- Ongoing coordination with BC Hydro

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13

DUE DILIGENCE COMMITTEE

Members bring decades of experience with major construction projects

Oversight group established to conduct due diligence reviews and provide advice to the Executive Committee

Monthly reviews with project team, biannual written reports

Members

- **Tim Stanley, P.Eng.** – Former Executive VP, MMM Group
- **Frank Margitan, BSc** – Former VP, Kiewit Canada
- **Barry Nazar, P.Eng.** – Construction manager advisor

Over 100 years combined experience

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14

DUE DILIGENCE COMMITTEE

Report findings as of October 2025

- Readiness Review tasks completed, key project team positions filled
- PCL team is diverse with appropriate experience
- New work appears to be of good quality and built in a safe manner
- Some construction deficiencies from previous contractor are still being discovered and impacting progress
- To date, productivities for both concrete and structural steel activities are achieving targets
- Key issues being managed: addressing remaining construction deficiencies from previous contractor, transfer of major equipment contracts, interest and availability of subcontractors, impact of taxes/duties/tariffs

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15



Thank you

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16

16

North Shore Wastewater Treatment Plant Project

Communications and Engagement Summary 2025

December 2025

Overview

Engagement activities on the North Shore Wastewater Treatment Plant Project have been underway since 2012. A key engagement and communications goal of the project is to communicate and work closely with government funding partners, member jurisdictions, First Nations, residents, businesses, and other interested parties to build a facility that meets regulatory requirements and the growing needs of the local North Shore community and broader region.

Metro Vancouver is working to ensure that commitments made to the community during project planning are maintained and impacts of construction on local businesses, residents, and traffic are minimized. Maintaining transparency and public access to program information and documentation is an overarching goal for the program.

Engagement Phases

2012 to 2014	Project Definition Phase
2014 to 2017	Indicative Design Phase
2017 to 2022	Construction and Detailed Design and Transition
2022 to 2030	Construction Completion – Current Phase
2030 Onwards	Operations and Lions Gate WWTP Decommissioning

Who We Engaged in 2025

- Provincial and federal levels of government
- GVS&DD Board and Metro Vancouver Committees
- Member jurisdictions – City of North Vancouver, District of North Vancouver, District of West Vancouver, City of Langley, Corporation of Delta
- Skwxwú7mesh Úxwumixw (Squamish Nation) and səlilwətaɬ (Tsleil-Waututh Nation)
- Residents of the North Shore, and in particular, Norgate community members
- Local businesses and businesses interested in contracting
- Concerned members of the public
- Media

Engagement Activities

This year, our engagement efforts were focused on the following priorities:

- Taking a forward-looking view and showcasing progress and activity ahead
- Highlighting project milestones and achievements
- Promoting project team trust and collaboration
- Maintaining transparency and access to program information
- Clarifying information about the program in the media
- Communicating construction activities to the public

Annual statistics at a glance:

- 18 meetings with Skwxwú7mesh Úxwumixw
- 2 meetings with səlilwətaḥ
- 7 site tours for elected officials, directors, media, and other interested parties
- 11 community newsletters
- 204 public enquiry responses
- 24 construction notifications
- 7,858 webpage visits (sessions)

Key Engagement Activities

This list is meant to give an overview of key engagement activities over the past year, and it is not inclusive of all communications and engagement activities, including regular meetings project staff hold with First Nations, member jurisdictions, or other interested parties.

Engagement type	Interested party	Date (YYYY-MM-DD)
Site Tour	Metro Vancouver Liquid Waste Committee	2025-01-27
Site Tour	Media	2025-01-29
Presentation	Infrastructure Canada - Oversight Committee	2025-02-12
Presentation	City of Langley	2025-02-24
Presentation	District of West Vancouver	2025-04-10
Presentation	səlilwətaḥ	2025-04-29
Site Tour	Skwxwú7mesh Úxwumixw	2025-05-21
Presentation	North Shore / Metro Vancouver Member Consultation Meeting	2025-06-23
Fact Sheet	Norgate community members	2025-06-24
Presentation	Infrastructure Canada - Oversight Committee	2025-09-04
Presentation	District of West Vancouver	2025-12-01

Key Feedback Highlights: What We Learned

In 2025, our engaged audiences were generally interested in the following themes:

1. Their utility bills

2. Project's current status and timeline to completion
3. Circumstances and decision-making that informed the \$3.86-billion budget
4. Near- and long-term regional cost allocation implications
5. Governance and accountability at Metro Vancouver on behalf of the project
6. Independent review of the project
7. Technical details of the project
8. Resolutions to construction noise and worker parking issues around the construction site
9. Opportunities for employment on the project
10. Opportunities for contracting or procurement opportunities on the project

Status of Engagement Commitments

The following table summarizes Metro Vancouver's commitments that have resulted from feedback received through engagement in 2025; the table includes actions taken and current status.

Phase	Commitment	Actions	Status
Construction	Provide in-person engagement opportunities for the public	Metro Vancouver to identify opportunities for hosting and attending community events	Ongoing
	Post and promote project information to the program website: status reports, newsletters, media releases, Board agendas and minutes, historical reports and presentations, etc.	Metro Vancouver to continue to make program information available on the program website	Ongoing
	Provide regular project updates to səlilwətaḥ	Metro Vancouver to send monthly newsletters in addition to any project updates requiring formal correspondence	Ongoing
	Develop a project communications plan with Sḵwxwú7mesh Úxwumixw	Metro Vancouver to follow up with Sḵwxwú7mesh Úxwumixw re: the latest draft of the communications plan	Ongoing
	Safeguard public parking near local businesses for employees and customers	Report any suspected worker parking infractions to PCL for disciplinary action	Ongoing
	Monitor and abate construction noise levels as much as possible	Metro Vancouver to share any noise concerns received with PCL and to explore opportunities to abate noise or reschedule work	Ongoing

Phase	Commitment	Actions	Status
	Review and agree to a mutually acceptable design of Pemberton Plaza with property owners at 116-120 Pemberton Avenue	Metro Vancouver to share latest design with District of North Vancouver and receive approval Metro Vancouver to obtain an official approval from property owners	Ongoing
	Proactively communicate project updates to staff at member jurisdictions	Metro Vancouver to provide project updates on a regular cadence to municipal staff	Ongoing

Webpages

The program webpages have served as up-to-date sources of information, covering items such as key project updates; answers to commonly asked questions; a timeline of key events and decisions with corresponding minutes, reports, presentations and media releases; and a comprehensive library of documents and resources.

Program webpage: [North Shore Wastewater Treatment Plant Program | Metro Vancouver](#)

Program timeline: [North Shore Wastewater Treatment Plant Program Timeline | Metro Vancouver](#)

Media Releases

- [North Shore Wastewater Treatment Plant Project Construction Ramping Up | Metro Vancouver](#)
- [MWGK Independent Review Team, led by Peter Milburn, to Undertake Independent Audit of North Shore Wastewater Treatment Plant Program | Metro Vancouver](#)
- [North Shore Wastewater Treatment Plant Program Independent Review on Hold | Metro Vancouver](#)
- [Opinion Editorial: Metro Vancouver has Remained Transparent About the North Shore Wastewater Treatment Plant](#)

Social Media

Social media posts were shared to various platforms, including LinkedIn, Instagram, Facebook, X, Bluesky, and Threads. Posts were shared primarily to Instagram, with other platforms included as needed. The 2025 social media posts are listed below:

- Metro Vancouver [@metrovancouverbc]. (2025, January 29). *Big news for the North Shore Wastewater Treatment Plant [Photo]*. Instagram.
https://www.instagram.com/p/DFbVTeNPITk/?utm_source=ig_web_copy_link
- Metro Vancouver [@metrovancouverbc]. (2025, March 3). *The MWGK Independent Review Team has been selected to conduct the independent audit [Photo]*. Instagram.
https://www.instagram.com/p/DGwXTywTvIC/?utm_source=ig_web_copy_link
- *Metro Vancouver [@metrovancouverbc]. (2025, March 20). *You can stay up to date on the reviews Metro Vancouver has underway [Photo]*. Instagram.
https://www.instagram.com/p/DHbccBBTImX/?utm_source=ig_web_copy_link

- Metro Vancouver [@metrovancouververb]. (2025, May 5). *Construction activity is buzzing at the North Shore Wastewater Treatment Plant [Photo]*. Instagram.
https://www.instagram.com/p/DJSNdBxOCBF/?utm_source=ig_web_copy_link
- Metro Vancouver [@metrovancouververb]. (2025, June 13). *Wildlife can often be attracted to the sights and sounds of construction sites [Photo]*. Instagram.
https://www.instagram.com/p/DK2aw_7ujPn/?utm_source=ig_web_copy_link
- Metro Vancouver [@metrovancouververb]. (2025, July 25). *Board of Directors determined that a review of the North Shore Wastewater Treatment Plant Program is not in the public interest [Photo]*. Instagram. https://www.instagram.com/p/DMjDt64zsOX/?utm_source=ig_web_copy_link
- Metro Vancouver [@metrovancouververb]. (2025, August 1). *Metro Vancouver has maintained a clear and consistent record of public disclosure [Photo]*. Instagram.
https://www.instagram.com/p/DM0RGf8uWYe/?utm_source=ig_web_copy_link
- Metro Vancouver [@metrovancouververb]. (2025, September 23). *What goes into a wastewater treatment plant [Photo]*. Instagram.
https://www.instagram.com/p/DO82Ex4jjrR/?utm_source=ig_web_copy_link
- Metro Vancouver [@metrovancouververb]. (2025, November 26). *Keep up to date by visiting the program webpage [Photo]*. Instagram.
https://www.instagram.com/p/DRh2sT4E6Jt/?utm_source=ig_web_copy_link
- Metro Vancouver [@metrovancouververb]. (2025, December 12). *Momentum is building at the North Shore Wastewater Treatment Plant [Video]*. Instagram.
<https://www.instagram.com/metrovancouververb/reel/DSK796rDs-G/>

Newsletters

- [NSWWTP Monthly Newsletter - January 2025](#)
- [NSWWTP Monthly Newsletter - February 2025](#)
- [NSWWTP Monthly Newsletter - March 2025](#)
- [NSWWTP Monthly Newsletter - April 2025](#)
- [NSWWTP Monthly Newsletter - May 2025](#)
- [NSWWTP Monthly Newsletter - June 2025](#)
- [NSWWTP Monthly Newsletter - July 2025](#)
- [NSWWTP Monthly Newsletter - August 2025](#)
- [NSWWTP Monthly Newsletter - September 2025](#)
- [NSWWTP Monthly Newsletter - October 2025](#)
- [NSWWTP Monthly Newsletter - November 2025](#)

Monthly Reports

- [NSWWTP Monthly Status Report - January 2025](#)
- [NSWWTP Monthly Status Report - February 2025](#)
- [NSWWTP Monthly Status Report - March 2025](#)
- [NSWWTP Monthly Status Report - April 2025](#)
- [NSWWTP Monthly Status Report - May 2025](#)
- [NSWWTP Monthly Status Report - June 2025](#)
- [NSWWTP Monthly Status Report - July 2025](#)

Monthly reports cont.

- [NSWWTP Monthly Status Report - August 2025](#)
- [NSWWTP Monthly Status Report - September 2025](#)
- [NSWWTP Monthly Status Report - October 2025](#)

Multimedia

Momentum builds at the North Shore Wastewater Treatment Plant

<https://www.youtube.com/watch?v=6g2OFwQctPY&t=1s>



To: Liquid Waste Committee

From: Carol Nicolls, Communications Specialist, Corporate Communications

Date: December 5, 2025

Meeting Date: January 21, 2026

Subject: **Our Ocean Thanks You 2025 Campaign Results**

RECOMMENDATION

THAT the Liquid Waste Committee receive for information the report dated December 5, 2025 titled “Our Ocean Thanks You 2025 Campaign Results.”

EXECUTIVE SUMMARY

Microfibres from laundry are one of the largest sources of microplastics in the ocean and are harmful to marine life. The 2025 “Our Ocean Thanks You” campaign took place from September 15 to October 26, 2025. The campaign targeted mainly parents with children under 18, asking them to wash their laundry in cold water to reduce microfibre shedding from fabrics. This year’s paid media buy was exclusive to Canadian-owned media including a TV PSA, as well as digital banners and videos on the Weather Network and other platforms. The campaign generated 3.7 million impressions (number of times content was displayed), 520,000 video views, 22,655 clicks for more information, 23,000 web page visits, and reached over 247,000 residents. A post-campaign survey will take place in 2026 to help evaluate the campaign and inform future approaches.

PURPOSE

To update the Liquid Waste Committee on the 2025 regional “Our Ocean Thanks You” campaign to reduce microfibres generated from laundry.

BACKGROUND

Microfibres from laundry are one of the largest sources of microplastics in the ocean. Microfibres are tiny fibre pieces — less than 5mm in size — that are shed from fabrics when they are washed. Research shows that most of the microplastics in wastewater are microfibres from synthetic materials. While wastewater treatment plants can capture up to 95 per cent of incoming microfibres, the microfibres that do end up in the ocean can be harmful to fish and other marine life. Washing laundry in cold can reduce microfibre shedding by up to 50 per cent. Research shows that washing in cold water is as effective as washing in warm water for removing stains and dirt from clothes, thanks to modern detergents and efficient washing machines. Washing in cold also helps extend the life of fabrics.

This report provides a summary of the results for the 2025 “Our Ocean Thanks You” campaign, as identified in the 2026 Liquid Waste Committee Work Plan.

“OUR OCEAN THANKS YOU” 2025 CAMPAIGN

The campaign took place from September 15 to October 26, 2025 and asked residents to wash their laundry in cold water to reduce microfibre shedding. This is the campaign’s fifth year in market.

Campaign Approach

The campaign's main target audience was parents with children under 18, with parents aged 55+ as a secondary audience. Research shows that parents with children under 18 do the most laundry, while parents aged 55+ are the least likely to wash in cold. The campaign used existing creative materials, which feature a series of marine wildlife thanking people for washing their laundry in cold.

This year, the campaign strategically invested in a paid media buy exclusive to Canadian vendors, rather than relying on non-Canadian platforms. Research confirms that most residents consistently wash their laundry in cold water, making this initiative the most reliable and low-risk choice among Metro Vancouver behaviour change campaigns to test a buy on all-Canadian platforms.

Engagement with Members

Prior to launch, campaign details and creative materials were shared with members' communication staff and the REAC Liquid Waste Subcommittee. All materials are available for download on the Metro Vancouver website and members can request custom, co-branded materials. The media buy included all member jurisdictions, ensuring that the campaign ads covered the region

Results

Paid media placements included a TV PSA, and digital banners and videos on the Canadian Weather Network and various other Canadian-owned websites.

Media Buy and Website

- The campaign generated over 3.7 million impressions and reached over 247,000 residents. Impressions show the total number of times the campaign content was displayed.
- Digital placements generated 22,655 clicks for more information, up from 15,000 clicks in 2024.
- Campaign videos received 520,000 views, with 88 per cent of videos viewed to completion, while digital banners had an 83 per cent completion rate. Sites delivering the top results for these placements included CTV News, Crave, Vancouver Sun, CTV GO, National Post, Roku, and City TV.
- Digital banners had an 83 per cent viewing completion rate, with top results for this placement coming from websites and apps for Daily Hive, The Score, Vancouver Sun, CBC, The Provinces, CTV, and Global News.
- Traffic to the website (switchtocold.ca) more than doubled compared to 2024, with this year's campaign generating 23,000 webpage views.

The all-Canadian media buy delivered fewer impressions due to the absence of social platforms, but achieved stronger engagement than in 2024. The campaign reached a smaller audience more frequently, generating more quality responses. Videos and digital banners surpassed viewing targets, and ad clicks and website visits increased — indicating the content was highly relevant and impactful to those seeing it.

PLANS FOR 2026

The campaign will run again in 2026, using existing creative materials and a similar target audience. A post-campaign survey will be conducted in 2026 to help assess how well the campaign is reaching and impacting its audience and to inform future campaign approaches. Creative materials will be assessed for a possible refresh with new marine animals.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The 2025 “Our Ocean Thanks You” campaign had a budget of \$100,000. These costs were included in the 2025 Liquid Waste Communications Program Budget managed by the External Relations Department.

CONCLUSION

Microfibres from laundry are one of the largest sources of microplastics in the ocean and can be reduced by washing in cold. This year’s campaign tested an all-Canadian media buy which generated lower reach, but higher quality engagements, with more clicks for information and web page visits. The campaign will run again in 2026 with similar timing and likely refreshed creative materials. A post-campaign survey will be conducted in 2026 to help evaluate the campaign and guide future direction.

ATTACHMENT

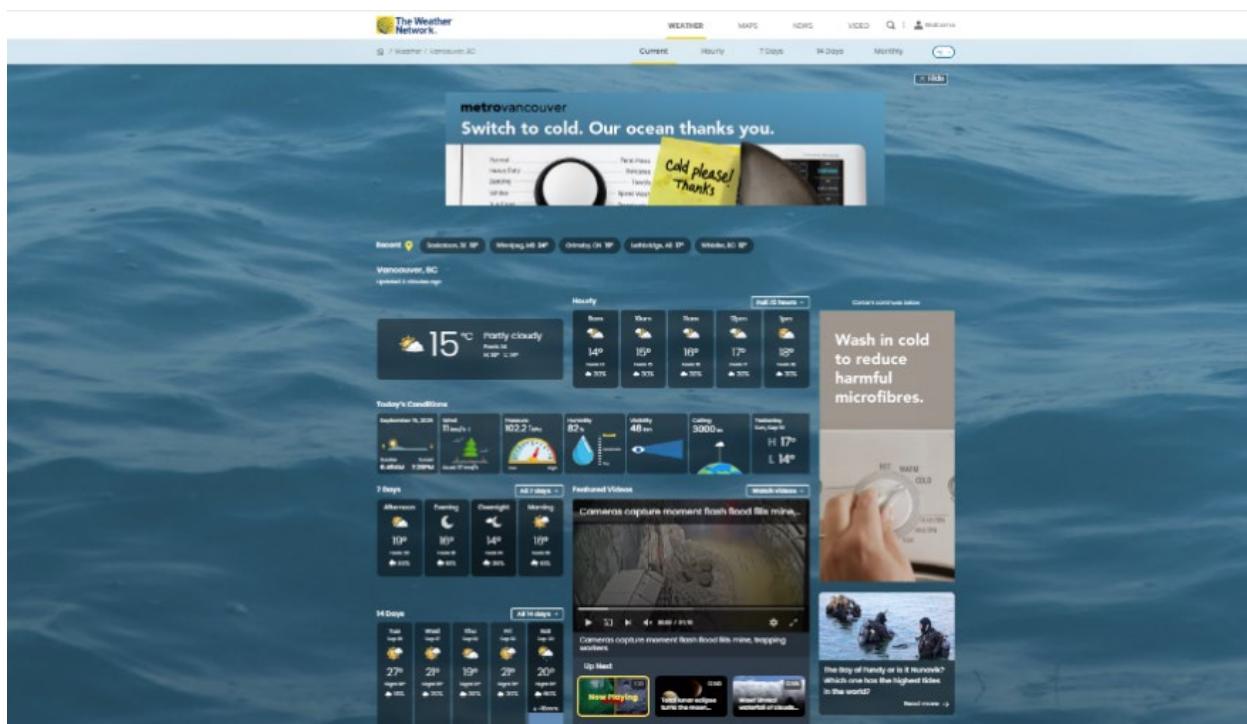
1. Sample of campaign materials.

REFERENCE

1. Metro Vancouver. (2025, November). *Switch to Cold - Our Ocean Thanks You (campaign website)*.
<https://metrovancouver.org/microfibres>

80640811

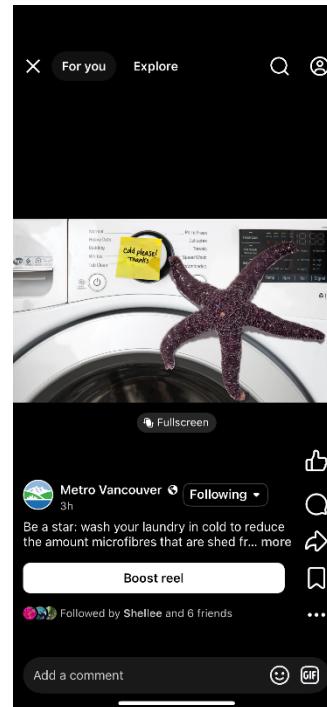
Sample of Campaign Materials



Ad takeover on the Weather Network



Global BC Facebook post



Video and digital banner placements



To: Liquid Waste Committee

From: Dana Zheng, Program Manager, Planning, Policy and Analysis, Liquid Waste Services

Date: January 9, 2026

Subject: **Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026**

Meeting Date: January 21, 2026

RECOMMENDATION

THAT the GVS&DD Board:

- a) give first, second, and third reading to *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026*; and
- b) adopt *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026*.

EXECUTIVE SUMMARY

GVS&DD has six bylaws that protect the region's wastewater system, protect the environment, protect human health and safety, and recover costs from users. In 2023, the provincial government granted GVS&DD the ability to issue notices of bylaw violation with monetary penalties, for designated contraventions already established within these six bylaws. Prior to this, the only enforcement action available to GVS&DD was prosecution through the court system. The *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024* links designated bylaw contraventions from GVS&DD's liquid waste bylaws to administrative penalties for amounts up to \$500 per contravention and establishes an adjudication process for disputed notices.

At the request of the Environmental Regulation and Enforcement team, this report and amendment bylaw adds three existing contraventions as eligible to be dealt with by notices of bylaw violation, through amending the *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024*. Establishing administrative penalties for these three bylaw contraventions will allow for enforcement efficiencies.

Routine review of bylaw compliance issues and designation of bylaw contraventions for the use of notices of bylaw violation is an effective and efficient way to promote compliance.

PURPOSE

To seek GVS&DD Board adoption of *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026*.

BACKGROUND

Amendments to *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 378, 2026, as amended* (Bylaw 378) are required from time to time when updates are made to the six liquid waste bylaws referenced within Bylaw 378 and based on periodic review of bylaw compliance issues.

Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication**Amendment Bylaw No. 395, 2026**

Liquid Waste Committee Regular Meeting Date: January 21, 2026

Page 2 of 3

In 2023, the provincial government added the GVS&DD to the Bylaw Notice Enforcement Regulation, BC Reg. 175/2004, which authorized GVS&DD to enact notice of bylaw violation enforcement and dispute adjudication bylaws. In 2024, Bylaw 378 was adopted. Notices of bylaw violation are a compliance promotion tool available to local governments and used as an initial enforcement measure or for minor bylaw infractions. Prior to this, the only enforcement action available to GVS&DD was prosecution through the court system.

For each designated bylaw contravention, Bylaw 378 establishes associated administrative penalties for amounts up to \$500 per contravention and establishes an adjudication process for disputed notices.

Proposed Amendments

The proposed *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026* updates Schedules A, D and E

(**Attachment 1**) to designate three new bylaw contraventions which may be dealt with by bylaw notice, with associated penalties:

- 1) The *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 391* was adopted at the October 31st, 2025 GVS&DD Board meeting and included new bylaw language at section 15.1 reflecting an operational capacity constraint at the Northwest Langley wastewater treatment plant to only allow trucked liquid waste discharges of holding tank waste generated within the Township of Langley. The proposed amendment to Bylaw 378 allows the issuance of an NBV for violations of this Northwest Langley trucked liquid waste discharge restriction.
- 2) The *Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007* (Bylaw 299) at section 5.5 requires Non-Domestic Waste dischargers to apply for a Waste Discharge Permit by order of the Sewage Control Manager. Recent contraventions of this order have necessitated an NBV to be designated to permit the penalization of dischargers who fail to apply for permits, rather than rely on onerous prosecution processes. The proposed amendment to Bylaw 378 allows the issuance of an NBV for dischargers that contravene an order to apply for a Waste Discharge Permit.
- 3) The *Greater Vancouver Sewerage and Drainage District Fermentation Operations Bylaw No. 294, 2015* (Bylaw 294) at section 18(c) requires fermentation operations owners or operators to submit records to the Sewage Control Manager if required to do so by the Sewage Control Manager. The proposed amendment to Bylaw 378 allows the issuance of an NBV for fermentation operations that fail to submit records as required.

ALTERNATIVES

1. THAT the GVS&DD Board:
 - a) give first, second and third reading to *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026*; and
 - b) adopt *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 395, 2026*.

Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication**Amendment Bylaw No. 395, 2026**

Liquid Waste Committee Regular Meeting Date: January 21, 2026

Page 3 of 3

2. THAT the GVS&DD Board receive for information the report dated January 9, 2026, titled "Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026".

FINANCIAL IMPLICATIONS

If the Board approves Alternative 1, officers will be able to issue Notices of Bylaw Violation and associated penalties related to enforcement of additional provisions in Bylaw 378. Minimal revenue impacts are expected.

CONCLUSION

Notices of bylaw violation are a compliance promotion tool available to local governments and used as an initial enforcement measure or for minor bylaw infractions. The GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw authorizes GVS&DD to issue notices of bylaw violations with administrative penalties for designated bylaw contraventions, for up to \$500 per contravention. The proposed amendment bylaw designates three bylaw contraventions of GVS&DD's liquid waste bylaws as eligible to be dealt with by notice of bylaw violation.

ATTACHMENT

1. *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026.*

REFERENCES

1. *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024*, as amended
2. *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Amendment Bylaw No. 391, 2025*
3. *Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007*, as amended
4. *Greater Vancouver Sewerage and Drainage District Fermentation Operations Bylaw No. 294, 2015*, as amended

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**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 395, 2026**

**A bylaw to amend Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation
Enforcement and Dispute Adjudication Bylaw No. 378, 2024**

WHEREAS:

- A. The Board of Directors of the Greater Vancouver Sewerage and Drainage District ("the Board") has enacted "Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024"; and
- B. The Board wishes to amend "Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024".

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

Citation

1. The official citation of this bylaw is "Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026".

Schedules

2. The following Schedules are attached to and form part of this bylaw:
 - Schedule "A", *Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007*, as amended; and
 - Schedule "D", *Greater Vancouver Sewerage and Drainage District Fermentation Operations Bylaw No. 294, 2015*, as amended; and
 - Schedule "E", *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Bylaw No. 345, 2021*, as amended.

Amendment of Bylaw

3. "Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024" is amended as follows:
 - (a) Schedule "A" is replaced with Schedule "A", *Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007*, as amended, which is attached to and forms part of this bylaw.
 - (b) Schedule "D" is replaced with Schedule "D", *Greater Vancouver Sewerage and Drainage District Fermentation Operations Bylaw No. 294, 2015*, as amended, which is attached to and forms part of this bylaw.
 - (c) Schedule "E" is replaced with Schedule "E", *Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste Bylaw No. 345, 2021*, as amended, which is attached to and forms part of this bylaw.

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

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

Schedule A

Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw No. 299, 2007, as amended

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Section	Authorized Words or Expressions	Discounted Penalty	Penalty	Late Payment Penalty	Compliance Agreement Available
5.3 (a)	Violation of permit discharge quantity limit	\$375	\$500	\$500	No
5.3 (a)	Violation of permit discharge composition restriction	\$375	\$500	\$500	No
5.3 (a)	Violation of permit discharge frequency restriction	\$375	\$500	\$500	No
5.3 (c)	Violation of permit monitoring requirement	\$190	\$250	\$310	No
5.3 (c)	Violation of permit record keeping requirement	\$95	\$125	\$155	No
5.3 (c)	Failure to provide information	\$95	\$125	\$155	Yes
5.5	Failure to apply for a permit as ordered	\$375	\$500	\$500	No
5.6	Failure to provide information	\$95	\$125	\$155	Yes
5.6	Failure to provide drawing	\$95	\$125	\$155	Yes
5.6	Failure to provide specification	\$95	\$125	\$155	Yes
5.9	Violation of a reporting requirement	\$95	\$125	\$155	Yes
5.9 (a)	Violation of a reporting requirement	\$95	\$125	\$155	Yes
5.9 (b)	Violation of a reporting requirement	\$95	\$125	\$155	Yes
5.9 (c)	Violation of a reporting requirement	\$95	\$125	\$155	Yes
5.9 (d)	Violation of a reporting requirement	\$95	\$125	\$155	Yes
5.9 (e)	Violation of a reporting requirement	\$95	\$125	\$155	Yes
8.1	Violation of a monitoring requirement	\$190	\$250	\$310	No
8.2	Failure to install or maintain monitoring point	\$290	\$375	\$460	Yes
12.1	Tampering with any manhole cover or other appurtenance	\$375	\$500	\$500	No

Schedule D

***Greater Vancouver Sewerage and Drainage District Fermentation Operations
Bylaw No. 294, 2015, as amended***

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Section	Authorized Words or Expressions	Discounted Penalty	Penalty	Late Payment Penalty	Compliance Agreement Available
8 (b)	Discharge of total suspended solids in excess of 1,200 mg/L	\$375	\$500	\$500	No
9	Discharge of wastewater with pH lower than 5.5 or higher than 10.5	\$375	\$500	\$500	No
11	Failure to install sampling point	\$290	\$375	\$460	Yes
12	Inaccessible sampling point	\$290	\$375	\$460	Yes
17 (a)	Failure to keep production records	\$95	\$125	\$155	No
17 (c)	Failure to keep records	\$95	\$125	\$155	No
18 (a)	Failure to keep records for 2 years	\$95	\$125	\$155	No
18 (b)	Failure to provide requested records	\$190	\$250	\$310	Yes
18 (c)	Failure to submit records as required	\$190	\$250	\$310	Yes
19 (a), 19 (b)	Failure to pay administration fee	\$190	\$250	\$310	Yes
20	Failure to pay treatment fee	\$190	\$250	\$310	Yes
23	Unauthorized discharge	\$375	\$500	\$500	Yes

Schedule E

***Greater Vancouver Sewerage and Drainage District Trucked Liquid Waste
Bylaw No. 345, 2021, as amended***

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Section	Authorized Words or Expressions	Discounted Penalty	Penalty	Late Payment Penalty	Compliance Agreement Available
7	Discharge at a facility not designated for trucked liquid waste	\$375	\$500	\$500	No
7.1 (a)	Unauthorized Non-Domestic Waste discharge	\$375	\$500	\$500	No
8	Discharge without valid credit privileges	\$375	\$500	\$500	No
12	Discharge without "out-of-region discharge number" as required	\$375	\$500	\$500	No
15.1 (a)	Discharge of any waste other than holding tank domestic waste generated within Township of Langley	\$375	\$500	\$500	No
26	Failure to submit manifest containing required information	\$190	\$250	\$310	Yes
27	Failure to pay discharge fee	\$190	\$250	\$310	Yes



To: Liquid Waste Committee

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

Date: December 1, 2025

Subject: **Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaws**

The attached reports dated November 14, 2025, titled:

- “Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025”,
- “Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025”, and
- “Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025”,

were endorsed by the MVRD/GVWD/GVS&DD Boards at the November 28, 2025 meeting.

This report is being presented to the Liquid Waste Committee for information.

ATTACHMENTS

1. “Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025”, dated November 14, 2025.
2. “Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for Profit Rental Housing Amendment Bylaw No. 267, 2025”, dated November 14, 2025.
3. “Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025”, dated November 14, 2025.

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To: MVRD Board of Directors

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

Date: November 14, 2025

Meeting Date: November 28, 2025

Subject: **Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025**

RECOMMENDATION

That the MVRD Board:

- a) give first, second, and third reading to *Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025*; and
- b) adopt *Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025*.

EXECUTIVE SUMMARY

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

PURPOSE

To adopt *Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025*, (**Attachment 1**) which amends *MVRD Bylaw No. 1409, 2025* to extend DCC waivers for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and includes housekeeping amendments to improve clarity and streamline the administration of the bylaw.

BACKGROUND

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

**Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing
Amendment Bylaw No. 1430, 2025**
MVRD Board Regular Meeting Date: November 28, 2025
Page 2 of 3

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

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

SUMMARY OF BYLAW AMENDMENTS

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

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

A detailed summary of the specific bylaw amendments, including definitions, eligibility criteria, and rationale, is provided in **Attachment 2**. These amendments reflect refinements made during the drafting process to support effective implementation and administration of the waiver provisions.

Attachment 2 outlines both the adjustments to the original approach described in the February 5, 2025 report and additional housekeeping changes introduced to enhance clarity and streamline the bylaw.

NEXT STEPS

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

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

**Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing
Amendment Bylaw No. 1430, 2025**
MVRD Board Regular Meeting Date: November 28, 2025
Page 3 of 3

ALTERNATIVES

1. That the MVRD Board:
 - a) give first, second, and third reading to *Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025*; and
 - b) adopt *Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025*.
2. That the MVRD Board receive for information the report dated November 14, 2025, titled “Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025”.

FINANCIAL IMPLICATIONS

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

CONCLUSION

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

ATTACHMENTS

1. Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025.
2. Proposed Amendments.

REFERENCES

1. Hayes, J. (2025). Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units. <https://metrovancouver.org/boards/Finance/FIN-2025-02-13-AGE.pdf#page=19>
2. Epp, M. (2025). Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units - Financial Analysis and Mitigating Measures. <https://metrovancouver.org/boards/GVRD/RD-2025-07-25-AGE.pdf#page=281>

**METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1430, 2025**

A bylaw to amend Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 1409, 2025

WHEREAS:

- A. The Board of Directors (the "Board") of the Metro Vancouver Regional District ("MVRD") adopted Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 1409, 2025; and
- B. The Board of the Metro Vancouver Regional District wishes to amend Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 1409, 2025 to establish eligibility requirements and conditions for a waiver of development cost charges for affordable rental housing, including inclusionary affordable rental housing and not-for-profit rental housing.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025".

Effective Date

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

Amendment of Bylaw

3. "Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 1409, 2025" is amended as follows:

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

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

- (b) recital section "B" is replaced with the following:

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

(c) section 1.1 is replaced with the following:

1.1 The official citation of this bylaw is “Metro Vancouver Regional District Development Cost Charge Waiver for Affordable Rental Housing Bylaw No. 1409, 2025.”

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

“**Applicant**” means a person who obtains from a Member Municipality an approval of a subdivision or a building permit, who may be liable to pay a Development Cost Charge under section 4.0 of the Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023, as amended, and who has applied for a waiver of such Development Cost Charges under section 3.0 of this bylaw;

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

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

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

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

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

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

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

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

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

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

but not including any Dwelling Units within:

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

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

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

"Not-for-Profit Rental Housing" means:

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

Municipality or any authorized designate of the foregoing entities, regarding the operation of the housing and stipulating that the Dwelling Units will be operated as rental housing for people who meet Eligibility Criteria;

but not including:

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

and

(b) **“Not-for-Profit Student Rental Housing”** which means Development that:

- (i) is owned and operated by a Post-Secondary Institution on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality;
- (ii) contains either Dwelling Units or Student Housing, or both, that will be operated as rental housing for students attending that institution; and
- (iii) is governed by the terms of a covenant with the Metro Vancouver Regional District confirming the use of the Dwelling Units or Floor Area that is Student Housing is restricted for a period of 60 years to the purpose of providing rental housing for students attending that institution, that the housing will be operated by the Post-Secondary Institution or its designated agent, and will be operated on a cost recovery basis;

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

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

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

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

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

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

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

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

(n) in section 2.1, the definition “**Rent**” is deleted;

(o) in section 2.1, the definition “**Residential Use Development**” is added in alphabetical order with the following:

“**Residential Use Development**” means Development that comprises one or more units having a Residential Use;

(p) in section 2.1, the definition “**Student Housing**” is added in alphabetical order with the following:

“**Student Housing**” means the Floor Area in a Development that comprises:

- (a) one or more rooms that will be rented to a student of a Post-Secondary Institution (“**Student Room**”) and used or intended to be used for living and sleeping purposes, together with:
 - (i) the Student Room’s shared or in-Student Room cooking facilities, or the space for installation of cooking facilities;
 - (ii) one or more shared or in-Student Room bathrooms having a sink or wash-basin, a water closet and a shower or bath;

- (iii) all Floor Area within the building or structure containing the Student Rooms that is used solely for the purpose of gaining access to and from the Student Rooms, solely for the maintenance of the building or structure, or solely by the occupants of the Student Rooms in the building or structure;
- (iv) cafeteria space, if the cafeteria provides a meal service exclusively to the students living in the Student Rooms or any Dwelling Units in the Development;

(q) in section 3.0 the text “**Waiver or Reduction of Development Cost Charges**” is replaced with “**Waiver of Development Cost Charges**”

(r) Section 3.1 is replaced with the following:

3.1 Waiver of Development Cost Charges for Eligible Affordable Rental Housing. Notwithstanding section 4.1 of the Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023, and subject to section 3.3 of this Bylaw, the MVRD will, in respect of the following eligible Development, waive Development Cost Charges that the Applicant would otherwise be required to pay in accordance with that section for:

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

(s) Section 3.2 is replaced with the following:

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

(t) Section 3.3 is replaced with the following:

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

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

(u) Section 4.1 is replaced with the following:

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

- (a) the registered owner or lessee; and
- (b) number and type of use

of all Dwelling Units and Student Housing (calculated in accordance with the Rate Schedules set out in the Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023) in respect of which building permits were required where Development Cost Charges were waived or reduced under this Bylaw;

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

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

Table 1

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

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

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

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

Table 2
Selected Housekeeping Amendments

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



To: GVWD Board of Directors

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

Date: November 14, 2025

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

RECOMMENDATION

That the GVWD Board:

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

EXECUTIVE SUMMARY

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

PURPOSE

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

BACKGROUND

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

**Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing
Amendment Bylaw No. 267, 2025**
GVWD Board Regular Meeting Date: November 28, 2025
Page 2 of 3

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

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

SUMMARY OF BYLAW AMENDMENTS

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

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

A detailed summary of the specific bylaw amendments, including definitions, eligibility criteria, and rationale, is provided in **Attachment 2**. These amendments reflect refinements made during the drafting process to support effective implementation and administration of the waiver provisions.

Attachment 2 outlines both the adjustments to the original approach described in the February 5, 2025 report and additional housekeeping changes introduced to enhance clarity and streamline the bylaw.

NEXT STEPS

Should the GVWD Board adopt the proposed bylaw amendments, Metro Vancouver staff will begin implementing the bylaw changes, which would come into effect on January 1, 2026. Implementation will include aligning internal procedures and processes and updating public informational materials and application forms. Staff will immediately engage with member jurisdictions to ensure staff are aware of the new provisions and assist in their preparation for the municipal verification process. Metro Vancouver staff will monitor both the number and total value of waivers provided, and findings will inform the broader 2027 update to the Development Cost Charge (DCC) program.

**Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing
Amendment Bylaw No. 267, 2025**
GVWD Board Regular Meeting Date: November 28, 2025
Page 3 of 3

ALTERNATIVES

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

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

ATTACHMENTS

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

REFERENCES

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

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

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

WHEREAS:

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

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

Citation

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

Effective Date

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

Amendment of Bylaw

3. "Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022" is amended as follows:
 - (a) the title of the bylaw is replaced with the following:

A Bylaw to Establish a Waiver of Development Cost Charges for Affordable Rental Housing
 - (b) recital section "B" is replaced with the following:
 - B. It is deemed desirable to establish eligibility requirements and conditions for a waiver of development cost charges for affordable rental housing, including inclusionary affordable rental housing and not-for-profit rental housing.

(c) section 1.1 is replaced with the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

but not including any Dwelling Units within:

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

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

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

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

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

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

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

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

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

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

but not including:

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

and

(b) “**Not-for-Profit Student Rental Housing**” which means Development that:

- (i) is owned and operated by a Post-Secondary Institution on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality;
- (ii) contains either Dwelling Units or Student Housing, or both, that will be operated as rental housing for students attending that institution; and

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

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

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

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

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

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

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

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

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

- (p) in section 2.1, the definition “**Rent**” is deleted;
- (q) in section 2.1, the definition “**Residential Use Development**” is added in alphabetical order with the following:

“**Residential Use Development**” means Development that comprises one or more units having a Residential Use;
- (r) in section 2.1, the definition “**Single Family Residential Dwelling**” is added in alphabetical order with the following:

“**Single Family Residential Dwelling**” means a detached building or structure that contains one principal Dwelling Unit and may contain one smaller Dwelling Unit;
- (s) in section 2.1, the definition “**Student Housing**” is added in alphabetical order with the following:

“**Student Housing**” means the Floor Area in a Development that comprises:

 - (a) one or more rooms that will be rented to a student of a Post-Secondary Institution (“**Student Room**”) and used or intended to be used for living and sleeping purposes, together with:
 - (i) the Student Room’s shared or in-Student Room cooking facilities, or the space for installation of cooking facilities;
 - (ii) one or more shared or in-Student Room bathrooms having a sink or wash-basin, a water closet and a shower or bath;
 - (iii) all Floor Area within the building or structure containing the Student Rooms that is used solely for the purpose of gaining access to and from the Student Rooms, solely for the maintenance of the building or structure, or solely by the occupants of the Student Rooms in the building or structure;
 - (iv) cafeteria space, if the cafeteria provides a meal service exclusively to the students living in the Student Rooms or any Dwelling Units in the Development;
- (t) in section 3.0, the text “**Waiver or Reduction of Development Cost Charges**” is replaced with “**Waiver of Development Cost Charges**”.
- (u) section 3.1 is replaced with the following:

3.1 **Waiver of Development Cost Charges for Eligible Affordable Rental Housing.**
Notwithstanding section 4.1 of the Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022, and subject to section 3.3 of this Bylaw, the GVWD will, in respect of the following eligible Development, waive

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

(a) All Dwelling Units and all Student Housing that qualify as:

- (i) Not-for-Profit Affordable Rental Housing;
- (ii) Not-for-Profit Student Rental Housing; or
- (iii) Inclusionary Affordable Rental Housing, subject to section 3.2 of this Bylaw.

(v) section 3.2 is replaced with the following:

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

(w) section 3.3 is replaced with the following:

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

(a) A waiver under section 3.1 must not be granted by GVWD unless, on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality:

- i. the Applicant has submitted to GVWD an application for a waiver in the prescribed form together with all necessary documentation or proof of eligibility; and
- ii. GVWD has confirmed the Applicant has met all eligibility requirements and conditions for a waiver of Development Cost Charges under sections 3.1 and 3.2, and it has calculated the amount of the Development Cost Charges being waived.

(b) GVWD may not grant a waiver under section 3.1 retroactively. After the date the Development Cost Charges are due and payable to the Member Municipality, GVWD must not grant a waiver, and must not refund any Development Cost Charges already paid.

(x) section 4.1 is replaced with the following:

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

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

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

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

Table 1

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

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

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

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

Table 2
Selected Housekeeping Amendments

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



To: GVS&DD Board of Directors

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

Date: November 14, 2025

Subject: **Greater Vancouver Sewerage and Drainage District Development Cost Charge
Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394,
2025**

Meeting Date: November 28, 2025

RECOMMENDATION

That the GVS&DD Board:

- a) give first, second, and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*; and
- b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*.

EXECUTIVE SUMMARY

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

PURPOSE

To adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025* (**Attachment 1**) which amends *GVS&DD Bylaw No. 314, 2018* to extend DCC waivers for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and includes housekeeping amendments to improve clarity and streamline the administration of the bylaw.

BACKGROUND

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

Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025
GVS&DD Board Regular Meeting Date: November 28, 2025
Page 2 of 3

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

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

SUMMARY OF BYLAW AMENDMENTS

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

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

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

NEXT STEPS

Should the GVS&DD Board adopt the proposed bylaw amendments, Metro Vancouver staff will begin implementing the bylaw changes, which would come into effect on January 1, 2026. Implementation will include aligning internal procedures and processes and updating public informational materials and application forms. Staff will immediately engage with member jurisdictions to ensure staff are aware of the new provisions and assist in their preparation for the municipal verification process. Metro Vancouver staff will monitor both the number and total value of waivers provided, and findings will inform the broader 2027 update to the Development Cost Charge (DCC) program.

Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025
GVS&DD Board Regular Meeting Date: November 28, 2025
Page 3 of 3

ALTERNATIVES

1. That the GVS&DD Board:
 - a) give first, second, and third reading to *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*; and
 - b) adopt *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*.
2. That the GVS&DD Board receive for information the report dated November 14, 2025, titled “Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025”.

FINANCIAL IMPLICATIONS

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

CONCLUSION

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

ATTACHMENTS

1. Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025.
2. Proposed Amendments.

REFERENCES

1. Hayes, J. (2025). Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units. <https://metrovancouver.org/boards/Finance/FIN-2025-02-13-AGE.pdf#page=19>
2. Epp, M. (2025). Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units - Financial Analysis and Mitigating Measures. <https://metrovancouver.org/boards/GVSD/SDD-2025-07-25-AGE.pdf#page=78>

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BYLAW NO. 394, 2025**

**A bylaw to amend Greater Vancouver Sewerage and Drainage District Development Cost Charge
Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 314, 2018**

WHEREAS:

- A. the Board of Directors (the "Board") of the Greater Vancouver Sewerage and Drainage District ("GVS&DD") adopted Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 314, 2018; and
- B. the Board of the Greater Vancouver Sewerage and Drainage District wishes to amend Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 314, 2018 to establish eligibility requirements and conditions for a waiver of development cost charges for affordable rental housing, including inclusionary affordable rental housing and not-for-profit rental housing.

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

Citation

1. The official citation of this bylaw is "Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025".

Effective Date

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

Amendment of Bylaw

3. "Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw, No. 314, 2018" is amended as follows:

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

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

- (b) recital section "B" is replaced with the following:

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

(c) section 1.1 is replaced with the following:

1.1 The official citation of this bylaw is “Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver for Affordable Rental Housing Bylaw No. 314, 2018.”

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

“**Applicant**” means a person who obtains from a Member Municipality an approval of a subdivision or a building permit, who may be liable to pay a Development Cost Charge under section 4.0 of the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023, as amended, and who has applied for a waiver of such Development Cost Charges under section 3.0 of this bylaw;

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

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

(g) in section 2.1, in the definition “**Combination Development**”, subsection (ii) is replaced with the following:

(ii) Residential Lot Development Unit;

(h) in section 2.1, in the definition “**Development Cost Charge**”, the text “254, 2010” is replaced with “371, 2023”;

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

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

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

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

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

1. are the subject of a legal agreement between the Applicant and a Not-for-Profit Society, Registered Charity, or Public Housing Body, the terms of which require the Applicant, by no later than 30 days after the Occupancy Permit is issued, to either:
 - (a) transfer title of the Dwelling Units to the Not-for-Profit Society, Registered Charity, or Public Housing Body; or
 - (b) commence a lease of the Dwelling Units, for a term of not less than 60 years, with the Not-for-Profit Society, Registered Charity, or Public Housing Body; and
2. are governed by the terms of a legal agreement and/or covenant between the Applicant (or the Not-for-Profit Society, Registered Charity or Public Housing Body that is the Applicant's successor in title), and the Government of Canada, the Province of British Columbia, British Columbia Housing Management Commission, Canada Mortgage and Housing Corporation, a Member Municipality or any authorized designate of the foregoing entities, regarding the operation of the Dwelling Units and stipulating that the Dwelling Units will be occupied as rental housing for people who meet Eligibility Criteria;

but not including any Dwelling Units within:

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

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

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

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

(m) in section 2.1, the definition “**Non-Residential Use**” is replaced with the following:

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

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

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

(i) “**Not-for-Profit Affordable Rental Housing**” which means Residential Use Development, Combination Development or Supportive Living Housing:

1. that is owned, leased or otherwise held by a Not-for-Profit Society, Registered Charity or Public Housing Body on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality;
2. that contains Dwelling Units that will be operated as rental housing for people who meet Eligibility Criteria; and
3. in which the Dwelling Units are governed by the terms of a legal agreement and/or covenant with the Government of Canada, the Province of British Columbia, British Columbia Housing Management Commission, Canada Mortgage and Housing Corporation, a Member Municipality or any authorized designate of the foregoing entities, regarding the operation of the housing and stipulating that the Dwelling Units will be operated as rental housing for people who meet Eligibility Criteria;

but not including:

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

and

(ii) **“Not-for-Profit Student Rental Housing”** which means Development that:

1. is owned and operated by a Post-Secondary Institution on or before the date when the Development Cost Charges on the Development are due and payable to the Member Municipality;
2. contains either Dwelling Units or Student Housing, or both, that will be operated as rental housing for students attending that institution; and
3. is governed by the terms of a covenant with the Greater Vancouver Sewerage and Drainage District confirming the use of the Dwelling Units or Floor Area that is Student Housing is restricted for a period of 60 years to the purpose of providing rental housing for students attending that institution, that the housing will be operated by the Post-Secondary Institution or its designated agent, and will be operated on a cost recovery basis;

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

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

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

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

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

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

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

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

(r) in section 2.1, the definition “**Rent**” is deleted;

(s) in section 2.1, the definition “**Residential Dwelling Unit**” is deleted;

(t) in section 2.1, the definition “**Residential Lot Development Unit**” is added in alphabetical order with the following:

“**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:

- (i) the construction, alteration or extension of a building or structure for up to one Secondary Suite in the Single Family Residential Dwelling,
- (ii) the construction, alteration or extension of up to one Laneway House, or
- (iii) both;

(u) in section 2.1, the definition “**Residential Use**” is replaced with the following:

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

(v) in section 2.1, the definition “**Residential Use Development**” is added in alphabetical order with the following:

“**Residential Use Development**” means Development that comprises one or more units having a Residential Use;

(w) in section 2.1, the definition “**Single Family Residential Dwelling**” is added in alphabetical order with the following:

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

(x) in section 2.1, the definition **“Student Housing”** is added in alphabetical order with the following:

“Student Housing” means the Floor Area in a Development that comprises:

(i) one or more rooms that will be rented to a student of a Post-Secondary Institution (**“Student Room”**) and used or intended to be used for living and sleeping purposes, together with:

1. the Student Room’s shared or in-Student Room cooking facilities, or the space for installation of cooking facilities;
2. one or more shared or in-Student Room bathrooms having a sink or wash-basin, a water closet and a shower or bath;
3. all Floor Area within the building or structure containing the Student Rooms that is used solely for the purpose of gaining access to and from the Student Rooms, solely for the maintenance of the building or structure, or solely by the occupants of the Student Rooms in the building or structure;
4. cafeteria space, if the cafeteria provides a meal service exclusively to the students living in the Student Rooms or any Dwelling Units in the Development;

(y) in section 2.2, the text “254, 2010” is replaced with “371, 2023”;

(z) in section 3.0, the text **“WAIVER OR REDUCTION OF DEVELOPMENT COST CHARGES”** is replaced with **“WAIVER OF DEVELOPMENT COST CHARGES”**

(aa) section 3.1 is replaced with the following:

3.1 Waiver of Development Cost Charges for Eligible Affordable Rental Housing.

Notwithstanding section 4.1 of the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023, and subject to section 3.3 of this Bylaw, the GVS&DD will, in respect of the following eligible Development, waive Development Cost Charges that the Applicant would otherwise be required to pay in accordance with that section for:

(i) All Dwelling Units and all Student Housing that qualify as:

1. Not-for-Profit Affordable Rental Housing;
2. Not-for-Profit Student Rental Housing; or
3. Inclusionary Affordable Rental Housing, subject to section 3.2 of this Bylaw.

(bb) section 3.2 is replaced with the following:

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

(cc) section 3.3 is replaced with the following:

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

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

(dd) section 4.1 is replaced with the following:

4.1 Statements. Each Member Municipality must provide statements to GVS&DD, in respect of each Sewerage Area within the Member Municipality, for every 12-month period comprising January 1 to December 31, and this will include:

- (i) the registered owner or lessee; and
- (ii) number and type of use

of all Dwelling Units and Student Housing (calculated in accordance with the Rate Schedules set out in the Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023) in respect of which building permits were required where Development Cost Charges were waived or reduced under this Bylaw;

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

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

Table 1

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

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

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

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

Table 2
Selected Housekeeping Amendments

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