

**METRO VANCOUVER REGIONAL DISTRICT
WATER COMMITTEE**

MEETING

Wednesday, November 12, 2025

1:00 pm

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

Webstream available at <https://www.metrovancover.org>

A G E N D A

A. ADOPTION OF THE AGENDA

1. November 12, 2025 Meeting Agenda

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

B. ADOPTION OF THE MINUTES

1. October 15, 2025 Meeting Minutes

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

pg. 6

C. DELEGATIONS

D. INVITED PRESENTATIONS

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. GVWD Capital Program Update to September 30, 2025

pg. 11

Executive Summary

As of September 30, 2025, the capital expenditure for the year to date for Water Services is \$293.4 million, compared to a planned annual prorated expenditure of \$363.4 million.

The forecasted expenditures for the current water utility capital program are expected to stay within the approved budgets through completion, and the projected annual spending will align with those approved in the 2025 capital plan.

Recommendation

That the Water Committee receive for information the report dated October 29, 2025, titled “GVWD Capital Program Update to September 30, 2025”.

2. Summer 2025 Water Supply Performance

pg. 19

Executive Summary

During the 2025 high-demand season, Metro Vancouver’s water supply system performed reliably despite below-average snowpack, warmer temperatures, and prolonged dry conditions. Stage 1 watering restrictions were activated on May 1 and remained in place through the end of the high-demand season on October 15. Although precipitation was below normal through most of the season, a mid-August storm event temporarily boosted inflows. Total water use was slightly higher when compared to 2024; however, member jurisdictions played a key role in managing summer water demand and protecting the limited supply through public education and local enforcement efforts.

Recommendation

That the Water Committee receive for information the report dated October 22, 2025, titled “Summer 2025 Water Supply Performance”.

3. Drinking Water Conservation Plan: 2025 Communications and Public Outreach Results

pg. 25

Executive Summary

Metro Vancouver’s annual water restrictions promotion, water conservation campaign, and Water Wagon program educates the region’s residents on the value and mindful use of drinking water.

Media placements reached residents across the region, delivering 70.1 million impressions and 50,269 website visits. There were 287 earned media stories, delivering 134 million impressions for an advertisement value equivalent of \$16 million. The Water Wagon outreach program provided 9,486 water bottle refills and fountain uses, and 2,485 conversations with residents.

Recommendation

That the Water Committee receive for information the report dated October 21, 2025, titled “Drinking Water Conservation Plan: 2025 Communications and Public Outreach Results”.

4. Factors Influencing Long-Term Water Planning

pg. 31

Executive Summary

Metro Vancouver plans for and delivers regional-scale drinking water services to nearly three million people. This requires consideration of the various long-term challenges facing the regional water system, particularly in the face of rapid population growth and climate change impacts.

The Water Supply Outlook 2120, completed in 2019, is a comprehensive regional water supply study that analyzed a range of supply and demand scenarios over a 100-year period. It took into consideration anticipated population growth, climate change impacts, increased adoption of residential water metering, as well as continued water conservation. This study identified the late 2030's as the time when existing supply may no longer meet demand.

Metro Vancouver is planning to address this gap through a two-pronged approach: increasing water supply through the *Coquitlam Lake Water Supply project* and reducing per capita drinking water demands through policies and measures in the *Drinking Water Management Plan* update. Metro Vancouver is currently undertaking a *Water Supply Plan using Adaptive Pathways* project to create updated supply and demand scenarios, confirm timing of source supply gaps, and develop adaptive plans to ensure continued resilience of the regional drinking water system.

Recommendation

That the Water Committee receive for information the report dated October 30, 2025, titled "Factors Influencing Long-Term Water Planning".

5. Coquitlam Reservoir Turbidity Mitigation Planning

pg. 49

Executive Summary

In October 2024, an intense atmospheric river triggered significant turbidity in the Coquitlam Reservoir, Metro Vancouver's largest drinking water source. Elevated turbidity conditions persisted for three days, and while water quality remained high, the event necessitated operational adjustments at the treatment plant, notifications to public health officials, and an increase in sampling frequency within the affected supply area. Field investigations traced the turbidity to two small landslides in a drainage close to the intake, as well as a larger area with potential future landslide risk. Short-term mitigation is underway with long-term stabilization works planned for summer 2026. Updated emergency response plans now include refined operational triggers and enhanced communication protocols to ensure we are better prepared for future similar events. Staff have engaged with *k'wík'wəłəm* (Kwikwetlem First Nation), *səlilwətał* (Tsleil-Waututh Nation), the Health Authorities, BC Hydro, and the Provincial Water Comptroller on the current risk, imminent mitigation plans, and future emergency response protocols.

Recommendation

That the Water Committee receive for information the report dated October 14, 2025, titled “Coquitlam Reservoir Turbidity Mitigation Planning”.

6. Water Supply Tunnel Projects Updates

pg. 60

Executive Summary

Metro Vancouver is upgrading its water transmission system to ensure resilience in the event of an earthquake. Included in these upgrades are six major water supply tunnels being managed and delivered by the Project Delivery department. These high risk, high value, and complex projects are in various stages of design and construction and are being designed to meet current seismic standards, protect against scour and other marine activities, and meet the drinking water needs of the growing region.

Once complete, these projects will significantly contribute to Metro Vancouver’s goals to ensure that the transmission components of the drinking water system are expanded and strengthened to allow the continued supply of high-quality drinking water to the region’s residents and businesses.

Recommendation

That the Water Committee receive for information the report dated October 30, 2025 titled “Water Supply Tunnel Projects Updates”.

7. Manager's Report

pg. 65

Recommendation

That the Water Committee receive for information the report dated October 30, 2025, titled “Manager’s Report”.

F. INFORMATION ITEMS

1. Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions *pg. 70*

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.

That the Water Committee close its meeting scheduled for November 12, 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; and
 - (g) litigation or potential litigation affecting the municipality.

I. ADJOURNMENT

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

Membership:

West, Brad (C) – Port Coquitlam
Sager, Mark (VC) – West Vancouver
Albrecht, Paul – Langley City
Baillie, Tim – Langley Township
Bell, Don – North Vancouver City

Cassidy, Laura – scəwáθən məsteyəx^w
(Tsawwassen First Nation)
Guichon, Alicia – Delta
Hodge, Craig – Coquitlam
Keithley, Joe – Burnaby

Little, Mike – North Vancouver District
MacDonald, Nicole – Pitt Meadows
Meiszner, Peter – Vancouver
Stutt, Rob – Surrey

**METRO VANCOUVER REGIONAL DISTRICT
WATER COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Water Committee held at 1:01 pm on Wednesday, October 15, 2025 in the 28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Director Brad West, Port Coquitlam
 Vice Chair, Director Mark Sager, West Vancouver
 Director Paul Albrecht, Langley City
 Councillor Tim Baillie, Langley Township
 Councillor Don Bell, North Vancouver City
 Director Laura Cassidy, scəwəθən məsteyəx^w (Tsawwassen First Nation)* (arrived at 1:15 pm)
 Director Craig Hodge, Coquitlam
 Councillor Joe Keithley, Burnaby
 Mayor Mike Little, North Vancouver District* (departed at 1:56 pm)
 Director Nicole MacDonald, Pitt Meadows
 Director Peter Meiszner, Vancouver* (departed at 1:58 pm)
 Director Rob Stutt, Surrey

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

MEMBERS ABSENT:

Councillor Alicia Guichon, Delta

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
 Marilyn Towill, General Manager, Water Services
 Nikki Tilley, Supervisor, Legislative Services, Board and Information Services
 Satbir Aujla, Division Manager, Financial Planning & Business Support, Financial Services
 Linda Parkinson, Director, Policy, Planning, and Analysis, Water Services
 Linda Sabatini, Director Financial Operations, Financial Services

A. ADOPTION OF THE AGENDA

1. October 15, 2025 Meeting Agenda

It was MOVED and SECONDED

That the Water Committee adopt the agenda for its meeting scheduled for October 15, 2025 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES**1. September 17, 2025 Meeting Minutes****It was MOVED and SECONDED**

That the Water Committee adopt the minutes of its meeting held September 17, 2025 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER**1. 2026 Budget and 2026 – 2030 Financial Plan Overview**

Jerry W. Dobrowolny, Chief Administrative Officer, Linda Sabatini, Director Financial Operations, Financial Services, and Satbir Aujla, Division Manager, Financial Planning & Business Support, Financial Services, gave a presentation titled “2026 - 2030 Financial Plan Overview”, which provided the high-level context and details of the 2026-2030 Financial Plan.

Jerry W. Dobrowolny introduced the context of the plan, noting past Boards decisions, the extensive public engagement undertaken, and the major cost drivers of capital projects, including inflation, population fluctuations, climate change challenges, and economic financial risks. Linda Sabatini presented the details of the 2026-2030 Financial Plan, including a breakdown of household impact by legal entity, highlighting \$364 million in operating budget savings and \$1.1 billion in capital expenditure reductions for 2026-2030.

1:15 pm Director Cassidy joined the meeting.

2. 2026 Budget and 2026 – 2030 Financial Plan – Water Services

Report dated October 2, 2025 from Marilyn Towill, General Manager, Water Services, providing the Water Committee with the 2026 Budget and 2026–2030 Financial Plan for Water Services for consideration.

Marilyn Towill gave a presentation titled “2026 Budget and 2026 – 2030 Financial Plan Water Services” which provided an overview of Water Services, service level objectives and performance metrics, plans for continuous improvement, and details of the financial plan, capital expenditures, and household impact.

1:56 pm Mayor Little left the meeting.

1:58 pm Director Meiszner left the meeting.

It was MOVED and SECONDED

That the Water Committee receive for information the report dated October 2, 2025 titled “2026 Budget and 2026 – 2030 Financial Plan – Water Services”.

CARRIED

3. Renewed Drivers for Advancing Water Metering in Metro Vancouver

Report dated October 8, 2025 from Linda Parkinson, Director, Policy, Planning and Analysis, Water Services, providing an update to the Water Committee on the benefits of water metering and outlining drivers that have motivated some member jurisdictions to advance water metering more broadly in their jurisdiction.

Linda Parkinson gave the Committee a presentation titled “Renewed Drivers for Advancing Water Metering in Metro Vancouver” providing background on the Drinking Water Management Plan update and regional water metering statistics, as well as the renewed drivers for advancing water metering. Members were informed that an opportunity for more discussion and feedback will be provided at the November 26, 2025 Water Committee Workshop.

It was MOVED and SECONDED

That the Water Committee receive for information the report dated October 8, 2025, titled “Renewed Drivers for Advancing Water Metering in Metro Vancouver”.

CARRIED

4. Health Canada PFAS Guidelines

Report dated October 7, 2025 from Inder Singh, Director, Interagency Projects and Quality Control, Water Services, providing the Water Committee with an update on Health Canada’s guidelines on per- and polyfluoroalkyl substances (PFAS), which are chemicals found in various products that have raised environmental and health concerns that they could potentially contaminate drinking water supplies. There is no significant PFAS risk related to Metro Vancouver’s drinking water supply.

It was MOVED and SECONDED

That the Water Committee receive for information the report dated October 7, 2025, titled “Health Canada PFAS Guidelines”.

CARRIED

5. Award of ITT 25-239 for Construction of Port Moody Main No. 3 – Scott Creek Section – Mariner Way Sub-Section

Report dated October 8, 2025 from Joel Melanson, Division Manager, Engineering and Construction, Water Services, and George Kavouras, Director, Procurement, Procurement and Real Estate Services, seeking GVWD Board approval to award ITT 25-239 for Construction of Port Moody Main No. 3 – Scott Creek Section – Mariner Way Sub-Section, in the amount of up to \$15,770,267.86 (exclusive of taxes) to BD Hall Constructors Corp.

It was MOVED and SECONDED

That the GVWD Board:

- a) approve the award of ITT 25-239 for Construction of Port Moody Main No.3 – Scott Creek Section – Mariner Way Sub-Section, in the amount of up to \$15,770,267.86 (exclusive of taxes) to BD Hall Constructors Corp., subject to final review by the Commissioner; and
- b) authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.

CARRIED

6. Manager’s Report

Report dated October 8, 2025 from Marilyn Towill, General Manager, Water Services, providing the Water Committee with information on the "Greater Vancouver Water District and Member Jurisdiction Water Use by Sector Report 2003 - 2023" which outlines the trends in water use in the Metro Vancouver region, the connection of Capilano Main No. 7 to the Second Narrows Water Supply Tunnel, and the February 13, 2025 water main break in New Westminster.

It was MOVED and SECONDED

That the Water Committee receive for information the report dated October 8, 2025, titled “Manager’s Report”.

CARRIED

F. INFORMATION ITEMS

No items presented.

G. OTHER BUSINESS

No items presented.

H. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED

That the Water Committee close its meeting scheduled for October 15, 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:

- (h) an administrative tribunal hearing or potential administrative tribunal hearing affecting the municipality, other than a hearing to be conducted by the council or a delegate of council.

CARRIED

I. ADJOURNMENT

It was MOVED and SECONDED

That the Water Committee adjourn its meeting of October 15, 2025.

CARRIED

(Time: 2:37 pm)

Catherine Grosson,
Legislative Services Coordinator

Brad West,
Chair

79779060

To: Water Committee

From: Joel Melanson, Division Manager, Engineering & Construction, Water Services

Date: October 29, 2025 Meeting Date: November 12, 2025

Subject: **GVWD Capital Program Update to September 30, 2025**

RECOMMENDATION

That the Water Committee receive for information the report dated October 29, 2025, titled "GVWD Capital Program Update to September 30, 2025".

EXECUTIVE SUMMARY

As of September 30, 2025, the capital expenditure for the year to date for Water Services is \$293.4 million, compared to a planned annual prorated expenditure of \$363.4 million.

The forecasted expenditures for the current water utility capital program are expected to stay within the approved budgets through completion, and the projected annual spending will align with those approved in the 2025 capital plan.

PURPOSE

To report on the status of the Water Services' capital program and financial performance for the 2025 fiscal year to September 30, 2025.

BACKGROUND

This report provides an update on the expenditures of the capital program for the year to date for the GVWD capital projects managed by both Water Services (WS) and Project Delivery (PDE). Under the MV Stage Gate Framework, all projects managed by PDE are required to present progress updates to the Board at the end of each project stage. These stage gates provide the Board with the opportunity to formally assess each project and determine whether it should proceed to the subsequent stage.

2025 Capital Program Progress

As part of the 2025 capital program process, the annual capital expenditures comprise the projected spending for capital projects either continuing or to be started within the calendar year. Table 1 provides a summary of the 2025 actual capital spending to September 30, 2025, compared to the prorated capital expenditures.

Based on progress to-date on the projects within the current water utility capital program, forecasted expenditures are expected to remain within the approved budgets through to completion. The current project expenditures through to September 30, 2025 were \$293.4 million, which represent approximately 81% of the prorated annual expenditures. It is projected that annual capital expenditures will remain within the approved annual plan.

Table 1 – Capital Spending Summary to end of September 2025

Water Total	2025 Prorated Expenditures to September 30, 2025	Actual Expenditures to September 30, 2025	% of 2025 Prorated Expenditures
WS – Water Mains	\$75.9M	\$59.0M	77.7%
WS – Pump Stations	\$39.3M	\$23.8M	60.6%
WS – Reservoirs	\$11.4M	\$12.4M	109.1% ¹
WS – Treatment Plants	\$9.5M	\$1.4M	14.6% ²
WS – Others	\$15.8M	\$5.6M	35.2%
PDE – Tunnel Projects	\$130.1M	\$123.1M	94.5%
PDE – Coquitlam Water Supply Projects	\$81.4M	\$68.1M	83.6%
Total	\$363.4M	\$293.4M	80.7%

Notes: 1) More work was completed in 2025 on the Fleetwood Reservoir No. 2 than originally planned.

2) Underspend due to project delays in tendering and initiating construction.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

Capital expenditures are funded internally (pay as you go) and through debt service costs (interest and principal payments). Monitoring continues throughout the year on the financial performance, including reporting on treasury, procurement and continuous improvement .

OTHER IMPLICATIONS

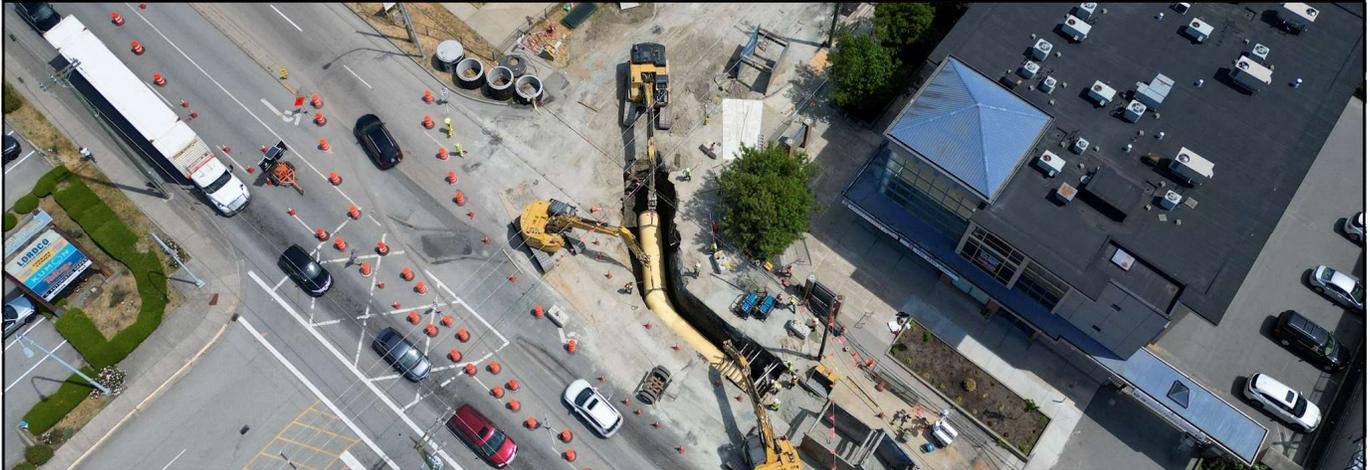
Staff work proactively to mitigate potential project challenges through the development and implementation of effective communications and engagement strategies. Metro Vancouver engages with First Nations early and often on capital projects that may impact First Nations' rights and interests. In addition, Metro Vancouver collaborates with member jurisdiction staff to assess and mitigate project impacts for local residents and businesses and to communicate project status and schedules.

CONCLUSION

The forecasted expenditures for the current GVWD capital program are expected to stay within the approved budgets through completion, and the projected annual spending will align with the 2025 approved capital plan.

ATTACHMENT

1. Presentation re: GVWD Capital Program Update as of September 30, 2025.



Kennedy Newton Water Main – Scott Road Section (June 2023)

GVWD Capital Program Update

AS OF SEPTEMBER 30, 2025

Joel Melanson

Division Manager, Engineering & Construction

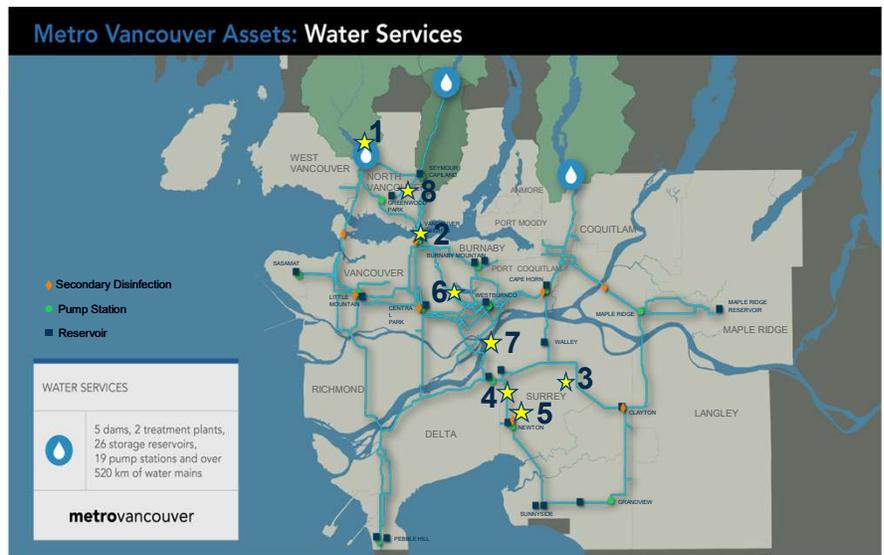
Water Committee, November 12, 2025
77799630



1

HIGHLIGHTED PROJECTS

1. Capilano Pump Station Backup Power System
2. Second Narrow Water Supply Tunnel
3. Fleetwood Water Main Valve Chamber
4. Kennedy Newton Water Main
5. Newton Pump Station Replacement
6. Central Park Water Main – Imperial Section
7. Annacis Water Supply Tunnel and Water Main South
8. Lynn Valley Aerial Crossing Rehabilitation



2

2

CAPILANO PUMP STATION BACKUP POWER SYSTEM



On-going construction of the Powerhouse and Watershed Gatehouse. August 2025

metrovancover

3

3

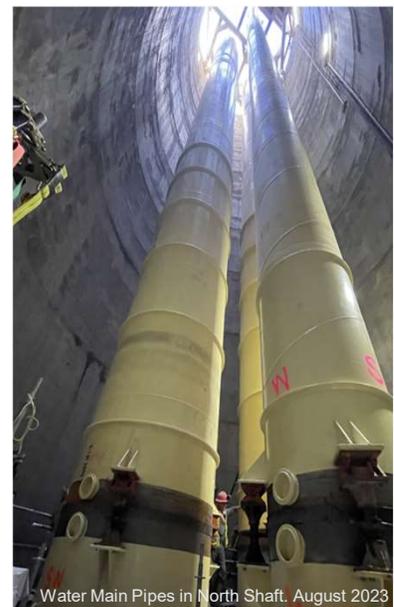
SECOND NARROWS WATER SUPPLY TUNNEL



Tunnel Boring Machine. January 2020



North Valve Chamber. October 2023



Water Main Pipes in North Shaft. August 2023

metrovancover

4

4

FLEETWOOD WATER MAIN VALVE CHAMBER



Chamber Construction, Excavation. February 2025
cc



Chamber Construction, Formwork. March 2025



Chamber Construction, Backfilled. May 2025

metrovancover

5

5

KENNEDY NEWTON WATER MAIN



1800 mm Water Main Installation at 86th Ave Chamber – Dec 5th 2024



86th Ave Crossover Chamber Interior – April 17th 2025

metrovancover

6

6

NEWTON PUMP STATION REPLACEMENT



Excavation for the Newton Pump Station Replacement – October 2025

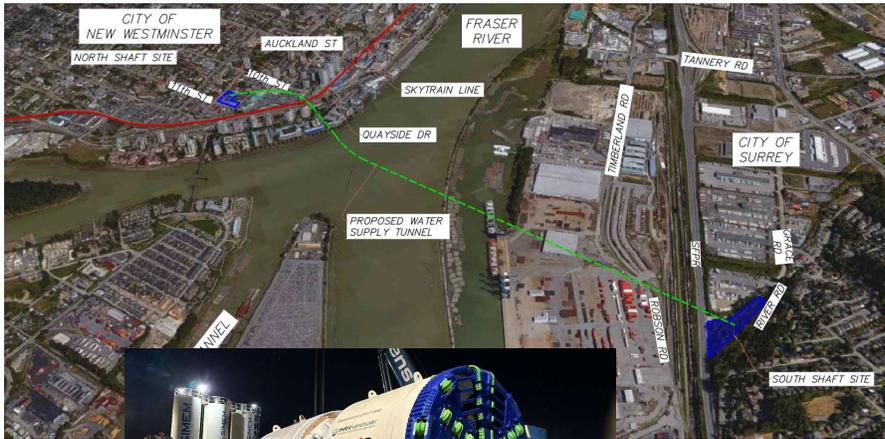
7

CENTRAL PARK WATER MAIN – IMPERIAL SECTION – Project Phases



8

ANNACIS WATER SUPPLY TUNNEL



Annacis Tunnel Boring Machine - October 2023



Annacis South Shaft - November 2023

metrovancover

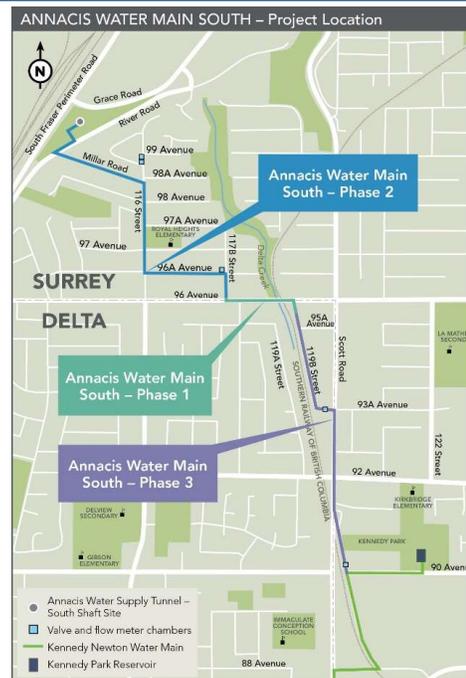
9

9

ANNACIS WATER MAIN SOUTH



Water Main Installation - September 2025



metrovancover

10

10

LYNN VALLEY AERIAL CROSSING REHABILITATION



Lynn Valley Aerial Crossing Rehabilitation – April, 2025

metrovancouver

11

11



Barnston Maple Ridge Pump Station

Questions?

metrovancouver

12

12

To: Water Committee

From: Mike Brannon, Director, Operations & Maintenance, Water Services

Date: October 22, 2025 Meeting Date: November 12, 2025

Subject: **Summer 2025 Water Supply Performance**

RECOMMENDATION

That the Water Committee receive for information the report dated October 22, 2025, titled “Summer 2025 Water Supply Performance”.

EXECUTIVE SUMMARY

During the 2025 high-demand season, Metro Vancouver’s water supply system performed reliably despite below-average snowpack, warmer temperatures, and prolonged dry conditions. Stage 1 watering restrictions were activated on May 1 and remained in place through the end of the high-demand season on October 15. Although precipitation was below normal through most of the season, a mid-August storm event temporarily boosted inflows. Total water use was slightly higher when compared to 2024; however, member jurisdictions played a key role in managing summer water demand and protecting the limited supply through public education and local enforcement efforts.

PURPOSE

To provide the Water Committee with an overview of water use and water supply system performance during the 2025 high-demand season.

BACKGROUND

The report titled “Water Supply Update for Summer 2025” was provided to the Water Committee at the May 14, 2025 meeting ahead of the high-demand season. The report included a summary of past trends in water use, the state of source water supply, and plans for operating the source reservoirs ahead of the high-demand season. As per the Committee’s 2025 Work Plan, this report provides an overview of the performance of the regional water supply system during the high-demand season and is based on data available from May 1 to October 15, 2025.

Metro Vancouver’s reservoirs are filled each winter and spring through precipitation and snowmelt, which must sustain the region through summer and into fall. In 2025, there was early snowfall, but mild and dry winter conditions led to below-average snowpack. March storms temporarily boosted snowpack to 83 per cent of normal, but warm, dry weather in April and May accelerated melt, reducing levels to 40 per cent by June.

With a subdued spring freshet and low streamflow, dam and reservoir operations began early in April to maximize storage. From May 1 to October 15, precipitation remained below normal, with June and July particularly dry, receiving just 23 per cent and 47 per cent of typical rainfall, respectively. On August 15, a powerful storm event delivered an entire season's worth of rain in one day, making August exceptionally wet at 232 per cent of normal precipitation. September remained dry until its final days, ending at 70 per cent of normal rainfall. Summer temperatures were consistently warmer than average, with June, July, and August about 1°C above normal, and September peaking at 1.8°C warmer. Despite the challenges, Metro Vancouver's water supply system performed well during the high-demand season, with average daily and peak hourly water demands only slightly exceeding 2024 levels.

OPERATING AND MANAGING THE RESERVOIRS

Annual Stage 1 lawn watering restrictions of the Drinking Water Conservation Plan were automatically activated on May 1, 2025 and remained in effect until October 15, 2025. These restrictions, supported by public education and local enforcement, are key to reducing overall water use through the summer.

The source reservoirs were managed through spring and early summer to capture incoming streamflow. Capilano and Seymour Reservoirs reached full pool on June 11 and 12, respectively. By June 1, snow survey measurements indicated the snowpack was only 40 per cent of the historical average. Nevertheless, with higher inflows and manageable demands, the reservoirs maintained full pool levels until early July.

The three alpine lakes were used to supplement source reservoirs. Palisade Lake outlets were opened on August 11 to supplement Capilano Reservoir, and Burwell Lake and Loch Lomond outlets were opened on July 30 to supplement Seymour Reservoir. All three alpine lakes are now closed and winterized for the season.

Figure 1 shows the total source storage level throughout the high-demand season. As illustrated, total source storage levels remained within the typical range. The noticeable increase in storage levels in mid-August reflects the storm event on August 15, replenishing storage levels by delivering the equivalent of an entire summer's rainfall in a single day.

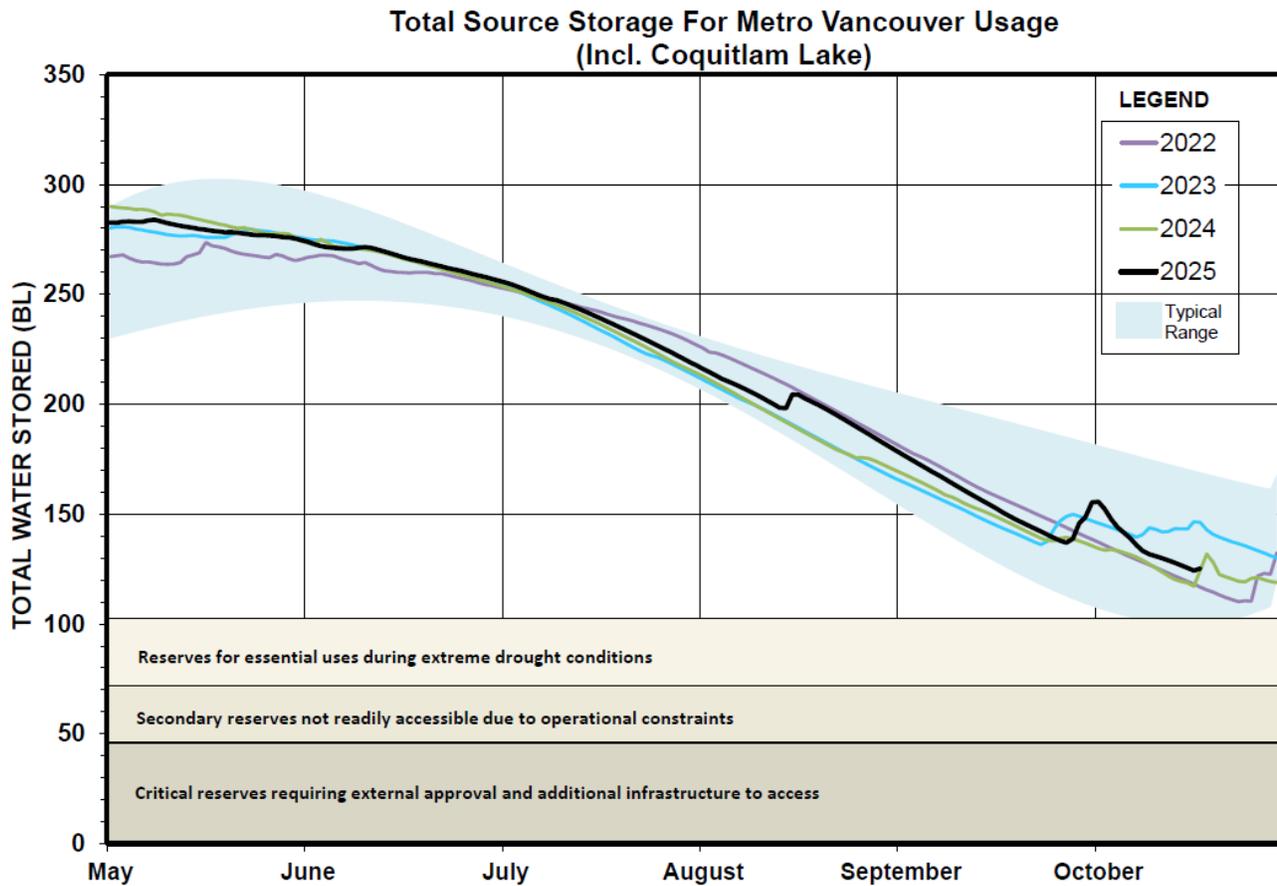


Figure 1 - Total Source Storage for Metro Vancouver Usage (Incl. Coquitlam Lake)

DRINKING WATER DEMANDS
Year-Over-Year Comparisons

As shown in Table 1, average daily water demand in the 2025 high demand season was only slightly higher than in 2024, with increases observed in May, June, August, and September, while July remained nearly unchanged. Storage volumes began to decline more rapidly in early July as the region experienced seasonal conditions, including high temperatures and minimal precipitation. It was not deemed necessary to implement Stage 2 restrictions, as demand remained below the critical threshold of 1.5 BL/d and significant rainfall in mid-August helped replenish reservoir levels.

In late September and early October, a series of storm events contributed to increased inflows and helped restore lake levels across the region. Also, the reservoir levels were intentionally lowered to support planned maintenance work at the dams in the fall. This drawdown was necessary to facilitate the completion of critical infrastructure upgrades, while maintaining overall system reliability.

Table 1: Daily Water Demand During High Season (billion litres per day)

Month	2024 (BL/d)	2025 (BL/d)
May	1.12	1.14
June	1.19	1.29
July	1.41	1.40
August	1.29	1.33
September	1.18	1.23
October 1 - 15	1.06	1.07

Total Volume Used During the High Demand Season

Between May 1 and October 15, 2025, the region experienced a slight increase in water use compared to the same period in 2024. This rise can be attributed to generally warmer and drier conditions, with average temperatures 1–2°C higher than the previous year.

Table 2: Total Volume of Water Used During High Demand Season (billion litres)

May 1 to October 15	
2024	2025
205 BL	211 BL

Peak Day and Peak Hour Demand

The peak day consumption data for summer 2024 and summer 2025 are shown below in Table 3 and are illustrated in Figure 2. The peak day is defined as the day of maximum withdrawal from the sources. Given that outdoor water use, especially lawn watering, is the main driving factor of increased demand in summer, it is expected that the peak day should fall on a designated lawn watering day. As outlined in Table 3, peak day (Sunday) and peak hour (Saturday) both fell on designated residential lawn watering days.

Table 3: Peak Day and Peak Hour Demand During High Season (billion litres per day)

	2024	Day/Time	2025	Day/Time
Peak day	1.54 BL/d	Sat. July 20	1.49 BL/d	Sun July 13
Peak hour	1.94 BL/d	Sat. July 20 at 6:00 am	1.92 BL/d	Sat Aug 2 at 5:00 am

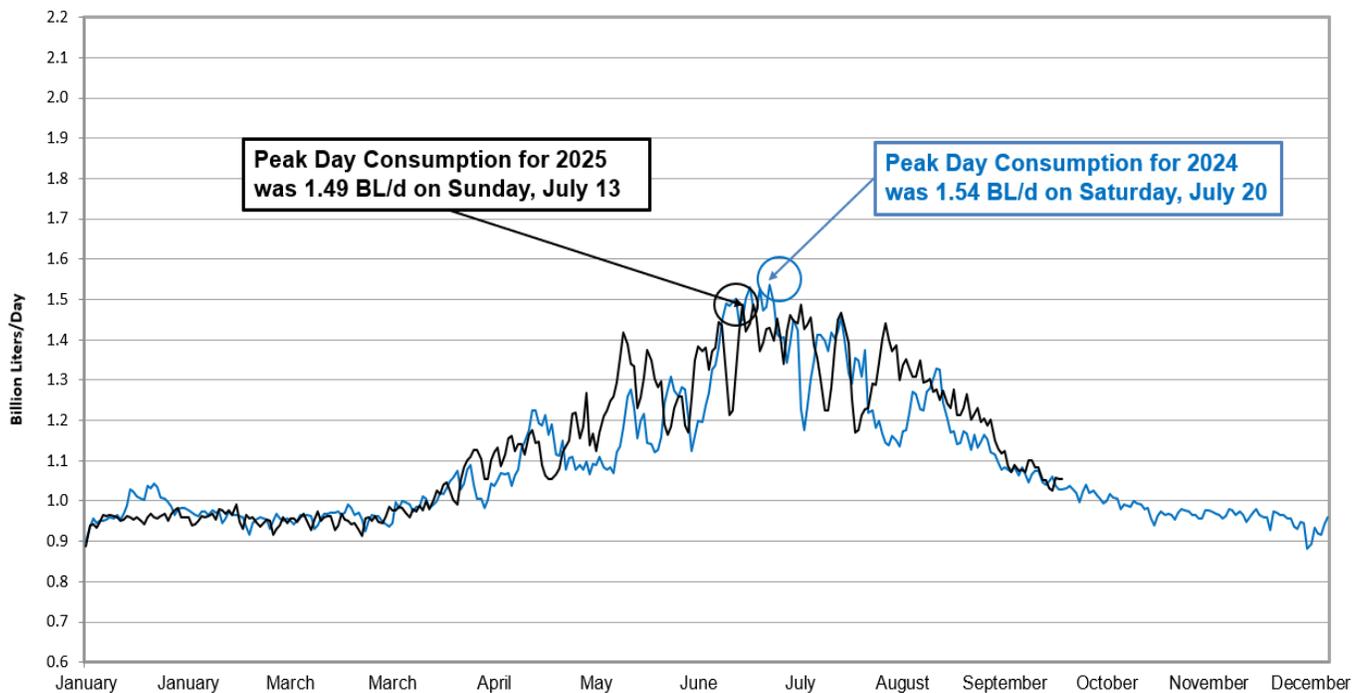


Figure 2 - Metro Vancouver Daily System Consumption Comparison 2024 and 2025

Environmental Flows

In addition to drinking water needs, Metro Vancouver’s reservoirs must also provide the required environmental flows to sustain fish populations. Environmental discharges from the Cleveland and Seymour Falls Dams were maintained throughout the season to provide water to the river basins downstream of the dams, meeting all requirements.

Following the storm event in mid-August, Metro Vancouver maintained environmental flows from Seymour Falls Dam slightly above minimum requirements to support fisheries and minimize flow fluctuations. Additionally, two short-duration flow pulses (about two hours each) were implemented in early September to facilitate fish migration and reduce the risk of stranding.

REGIONAL WATER SUPPLY AND CONSERVATION COMMUNICATION

Metro Vancouver delivers annual public education initiatives to increase awareness of watering restrictions under the Drinking Water Conservation Plan and to encourage efficient use of the region’s high-quality drinking water. A summary of the 2025 initiatives is included in the report titled “Drinking Water Conservation Plan: 2025 Communications and Public Outreach Results,” provided to the November 12, 2025, Water Committee meeting.

In 2025, Metro Vancouver updated the “Reservoir Levels and Water Use” webpage to provide additional and more accessible information on the region’s water supply conditions. Alongside updated graphs showing total source storage and demand, new graphs were added to display temperature, precipitation, and snowpack trends during the high-demand season. These additions help viewers better understand the current source storage levels and the factors that affect them. The response to the updated webpage has been very positive, both from within and beyond the region, including feedback from member jurisdiction staff. The webpage remains one of the most-visited webpages on the Metro Vancouver website.

ALTERNATIVES

This is an information report; no alternatives are presented.

FINANCIAL IMPLICATIONS

Revenues from water sales as of October 7 are 1.5 per cent, or approximately \$4.8 million, below budget.

OTHER IMPLICATIONS

Member jurisdictions play a vital role in managing overall system demand and protecting our limited water supply during the summer months. Through proactive public education and local enforcement, they help raise awareness about conservation practices and ensure compliance with seasonal water use restrictions. These efforts are essential to maintaining system resilience, especially during peak demand periods, and contribute significantly to the success of regional water management strategies.

CONCLUSION

Metro Vancouver's water supply system performed reliably during the 2025 high-demand season, despite a below-average snowpack and prolonged warm, dry weather. A wetter-than-expected spring and a significant mid-August storm event supported supply, boosting reservoir levels. Peak day consumption remained comparable to 2024; however, total water use was slightly above 2024.

Annual Stage 1 lawn watering restrictions of the Drinking Water Conservation Plan were activated on May 1, 2025 and remained in effect until October 15, 2025.

72588839

To: Water Committee

From: Dana Carlson, Project Coordinator, Corporate Communications

Date: October 21, 2025 Meeting Date: November 12, 2025

Subject: **Drinking Water Conservation Plan: 2025 Communications and Public Outreach Results**

RECOMMENDATION

That the Water Committee receive for information the report dated October 21, 2025, titled “Drinking Water Conservation Plan: 2025 Communications and Public Outreach Results.”

EXECUTIVE SUMMARY

Metro Vancouver’s annual water restrictions promotion, water conservation campaign, and Water Wagon program educates the region’s residents on the value and mindful use of drinking water.

Media placements reached residents across the region, delivering 70.1 million impressions and 50,269 website visits. There were 287 earned media stories, delivering 134 million impressions for an advertisement value equivalent of \$16 million. The Water Wagon outreach program provided 9,486 water bottle refills and fountain uses, and 2,485 conversations with residents.

PURPOSE

To update the Water Committee on regional communications to support the annual water restrictions, water conservation campaign, and Water Wagon program.

BACKGROUND

Metro Vancouver provides high-quality drinking water through its members to more than 3 million people and associated businesses, institutions, and industries in the region. Metro Vancouver’s ability to capture, store, and distribute available water is limited, and like all natural resources, water must be managed and used wisely.

Increased uncertainty in population forecasts and the impacts of climate change brings increased risk of drought and water shortages in the summer months. Metro Vancouver aims to educate residents on how valuable drinking water is and encourage more mindful water use to reduce overall water demand and conserve water for where it’s needed most — drinking, cooking, and cleaning.

Metro Vancouver's Drinking Water Conservation Plan is supported by three main communications initiatives:

- The water restrictions promotion educates residents about seasonal restrictions on lawn watering and other outdoor water use (Reference 1).
- The water conservation campaign, It's All Drinking Water, encourages reduced water consumption by encouraging mindful use (Reference 2). In addition, two secondary promotions support the conservation message:
 - A promotion about where the region's drinking water comes from increases awareness of Metro Vancouver's drinking water system and its limited source volumes (Reference 3).
 - A promotion for seasonal maintenance tips helps lawns grow stronger and require less water when water restrictions are in effect (Reference 4).
- The Water Wagon outreach program provides high-quality tap water at public summer events around the region while educating attendees about Metro Vancouver's water system and providing tips to conserve treated drinking water at home, indoors and outside. (Reference 5).

WATER CONSERVATION COMMUNICATIONS

Approach and Timing

Seasonal water restrictions were first promoted via a media release on April 4, followed by a second release on May 1 when the water restrictions were enacted. Promotions were in effect until the deactivation of water restrictions on October 15. Materials included a direct mail postcard, social media, posters, as well as translated print ads in multicultural newspapers.

The regional drinking water conservation campaign was in market from June 23 to September 1, 2025. Emphasis was placed on reducing water demand for the summer activities that use the most water, specifically lawn watering. The target audience was residents with lawns (adults 35–64 in detached homes, duplexes, and townhomes).

The creative direction featured bold colours and graphics. The key message and tagline were "Water one hour a week for a healthy lawn" and "It's all drinking water." Water conservation tips were woven throughout the creative.

In 2025, the campaign URL was changed to itsalldrinkingwater.ca (Reference 2) to better align with the creative direction and key messages. The previous URL, welovewater.ca, is still active and redirects visitors to the new campaign website.

Media placements included digital video (YouTube and Canadian pre-roll network), digital banner ads (programmatic network and The Weather Network), Facebook/Instagram, Google Search, television (CTV, Global BC), radio (CFMI-FM, CFOX-FM, CKNW, CJJR-FM, CFBT-FM, CHQM-FM, CKZZFM and CKWX), and digital billboards (weather triggered where possible).

Metro Vancouver Member Engagement

Metro Vancouver provided communications to support the Greater Vancouver Water District members' water conservation education and enforcement programs. Materials included content and creative for social media, rack cards, door hangers, brochures, posters, transit shelter ads, digital billboards, and translated materials.

Evaluation

Combined results for the water restrictions promotion and water conservation campaign follows:

Website

- There were 50,269 page views on the campaign website (Reference 2) and water restrictions web page (Reference 1), an increase from last year's 47,000 page views. The most popular page was the water restrictions landing page that achieved 30,728 views.

Regional Paid Media Placements

- The campaign received 70.1 million total impressions in 2025 – comparable to 2024 (68.1 million).
- YouTube saw an exceptionally high video view rate of 73%, well above benchmark (55%).
- Meta (Facebook and Instagram) received 647 reactions, 240 comments, 92 shares, and 50 saves for a social engagement rate of 0.013% — within expected ranges.
- The Google Ads search campaign performed strongly with a click-through-rate of 31.5% and an increase in impression share from 34% to 61% year-over-year.
- Across digital tactics, there were 2.7 million video views and 18,489 clicks to the website. The digital banner ads and social media ads had a frequency of 9.5, meaning people were exposed to the ads about once every week.
- The biennial post-campaign survey was not conducted in 2025, and is scheduled for 2026.

Earned Media

- There were 287 earned media stories, delivering more than 134 million impressions for a total ad value equivalent of \$16 million. Earned media coverage was consistent from spring through the summer months.

Water Wagon Outreach Program

The Water Wagon is a regional resource and is available to attend public events in member jurisdictions whose water is distributed by Metro Vancouver. The Water Wagon is staffed by an outreach team that shares the “mountain to tap” story of the region's drinking water and ways to conserve this precious resource through interactive displays and games.

Between May to September the Water Wagon attended 24 community events across 11 member jurisdictions for a total of 31 event days. The outreach team counted 9,486 water bottle refills and fountain uses and had 2,485 conversations about the region's tap water with residents. A water wagon was also placed at Metro Vancouver's exhibit at the PNE Fair for an additional 15 days.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The 2025 budget for water restrictions promotions, water conservation campaign, and Water Wagon program was \$563,469.

OTHER IMPLICATIONS

The continued success of water conservation to reduce overall demand on a limited resource relies on collaboration and alignment between Metro Vancouver and member jurisdictions.

CONCLUSION

Metro Vancouver's conservation campaign achieved 70.1 million impressions and contributed to more than 50,000 website visits. There were 287 media stories, delivering 134 million impressions totaling an advertisement value equivalent of \$16 million. Through an integrated approach, the water restrictions promotion and water conservation campaign educated residents about the value of drinking water and supported water conservation throughout the region to reduce seasonal demand.

ATTACHMENT

1. Water Conservation Communications Materials Examples.

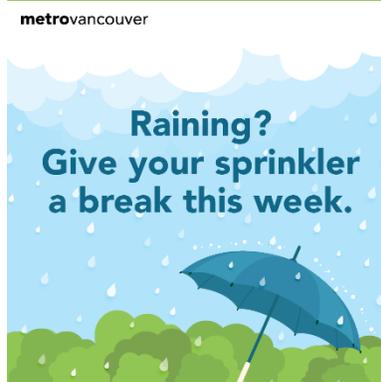
REFERENCES

1. Metro Vancouver. (2025). *Lawn watering restrictions*. <https://metrovancover.org/lawns>.
2. Metro Vancouver. (2025). *It's All Drinking Water*. <https://itsalldrinkingwater.ca>.
3. Metro Vancouver. (2025). *The Regional System*. <https://metrovancover.org/services/water/the-regional-system>.
4. Metro Vancouver. (2025). *Seasonal Lawn Care*. <https://metrovancover.org/services/water/seasonal-lawn-care>.
5. Metro Vancouver. (2025). *Water Wagon and Tap Water Team*. <https://metrovancover.org/services/water/water-wagon-and-tap-water-team>.

78682489

2025 Water Conservation Communications Materials Examples

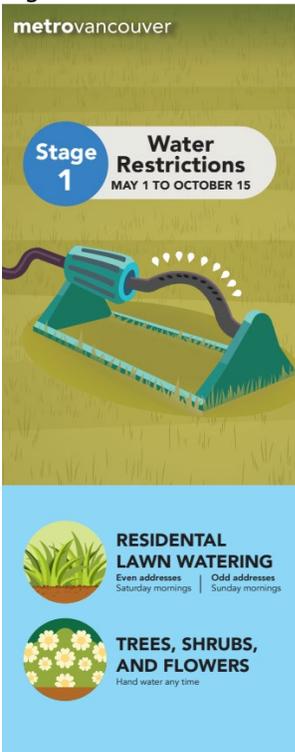
Primary Promotion: Water Conservation Campaign



Secondary Promotion: Water Source and Seasonal (Spring/Fall) Lawn Care



Stage 1 Water Restrictions



Rack Card Front



Rack Card Back



Social Media Story Image



Postcard Front



Postcard Back

To: Water Committee

From: Linda Parkinson, Director, Policy Planning & Analysis, Water Services

Date: October 30, 2025 Meeting Date: November 12, 2025

Subject: **Factors Influencing Long-Term Water Planning**

RECOMMENDATION

That the Water Committee receive for information the report dated October 30, 2025, titled “Factors Influencing Long-Term Water Planning”.

EXECUTIVE SUMMARY

Metro Vancouver plans for and delivers regional-scale drinking water services to nearly three million people. This requires consideration of the various long-term challenges facing the regional water system, particularly in the face of rapid population growth and climate change impacts.

The Water Supply Outlook 2120, completed in 2019, is a comprehensive regional water supply study that analyzed a range of supply and demand scenarios over a 100-year period. It took into consideration anticipated population growth, climate change impacts, increased adoption of residential water metering, as well as continued water conservation. This study identified the late 2030’s as the time when existing supply may no longer meet demand.

Metro Vancouver is planning to address this gap through a two-pronged approach: increasing water supply through the *Coquitlam Lake Water Supply project* and reducing per capita drinking water demands through policies and measures in the *Drinking Water Management Plan* update. Metro Vancouver is currently undertaking a *Water Supply Plan using Adaptive Pathways* project to create updated supply and demand scenarios, confirm timing of source supply gaps, and develop adaptive plans to ensure continued resilience of the regional drinking water system.

PURPOSE

The purpose of this report is to prepare the Water Committee for a November workshop on the *Drinking Water Management Plan (DWMP) Update*, by sharing information on the factors that influence long-term planning for the regional water system and how the utility is responding to the uncertainty and unpredictability associated with long-term planning.

BACKGROUND

Water Services’ long-term planning is driven by two key parameters – source supply and drinking water demand. To ensure a reliable supply of high-quality drinking water for the region for decades to come, source supply must adequately meet the growing water demand. Planning for supply and demand requires a series of models that simulate what happens as water moves from the regional watersheds, through the transmission system to each member’s connection point (See Figure 1 on next page).

These models include:

- **Water Supply Area Hydrological Models:** Hydrological models are used for each of the three mountain reservoir systems and water supply areas. These inform water supply and dam operations.
- **Water Demand Forecasting Models:** Growth planning for water infrastructure is driven by average annual demand, peak day demand and per capita demand. The water demand forecasting model incorporates population projections and a broad range of demand drivers, including demographic projections, climate change, and water conservation measures.
- **Water Transmission System Model:** The regional water transmission system (water mains, treatment plants, pump stations, etc.) moves the water from source to tap and must be capable of providing treated drinking water to members to meet needs during peak summer demand periods, which is modelled as the peak day demand. Therefore, the peak day demand is a very important parameter that informs the sizing and timing of transmission system infrastructure. The transmission model is also used to optimize existing system capacity, enabling full utilization of the infrastructure throughout its intended lifespan.

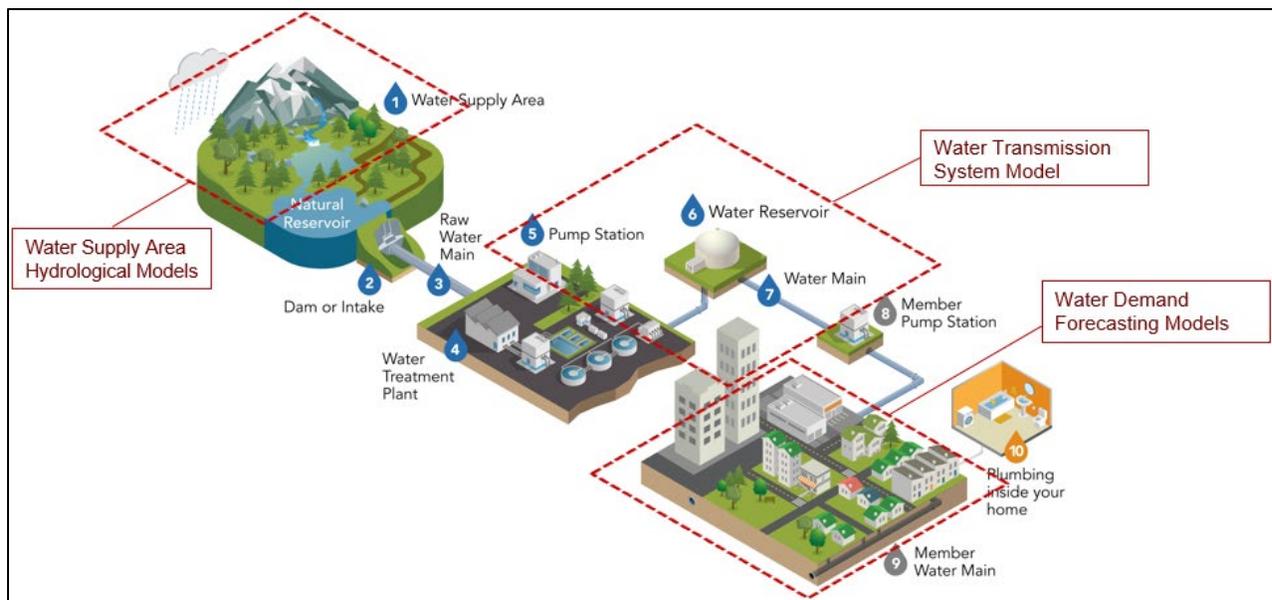


Figure 1: Models used to inform long term water planning

Combining water demand forecasts with modelling of future reservoir inflows helps determine the potential need for additional water supply over time. The probability, timing, and volume of these potential supply gaps must then be addressed through infrastructure capital plans and the utility's strategic plan; the Drinking Water Management Plan (DWMP).

Water Supply Outlook 2120

The Water Supply Outlook 2120 study, completed in 2019, is the most recent long-term source supply planning study conducted by Metro Vancouver. This study assessed the water system's resiliency to potential hazards and identified actions necessary for the continued supply and delivery of water to meet the region's needs over the next 100 years. The study examined long-term trends in both regional supply and demand considering population growth, climate change, demand shifts, and seismic vulnerability.

Given the 100-year outlook of the water supply planning study, there are many possible future demand and supply outcomes. While any outcome may occur during the entirety of a long-term forecast, it is not reasonable to plan water supplies for extremely rare conditions, as this carries a high risk of costly over or under-building of major capital infrastructure. To guide long-term planning, three planning scenarios were developed for probable low, moderate, and high-stress outcomes, after identifying the most important factors influencing the region’s water demands and supplies. Figure 2 illustrates key factors driving the three planning scenarios:

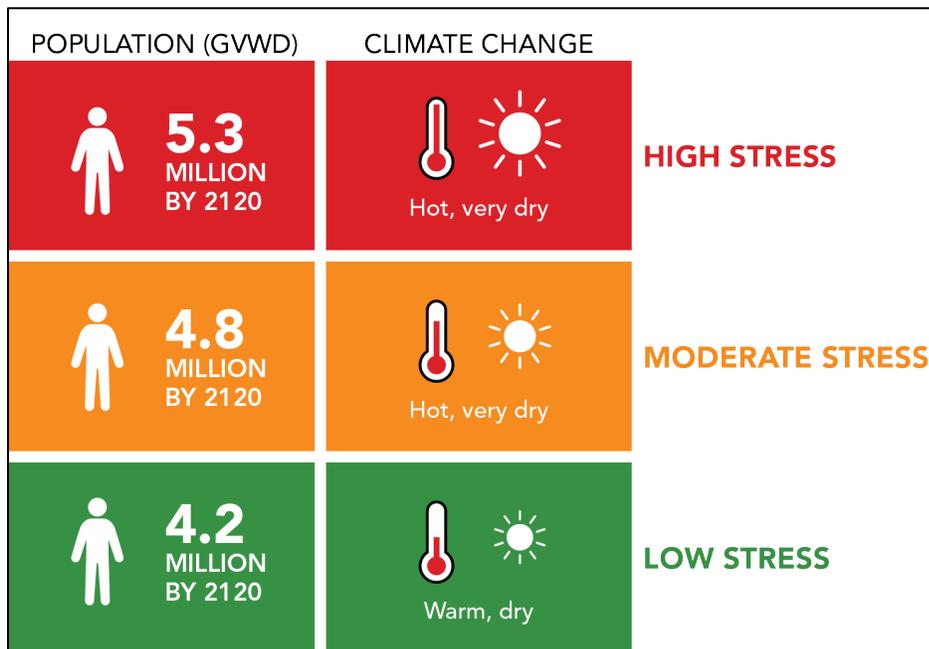


Figure 2: Planning Scenarios used for the Water Supply Outlook 2120 study

The Water Supply Outlook 2120 was developed using data up to and including 2016. At that time the regional population was growing by 35,000 people each year, which increased to 50,000 in 2024. As per the latest projections released by Metro Vancouver’s Regional Planning department, regional population is projected to reach 7.5 million in 2120.

Regional Water Supply

Metro Vancouver’s water comes from rainfall and snowmelt in three major water supply areas – Capilano, Seymour, and Coquitlam. The regional water supply is stored in these three main source storage reservoirs and three supplemental alpine reservoirs (Burwell Lake, Palisade Lake, and Loch Lomond). The region benefits from these supply sources reliably refilling every winter and their close proximity to the rapidly growing region that they service.

Climate, which is the primary factor impacting source supply and source water availability, is subject to natural variability and uncertainty outside the bounds of human control. Therefore, the regional effects of climate change must be considered when planning for future water supply. Work completed as part of the Water Supply Outlook 2120, found that it is expected that warmer temperatures will cause more precipitation to fall as rain rather than as snow in the water supply areas during winter months. Projections show that warmer temperatures and winter rains will erode the winter snowpack more quickly and reduce its depth and availability for drinking water in the spring and summer months. Precipitation forecasts also indicate drier summers that could

extend later into the year. Hotter days and longer dry spells over the summer months, combined with reductions in snowpack put strain on the existing water supply during times of the year when temperatures are high and water is in greatest demand.

Regional Water Demand

As outlined in the Committee Report “Current Water Use Metrics and the Status of Metering in the Region”, September 10, 2025, the regional water demand is modelled using two main parameters – peak day demand and average annual demand. Peak day is defined as the day in a year when the highest volume of water is drawn from Capilano, Seymour, and Coquitlam source supplies. Metro Vancouver’s design objective is to supply peak day demands to member jurisdictions, by which the size and timing of infrastructure are directly driven. Average day demand is the total water demand for the year divided by the number of days in the year and is an important parameter when determining source water supply and the need for access to additional water. The regional water supply system must be capable of providing drinking water to members all year round.

The following are the key factors that influence water demand and were accounted for in the Water Supply Outlook 2120 and in current models and tools used by Water Services.

Population Growth: Population growth has a significant impact on demand forecast, and on long-term water planning. Each year, in July, Metro Vancouver’s Regional Planning department issues population projections for the region. These population projections are used to inform water demand projections. The Water Supply Outlook 2120 was developed using data up to and including 2016. At that time the regional population grew by 35,000 people each year. This increased to 50,000 in 2024. The 2025 population projections reflect the impact of recent federal immigration and nonpermanent resident policy changes, which have significantly influenced short-term population projections. Following a historic peak growth rate of 4.5 per cent in 2023–2024, the region is now experiencing a slowdown in growth through the 2025–2027 period. These fluctuations underscore the importance of regular updates to Metro Vancouver’s projections, particularly in response to evolving federal policy. Despite short-term volatility, long-term immigration trends appear more stable and will continue to be the primary driver of regional population growth.

Demographic Changes: Changes in urban densification, decrease in lawn areas and reduction in indoor water demands due to plumbing code changes directly impact both peak day and overall water demand. This impact is captured through Metro Vancouver’s planning projection data regarding household types, household sizes, percentage of single-family and multi-family population growth, average lot sizes, and household income. Increased densification results in passive conservation of water through reduced lot sizes and irrigable areas and increase in uptake of high-efficiency water fixtures. The Water Supply Outlook 2120 accounted for these expected changes in water demand over time driven by changes in housing type and density, amount of manufacturing, household income, and household size.

Climate Change: Climatic factors, such as daily average temperature directly influence end-user water consumption rates. Water Supply Outlook 2120 accounted for climate change impacts on seasonal demands by incorporating climate change scenarios from Pacific Climate Impacts Consortium (PCIC). PCIC is a regional climate service centre based out of the University of Victoria, that provides data on climate change in the Pacific and Yukon region of Canada.

Water Conservation measures: The factors noted above cannot be controlled by Metro Vancouver or our member jurisdictions. The only path available to Metro Vancouver and member jurisdictions to control demand is through water conservation measures. Water conservation occurs passively and can be implemented actively.

Passive conservation measures:

- Passive conservation can be attributed to updated plumbing codes and increased efficiency of water fixtures and appliances.
- Passive conservation measures usually target indoor demand and drive down both the annual average demand and peak day demand.

Active conservation measures:

- Active conservation requires adoption of measures such as active leak reduction, pay-by-use water rates, public education, and enforcement of the Drinking Water Conservation Plan (DWCP) by member jurisdictions. The DWCP is a regional policy that was developed to manage the use of drinking water during periods of high demand and during periods of water shortages, and emergencies. The DWCP, and its enforcement by member jurisdiction through their local bylaws, reduces peak day demand (which is particularly important as it drives sizing and timing of transmission system infrastructure).
- While universal metering is not a conservation measure in and of itself, it is required to effectively implement leak reduction programs and is necessary to enable various water rate strategies that support conservation.

Water Supply Outlook 2120 accounted for the impact of active conservation measures on water demand. The study assumed that the region would continue to implement the two day a week lawn watering restriction, which was in place prior to 2022, for the next century. The study also assumed that the region would be fully metered between 2076 and 2096, with some of the bigger members being fully metered as soon as 2046, and that the members would take advantage of the data from the meters to implement active conservation programs. The study assumed reductions in system leakage between 15 to 20 per cent.

Identifying the Supply Gap

Currently, Metro Vancouver's source reservoirs can be maintained nearly full under normal winter conditions. Snowpack typically starts melting around April, and the reservoirs are drawn down until early fall when the rain returns. As winters get warmer and wetter, and summers get hotter and drier, less snowmelt will be available as inflow to sustain the reservoirs through the summer months, creating the risk of a seasonal supply shortage.

Water Supply Outlook 2120 identified the late 2030s as the time when supply could no longer meet demand. The supply shortage was calculated for each of the three planning scenarios – low, moderate, and high stress – from 2016 to 2116. The probability and volume of the supply gap increased with each stress scenario (low to high) and increased over time (2036, 2056, 2076, and 2096) as illustrated on next page.

Table 1: Probability and size of a water supply shortage as projected in the Water Supply Outlook 2120

		2036	2056	2076
Low Stress	Shortage (BL)	5	13	22
	Probability	1%	3%	5%
Medium Stress	Shortage (BL)	44	63	99
	Probability	10%	14%	21%
High Stress	Shortage (BL)	55	81	123
	Probability	12%	17%	24%

Water Supply Outlook 2120 confirmed that Metro Vancouver is well positioned to access additional water supply from within its three existing water supply areas. Expanded treatment capacity and a deeper intake at Coquitlam Lake was confirmed as more cost effective than options from other water sources. As a result, the Coquitlam Lake Water Supply project (CLWSP) is now underway and will help Metro Vancouver secure the ability to double the supply of drinking water that comes from the Coquitlam source.

Addressing the Supply Gap

Metro Vancouver is planning to address the supply gap through a two-pronged approach:

- Increase water supply through the CLWSP
- Reduce per capita drinking water demands through policies and measures in the updated DWMP

CURRENT AND FUTURE PLANNING ACTIVITIES

Long-term utility planning has always carried a level of uncertainty and unpredictability, which has increased with the challenges of climate change and population growth volatility. Long-term planning must ensure the drinking water supply system is resilient in the face of unpredictable annual impacts of climate change and rapid population growth in the region. To achieve this, Metro Vancouver has updated several models in recent years to incorporate additional influencing factors, including the latest climate projections, and to enable scenario-building.

Managing Regional Water Supply

Source Water Supply

Metro Vancouver is currently undertaking a *Water Supply Plan using Adaptive Pathways* study (“Adaptive Pathways study”) to build on the results of the Water Supply Outlook 2120 and update data and assumptions. The Adaptive Pathways study will result in a framework for future decision making that is responsive and flexible to different plausible future scenarios. The output will be an adaptive plan that describes the future pathways for the region’s water supply based on projections for water supply and demands that will be monitored and updated over time.

Transmission Infrastructure

Water Services’ design objective is to supply peak-day demands to member jurisdictions and this determines the size and timing of infrastructure. The peak day demand forecasting model is used as an input to the transmission system model to determine where new growth-driven projects are needed in the region’s transmission system and when they will be needed. It is important to highlight that while the regional transmission system is designed to deliver peak day demands, it must also account for operability during the lower winter demands and various system configurations.

Despite the total peak day demand being fairly consistent since 2011 at about 1.5 to 1.6 billion litres a day, new growth-driven projects are still required to service the faster growing parts of the region, and to meet future higher peak-day demands due to population growth and climate change impacts. Metro Vancouver is currently in the process of developing a Water Infrastructure Master Plan in which it will document timing and prioritization of long-term implementation of infrastructure.

Managing Regional Water Demand

Since Metro Vancouver and its member jurisdictions each have a different, but complementary, role in supplying drinking water to the region, they both need to work collaboratively and consistently across the region to manage demand and ensure that drinking water conservation is successful. Member jurisdictions deliver drinking water to the residents and business in the region and are responsible for billing, and enforcement of water restrictions. Therefore, local leak management and active conservation strategies, that are critical to ensure the efficient use of drinking water resources, are the responsibility of member jurisdictions. These strategies reduce infrastructure needs and support regional growth while conserving resources and helping to manage costs. The best practices tool to support these strategies is universal water metering.

As noted, to progress active conservation measures, Metro Vancouver and member jurisdictions must work together. A very successful example is the DWCP which, together with education campaigns and local enforcement, has successfully contributed to steadying peak-day demand over the past 20 years despite the region's population growing by 1 million.

Drinking Water Conservation Plan

The DWCP is a regional policy developed in collaboration with member jurisdictions to manage the use of drinking water during the high demand season from May 1 to October 15 and during periods of water shortages and emergencies. The DWCP uses a staged approach to reduce demand for drinking water through specific water restrictions which become more restrictive with higher stages. This regional policy is adopted through GVWD member's bylaws. Through this collaborative approach the region has successfully been able to reduce the peak day demand from 1956 MLD in 2003 to 1519 MLD in 2024.

Drinking Water Management Plan

To build on the success of the DWCP, Metro Vancouver is proposing a regionally coordinated effort to advance drinking water conservation through the update of the DWMP and through adoption of the best practice tool of universal water metering. Metro Vancouver is proposing metering and per capita water use targets that each member can adopt through their local bylaws and programs.

Proposed strategies include:

- Continue advancing residential water metering to find and fix leaks
- Reduce drinking water use through active conservation supported by metering
- Advancing the recovery and reuse of non-potable water to reduce demand for drinking water

Education and Outreach

Metro Vancouver, in collaboration with members, develops communication and education campaigns to raise public awareness about the value of drinking water and encourages more mindful water use. These efforts aim to reduce overall water demand and conserve water for where we need it most — drinking, cooking, and cleaning. Metro Vancouver’s annual water restrictions promotion, water conservation campaign, and the Water Wagon program help educate the public about the importance of using drinking water wisely.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The existing Water Services budget includes provisions for conducting long-term planning studies and updating the planning tools and models. Financial implications will be determined as source supply and transmission infrastructure needs are further defined.

OTHER IMPLICATIONS

Ongoing collaboration and information sharing between Metro Vancouver and its member jurisdictions is key to successful long-term water planning for the region. Communications and engagement on water planning happens primarily through Regional Engineers Advisory Committee and its Water Subcommittee. Additional implications will be assessed as source supply and transmission infrastructure needs are further defined.

CONCLUSION

Metro Vancouver long-term planning is driven by two factors – drinking water demand and source supply. The key factor that impacts water supply availability is climate. Water demand is driven by a series of factors including population growth, demographic changes, climate change, and water conservation measures. Given the uncertainty inherent in these supply and demand factors, Metro Vancouver has enhanced its water models to take multiple supply and demand factors into consideration and allow staff to model plausible future scenarios to plan for long-term source supply and transmission infrastructure.

The Water Supply Outlook 2120 study, completed in 2019, is the most recent long-term source supply planning study conducted by Metro Vancouver. It considered a series of plausible future scenarios and examined long-term trends in both regional supply and demand considering population growth, climate change, demand shifts, and seismic vulnerability. Based on the results of these scenarios, the late 2030’s was identified as the time when supply might no longer meet demand. Metro Vancouver is planning to address this gap through a two-pronged approach: by increasing water supply through the CLWSP and by reducing per capita drinking water demands through policies and measures in DWMP update. The Water Supply Plan using Adaptive Pathways project is currently underway to complement the Water Supply Outlook 2120 study and update the assumptions and scenarios.

ATTACHMENT

1. Presentation re: Factors Influencing Long-Term Water Planning.

REFERENCES

1. Parkinson, L. (2025). Current Water Use Metrics and the Status of Metering in the Region [Staff report to Water Committee meeting on September 10].
<https://metrovancover.org/boards/Water/WAT-2025-09-17-AGE.pdf>
2. Metro Vancouver, Water Services Department, Water Supply Outlook 2120, issued September 2019, Page 22. <https://metrovancover.org/services/water/Documents/water-supply-outlook-2120.pdf>

65554519



Factors Influencing Long-Term Water Planning

WATER COMMITTEE

Linda Parkinson
Director, Policy, Planning and Analysis, Water Services

November 12, 2025
79694753

metrovancouver

1

AGENDA

- Background: Drinking Water Management Plan
- Water Supply Outlook 2120:
 - Scenario Planning
 - Regional Supply and Demand Trends
 - Projected Supply Gap
- Strategies to Manage Supply Gap
- Managing Uncertainty through Adaptive Planning

metrovancouver

2

2

DRINKING WATER MANAGEMENT PLAN UPDATE

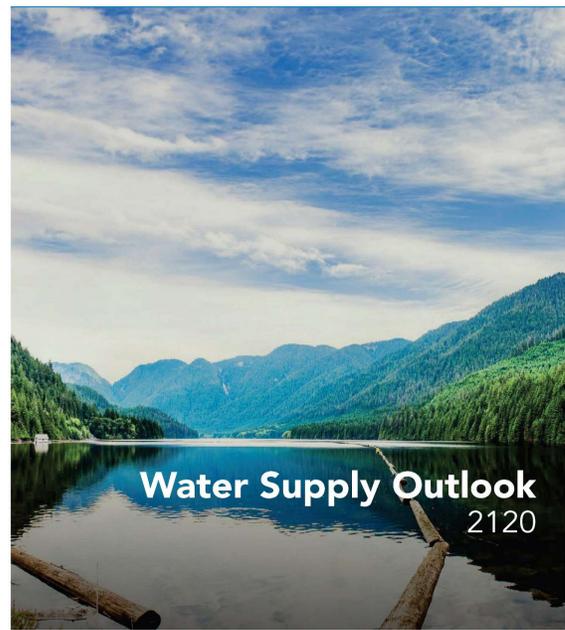
Topic	Timing
DWMP Proposed Strategies and Actions Report	June 11 ✓
Current Drinking Water Use Metrics and Status of Metering in the Region	Sept 17 ✓
Renewed Drivers for Advancing Water Metering	Oct 15 ✓
Factors Influencing Long-term Water Planning	Nov 12
DWMP Workshop for Water Committee feedback	Nov 26

3

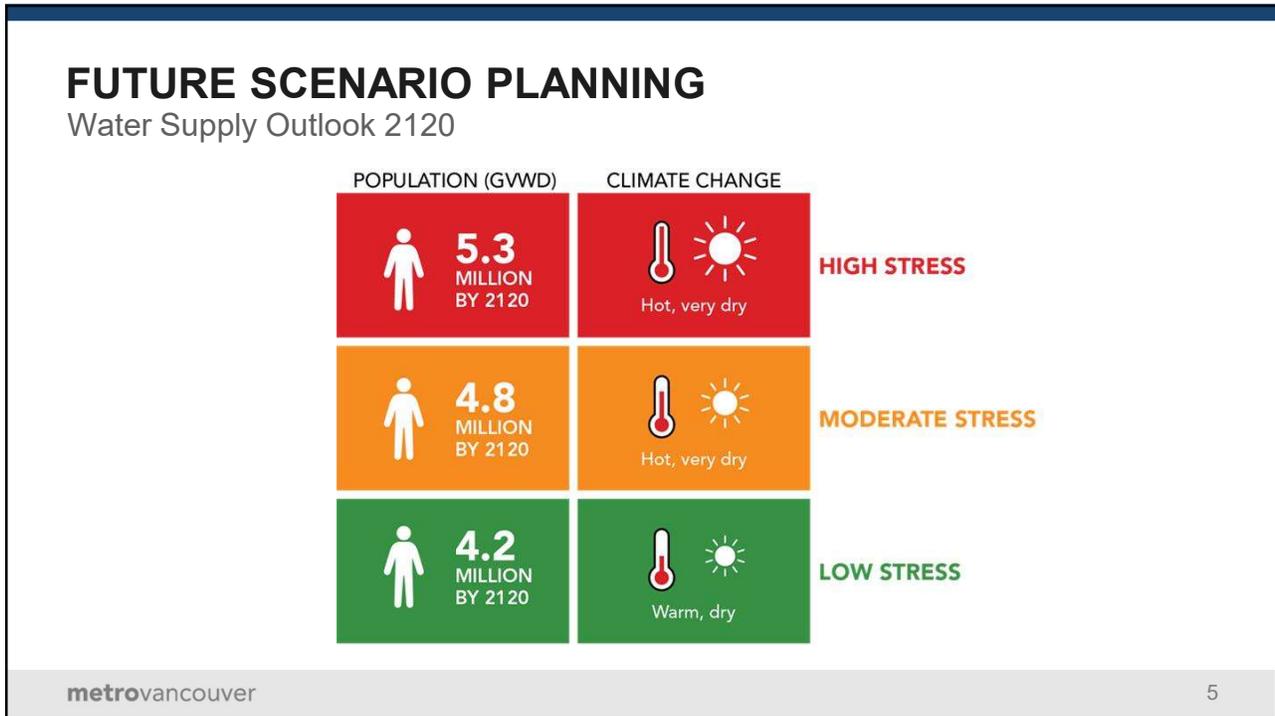
WATER SUPPLY OUTLOOK 2120

Purpose

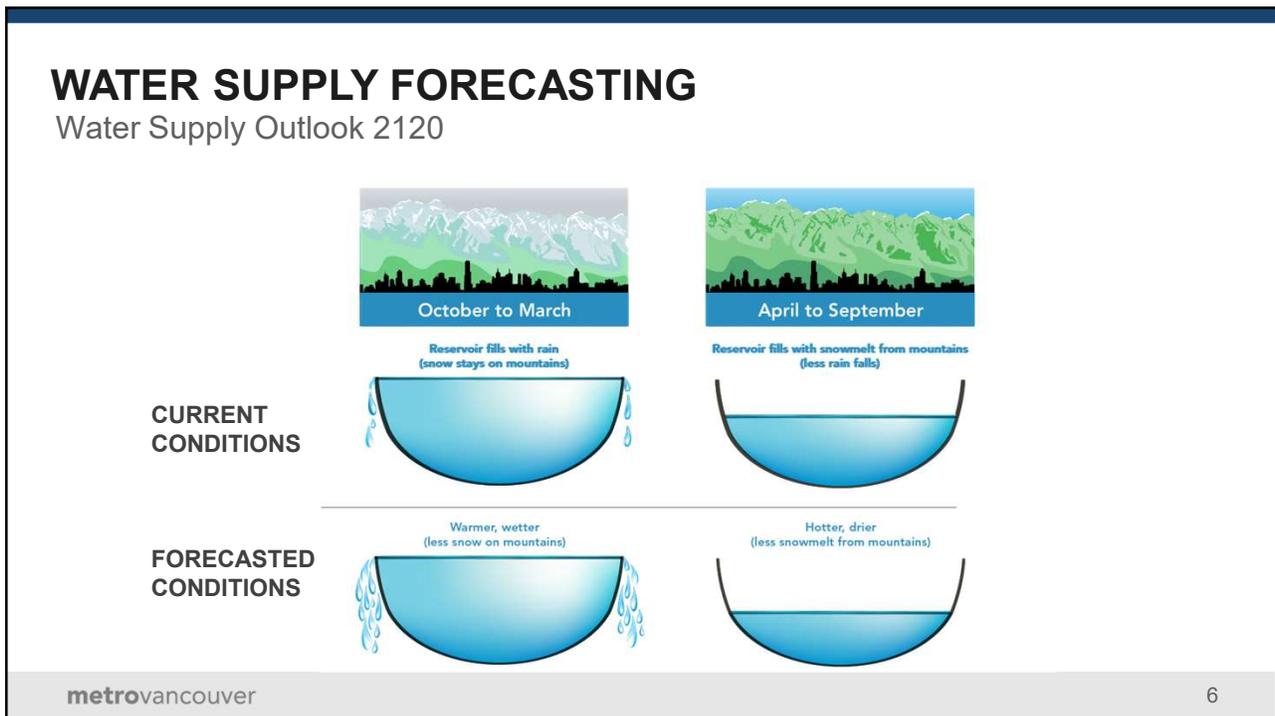
- To provide a roadmap to ensure continued reliable and sustainable delivery of high-quality drinking water over the next century
- To ensure that the regional water system is resilient to risks including a rapidly-growing population, changing climate, seismic events, and power outages



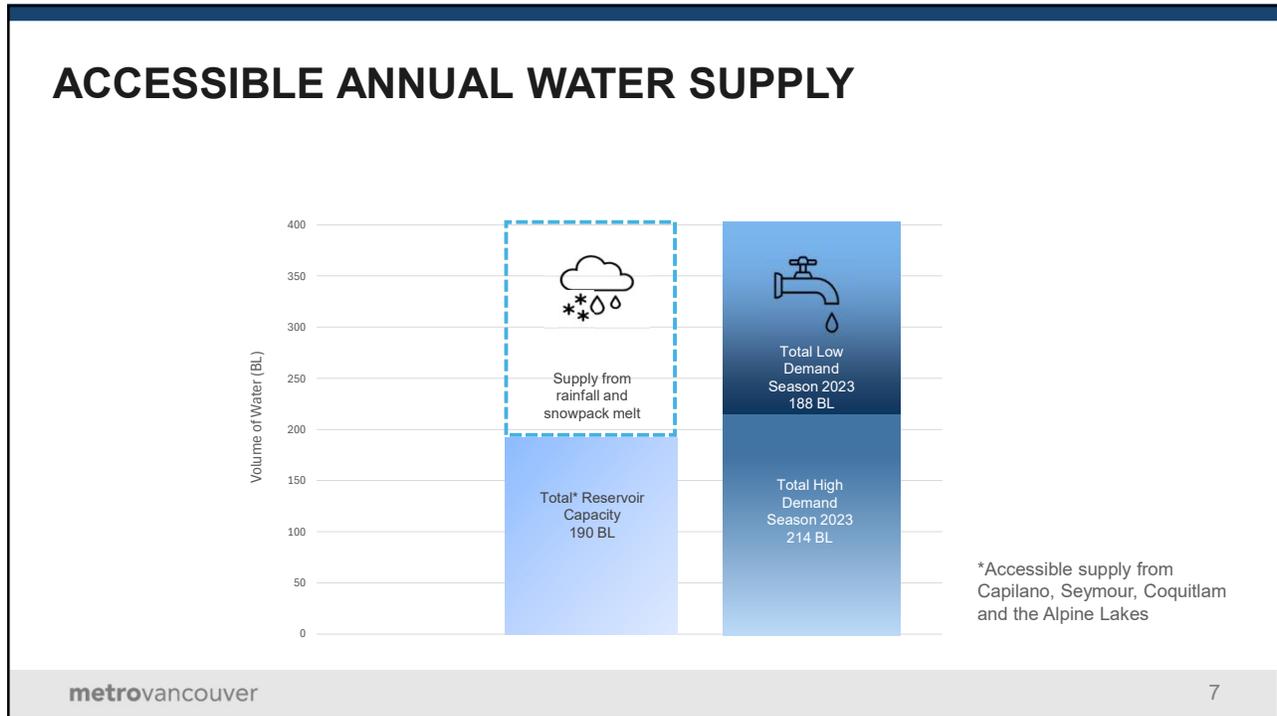
4



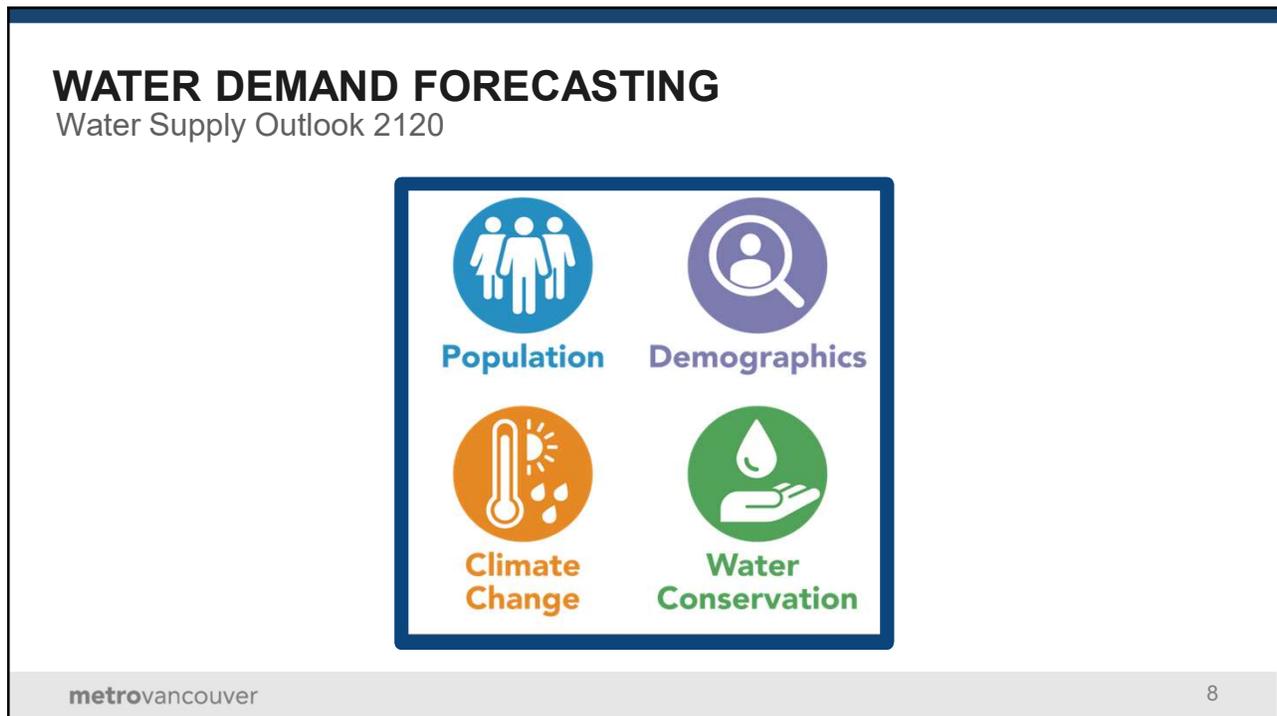
5



6



7



8

REGIONAL SUPPLY AND DEMAND TRENDS



Supply – expected to decrease over time due to impacts of climate change

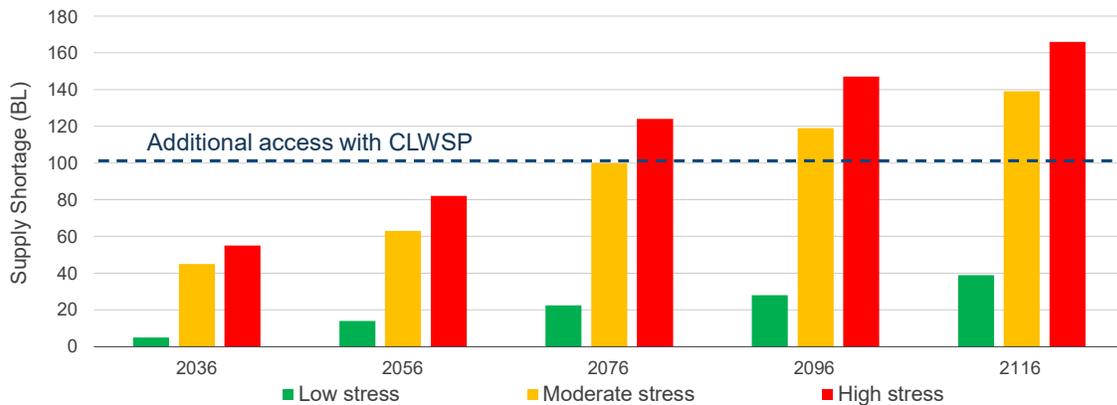


Demand – expected to increase over time due to population growth and impacts of climate change, despite conservation measures

9

WATER SUPPLY GAP

We are trending closer to high stress scenario



10

WE NEED TO BUILD AND WE NEED TO CONSERVE

We have a two-pronged approach to address the supply gap:

- Build new infrastructure to increase supply
- Implement conservation strategies to reduce demand

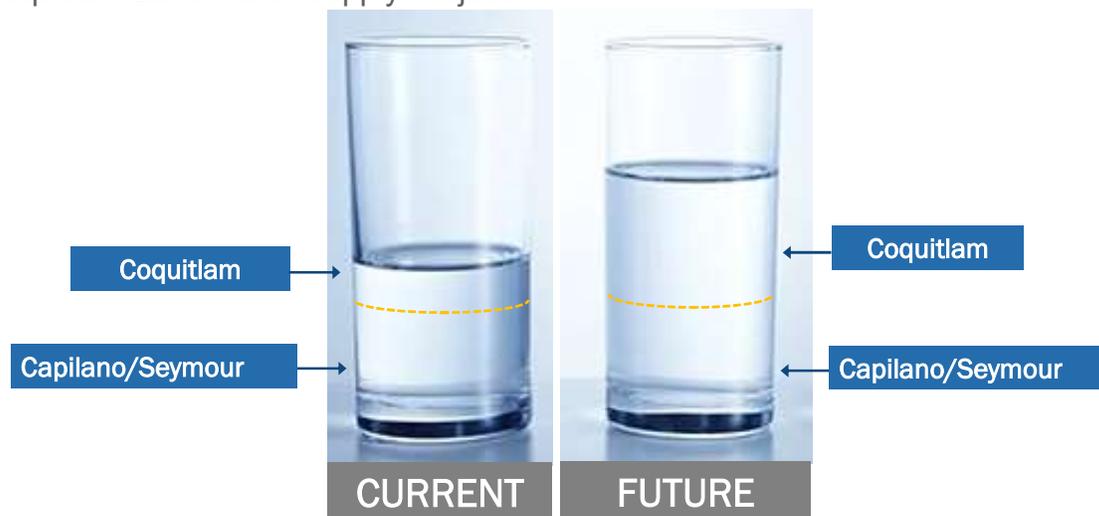


Low water levels at Seymour Reservoir during fall 2022

11

NEW INFRASTRUCTURE TO INCREASE SUPPLY

Coquitlam Lake Water Supply Project



12

REDUCE DEMAND FOR DRINKING WATER

Drinking Water Management Plan Update



Advance residential water metering as a best practice tool



Reduce drinking water use through active conservation



Continue advancing the recovery and reuse of non-potable water

13

PLANNING IN THE FACE OF UNCERTAINTY

Managing Uncertainties:

- Enhancing models to account for wider range of supply and demand factors
- Ability to build future scenarios
- Undertaking adaptive planning study to update assumptions and scenarios



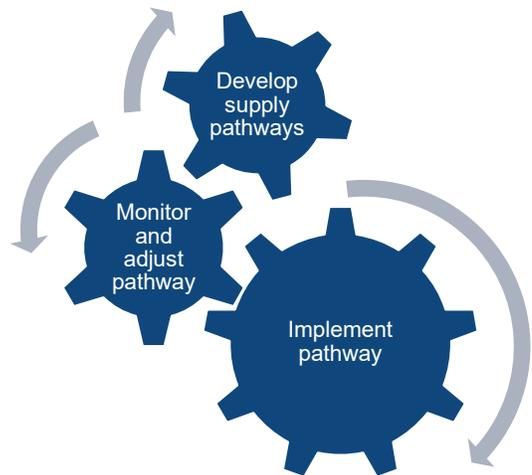
Low water levels at Coquitlam Reservoir during fall 2022

14

WATER SUPPLY PLAN USING ADAPTIVE PATHWAYS STUDY

The study will:

- Update the demand and supply scenarios for the regional water system
- Develop adaptive water supply plans for the next 50 years



15

NEXT STEPS

Item	Timeline
Water Committee Workshop	November 2025
Finalize DWMP	December 2025
Final DWMP review with the public, First Nations, REAC WSC, REAC, and RAAC	Q1 2026
Water Committee and GVWD Board adoption	Q2 2026

16



Coquitlam Water Treatment Plant, May 2017

Questions?

metrovancouver

To: Water Committee

From: Heidi Walsh, Director, Watersheds and Environment, Water Services
 Mike Brannon, Director, Operations and Maintenance, Water Services

Date: October 14, 2025 Meeting Date: November 12, 2025

Subject: **Coquitlam Reservoir Turbidity Mitigation Planning**

RECOMMENDATION

That the Water Committee receive for information the report dated October 14, 2025, titled “Coquitlam Reservoir Turbidity Mitigation Planning”.

EXECUTIVE SUMMARY

In October 2024, an intense atmospheric river triggered significant turbidity in the Coquitlam Reservoir, Metro Vancouver’s largest drinking water source. Elevated turbidity conditions persisted for three days, and while water quality remained high, the event necessitated operational adjustments at the treatment plant, notifications to public health officials, and an increase in sampling frequency within the affected supply area. Field investigations traced the turbidity to two small landslides in a drainage close to the intake, as well as a larger area with potential future landslide risk. Short-term mitigation is underway with long-term stabilization works planned for summer 2026. Updated emergency response plans now include refined operational triggers and enhanced communication protocols to ensure we are better prepared for future similar events. Staff have engaged with *kʷikwəłəm* (Kwikwetlem First Nation), *səlilwətał* (Tsleil-Waututh Nation), the Health Authorities, BC Hydro, and the Provincial Water Comptroller on the current risk, imminent mitigation plans, and future emergency response protocols.

PURPOSE

To provide the Committee with information on potential turbidity risks at the Coquitlam Reservoir resulting from the October 2024 atmospheric river event, including current mitigation works and updated emergency response plans that have strengthened capacity to manage and respond to such events.

BACKGROUND

Coquitlam Reservoir is a critical component of the Metro Vancouver water supply system, providing about one third of the region's supply. Due to the geological history of the area and associated glacial processes, the southwestern area of the watershed has extensive ‘glaciolacustrine’ deposits composed of fine textured clay materials. Over time, the tributary drainages in this area have eroded and the creeks and streams now sit at the bottom of deeply incised gullies. The steep clay banks are more susceptible to failure during heavy rainfall events, particularly when the soils become saturated.

2024 Atmospheric River Event

Between October 18 and October 20, 2024, a significant atmospheric river system brought prolonged heavy rainfall and strong winds to the Metro Vancouver area resulting in widespread flooding, road closures, and downed trees. Environment Canada issued heavy rainfall and high streamflow warnings for the lower mainland and Howe Sound. The intense storm system most directly impacted the North Shore and Tri-Cities areas and delivered over 350 millimeters of rain at the Coquitlam Dam in a 48-hour period. The highest flows on record for the Coquitlam River (1966 - present) were recorded and the storm triggered a major turbidity event in Coquitlam Reservoir, the largest drinking water source for Metro Vancouver.

Water Quality Conditions

Turbidity levels in the Coquitlam system are typically very low and remain well within acceptable operating limits. However, the turbidity event during the October 2024 atmospheric river event caused turbidity levels to exceed these limits, prompting notification to the Fraser and Vancouver Coastal Health Authorities. Elevated turbidity conditions persisted for three days, necessitating operational adjustments at the treatment plant and an increase in sampling frequency within the affected supply area. All samples collected during this period met quality standards, and no public health advisories were issued. The turbid water remained suspended in the water column in the southern portion of the lake, where the GVWD water intake is located, for over three weeks before fully dissipating.

Beaver Creek Geo-Hazards

Field investigations immediately following the storm event found that the Beaver Creek drainage, located about 600m west of the intake, was the source of the turbidity. Several geo-hazards were located in the Beaver Creek drainage including two new landslides: one close to the reservoir and a second approximately 500m upstream; a substantial log jam near the upper slide site that was directing water flow into the stream bank, as well as a significant area of instability with future landslide risks.

Consulting Engineering Services were retained to provide technical support for a comprehensive assessment of geotechnical hazards in the upper and lower drainage areas of Beaver Creek, as well as to develop conceptual designs for short and long-term mitigation measures. Helicopter grapple work to remove the log jam near the upper slide was identified as the most effective short-term mitigation. This, along with the preliminary layout and construction of approximately 400m of access road to the lower landslide site, was completed this summer. Detailed design and permitting for the selected long-term mitigation option are ongoing throughout the fall and winter, with the balance of construction scheduled for the fisheries work window in summer 2026.

Emergency Response Planning

Water Services has robust Emergency Response Plans for addressing operational changes at the treatment plants in response to turbidity events as well as water quality communications to the Health Authorities and the Members. Both plans were activated during this event.

During post-storm debrief sessions, the risk of further turbidity events from the identified Beaver Creek area prompted staff to update existing operational plans. These updates ensured that triggers were accurate to ramp up operational changes at the Coquitlam Water Treatment Plant, including reducing plant output during an event. Additionally, communications protocols were enhanced and clearly defined to facilitate timely notifications to all relevant stakeholders, including regulatory agencies, member jurisdictions, and internal teams. This approach aimed to minimize public health impact and ensure a coordinated response during any subsequent turbidity events.

As a part of the Beaver Creek mitigation and emergency response planning, Metro Vancouver staff have met with BC Hydro, the Provincial Water Comptroller, and the Fraser and Vancouver Coastal Health Authorities to make them aware of the issue in case their assistance is needed should a more significant event occur over the 2025 – 2026 fall and winter.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The consultant support for mitigation works planning and design as described in this report as well as early site prep work has been funded through a Minor Capital Program project with a value of \$300,000. Construction of full site restoration will be funded as a Capital Project.

OTHER IMPLICATIONS

Staff presented at both the REAC Water Sub-Committee and the REAC meetings in September 2025 on this issue and received minimal feedback. The item was presented at both these venues to make member jurisdictions aware of the potential for a turbidity issue in the Coquitlam Reservoir that could result in water quality issues, including the potential to activate Emergency Procedures up to removing the Coquitlam source from service.

Staff have been engaging with *kʷikʷəłəm* and *səlilwətał* on the issue as well as engaging them in the planning and works associated with the Beaver Creek mitigation project. The area is of particular interest to *kʷikʷəłəm* whose culture and identity is inextricably linked to the Coquitlam Lake watershed. This project has potential impacts on cultural heritage, archaeology, and environmental resources near the project site.

As a part of emergency response planning, staff met with both the Vancouver Coastal and Fraser Health Authorities to ensure they are aware of the potential for further turbidity issues over the 2025 - 2026 fall and winter. The Health Authorities have provided the GVWD with a letter of support for the mitigation project that will be submitted along with the Provincial *Water Sustainability Act* permit application.

The Coquitlam Lake Water Supply Project is incorporating key mitigation measures to reduce turbidity risks associated with this source. The new intake is strategically positioned in a deeper, more stable area of the lake that has historically demonstrated low susceptibility to turbidity events and consistently high water quality. Additionally, the treatment processes at the new facility will be designed to effectively manage and eliminate turbidity concerns, ensuring reliable water quality.

CONCLUSION

The October 2024 atmospheric river event highlighted the vulnerability of the Coquitlam Reservoir to turbidity impacts from extreme weather and related geohazards. Updated emergency response plans have strengthened capacity to manage and respond to such events. Continued collaboration with Indigenous partners, regulatory agencies, and technical experts on both short and long-term mitigation measures will ensure efforts are aligned to protect water quality, public health, and archeological values and will help safeguard this critical water supply for Metro Vancouver.

ATTACHMENT

1. Presentation re: Coquitlam Reservoir Turbidity Mitigation Planning.

77593011



Lower Coquitlam Lake

Coquitlam Reservoir Turbidity Mitigation Planning

Heidi Walsh

Director, Watersheds & Environment

Mike Brannon

Director, Operations & Maintenance

Water Committee, November 12, 2025
79191497

metrovancouver

1

OVERVIEW

- Coquitlam Reservoir Facilities
- Atmospheric River Event – Erosion Mitigation
- Coquitlam Water Treatment Plant
- Turbidity Response
- Water Quality Results and Communication

metrovancouver

2

2

COQUITLAM RESERVOIR FACILITIES

- BC Hydro owns and operates the dam and river outlet valves
- GVWD owns and operates the water intake and manages the land-base



ATMOSPHERIC RIVER EVENT

- October 18 to 20, 2024
 - Coquitlam Dam gauge recorded **353mm** of rain- the highest rainfall in the region
 - Coquitlam River gauge at Lougheed Hwy recorded an all time high (1966 – present)
- Treatment process remained effective despite landslide event at Beaver Creek

BEAVER CREEK LANDSLIDE

Investigations found several hazards:

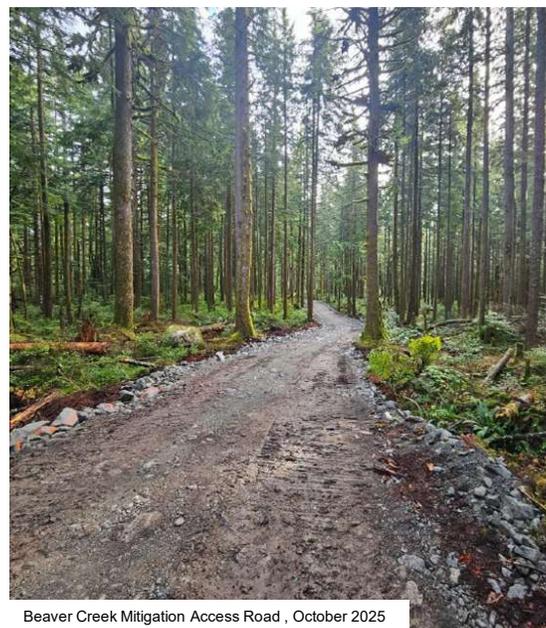
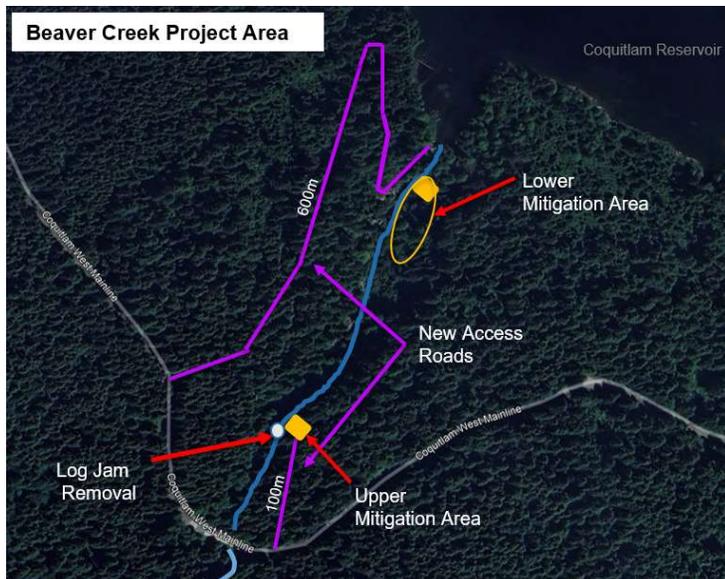
- 2 landslide tracks – areas of exposed fine silt/clay
- Large area with visible tension cracks



Beaver Creek Lower Landslide, October 2024

5

EROSION MITIGATION



Beaver Creek Mitigation Access Road , October 2025

6

COQUITLAM WATER TREATMENT PLANT



Coquitlam Water Treatment Plant



Coquitlam Water Treatment Plant

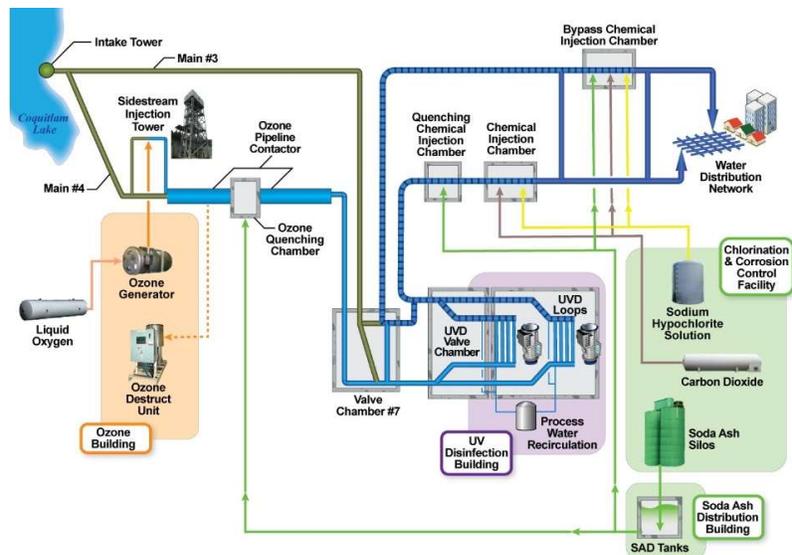
metrovancover

7

7

COQUITLAM WATER TREATMENT PROCESS

- Ozonation
- UV disinfection
- Corrosion control
- Chlorination

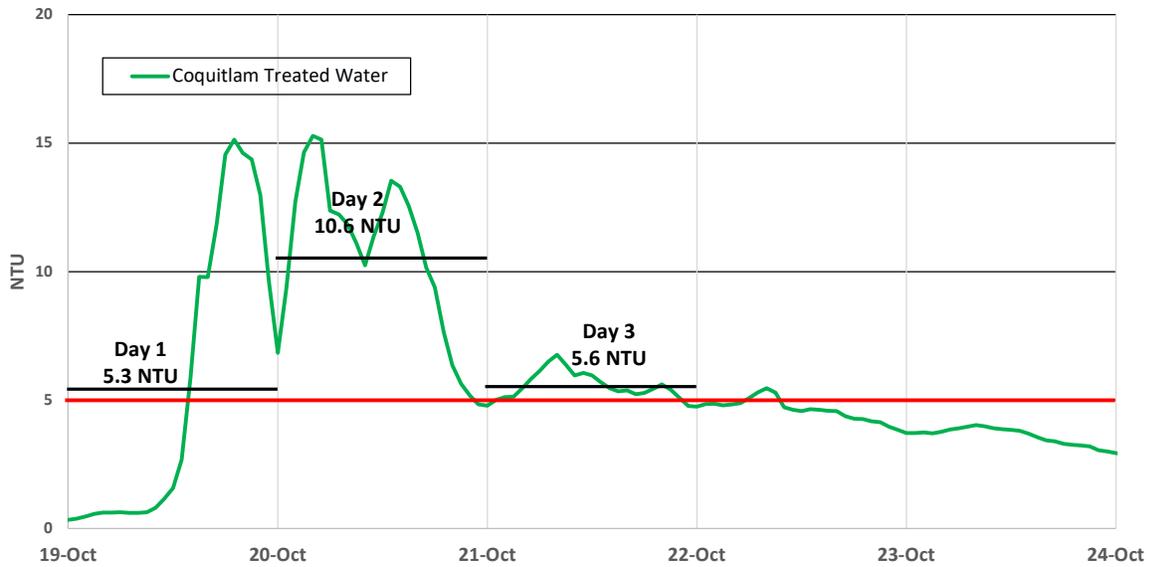


metrovancover

8

8

OCTOBER 2024 TURBIDITY



9

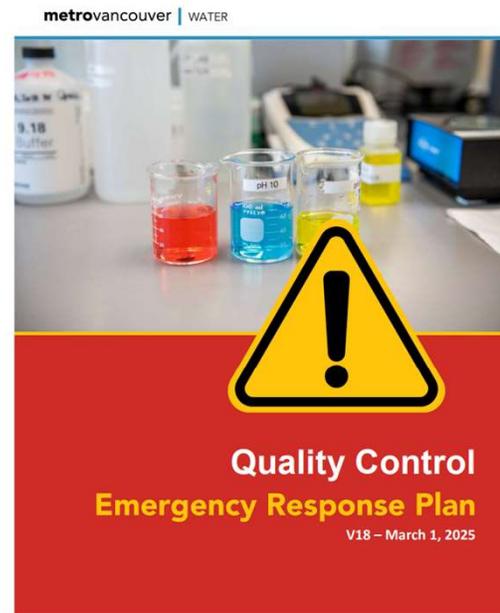
TURBIDITY RESPONSE

Turbidity Range	Actions
>0.90 NTU to 2.99 NTU	<ul style="list-style-type: none"> Reduce Coquitlam source Confirm ozone and UV performance Increase chlorine dose at plant and re-chlorination stations
>3.0 NTU to 4.99 NTU	<ul style="list-style-type: none"> Further reduce Coquitlam source Confirm ozone and UV performance Additional chlorine increase
>5.0 NTU	<ul style="list-style-type: none"> Additional microbial testing Investigate removing Coquitlam source from service

10

WATER QUALITY COMMUNICATIONS

- Health Authorities
- Member Jurisdictions
- Public



11

WATER QUALITY RESULTS

- No coliforms detected
- Treatment process remained effective
- Water quality remained high
- Limited aesthetic complaints



12

NEXT STEPS

- Finalize design and obtain permits for Phase 2 erosion mitigation.
- Complete construction in Q3 2026.
- Monitor water quality and respond according to established protocols.
- Coordinate water quality updates with Health Authorities and community members.
- Advance planning for new intake and treatment facilities as part of long-term risk management.

13



Coquitlam Water Treatment Plant – UV treatment

Questions?

metrovancover

14

To: Water Committee

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

Date: October 30, 2025 Meeting Date: November 12, 2025

Subject: **Water Supply Tunnel Projects Updates**

RECOMMENDATION

That the Water Committee receive for information the report dated October 30, 2025 titled “Water Supply Tunnel Projects Updates”.

EXECUTIVE SUMMARY

Metro Vancouver is upgrading its water transmission system to ensure resilience in the event of an earthquake. Included in these upgrades are six major water supply tunnels being managed and delivered by the Project Delivery department. These high risk, high value, and complex projects are in various stages of design and construction and are being designed to meet current seismic standards, protect against scour and other marine activities, and meet the drinking water needs of the growing region.

Once complete, these projects will significantly contribute to Metro Vancouver’s goals to ensure that the transmission components of the drinking water system are expanded and strengthened to allow the continued supply of high-quality drinking water to the region’s residents and businesses.

PURPOSE

The purpose of this report is to provide an update on the status and progress of the six water supply tunnel projects.

BACKGROUND

In accordance with the Water Committee 2025 Work Plan, updates for the water supply tunnel projects are being brought forward to the Water Committee.

PROJECT UPDATES

Six major water supply tunnel projects are in various stages of planning, design and construction to support the continued delivery of high-quality drinking water to the region’s residents and businesses. Following is a summary of each project. A map of the water supply tunnels is included as an attachment.

Second Narrows Water Supply Tunnel (Construction) – Project 1

The Second Narrows Water Supply Tunnel is a 1.1 km long, 6.5 m diameter tunnel crossing of Burrard Inlet from North Vancouver to Burnaby.

The project includes the installation of three welded steel water mains that will replace the three existing mains which were constructed in shallow trenches at the bottom of the Burrard Inlet from the 1940s to the 1970s. The existing mains are near the end of their service lives and do not meet Metro Vancouver's seismic standards. The project also includes two deep vertical shafts constructed on each side of Burrard Inlet, and large underground valve chambers to regulate the water flow through the newly installed steel water mains. The project will ensure the continued reliable delivery of high-quality drinking water to the cities of Burnaby, New Westminster and Surrey.

Construction of this new tunnel infrastructure commenced in 2019 and reached substantial completion earlier this year. The three new water mains will be tied into the drinking water system over the next few years and are expected to be in service by 2028. The total approved budget for construction is \$445 million and forecast on budget.

Annacis Water Supply Tunnel (Construction) – Project 2

The Annacis Water Supply Tunnel is a 2.3 km long, 4.5 m diameter crossing of the Fraser River from New Westminster to Surrey.

The project consists of a tunnel and deep vertical shafts located on each side of the river which will accommodate the installation of a 2.6 m diameter welded steel water main. Large underground valve chambers will be constructed adjacent to each shaft to regulate flow and facilitate connection of the water main into the existing water transmission system. The project will ensure the continued reliable delivery of high-quality drinking water to Surrey, Langley, Delta, and Tsawwassen First Nation well into the future.

Construction commenced in early 2022 and the watermain inside the new tunnel is scheduled to be in-service by 2028. The total approved budget for construction is \$450 million and forecast on budget.

Stanley Park Water Supply Tunnel (Construction) – Project 3

Metro Vancouver is commencing construction of a new water supply tunnel deep under Stanley Park. The new water supply tunnel will replace an existing water main that was built in the 1930s, experienced leaks in 2016 and 2023, and has reached the end of its service life. The new Stanley Park Water Supply Tunnel is needed to reduce the likelihood of additional leaks from the water main. The project will ensure the continued reliable delivery of high-quality drinking water to the cities of Vancouver, Richmond, and Delta.

The project includes the construction of a new water supply tunnel which is designed to provide increased capacity to meet future water demand and to meet Metro Vancouver's seismic design standards. The new tunnel will be 1.4 km long, approximately 4.5 m in diameter, and will include a 2.6 m diameter steel water main which will connect to two new underground valve chambers.

To facilitate construction, three vertical shafts will be excavated within Stanley Park. The tunnel will be constructed from an intermediary central shaft located in the existing Stanley Park Service Yard, with two exit shafts, one at the north side of park at the First Narrows Crossing of Burrard Inlet, and one at the south side of the park near the intersection of Chilco and Alberni streets. The project has been carefully designed to minimize impacts to the park, and reduce construction impacts to park users and residents.

Construction commenced in late 2024 and is expected to be substantially complete by 2029. The total approved budget for construction is \$470 million and forecast on budget.

Cambie-Richmond Water Supply Tunnel (Preliminary Design) – Project 4

The Cambie-Richmond Water Supply Tunnel is a 1.1 km long, 4.5 m diameter crossing under the Fraser River from Vancouver to Richmond.

The project consists of a tunnel and deep vertical shafts located on each side of the river to facilitate the installation of a 2.1 m diameter welded steel water main. Each shaft site will also include the construction of underground valve chambers to facilitate water control functions. The project will ensure reliable, high-quality drinking water during major earthquakes and meet growing demand in Richmond, Delta, and Tsawwassen First Nation.

The project definition phase of the project was completed in 2022. Metro Vancouver subsequently acquired property in Vancouver and Richmond to facilitate construction of the shafts and valve chambers, and to launch and retrieve the tunnel boring machine.

Preliminary design commenced in September 2024. Construction is scheduled to commence in 2029 or 2030 and is anticipated to take approximately five years to complete. The approved preliminary design budget is \$60 million and includes funds for property acquisition. The preliminary design is forecast on budget.

Lulu Delta Water Supply Tunnel (Definition/Conceptual Design) – Project 5

The Lulu Delta Water Supply Tunnel is a 1 to 2 km long marine crossing deep under the Fraser River between Richmond and Delta, and is located near the George Massey Tunnel. The new water tunnel is a maintenance project and will replace the existing Lulu Delta crossing which is near the end of its service life. The project will provide additional redundancy and ensure the reliable delivery of high-quality drinking water to Delta and Tsawwassen First Nation following a major earthquake.

The project consists of a new welded steel water main crossing constructed using a trenchless method such as tunneling, micro-tunneling or horizontal directional drilling. The selected method will be confirmed during the project definition phase.

The project definition phase commenced earlier this year, has an approved budget of \$5 million, and is forecast to be completed on budget. Funding is available in the 5 Year Financial Plan to complete property acquisition following the project definition phase. The timing for the subsequent design and construction phases is under review and is planned to be deferred by several years for financial sustainability reasons with design anticipated to begin in approximately 2040.

Pitt River Water Supply Tunnel (Definition/Conceptual Design) – Project 6

The Pitt River Water Supply Tunnel is a 1 km long tunnel crossing the Pitt River between Port Coquitlam and Pitt Meadows. The new water supply tunnel will replace the existing Haney Mains No. 2 and No. 3 which are vulnerable to damage during a moderate earthquake. The project will ensure reliable, high-quality drinking water during major earthquakes and meet growing demand in Pitt Meadows and Maple Ridge.

The project consists of constructing a shaft on each side of the Pitt River and a deep tunnel which will facilitate the installation of a welded steel water main. Each shaft site will also include the construction of underground valve chambers to facilitate water control functions.

The project definition phase was completed last year. The timing for the design and construction phases is under review and is planned to be deferred by several years for financial sustainability reasons with design anticipated to begin in approximately 2040.

Notwithstanding the deferral of the design and construction phases, property acquisition will continue for the shaft site properties in Port Coquitlam and Pitt Meadows in order to secure land tenure for future construction. There is sufficient approved budget for property acquisition.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The budgets noted in this report have been previously approved by the Board. At this time, the total expenditures projected for each noted phase are not anticipated to exceed the budget amounts. The Water Committee will be advised of any changes required as the projects progress through design, construction, and commissioning.

CONCLUSION

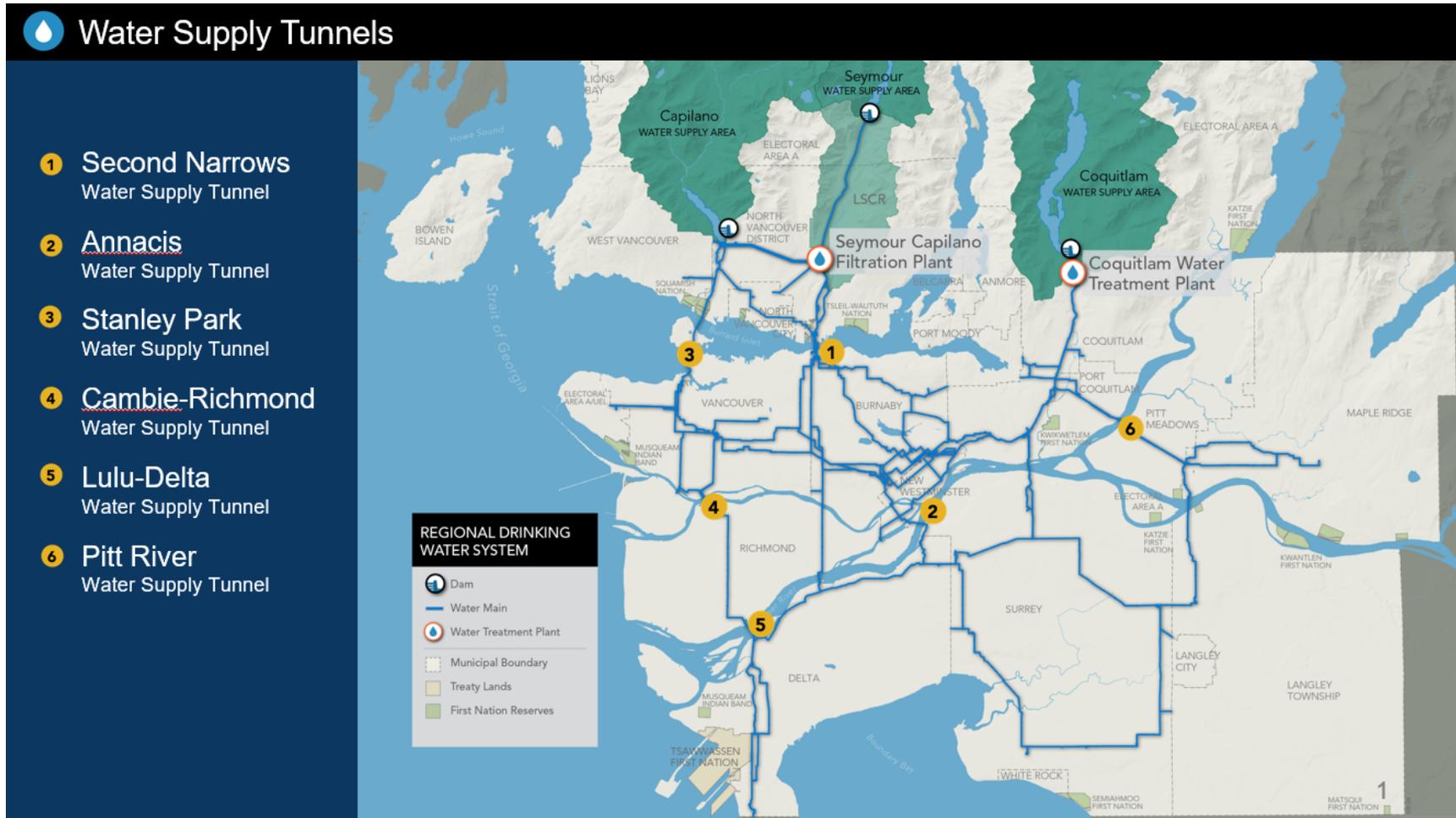
Making sure the regional infrastructure is resilient to earthquakes is a key initiative for the regional drinking water utility with multiple upgrades to the drinking water transmission system infrastructure underway. A major resilience strategy is to strengthen the water supply system by building large-diameter water mains in tunnels deep under the Burrard Inlet, the Fraser River, the Pitt River, and Stanley Park. These water supply tunnel projects are critical components of Metro Vancouver's drinking water transmission system and are being designed to withstand a major earthquake, river scour and marine activities, and to meet projected future drinking water demands for the region's growing population.

ATTACHMENT

1. Water Supply Tunnel Projects Map.

77482727

Water Supply Tunnel Projects Map



To: Water Committee

From: Marilyn Towill, General Manager, Water Services

Date: October 30, 2025

Meeting Date: November 12, 2025

Subject: **Manager's Report**

RECOMMENDATION

That the Water Committee receive for information the report dated October 30, 2025, titled "Manager's Report".

1. Drinking Water Customer Information Guide

The current 2021 version of the Drinking Water Customer Information Guide (Guide) has served as a valuable tool for front-line communication staff at Metro Vancouver, member jurisdictions, and local health authorities to address water quality concerns raised by the public. New and evolving water quality issues necessitated an update to the Guide. Revisions and additions are underway based on the latest science as well as Metro Vancouver's drinking water system management practices.

The process for updating the Guide included consultation with member jurisdictions and local health authorities regarding issues of concern. The technical content update is substantively complete; however, feedback suggests the current format presents usability challenges and staff prefer a web-based format for ease of access, navigation, and information sharing. The Guide is therefore being streamlined into a text-based format with embedded web links.

In addition, Metro Vancouver's web page will be updated with new Q&A sections that will enhance usability, allow for better tracking and analytics, and support multilingual access. These enhancements aim to improve staff responsiveness, elevate information quality, and strengthen public trust in the region's drinking water system. The enhancements require additional time for development, with deliverables planned for early 2026.

2. DFO Capilano River Hatchery

The Capilano River Hatchery Renewal project, led by DFO, has experienced delays due to the transfer of delivery responsibilities for certain components to Public Services and Procurement Canada. This project is of significant interest to Metro Vancouver given its location in Capilano River Regional Park and proximity and implications for GVWD water supply infrastructure. Portions of the hatchery building construction work are anticipated to begin mid-2026 and be complete by 2028. The public area is currently in the design phase, focusing on interpretive elements developed in collaboration with Metro Vancouver, Indigenous Partners, and the District of North Vancouver, with construction to follow the hatchery building timeline.

The hatchery water supply components include two primary initiatives. The first is the development of two new upper aquifer wells that are currently in the tendering phase and anticipated to be operational mid-to-late-2026, and the second is a new reservoir intake and water supply pipeline that are currently in the design phase.

3. Stanley Park Water Supply Tunnel – Temporary Water System Adjustments

The Stanley Park Water Supply Tunnel Project (Tunnel) is an essential infrastructure upgrade that will help ensure the continued reliable delivery of high-quality drinking water for the region. The new Tunnel will replace a critical water main built in the 1930s that has reached the end of its service life. Currently, one-third of the region's water supply crosses the First Narrows and Stanley Park daily through Capilano Main No. 4. To facilitate construction, Capilano Main No. 4 will be isolated from October 16, 2025, to April 2026. This temporary isolation allows crews to safely build new underground infrastructure while maintaining uninterrupted water service.

Metro Vancouver worked closely with affected member jurisdictions and Health Authorities to ensure continuous water supply through alternate routes in the water system. While service continues without disruption, some residents in Vancouver, Richmond, and Delta may have noticed temporary changes in water appearance such as increased turbidity as system changes were implemented. The water remains safe to drink and will clear naturally.

Once completed in 2029, the new tunnel will meet modern seismic standards and strengthen long-term water reliability for the region.

4. Seymour Capilano Filtration Plant, Seymour Falls Dam and Second Narrows Water Supply Tunnel Valve Chamber Tour

On October 6, 2025, members of the Water Committee toured key infrastructure sites including the Seymour Falls Dam, the Seymour Capilano Filtration Plant, and the North Valve Chamber of the new Second Narrows Water Supply Tunnel. The tour offered committee members a valuable opportunity to observe critical components of the region's water supply system firsthand. Participants explored the inner workings of the dam, followed the water treatment process, and viewed the transmission mains entering the new seismically resilient Second Narrows tunnel. A special thank you to all staff who helped organize and support this successful tour.



Seymour Falls Dam



Second Narrows Water Supply Tunnel Valve Chamber

5. Drinking Water Management Plan Update

The Drinking Water Management Plan (DWMP) workshop is scheduled for Wednesday, November 26. Calendar invitations have been sent to Water Committee members.

ATTACHMENT:

1. Water Committee 2025 Work Plan.

7289476

Water Committee 2025 Work Plan

Report Date: October 30, 2025

Priorities

1st Quarter	Status
Advancing Water Metering in the Region	Completed
Water Supply Area Fisheries Initiatives Annual Update	Completed
Contract Approvals as per the <i>Procurement and Asset Disposal Authority Policy</i>	Completed
Transaction Approvals as per the <i>Real Estate Authority Policy</i>	Completed
Water Policies (as applicable)	Completed
2nd Quarter	
2024 Year End Financial Performance Results Review	Completed
Coquitlam Water Main Project Update	Completed
GVWD 2024 Dam Safety Program Annual Update	Completed
GVWD 2024 Water Supply System Annual Update	Completed
GVWD 2024 Water Quality Annual Report	Completed
Implications of Increased Population on Water Utility Planning	In Progress*
Water Supply Update for Summer 2025	Completed
Wildfire Preparedness Update	Completed
Contract Approvals as per the <i>Procurement and Asset Disposal Authority Policy</i>	Completed
Transaction Approvals as per the <i>Real Estate Authority Policy</i>	Completed
Water Policies (as applicable)	Completed
3rd Quarter	
Drinking Water Customer Service Guide	In Progress*
GVWD Electrical Energy Use, Generation, and Management	Completed
Health Canada PFAS Guidelines	Completed
Palisade Lake: Outlet Works Rehabilitation	Completed
Water Supply Tunnels Projects Update	In Progress*
Contract Approvals as per the <i>Procurement and Asset Disposal Authority Policy</i>	Completed
Transaction Approvals as per the <i>Real Estate Authority Policy</i>	Completed
Water Policies (as applicable)	Completed
4th Quarter	
Coquitlam Lake Water Supply Project Update	Completed
Drinking Water Management Plan Update	In Progress**
GVWD Annual Budget and 5-Year Financial Plan	Completed
Water Communications and Public Outreach Results	In Progress*
Water Supply Performance for Summer 2025	In Progress*
Water Use by Sector Report	Completed
Contract Approvals as per the <i>Procurement and Asset Disposal Authority Policy</i>	In Progress*
Transaction Approvals as per the <i>Real Estate Authority Policy</i>	In Progress*
Water Policies (as applicable)	In Progress*

* will be completed at the November 12, 2025 Water Committee meeting

** will be completed at the November 26, 2025 Drinking Water Management Plan workshop

To: Water Committee

From: Laurel Cowan, Division Manager, Regional Land Use Policy and Planning, Regional Planning and Housing Services

Date: October 6, 2025 Meeting Date: November 12, 2025

Subject: **Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions**

The attached report dated August 25, 2025, titled “Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions” was endorsed by the MVRD/GVWD/GVS&DD Boards at the October 3, 2025 meeting.

This report is being presented to the Water Committee for information.

ATTACHMENT

1. “Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions”, dated August 25, 2025.

79584280



To: MVRD/GVWD/GVS&DD Board of Directors

From: Laurel Cowan, Division Manager, Regional Land Use Planning & Policy

Date: August 25, 2025 Meeting Date: October 3, 2025

Subject: **Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions**

RECOMMENDATION

That the MVRD/GVWD/GVS&DD Board endorse the recommended updates to Development Cost Charge categories and definitions as described in the report dated August 25, 2025, titled “Recommended Updates to Development Cost Charge Categories and Definitions”, and direct staff to integrate these updates into the planned 2027 DCC Program Update.

EXECUTIVE SUMMARY

Metro Vancouver is reviewing its Development Cost Charge (DCC) program through a series of coordinated projects. As an initial step, a report was presented to the Finance Committee and the MVRD Board in June 2025, outlining best practices, proposed updates to DCC categories and definitions, and a framework for engagement (Reference 1). Throughout July, Metro Vancouver engaged member jurisdictions, industry representatives, and the public. Overall feedback was generally supportive of proposed updates, and specific comments were used to help refine definitions and develop resources to support implementation.

This report summarizes feedback received and presents draft definitions and recommendations for Board review and approval. If the Boards approve the revised categories and definitions, they will be integrated into the planned 2027 DCC Program update, alongside updated population projections and capital plans, to inform new rate structures effective in 2028.

PURPOSE

To seek MVRD/GVWD/GVS&DD Board approval of the proposed updates to DCC categories and definitions as part of the work to update Metro Vancouver’s DCC Bylaws in 2027.

BACKGROUND

In January 2025, the Finance Committee and MVRD Board endorsed a scope of work for five interrelated projects aimed at reviewing and updating the Metro Vancouver Development Cost Charge (DCC) program. The following month, the Boards approved a detailed scope for Project 2, which focuses on a policy review of best practices and the refinement of DCC categories and definitions (Reference 2). Updating these categories and definitions is essential to align the DCC Program with recent changes in provincial housing legislation and to better reflect current and emerging development patterns. This work also supports a more accurate distribution of DCC rates across various land uses and development forms, ensuring that charges more accurately reflect their impact on regional infrastructure. This report presents engagement feedback, along with definitions and recommendations for Board review and approval. If approved, these elements will be incorporated into the 2027 DCC Program update.

Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions

MVRD/GVS&DD/GVWD Board Regular Meeting Date: October 3, 2025

Page 2 of 8

Due to the absence of a Finance Committee meeting in September, this report is being brought directly to the Boards. Timely consideration is critical, as this work forms a foundational input to the broader 2027 DCC Program update and is necessary to maintain the project timeline.

DCC CATEGORIES AND DEFINITIONS REVIEW

Overview & Proposed Updates to DCC Categories

The initial phase of the review focused on six key topics¹. Based on best practices and preliminary analysis, proposed changes have been identified in three priority areas:

- **Small-scale multi-unit housing:** In response to recent provincial housing legislation (Bill 44), which permits up to 4–6 units per single-detached lot, the review examined how best to accommodate this increased density and the evolving forms of small-scale multi-unit housing.
- **Non-residential categories:** Metro Vancouver currently applies a single DCC rate to all non-residential development, which may not equitably reflect the varying infrastructure demands of different land uses. The review explored the potential for introducing sub-categories to better align rates with actual impacts.
- **DCC reductions for projects with low environmental impact:** In May 2025, Metro Vancouver adopted an interim waiver/reduction bylaw for agricultural developments with low environmental impact. Through engagement, the review considered whether this bylaw should be retained—regardless of the creation of a standalone agricultural category in the 2027 DCC Program update—and whether similar provisions could be extended to other land uses, such as institutional developments.

In addition to these focus areas, the review identified the need to revise and expand DCC Bylaw definitions. These updates aim to better reflect the diversity of development scenarios across the region and ensure that different housing types are appropriately categorized for DCC rate purposes. Table 1 summarizes the proposed updates to DCC categories. Draft definitions are provided in Attachment 1 and will be further refined and incorporated into the 2027 DCC Program update.

¹ For additional information on topic areas that did not include proposed changes, see Reference 1.

Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions
MVRD/GVS&DD/GVWD Board Regular Meeting Date: October 3, 2025
Page 3 of 8

Table 1: Summary of Proposed Recommendations for Key Topic Areas

Topic Area	Current	Proposed Change & Rationale
Small-scale multi-unit housing	Laneway homes added to single detached lots are not charged separately and are included under the Lot definition. When added to a site with a duplex or multiplex, they are charged at a full Lot rate per unit.	<ul style="list-style-type: none"> • Introduce a separate rate category for laneway homes added to single detached lots to account for the additional density and its impact on regional infrastructure. This approach ensures consistent treatment of laneway homes, regardless of other development on the lot. • Apply the lowest Apartment rate category on a per-unit basis to laneway homes, recognizing that these units are typically smaller in size and have a lower infrastructure demand compared to other housing forms.
	Duplex charged at Lot rate category per unit	<ul style="list-style-type: none"> • Apply the Townhouse rate category on a per-unit basis to duplex developments, recognizing that duplex units are generally more comparable in size and infrastructure impact to townhouses than to single detached homes across the region. This approach supports more accurate and equitable rate assignments within the DCC framework.
	Triplex charged at Lot rate category per unit	<ul style="list-style-type: none"> • Apply the Apartment rate category on a per-unit basis to triplex and multiplex developments, recognizing that ‘plex’ units are generally more comparable in size and infrastructure impact to apartments across the region. This approach ensures more consistent and equitable rate assignments aligned with actual development characteristics.
	Multiplex (4+ units) charged at Townhouse rate category per unit	
	Lack of definitions for duplexes, multiplexes, laneway homes (outside of single detached development), and lock-off suites. While DCCs are applied to these developments, existing rate categories may not accurately reflect their average household size or infrastructure impact.	<ul style="list-style-type: none"> • Add and refine definitions within the DCC Bylaws: Update definitions to ensure a wide range of development scenarios can be clearly interpreted and appropriately categorized. These updates will support the logical assignment of rate categories based on average household size, which serves as a proxy for the level of impact on regional infrastructure.

Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions
MVRD/GVS&DD/GVWD Board Regular Meeting Date: October 3, 2025
Page 4 of 8

Topic Area	Current	Proposed Change & Rationale
Non-residential categories	General non-residential definition and rate category	<ul style="list-style-type: none"> • Establish Distinct Definitions and Rate Categories for Industrial, Commercial, Institutional, and Agricultural Development: Introduce separate definitions and DCC rate categories for each of these land uses to more accurately align development charges with the specific infrastructure demands and impacts associated with each type of use.
DCC waiver/Reduction bylaw for projects designed to result in low environmental impact	Interim waiver/reduction bylaw for Agricultural Development designed to result in low environmental impact (introduced May 2025 until a specific Agricultural Development DCC rate could be established)	<ul style="list-style-type: none"> • Explore a Permanent Waiver/Reduction Bylaw for Agricultural Development: Further assess the potential for a permanent waiver or reduction of DCC rates for agricultural projects that demonstrate very low water consumption and minimal impact on regional infrastructure. • Explore a DCC Reduction Bylaw for Other Low-Impact Uses: Explore the feasibility of introducing a DCC reduction bylaw for additional land uses—such as institutional developments—that can demonstrate low environmental impact and reduced infrastructure demand.

ENGAGEMENT PROCESS & FEEDBACK

To inform the proposed DCC program updates, Metro Vancouver staff conducted a series of engagement activities targeting sectors likely to be impacted or interested. These included:

- **Online survey** with 125 responses, primarily from business (36%), residents (19%), government (9%), and other (3%).
- **Joint advisory workshop** on July 18 with 136 senior staff from member jurisdictions, including participants from the Regional Finance, Engineers, Administrators, and Planning Advisory Committees.
- **Technical workshop** on July 21 with 26 member jurisdiction staff involved in DCC implementation.
- **Public/industry workshop** on July 23 with over 30 participants.
- **Outreach and promotion** via the Metro Vancouver DCC mailing list and targeted engagement with industry associations such as UDI, HAVAN, NAIOP, BC Landscape and Nursery Association, BC Agriculture Council, and municipal agriculture advisory committees.

The following table provides a summary of feedback received from the survey and workshops. Additional information is provided in the What We Heard report in Attachment 2.

Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions
MVRD/GVS&DD/GVWD Board Regular Meeting Date: October 3, 2025
Page 5 of 8

Topic	Engagement Question	Engagement Feedback
Laneway homes	Option A: Separate laneway houses from the single detached category and applying the lowest rate category to reflect that laneway homes typically have small average household sizes.	<ul style="list-style-type: none"> • 84% preferred this option
	Option B: Leave laneway houses in the single detached category and increase the rate to account for the potential number of people (regardless of whether a laneway house is built).	<ul style="list-style-type: none"> • 16% preferred this option
Update Definitions	Update existing definitions to reflect a wider range of small-scale multi-unit types and formations	<ul style="list-style-type: none"> • 70% agree / strongly agree • 13% neutral • 18% disagree / strongly disagree
Rate Category for Duplex	Apply a medium DCC rate category for duplexes to reflect that they are typically larger than apartments but smaller than single-detached homes	<ul style="list-style-type: none"> • 63% agree / strongly agree • 15% neutral • 22% disagree / strongly disagree
Rate Category for Multiplexes	Apply the lowest rate category for multiplexes and suites to reflect that they typically have small average household sizes.	<ul style="list-style-type: none"> • 66% agree / strongly agree • 15% neutral • 19% disagree / strongly disagree
Non-residential categories	Separate definitions and rate categories for Industrial, Commercial, Institutional, and Agricultural Development.	<ul style="list-style-type: none"> • 72% agree or strongly agree • 15% neutral • 12% disagree / strongly disagree
DCC waiver/Reduction bylaw for projects designed to result in low environmental impact	Keep a DCC waiver/reduction for Agricultural Development, in addition to creating a new stand-alone category. This would further reduce DCC rates for projects with very low water use (and low impact on regional infrastructure).	<ul style="list-style-type: none"> • 52% agree / strongly agree • 36% neutral • 12% disagree / strongly disagree
	Explore a DCC reduction bylaw for other uses such as institutional that demonstrate a low environmental impact.	<ul style="list-style-type: none"> • 51% Support • 31% Don't know, need more information • 18% Don't support

Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions

MVRD/GVS&DD/GVWD Board Regular Meeting Date: October 3, 2025

Page 6 of 8

Workshop participants expressed general support for the proposed updates and provided the following feedback:

- Use square metres instead of square feet for non-residential rates to align with member jurisdictions and submitted drawings.
- Align definitions and approaches with member jurisdictions to avoid conflicting interpretations.
- Coordinate with TransLink's DCC Bylaw where possible.
- Consider alternative measures of residential infrastructure impact, such as bedroom count, square footage, or units per lot.
- Ensure the effective date for new rates is January 1, to align with member jurisdictions and TransLink.

Responding to Feedback

Based on the feedback received and overall support for the proposed updates, Metro Vancouver staff recommend proceeding with the changes outlined in Table 1. Input from engagement activities has also informed refinements to definitions and implementation details:

- Definitions have been adjusted to align with member jurisdiction and TransLink bylaws where possible, supporting consistency and ease of interpretation. For terms such as *Industrial*, *Laneway Homes*, and *Gross Floor Area*, Metro Vancouver will defer to member jurisdiction definitions when available; otherwise, Metro Vancouver's definitions will apply.
- Non-residential rate categories may shift from square feet to square metres to align with architectural drawings and municipal practices, reducing conversion errors and improving consistency for applicants and staff.
- Effective date for updated DCC rates will be set as January 1, 2028, aligning with member jurisdictions and TransLink.
- Alternative residential rate methodologies (e.g., charging by floor area or bedroom count) were explored earlier in the process (see Reference 1). While not feasible within the current timeline, these approaches may be considered for future updates.
- Further analysis and engagement will be undertaken to explore DCC reduction bylaws for other uses with low environmental impact such as institutional, with additional information and details brought forward for review and feedback.

Next Steps

Pending MVRD/GVWD/GVS&DD Boards' approval, the recommended updates (Table 1) and definitions (Attachment 1) will be incorporated into the broader 2027 DCC Program update. The next phase will also involve integrating updated population projections and the capital program to establish new DCC rates for further engagement and analysis.

Following public engagement and formal review by the provincial inspector throughout 2026, revised DCC Bylaws will be presented to the Metro Vancouver Boards in 2027. Upon approval, new rates will take effect on January 1, 2028.

Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions

MVRD/GVS&DD/GVWD Board Regular Meeting Date: October 3, 2025

Page 7 of 8

Separate processes will be undertaken to further explore DCC reduction bylaws for other uses with low environmental impact such as institutional. This will include further analysis and engagement to define eligibility criteria, define applicable institutional uses, and determine appropriate levels of reduction. More detailed proposals will be brought forward to the Finance Committee and Board for review and consideration.

ALTERNATIVES

1. That the MVRD/GVWD/GVS&DD Board endorse the recommended updates to Development Cost Charge categories and definitions as described in the report dated August 25, 2025, titled “Recommended Updates to Development Cost Charge Categories and Definitions”, and direct staff to integrate these updates into the planned 2027 DCC Program Update.
2. That the MVRD/GVWD/GVS&DD Board receive for information the report dated August 25, 2025, titled “Recommended Updates to Development Cost Charge Categories and Definitions” and provide alternative direction as follows...

FINANCIAL IMPLICATIONS

There are no financial impacts to Metro Vancouver at this stage. The proposed updates to DCC categories and definitions aim to better reflect the infrastructure impact of additional density, based on average household size, in alignment with the Provincial Development Cost Charge Best Practices Guide.

While these updates will not change the overall cost of the DCC program, they may shift how rates are distributed across categories. In effect, the total “size of the pie” remains the same, but the allocation will be refined to ensure a more equitable reflection of infrastructure demand. These refinements will be incorporated into the broader 2027 DCC Program update, which will include a comprehensive financial analysis.

OTHER IMPLICATIONS

Since member jurisdictions collect regional DCCs on behalf of Metro Vancouver, clear and consistent implementation of the new regional DCC Bylaws is essential. To support this, Metro Vancouver will develop resources to support interpretation and application. Aligning key definitions and processes—such as the measurement of Gross Floor Area—with member jurisdiction practices will help minimize discrepancies and reduce confusion. Metro Vancouver will continue to work with member jurisdiction staff to develop tools and guidance to support effective implementation.

CONCLUSION

As part of the initial phase of the 2027 DCC Program update, Metro Vancouver conducted a best practice review and engagement process to refine DCC categories and definitions. This report summarizes that process and presents proposed updates for Board consideration.

If approved, the revised categories and definitions will be incorporated into the broader DCC Program update. The next phase will involve integrating updated population projections and the capital program to inform new DCC rates, followed by further engagement and provincial review throughout 2026. Updated DCC Bylaws are targeted for adoption in 2027, with new rates taking effect on January 1, 2028.

Recommended Updates to Metro Vancouver Development Cost Charge Categories and Definitions

MVRD/GVS&DD/GVWD Board Regular Meeting Date: October 3, 2025

Page 8 of 8

ATTACHMENTS

1. Draft Definitions.
2. Metro Vancouver's Development Cost Charges Program Revisions (2025-2027). Project 2: Review and Update DCC Categories and Definitions. Engagement Summary, July 2025.

REFERENCES

1. Cowan, L. (2025). *Best Practice Review & Proposed Updates for Development Cost Charge Categories* [Staff report to Finance Committee meeting on 2025, June 12]. <https://metrovancover.org/boards/Finance/FIN-2025-06-12-AGE.pdf#page=231>
2. Cowan, L. (2025). *Development Cost Charge Work Program Update – Proposed Scope of Work for Project 2: DCC Categories and Definitions* [Staff report to Finance Committee meeting on 2025, February 13]. <https://metrovancover.org/boards/Finance/FIN-2025-02-13-AGE.pdf#page=32>.

78000166

Draft Definitions

Note: The following definitions are provided in a simplified format for ease of reading. Wording will be further refined throughout the DCC Bylaw Update. Additional definitions will be created for non-residential uses.

Residential Definitions and Applicable Rate Categories (for 2027 DCC Bylaw update)

Residential Rate Category	Definitions
Residential Lot Rate (per lot)	<ul style="list-style-type: none"> • Single Detached Residence (includes secondary suite)
Townhouse Rate (per unit)	<ul style="list-style-type: none"> • Duplex Dwelling Unit • Townhouse Dwelling Unit
Apartment Rate (per unit)	<ul style="list-style-type: none"> • Apartment Dwelling Unit • Multiplex Dwelling Unit • Laneway Dwelling Unit • Lock-off Suite

For the purposes of the draft definitions below, **Dwelling Unit** means one or more rooms comprising a self-contained unit that is used or intended to be used for living and sleeping purposes and for which are provided cooking facilities, or the facilities for installation of cooking facilities, and one or more bathrooms having a sink or wash-basin, a water closet, and a shower or bath.

Apartment Dwelling Unit

- means a Dwelling Unit in a building that contains **three or more** Dwelling Units, and
- has one main exterior entrance used in common for access to all the Dwelling Units



Duplex Dwelling Unit

- means a Dwelling Unit in a building that contains **two principal** Dwelling Units, where:
 - each has a direct exterior entrance
 - neither is a Secondary Suite



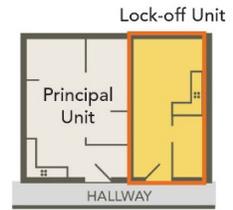
Laneway Dwelling Unit

- as defined by the relevant municipality where the application is located, or in absence of a local definition, means a Dwelling Unit:
 - in a detached building containing up to two Dwelling Units that is:
 - constructed in the yard of a lot
 - materially subordinate to the principal building in terms of size, scale, and massing
 - And is not a Duplex, Townhouse, or Multiplex



Lock-off Suite

- means a separate, smaller Dwelling Unit constructed in or connected to a Dwelling Unit in a:
 - Duplex Dwelling Unit
 - Townhouse Dwelling Unit
 - Apartment Dwelling Unit
 - Multiplex Dwelling Unit
- is not a secondary suite in a Single Detached Residential Dwelling



Multiplex Dwelling Unit

- means a Dwelling Unit in a building that includes **three or more** attached Dwelling Units
- is not a Duplex, Townhouse, Apartment, Lock-off Suite, or Secondary Suite.



Secondary Suite

- means the smaller Dwelling Unit contained within a Single Detached Residential Dwelling
- is not a Lock-off Suite



Single Detached Residential Dwelling

- means a principal Dwelling Unit on a residential lot that may or may not include **up to one** Secondary Suite
- is not a Duplex, Townhouse, Multiplex, or Apartment.



Townhouse Dwelling Unit

- means a Dwelling Unit in a building that contains **three or more** Dwelling Units that are:
 - separated one from another by party walls extending from the foundation to the roof
 - each has a direct exterior entrance



metrovancouver

Metro Vancouver's Development Cost Charges Program Revisions (2025-2027)

Project 2: Review and Update
DCC Categories and Definitions

Engagement Summary | July 2025

Acknowledgements

Thank you to everyone who provided input on updating Metro Vancouver's Development Cost Charge (DCC) categories and definitions for the 2027 DCC Bylaw update. Metro Vancouver embraces collaboration and innovation to provide sustainable regional services, contributing to a livable and resilient region, and a healthy natural environment for current and future generations. This engagement gathered feedback from the development community, related housing industries, agriculture representatives, and staff from member jurisdictions. The feedback provided insights that staff have used to refine recommendations for decision makers. We appreciate your time as well as the insights and comments you shared with us.

This report provides a summary of the engagement program that took place during July 2025, to hear from interested parties about.

About Metro Vancouver

Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is governed by a Board of Directors of elected officials from each member jurisdiction.

4515 Central Boulevard, Burnaby, BC, V5H 0C6

www.metrovancouver.org

August, 2025

Reviewing and Updating the DCC Project Categories and Definitions

Metro Vancouver is updating its DCC Program in 2027 (with rates to take effect in 2028). The workplan for this update is occurring 2005 through 2027. As part of this work, staff are reviewing the existing DCC categories and definitions to ensure they align with current development trends, housing legislation, provincial and local best practices, and reflect the relative impact of different land uses on the infrastructure needed to support our growing region.

The proposed updates discussed during engagement included updating residential housing definitions to better reflect evolving housing types, such as multiplex developments and laneway homes, as well

as expanding the non-residential use categories to better account for different infrastructure demands of different land uses, like industrial, commercial, institutional, and agricultural.

The engagement plan, supported by the Metro Vancouver Regional District (MVRD) Board, includes engaging with other governments, member jurisdictions, the development industry, the agriculture industry and other interested parties to gather feedback and identify and minimize unintended consequences to updating DCC categories and definitions.

Executive Summary

Staff delivered a four-week engagement program to gather feedback on policy options for definition and category recommendations. Engagement focused on those likely to comment, be impacted, or have a role in implementation. For this initiative, this is largely member jurisdictions, the development community, the agriculture industry and those with a connection to development on residential and non-residential lands.

The engagement program was tailored toward specific audiences. In addition to outreach by Metro Vancouver, development and agriculture industry associations were asked to promote the engagement opportunities to their members. The engagement program included information sessions for member staff and industry, a meeting with regional advisory committee members and TransLink staff, a public survey, the option to provide input through correspondence, and an offer to meet directly with project staff.

Information provided to participants highlighted the need for updating the categories and definitions, including aligning with current development trends, housing legislation, provincial and local best practices, and the relative impact of different land uses and growth on infrastructure.

Participants generally supported the intent of the proposed updates and emphasized the importance of fairness, clarity, and alignment with similar categories and definitions used by member jurisdictions and TransLink. Key themes heard in the engagement included ensuring charges reflect actual infrastructure demand, avoiding unnecessary complexity, supporting equitable cost distribution, and providing clear definitions and methodologies to guide implementation.

About the Engagement Program

The engagement program was intended to inform interested and impacted parties about the DCC category update process and gather their feedback on proposed changes.

Participants were encouraged to provide feedback through correspondence, an online survey, information sessions, meetings, phone calls, or other preferred means. A dedicated project web page provided information and highlighted opportunities for feedback. A survey was promoted to developers, municipal staff, and agricultural association members, and available publicly on the Metro Vancouver website. Members were engaged through two activities; first, through a joint meeting of the regional advisory committees (agenda covered the full DCC program update), and then through a meeting with staff who work closely with the development cost charge programs in their municipality (agenda focused specifically on categories and definitions).

All feedback was documented, analyzed, and used to inform the proposed approach to be considered by the MVRD Board.

This table provides a summary of engagement activities.

ACTIVITY	AUDIENCE	TIMING	MEDIUM
Invitation to complete feedback form and attend an information session	Developers, member jurisdictions, relevant agencies (e.g., BC Hydro, TransLink), non-profits (e.g. Small Housing BC), agriculture representatives	July 2025	Webpage, emails, industry association correspondence
Presentation to joint regional advisory committees	Regional Administrators Advisory Committee (RAAC), Regional Engineers Advisory Committee (REAC), Regional Finance Advisory Committee (RFAC), and Regional Planning Advisory Committee (RPAC) and TransLink.	July 15, 2025	Virtual and in person
Industry Information Session	Developers (particularly those that develop small housing), non-profit housing organizations, homebuilders' associations	July 23, 2025	Virtual
Municipal Information Session	Member staff who work closely with the development cost charge programs in their municipality	July 21, 2025	Virtual
Meetings with external organizations	Industry and institutional organizations (e.g. Small Housing BC, UBC, NAIOP)	July 2025	Virtual
Survey	All audiences (promotions focused on development industry, agriculture industry, member municipalities, related agencies)	July 2025	Virtual
Reminder to provide feedback notification	All audiences (as above)	July 2025	Virtual

Engagement Promotion

The engagement was promoted on the Metro Vancouver website and directly to interested stakeholders. Development and agriculture industry associations promoted information directly to their members.

Website

During this engagement, there were over 1,400 project webpage views and visits from 970 unique users. The survey was promoted on the Metro Vancouver homepage and on the Metro Vancouver DCC project webpage.

E-mail Newsletters

Engagement opportunities were promoted to the project database of 59 contacts, and Metro Vancouver DCC database subscribers. The engagement opportunities were also promoted via association member databases, including the Urban Development Institute, Homebuilders Association Vancouver, NAIOP (National Association for Industrial and Office Parks), BC Landscape and Nursery Association, British Columbia Agriculture Council, and municipal agriculture advisory committees.

Engagement Participation

Joint regional advisory committee meeting

136 member staff who are members of one of RAAC, RFAC, REAC or RPAC, plus staff from TransLink participated in this session on July 15, 2025. The agenda covered all aspects of Metro Vancouver's DCC update workplan, including content focused on categories and definitions. A post-session survey was distributed again including content focused on categories and definitions and received responses from 8 member municipalities and Tsawwassen First Nation.

Municipal Information Session

26 participants from 11 member jurisdictions and TransLink joined this session on July 21, 2025.

Industry Information Session

Over 30 participants from the development industry and related organizations joined this session on July 23, 2025.

Feedback Form Responses

Staff received 125 completed surveys (in addition to the 9 surveys stemming from the joint advisory meeting participants), largely from the development industry and local government staff.

What We Heard

This table summarizes all feedback received and highlights the key insights shared across audiences and methods.

INTEREST AREA	WHAT WE HEARD
<p>Update existing definitions and residential rate categories for duplexes and multiplexes</p>	<p>The majority of respondents either agreed or strongly agreed with expanding definitions to reflect a wider range of small-scale multi-unit types (70%), applying a medium DCC rate category for duplexes to reflect that they are typically larger than apartments but smaller than single-detached homes (63%), and applying the lowest rate category for multiplexes to reflect that they typically have small average household sizes (66%).</p> <p>Comments emphasized that multiplexes are an important form of housing, with mixed comments about whether certain forms of housing should be charged more or less. Participants noted that data should be used to determine the cost impacts on regional infrastructure, and that more information on actual DCC rates will be needed to understand true impacts.</p>
<p>Laneway house options</p>	<p>The majority of respondents (84%) supported separating laneway houses from the single-detached category and applying the lowest rate category.</p> <p>Feedback tended to highlight concerns about fairness and implementation. Some participants suggested alternative approaches to charging, such as by floor area or number of bedrooms, rather than a flat per-unit rate. It was noted that defining laneway homes can be challenging, as they are not always smaller than the main dwelling. Several participants felt it was unfair to apply a laneway-specific charge to all single-detached homes, as not all will include a laneway unit, and so they preferred a separate charge for laneway homes. Other participants suggested that laneway homes should be exempt from DCCs altogether.</p>
<p>Adding non-residential categories</p>	<p>Most respondents either agreed or strongly agreed with adding the proposed non-residential categories: industrial (73%), commercial (70%), institutional (66%), and agricultural development (69%).</p> <p>Several comments emphasized support for a separate agricultural development category with a lower rate. Mixed feedback was received on how to define non-residential categories, with suggestions to align definitions with municipal zoning and/or to further break down commercial into retail and office uses.</p> <p>Some questions were noted about how mixed-use developments, such as live/work units and combined industrial-commercial buildings, would be treated. Some participants suggested basing fees on actual demand, supported by tools like water metering. Other participants noted a preference to use square metres instead of square feet and to keep categories simple for easier administration. Additional requests included aligning definitions of gross floor area between regional and municipal levels, coordinating with TransLink, and ensuring clarity on how categories like hotels, long-term care, and clinics are handled. A few participants felt the DCC system is overly complex and bureaucratic, and that rates are too high, particularly for residential and commercial developments.</p>

INTEREST AREA	WHAT WE HEARD
<p>Keeping a waiver/reduction approach in addition to creating a new standalone category</p>	<p>Most respondents either agree or strongly agree (52%) or are neutral (36%) with keeping a waiver/reduction approach.</p> <p>Participants emphasized the importance of supporting agriculture by keeping fees low, while others noted agricultural development should fairly contribute to infrastructure costs. Concerns were raised about expanding waivers for developments with perceived lower environmental impact, with several participants noting that waivers do not eliminate infrastructure costs but rather redistribute them to other projects. Participants noted any reduction, or exemptions should be grounded in evidence showing reduced infrastructure demand. Creating a distinct category for agricultural development was supported to reflect its unique infrastructure needs.</p>
<p>Developing a DCC reduction/waiver bylaw for developments designed to result in low-environmental use</p>	<p>A slight majority (51%) supported developing a reduction/waiver bylaw for developments designed to result in low environmental use, and some (31%) needed more information to form an opinion.</p> <p>Participants emphasized the need for more clarity, particularly around what qualifies as low environmental impact and how institutional uses are defined. Some expressed concern that offering waivers or reductions could compromise development viability and simply shift costs to other projects. A few participants suggested applying reduced rates across all development types if environmental benefits can be demonstrated. Other suggestions included offering a lower rate instead of a reduction bylaw to minimize complexity and administrative burden.</p>
<p>General</p>	<p>Some feedback expressed concern that DCC rates are generally too high and recommended that Metro Vancouver consider alternative revenue sources. There was a recurring suggestion that Metro Vancouver should align its DCC bylaws with member jurisdictions and TransLink where possible.</p>

How Feedback Will Be Used

Feedback gathered through this engagement process is considered, in addition to other inputs such as financial considerations, legal requirements, experiences in other jurisdictions and more, in the staff recommendation to the MVRD Board on changes to the categories and definitions within the Metro Vancouver DCCs. This feedback is also applicable to the broader Metro Vancouver DCC Bylaw update.

