

## **METRO VANCOUVER REGIONAL DISTRICT REGIONAL PARKS COMMITTEE**

### **MEETING**

**Wednesday, January 14, 2026**

**9:00 am**

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

### **AGENDA**

#### **A. ADOPTION OF THE AGENDA**

**1. January 14, 2026 Meeting Agenda**

THAT the Regional Parks Committee adopt the agenda for its meeting scheduled for January 14, 2026 as circulated.

#### **B. ADOPTION OF THE MINUTES**

**1. November 5, 2025 Meeting Minutes**

THAT the Regional Parks Committee adopt the minutes of its meeting held November 5, 2025 as circulated.

*pg. 4*

#### **C. DELEGATIONS**

#### **D. INVITED PRESENTATIONS**

#### **E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER**

**1. 2026 Regional Parks Committee Meeting Schedule and Work Plan**

Report dated December 5, 2025 from Mike Redpath, Director, Regional Parks.

*pg. 9*

#### **Executive Summary**

The Regional Parks Committee is the standing committee of the Metro Vancouver Regional District (MVRD) Board that provides advice and recommendations on policies, plans, programs, budgets, and issues related to the Regional Parks service. The terms of reference for the Regional Parks Committee sets out the committee responsibilities and supports the protection of the Regional Parks System and efforts to connect people to them.

The Committee provides guidance and oversight on the implementation of the annual work plan, which is guided by the *Regional Parks Plan (2022)*. Work plan priorities for 2026 include advancing the park capital development program, implementing strategic actions from the *Regional Parks Plan*, strengthening collaborative relationships with local First Nation communities, advancing strategy development, and working to keep the regional parks system safe and accessible. These priorities are detailed below and are consistent with the endorsed 2026 Budget. Pursuant to the terms of reference, the meeting schedule proposes 10 meetings, which unless otherwise determined, will be held in person.

**Recommendation**

THAT the Regional Parks Committee:

- a) receive for information the Regional Parks Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in Attachments 2 and 3 to the report dated December 5, 2025, titled “2026 Regional Parks Committee Meeting Schedule and Work Plan”; and
- b) endorse the 2026 Work Plan, as presented in Attachment 1 to the report dated December 5, 2025, titled “2026 Regional Parks Committee Meeting Schedule and Work Plan.”

**2. Manager’s Report – Regional Parks**

*pg. 33*

Report dated December 30, 2025 from Mike Redpath, Director, Regional Parks.

**Recommendation**

THAT the Regional Parks Committee receive for information report dated December 30, 2025, titled “Manager’s Report – Regional Parks.”

**F. INFORMATION ITEMS**

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

*pg. 36*

Report dated December 1, 2025 from Theresa O’Donnell, Program Manager, Housing Policy and Planning, Regional Planning and Housing Services.

**2. Metro Vancouver Regional Parks Upcoming Events – January 2026**

*pg. 80*

**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 Regional Parks Committee adjourn its meeting of January 14, 2026.

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Membership:

Chair, John McEwen, Anmore

Vice Chair, Rebecca Bligh, Vancouver

Belcarra, Jamie Ross

Bowen Island, Andrew Leonard

Burnaby, Pietro Calendino

Coquitlam, Craig Hodge

Delta, Dylan Kruger

Langley Township, Steve Ferguson

Maple Ridge, Jenny Tan

North Vancouver District, Lisa Muri

Pitt Meadows, Tracy Elke

Port Coquitlam, Darrell Penner

Port Moody, Meghan Lahti

Richmond, Michael Wolfe

Surrey, Rob Stutt

West Vancouver, Sharon Thompson



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**METRO VANCOUVER REGIONAL DISTRICT  
REGIONAL PARKS COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Regional Parks Committee held at 9:00 am on Wednesday, November 5, 2025 in the 28<sup>th</sup> Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

**MEMBERS PRESENT:**

Chair, Director John McEwen, Anmore  
Director Pietro Calendino, Burnaby\*  
Councillor Tracy Elke, Pitt Meadows  
Director Steve Ferguson, Langley Township\* (arrived at 9:03 am)  
Director Craig Hodge, Coquitlam  
Director Dylan Kruger, Delta  
Director Meghan Lahti, Port Moody  
Director Andrew Leonard, Bowen Island  
Director Lisa Muri, North Vancouver District  
Councillor Darrell Penner, Port Coquitlam  
Director Jamie Ross, Belcarra  
Director Rob Stutt, Surrey\*  
Councillor Jenny Tan, Maple Ridge\*  
Councillor Sharon Thompson, West Vancouver

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

**MEMBERS ABSENT:**

Vice Chair, Director Rebecca Bligh, Vancouver  
Councillor Chak Au, Richmond

**STAFF PRESENT:**

Mike Redpath, Director, Regional Parks  
Catherine Grosson, Legislative Services Coordinator, Board and Information Services  
Lisa Ferris, Park Interpretive Leader, Regional Parks  
Zoey Slater, Special Events Assistant, Regional Parks  
Jamie Vala, Division Manager, Parks Planning and Resource Management, Regional Parks

**A. ADOPTION OF THE AGENDA****1. November 5, 2025 Meeting Agenda****It was MOVED and SECONDED**

That the Regional Parks Committee adopt the revised agenda for its meeting scheduled for November 5, 2025 as circulated.

**CARRIED**



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**B. ADOPTION OF THE MINUTES****1. October 16, 2025 Meeting Minutes****It was MOVED and SECONDED**

That the Regional Parks Committee adopt the minutes of its meeting held October 16, 2025 as circulated.

**CARRIED****C. DELEGATIONS**

No items presented.

**D. INVITED PRESENTATIONS**

No items presented.

**E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER****1. Regional Parks Camping Opportunities Study Results Summary**

Report dated October 1, 2025 from Jamie Vala, Division Manager, Parks Planning and Resource Management, Regional Parks, sharing the results of the Regional Parks Camping Opportunities Study.

9:03 am Director Ferguson arrived at the meeting.

Jamie Vala provided a presentation titled "Regional Parks Camping Opportunities Study", which provided an overview of the results of the study and identified potential opportunities to expand camping in the Regional Parks system.

**It was MOVED and SECONDED**

That the Regional Parks Committee receive for information the report dated October 1, 2025, titled "Regional Parks Camping Opportunities Study Results Summary."

**CARRIED**

Director Hodge was absent.

**2. MVRD Regional Parks Regulation Amendment Bylaw No. 1426 – Amends Bylaw No. 1420, 2025**

Report dated October 22, 2025 from Paul Brar, Division Manager, Regional Parks Services, Regional Parks, introducing potential amendments to the *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1420, 2025* with update to Regional Parks fees and charges for 2026.

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**It was MOVED and SECONDED**

That the MVRD Board:

- a) give first, second, and third reading to *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1426*; and
- b) adopt *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1426, 2025*.

**CARRIED**

Director Hodge was absent.

**3. Regional Parks Public Programming Strategy – 2025 Implementation Update**

Report dated October 15, 2025 from Paul Brar, Division Manager, Regional Parks Services, Regional Parks, providing an update on progress made in 2025 toward advancing the goals and objectives of the *Metro Vancouver Regional Parks Public Programming Strategy*.

Zoey Slater, Special Events Assistant, Regional Parks, and Lisa Ferris, Park Interpretive Leader, Regional Parks, provided a presentation titled “Strengthening Nature Connections for our Region: Regional Parks Public Programming Strategy – 2025 Implementation Update”, updating members on the Metro Vancouver Regional Parks’ public programming strategy and providing an overview of the interpretive programs and local events designed to increase awareness for what Regional Parks can offer to residents.

**It was MOVED and SECONDED**

That the Regional Parks Committee receive for information the report dated October 15, 2025, titled “Regional Parks Public Programming Strategy – 2025 Implementation Update.”

**CARRIED**

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**4. Manager's Report – Regional Parks**

Report dated October 17, 2025 from Mike Redpath, Director, Regional Parks, providing an overview of the summer 2025 wildfire season, and updates on recent events in Regional parks.

Chair McEwen provided members with an update on the successful opening of Widgeon Marsh Regional Park on November 1, 2025, noting the demand for members of the public to visit this Regional Park following the positive media attention it received upon being opened to the public.

**It was MOVED and SECONDED**

That the Regional Parks Committee receive for information report dated October 17, 2025, titled "Manager's Report – Regional Parks."

**CARRIED****F. INFORMATION ITEMS**

- 1. Metro Vancouver Regional Parks Upcoming Events – November – December 2025**
- 2. Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions**

**G. OTHER BUSINESS**

No items presented.

**H. RESOLUTION TO CLOSE MEETING****It was MOVED and SECONDED**

That the Regional Parks Committee close its meeting scheduled for November 5, 2025 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

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

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**I. ADJOURNMENT**

**It was MOVED and SECONDED**

That the Regional Parks Committee adjourn its meeting of November 5, 2025.

**CARRIED**

(Time: 9:48 am)

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Catherine Grosson,  
Legislative Services Coordinator  
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John McEwen,  
Chair

To: Regional Parks Committee

From: Mike Redpath, Director, Regional Parks

Date: December 5, 2025

Meeting Date: January 14, 2026

Subject: **2026 Regional Parks Committee Meeting Schedule and Work Plan**

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## RECOMMENDATION

THAT the Regional Parks Committee:

- a) receive for information the Regional Parks Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in Attachments 2 and 3 to the report dated December 5, 2025, titled “2026 Regional Parks Committee Meeting Schedule and Work Plan”; and
  - b) endorse the 2026 Work Plan, as presented in Attachment 1 to the report dated December 5, 2025, titled “2026 Regional Parks Committee Meeting Schedule and Work Plan.”
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## EXECUTIVE SUMMARY

The Regional Parks Committee is the standing committee of the Metro Vancouver Regional District (MVRD) Board that provides advice and recommendations on policies, plans, programs, budgets, and issues related to the Regional Parks service. The terms of reference for the Regional Parks Committee sets out the committee responsibilities and supports the protection of the Regional Parks System and efforts to connect people to them.

The Committee provides guidance and oversight on the implementation of the annual Work Plan, which is guided by the *Regional Parks Plan* (2022). Work plan priorities for 2026 include advancing the park capital development program, implementing strategic actions from the *Regional Parks Plan*, strengthening collaborative relationships with local First Nation communities, advancing strategy development, and working to keep the regional parks system safe and accessible. These priorities are detailed below and are consistent with the endorsed 2026 Budget. Pursuant to the terms of reference, the meeting schedule proposes 10 meetings, which unless otherwise determined, will be held in person.

## PURPOSE

To provide the Regional Parks Committee with its Terms of Reference, the 2026 Work Plan, 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.

Regional Parks contribute to a livable region by conserving natural assets and connecting to nature. Regional Parks manages more than 13,910 hectares of land for 24 regional parks, five regional greenways, two regional park reserves and two ecological conservation areas through:

- Stewardship of the regional parks' ecosystems and natural areas
- Maintaining safe and secure parks and facilities to connect people with nature
- Park maintenance and bylaw enforcement/regulation
- Park system visitation, programs, and services
- Indigenous cooperation, consultation, and engagement
- Public education, interpretation, events, and cultural engagement
- Park planning and management of built and natural assets
- Capital construction and asset management
- Acquisition of new park land to complete existing parks and create new parks

The following *Regional Parks Plan* (2022) goals guide the work of the Regional Parks service:

## GOALS



**Goal 1** The region's important natural areas are protected in perpetuity.



**Goal 2** Everyone has the opportunity to benefit from exceptional experiences in nature.



**Goal 3** Regional parks are sustainably managed and well-maintained for the safety of visitors and integrity of ecosystems.



**Goal 4** First Nations have an active role in the planning and stewardship of regional parks.



**Goal 5** Regional parks adapt to change and contribute to regional resilience.

## 2026 WORK PLAN

The Annual Work Plans for the Regional Parks function are based on the 2026 budget approved by the MVRD Board on October 31, 2025, which include a list of key actions that were used to develop the Regional Parks Committee's Work Plan presented in this report (**Attachment 1**).

The Work Plan presented in this report is consistent with the Regional Parks Committee's Terms of Reference (**Attachment 2**) and with the *Board Strategic Plan* (2022-2026) and is being brought forward for the Committee's information, review and endorsement.

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:

- Ongoing resource management, park maintenance and park operations/regional greenway management maintaining 5% of the Metro Vancouver Region's land base

- Continued recovery of Regional Parks revenue streams: filming, public programming and facility rentals
- Continued implementation of *Public Programming Strategy*
- Commence a review for additional opportunities for pay parking to help manage parking demand
- Continue the implementation of measures to support visitor demand management strategies for the regional parks system
- Alignment of the five-year capital budget with the recommendations of the Asset Management Plan and Buildings Strategy and begin implementation
- Implementation of the Development Cost Charge Funding to support the Regional Park land acquisition program
- Advancing Regulation and Compliance initiatives including the Pacific Spirit Dog off leash review and system-wide dog leashing signage update program
- Pursue the Acquisition of new lands for regional parks and greenways in support of the *Regional Parks Land Acquisition 2050* strategy
- Continued implementation of səlilwətał (Tsleil-Waututh Nation) Cultural Planning and Cooperation Agreement and engagement for təmtəx'wətan/Belcarra Regional Park
- Advancement of the development of cultural planning and cooperative agreements with other First Nations
- Continued development at Widgeon Marsh Regional Park
- South Langley Regional Park development
- Ongoing liaison with member municipalities and the Regional Park Advisory Committee
- Supporting the Metro Vancouver Regional Park Foundation fundraising initiatives
- Initiation of Phase 2 of the *Campbell Valley Management Plan* Implementation Project including planning and development at the McLean Pond Day use area
- Implementation of the Regional Parks Construction crew continuous improvement initiative for minor and major capital projects
- Completion of the Natural Asset Management Program and ecosystem valuation and updates to the Regional Parks Asset Management Plan.

### Highlights of Capital Projects – 2026

#### Major Park Development

- Widgeon Marsh Regional Park – Ongoing development
- Campbell Valley – Management Plan implementation
- təmtəx'wətan/Belcarra – South Picnic Area, cabins, and Bole House restoration with cultural elements

#### Greenways and Trails

- Delta South Surrey Greenway – Includes Burns Bog Delta Nature Reserve and major boardwalk development
- Aldergrove South Slopes – 49th Parallel Trail
- Tynehead – Perimeter trail
- Boundary Bay – Perimeter trail

#### Infrastructure and Asset Management

- Pacific Spirit Regional Park – Service yard replacement
- Capilano River/Grouse Mountain – Service yard replacement
- System-wide Asset Management – Ongoing improvements

**Land Acquisition**

- Continued strategic acquisition of lands to expand and protect the regional park system

**Advanced Design for Current and Future Regional Parks Initiatives:****Design and Implementation**

- Delta South Surrey Greenway – Design implementation
- Delta Nature Reserve – Major boardwalk replacement

**Management Plans**

- Codd Wetland Regional Park – Management Plan
- t̄əmt̄əxʷt̄ən/Belcarra – Admiralty Heights Management Plan
- Burnaby Lake – Master Plan and Greenway connections

**New Park and Facility Design**

- South Langley Regional Park – Design
- Regional Boat Launch – Marine access feasibility and design for Fraser Valley/Fraser River
- Derby Reach – Campground expansion construction
- Lynn Headwaters – Park entry and main day-use area design

The committee will be updated on the status of relevant actions and projects in this Work Plan monthly 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, time, and place of the meetings (**Attachment 3**).

**Meeting Place**

Committee meetings will be held at Metro Vancouver Committee Room, 28<sup>th</sup> 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 Regional Parks Committee:
  - a) receive for information the Regional Parks Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in Attachments 2 and 3 to the report dated December 5, 2025 titled "2026 Regional Parks Committee Meeting Schedule and Work Plan"; and
  - b) endorse the 2026 Work Plan, as presented in Attachment 1 to the report dated December 5, 2025, titled "2026 Regional Parks Committee Meeting Schedule and Work Plan".
2. THAT the Regional Parks Committee:
  - a) receive for information the Regional Parks Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in Attachments 2 and 3 to the report dated December 5, 2025, titled "2026 Regional Parks Committee Meeting Schedule and Work Plan"; and
  - b) endorse the 2026 Work Plan, as presented in Attachment 1 to the report dated December 5, 2025, titled "2026 Regional Parks Committee Meeting Schedule and Work Plan", incorporating the requested changes from the Regional Parks Committee.



**FINANCIAL IMPLICATIONS**

The priorities in the 2026 Work Plan of the Regional Parks Committee are consistent with the 2026 Budget approved by the MVRD 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.

**CONCLUSION**

The Work Plan presented in this report identifies the priorities for the Regional Parks Committee in 2026 and is consistent with its Terms of Reference and the 2026-2030 Budget approved by the MVRD 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. Regional Parks Committee 2026 Work Plan.
2. Regional Parks Committee Terms of Reference.
3. Regional Parks Committee 2026 Annual Meeting Schedule.
4. Presentation re: Looking Ahead – 2026 Regional Parks Committee Work Plan.

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## Regional Parks Committee 2026 Work Plan

Report Date: December 5, 2025

### Priorities

1 <sup>st</sup> Quarter	Status
Regional Parks Committee Priorities and 2026 Work Plan	Pending
Pacific Spirit Regional Park Dog Management Program Update	Pending
Regional Parks Buildings Strategy	Pending
Regional Parks Capital Program Update	Pending
Pilot Program to Permit Alcohol Consumption in Regional Parks	Pending
Burns Bog Ecological Conservation Area - Delta Nature Reserve Update, and Delta South Surrey Greenway Update Project Definition	Pending
Belcarra South Day Use Area Concept Implementation	Pending
Widgeon Marsh Regional Park Update	Pending
təmtəx'w'tən/Belcarra Regional Park – Admiralty Heights Plan- Phase 1 Engagement	Pending
2 <sup>nd</sup> Quarter	Status
Amendment to MVRD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 1417, 2025	Pending
Amendment to MVRD Ticket Information Utilization Bylaw No. 1416, 2025	Pending
MVRD Consumption of Liquor in Regional Parks Amendment Bylaw	Pending
Visitor Use Management Strategy Update	Pending
Derby Reach Campground Expansion	Pending
Regional Parks Annual Report 2025	Pending
Filming in MVRD Regional Parks Update	Pending
Aquatic Safety in Regional Parks	Pending
Codd Wetland Management Plan	Pending
George Ross Legacy Stewardship Grant Update	Pending
Regional Parks Capital Program Update	Pending
Backcountry Safety Awareness Campaign	Pending
Draft Burnaby Lake Management Plan	Pending
3 <sup>rd</sup> Quarter	Status
Regional Parks Capital Program Five Year Outlook	Pending
MVRD Dedication of Land as Regional Park Bylaw	Pending
Kanaka Education and Environmental Partnership Society Presentation	Pending
Metro Vancouver Regional Parks Foundation Agreement	Pending
Metro Vancouver Regional Parks Foundation Update	Pending
Pacific Spirit Park Association Presentation	Pending

Amendment to MVRD Regional Parks Regulation Bylaw 1426	Pending
Natural Resource Management Program Stewardship Program Update	Pending
Regional Parks Fees and Charges 2027	Pending
<b>4<sup>th</sup> Quarter</b>	<b>Status</b>
2027 - 2031 Five Year Financial Plan and 2027 Budget	Pending
Regional Parks Asset Management Plan	Pending
CTS Youth Society Update	Pending
Regional Parks Nature Programs Access Pass	Pending
Public Programming Strategy Implementation Update	Pending

Status = Pending, In Progress or Completed

## Regional Parks Committee

### Terms of Reference

The Regional Parks Committee is the standing committee of the Metro Vancouver Regional District (MVRD) Board that provides advice and recommendations on policies, plans, programs, budgets, and issues related to the Regional Parks service.

#### Committee Responsibilities

Within the scope of the *Board Strategic Plan*, *Regional Parks Plan*, *Regional Parks Land Acquisition 2050*, and *Metro Vancouver Five-Year Financial Plan*, the Committee provides guidance and oversight to staff on the implementation of annual work plans and business plans that guide the Regional Parks service delivery with the goal of protecting the region's important natural areas and connecting people to nature.

Specific Committee responsibilities include:

- Guiding the implementation of the *Regional Parks Land Acquisition 2050* strategy and making recommendations to the MVRD Board to secure land for future regional park use, centered on protection of the region's important natural areas and connecting people to them;
- Overseeing the ongoing implementation of the Regional Parks Capital Program, operating budget implementation to ensure the provision of safe, clean, and well maintained facilities for park visitors;
- Guiding policy, strategic directions, and analysis aimed at managing Regional Parks to ensure the protection and enhancement of natural areas;
- Providing strategic direction to guide the development of interpretive, educational and stewardship programs to enhance understanding and enjoyment of the natural environment that increase opportunities for people to connect with, enjoy and be active in nature;
- Reviewing and endorsing partnership/contribution agreements for MVRD Board approval with the Metro Vancouver Regional Parks Foundation, park associations and interest holders;
- Recommending to the MVRD Board amendments to the *Regional Parks Regulation Bylaw*, that governs the Regional Parks service, including the setting of annual fees and charges to promote positive visitor experiences;
- Providing strategic directions in program delivery, community engagement, and provision of special facilities or programs to support the regional parks system; and
- Guiding and participating in engagement with member municipalities, First Nations, interest holders, and the public on Regional Parks' plans, policies and programs.

#### 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.

**Regional Parks Committee Terms of Reference**Page 2 of 2

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**Committee Membership and Meetings**

The Chair, Vice Chair, and members are appointed annually by the Chair of the MVRD Board. The Committee meets monthly, except for August and December, and holds special meetings as required. A quorum of 50% plus one of the Committee membership is required to conduct Committee business.

**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 rests with the Board Chair or Vice Chair. On technical matters or in cases where an initiative is still at the staff proposal level, the Chief Administrative Officer or designate is the appropriate spokesperson. Where necessary and practical, the Board Chair, Committee Chair, and Chief Administrative Officer will 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 serves as the principal point of contact for Committee members.



### **Regional Parks Committee 2026 Annual Meeting Schedule\***

- Wednesday, January 14, 2026 at 9:00 am
- Wednesday, February 4, 2026 at 9:00 am
- Wednesday, March 4, 2026 at 9:00 am
- Wednesday, April 1, 2026 at 9:00 am
- Wednesday, May 6, 2026 at 9:00 am
- Wednesday, June 10, 2026 at 9:00 am
- Wednesday, July 8, 2026 at 9:00 am
- Wednesday, September 2, 2026 at 9:00 am
- Wednesday, October 7, 2026 at 9:00 am

*\* Committee Meetings are subject to change.*



1

## METRO VANCOUVER REGIONAL PARKS

**Protecting** Metro Vancouver's natural areas and **connecting** people with them.



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## PROTECT-CONNECT CONTINUUM



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## METRO VANCOUVER REGIONAL PARKS

### History

- Established in 1967
- The first 6 Regional Parks opened in 1969
- In 2026, there are 24 regional greenways, 2 ecological conservancies, and 2 park reserves



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## MANAGEMENT PLANS



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## REGIONAL PARKS COMMITTEE

### Terms of Reference

#### **Purpose:**

The Regional Parks Committee is the standing committee of the Metro Vancouver Regional District (MVRD) Board that provides advice and recommendations on policies, plans, programs, budgets, and issues related to the Regional Parks service.

## REGIONAL PARKS COMMITTEE

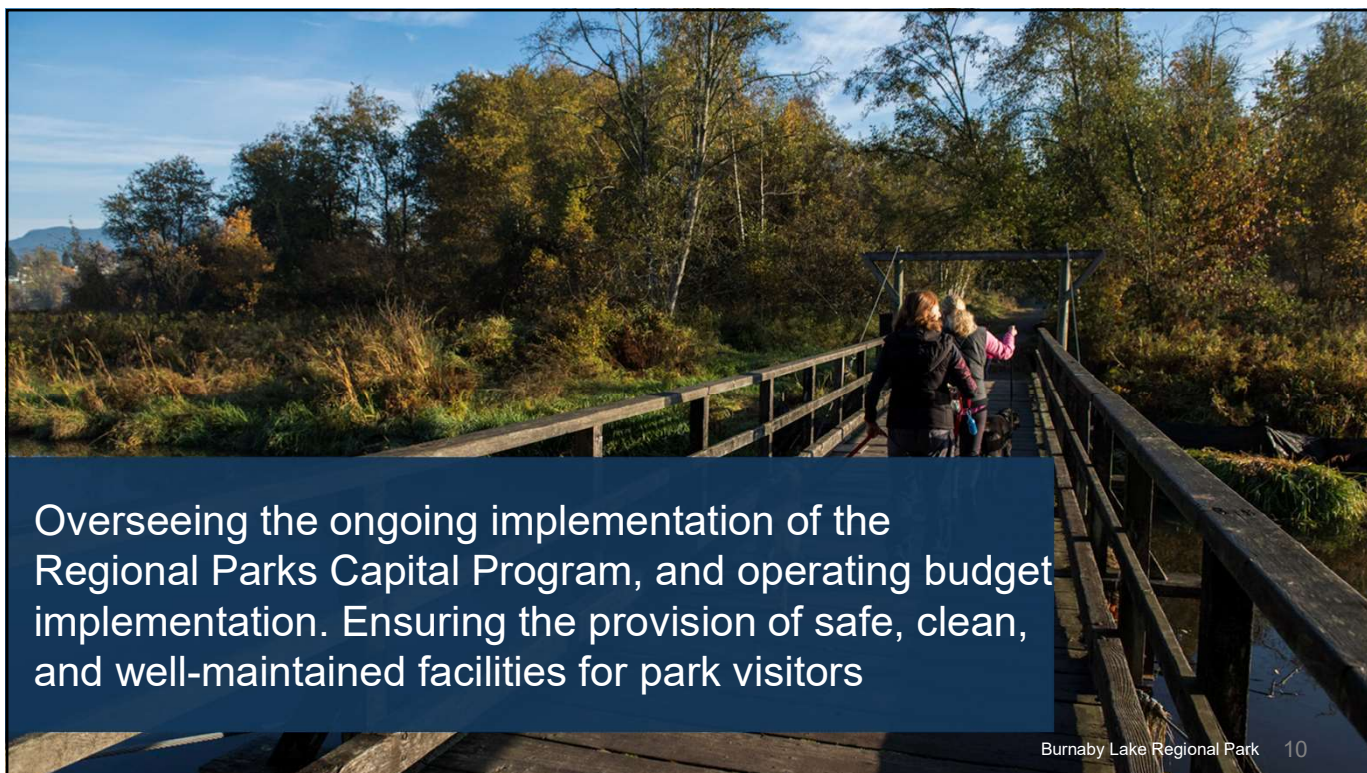
### Terms of Reference

#### **Committee Responsibilities:**

Within the scope of the *Board Strategic Plan*, *Regional Parks Plan*, *Regional Parks Land Acquisition 2050*, and *Metro Vancouver Five-Year Financial Plan*, the Committee provides guidance and oversight to staff on the implementation of annual work plans and business plans that guide the Regional Parks service delivery with the goal of protecting the region's important natural areas and connecting people to nature.



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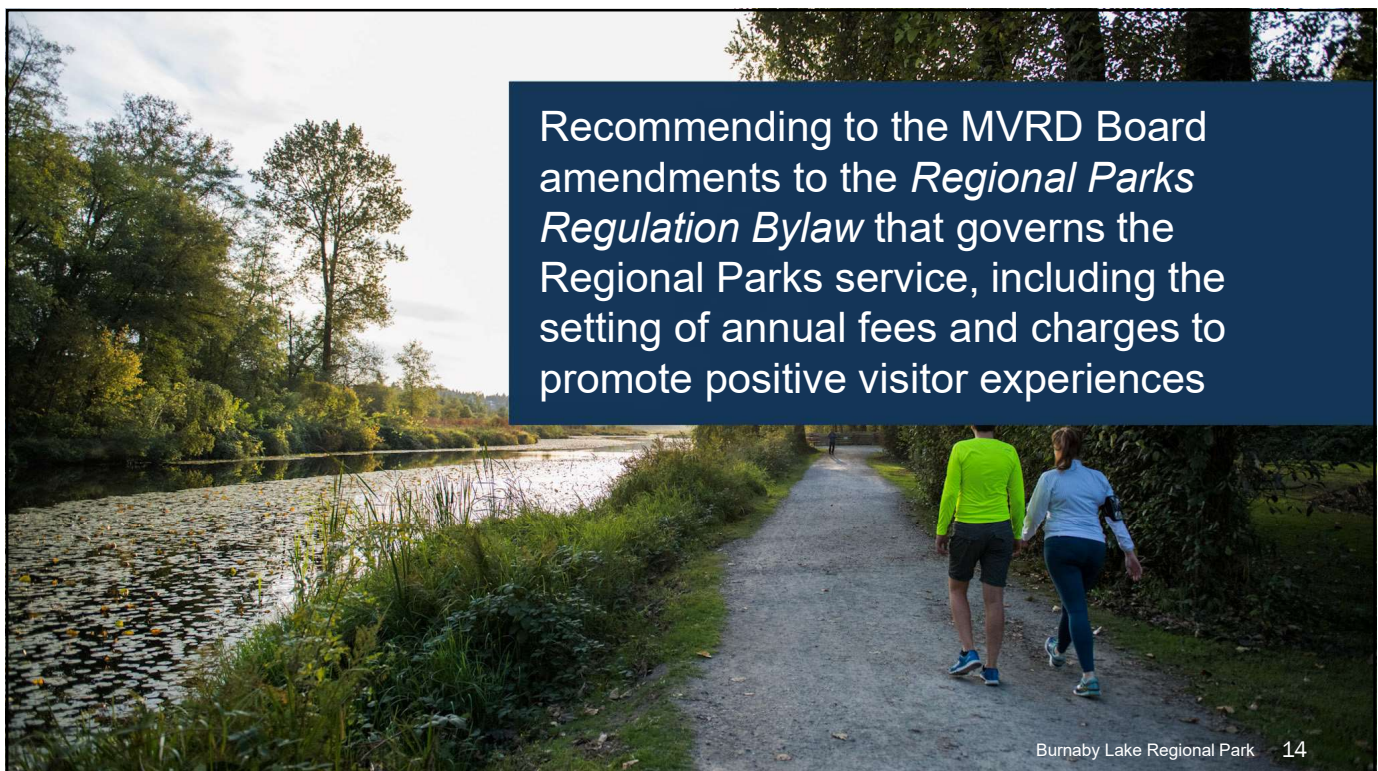


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16

## PERFORMANCE METRICS

### Regional Parks

Key Performance	Past Performance (Average)	Expected Performance 2026
Annual number of visits to regional parks	<b>3-year average: 14,412,000</b> 2024: 14,489,000 2023: 14,467,000 2022: 14,280,000	15,000,000
Annual number of participants in Regional Parks public programming	<b>3-year average: 43,463</b> 2024: 41,171 2023: 49,828 2022: 39,389	45,000
Annual number of volunteer hours through stewardship, partnership, and visitor service programs	<b>3-year average: 16,805 hours</b> 2024: 16,994 2023: 18,022 2022: 15,398	17,000 hours
Total hectares of Regional Parks land	2024: 13,910 ha	13,950 ha

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17

17

## REGIONAL PARKS PLAN GOALS



### Goal 1

The region's important natural areas are protected in perpetuity.



### Goal 2

Everyone has the opportunity to benefit from exceptional experiences in nature.



### Goal 3

Regional parks are sustainably managed and well maintained for the safety of visitors and integrity of ecosystems.



### Goal 4

First Nations have an active role in the planning and stewardship of regional parks.



### Goal 5

Regional parks adapt to change and contribute to regional resilience.

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18

18

## REGIONAL PARKS PLAN GOAL INDICATORS



### GOAL 1

*The region's important natural areas are protected in perpetuity.*



Area of regional parkland managed by Metro Vancouver:  
**13,910 hectares**



Average area of ecological restoration (created or maintained) 2021-2024  
**32.5 hectares**



### GOAL 2

*Everyone has the opportunity to benefit from exceptional experiences in nature.*



Number of visits to regional parks  
**14.5 million**



Hours of volunteer time  
**16,994 hours**



Number of participants in interpretive programs and special events  
**41,171 participants**



Negative Upward Trend



Positive Upward Trend



Negative Downward Trend



Positive Downward Trend



Consistent/Stable Trend

Notes: Numbers are for Jan-Dec 2024 unless otherwise stated.

↔ Indicates no change from previous year's data.

\* indicates new method of tallying data - no comparison available

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19

19

## REGIONAL PARKS PLAN GOAL INDICATORS



### GOAL 3

*Regional parks are sustainably managed and well-maintained for the safety of visitors and integrity of ecosystems.*



Proportion of capital budget spent:  
**57%**



Amount of grant funds received:  
**\$1,091,256**



Proportion of built asset classes that have achieved or exceeded a 'Fair' condition score:  
**100% of asset classes**



### GOAL 4

*First Nations have an active role in the planning and stewardship of regional parks.*



Number of regional parks or park features named or renamed in partnership with First Nations:

- **təmtəmixʷtən / Belcarra Regional Park**
- **łéxətəm Regional Park** (previously Colony Farm)



Number of collaborative agreements in place, such as cultural planning and co-operation agreements:

- **təmtəmixʷtən / Belcarra Regional Park**



### GOAL 5

*Regional parks adapt to change and contribute to regional resilience.*



Area of sensitive or modified ecosystems within regional parks (also Goal 1):  
**12,046 hectares**



Percentage change in GHGs associated with the operation of regional parks (also Goal 3):  
**37% decrease** (2018-2022)

Notes: Numbers are for Jan-Dec 2024 unless otherwise stated.

↔ Indicates no change from previous year's data.

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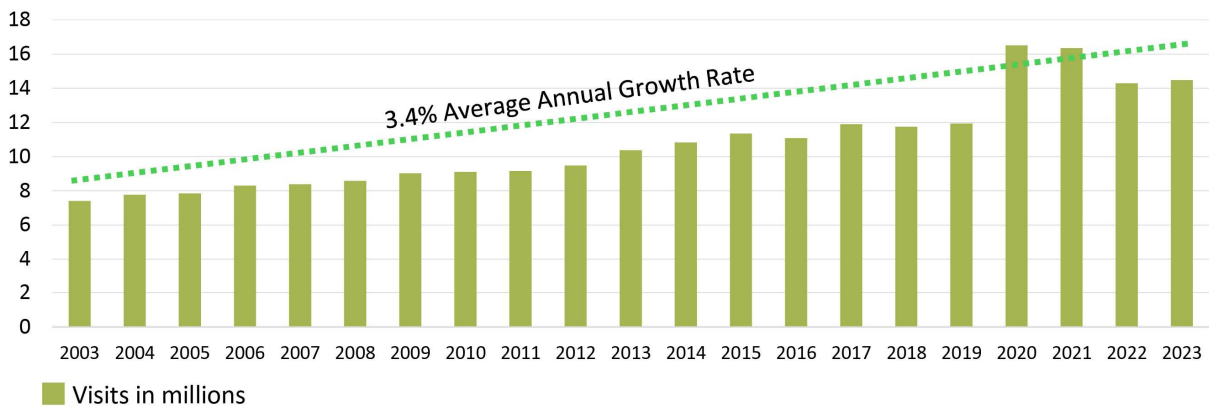
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## ANNUAL VISITS

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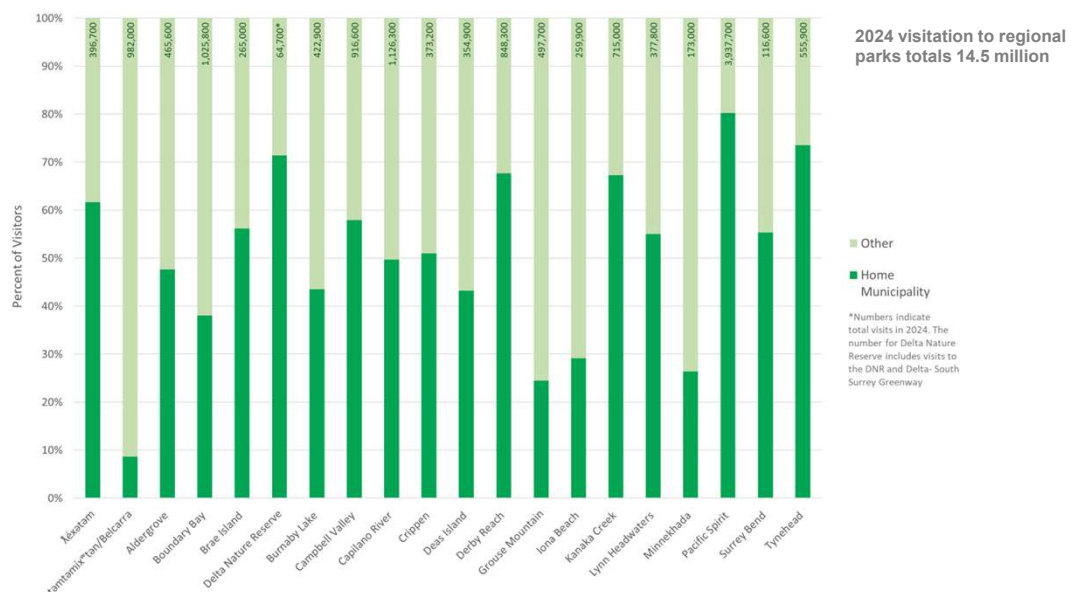


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## REGIONAL PARK VISITATION



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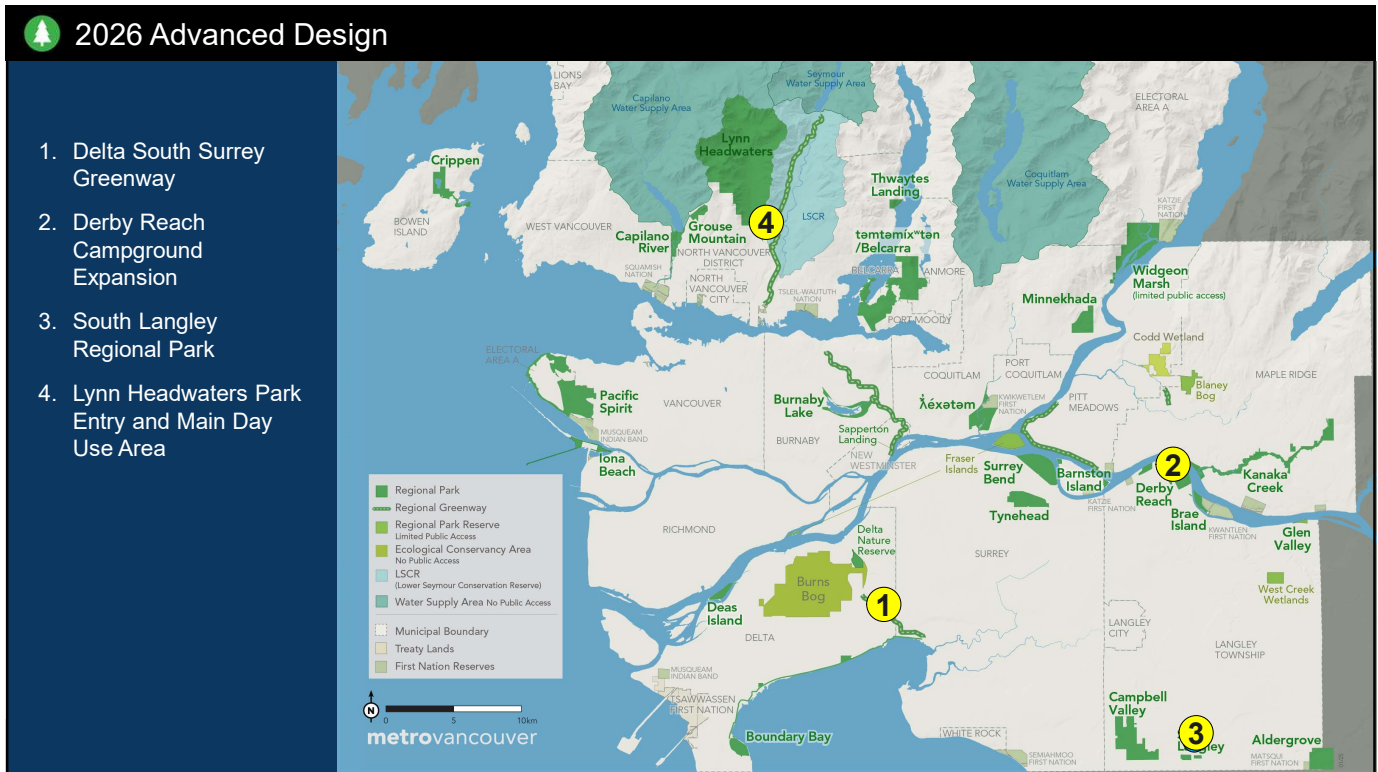


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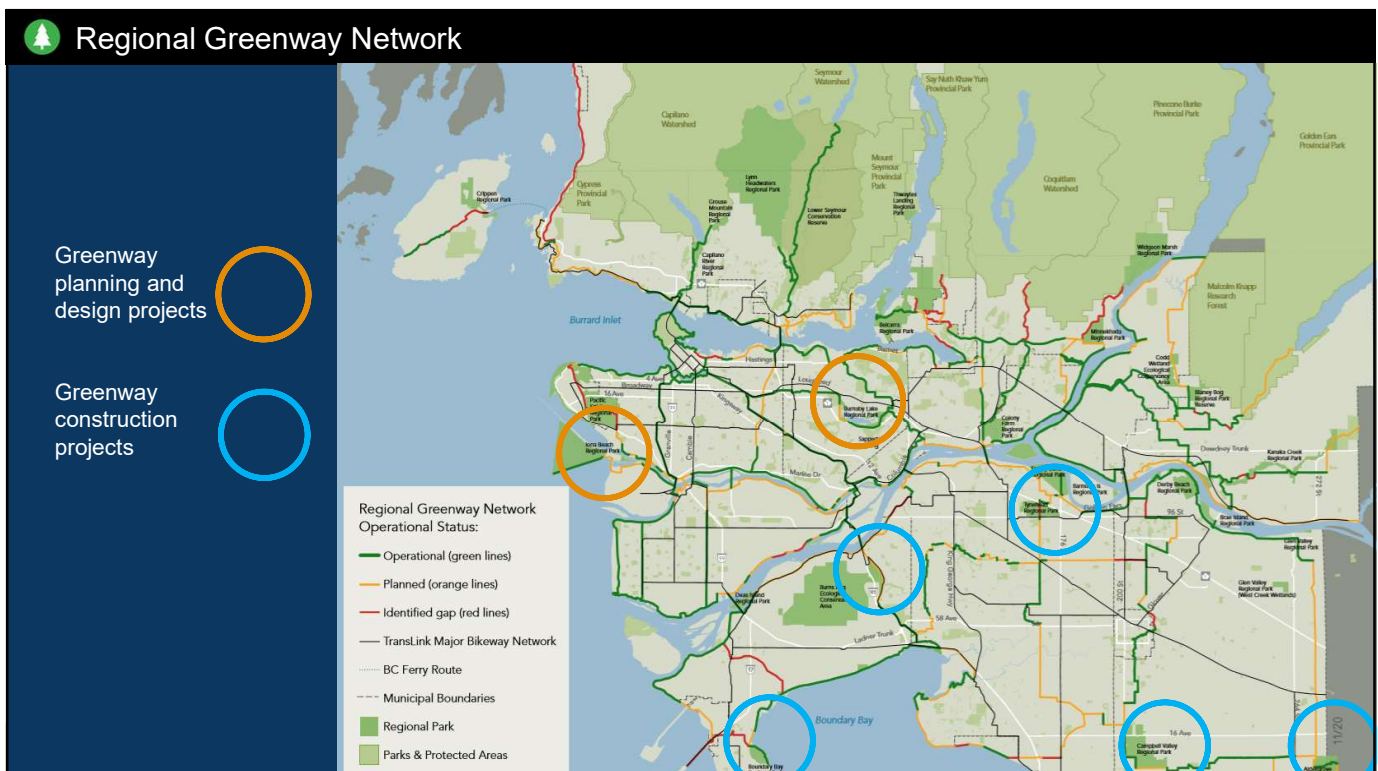


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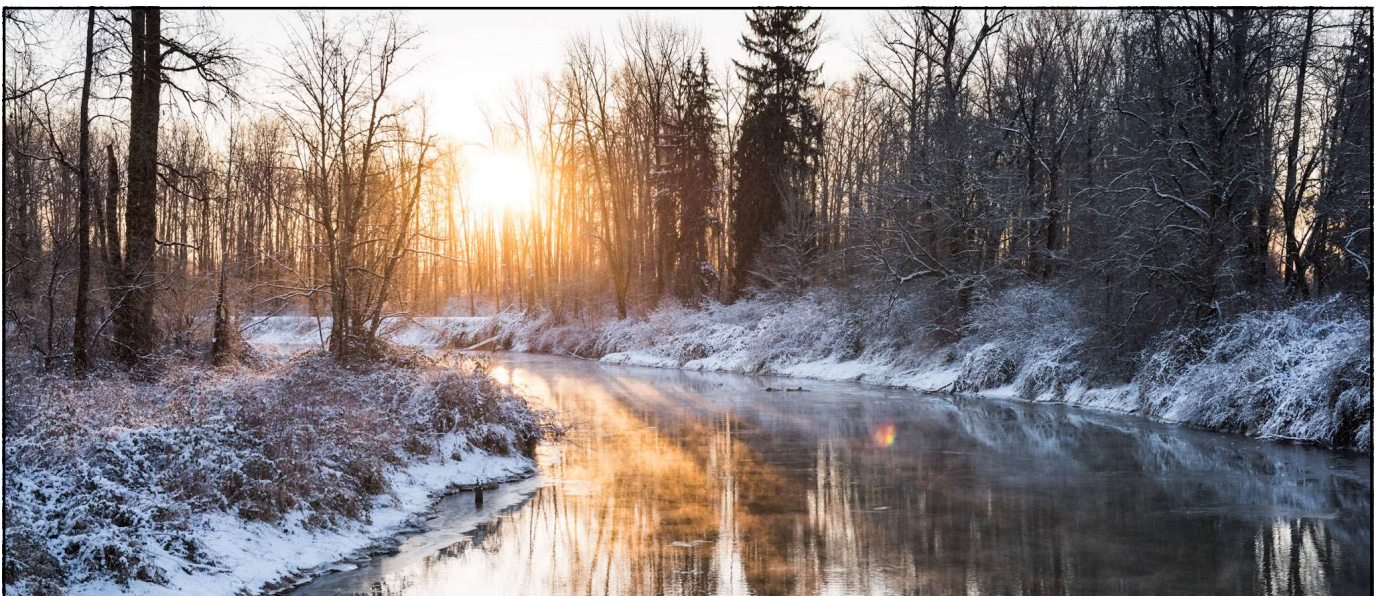


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Kanaka Creek Regional Park

Questions?

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To: Regional Parks Committee

From: Mike Redpath, Director, Regional Parks

Date: December 30, 2025

Meeting Date: January 14, 2026

Subject: **Manager's Report – Regional Parks**

## RECOMMENDATION

THAT the Regional Parks Committee receive for information report dated December 30, 2025, titled "Manager's Report – Regional Parks."

## ECOBLITZ 2025

Every year during October, volunteers come from across the region to engage in activities such as native plantings, invasive plant removals and wildlife monitoring. This past October marked the 12th annual EcoBlitz environmental stewardship event.

In 2025, 720 volunteers participated in 40 EcoBlitz events in 15 regional parks. They contributed 1,950 hours to plant over 7,300 native trees and shrubs and removed over 2,500 kg of invasive plants.

Some of the highlights include:

- Riparian buffer planting along Davies Creek at Crippen Regional Park (including caging plants and spreading mulch)
- Dune ecosystem planting and invasive plant species removal at Iona Beach Regional Park
- Wetland planting at Boundary Bay Regional Park
- Native vegetation planting at Burnaby Lake Nature House
- Restoration of a hayfield into native vegetation and wildflower habitat at Campbell Valley Regional Park
- Hedgerow planting next to the new Perimeter Trail extension at Campbell Valley Regional Park
- Buffer plantings at Derby Reach, Tynehead, and Aldergrove regional parks
- Removing invasive plants at Burnaby Lake and Minnekhada regional parks
- Wildlife camera monitoring at Widgeon Marsh Regional Park



*Campbell Valley Regional Park*

The Metro Vancouver Regional Parks Foundation supported many of these projects through their on-going fund-raising efforts. Thank you to everyone for your participation and contribution to the biodiversity of our regional parks.

### A NEW APPROACH TO DOG MANAGEMENT COMMUNICATION

Metro Vancouver is exploring new ways to communicate dog management responsibilities in regional parks. Clear communication and shared responsibility can improve visitor experience and protect sensitive natural areas.

Starting in 2026, Metro Vancouver Regional Parks will be phasing in a new tri-colour trail marker system that will make leash requirements easy to understand – green for trails that are leash optional, yellow for leash required, and red for no-dog zones.

These signs, paired with maps and educational messaging, will help visitors make informed choices and enjoy park trails responsibly. These signs will educate and promote safety, stewardship, and harmony between people, pets, and nature.



### REGIONAL PARKS CONSTRUCTION PROJECTS UPDATE

In early January 2025, the replacement of the Pine Ridge Bridge in Kanaka Creek Regional Park was completed. The new bridge provides an important connection over Kanaka Creek along the Canyon Trail in the Cliff Falls area, offering enhanced flood resilience and an improved visitor experience with expanded views of the creek, canyon, and the popular winter icicle wall. The project included removal of the old steel bridge, construction of a new 33-metre aluminum bridge, trail extension, and restoration of impacted areas. Due to limited site access, a heavy-lift helicopter was used to deconstruct the existing bridge and deliver the new aluminum frame.

The Little River Loop in Campbell Valley Regional Park is a fully accessible 4 km trail that is popular with park visitors and school groups. In summer 2025, a project was launched to replace the aging boardwalk along the trail, which had reached the end of its operational life. The project includes replacing 200 m of boardwalk and constructing a new viewing platform. The new boardwalk will be widened to 3 m to enhance accessibility, improve nature viewing opportunities, and increase capacity. The viewing platform will support interpretive programming, tours, and school groups. The project is on track for completion and opening to the public in March 2026.

**DEAS ISLAND REGIONAL PARK - FRASER RIVER TUNNEL PROJECT UPDATE**

Trail closures are required to facilitate the construction of the Fraser River Tunnel. Preparatory construction works for the Province of BC's Fraser River Tunnel Project will commence in January 2026. Work will begin with tree clearing on Deas Island Regional Park and involve trail closures on sections of Riverside Walk, Dyke Loop Trail and Island Tip Trail. Sand Dune Trail and the western tip of Deas Island will be fully closed for the duration of project construction. The illustration below is the public Park Notice that park visitors will see.

## TRAIL CLOSURES starting early January 2026



*Park Notice at Deas Island Regional Park*

Additional information on the project can be found at Province of BC's Highway 99 Tunnel Program website (**Reference 1**).

**REFERENCES**

1. Highway 99 Tunnel Program. (n.d.). *Contact the Program*. Retrieved December 23, 2025, from <https://www.highway99tunnel.ca/contact-the-program/>

To: Regional Parks Committee

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

Date: December 1, 2025

Meeting Date: January 14, 2026

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

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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 Regional Parks 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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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

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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**

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### 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

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**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://metrovancover.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://metrovancover.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

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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 <sup>th</sup> 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.
<b>Section 3.1</b> Waiver of Development Cost Charges for Eligible Affordable Rental Housing	Major changes to Section 3.1 include: <ul style="list-style-type: none"> <li>Adds full waiver for Not-for-Profit Student Rental Housing.</li> <li>Adds Inclusionary Affordable Rental Housing</li> <li>Allows for affordability requirements to be set by Member Municipalities and/or funders.</li> </ul>	<ul style="list-style-type: none"> <li>Expands waiver from 50% to 100% for Not-for-Profit Student Rental Housing</li> <li>Simplifies affordability requirements for Not-for-Profit Affordable Rental Housing</li> </ul>
<b>Section 3.2</b> 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.



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

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### 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*.
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### 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

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**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://metrovancover.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://metrovancover.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 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 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 \_\_\_\_\_, \_\_\_\_\_.

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Mike Hurley, Chair

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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 <sup>th</sup> 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.
<b>Section 3.1</b> Waiver of Development Cost Charges for Eligible Affordable Rental Housing	Major changes to Section 3.1 include: <ul style="list-style-type: none"> <li>• Adds full waiver for Not-for-Profit Student Rental Housing.</li> <li>• Adds Inclusionary Affordable Rental Housing</li> <li>• Allows for affordability requirements to be set by Member Municipalities and/or funders.</li> </ul>	<ul style="list-style-type: none"> <li>• Expands waiver from 50% to 100% for Not-for-Profit Student Rental Housing</li> <li>• Simplifies affordability requirements for Not-for-Profit Affordable Rental Housing</li> </ul>
<b>Section 3.2</b> 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.



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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 Meeting Date: November 28, 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**

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### 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

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**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://metrovancover.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://metrovancover.org/boards/GVSDD/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 (“GVSD”) 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 \_\_\_\_\_, \_\_\_\_\_.

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Mike Hurley, Chair

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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 <sup>th</sup> 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.
<b>Section 3.1</b> Waiver of Development Cost Charges for Eligible Affordable Rental Housing	Major changes to Section 3.1 include: <ul style="list-style-type: none"> <li>Adds full waiver for Not-for-Profit Student Rental Housing.</li> <li>Adds Inclusionary Affordable Rental Housing</li> <li>Allows for affordability requirements to be set by Member Municipalities and/or funders.</li> </ul>	<ul style="list-style-type: none"> <li>Expands waiver from 50% to 100% for Not-for-Profit Student Rental Housing</li> <li>Simplifies affordability requirements for Not-for-Profit Affordable Rental Housing</li> </ul>
<b>Section 3.2</b> 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.



## METRO VANCOUVER REGIONAL PARKS

### Upcoming Events

January 2026

DATE	UPCOMING EVENTS
15 JAN 2026	<b>Wonders of Owls (Part 1): Webinar</b> ONLINE WEBINAR
17 JAN 2026	<b>Wonders of Owls (Part 2): In-park Walk</b> MINNEKHADA REGIONAL PARK
23 JAN 2026	<b>Wonders of Owls (Part 2): In-park Walk</b> MINNEKHADA REGIONAL PARK
24 JAN 2026	<b>Wonders of Owls (Part 2): In-park Walk</b> ALDERGROVE REGIONAL PARK
	<b>Wonders of Owls (Part 2): In-park Walk</b> PACIFIC SPIRIT REGIONAL PARK
31 JAN 2026	<b>Wonders of Owls (Part 2): In-park Walk</b> PACIFIC SPIRIT REGIONAL PARK
	<b>Wonders of Owls (Part 2): In-park Walk</b> CAMPBELL VALLEY REGIONAL PARK

*\*Note: For more information on Regional Parks Programs & Events, please visit <https://metrovancover.org/events/events-calendar>*