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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Housing Committee

From: Jeff Sevold, Program Manager, Capital and Technical Maintenance,
Metro Vancouver Housing

Date: June 10, 2026 Meeting Date: July 8, 2026

Subject: **2026 Update on Regional District Sustainability Innovation Fund Projects – Metro Vancouver Housing**

RECOMMENDATION

THAT the Housing Committee receive for information the report dated June 10, 2026, titled "2026 Update on Regional District Sustainability Innovation Fund Projects – Metro Vancouver Housing,".

EXECUTIVE SUMMARY

This report provides an update on seven Metro Vancouver Housing projects that received Board-approved contributions from the Regional District Sustainability Innovation Fund and that are in progress or have been completed/discontinued since the last update to the Housing Committee.

Projects funded by the Sustainability Innovation Fund support regional sustainability, protect the environment, advance resilience, and continuously improve service delivery by allowing Metro Vancouver Housing to demonstrate new approaches with cost and time savings for housing delivery. Of the seven projects described in this report, all seven are in progress, with three nearing completion.

These projects are as follows:

- Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure
- Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings
- 1-in-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings
- Decarbonized On-Demand Domestic Hot Water Systems
- Living Building Challenge for Existing Affordable Housing Projects
- Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings; and
- Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods.

PURPOSE

To provide the Housing Committee with an update on Metro Vancouver Housing projects funded under the Regional District Sustainability Innovation Fund that are in progress or that have been completed/discontinued since the last annual update to the Housing Committee.

BACKGROUND

The Sustainability Innovation Fund program (Reference 1) supports regional sustainability and drives continuous improvement in the delivery of Metro Vancouver services by reducing emissions, protecting the environment, and advancing resilience. The Regional District, Water, and Liquid Waste Sustainability Innovation Funds have been in place since October 29, 2004, when the GVRD, GVWD, and GVS&DD Boards, respectively, approved their creation. In 2014, policies to guide and manage the Sustainability Innovation Funds were adopted by the respective Boards, with amendments in 2016 and 2021. The

Policies require that the designated Standing Committee be kept updated on the deliverables, outcomes, and measurable benefits of the projects that received contributions from the Fund. Projects funded wholly or in part by the Sustainability Innovation Fund program have been undertaken by Metro Vancouver, in coordination with project partners, since 2015.

Annually, Metro Vancouver staff submit applications for project funding, which are approved by the respective Standing Committees and Boards. The amount dispersed from the Sustainability Innovation Funds in any year is at the discretion of the respective Boards and depends on the merit of the proposals submitted. Additionally, many projects amplify the financial contributions from the Sustainability Innovation Fund by leveraging external opportunities for funding and project partnerships.

At its February 21, 2025 meeting, the MVRD Board re-affirmed support for the Sustainability Innovation Fund program. The MVRD Board is responsible for overseeing the Regional District Sustainability Innovation Fund and reviewing/approving funding for projects from the Regional District functions. The Housing Committee is responsible for reviewing Regional District Sustainability Innovation Fund applications that fall within the Terms of Reference of the Committee and making recommendations to the MVRD Board. The Housing Committee also receives annual updates on projects in progress or recently completed projects.

STATUS OF REGIONAL DISTRICT SUSTAINABILITY INNOVATION PROJECTS – METRO VANCOUVER HOUSING – 2026 UPDATE

Since 2015, the Regional District Sustainability Innovation Fund has made contributions to a total of 55 projects. Of the 55 total projects, 10 are Metro Vancouver Housing projects, and this report provides an update on the seven MVH projects that are in progress. Updates on other Sustainability Innovation Fund projects are being provided concurrently to the relevant Standing Committees. Several projects are of extended duration, encompassing design, construction, and monitoring phases, and have effectively leveraged external capital, such as grant funding, to support their delivery. Table 1 provides budgetary information and project status. A detailed update on the status of each of the seven projects, including a summary of the work, trajectory to completion, project outcomes to date, and impact for the organization and/or region, can be found in **Attachment 1**.

Table 1. *Summary of Regional District Sustainability Innovation Fund Projects – Metro Vancouver Housing – 2026 Update*

Project	Total Funding Approved	Spent (as of Dec 31, 2025)	Status
2020 Approval Year			
Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure	$200,000	$119,000	Nearing Completion
Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings	$90,000	$0	In Progress
2023 Approval Year			
1-In-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings (MURBs)	$970,000	$156,000	In Progress
Decarbonized On-Demand Domestic Hot Water System	$370,000	$300,000	Nearing Completion
Living Building Challenge (LBC) for Existing Affordable Housing Projects	$200,000	$20,000	Nearing Completion

Project	Total Funding Approved	Spent (as of Dec 31, 2025)	Status
Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings	$692,000	$239,000	In Progress
2024 Approval Year			
Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods	$2,130,000	$128,000	In Progress
TOTAL	$4,652,000	$962,000	

Many of the Metro Vancouver Housing SIF projects include a design phase and capital for delivery of a pilot system with several projects now moving to the construction stage. Each project's status is described below, and project descriptions are included in **Attachment 1**.

Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure
The funds spent to date have been used for consultant research and report preparation. The pilot project plan will progress over 2026 and use the remaining approved SIF budget. Implementation may involve one or multiple sites and seek funding through a future SIF application.

Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings
Metro Vancouver Housing's Capital Maintenance team has been working with the Pembina Institute on a related project, Reframed. Pembina has been working with consultants and has produced a report that contains information that will complement this SIF project. Significant updates to the BC Building Code were introduced in 2025, and the project team is currently refining the scope to ensure alignment with these changes and to support the intended project objectives and outcomes. Metro Vancouver Housing staff will proceed with a study of Step Code implementation impact for building envelope rehabilitations of existing buildings.

1-in-50 Year Deep Energy Retrofit Project for Existing Multi-Unit Residential Buildings
Funds for this project to date have been used for the design. The construction phase, which includes renewing the entire building exterior, significantly upgrading the building insulation, electrifying the mechanical systems, providing cooling, and adding two additional rental units, is scheduled to begin in Q3 of 2026. The remaining funds are primarily dedicated to the execution of the design in construction.

Decarbonized On-Demand Domestic Hot Water Systems
The pilot system has been installed but is not yet operational (building construction is in progress). The system is planned to be commissioned in Q3 of 2026 and will start gathering tenant use information over the following year (2026-2027). The remaining funds are dedicated to data gathering, reporting and presentation of results.

Living Building Challenge (LBC) for Existing Affordable Housing Projects
A consultant team was retained in Q4 of 2025. The funds spent to date have been used for consultant research and report preparation. The reporting will be finalized in 2026 with the possibility of moving forward with design development of LBC requirements.

Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings
The funds for this project to date have been used to create the detailed design and preliminary shop drawings of the panelized façade system. Construction, which includes renewing the building façade, significantly upgrading the building insulation and mechanical systems, is scheduled to begin in Q3 of 2026. The remaining funds are primarily dedicated to fabrication and installation of the panelized system.

Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods
In 2026, MVH will complete its work with three municipalities, slated for potential Digitally Accelerated Standardized Design (DASH) projects, to understand and explore ways to utilize DASH tools and systems for these pilot projects and to further incorporate DASH tools into their policies, plans, guidelines, regulations and approval processes. MVH will continue its work on this initiative as a key partner with BC Housing supporting engagement with member municipalities on the DASH program. The next phase of the project will support design and capital for piloting the DASH system on two MVH projects.

ALTERNATIVES
This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS
The projects summarized in this report received funding from the Regional District Sustainability Innovation Fund as approved by the MVRD Board between 2020 and 2024. Disbursals of funds were made in accordance with the related Policy that governs the use and management of the Fund. Table 1 above outlines the funding approved and the estimated amount spent to December 31, 2025, for each project.

As of December 31, 2025, the estimated reserve balance of the Regional District Sustainability Innovation Fund was $11 million. Of this, approximately $5 million in Board-approved funding is committed to be spent on currently in progress projects across the Regional District functional areas, with $3.7 million of that committed to current Metro Vancouver Housing projects. Any unspent funds from completed or discontinued projects are maintained in the Regional District Sustainability Innovation Fund reserve.

OTHER IMPLICATIONS
The Sustainability Innovation Fund program provides support for piloting leading-edge technologies at a regional scale. This presents the opportunity for Metro Vancouver to collaborate with member jurisdictions, First Nations, and other government and academic entities to advance shared priorities in sustainability and innovative service delivery. This kind of collaboration allows for certain economies of scale and cross-municipal efficiencies that would not otherwise be possible. Furthermore, the Sustainability Innovation Fund program offers the opportunity to engage meaningfully with First Nations on issues of shared interest, aligning with the *Board Strategic Plan* priority of reconciliation. Taken together, these opportunities allow Metro Vancouver to benefit from improved service delivery and continue to build relationships.

CONCLUSION
This report provides an update on seven Metro Vancouver Housing projects funded under the Regional District Sustainability Innovation Fund that are in progress or have been completed/discontinued since the last update to the designated Standing Committee. The results and findings from these projects will be used to drive continuous improvement in the delivery of Metro Vancouver's services.

ATTACHMENT

1. "2026 Status Update on Current Metro Vancouver Housing Sustainability Innovation Fund Projects", dated May 15, 2026.

REFERENCE

1. Metro Vancouver. (2026). *Sustainability Innovation Fund*. Retrieved from https://metrovancouver.org/about-us/sustainability-innovation-fund/.

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June 10, 2026

2026 Status Update on Current Metro Vancouver Housing Sustainability Innovation Fund Projects

2020 APPROVAL YEAR

Building Resilience: Exploring the Potential of Renewable Energy Building Infrastructure
Status: Nearing Completion
Years Active: 2020 – Current

Overview
This study's objective is to investigate low-emission domestic hot water systems for affordable multi-family housing retrofit projects. Currently, hot water systems account for approximately 30% of building greenhouse gas emissions. The goal of this study is to investigate impacts of low-emission hot water systems and help Metro Vancouver Housing meet its greenhouse gas emissions reductions targets. The results will be shared regionally to inform other multi-family housing providers of best practices and technologies.

Project Implementation and Outcomes
Phase one – High Level Analysis: Phase one is complete and includes investigation of sustainable systems to heat domestic hot water. A high level analysis by consultants focuses on capital, maintenance, operations and life cycle of technologies available in the Metro Vancouver region.
Phase two – Pilot Project Plan: Phase two is in progress and includes development of business cases for multiple pilot projects and further develop plans of the best two projects. Business cases have been developed and draft reports are being reviewed and finalized.

Next Steps
Phase two – Pilot Project Plan: Phase two is in progress and will continue over the course of 2026. Business cases will be analyzed and two projects will be selected for further development into a scope and project plan for potential implementation at selected Metro Vancouver Housing sites. Implementation may involve one or multiple sites (comparing and monitoring multiple buildings on that site) and seek funding through a future SIF application. Findings will be shared with members, partners, and housing providers across the region to facilitate change in building energy infrastructure and reduce carbon emissions from housing. This information will be presented to Metro Vancouver Housing stakeholders through a future report and presentation.

Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings
Status: In Progress
Years Active: 2020 – Current

Overview
The purpose of this project is to better understand the levels of the BC Step Code as well as the cost and performance implications for major renewals of Metro Vancouver Housing's housing stock. The BC Building Code is written for implementation in new building construction, but does not strictly apply to building renewals. However, there is an opportunity for performance upgrades at existing Housing sites that align with Metro Vancouver's plans, and policies for emissions reduction as well

as the BC Step Code as major building components reach the end of their service lives. An in-depth understanding of the economic and performance implications of the Step Code is of great interest to Metro Vancouver Housing. Therefore, this study will:

- Create a guide for making informed decisions when designing and constructing upcoming major building renewals;
- Provide insight on performance metrics (e.g., energy consumption, greenhouse gas emissions); and
- Provide insight on marginal and long-term maintenance costs.

Project Implementation and Outcomes

- Metro Vancouver Housing's Capital Maintenance team have been working with the Pembina Institute on a related project, Reframed (i.e., deep retrofits). Pembina has been working with consultants and has produced a report that contains information that will complement this Sustainability Innovation Fund project: *Step Code Implementation Impacts for Building Envelope Rehabilitation of Existing Buildings*.
- Metro Vancouver Housing received a proposal from a consultant to build on the Pembina report, and to conduct additional research to develop the specific requirements and cost implications to achieve the various Step Code levels in existing buildings. Learnings with respect to Step Code implementation in existing buildings are still underway with the Pembina Reframed Program.
- Project workshops have been completed, and the resulting findings will be incorporated into the consultant's report. Significant updates to the BC Building Code were introduced in 2025, and the project team is currently refining the scope to ensure alignment with these changes and to support the intended project objectives and outcomes.

Next Steps

- Update project scope definition to align with changes to the BC Building Code.
- Solicit updated proposals and award consultant contract.

2023 APPROVAL YEAR

1-In-50 Year Deep Energy Retrofit Project for Existing MURBs
Status: In Progress
Years Active: 2023 – Current

Overview

This project, located at the Crown Manor housing site, is the result of Metro Vancouver Housing's involvement with the Pembina Reframed Initiative from late 2020 to 2023. This multi-party initiative aims to perform deep-energy retrofit projects on existing multi-unit residential buildings (MURB's) that are chosen based on building form and energy use. The project consultant determined that the existing seismic resistance at Crown Manor is in the range of 20% of the current Building Code. MVH is taking this 1-in-50-year opportunity to make the building safer and more resilient by improving the seismic resistance of the building to a Level 3 upgrade.

Upgrading the buildings seismic resistance with this innovative approach also creates an opportunity to add two new units at the ground level of the building and improve energy efficiency.

Not only will these two units increase the overall density of the building by 9%, they will strengthen the entire building structure and overall seismic resiliency and create a more efficient building envelope.

An additional $2,695,000 in partner funding has been leveraged from external agencies for this project.

Project Implementation and Outcomes
The project is advanced in the procurement and permitting phase and construction is scheduled to begin in Q3 of 2026.

Next Steps
Finalize construction contract, building permit and begin construction in 2026.

Decarbonized On-Demand Domestic Hot Water System
Status: In Progress
Years Active: 2023 – Current

Overview
This project explores the potential for novel on-demand domestic hot water systems to reduce building GHG emissions, and builds on a previous Sustainability Innovation Fund study – the Welcher (Salal Landing) NetZero Feasibility Study. The project will support the implementation and monitoring phase of a domestic hot water system strategy from Metro Vancouver Housing's upcoming Welcher development. This strategy, discovered during the Welcher study, has the potential to reduce total operational building energy use by approximately 14% and operational greenhouse gas emissions by approximately 45%. Once installed and operational, this system will be monitored and the energy use and efficiency results will be compared with the building's predicted energy model as well as other comparable properties using traditional domestic hot water systems. If successful, there is a potential to scale this technology to further housing developments in the region and beyond. Following the implementation and monitoring, the study results will be published and presented to the region's local development industry.

Project Implementation and Outcomes
The project is in the final stages of the construction phase. The system and monitoring devices have been installed into every unit.

Next Steps
Construction expected to be complete Q3 of 2026. The system has been installed but is not yet operational (building construction is in progress). The system is planned to be commissioned Q3 of 2026 and will start gathering tenant use information over the following year (2026-2027). Once a year of data is gathered a consultant will analyze the information and provide presentations to various interest groups in the industry.

Living Building Challenge (LBC) for Existing Affordable Housing Projects
Status: Nearing Completion
Years Active: 2023 – Current

Overview
The intent for this project is to understand the feasibility of implementing strategies to achieve Living Building Challenge (LBC) certification on the Metro Vancouver Housing's Somerset Building Rehabilitation project. LBC is unlike other sustainability standards in the industry and aims to move the design and construction of buildings beyond the sustainable and towards regenerative. This implies buildings are not just net zero, but function as "net positive" which includes generating more than the required resources (energy, water, etc.) within the site which can be provided back to the community. The strategies presented in the frameworks form a symbiotic relationship between the building and the people, community and nature. Pushing the conventional boundaries of sustainability, the intent is to not just build a high-performance building, but also to create inclusivity by engaging and educating the end users of the building. Through this approach, buildings behave like a living organism, creating a learning experience for the users where everyone is involved in the sustainability and regeneration process. This study will form a guideline for providing insights into sustainability and community engagement while making more informed decisions and aim to form a benchmark for other projects in Metro Vancouver region.

Project Implementation and Outcomes
The consultant team has been contracted to perform this study. The feasibility report has been drafted and is currently being reviewed.

Next Steps
Further design development of project specific LBC requirements may be completed in 2026.

Prefabricated Mass-Timber Panels in Existing Multi-Unit Residential Buildings
Status: In Progress
Years Active: 2023 – Current

Overview
This project at Le Chateau Place housing site is the result of Metro Vancouver Housing's involvement with the Pembina Reframed Initiative from late 2020 to 2023. This multi-party initiative aims to perform deep-energy retrofit projects on existing multi-unit residential buildings (MURBs) that are chosen based on both the buildings form and their excessive energy use. The project will utilize prefabricated wall and balcony assemblies which aim to reduce the construction schedule, reduce impact on tenants and improve quality of the work. The project focuses on reducing both energy use and GHG emissions, lowering embodied carbon levels, improving occupant health and wellbeing, and improving seismic resiliency.

An additional $2,480,000 in partner funding has been leveraged from external agencies for this project.

Project Implementation and Outcomes
Construction documents and design assist drawings for the panelized system in complete. Permitting is in progress. A construction manager has been retained and performing final estimating exercises and constructability reviews.

Next Steps
Construction and fabrication of offsite panelized system is targeted to begin in Q3 of 2026.

2024 APPROVAL YEAR

Rental Housing Blueprint Streamlining Multi-Family Affordable Rental Housing Delivery Through Standardization and Modern Construction Methods
Status: In Progress
Years Active: 2024 – Current

Overview
This project, now titled "Digitally Accelerated Standardized Housing" (DASH), aims to simplify and standardize building designs so that multi-unit residential buildings (MURBs) can be built faster using off-site construction methods. The project will create and test an easily configurable approach to building design that includes standard building elements that can be easily manufactured off site as well as new openly available "reference designs" for different MURB types that can be adapted to different sites. Metro Vancouver is working with BC Housing to advance this work, in close coordination with municipalities. Municipal partners participated in exploratory workshops on an opt-in basis, aimed at identifying opportunities to increase consistency in approaches to zoning and design to better enable off-site construction and simplify approvals. The project includes working with BC Housing, to build a library of building elements that will be available to designers online and an approach that will be piloted on MVH projects. The project includes leading experts in off-site construction, digital design, architecture, and artificial intelligence.

An additional $4 million in partner funding has been leveraged from external agencies for this project.

Project Implementation and Outcomes
The project has secured significant external funding and first phase deliverables have been completed. Outcomes to date include: preparing, in coordination with municipalities, a comprehensive set of recommendations for standardizing approaches to regulating six storey buildings; developing a "kit-of-parts" system for building six storey multifamily housing with prefabricated components; launching software tools to enable rapid prototyping of new development and exploring the application of the system on two MVH development sites (Moray Place and Riverside Drive).

Next Steps
In 2026, MVH will complete its work on case studies from three municipalities which areslated for potential DASH projects (two MVH and one BC Housing), outlining pathways for municipal adoption of DASH tools and systems and lessons for other communities. Design stage work for the two MVH pilot projects (Moray Place and Riverside Drive) is underway and includes applying the DASH system and off-site construction approaches.

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Housing Committee

From: Michael Epp, Director, Housing Planning and Development, Metro Vancouver Housing

Date: June 10, 2026 Meeting Date: July 8, 2026

Subject: **DRAFT Five Year Capital Plan (2027 - 2031) Metro Vancouver Housing Corporation**

RECOMMENDATION

THAT the Housing Committee receive for information the report dated June 10, 2026, titled "DRAFT Five Year Capital Plan (2027-2031) Metro Vancouver Housing Corporation".

EXECUTIVE SUMMARY

The DRAFT Five Year Capital Plan for Metro Vancouver Housing Corporation (MVHC) has been prepared following direction received at the April 15, 2026 Board Budget Workshop to proceed through the 2027 budget cycle with household impact (HHI) targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%.

MVHC estimates capital spending of $566.3M over the next five years funded from grants, loans, largely from provincial and federal funding providers, and reserves. The plan includes seven active redevelopment and expansion projects, and ten renewal projects as well as funding for contemplated future projects. The net change from the previous five year capital plan is an overall decrease of $561.5M, reflecting a repacing of new housing and redevelopment projects owing to revised granting assumptions from senior government.

PURPOSE

To present the Housing Committee with the DRAFT Metro Vancouver Housing 2027 - 2031 Capital Development and Capital Renewal Plans for input and feedback, which will then be incorporated into the Fall Budget approval process.

BACKGROUND

On April 15, 2026 Metro Vancouver held a Board Budget Workshop seeking direction for the preparation of the 2027 - 2031 Financial Plan. This report provides the Housing Committee with the information needed to provide comments on the draft Capital Development and Renewal Plans which will then be incorporated into the 2027 - 2031 Financial Plan scheduled to be presented in October. The five year financial plan continues to be guided by key objectives of the *Metro Vancouver Housing 10 Year Plan*.

METRO VANCOUVER HOUSING CAPITAL DEVELOPMENT AND CAPITAL RENEWAL PLANS

The DRAFT 2027–2031 Capital Plan aligns with the updated Metro Vancouver Housing 10-Year Plan through a balanced focus on the priority and action themes of **Collaborative Investment Model**, **Provide, Preserve, and Expand**, while maintaining flexibility in a constrained funding environment:

- **Collaborative Investment Model:** Maintains a robust pipeline of projects and reinforces MVH's role as a key delivery partner with senior governments and member jurisdictions, consistent with the Plan's emphasis on co-investment and funding readiness.

- **Provide – Community and Tenant Wellbeing:** Advances capital projects that support livable, inclusive communities and enable cost-efficient operations, improving long-term tenant outcomes while sustaining the mixed-income housing model.
- **Preserve – Asset Stewardship:** Places increased emphasis on capital renewal and redevelopment of aging assets to support long-term portfolio performance and maintain a portfolio-wide Facility Condition Index (FCI) of 20% or lower. Investments also advance energy efficiency and climate objectives, including reduced energy consumption and greenhouse gas emissions.
- **Expand – Sustainable Growth:** Continues to advance redevelopment of existing MVH sites and partnership opportunities, while re-pacing timelines and prioritizing high-readiness, cost-efficient, and scalable delivery approaches, including standardized and off-site construction methods.

Metro Vancouver Housing Capital Development Plan Highlights

The DRAFT 2027 - 2031 Capital Development Plan includes capital expenditures of $138.6M for 2027 and a total of $497.3M over the draft five-year capital plan. With seven approved redevelopment and expansion projects at various stages of completion, 2027 is projected to be the most active year in the five year cycle, with significant expenditures as a number of Phase 1 development projects are in the final stages of active construction and reaching completion. This includes The Heron's Nest (in Pitt Meadows), The Connection (in Burnaby) and The Steller (in Burnaby). Malaspina Village – Phase 1 (in Coquitlam) is the final Phase 1 project with increasing expenditures forecast as construction becomes active following the tendering stage this year. These four active projects make up the majority of the 2027 expenditures with projected combined expenditures of $113.0M in 2027. Moving forward, funding is allocated to Projects in Planning, which includes projected spending for future projects that are currently in the design stages including Sutton Place (in Surrey), Ashdown Gardens (in Vancouver), Heather Place Building C (in Vancouver), Moray Place (in Port Moody), Malaspina Village Phase II (in Coquitlam) and Riverside Drive (in District of North Vancouver).Table 1 below outlines the 2027 estimated capital expenditures by active project.

Table 1. *Metro Vancouver Housing Capital Development Projects in 2027 ($Millions)*

Project	# Units	2027 Estimated Capital Expenditures ($M)	2027 Key Milestones
Salal Landing— Port Coquitlam	63	$4.3M	Occupancy and completion
The Connection— Burnaby	174	32.0	Occupancy and completion
Malaspina Village Phase 1— Coquitlam	170	36.0	Construction to 25% completion
The Steller— Burnaby	122	20.0	Occupancy and completion
The Heron's Nest— Pitt Meadows	115	25.0	Occupancy and completion
Riverside Drive— District of North Vancouver	81	3.0	Construction to 25% completion
Park Court— Coquitlam	100	0.03	Advance rezoning approvals (partner-led)
Projects in Planning	876	18.2	Design and approvals for Heather Place Building C (Vancouver), Malaspina Village – Phase 2 (Coquitlam), Moray Place (Port

Project	# Units	2027 Estimated Capital Expenditures ($M)	2027 Key Milestones
			Moody), Sutton Place (Surrey) and Ashdown Gardens (Vancouver). Construction of Riverside Drive (District of North Vancouver) and Heather Place Building C.
Total	**1,701+**	**$138.6M**	

These projects total more than 1,700 homes. The capital development program for 2027 - 2031 is projected to be funded by $198.1M in grants/contributions from external funding sources and/or forgivable loans, $210.0M in external borrowing as supported by rental revenues, and $89.2M from the MVH development fund. Progress on a number of Phase 2 projects is dependent on confirmation on the timing of grants and funding in discussion with senior governments and through MVH's Memorandum of Understanding with the Province.

The total capital expenditures of $497.3M over the five years includes projects that are in the early planning stages and cash flows for these projects are based on estimates. Budgets for these projects have not yet been reviewed by the Committee or endorsed by the Board and will be brought forward as each project moves through the Stage Gate process. Projects are highly sensitive to fluctuations in construction costs, interest rates, and available funding from partners—changes in these values have significant impacts on the reserve contribution required to be allocated to each project.

Capital Development Plan Changes

The DRAFT 2027 - 2031 Capital Development Plan is significantly decreased from the prior cycle capital plan by $561.5M, reflecting revised timing assumptions for the availability of grant funding, following provincial re-pacing. While notification of re-pacing has been received, the Province has not provided confirmed timing, resulting in a high degree of uncertainty over the upcoming budget period.

Consistent with this context, the Plan assumes the delivery of fewer projects over a five-year time horizon than was assumed in the previous cycle. Strategically, the proposed capital plan seeks to mitigate this uncertainty, with approval being requested only for projects which are at or nearing construction stage, when costs, granting and capital requirements can be most accurately estimated. Future projects will continue to be brought forward to shovel ready status, with remaining projected cash flows as preliminary estimates for projects at the design stage. These projects will be brought forward for consideration in subsequent budget cycles where it will be necessary to reassess available capital, granting, financing and associated risks. All projects are reviewed by the Committee and approved by the Board individually through the Stage Gate review process.

Metro Vancouver's annual capital planning process allows the Board to adjust the capital budget once a year, in the fall, to accommodate changes required to fund projects in response to new or changing project needs, emerging issues, and changing priorities. The completion of multi-year projects is complex and subject to change due to a variety of factors including delays in construction timing caused by global events, rising escalation rates, changes in scope, grant and financing availability, and city permitting processes.

Metro Vancouver Housing Capital Renewal Plan Highlights
The DRAFT 2027 - 2031 Capital Renewal Plan proposes capital expenditures of $27.8M for 2027 and a total of $69.0M over the draft five year capital plan. The 2027 capital expenditure includes the completion of five renewal projects where building envelopes and mechanical systems will be upgraded providing new building lifecycles, improving tenant comfort, and increasing energy efficiency through improved building performance. The 2027 Capital Renewal Plan also includes four rehabilitation projects that will be in the design phase and early construction phases. Accelerated completion of these projects is a condition of grant funding. These projects are summarized in Table 2 below.

Table 2. *Capital Renewal Projects in 2027*

Project	# Units	2027 Estimated Capital Renewal Expenditures ($M)	2027 Key Milestones
Strathearn Court– Vancouver	96	$0.8M	Completion of project
Manor House– North Vancouver	50	0.2	Completion of project
Minato West– Richmond	110	0.2	Completion of project
Le Chateau Place– Coquitlam	24	6.0	Completion of project
Crown Manor– New Westminster	29	3.4	Completion of project
Somerset Gardens– Surrey	166	15.0	Construction 50% Complete
Meridian Village– Port Coquitlam	202	1.5	Construction 25% Complete
Regal Place– Vancouver	40	0.5	Design 100% Complete
Knightsbridge– Richmond	80	0.2	Design 50% Complete
Total	**797**	**$27.8M**	

Capital Renewal Plan Changes
The Capital Renewal Plan includes projects where the buildings have reached or are approaching the end of their standard building life cycle and require larger full building envelope and mechanical system upgrades to maintain heathy, livable homes for tenants. Through ongoing asset management assessment, several full building renewal projects were identified and phased into the five year financial plan window. Smaller targeted repairs, maintenance and replacement work are included in the operating budget.

With 20% of the portfolio approach end of standard life cycle, the capital renewal plan includes an accelerated delivery of capital renewal work. This acceleration takes advantage of current granting opportunities and includes a financing strategy which was previously approved to enable an expedited schedule. This strategy continues, with $69.0M capital expenditures in this 5-year budget cycle planned, which is $5.0M more than the prior cycle projections and results in the renewal of 797 units (approximately 23% of total units in the portfolio).

This work will improve tenant comfort and wellbeing, keep MVH on track to maintain the portfolio-wide Facility Condition Index target of 20% in the *Metro Vancouver Housing 10 Year Plan*, ensure the long-term preservation of existing affordable housing, and enable MVH to leverage committed grant funding. MVH has secured or is anticipating a total of $15.3M in grant funding, exceeding the $7.2M anticipated in the prior budget cycle.

Minor proposed changes to the plan since last period have included an increase in scope for the Strathearn Court Renewal project, where the courtyard membrane was found to be in worse condition than anticipated, requiring full replacement and associated landscaping work.
The larger driver of change is the Somerset Gardens Renewal project, where potential grant funding enables enhanced performance upgrades and a broader project scope.

ALTERNATIVES
This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS
The DRAFT Five Year Capital Plan for MVHC estimates capital expenditures of $566.3M over the next five years funded from grants, loans, largely from provincial funding providers, and reserves. Currently there are seven active redevelopment and expansion projects, and ten building renewal projects as well as funding for projects currently in planning and design phases as projects in planning.

Of the $566.3M total estimated capital expenditures $69.0M is related to investments in renewal of existing sites, $284.0M in redevelopment and expansion projects and $213.4M for future projects at the planning and design stages, see *Attachment 1* for details. Future projects will be brought forward as they move through the Stage Gate process.

The average estimated capital cash flow or expenditures per year is approximately $113.3M, and the net change from the previous projections is a decrease of $561.5M largely due to revised assumptions regarding the timing and availability of grants and financing. The MVH capital budget is primarily funded from grants, loans and housing reserves, with minimal household impact. See Table 3 below.

Table 3. *DRAFT Five Year Capital Plan (2027-2031) – MVH Total Capital Expenditures*

$ Millions	2027 Capital Expenditures	2028 Capital Expenditures	2029 Capital Expenditures	2030 Capital Expenditures	2031 Capital Expenditures	DRAFT 5 YEAR CAPITAL PLAN (2027-2031)
TOTAL CAPITAL EXPENDITURES	166.4	121.1	119.1	69.3	90.4	566.3

This report provides an opportunity for Housing Committee feedback and input, which will then be incorporated into the 2027 Annual Budget and Five Year Financial Plan presentations to the Committees and the Board and the fall Board Budget Workshop.

CONCLUSION
The 2027 - 2031 MVH Capital Development and Capital Renewal Plans support the *Metro Vancouver Housing 10-Year Plan* themes of creating a Collaborative Investment Model, Community and Tenant Wellbeing (Provide), Asset Stewardship (Preserve), and Sustainable Growth (Expand).

The Capital Plans place an emphasis on capital renewal and redevelopment of aging assets to support long-term portfolio performance and maintain a portfolio-wide Facility Condition Index (FCI) of 20% or lower. The Plans maintain a robust pipeline of projects and reinforces MVH’s role as a key delivery partner with senior governments and member jurisdictions, consistent with the Plan’s emphasis on co-investment and funding readiness and advance energy efficiency and climate objectives, including reduced energy consumption, greenhouse gas emissions and improved tenant comfort.

The presentation of the DRAFT 2027 - 2031 Capital Development and Capital Renewal Plans for Metro Vancouver Housing provides the opportunity for the Housing Committee to provide input and feedback which will then be incorporated into the Fall Budget and budget presentations to the Committees and the Boards.

ATTACHMENTS
1. MVHC Capital Portfolio Housing Development – Draft Five Year Capital Plan (2027-2031).
2. Presentation re: Draft Metro Vancouver Housing 2027 - 2031 Capital Development and Capital Renewal Plans.

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METRO VANCOUVER HOUSING CORPORATION
CAPITAL PORTFOLIO
HOUSING DEVELOPMENT
DRAFT FIVE YEAR CAPITAL PLAN (2027 — 2031)

	DRAFT CAPITAL BUDGET**	2027 CAPITAL EXPENDITURES	2028 CAPITAL EXPENDITURES	2029 CAPITAL EXPENDITURES	2030 CAPITAL EXPENDITURES	2031 CAPITAL EXPENDITURES	2027 TO 2031 TOTAL CAPITAL EXPENDITURES	ACTIVE PHASE	PRIMARY DRIVER
CAPITAL EXPENDITURES									
Capital Development									
Salal Landing	$ 39,100,000	$ 4,330,000	$ –	$ –	$ –	$ –	$ 4,330,000	Construction	Expand/Re-develop
The Connection	119,200,000	32,000,000	530,000	–	–	–	32,530,000	Construction	Expand/Re-develop
Malaspina	136,550,000	36,000,000	46,000,000	40,000,000	7,600,000	–	129,600,000	Construction	Expand/Re-develop
Heron's Nest	79,400,000	25,000,000	2,334,000	–	–	–	27,334,000	Construction	Expand/Member Partnerships
The Steller	90,800,000	20,000,000	1,470,000	–	–	–	21,470,000	Construction	Expand/Member Partnerships
Riverside Drive	5,550,000	3,030,000	–	–	–	–	3,030,000	Detailed Design	Expand/Member Partnerships
Park Court	200,000	25,000	50,000	100,000	100,000	65,400,000	65,675,000	Planned	Expand/Re-develop
Projects in Planning	73,450,000	18,240,000	47,875,000	72,250,000	54,150,000	20,850,000	213,365,000	Planned	Expand/Re-develop
Total Capital Development	**$ 544,250,000**	**$ 138,625,000**	**$ 98,259,000**	**$ 112,350,000**	**$ 61,850,000**	**$ 86,250,000**	**$ 497,334,000**		
Building Renewal									
Strathearn Court	9,600,000	750,000	–	–	–	–	750,000	Construction	Preserve
Le Chateau Place	9,350,000	6,000,000	500,000	–	–	–	6,500,000	Detailed Design	Preserve
Crown Manor	6,850,000	3,400,000	500,000	–	–	–	3,900,000	Detailed Design	Preserve
Manor House	9,800,000	200,000	–	–	–	–	200,000	Construction	Preserve
Minato West	8,050,000	200,000	–	–	–	–	200,000	Construction	Preserve
Somerset Gardens	31,800,000	15,000,000	16,000,000	500,000	–	–	31,500,000	Schematic	Preserve
Meridian Village	4,500,000	1,500,000	2,850,000	–	–	–	4,350,000	Planned	Preserve
Knightsbridge I	10,000,000	190,000	460,000	1,150,000	4,100,000	4,100,000	10,000,000	Planned	Preserve
Cedarwood	–	–	510,000	3,395,000	3,395,000	–	7,300,000	Planned	Preserve
Regal	4,400,000	530,000	2,065,000	1,705,000	–	–	4,300,000	Planned	Preserve
Total Building Renewal	**$ 94,350,000**	**$ 27,770,000**	**$ 22,885,000**	**$ 6,750,000**	**$ 7,495,000**	**$ 4,100,000**	**$ 69,000,000**		
TOTAL CAPITAL EXPENDITURES	**$ 638,600,000**	**$ 166,395,000**	**$ 121,144,000**	**$ 119,100,000**	**$ 69,345,000**	**$ 90,350,000**	**$ 566,334,000**		

	DRAFT CAPITAL BUDGET**	2027 CAPITAL EXPENDITURES	2028 CAPITAL EXPENDITURES	2029 CAPITAL EXPENDITURES	2030 CAPITAL EXPENDITURES	2031 CAPITAL EXPENDITURES	2027 TO 2031 TOTAL CAPITAL EXPENDITURES
SUMMARY BY DRIVER							
Expand/Re-develop	$ 368,500,000	$ 90,595,000	$ 94,455,000	$ 112,350,000	$ 61,850,000	$ 86,250,000	$ 445,500,000
Expand/Member Partnerships	175,750,000	48,030,000	3,804,000	–	–	–	51,834,000
Preserve	94,350,000	27,770,000	22,885,000	6,750,000	7,495,000	4,100,000	69,000,000
Total	**$ 638,600,000**	**$ 166,395,000**	**$ 121,144,000**	**$ 119,100,000**	**$ 69,345,000**	**$ 90,350,000**	**$ 566,334,000**

**Draft Capital Budget refers to the estimated project costs to active phase.

Heather Place – Building A

METRO VANCOUVER HOUSING CORPORATION

DRAFT FIVE YEAR CAPITAL PLAN (2027-2031)

Michael Epp
Director, Housing Planning and Development

Housing Committee – July 8, 2026

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AGENDA

- Financial Plan Process Overview
- MVH Objectives and Drivers
- Housing Capital Development Plan Overview
- Housing Capital Renewal Plan Overview

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2027-2031 FINANCIAL PLAN & ANNUAL BUDGET TIMELINE

APRIL

Board Budget Workshop

Board Direction on the Annual Household Rate:
- 2027 3.0%
- 2028 5.0%
- 2029 5.0%
- 2030 5.0%
- 2031 5.0%

JULY

DRAFT Five Year Capital Plan (2027-2031) presentations to Committees

You are here

AUGUST

Feedback on budget and financial plans

OCTOBER

Board Budget Workshop
2027 Budget & Five Year Financial Plan

Regional Advisory Committee Engagement:

- RAAC (CAO's)
- REAC (Engineers)
- RFAC (CFO's)

Councils of Councils

Budget Approval

CUSTOMER LEVEL OF SERVICE OBJECTIVES
10 YEAR PLAN PRIORITIES

Collaborative Investment Model: Sustains a strong project pipeline; reinforces MVH as a key delivery partner.

Provide – Community & Tenant Wellbeing: Supports cost-efficient operations and long-term tenant outcomes.

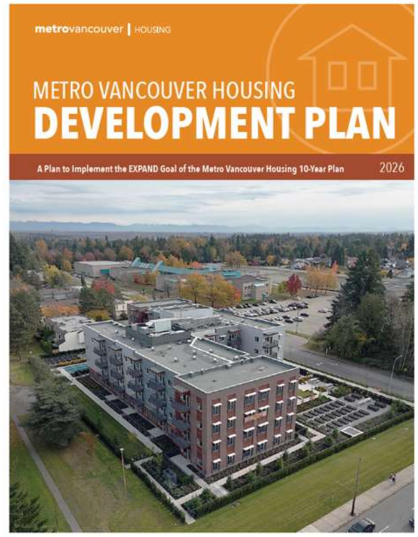
Preserve – Asset Stewardship: Prioritizes renewal/redevelopment of aging assets; maintains portfolio FCI ≤20%; advances energy and GHG reductions.

Expand – Sustainable Growth: Advances redevelopment and partnerships; prioritizes high-readiness, cost-efficient, scalable delivery

CUSTOMER LEVEL OF SERVICE OBJECTIVES
DEVELOPMENT PLAN

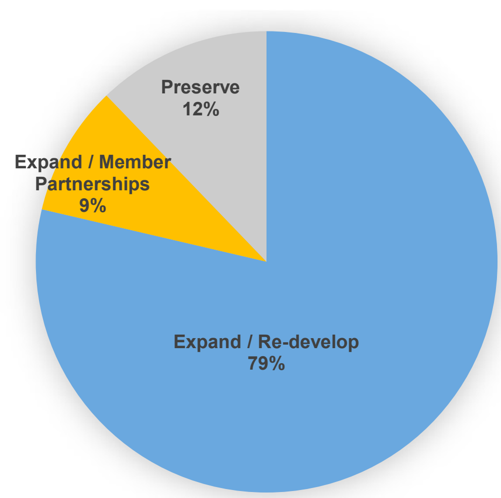
Delivery Principles
- Strategic use of MVH land
- Flexible, shovel ready pipeline
- Grand readiness and co-investment
- Nimble, portfolio-based delivery

Design Principles
- Consistent design standards
- Innovation and off-site construction
- Climate-aligned, low-carbon design
- Family and community-supportive design



CAPITAL PLAN DRIVERS

Driver	Outcome
Expand – Redevelop	Plan facilitates redevelopment of *nine* existing MVH housing sites
Expand – Member Partnership	Development of *three new* MVH housing sites through Member Partnerships
Preserve	Preserve a portfolio Facility Condition Index of 20% or lower (fair to good condition). *Ten* major renewal projects included in plan.
Environment and Sustainability	Reduce energy consumption by 25% for in major renewal projects, reduce GHG emissions by 45% (from 2010 levels) by 2030 ($CO2$ /m^2), and achieve carbon neutral portfolio by 2050.
Accessibility/ Adaptability	Minimum of 5% accessible units in all new buildings, with remaining units built to adaptability standards.



METRO VANCOUVER HOUSING

Total Capital Adjustments 2027-2031: ($561.5M)

17 Projects in the Capital Plan

Driver	5 Year Capital Plan (2026-2030)	Draft 5 Year Capital Plan (2027-2031)	$ Change	Key Projects
Expand/Member Partnership	$ 161.9	$ 51.8	($110.1)	Heron's Nest, The Steller, Riverside Drive
Expand/Re-develop	901.9	445.5	(456.4)	The Connection, Malaspina Village Phase 1, Salal Landing, Park Court and Projects in Planning
Preserve	64.0	69.0	$ 5.0	Le Chateau Place, Crown Manor, Somerset
Total	**$ 1,127.8**	**$ 566.3**	**($561.5)***	

*$561.5M net decrease from previous plan is due to re-pacing of new housing and redevelopment projects as a result of revised granting assumptions from senior government.

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Metro Vancouver Housing: Capital Development Sites

In process and planned new development (through partnerships and redevelopment).

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HOUSING DEVELOPMENT

DRAFT 5 YEAR (2027 – 2031) CAPITAL DEVELOPMENT PLAN EXPENDITURES

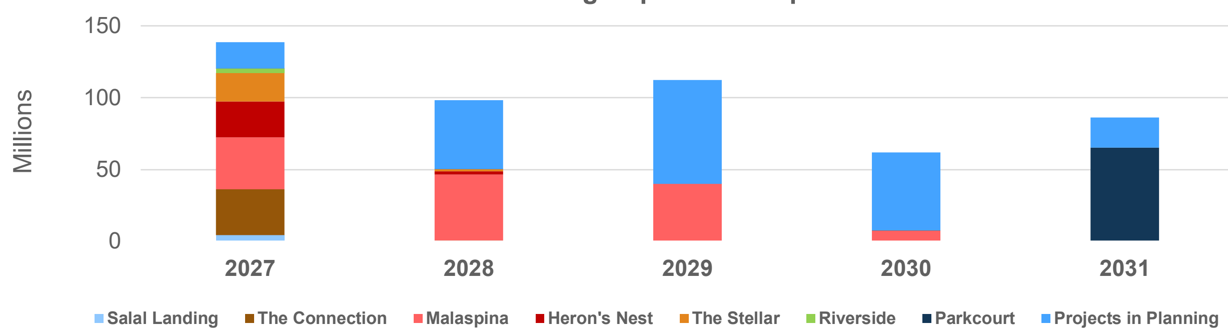
Overview:

- 2027 - 2031 Capital Development Plan: $497.3M
- 2027 Estimated Capital Development Expenditures: $138.6M

Drivers:

- Support the critical need for non-market housing in the region through redevelopment of existing sites to create additional homes
- Partnerships at the Municipal, Provincial and Federal level to deliver additional non-market housing sites across the region

2027 – 2031 Housing Capital Development Plan



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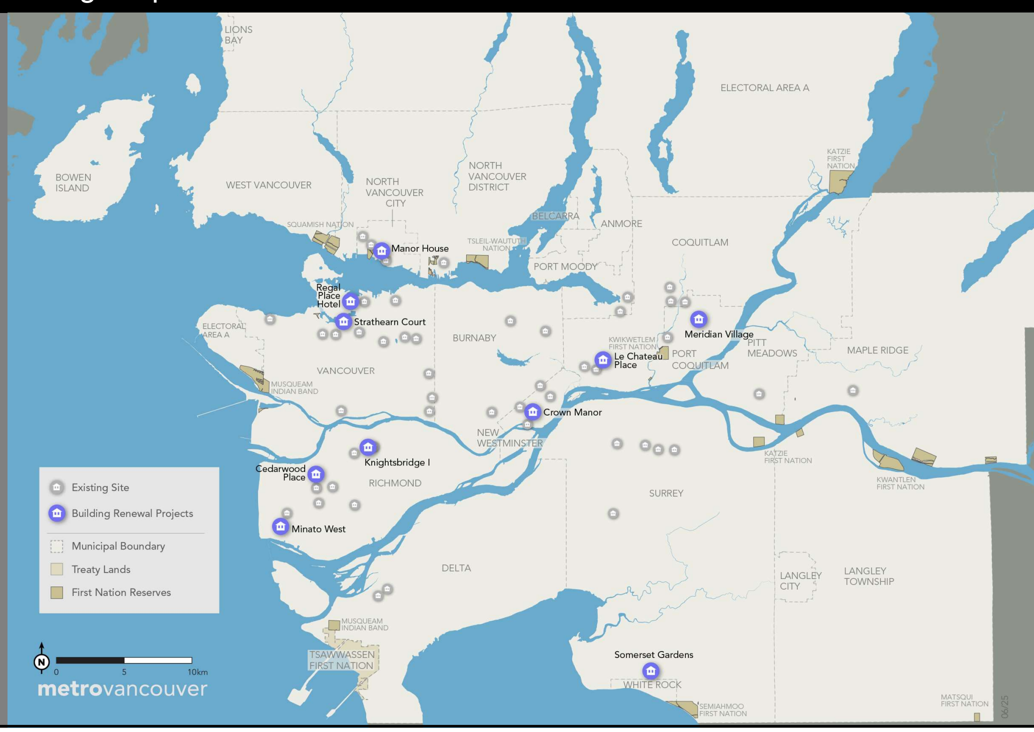
Metro Vancouver Housing: Capital Renewal Sites

Active and design stage Capital Renewal Projects



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HOUSING CAPITAL RENEWAL

DRAFT 5 YEAR (2027 – 2031) CAPITAL RENEWAL PLAN EXPENDITURES

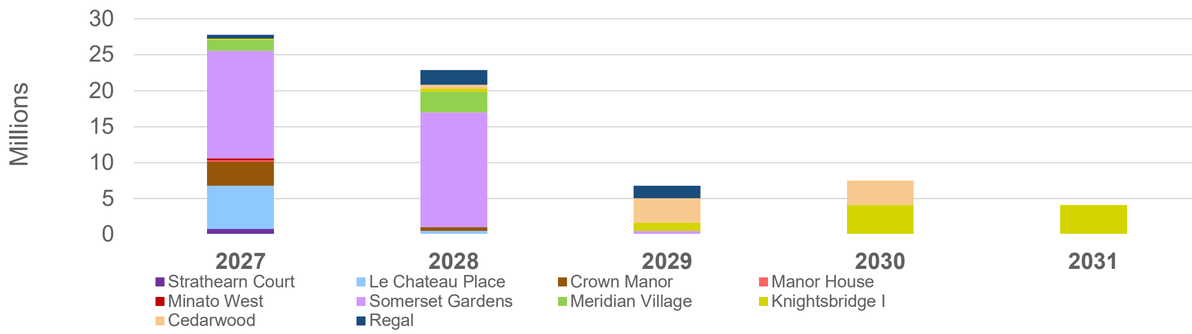
Overview:

- 2027 - 2031 Capital Renewal Plan: $69.0M
- 2027 Estimated Capital Renewal Expenditures: $27.8M

Drivers:

- Asset Facility Condition Index
- Preservation and revitalization of existing affordable housing
- Reduce GHG emissions by 45% (from 2010 levels) by 2030

2027 – 2031 Housing Capital Renewal Plan



CONTINUE TO:

- Provide safe and affordable homes in livable communities
- Expand through redevelopment of existing sites to create additional non-market homes
- Maintain flexible delivery options and explore partnerships with member jurisdictions, not-for-profit entities and developers
- Advance and further funding partnerships with Provincial and Federal Governments
- Reduce energy consumption by 25% for major renewals and reduce portfolio GHG emissions by 45% (from 2010 levels) by 2030

First Nation Drum – Heather Place Opening

Thank you

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