

For Metro Vancouver meetings on Friday, September 25, 2026

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact:

media@metrovancouver.org.

Metro Vancouver Regional District

E1.1 Metro 2050 Regional Context Statement – City of Pitt Meadows

ACCEPTED

The City of Pitt Meadows completed the draft update to its Official Community Plan (OCP) and submitted a revised Regional Context Statement demonstrating that the new OCP is consistent with the regional federation's goals, strategies, and actions as laid out in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations align with the regional federation's collective goals as outlined in the regional growth strategy.

The Regional Context Statement (RCS) supports the regional federation's vision by advancing:

- **Compact Urban Growth:** Focusing growth within the Urban Containment Boundary and Pitt Meadows Municipal Town Centre, while supporting compact, mixed-use, transit-oriented development and accommodating future growth, consistent with *Metro 2050* Goal 1.
- **Sustainable Economy:** Protecting and intensifying industrial lands, supporting trade-related and employment-generating uses, protecting agricultural land within the Agricultural Land Reserve, and strengthening agricultural viability, consistent with *Metro 2050* Goal 2.
- **Environmental Protection and Climate Action:** Protecting and enhancing ecosystems through conservation land designations and Development Permit Areas, advancing local ecosystem and tree canopy objectives, reducing greenhouse gas emissions through compact growth and climate action initiatives, and improving resilience to climate change and natural hazards, consistent with *Metro 2050* Goal 3.
- **Housing Diversity and Affordability:** Supporting a range of housing forms and tenure options, increasing housing supply to meet identified housing needs, encouraging affordable and rental housing in Pitt Meadows Municipal Town Centre, and partnering with other agencies to address affordable housing and homelessness, consistent with *Metro 2050* Goal 4.
- **Sustainable Transportation:** Coordinating land use and transportation planning to increase walking, cycling, rolling, transit use, and other sustainable transportation options while supporting efficient movement of goods and services, consistent with *Metro 2050* Goal 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation, the City has identified opportunities to further align local targets with *Metro 2050* through future policy work. Metro Vancouver and the City will work together through future OCP and RCS updates to explore an affordable rental housing target, further advance ecosystem protection, and continue planning for future growth in the North Lougheed Special Study Area.

Staff recommended that the MVRD Board accept the City of Pitt Meadows' RCS, received on July 8, 2026.

The Board accepted the City of Pitt Meadows' Regional Context Statement, and directed staff to notify the City of Pitt Meadows of the decision, and to include in the correspondence to the City of Pitt Meadows that, for future updates to the Official Community Plan and Regional Context Statement be in line with the *Local Government Act's* requirement to show how the Official Community Plan is to be made consistent with the regional growth strategy over time.

E1.2 The Cost of Infrastructure Required to Support Growth in the Metro Vancouver Region **APPROVED**

At its July 24, 2026 meeting, the MVRD Board considered the report dated June 23, 2026, titled "The Cost of Infrastructure Required to Support Growth in the Metro Vancouver Region" and requested a presentation providing additional information on the study methodology and limitations, including considerations related to existing infrastructure deficits. Consideration of the report recommendations was deferred to the September 25, 2026 Board meeting.

In response to questions raised at the July Board meeting, the accompanying presentation provides additional context on the study methodology, assumptions, and limitations. The study was intended to support regional discussions and advocacy related to infrastructure funding and was therefore designed as a high-level, order-of-magnitude assessment rather than a detailed infrastructure plan or forecast. Given the broad scope of the study, which sought to consider infrastructure delivered by member jurisdictions, Metro Vancouver, TransLink, and the Province, it was not feasible within the scope and budget of the project to undertake detailed infrastructure needs assessments for individual service areas or agencies. Instead, the analysis used the replacement cost of existing infrastructure assets as a proxy for estimating future infrastructure requirements associated with projected growth, a methodology commonly used to support high-level infrastructure funding and advocacy discussions. The approach provides a consistent regional estimate across multiple organizations with differing service levels, planning processes, asset management practices, and data availability. The resulting estimate is intended to illustrate the scale of infrastructure investment required to support growth and should not be interpreted as a detailed estimate of infrastructure needs for specific projects, services, or jurisdictions.

The Board received the report for information, requested that the Board Chair forward a copy of the report to Member Jurisdictions and TransLink with an offer of a presentation to Council upon request, and forward the report to the provincial Ministers of Housing and Municipal Affairs, Finance, Transportation and Transit, and Infrastructure, the federal Minister of Housing, Infrastructure and Communities, and the Union of BC Municipalities. The Board also directed staff to advance the strategic recommendations outlined in the report and report back to the Board with options and potential next steps for consideration.

E1.3 Updated Request for Sanitary Service Connection at 14500 Silver Valley Road, Maple Ridge **APPROVED**

The City of Maple Ridge has resubmitted an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) to amend and update the Fraser Sewerage Area (FSA) boundary to include three building footprints at 14500 Silver Valley Road to service the expansion of an existing UBC forestry research facility and accessory uses. A previous application to extend sanitary services to the building footprint of four buildings was received and approved in 2024. Since this approval, the site design has been revised so the sewerage area request must be re-submitted as it is specific to the building footprints.

In line with the requirements set out in *Metro 2050*, the request was presented to the MVRD Board to consider consistency with the regional growth strategy prior to consideration by the GVS&DD Board. The application is generally consistent with *Metro 2050* given that:

- The application is related to an existing institutional facility and does not involve new residential or commercial development;
- The subject property is designated Conservation and Recreation and is included in the Natural Resource Areas Overlay. It is currently in use as a forest research facility with institutional and recreation land uses. No further land use changes are proposed; and
- On-site treatment is not justified due to varying and insufficient flow rates as well as potential environmental contamination risk.

To accommodate the limited remaining Committee and Board meeting schedule this year and support timely consideration by the GVS&DD Board, the report was presented directly to the MVRD Board.

The Board resolved that the regional sewer service for the property at 14500 Silver Valley Road, City of Maple Ridge is generally consistent with the provisions of *Metro 2050* and directed staff to forward the requested Fraser Sewerage Area amendment application for the applicable properties as depicted in the report to the GVS&DD Board for consideration.

E1.4 2027 Schedule of Board Meetings

RECEIVED

The 2027 schedule of board meetings has been prepared in accordance with the provisions of the *MVRD Procedure Bylaw No. 1368, 2023 (Procedure Bylaw)*. The schedule includes the date, time, and place for eighteen (18) board meetings, mostly to be held on Fridays of most months, which will avoid conflicts with the standing committee schedule, municipal council meetings, and other conflicting events. Additional special board meetings may be scheduled if required. Meetings on the 2027 Schedule of Meetings will be conducted as in-person meetings or hybrid electronic meetings.

The Board received the schedule of Board Meetings for information as follows:

a) Regular Meeting Dates

- Friday, January 15, 2027 – GVWD and GVS&DD Boards
- Friday, January 29, 2027 – MVRD and MVHC Boards
- Friday, February 12, 2027 – GVWD and GVS&DD Boards
- Friday, February 26, 2027 – MVRD and MVHC Boards
- Friday, April 2, 2027 – all Boards
- Friday, April 30, 2027 – all Boards
- Friday, May 21, 2027 – GVWD and GVS&DD Boards
- Friday, May 28, 2027 – MVRD and MVHC Boards
- Friday, June 18, 2027 – GVWD and GVS&DD Boards
- Friday, June 25, 2027 – MVRD and MVHC Boards
- Friday, July 16, 2027 – GVWD and GVS&DD Boards
- Friday, July 23, 2027 – MVRD and MVHC Boards
- Friday, September 17, 2027 – all Boards
- Friday, October 29, 2027 – all Boards
- Friday, November 26, 2027 – MVRD and MVHC Boards
- Friday, December 3, 2027 – GVWD and GVS&DD Boards

- b) Special Joint MVRD, MVHC, GVWD, and GVS&DD Boards Meeting Dates
 - Wednesday, April 14, 2027
 - Wednesday, October 20, 2027
- c) Time

All meetings are scheduled for 9:00 am, unless otherwise specified on the meeting notice.
- d) Place

All meetings are scheduled in the Metro Vancouver Boardroom on the 28th Floor, 4515 Central Boulevard, Burnaby, BC, unless otherwise specified on the meeting notice, and may include the simultaneous use of electronic facilities.

The MVRD Board received the report for information.

E1.5 2026 Electoral Area A Director Election Results

RECEIVED

Metro Vancouver is responsible for conducting the election for Electoral Area A, Metro Vancouver Regional District. Metro Vancouver conducted work ahead of the election to meet all legislative requirements, while collaborating with election teams from the City of Port Moody, City of Surrey, City of Vancouver, District of West Vancouver, Islands Trust, and Sunshine Coast Regional District. On September 18, 2026, one of the two candidates withdrew their candidacy, and on September 21, 2026, David Hocking was declared elected by acclamation.

The Board received the report for information.

G1.1 Results of the Alternative Approval Process for MVRD Electoral Area A Clean-up Service Establishment Bylaw No. 1433, 2026

APPROVED

An Alternative Approval Process (AAP) was conducted to determine if the electors approve of *Metro Vancouver Regional District Electoral Area A Clean-Up Service Establishment Bylaw No. 1433, 2026* (MVRD Bylaw No. 1433, 2026). This bylaw would apply to the Electoral Area A communities of Bowyer Island, Passage Island, Indian Arm, and Pitt Lake.

Of the estimated 175 eligible electors, 47 (27%) submitted response forms opposing the establishment of the service that were deemed accepted. This is above the 18 (10%) threshold required to oppose the establishment of the service, and therefore elector approval through the AAP has not been obtained. As outlined in the March 2026 Board report, the Alternative Approval Process was the first step in obtaining elector approval, with assent voting to follow if the AAP did not succeed. Staff recommended holding an assent voting process (referendum) to pose the question below to all eligible electors alongside the October 2026 local government election for the Electoral Area A Director. The proposed question is as follows:

Assent Voting (Referendum) Question

Are you in favour of the Metro Vancouver Regional District adopting MVRD Bylaw No. 1433, 2026 to establish within portions of Electoral Area A, a service for the purpose of the coordination, transportation, and disposal of waste items generated from water-access properties within the area, and to authorize a maximum annual taxation of \$20,000 or \$0.6/\$1,000 of net taxable value of improvements, whichever is greater?

The Board received the report for information, directed staff to obtain elector approval for *Metro Vancouver Regional District Electoral Area A Clean-Up Service Establishment Bylaw No. 1433, 2026* through assent voting, and approved the following assent voting question to be put on the ballot and submitted to eligible electors of Electoral Area A for the assent voting process to be held on October 17, 2026:

Are you in favour of the Metro Vancouver Regional District adopting MVRD Bylaw No. 1433, 2026 to establish within portions of Electoral Area A, a service for the purpose of the coordination, transportation, and disposal of waste items generated from water-access properties within the area, and to authorize a maximum annual taxation of \$20,000 or \$0.6/\$1,000 of net taxable value of improvements, whichever is greater?

G1.2 Regional Growth Strategy Amendment Bylaw No. 1470, 2026 – City of Vancouver (Molson Site) ADOPTED

On July 24, 2026, the MVRD Board initiated a Type 3 amendment to *Metro 2050* and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026 (MVRD Bylaw No. 1470, 2026)*. The amending bylaw would re-designate Industrial lands to General Urban to accommodate a mixed-use neighbourhood on the Molson Site at 1550 Burrard Street and 1655 West 1st Avenue in Vancouver.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments and local First Nations of the proposed amendment to provide an opportunity for comment. Seven responses were received, and a summary of the feedback was provided in the report.

The Board received for information the comments from affected local governments and local First Nations as presented in the report, adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1470, 2026*, and accepted the City of Vancouver's amended Regional Context Statement.

G1.3 Regional Growth Strategy Amendment Bylaw No. 1463, 2026 – City of Surrey (105 – 175A Street) ADOPTED

On June 26, 2026, the MVRD Board initiated a Type 3 amendment to *Metro 2050* and gave first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026 (MVRD Bylaw No. 1463, 2026)*. The amending bylaw would re-designate Employment lands to General Urban to accommodate 20 single-detached homes at 105 - 175A Street in the Douglas neighbourhood of South Surrey.

As required by the *Local Government Act* and *Metro 2050*, Metro Vancouver notified affected local governments, local First Nations and the public of the proposed amendment to provide an opportunity for comment. Seven responses were received, and a summary of the responses was provided in the report.

The Board received for information the comments from affected local governments and local First Nations as presented in the report, adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1463, 2026*, and accepted the City of Surrey's amended Regional Context Statement.

Greater Vancouver Sewage and Drainage District

E1.1 Liquid Waste Management Plan Ministry Review Update

APPROVED

During the Provincial review of the *Liquid Waste Management Plan* submission, the Minister of Environment and Parks provided a response to Metro Vancouver by letter dated July 29, 2026. In subsequent discussions with Ministry staff, it was clarified that they received feedback from municipal council members who expressed concerns related to the North Shore Wastewater Treatment Plant and there were no major objections to the *Liquid Waste Management Plan* itself.

In the letter, the BC Minister of Environment and Parks directed Metro Vancouver to seek endorsement of the updated *Liquid Waste Management Plan (LWMP)* from GVS&DD member councils. This direction provides the Ministry with additional information on member support as it completes its review of the plan. Subsequent to receipt of the July 29, 2026 letter, the Minister agreed to provide written clarification, noting that unanimous support from each member is not a prerequisite for plan approval. This will be provided to the Board upon receipt.

The updated *Liquid Waste Management Plan* was developed through extensive engagement with member jurisdictions, First Nations, advisory committees, and the public. Through the Regional Engineers Advisory Committee, member municipalities were offered LWMP presentations to their councils. Staff were invited to present the LWMP to seven municipal councils and did not receive objections to its contents.

Staff recommended that the Board respond to the Minister of Environment and Parks via letter from the Chair that includes both a summary of engagement to date, and a commitment to an additional round of engagement with member jurisdictions, along with the engagement log to provide evidence of completed engagement.

The Board resolved to respond to the BC Minister of Environment and Parks' letter dated July 29, 2026, providing the requested additional information, and directed staff to seek endorsement of the updated *Liquid Waste Management Plan* from GVS&DD member jurisdictions by resolution commencing January 2027.

**G1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas
Boundaries Amendment Bylaw No. 404, 2026 – Fraser Sewerage Area – Township of
Langley (Salmon River Uplands) ADOPTED**

The Township of Langley requested an amendment to the Fraser Sewerage Area (FSA) boundary in the Salmon River Uplands area to add properties that are eligible for regional sewer service and to remove ineligible properties. Future development in this area will be low density rural residential, consistent with *Metro 2050's* Rural land use designation. The MVRD Board determined that sewer service for the subject properties is consistent with the provisions of *Metro 2050*. A technical review concluded that the additional wastewater flows can be accommodated within the regional system. The increased flows will require a partial upgrade of the GVS&DD's Langley Connector by the mid-2040s, approximately 20 years earlier than currently planned. As the application is consistent with *Metro 2050* sewer service provisions and the technical impacts can be addressed through future infrastructure upgrades, staff recommend amending the FSA boundary.

The Board gave three readings to *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 404, 2026*, and adopted *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 404, 2026*.