

**METRO VANCOUVER REGIONAL DISTRICT  
ELECTORAL AREA COMMITTEE**

**MEETING**

**Friday, May 8, 2026**

**1:00 pm**

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

**REVISED AGENDA**

**A. ADOPTION OF THE AGENDA**

**1. May 8, 2026 Meeting Revised Agenda**

THAT the Electoral Area Committee adopt the revised agenda for its meeting scheduled for May 8, 2026 as circulated.

**B. ADOPTION OF THE MINUTES**

**1. February 6, 2026 Meeting Minutes**

THAT the Electoral Area Committee adopt the minutes of its meeting held February 6, 2026 as circulated.

*pg. 5*

**C. DELEGATIONS**

**D. INVITED PRESENTATIONS**

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

**1. Electoral Area A Community Works Fund – University Endowment Lands Project  
(University Marketplace Active Transportation Improvements)**

*pg. 10*

Report dated April 13, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services.

**Executive Summary**

The Community Works Fund is delivered to all local governments in British Columbia through a direct annual allocation to support local eligible priorities and is distributed within Electoral Area A based on community population. The Electoral Area A Community Works Fund Reserve stands at approximately \$1.1 million, with 17% of that apportioned based on population to the University Endowment Lands (UEL), which by the end of 2026 is projected to stand at approximately \$162,000.

The UEL provides municipal-like services to its residents and is responsible for making and maintaining land improvements such as sidewalks and curbs within its boundaries. In spring 2026, UEL Administration staff consulted with the UEL Community Advisory Council (CAC) on a proposal to remediate 26 tree-pits surrounding the University Marketplace and hardscaping along the eastern side of Western Parkway at an estimated cost of \$190,000. These improvements would make the area more accessible for pedestrian and active transportation users. In March 2026, the CAC and the Electoral Area A Director confirmed their support of this project and for seeking funding through the Electoral Area A Community Works Fund.

If the MVRD Board approves the recommendation, Metro Vancouver will enter into an agreement with the UEL to reimburse them for eligible costs up to \$160,000 upon submission of required documentation and subject to Metro Vancouver receiving the grant funds from UBCM. The UEL has confirmed they will cover any remaining amount for the project.

#### **Recommendation**

THAT the MVRD Board approve funding from the Electoral Area A Community Works Fund as described in the report dated April 13, 2026, titled “Electoral Area A Community Works Fund – University Endowment Lands Project (University Marketplace Active Transportation Improvements)” up to \$160,000.

2. **Electoral Area A Building Bylaw – Climatic Design Values and Fees Update: MVRD Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026 MVRD Fees and Charges Amendment Bylaw No. 1461, 2026** *pg. 20*  
Report dated April 13, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services.

#### **Executive Summary**

Climatic design values are referenced in the BC Building Code and include temperatures, precipitation, snow loads, wind pressures, heating degree-days, and moisture indices. In recognition of the diverse geography and local weather patterns in Electoral Area A communities, the report proposes an amendment to the Electoral Area A Building Administration Bylaw to replace the current general reference to BC Building Code climatic data with community-specific climatic design values for the four areas where Metro Vancouver provides building inspection services: Barnston Island, Howe Sound, Indian Arm, and Pitt Lake. The amendment would insert a table of climatic design values directly into the bylaw to be used in the design of new buildings to provide location-specific direction for building design.

In addition, the report proposes a minor amendment to the Fees and Charges Bylaw related to building permits in Electoral Area A. The change would cap the existing 1.0 percent construction value deposit at \$2,000. The deposit would continue to be refundable upon project completion and would remain available to cover any incidental costs associated with permit administration. Introducing a maximum amount would reduce upfront financial requirements for applicants while preserving the purpose of the deposit.

**Recommendation**

THAT the MVRD Board:

- a) give first, second and third reading to *Metro Vancouver Regional District Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026*; and
- b) adopt *Metro Vancouver Regional District Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026*.

THAT the MVRD Board:

- a) give first, second, and third reading to *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1461, 2026*; and
- b) adopt *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1461, 2026*.

**3. Electoral Area A Community Wildfire Resiliency Plan - Implementation**

pg. 43

Report dated April 13, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services, and Brant-Arnold Smith, Director, Protective Services & Emergency Management, Corporate Services.

**Executive Summary**

Following the completion of the Electoral Area A Wildfire Resiliency Plan in 2024, the MVRD Board directed staff to apply for a provincial FireSmart grant and to bring back a priority list of recommendations from the Plan for short-term implementation.

Metro Vancouver was notified in late 2025 that its grant application for \$150,000 per year for two years was successful, and is in the process of hiring a temporary (two-year) full-time position that focuses on FireSmart activities in Electoral Area A and whose salary is wholly funded through the grant.

Based on feedback from Electoral Area A residents, which highlighted a strong interest in practical, property-specific advice and training for rural and remote areas, staff recommend prioritizing resident education (*Plan recommendation 1*) and FireSmart Home Ignition Zone assessments for individual properties (*Plan recommendation 3*). Staff recommend that a secondary priority be interagency cooperation to strengthen ties with emergency management partners in the region (*Plan recommendations 14, 15, 16, and 17*).

**Recommendation**

THAT the MVRD Board endorse the priority recommendations for implementation from the Electoral Area A Community Wildfire Resiliency Plan as described in the report dated April 13, 2026, titled "Electoral Area A Community Wildfire Resiliency Plan – Implementation".

**4. Manager's Report**

pg. 47

Report dated April 13, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services.

**Recommendation**

THAT the Electoral Area Committee receive for information the report dated April 13, 2026, titled "Manager's Report".

**F. INFORMATION ITEMS****Added**

- |           |  |               |
|-----------|--|---------------|
| <b>1.</b> | <b>Enforcing Speed Limits on Indian Arm - 2026 04 02 - Outgoing to Minister of Transport of Canada</b>         | <i>pg. 49</i> |
| <b>2.</b> | <b>Letter from the Minister of Transport and Leader of the Government in the House of Commons - 2026 05 06</b> | <i>pg. 51</i> |

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

*Note: The Committee must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.*

**I. ADJOURNMENT**

THAT the Electoral Area Committee adjourn its meeting of May 8, 2026.

**Membership:**

Chair, Jen McCutcheon, Electoral Area A

Vice Chair, Jamie Ross, Belcarra

Anmore, John McEwen

Bowen Island, Andrew Leonard

Lions Bay, Ken Berry

Surrey, Mike Bose

scəwáθən məsteyəx<sup>w</sup> (Tsawwassen

First Nation), Laura Cassidy

Vancouver, Lisa Dominato



## METRO VANCOUVER REGIONAL DISTRICT ELECTORAL AREA COMMITTEE

### MEETING

Friday, February 6, 2026

1:00 pm

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

### MINUTES

#### MEMBERS PRESENT:

Chair, Jen McCutcheon, Electoral Area A\*  
Vice Chair, Jamie Ross, Belcarra\*  
Anmore, John McEwen\*  
Bowen Island, Andrew Leonard\* (arrived at 1:05 pm)  
Lions Bay, Ken Berry\*  
Surrey, Mike Bose\*  
scəwáθən məsteyəx<sup>w</sup> (Tsawwassen First Nation), Laura Cassidy\*  
Vancouver, Lisa Dominato\*

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

#### STAFF PRESENT:

Heather McNell, Deputy Chief Administrative Officer, Policy and Planning  
Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services  
Christine Zhao, Legislative Services Coordinator, Board and Information Services

#### A. ADOPTION OF THE AGENDA

##### 1. February 6, 2026 Meeting Agenda

**It was MOVED and SECONDED**

THAT the Electoral Area Committee adopt the agenda for its meeting scheduled for February 6, 2026 as circulated.

**CARRIED**

#### B. ADOPTION OF THE MINUTES

No items presented.

#### C. DELEGATIONS

##### 1. Peter Powers, Rear Commodore, Royal Vancouver Yacht Club

Subject: MVRD Electoral Area A Zoning Amendment Bylaw No. 1447, 2026 (Wigwam Inn, Indian Arm) and Electoral Area A Temporary Use Permits

Peter Powers introduced the background and rationale behind Royal Vancouver Yacht Club's application to amend the Electoral Area A Zoning Bylaw to remove time-sharing as a use at their Wigwam Inn property and Royal Vancouver Yacht Club's support for the introduction of a temporary use permit mechanism. Peter Powers expressed support to the recommendations stated in the E2 and E3 reports on this agenda.

1:05 pm Director Leonard joined the meeting.

**D. INVITED PRESENTATIONS**

No items presented.

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

**1. 2026 Electoral Area Committee Meeting Schedule and Work Plan**

Report dated January 12, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services, providing the Electoral Area Committee with the 2026 Work Plan, Terms of Reference, and the Annual Meeting Schedule.

Marcin Pachcinski gave a verbal update to the Committee on the revision of the Terms of Reference for the Electoral Area Committee and highlighted an upcoming consultant report on emergency management in small committees. He advised that the report will be presented at a future Governance Committee meeting, and that Electoral Area Committee members will be invited to that meeting.

Marcin Pachcinski gave a presentation titled "2026 Priorities and Work Plan," introducing the purpose of the Electoral Area Committee and 2026 work priorities.

**It was MOVED and SECONDED**

THAT the Electoral Area Committee:

- a) receive for information the Electoral Area Committee Terms of Reference and the 2026 Annual Meeting Schedule, as presented in the report dated January 12, 2026, titled "2026 Electoral Area Committee Meeting Schedule and Work Plan"; and
- b) endorse the 2026 Work Plan, as presented in the report dated January 12, 2026, titled "2026 Electoral Area Committee Meeting Schedule and Work Plan".

**CARRIED**

**2. MVRD Electoral Area A Zoning Amendment Bylaw No. 1447, 2026 (Wigwam Inn, Indian Arm)**

Report dated January 12, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services, seeking MVRD Board approval of a bylaw introducing a zoning amendment to remove time-sharing use from the Resort Commercial Zone - C-1 that applies to the Wigwam Inn located at the north end of Indian Arm.

Marcin Pachcinski introduced the background of the report, noting that the proposed bylaw amendment stemmed from a recent application from Royal Vancouver Yacht Club to remove the time-sharing use, in order to remove a covenant from 1980 that limits the number of days a person may stay on the property.

**It was MOVED and SECONDED**

THAT the MVRD Board:

- a) give three readings to *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1447, 2026*; and
- b) adopt *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1447, 2026*.

**CARRIED**

**3. Electoral Area A Temporary Use Permits**

**MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026**

**MVRD Fees and Charges Amendment Bylaw No. 1450, 2026**

Report dated January 27, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services, seeking MVRD Board approval of two bylaws enabling temporary use permits in the Electoral Area A Zoning Bylaw and adding a corresponding application fee to the MVRD Fees and Charges Bylaw.

Marcin Pachcinski introduced the report, noting that introducing Temporary Use Permits as a tool would allow potential applications across Electoral Area A, as well as informing the members of general conditions that would be considered when reviewing any application, such as the compatibility of the proposed use with the surrounding area and natural hazard and security risks.

**It was MOVED and SECONDED**

THAT the MVRD Board:

- a) give three readings to the following bylaws:
  - *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1446, 2026*; and
  - *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1450, 2026*; and
- b) direct staff to forward *Metro Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1446, 2026* to the Ministry of Transportation and Infrastructure for approval.

**CARRIED**

Members discussed the Delegation of Authority section of the *MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026* and recommended that it be amended to explicitly add language, similar to what is included in the staff report, around bringing applications to the MVRD Board that have strong public interest, large scale of impact, or lack of clear community support.

**It was MOVED and SECONDED**

THAT the Electoral Area Committee recommend that the MVRD Board direct staff to amend the *MVRD Electoral Area A Zoning Amendment Bylaw No. 1446, 2026* regarding delegated authority to include the language around bringing applications to the Board that have strong public interest, large scale of impact, or lack of clear community support.

**CARRIED**

During the discussion of this report, it was noted that the current fees in the Electoral Area A Zoning Bylaw may not reflect current costs and that repeated concerns were raised by residents about damages to docks and other negative impacts caused by the boats coming up and down the Indian Arm.

**It was MOVED and SECONDED**

THAT the agenda be revised to add the following two motions to the Other Business section:

- G1. Enforcing Speed Limits in Indian Arm, BC
- G2. Current Fees in the Electoral Area A Zoning Bylaw

and address them immediately.

**CARRIED****G. OTHER BUSINESS****1. Enforcing Speed Limits in Indian Arm, BC****It was MOVED and SECONDED**

THAT Electoral Area Committee recommend that the MVRD Board request that the Board Chair write a letter to both the Port of Vancouver and Minister Mackinnon, Minister of Transport, requesting that more actions be taken to enforce speed limits in Indian Arm, British Columbia, to reduce negative impacts from boat wakes.

**CARRIED****2. Current Fees in the Electoral Area A Zoning Bylaw****It was MOVED and SECONDED**

THAT Electoral Area Committee recommend that the MVRD Board direct staff to review the current fees in the Electoral Area A Zoning Bylaw and report back to the Electoral Area Committee and the MVRD Board with options to address the identified issue that the current fees in the Electoral Area A Zoning Bylaw may not reflect current costs.

**CARRIED****E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER****4. Public Notification and Evacuation Route Planning Grants for UBC/UEL and Barnston Island**

Report dated January 12, 2026 from Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services, and Brant Arnold-Smith, Division Manager, Protective Services and Emergency Management, Corporate Services, seeking MVRD Board direction to apply for two provincial grants related to emergency management in Electoral Area A.

**It was MOVED and SECONDED**

THAT the MVRD Board direct staff to apply for Public Notification and Evacuation Route Planning grants for UBC/UEL and Barnston Island through the Community Emergency Preparedness Fund, and to confirm Metro Vancouver will provide overall grant management.

**CARRIED****5. Manager's Report**

Report dated January 12, 2026 from Marcin Pachicinski, Division Manager, Electoral Area, Planning and Analytics, Regional Planning and Housing Services, providing an update on the FireSmart grant award and the Barnston Island Dike and Drainage Improvement project.

**It was MOVED and SECONDED**

THAT the Electoral Area Committee receive for information the report dated January 12, 2026, titled "Manager's Report".

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

No items presented.

**H. RESOLUTION TO CLOSE MEETING**

No items presented.

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

THAT the Electoral Area Committee adjourn its meeting of February 6, 2026.

**CARRIED**

(Time: 2:05 pm)

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Christine Zhao,  
Legislative Services Coordinator

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Jen McCutcheon,  
Chair

To: Electoral Area Committee

From: Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics  
Regional Planning and Housing Services

Date: April 13, 2026 Meeting Date: May 8, 2026

Subject: **Electoral Area A Community Works Fund – University Endowment Lands Project  
(University Marketplace Active Transportation Improvements)**

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### RECOMMENDATION

THAT the MVRD Board approve funding from the Electoral Area A Community Works Fund as described in the report dated April 13, 2026, titled “Electoral Area A Community Works Fund – University Endowment Lands Project (University Marketplace Active Transportation Improvements)” up to \$160,000.

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### EXECUTIVE SUMMARY

The Community Works Fund is delivered to all local governments in British Columbia through a direct annual allocation to support local eligible priorities and is distributed within Electoral Area A based on community population. The Electoral Area A Community Works Fund Reserve stands at approximately \$1.1 million, with 17% of that apportioned based on population to the University Endowment Lands (UEL), which by the end of 2026 is projected to stand at approximately \$162,000.

The UEL provides municipal-like services to its residents and is responsible for making and maintaining land improvements such as sidewalks and curbs within its boundaries. In spring 2026, UEL Administration staff consulted with the UEL Community Advisory Council (CAC) on a proposal to remediate 26 tree-pits surrounding the University Marketplace and hardscaping along the eastern side of Western Parkway at an estimated cost of \$190,000. These improvements would make the area more accessible for pedestrian and active transportation users. In March 2026, the CAC and the Electoral Area A Director confirmed their support of this project and for seeking funding through the Electoral Area A Community Works Fund.

If the MVRD Board approves the recommendation, Metro Vancouver will enter into an agreement with the UEL to reimburse them for eligible costs up to \$160,000 upon submission of required documentation and subject to Metro Vancouver receiving the grant funds from UBCM. The UEL has confirmed they will cover any remaining amount for the project.

### PURPOSE

To provide the Electoral Area Committee and the MVRD Board with the opportunity to consider funding a project in the UEL through the Electoral Area A Community Works Fund.

### BACKGROUND

At its April 29, 2016 meeting, the MVRD Board (then GVRD Board) passed the following resolution:

*That the GVRD Board endorse the distribution of monies from the Community Works Fund to areas within Electoral Area A based on population, as described in the report titled “Distribution of Electoral Area A Community Works Fund Monies”, dated March 29, 2016.*

**Electoral Area A Community Works Fund – University Endowment Lands Project  
(University Marketplace Active Transportation Improvements)**

Electoral Area Committee Regular Meeting Date: May 8, 2026

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In March 2026, the UEL CAC, with support from the UEL Administration, endorsed seeking funding for the marketplace project, which is now presented in this report for the Committee and Board's consideration.

**COMMUNITY WORKS FUND**

The Community Works Fund is one of the funding streams of the renewed 2024-2034 Canada Community-Building Fund. The Community Works Fund allocates funding to all local governments in BC based on a per capita formula that includes a funding floor. Local governments may direct the funding towards eligible costs of eligible projects as set out in the Community Works Fund agreement (see Reference 1 for eligible project information and Reference 2 for grant amounts allocated to each local government). The UEL marketplace project is eligible for funding under the local roads, bridges, & active transportation category.

**Consultation**

In recognition of the governance and advisory bodies that exist in the Point Grey area of Electoral Area A, including the University Neighbourhoods Association (UNA), the University Endowment Lands (UEL) Administration and Community Advisory Council (CAC), and the University of British Columbia (UBC), the Electoral Area A Director and Metro Vancouver staff are in regular contact with these entities to provide them with information on the Electoral Area Community Works Fund (e.g. as eligibility, funding amounts, and the decision making process and principles). Each organization typically conducts their own consultation process for potential projects, which the Electoral Area A Director accompanies to gauge resident participation and support. When the UBC/UNA and UEL/CAC have completed their consultation processes, they provide a project description and cost summary to Metro Vancouver staff who prepare a report for Committee and Board consideration.

For rural communities, the small annual apportioned amounts mean that projects are infrequent and staff look for potential projects to which the funds may apply, as was done for Barnston Island in 2021 (see table below).

For the UEL marketplace project, at their March 16, 2026 meeting, the CAC approved the following motion:

*The CAC recommends the Manager initiate a project to rehabilitate the Marketplace public realm that aligns with option C presented at the February 2026 meeting. Also, the CAC recommends the Manager seek funding contributions from; an application to Metro Vancouver to access the Community Works Fund and seek compensation from the building owner to contribute towards the project.*

The Electoral Area A Director has confirmed her support for this project and noted that local residents have previously identified the area around the marketplace as needing improvement.

**Electoral Area A Community Works Fund – University Endowment Lands Project  
(University Marketplace Active Transportation Improvements)**

Electoral Area Committee Regular Meeting Date: May 8, 2026

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### Previously Funded Projects

The table below shows projects that the MVRD Board has previously funded through the Electoral Area A Community Works Fund.

Year	Community	Amount	Project
2025	UBC/UNA	\$200,000	Dog park project
2024	UEL	\$157,000	Chancellor Blvd. sidewalk project
2022	UBC/UNA	\$100,000	Acadia neighbourhood active transportation improvements
2022	UBC/UNA	\$139,276	Solid waste (recycling) receptacle replacement
2022	UBC/UNA	\$195,824	Electric vehicle charging stations
2021	Barnston Island	\$12,100	Dike pump house electrical upgrades
2019	UEL	\$138,575	Green infrastructure to mitigate storm water impacts from climate change
2019	UBC/UNA	\$424,925	Pedestrian and cycling improvements to the Wesbrook Mall and University Boulevard intersection

### UEL MARKETPLACE PROJECT DESCRIPTION (Attachment 1)

The University Marketplace (5755 Dalhousie Road) is the economic and commercial centre of the UEL and the immediate surrounding area receives considerable pedestrian and wheel traffic. The areas between the street curb and sidewalk currently has tree-pits and hardscaping that fail to meet minimum standards and deter active transportation (walking and rolling). The proposed project would remediate 26 tree-pits surrounding the marketplace and hardscaping along the eastern side of Western Parkway. The scope of work includes a rubberized treatment to the tree-pits, and the possible replacement of the existing hardscape along Western Parkway with street furniture upgrades.

The total cost for the UEL marketplace project is estimated at \$190,000. The UEL is requesting \$160,000 from the Electoral Area A Community Works Fund to pay for the project and has confirmed it will cover the remaining amount. Construction would occur in summer 2026, during the UBC summer break, when there are fewer users in the area.

Additional details are provided in **Attachment 1**.

### ALTERNATIVES

1. THAT the MVRD Board approve funding from the Electoral Area A Community Works Fund as described in the report dated April 13, 2026, titled “Electoral Area A Community Works Fund – University Endowment Lands Project (University Marketplace Active Transportation Improvements)” up to \$160,000.
2. THAT the Electoral Area and Small Communities Committee receive the report dated April 13, 2026, titled “Electoral Area A Community Works Fund – University Endowment Lands Project (University Marketplace Active Transportation Improvements)” for information.

**Electoral Area A Community Works Fund – University Endowment Lands Project  
(University Marketplace Active Transportation Improvements)**

Electoral Area Committee Regular Meeting Date: May 8, 2026

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### FINANCIAL IMPLICATIONS

Funding of this project has no property tax implications for Electoral Area A, as it would be funded in whole by the Community Works Fund grant. Including 2025's annual allocation, the Electoral Area A Community Works Fund Reserve stands at approximately \$1.1 million. Metro Vancouver can expect to receive approximately \$160,000 annually between 2024-2029 from the Community Works Fund. The annual amounts received are kept in a separate Electoral Area A Community Works Fund Reserve and can accumulate until the MVRD Board approves funding of specific projects.

If the MVRD Board supports the recommended alternative, project costs incurred by the UEL will be reimbursed to the UEL after entering into an agreement with Metro Vancouver and submitting required financial information.

The approximate amounts as of the end of March 2026 apportioned by population to each community are:

	Electoral Area A Population (%) 2021 Census	Community Works Fund Balance Remaining as of March 2026
UBC/UNA	15,103 (81.1%)	\$914,300
UEL	3,193 (17.2%)	\$135,500
RURAL*	316 (1.7%)	\$28,200
<b>TOTAL</b>	<b>18,612 (100%)</b>	<b>\$1,078,000</b>

\*Given the small \$ amounts, all communities outside of UBC/UNA and UEL have been grouped into Rural for this table.

By the end of 2026, the UEL balance is projected to stand at approximately \$162,000. Reimbursement to the UEL is subject to Metro Vancouver receiving the grant funding from UBCM.

### CONCLUSION

The Electoral Area A Community Works Fund is used to fund eligible local priority projects. UEL Administration staff consulted with the UEL CAC and the Electoral Area A Director, both of whom support this active transportation improvement project around the University Marketplace. Staff recommend Alternative 1.

### ATTACHMENTS

1. University Endowment Lands Marketplace Project Description.

### REFERENCES

1. Union of BC Municipalities (UBCM). (2021, August). *Community Works Fund – Examples of Eligible Projects*. [https://www.ubcm.ca/sites/default/files/2021-08/Examples%20of%20Eligible%20Projects\\_August%202021\\_0.pdf](https://www.ubcm.ca/sites/default/files/2021-08/Examples%20of%20Eligible%20Projects_August%202021_0.pdf)
2. Union of BC Municipalities (UBCM). (2024, April). *Community Works Fund – Allocations by Local Government*. [https://www.ubcm.ca/sites/default/files/2024-04/CWF\\_Allocations\\_5%20year\\_web%20publish\\_final.pdf](https://www.ubcm.ca/sites/default/files/2024-04/CWF_Allocations_5%20year_web%20publish_final.pdf)

## University Endowment Lands

### CWF Application – Marketplace Active Transportation

March 18, 2026

#### Background

The existing tree-pits surrounding the University Market Place (5755 Dalhousie Road) and the adjacent hardscape on the eastern side of Western Parkway in the University Endowment Lands (UEL) are in an unsatisfactory condition and fail to meet the minimum standards for safety or accessibility and deter opportunities for active transportation (walking and rolling) in the area. The pits and hardscape in the area receive considerable pedestrian and wheel traffic as it's within the economic and commercial centre of the UEL. This project was considered by the Community Advisory Council (CAC) and evaluated based on community needs, conformance with the Community Works Fund (CWF) requirements as well as the efficient use of public monies. The Marketplace tree-pit and Western Parkway hardscape project was endorsed by the CAC on March 16, 2026.

#### Project

UEL's proposal is to use funds from the CWF to contribute towards remediating twenty-six (26) tree-pits surrounding the University Marketplace and hardscaping along the eastern side Western Parkway. The scope of work includes a Romex (rubberized) treatment to the tree-pits throughout the Marketplace, and the possible replacement of the existing hardscape along Western Parkway with some street furniture upgrades. Aerial map of work area is attached along with renderings of the proposed upgrades.

#### Budget

The project estimate is ~\$190,000 for the Marketplace tree-pit and Western Parkway hardscape upgrades. The UEL is prepared to cover any costs over and above funds available through the CWF or from the property owner.

#### Timeline

Proposed sidewalk construction is scheduled to commence during the UBC summer break in 2026 to allow for minimal interruption to pedestrian traffic, efficiency of construction works, impact to local businesses (which are busiest during the school year) and to accommodate for potential inclement weather.

## Summary

The Marketplace tree-pit and Western Parkway hardscape upgrades will provide the UEL residents with a safer and more enjoyable public space as well as support the economic and commercial heart of the community.

## Images



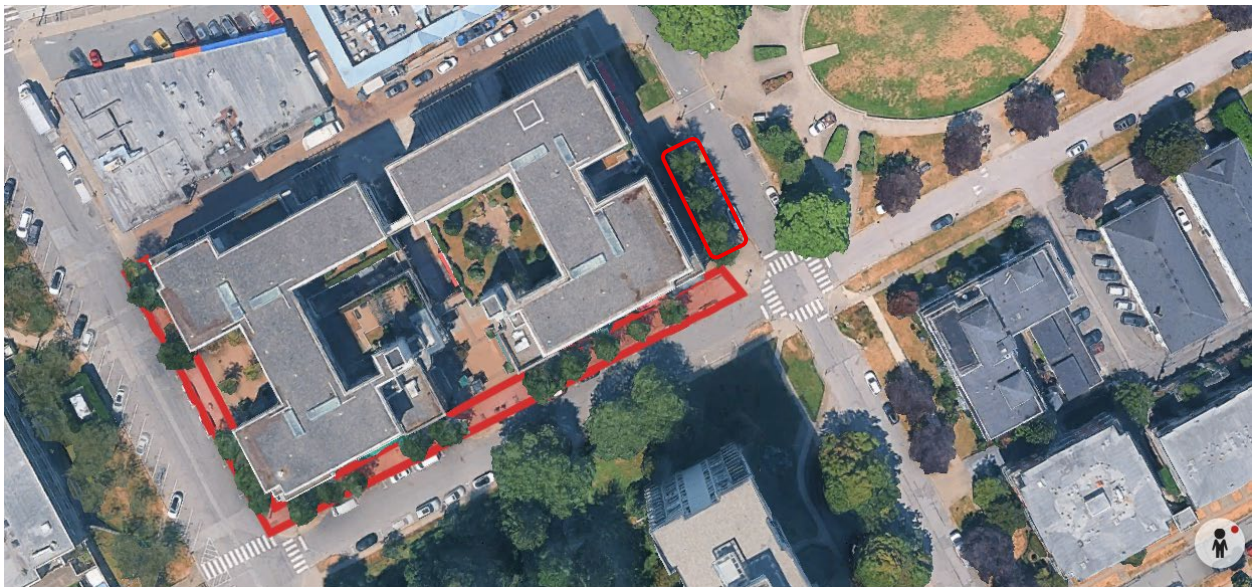
Mudpits looking North on Eastern side of Western Parkway



Looking East on North Side of Dalhousie Road



Looking South on Eastern side of Western Parkway



CWF – Project Scope

Existing Conditions



Key Map

UEL Marketplace, Landscape Design Booklet  
March 2024

HAPA  
COLLABORATIVE

Paving Improvements



Key Map

UEL Marketplace, Landscape Design Booklet  
March 2024

HAPA  
COLLABORATIVE

# Boulevard Elements

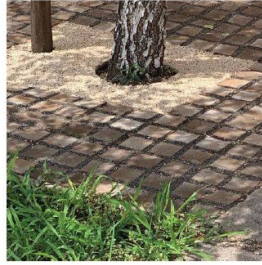
14

Permeable Hardscape Options



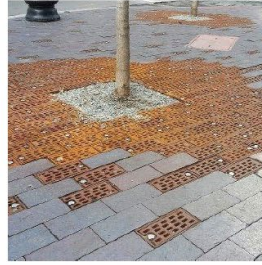
Gradient

- Same sized paver with various gap sizes
- Paver size to match adjacent sidewalk paving



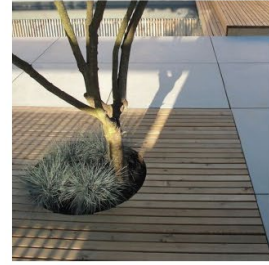
Grid

- Paver size to match adjacent sidewalk paving
- Paving joints to be filled with Romex filler



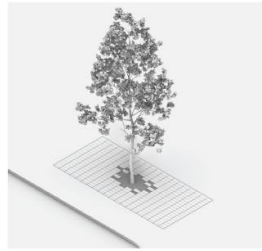
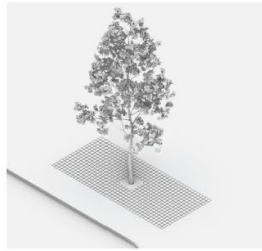
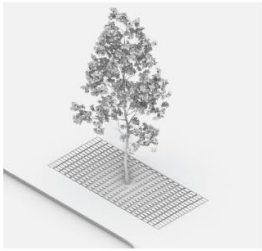
Scattered

- Same sized paver to be scattered around the tree
- Gaps to be filled with metal grating



Wood Decking

- Elevated wood planks over existing mudpits
- Cut out holes around existing tree roots



UEL Marketplace, Landscape Design Booklet  
March 2024

HADA  
COLLABORATIVE

## Proposed tree-pit remediation designs

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To: Electoral Area Committee

From: Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics  
Regional Planning and Housing Services

Date: April 13, 2026 Meeting Date: May 8, 2026

Subject: **Electoral Area A Building Bylaw – Climatic Design Values and Fees Update:  
Metro Vancouver Regional District Electoral Area A Building Administration  
Amendment Bylaw No. 1460, 2026  
MVRD Fees and Charges Amendment Bylaw No. 1461, 2026**

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### RECOMMENDATION

THAT the MVRD Board:

- a) give first, second and third reading to *Metro Vancouver Regional District Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026*; and
- b) adopt *Metro Vancouver Regional District Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026*.

THAT the MVRD Board:

- a) give first, second, and third reading to *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1461, 2026*; and
  - b) adopt *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1461, 2026*.
- 

### EXECUTIVE SUMMARY

Climatic design values are referenced in the BC Building Code and include temperatures, precipitation, snow loads, wind pressures, heating degree-days, and moisture indices. In recognition of the diverse geography and local weather patterns in Electoral Area A communities, the report proposes an amendment to the Electoral Area A Building Administration Bylaw to replace the current general reference to BC Building Code climatic data with community-specific climatic design values for the four areas where Metro Vancouver provides building inspection services: Barnston Island, Howe Sound, Indian Arm, and Pitt Lake. The amendment would insert a table of climatic design values directly into the bylaw to be used in the design of new buildings to provide location-specific direction for building design.

In addition, the report proposes a minor amendment to the Fees and Charges Bylaw related to building permits in Electoral Area A. The change would cap the existing 1.0 percent construction value deposit at \$2,000. The deposit would continue to be refundable upon project completion and would remain available to cover any incidental costs associated with permit administration. Introducing a maximum amount would reduce upfront financial requirements for applicants while preserving the purpose of the deposit.

### PURPOSE

To consider an amendment to the MVRD Electoral Area A Building Bylaw (Reference 1) to incorporate climate data for new building permit applications and a minor amendment to the MVRD Fees and Charges related to Electoral Area A building permits.

## BACKGROUND

The 2026 Electoral Area Committee Work Plan includes “Building Administration Bylaw – Climatic Data Bylaw Amendment”. Following the recent receipt of the final consultant report with the climatic data, staff have prepared the Electoral Area A Building Bylaw amendment for consideration, along with a minor revision to one of the building bylaw fees.

## ELECTORAL AREA A CLIMATIC DESIGN VALUES (Attachment 1)

Local climatic design values are used when designing buildings to ensure they can meet *BC Building Code* requirements related to suitability for local climates. Since the areas of Electoral Area A where Metro Vancouver provides building inspection services stretch across such a broad swath of the region, different climatic design values and reference points were calculated for Barnston Island, Howe Sound, Indian Arm, and Pitt Lake.

As noted in their report, BGC Engineering Inc. estimated the climatic design values based on historical data and represent the climate over the time in which the weather station observations were made. A total of seven weather stations were selected for analysis to reflect weather conditions near sea level for the four communities, where most development is located. The climatic design values include ground snow loads, wind pressures, design temperatures, heating degree-days, one-day and 15-minute rainfalls, and annual total precipitation values, as shown in Table 1.

**Table 1: Climatic Design Values by Community**

Climate Design Values	Community			
	Barnston Island	Howe Sound	Indian Arm	Pitt Lake
January 2.5% Design Temperature	-7°C	-1°C	-3°C	-7°C
January 1.0% Design Temperature	-9°C	-3°C	-4°C	-9°C
July 2.5% Design Drybulb Temperature	30°C	24°C	26°C	30°C
July 2.5% Design Wetbulb Temperature	20°C	19°C	19°C	20°C
Annual Total Heating Degree-Days Below 18°C	2,986 days	1,435 days	1,939 days	2,986 days
Maximum Fifteen-Minutes Rainfall (10- year event)	13 mm	10 mm	12 mm	13 mm
Maximum One-Day Rainfall (50-year event)	128 mm	81 mm	113 mm	128 mm
Annual Rainfall (average)	2150 mm	1291 mm	2602 mm	2150 mm
Annual Total Precipitation (average)	2236 mm	1320 mm	2838 mm	2236 mm
Moisture Index	1.7	1.4	2.9	1.7
Driving Rain Wind Pressures (5-year event)	160 Pa	160 Pa	160 Pa	160 Pa
Snow Load, S <sub>s</sub> (50-year event)	1.0 kPa	0.7 kPa	1.0 kPa	1.0 kPa
Snow Load, S <sub>r</sub> (50-year event)	0.3 kPa	0.2 kPa	0.5 kPa	0.3 kPa
Hourly Wind Pressure (10-year event)	0.33 kPa	0.36 kPa	0.34 kPa	0.33 kPa
Hourly Wind Pressure (50-year event)	0.44 kPa	0.48 kPa	0.45 kPa	0.44 kPa

**ELECTORAL AREA A BUILDING BYLAW AMENDMENT**

***MVRD Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026 (Attachment 2)***

Section 213 CLIMATIC DATA of the Electoral Area A Building Bylaw (Reference 1) currently contains a general statement that “the climatic values required in the design of buildings shall conform with the values contained in the Building Code.” The proposed bylaw amendment would replace this with the community-specific climatic design values that are found in Table 1 in this report. This information is used by building professionals when designing new buildings. The proposed bylaw amendment also includes language that allows the Building Inspector to accept or require alternative values if those are more suitable for a particular building location.

**MVRD FEES AND CHARGES BYLAW AMENDMENT**

***MVRD Fees and Charges Amendment Bylaw No. 1461, 2026 (Attachment 3)***

The current Electoral Area A Building Administration Bylaw requires a refundable deposit equal to 1.0 percent of construction value at the time a building permit is approved and does not set a maximum amount. As a result, the required deposit can be significant for higher-value projects. For example, a major renovation or new home with a construction value of \$500,000 or \$1,000,000 would require a deposit of \$5,000 or \$10,000, respectively.

In most local governments, construction value deposits are intended to cover potential repair costs to municipal infrastructure that may be damaged during building activities, such as curbs, sidewalks, or underground services. Deposits also function as an incentive for applicants to complete construction and obtain final inspection so that the deposit may be returned.

Metro Vancouver does not own or maintain local infrastructure, such as roads or local water and sewer services, in the rural and remote communities governed by the Electoral Area A Building Administration Bylaw. As a result, deposits collected for building permits are typically returned in full once construction is complete. In some cases, incidental costs may be deducted from the deposit, such as additional plan review by the Building Inspector or travel costs associated with inspections (for example, water taxi access). These costs are infrequent and modest, generally less than \$1,000.

In light of these circumstances, staff recommend establishing a maximum deposit of \$2,000 at the time a building permit is approved. This change would reduce the upfront financial burden on applicants while remaining sufficient to cover any incidental administrative or inspection-related costs. The deposit would continue to serve as an incentive for timely project completion.

If adopted, the proposed bylaw amendment to the Electoral Area A – Building Administration Fees section in the MVRD Fees and Charges Bylaw would add the underlined language below:

2.	Deposit required when building permit application is approved (returned when the occupancy permit is issued or, for structures not requiring an occupancy permit, upon the Building Official’s authorization that the project is fully completed)	1.0% of construction value <u>to a maximum of \$2,000.</u>
----	---	--

## ALTERNATIVES

1. THAT the MVRD Board:
  - a) give first, second and third reading to *Metro Vancouver Regional District Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026*; and
  - b) adopt *Metro Vancouver Regional District Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026*.

THAT the MVRD Board:

- a) give first, second, and third reading to *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1461, 2026*; and
  - b) adopt *Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1461, 2026*.
2. THAT the MVRD Board receive for information the report dated April 13, 2026, titled “Electoral Area A Building Bylaw – Climatic Design Values and Fees Update: MVRD Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026 MVRD Fees and Charges Amendment Bylaw No. 1461, 2026”.

## FINANCIAL IMPLICATIONS

The total cost of the climatic design values consultant report was \$26,500, which came from the 2025 (\$20,000) and 2026 (\$6,500) Board-approved budgets for Electoral Area Services. No financial implications are anticipated from the bylaw amendment to put a maximum on the deposit amount collected, as this money is returned to applicants once their project is completed.

## CONCLUSION

This report recommends two amendments to improve the administration of building permits in Electoral Area A. The first would amend the Electoral Area A Building Administration Bylaw to incorporate community-specific climatic design values for Barnston Island, Howe Sound, Indian Arm, and Pitt Lake, providing clearer, location-appropriate direction for building design. The second would amend the Fees and Charges Bylaw to introduce a \$2,000 cap on the existing 1.0 percent construction value deposit, reflecting how the deposit is used in practice and reducing the financial burden on applicants while remaining sufficient to cover infrequent and incidental administrative costs.

## REFERENCES

1. Metro Vancouver. (2025, October). *GVRD Electoral Area A Building Administration Bylaw No. 1043, 2006*. [https://metrovancover.org/boards/Bylaws/MVRD\\_Bylaw\\_1043\\_Consolidated.pdf](https://metrovancover.org/boards/Bylaws/MVRD_Bylaw_1043_Consolidated.pdf)

## ATTACHMENTS

1. BC Engineering Report titled "Climatic Design Values for Electoral Area A", dated April 6, 2026.
2. *MVRD Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026*.
3. *MVRD Fees and Charges Amendment Bylaw No. 1461, 2026*.



April 6, 2026

Project 0431046

Metro Vancouver  
4330 Kingsway  
Burnaby, BC, V5H 4G8

Attention: Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics

## **Climatic Design Values for Electoral Area A**

### **1.0 INTRODUCTION**

BGC Engineering Inc. (BGC) is pleased to provide Metro Vancouver with the following report summarising the climatic design values in four communities within Electoral Area A, including Barnston Island, Howe Sound (including the mainland communities of Montizambert Wynd, Ocean Point, and Strachan Point, and Bowyer Island and Passage Island), Indian Arm, and Pitt Lake. The climatic design values include ground snow loads, wind pressures, design temperatures, heating degree-days, one-day and 15-minute rainfalls, and annual total precipitation values.

BGC understands the climate design values will be used to implement the Electoral Area A Building Bylaw for new building permit applications. The climate design values are intended for application to structures near the elevation of the corresponding weather station and are not intended to be used at higher elevations (e.g., mountain slopes and high passes). The climatic design values were estimated based on historical data and represent the climate over the time in which the weather station observations were made. The climatic design values will change from these tabulated values due to climate change over time.

BGC recognises that the calculation of these climatic design values can be generated for any community by contacting Engineering Climate Services (ECS) Unit of Environment and Climate Change Canada (ECCC) at [scg-ecs@ec.gc.ca](mailto:scg-ecs@ec.gc.ca). BGC added value by developing a Python script for this project to calculate the climate design values for any community in conformance with the British Columbia (BC) Building Code (BC, 2024). In addition, BGC takes on professional responsibility for the climate design values. Recommendations for next steps to improve these estimates are also included at the end of this report.

### **2.0 TERMS AND CONDITIONS**

BGC conducted this work under the terms and conditions previously negotiated as part of the Metro Vancouver Electoral Area A Geohazard Mapping (Phase 1) and Integration with Local

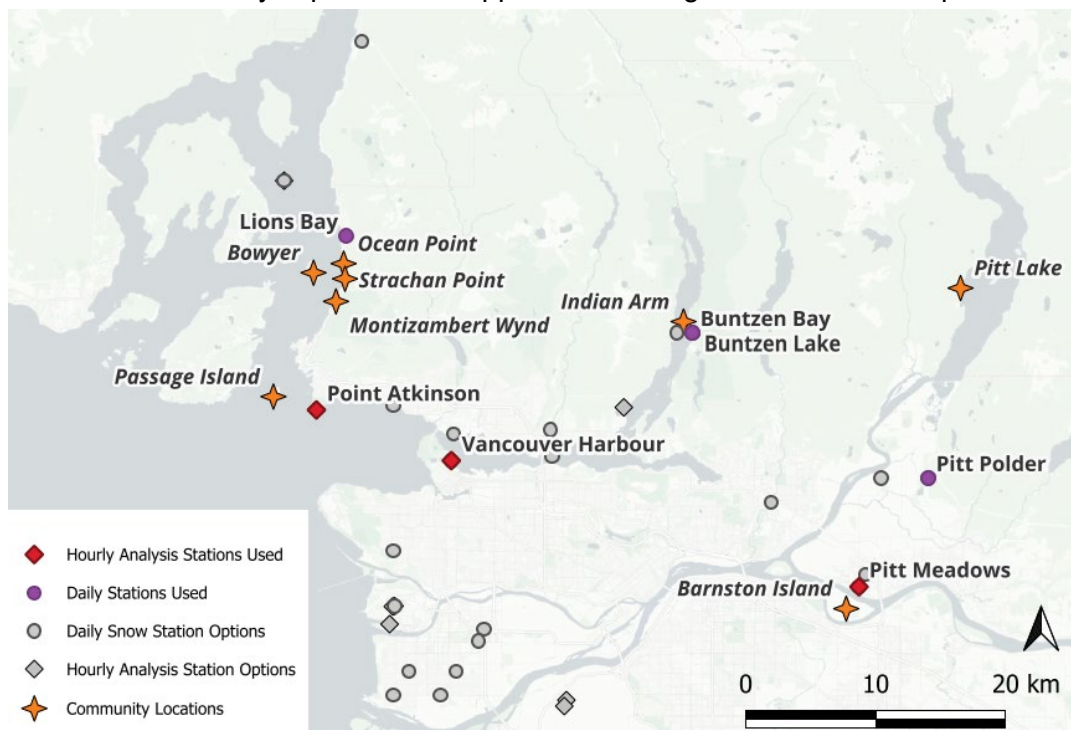
Government Development Approval Process (Phase 2) project (RFSQ No. 21-364) dated November 16, 2021.

### 3.0 DATA SOURCES

The climatic design values were calculated based on observations collected at weather stations. The weather stations were reviewed using the Pacific Climate Impacts Consortium (PCIC) data portal in addition to weather stations from the District of North Vancouver (DNV). Representative weather stations were selected for each of the four communities within Electoral Area A based on observations collected by Meteorological Service of Canada (MSC), Environment and Climate Change Canada (ECCC).

Station selection criteria included record length (10 year minimum), availability of climate variables, temporal resolutions (some climatic design variables require 15 minute intervals), and local topography (Figure 3-1). A total of seven weather stations were selected for analysis to reflect weather conditions near sea level for the four communities, where most development is located (Table 3-1). Note that the weather stations with hourly data are located over 20 km away from Indian Arm and Pitt Lake and may not be entirely representative of the area. Weather stations in closer proximity may be more representative, but the limited record precluded their use on this project (e.g., DNV's QT87 or QT84).

A detailed list of variables used for the calculation of the climatic design values at each weather station for each community is provided in Appendix A, along with the available period of record.



**Figure 3-1** Map of weather stations within Electoral Area A. Coloured stations were selected for analysis. Greyed stations were excluded from the analysis. Daily stations were chosen primarily based on snow data availability.

**Table 3-1 Summary of selected ECCC weather station information for each community. Note Barnston Island and Pitt Lake share the same weather stations.**

Community	Weather Station	Station ID <sup>1</sup>	Variable(s)	Temporal Resolution	Elevation (m)
Howe Sound	Point Atkinson	1106200	Temperature, Precipitation, Humidity, Wind Speed, Pressure	hourly, 15 mins	35
	Lions Bay	110D634	Rainfall, Snow on Ground	Daily	52 <sup>2</sup>
Indian Arm	Vancouver Harbour	1108446	Temperature, Precipitation, Humidity, Wind Speed, Pressure	hourly, 15 mins	3
	Buntzen Bay	1101138	Rainfall, Snow on Ground	Daily	10
	Buntzen Lake	1101140	Rainfall	Daily	10
Barnston Island and Pitt Lake	Pitt Meadows	110617P	Temperature, Precipitation, Humidity, Wind Speed, Pressure	hourly, 15 mins	5
	Pitt Polder	1106180	Rainfall, Snow on Ground	Daily	5

Notes:

1. The Station ID corresponds to the ECCC Climate ID which is a seven-digit number assigned by the Meteorological Service of Canada to a site where official weather observations are taken.
2. Lions Bay was the only station in the Howe Sound region with a usable record of snow-on-ground observations and was therefore selected despite its higher elevation. The next most suitable station is West Vancouver, which is included in the BCBC reference table.

## 4.0 METHODS

The climate design values were calculated over the historical period of available climate data. The climate data at the seven weather stations were reviewed using an exploratory data analysis (EDA) script in Python developed by BGC for this project. The availability of climate variables from a weather station record does not always correspond to reported record length. There can be multiple climate variables with different record lengths at the same weather station. The EDA script was developed as a tool to visualise the climate data, review record lengths for required climate variables, and to remove any erroneous measurements that would skew calculations.

BGC developed a set of Python scripts to calculate the climatic design values. The Python scripts rely on key packages for climate data and statistical analysis (Table 4-1). The climate design values were calculated in conformance with the BC Building Code (BC, 2024). A high-level description of the method for each variable is included in this section. For additional information on methods (e.g., definitions and calculations), refer to Appendix C of the BC Building Code (BC, 2024).

**Table 4-1 Key python packages**

Package	Application	Reference
MetPy	Used to calculate wet bulb temperature when atmospheric pressure is available at the weather station.	Unidata (2023).
SciPy	Used to fit the Gumbel distribution with the method of moments to annual maxima series for frequency analysis, where required.	Virtanen et al. (2020).

### January Design Temperature

The January design temperature (°C) is defined as the lowest temperature at or below which 1% and 2.5% of the hourly air temperatures fall below.

### July Design Temperature

The July design temperature (°C) is defined as the 2.5% dry- and wet-bulb temperature. The dry-bulb temperature represents the thermal state of the atmosphere without considering the effects of moisture or humidity. The wet-bulb temperature reflects the effectiveness of evaporative cooling in the atmosphere. Wet-bulb temperature was calculated using the Python package MetPy, using an iterative solution based on the psychrometric energy balance principle, which requires station pressure, temperature, and humidity (Unidata, 2023).

### Annual Total Heating Degree Days

Heating degree days is defined as the number of days in the year when the mean daily temperature is below 18°C. The average over the record period was calculated as per the BCBC (2024). Note a negative skew may be present due to increased temperatures over the last century.

### Maximum 15-min Rainfall

The maximum 15-min rainfall (mm) was estimated for the 10-year (10% annual exceedance probability [AEP]) by fitting the annual maximum 15-min rainfall observations to the Gumbel distribution using the method of moments for parameter estimation.

Some weather stations do not have sub-hourly data to calculate the 15-min rainfall. For example, the Buntzen Lake Intensity-Duration-Frequency (IDF) curve did not have an estimate of the 15-minute rainfall. The shortest duration available was hourly rainfall intensity. A scaling factor was derived by dividing the hourly 10-year rainfall at Buntzen Lake by the Vancouver Harbour hourly 10-year rainfall. This scaling factor (1.33) shows that Buntzen Lake receives higher intensity rainfall than the Vancouver Harbour. As such, the scaling factor was applied to the 15-minute annual maximum series from Vancouver Harbour to produce a scaled annual maximum series for Buntzen Lake. The time series was fit with the Gumbel distribution using the method of moments for parameter estimation.

For the Pitt Lake community, a comparison of the 10-year, 15-minute intensity rainfall estimates showed a higher value at Pitt Meadows (13.4 mm) compared to Pitt Polder (9.4 mm) stations despite the similar elevation (5 m). Part of this difference can be attributed to a different record length and record period, where the highest intensity events were captured post 2007 at Pitt Meadows, when Pitt Polder was deactivated. For application to design, the highest intensity as recorded at the Pitt Meadows station was selected.

### Maximum 1-day Rainfall

The maximum 1-day rainfall (mm) was estimated for the 50-year (2% AEP) by fitting the annual maximum one-day rainfall observations to the Gumbel distribution using the method of moments for parameter estimation.

### Annual Rainfall

Annual rainfall (mm) is the annual average over the period of record.

### Annual Total Precipitation

Annual total precipitation (mm) is the sum of rainfall depth and snow water equivalent averaged over the period of record.

### Moisture Index

The moisture index represents the overall moisture load imposed on a building and is derived from the wetting index and drying index. The wetting index calculation relies on the annual rainfall and is normalized by 1000 mm. The drying index calculation relies on the drying capacity of ambient air, calculated using dry-bulb and wet-bulb (or relative humidity) temperatures. The drying index is a mean of ratios of the vapour pressure deficit of the given station compared to the reference station, Lytton, BC, for each calendar year. The vapour pressure deficit is the difference between the maximum moisture the air could hold and the measured moisture in the air.

### Snow Load (Ss)

Snow load (kPa) is the specified load that a roof must be designed to safely support due to the accumulation of snow. The snow load is calculated based on the 50-year (2% AEP) depth of snow on ground and its specific weight. The snowpack density for the BC lowlands is estimated to be 260 kg/m<sup>3</sup> (Dr. Ka-Hing Yau, Program Meteorologist, email communication, November 24<sup>th</sup>, 2025). The Gumbel distribution was fit to the annual maxima series of snow loads using the method of moments for parameter estimation.

### Snow Load due to Falling Rain (Sr)

The heaviest snow loads occur when rain is falling on existing snow on ground. The snow load due to falling rain (kPa) was estimated using historical rain-on-snow events. Events were selected when rain amounts were less than or equal to the snowpack water equivalent (SWE). The SWE was estimated using the depth of snow on the ground and the snowpack density

(260 kg/m<sup>3</sup>) for comparison to daily rainfall. The Gumbel distribution was fit to the annual maxima series of rain-on-snow loads using the method of moments for parameter estimation to calculate the 50-year (2% AEP).

### Driving Rain Wind Pressure

The driving rain wind pressure (DRWP) is the wind load that coincides with rain, measured at a height of 10 m. A Gumbel distribution is fit to the hourly wind pressures coinciding with rain to calculate the 5-year (20% AEP). Based on guidance provided by the Engineering Climate Services (ECS) of ECCC, the most appropriate DRWP value to use for a location is derived from the closest location reported in the BC Building Code (2024) as the values do not change greatly spatially (Dr. Ka-Hing Yau, Program Meteorologist, email communication, November 24<sup>th</sup>, 2025).

### Hourly Wind Pressure

Hourly wind pressure (Pa) is calculated based on wind speed. Wind speeds were converted to pressure using air density. Dry air at 0°C has a standard atmospheric pressure of 1.2929 kg/m<sup>3</sup> which was used as an average value for the wind pressure calculations as per the BC Building Code (2024). The Gumbel distribution was fit to the annual maxima series of hourly wind pressure using the method of moments for parameter estimation to calculate the 10-year (10% AEP) and 50-year (2% AEP) events.

According to the BC Building Code (2024), spatial interpolation between weather stations is used to estimate hourly wind pressures. This process incorporates peak wind gust measurements from each weather station and applies adjustment factors for weather stations where the anemometer height differs from the standard 10 m above ground. These adjustment details are not readily accessible in the BC Building Code (2024).

BGC contacted the ECS at ECCC to obtain the spatially interpolated values for the weather stations of interest; however, a map of these values was not available for wind adjustments. The ECS at ECCC recommends that values reported at the closest weather station in the BC Building Code (2024) be used due to the low spatial variability (Dr. Ka-Hing Yau, Program Meteorologist, email communication, November 24<sup>th</sup>, 2025).

## **5.0 RESULTS**

The climatic design values for each community are listed in Table 5-1.

**Table 5-1 Climatic design values for communities in Electoral Area A.**

Climate Design Values <sup>1</sup>	Community			
	Barnston Island	Howe Sound	Indian Arm	Pitt Lake
January 2.5% Design Temperature	-7°C	-1°C	-3°C	-7°C
January 1.0% Design Temperature	-9°C	-3°C	-4°C	-9°C
July 2.5% Design Drybulb Temperature	30°C	24°C	26°C	30°C
July 2.5% Design Wetbulb Temperature	20°C	19°C	19°C	20°C
Annual Total Heating Degree-Days Below 18°C	2,986 days	1,435 days	1,939 days	2,986 days
Maximum Fifteen-Minutes Rainfall (10-year event)	13 mm	10 mm	12 mm	13 mm
Maximum One-Day Rainfall (50-year event)	128 mm	81 mm	113 mm	128 mm
Annual Rainfall (average)	2150 mm	1291 mm	2602 mm	2150 mm
Annual Total Precipitation (average)	2236 mm	1320 mm	2838 mm	2236 mm
Moisture Index	1.7	1.4	2.9	1.7
Driving Rain Wind Pressures (5-year event <sup>2</sup> )	160 Pa	160 Pa	160 Pa	160 Pa
Snow Load, Ss (50-year event)	1.0 kPa	0.7 kPa	1.0 kPa	1.0 kPa
Snow Load, Sr (50-year event)	0.3 kPa	0.2 kPa	0.5 kPa	0.3 kPa
Hourly Wind Pressure (10-year event <sup>2</sup> )	0.33 kPa	0.36 kPa	0.34 kPa	0.33 kPa
Hourly Wind Pressure 50-year event <sup>2</sup> )	0.44 kPa	0.48 kPa	0.45 kPa	0.44 kPa

Note:

1. The number of significant digits in this table reflects the results published in the Appendix C of the BC Building Code (2024).
2. Driving Rain Wind Pressures (DRWP) and Hourly Wind Pressures (10-year and 50-year) are taken from the closest weather station included in Appendix C of the BC Building Code (2024). Barnston Island and Pitt Lake from Haney station, Howe Sound from West Vancouver station, and Indian Arm from North Vancouver station.

## 6.0 UNCERTAINTY

- BGC used professional judgement to select representative ECCC weather stations for each community based on record length, availability of climate variables, and local topography. While weather stations represent the best source of information as variables are directly measured, they are limited by the sparse network.
- Indian Arm and Pitt Lake communities are located over 20 km away from the closest weather station with sub-hourly data. Scaling factors were estimated to relate select variables between both locations introducing uncertainty into the magnitude of these climatic design variables.

- There were seven ECCC weather stations available to calculate the climate design values. The stations were selected by considering proximity, elevation, and the length of available historical records. Weather stations with long records are typically included in Appendix C of the BC Building Code (2024). To tailor the analysis to specific communities, a few of the weather stations relied on have short record lengths. As a result, the climate design values based on data at stations with shorter record lengths may be associated with more uncertainty.
- The calculation of the climate design values relies on the elevation of the weather station at a point location, where most of the development is present. However, Electoral Area A has a mountainous environment influencing local climate with climate values that vary with elevation and aspect. Adjustments have not been made for the influence of topographic effects such as the tendency for precipitation and snow load to increase with elevation, stronger winds near large bodies of water, and the tendency for cold air to lie in depressions.
- The climatic design values were estimated based on historical data and represent the climate over the time in which the weather station observations were made. While the climatic design values are listed as a single deterministic number, there is uncertainty associated with these values due to climatic variability that is not reported. In addition, the climate design values will change over time due to climate change.

## 7.0 RECOMMENDATIONS

BGC recommends that gridded observational datasets and/or reanalysis datasets be considered to supplement existing but short records (e.g., DNV weather stations) to improve the climatic design values, especially for the Indian Arm and Pitt Lake communities. Furthermore, BGC recommends adjustments be made for elevation for broader application of the climate design values across the mountainous areas of Electoral Area A. Finally, BGC recommends that climate change model results, based on an ensemble of global climate models and emission scenarios, be used to adjust these design values to inform climate-resilient infrastructure. BGC's recommendations are summarised Table 8-1.

**Table 8-1 Summary of recommendations.**

<b>Recommendation</b>	<b>Required Activity</b>	<b>Outcome</b>
Record Extension	Supplement existing but short records at weather stations with gridded observational datasets and or reanalysis datasets.	Improve representativeness of weather station selection for each community.
Adjustments for Topographic Effects	Adjust temperature and precipitation based on elevation using lapse rates or other methods.	Allow for broader application of the climate design values across Electoral Area A.

---

<b>Recommendation</b>	<b>Required Activity</b>	<b>Outcome</b>
Adjustment for Climate Change	Adjust the design values using climate change model results.	Provide climate-adjusted design values to inform climate-resilient infrastructure

Metro Vancouver  
Climatic Design Values for Electoral Area A

April 6, 2026  
Project 0431046

## 8.0 CLOSURE

We trust the above satisfies your requirements. Should you have any questions or comments, please do not hesitate to contact us.

Yours sincerely,

**BGC Engineering Inc.**  
per:



Melissa Hairabedian, M.Sc., P.Geo.  
Senior Hydrologist

Reviewed by:

Hamish Weatherly, M.Sc., P.Geo.  
Principal Hydrologist

KH/HW/kj/docrev

Attachment(s): Limitations  
References  
Appendix A

## LIMITATIONS

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## APPENDIX A

**Table A-1 A detailed list of variables used for the calculation of the climatic design values at each weather station for each community.**

Community	Station	Temporal Resolution	Variable	Start Date	End Date
Indian Arm	Vancouver Harbour	15 minutes	Rainfall (mm)	2007-06-08	2025-10-31
Indian Arm	Vancouver Harbour	hourly	Wind Spd (km/h)	1976-01-20	2007-06-12
Indian Arm	Vancouver Harbour	hourly	Precip. Amount (mm)	2007-06-08	2025-10-31
Indian Arm	Vancouver Harbour	hourly	Temp (°C)	1976-01-20	2025-10-31
Indian Arm	Vancouver Harbour	hourly	Rel Hum (%)	1976-01-20	2025-10-31
Indian Arm	Vancouver Harbour	hourly	Stn Press (kPa)	1976-01-28	1988-03-31
Indian Arm	Buntzen Bay	daily	Total Precip (mm)	1971-11-01	2006-12-31
Indian Arm	Buntzen Bay	daily	Total Rain (mm)	1971-11-01	2006-12-31
Indian Arm	Buntzen Bay	daily	Total Snow (cm)	1971-11-01	2006-12-31
Indian Arm	Buntzen Bay	daily	Snow on Grnd (cm)	1992-02-01	2006-12-31
Indian Arm	Buntzen Lake	daily	Total Precip (mm)	1924-01-01	1983-05-31
Indian Arm	Buntzen Lake	daily	Total Rain (mm)	1924-01-01	1983-05-31
Howe Sound	Point Atkinson	15 minutes	Rainfall (mm)	2007-08-03	2025-10-30
Howe Sound	Point Atkinson	hourly	Wind Spd (km/h)	1996-05-31	2025-10-31
Howe Sound	Point Atkinson	hourly	Precip. Amount (mm)	2007-08-04	2025-10-30
Howe Sound	Point Atkinson	hourly	Temp (°C)	1996-05-31	2025-10-31
Howe Sound	Point Atkinson	hourly	Rel Hum (%)	2013-10-01	2025-10-31
Howe Sound	Point Atkinson	hourly	Stn Press (kPa)	2011-05-05	2025-10-31
Howe Sound	Lions Bay	daily	Total Precip (mm)	1968-01-01	2025-10-29
Howe Sound	Lions Bay	daily	Total Rain (mm)	1968-01-01	1999-10-31
Howe Sound	Lions Bay	daily	Total Snow (cm)	1968-01-01	1999-10-31
Howe Sound	Lions Bay	daily	Snow on Grnd (cm)	1980-08-01	2000-08-31
Pitt Lake and Barnston Island	Pitt Meadows	15 minutes	Rainfall (mm)	2010-02-01	2025-11-13
Pitt Lake and Barnston Island	Pitt Meadows	hourly	Wind Spd (km/h)	1994-02-01	2025-11-03
Pitt Lake and Barnston Island	Pitt Meadows	hourly	Precip. Amount (mm)	2009-06-24	2025-11-13
Pitt Lake and Barnston Island	Pitt Meadows	hourly	Temp (°C)	1994-02-01	2025-11-03
Pitt Lake and Barnston Island	Pitt Meadows	hourly	Rel Hum (%)	1994-02-01	2025-11-03
Pitt Lake and Barnston Island	Pitt Meadows	hourly	Stn Press (kPa)	2000-06-15	2025-11-03
Pitt Lake and Barnston Island	Pitt Polder	daily	Total Precip (mm)	1974-04-04	1993-10-31
Pitt Lake and Barnston Island	Pitt Polder	daily	Total Rain (mm)	1974-04-04	1993-10-31
Pitt Lake and Barnston Island	Pitt Polder	daily	Total Snow (cm)	1974-04-04	1993-10-31

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<b>Community</b>	<b>Station</b>	<b>Temporal Resolution</b>	<b>Variable</b>	<b>Start Date</b>	<b>End Date</b>
Pitt Lake and Barnston Island	Pitt Polder	daily	Snow on Grnd (cm)	1980-08-01	1993-10-31

**METRO VANCOUVER REGIONAL DISTRICT  
BYLAW NO. 1460, 2026**

**A bylaw to amend Greater Vancouver Regional District Electoral Area A Building Administration,  
Bylaw No. 1043, 2006**

**WHEREAS:**

- A. The Board of the Metro Vancouver Regional District adopted Greater Vancouver Regional District Electoral Area A Building Administration Bylaw, No. 1043, 2006; and
- B. The Board of the Metro Vancouver Regional District wishes to amend Greater Vancouver Regional District Electoral Area A Building Administration Bylaw, No. 1043, 2006.

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

**Citation**

1. The official citation of this bylaw is “Metro Vancouver Regional District Electoral Area A Building Administration Amendment Bylaw No. 1460, 2026”.

**Amendment of Bylaw**

2. “Greater Vancouver Regional District Electoral Area A Building Administration Bylaw, No. 1043, 2006” is amended as follows:

(a) Section 213 is replaced with the following:

**213 CLIMATIC DESIGN VALUES**

The climatic design values required in the design of buildings shall conform with the values provided in Table 1 in this section. Notwithstanding, the *Building Official* may require or accept alternative values where they are deemed by the *Building Official* to be more suitable to the location of the *construction* and in conformance with the *Building Code*.

**Table 1: Climatic Design Values by Community**

Climate Design Values	Community			
	Barnston Island	Howe Sound	Indian Arm	Pitt Lake
January 2.5% Design Temperature	-7°C	-1°C	-3°C	-7°C
January 1.0% Design Temperature	-9°C	-3°C	-4°C	-9°C
July 2.5% Design Drybulb Temperature	30°C	24°C	26°C	30°C
July 2.5% Design Wetbulb Temperature	20°C	19°C	19°C	20°C

Annual Total Heating Degree-Days Below 18°C	2,986 days	1,435 days	1,939 days	2,986 days
Maximum Fifteen-Minutes Rainfall (10-year event)	13 mm	10 mm	12 mm	13 mm
Maximum One-Day Rainfall (50-year event)	128 mm	81 mm	113 mm	128 mm
Annual Rainfall (average)	2150 mm	1291 mm	2602 mm	2150 mm
Annual Total Precipitation (average)	2236 mm	1320 mm	2838 mm	2236 mm
Moisture Index	1.7	1.4	2.9	1.7
Driving Rain Wind Pressures (5-year event)	160 Pa	160 Pa	160 Pa	160 Pa
Snow Load, Ss (50-year event)	1.0 kPa	0.7 kPa	1.0 kPa	1.0 kPa
Snow Load, Sr (50-year event)	0.3 kPa	0.2 kPa	0.5 kPa	0.3 kPa
Hourly Wind Pressure (10-year event)	0.33 kPa	0.36 kPa	0.34 kPa	0.33 kPa
Hourly Wind Pressure (50-year event)	0.44 kPa	0.48 kPa	0.45 kPa	0.44 kPa

3. “Greater Vancouver Regional District Electoral Area A Building Administration Bylaw, No. 1043, 2006” is further amended as follows:

(a) The Table of Contents is amended accordingly.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

Mike Hurley, Board Chair

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Dorothy Shermer, Corporate Officer

**METRO VANCOUVER REGIONAL DISTRICT  
BYLAW NO. 1461, 2026**

**A bylaw to amend Metro Vancouver Regional District Fees and Charges Bylaw No. 1434, 2025**

**WHEREAS:**

- A. The Board of the Metro Vancouver Regional District adopted Metro Vancouver Regional District Fees and Charges Bylaw No. 1434, 2025; and
- B. The Board of the Metro Vancouver Regional District wishes to amend Metro Vancouver Regional District Fees and Charges Bylaw No. 1434, 2025.

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

**Citation**

- 1. The official citation of this bylaw is “Metro Vancouver Regional District Fees and Charges Amendment Bylaw No. 1461, 2026”.

**Amendment of Bylaw**

- 2. “Metro Vancouver Regional District Fees and Charges Bylaw No. 1434, 2025” is amended as follows:
  - (a) In Schedule A, under the section titled “Electoral Area A – Building Administration Fees”, row “2.” is replaced with the following:

2.	Deposit required when building permit application is approved (returned when the occupancy permit is issued or, for structures not requiring an occupancy permit, upon the Building Official’s authorization that the project is fully completed)	1.0% of construction value to a maximum of \$2,000.
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Read a first, second, and third time this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Adopted this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Mike Hurley, Board Chair

---

Dorothy Shermer, Corporate Officer

To: Electoral Area Committee

From: Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics  
 Regional Planning and Housing Services  
 Brant-Arnold Smith, Director, Protective Services & Emergency Management,  
 Corporate Services

Date: April 13, 2026 Meeting Date: May 8, 2026

Subject: **Electoral Area A Community Wildfire Resiliency Plan – Implementation**

---

### RECOMMENDATION

THAT the MVRD Board endorse the priority recommendations for implementation from the Electoral Area A Community Wildfire Resiliency Plan as described in the report dated April 13, 2026, titled “Electoral Area A Community Wildfire Resiliency Plan – Implementation”.

---

### EXECUTIVE SUMMARY

Following the completion of the Electoral Area A Wildfire Resiliency Plan in 2024, the MVRD Board directed staff to apply for a provincial FireSmart grant and to bring back a priority list of recommendations from the Plan for short-term implementation.

Metro Vancouver was notified in late 2025 that its grant application for \$150,000 per year for two years was successful, and is in the process of hiring a temporary (two-year) full-time position that focuses on FireSmart activities in Electoral Area A and whose salary is wholly funded through the grant.

Based on feedback from Electoral Area A residents, which highlighted a strong interest in practical, property-specific advice and training for rural and remote areas, staff recommend prioritizing resident education (*Plan recommendation 1*) and FireSmart Home Ignition Zone assessments for individual properties (*Plan recommendation 3*). Staff recommend that a secondary priority be interagency cooperation to strengthen ties with emergency management partners in the region (*Plan recommendations 14, 15, 16, and 17*).

### PURPOSE

To endorse specific recommendations and action items from the *Electoral Area A Community Wildfire Resiliency Plan* as priorities for implementation.

### BACKGROUND

Metro Vancouver is the local authority responsible for emergency management in Electoral Area A. In spring 2024, B.A. Blackwell & Associates completed a Community Wildfire Resiliency Plan for the rural and remote portions of Electoral Area A (excluding UBC and UEL) to help Metro Vancouver understand how to reduce the wildfire risk to these communities. After reviewing the Plan, the MVRD Board passed the following resolution in May 2024:

*That the MVRD Board:*

- a) *Endorse the Electoral Area A Community Wildfire Resiliency Plan as the plan for community wildfire risk reduction for Electoral Area A (excluding UBC and the University Endowment Lands) for the purposes of MVRD Open Burning Emission Regulation Bylaw No. 1355, 2022;*

**Electoral Area A Community Wildfire Resiliency Plan – Implementation**

Electoral Area Committee Regular Meeting Date: May 8, 2026

Page 2 of 4

- 
- b) *Direct staff to apply for a FireSmart Community Funding and Support grant to help implement the Electoral Area A Community Wildfire Resiliency Plan, and to confirm Metro Vancouver will provide overall grant management; and*
- c) *Direct staff to prioritize the proposed recommendations and action items in the Electoral Area A Community Wildfire Resiliency Plan, and to bring an implementation plan back to the Electoral Area Committee and MVRD Board for consideration.*

Regarding part b) of the resolution, Metro Vancouver was notified in late 2025 that its grant application for \$150,000 per year for two years was successful. These grant funds will be used to hire a temporary (two-year) full-time position focused on FireSmart in the Protective Services and Emergency Management Division.

This report responds to the Board’s direction by identifying and prioritizing recommendations from the Plan for near-term implementation.

**ELECTORAL AREA A COMMUNITY WILDFIRE RESILIENCY PLAN** (Reference 1)

In mid-2023, Metro Vancouver contracted B.A. Blackwell & Associates Ltd. to prepare a community wildfire resiliency plan for Electoral Area A (excluding UBC and UEL). Community wildfire resiliency plans follow a standard provincial template and serve as the primary wildfire risk reduction planning mechanism for BC communities. These plans are based on seven FireSmart disciplines that represent different aspects of wildfire preparedness, management, response, prevention, mitigation and resiliency:

- Education
- Legislation and Planning
- Development Considerations
- Interagency Cooperation
- Cross-Training
- Emergency Planning
- Vegetation Management

The Electoral Area A Community Wildfire Resiliency Plan is both a localized risk assessment and an action plan to improve wildfire resiliency within Electoral Area A’s Wildland-Urban Interface. It provides Metro Vancouver with a proposed action plan that can be used to guide the improvement and/or development of emergency plans, emergency response, evacuation plans, communication and education programs, bylaw development in areas of fire risk, and the management of potentially hazardous forest lands for the rural and remote communities of Electoral Area A.

The Plan makes 35 recommendations for Metro Vancouver to consider (see Table 1 of the Executive Summary in Reference 1). The recommendations fall into the following categories:

- Education (residents, administration, visitors);
- Legislation, Planning and Development;
- Interagency Cooperation;
- Cross-Training and Wildfire Response Resources (training and equipment);
- Emergency Planning; and
- Vegetation Management.

As stated in the Plan, the recommendations should be considered a toolbox of options to help reduce the wildfire risk and consequence to the rural and remote communities within Electoral Area A.

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**Proposed Priority Recommendations for Implementation**

The Plan notes that Metro Vancouver will have to further prioritize implementation based on resources, strengths, constraints, and availability of funding, and regularly update the prioritization and course of actions as variables change over time. The hiring of a temporary (two-year) FireSmart-focused position (that will be focused primarily on the delivery of FireSmart-related activities in Electoral Area A) is a first priority and that role will be the main staff resource to implement the priority actions of the Plan.

**Education (residents)**

During FireSmart events across Electoral Area A communities over the years, residents have consistently expressed interest in directly interacting with FireSmart experts and getting practical advice and training that they can use at their rural and remote properties. Therefore, staff recommend focusing the FireSmart staff's time first and foremost on resident education and the completion of FireSmart Home Ignition Zone assessments for individual properties, as described in the recommendations from the Plan below.

***Plan Recommendation 1***

*Continue to promote FireSmart approaches for wildfire risk reduction to homeowners, businesses, and stakeholders through FireSmart workshops, open houses, and/or presentations. Supply FireSmart resources during these engagement campaigns and promote the FireSmart Begins at Home mobile app as a method of conducting home assessments.*

Metro Vancouver staff have already put on FireSmart Workshops every few years in different communities, most recently for Pitt Lake residents in 2025. These events would continue with the new temporary FireSmart staff resource playing a key coordinating role.

***Plan Recommendation 3***

*Provide FireSmart Home Ignition Zone assessments to residents as a tool to educate them on what are and aren't fire and wildfire risks on the home and property.*

These assessments are voluntary and would be done in conjunction with property owners. Each assessment is estimated to take 1 to 1.5 hours to complete. Staff would advertise this opportunity to residents and arrange to meet residents on their rural/remote properties. Efforts would be made to do community-wide assessments together (e.g. do a whole bay in Indian Arm or Pitt Lake) to maximize the number of assessments per trip and reduce associated travel costs. Given Electoral Area A's large geographic expanse and its many water access-only communities, these assessments are expected to use a significant portion of the FireSmart staff's time.

**Interagency Cooperation**

In addition to the primary focus on resident education, staff recommend that a secondary focus of the FireSmart staff's time be on working with partners in the region, as described in the Plan recommendations below.

***Plan Recommendation 14***

*Electoral Area A's FireSmart Coordinator should join the North Shore Watershed Wildfire Strategic Partners Working Group.*

***Plan Recommendation 15***

*Electoral Area A should develop its own internal Community Wildfire Resiliency Committee that includes the FireSmart Coordinator, BC Wildfire Service, and (eventually) identified community leaders, as applicable.*

*Plan Recommendation 16*

*Electoral Area A FireSmart Coordinator should participate in the annual The Tri-City Wildfire Inter-Agency Preparedness Meeting.*

*Plan Recommendation 17*

*Engage with additional agencies that own or manage high ignition risk infrastructure (BC Ministry of Transportation and Infrastructure, Canadian National Railway, BC Hydro) specifically about managing the vegetative fuel loads within their right-of-ways or on their properties.*

The above noted recommendations are proposed to be priorities for the next two years. Additional recommendations in the Plan will be reviewed by staff on an ongoing basis and may be implemented as time and resources allow. Staff will bring forward updates to the Electoral Area Committee and MVRD Board on implementation of the priority and other recommendations annually.

**ALTERNATIVES**

1. THAT the MVRD Board endorse the priority recommendations for implementation from the Electoral Area A Community Wildfire Resiliency Plan as described in the report dated April 13, 2026, titled “Electoral Area A Community Wildfire Resiliency Plan – Implementation”.
2. THAT the MVRD Board endorse the following recommendations for implementation from the Electoral Area A Community Wildfire Resiliency Plan, as referenced in the report dated April 13, 2026, titled “Electoral Area A Community Wildfire Resiliency Plan – Implementation”:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**FINANCIAL IMPLICATIONS**

Costs associated with the temporary (two-year) Fire-Smart focused position are fully covered by the provincial grant. Any additional costs associated with, for example, putting on FireSmart workshops would be covered by the MVRD Board-approved Electoral Area Services budget, which includes \$20,000 in 2026 for emergency management-related activities.

**OTHER IMPLICATIONS**

The proposed secondary focus on interagency cooperation would help to strengthen ties with member jurisdictions that are adjacent to Electoral Area A and other emergency management partners.

**CONCLUSION**

The rural and remote areas of Electoral Area A are not covered by a local fire service. Metro Vancouver has worked with Electoral Area A residents to increase their knowledge and training regarding FireSmart and to help them reduce fire risk on their priorities. The priority recommendations for implementation from the Electoral Area A Community Wildfire Resiliency Plan reflect a continuation of these efforts, including strengthening ties to Metro Vancouver’s emergency management partners.

**REFERENCES**

1. Metro Vancouver. (2024). *Electoral Area A Community Wildfire Resiliency Plan*. <https://metrovancouver.org/services/regional-planning/Documents/community-wildfire-resiliency-plan.pdf>

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To: Electoral Area Committee

From: Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics,  
Regional Planning and Housing Services

Date: April 13, 2026 Meeting Date: May 8, 2026

Subject: **Manager's Report**

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## RECOMMENDATION

THAT the Electoral Area Committee receive for information the report dated April 13, 2026, titled "Manager's Report".

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## HOWE SOUND COMMUNITY FORUM – SPRING 2026

The bi-annual Howe Sound Community Forum was held on Friday, April 17 in the Village of Lions Bay. The meeting was co-hosted by the Village of Lions Bay and Metro Vancouver, in its capacity as the local government for Electoral Area A. The Forum brings together representatives from government, First Nations and various stakeholder groups to discuss issues and projects of interest to Howe Sound communities.

Highlights of the April 17 Forum include:

- An overview of the land use agreement between the Squamish Nation and the Province of BC;
- A presentation by Metro Vancouver Corporate Safety staff on emergency management cooperation and challenges for local governments, followed by a round-table discussion on the topic by attendees; and
- Updates from Howe Sound Biosphere Region Initiative Society on on-going initiatives.

## EMERGENCY MANAGEMENT SERVICE DELIVERY IN SMALL COMMUNITIES

In July 2025, the MVRD Board directed staff to explore collaborative approaches for emergency management among small communities in the region, specifically Village of Anmore, Village of Belcarra, Village of Lions Bay, Bowen Island Municipality, Tsawwassen First Nation, and Electoral Area A.

Metro Vancouver engaged Dave Mitchell & Associates Ltd. to conduct a review that included interviews with staff from each small community, an evaluation of service delivery models, and consideration of new legislative requirements under the *Emergency and Disaster Management Act*.

The report is currently being finalized and will be presented in the near future at a meeting of the Governance Committee to which members of the Electoral Area Committee will be invited.

## 4 HODGINS HARBOUR, PITT LAKE – BYLAW ENFORCEMENT UPDATE

In summer 2020, Metro Vancouver staff received complaints regarding unauthorized construction on the provincial leasehold property of 4 Hodgins Harbour, on the west side of Pitt Lake in Electoral Area A. Contrary to Metro Vancouver's building and zoning bylaws and the terms of their provincial lease, one of the leaseholders reconstructed the small cabin that was on the property by adding multiple rooms and installed an unauthorized open sewer pit. Since that time, Metro Vancouver and provincial staff have made multiple attempts to communicate and work with the leaseholder doing work on the property to bring them into voluntary compliance, but these attempts have not resulted in compliance.

As an update, on April 27, 2026, the province terminated the lease and issued a notice to vacate the property. This allows Metro Vancouver to work directly with the province to clean up the site. In October 2023, the MVRD Board authorized up to \$100,000 from the Electoral Area General Reserve to cover potential costs associated with enforcement actions and remediation of the site (demolition and clean-up). Staff will work with the province to clean up the site and expect to be able to provide an update to the Electoral Area Committee in fall 2026.

84550815



Office of the Chair  
Tel. 604-432-6215 or via Email  
[CAOAdministration@metrovancouver.org](mailto:CAOAdministration@metrovancouver.org)

April 2, 2026

File: CR-12-01  
Ref: RD 2026 02 27

The Honourable Steven MacKinnon, M.P.  
Minister of Transport Canada  
401-160 de l'Hôpital Boulevard  
Gatineau, Quebec J8T 8J1  
**VIA EMAIL:** [Steven.MacKinnon@parl.gc.ca](mailto:Steven.MacKinnon@parl.gc.ca)

Dear Minister MacKinnon:

**Re: Enforcing Speed Limits on Indian Arm**

At its February 27, 2026 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolution:

*THAT the MVRD Board request that the Board Chair write a letter to both the Port of Vancouver and Minister Mackinnon, Minister of Transport of Canada, requesting that more actions be taken to enforce speed limits on Indian Arm, British Columbia, to reduce negative impacts from boat wakes.*

Indian Arm is a salt-water fjord dotted by shoreline communities spread across four Metro Vancouver member jurisdictions: the Village of Anmore, the Village of Belcarra, the District of North Vancouver, and Electoral Area A. The waters of Indian Arm, which fall under the Port of Vancouver's jurisdiction, are popular with recreational boaters and tour operators in warmer months, and see industrial operators, ferry workers and supplies year-round.

A current example of negative impacts from boat wakes is the regular ferrying up of workers up Indian Arm. Residents have noticed a marked increase in boat wakes damaging their docks and causing visible erosion of the shoreline, which impacts marine life. Residents have also voiced concerns about the potential for such vessels to create unsafe conditions for other water users like kayakers, particularly when speed limits are not followed.

The MVRD Board would like to acknowledge the responsiveness of the Port of Vancouver to Indian Arm resident inquiries and concerns to date. This year will see an increase in the number of workers being ferried up, and similar industrial operations can be expected in the future. Therefore, this letter respectfully requests that Transport Canada and the Port of Vancouver work to increase enforcement of speed limits to reduce impacts from boat wakes and to investigate how environmental impacts from this boat traffic on Indian Arm can be mitigated.

84419510

If you have any questions or would like to discuss this matter, please contact Marcin Pachcinski, Division Manager, Electoral Area, Planning and Analytics by phone at 604-451-6562 or by email at [marcin.pachcinski@metrovancover.org](mailto:marcin.pachcinski@metrovancover.org).

Yours sincerely,



Mike Hurley  
Board Chair

MH/JC/mp

cc: Jen McCutcheon, Director, Electoral Area A, Metro Vancouver  
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver  
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board Report dated February 10, 2026, titled "Enforcing Speed Limits on Indian Arm" \(pg.66\)](#)

84419510

Minister of Transport  
and Leader of the Government  
in the House of Commons



Ministre des Transports  
et leader du gouvernement  
à la Chambre des communes

Ottawa, Canada K1A 0N5

May 6, 2026

Mike Hurley  
Board Chair  
Board of Directors of the Metro Vancouver Regional District

c/o Marcin Pachcinski  
Division Manager, Electoral Area and Implementation Services  
Metro Vancouver  
[marcin.pachcinski@metrovancouver.org](mailto:marcin.pachcinski@metrovancouver.org)

Good day:

Thank you for your correspondence of April 2, 2026, regarding the enforcement of speed limits on Indian Arm, British Columbia.

As you may know, Transport Canada provides regulatory oversight of vessels within Canadian waters, which are subject to inspection, verification, and compliance with applicable international laws and regulations under the *Canada Shipping Act, 2001*.

Canada recognizes a common law right of navigation, which generally allows vessels to travel freely on navigable waters unless specific restrictions are in place.

Under Transport Canada's regulations, there is a formal process to request local vessel restrictions through the Vessel Operation Restriction Regulations (VORR), which allow all levels of government to request federal restrictions on how vessels are used on a particular body of water. For example, these restrictions could limit speed, engine power, or towing activities. While this process is a useful tool, it can take time to implement and is generally pursued when other local efforts have not resolved safety concerns. If you have further questions or would like to discuss the VORR process, please contact Transport Canada's Western and Yukon Region Office of Boating Safety at [pacobs@tc.gc.ca](mailto:pacobs@tc.gc.ca) or by phone at 604-666-2681.

As noted in your letter, the waters of Indian Arm fall within the Vancouver Fraser Port Authority's (VFPA)'s navigational jurisdiction. The VFPA is responsible for enforcing any speed restrictions it has established.

Thank you again for writing and for your commitment to safer waterways.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Steve MacKinnon". The signature is fluid and cursive, with the first name "Steve" written in a larger, more prominent script than the last name "MacKinnon".

The Honourable Steven MacKinnon, P.C., M.P.  
Minister of Transport and Leader of the Government in the House of Commons