

For Metro Vancouver meetings in April, 2025

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@metrovancover.org.

Metro Vancouver Regional District Special Meeting April 9, 2025

B1 2026 Budget and 2026-2030 Financial Plan Incorporating Potential Cost Savings for Consideration APPROVED

On November 1, 2024, the Board directed staff to report back with potential operational savings by department to be considered as input in the 2026 Budget and 2026-2030 Financial Plan to address concerns around regional affordability and financial sustainability. The Board met three times in the first quarter of 2025 to review and finalize external contributions, and scope and service levels for the MVRD functions. This report identifies potential costs savings by department for all four legal entities. The framework and methodology used to complete the identification of potential cost savings by department was reviewed and confirmed by KPMG and aligns to leading practices for cost savings.

The potential cost savings over the four years of the current Five-Year Financial Plan are as follows:

- **2026-2029 Potential Operating Costs Savings of \$364M; an average of \$91M/year:**
 - \$32M Reductions
 - \$36M Adjusted Workplans
 - \$143M Resource Optimization & Efficiencies
 - \$153M Reduced Debt Servicing Costs
- **2026-2029 Potential Capital Expenditure Net Reductions of \$1.1B over the next 4 years:**
 - \$799M Liquid Waste Services
 - \$249M Water Services
 - \$83M in Solid Waste Services
 - No change in Regional Parks
 - \$17M increase in Metro Vancouver Housing (funded through grants)

Staff have found efficiencies, for example, a reduction in consulting and business support costs, a transition of more work in-house and by adjusting capital projects timing. In addition, the potential operating cost savings include adjustments in the timing of capital delivery to better align to the current challenges, such as market capacity, permitting, engagement, and overall complexity. The reduction in capital program drives significant savings in debt servicing and overall resourcing to deliver the plan.

The current 2025-2029 Five-Year Financial Plan was endorsed by the Board on November 1, 2024 and proposed an annual increase to the average household by 5% each year. As a result of the potential costs savings, the proposed 2026-2030 Five-Year Financial Plan estimates annual increases to the average household as follows:

- 2026 HHI increase 2.5%
- 2027 HHI increase 3.0%
- 2028-2030 HHI increase of 5% per year.

The Board directed staff to prepare the 2026 budget and the 2026-2030 Financial Plan based on the proposed cost savings and reduced household impact targets.

Metro Vancouver Regional District April 25, 2025

E1.1 Housing 2050: Regional Housing Needs Report

RECEIVED

This report provides the Task 1 deliverable for *Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal*, the Regional Housing Needs Report, and an overview of upcoming project milestones.

Metro Vancouver provides ongoing data assistance to member jurisdictions to prepare Housing Needs Reports (HNR), including, in 2024, preparing HNR calculations using the Province's HNR Method.

The Regional HNR is inclusive of all 23 member jurisdictions and highlights regional housing needs:

1. Overall annual housing completions need to increase from the current average of 23,424 completions per year to an average of 37,757 completions per year.
2. Increasing average annual affordable housing completions from the current 433 per year to the needed 11,400 requires sustained investment and support from all levels of government.
3. More purpose - built rental is needed to meet the needs of renters and provide meaningful security of tenure. Most new rental housing is in the secondary rental market (rented condominiums, secondary suites, laneway homes).

Each member jurisdiction's individual HNR is the best resource to understand local housing needs.

The Board received this report for information.

E1.2 Metro Vancouver Housing Data Book 2025

APPROVED

The *Metro Vancouver Housing Data Book* summarizes a large collection of regional and municipal level data from a variety of sources – including custom data requests from Statistics Canada, CMHC, and BC Housing. It provides policy makers, researchers, and members of the public with a comprehensive look at the region's housing market and the people impacted by it. The 2025 update includes new information about housing construction, ownership and rental housing, as well as housing need. Highlights from the 2025 update include:

1. Over the past decade, housing starts have increased by 35 per cent and completions have increased by 48 per cent.
2. Between 2023 and 2024, housing completions increased by 23 per cent, while housing starts decreased by 15 per cent.
3. Rental construction continues to be at a 20 - year peak, with 37 per cent of all starts and 31 per cent of all completions being purpose-built rentals.
4. In 2024, rental vacancy rates increased to 1.6 per cent, from a low of 0.9 per cent in 2022 and 2023. However, current vacancy rates are still well below the three per cent that is considered a healthy vacancy rate.

5. Annual rent (same sample) increased by 4.5 per cent between 2023 and 2024.
6. In 2024, the average rent for purpose - built rentals in Metro Vancouver was \$1,929, and \$2,541 for rental condominiums.
7. The number of BC Housing non - market units increased by nearly three per cent since 2023, to a total of 47,798 units in 2024. This represents about four per cent of all dwellings across the region (based on 2021 Census data).
8. In 2024, 21,502 households were on the BC Housing Registry, which represents a 14 per cent increase from the previous year.

The Board received this report for information and requested that copies of the Metro Vancouver Housing Data Book be sent to member jurisdictions.

E1.3 Metro Vancouver Inclusionary Housing Calculator

APPROVED

The Inclusionary Housing Policy Review project was completed in 2024 to provide a regional model for inclusionary housing in Metro Vancouver. It puts forward recommendations for member jurisdictions wishing to adopt inclusionary housing policies. As a part of the scope of work for this project, Metro Vancouver has developed an interactive learning tool to support greater understanding about the mechanics of inclusionary housing and factors for success.

Inclusionary housing is a local government policy tool that uses planning regulations and the development approval process to generate a percentage of affordable housing units in otherwise market-rate housing developments. With the introduction of provincial legislation to enable inclusionary zoning authority for BC local governments, it is expected that more local governments will use this tool to increase affordable rental supply in their communities.

The Metro Vancouver Inclusionary Housing Calculator is a web-based and interactive tool that allows the user to explore different development scenarios and modify numerous variables to explore levers that make an inclusionary housing project feasible. It is based on the data collection and economic analysis that underpinned the Metro Vancouver Inclusionary Housing Policy Review and Regional Policy Framework. The tool will be distributed to member jurisdiction staff.

The Board received this report for information and directed staff to send the report to all member jurisdictions with an offer to present to staff and/or Council.

E1.4 Rental Housing Blueprint: Digitally Accelerated Standardized Housing (DASH) Recommendations

APPROVED

The Rental Housing Blueprint project was initiated to streamline and expedite multi-family rental housing delivery through standardization, simplification, and modern construction methods. The project has two main streams; 1) standardized regulatory approaches, and 2) vetted reference designs for six-story rental buildings. 11 member jurisdictions participated in co-creating a standardized regulatory approach, which is intended as a set of voluntary recommendations to support regulatory simplification and standardization. Concurrently, reference designs for six-story rental buildings are being produced by a multi-agency team, including Metro Vancouver and BC Housing. As part of the Rental Housing Blueprint project, Metro Vancouver is also exploring opportunities to test these approaches through demonstration pilot projects on two Metro Vancouver Housing sites.

This report provides an overview of the Digitally Accelerated Standardized Housing (DASH) Recommendations, which are the Phase 1 deliverable from the Rental Housing Blueprint project. The DASH Recommendations for simplifications and standardization of zoning regulations use simplified measures such as maximum height, minimum setbacks and maximum unit depth values to control building bulk and sitting. The approach seeks to eliminate complex calculations and variation between jurisdictions, which can be barriers to standardization. As a result, the use of Floor Area Ratio (FAR)/Floor Space Ratio (FSR) and lot coverage are not recommended. Instead, the Recommendations opt for an objective approach based on precedents in other leading jurisdictions, and the overall project objectives.

The Board received this report for information and approved forwarding this report to member jurisdiction with an offer to present to staff and/or Council.

E2.1 Land Use Resilience Best Practice Guide: Flooding and Related Hazards – Proposed Scope of Work

RECEIVED

This report outlines the proposed scope of work to develop a Land Use Resilience Best Practice Guide for flooding and related hazards. This Guide is intended as the first in a series of resource guides to support member jurisdictions increase their resilience to various natural hazards. Flooding and related hazards (e.g., landslides) were selected as a priority topic given the increase and intensity of these events in the region in recent years. Each member jurisdiction has unique challenges and may experience different types of flooding and impacts. Exploring flooding at the regional scale is important because impacts can be felt across jurisdictional boundaries. The Guide will provide best practices and a range of policy options that can be applied by members based on their unique local context.

Members of the Regional Planning and Regional Engineers Advisory Subcommittees expressed strong support for the Guide, confirmed that flooding is a priority focus area, and noted that the guide would assist members to deliver their duties for flood management at the local level.

The Board received this report for information.

**E2.2 2025 Regional District Sustainability Innovation Fund Application:
Regional-Scale Hazard, Risk, and Vulnerability Analysis**

APPROVED

This report presents the Regional-Scale Hazard, Risk, and Vulnerability Analysis (HRVA) project recommended for funding through the Regional District Sustainability Innovation Fund, totaling \$500,000 over two years. The proposed HRVA project involves leading and coordinating a regional-scale risk assessment specific to the Metro Vancouver region. Given the unique challenges of the region and the interface of hazardous areas across jurisdictional boundaries there is a critical need for coordination on hazard and risk work. A regional HRVA approach would benefit member jurisdictions, Metro Vancouver, and other regional partners and support an efficient and effective response to new legislative risk assessment requirements from the Province. New legislation will result in all 23 member jurisdictions completing individual risk assessments and undertaking engagement with project partners within a similar timeframe; Metro Vancouver is well positioned to provide regional data and analysis and play a coordinating role to save member jurisdictions time and money.

A regional HRVA would deliver a robust understanding of hazards, risks, and vulnerabilities specific to the region and strategies to address them, a coordinated regional resilience network to convene partners, and critical information to support land use planning, climate action, and emergency management efforts.

The Board approved funding for the Regional-Scale Hazard, Risk, and Vulnerability Analysis (HRVA) project.

E2.3 Appointment of Enforcement Officer

APPROVED

Recent changes in staffing have resulted in a need to update a staff appointment as Metro Vancouver Regional District (MVRD) Board-designated officer under the *Greater Vancouver Regional District Air Quality Management Bylaw 1082, 2008*, the *Environmental Management Act*. Staffing changes are a result of recruitment for a vacant position following a retirement. Staff recommend that the MVRD Board appoint staff accordingly.

The Board approved the appointment of the enforcement officers.

E2.4 Analyzing Thermal Energy Opportunities Across Metro Vancouver

RECEIVED

This report outlines a project to evaluate opportunities for thermal energy networks (TENs) for efficiently heating and cooling buildings in the region and supporting energy resilience. TENs are an evolution of district energy systems that use zero-emissions energy such as waste heat instead of fossil fuel. The study takes a regional approach that enables economies of scale, cross-municipal opportunities and shared learning, and will support members in more detailed studies and policies for TENs in their jurisdictions. Staff from at least 10 municipalities have indicated interest in being involved via an advisory committee and/or engagement activities. Supported with funding from BC Hydro and the Zero Emissions Innovation Centre, the study supports Metro Vancouver's goals to beneficially use recovered energy and advances actions in various strategic plans. Input provided on the project scope by the Air Quality and Climate Committee and MVRD Board will be incorporated.

The Board received this report for information.

E3.1 2025/2026 CanExport Community Investments Grant Award

RECEIVED

Invest Vancouver has secured \$272,925 in grant funding from the CanExport Community Investments Program for fiscal year 2025/2026 to support foreign direct investment (FDI) attraction strategies for the Metro Vancouver region. The CanExport Community Investments Program is a federal government initiative that provides financial support to communities aiming to attract, retain, and expand FDI. The program provides non-repayable grants for projects and activities, covering up to 50 per cent of eligible expenses. The funds will support nine projects and travel for the purpose of attracting FDI, to be completed between April 1, 2025 to March 31, 2026.

The Board received this report for information.

E3.2 Invest Vancouver Marketing and Communications Update

RECEIVED

Invest Vancouver continues to enhance its digital presence and regional collaborations to strengthen the Metro Vancouver region's global competitiveness. In 2024, Invest Vancouver expanded its "owned" digital channels, including LinkedIn, the Invest Vancouver website, and its newsletter, achieving significant growth. Despite a reduction in social media post frequency, impressions and engagements increased, demonstrating improved efficiency. Website traffic also increased with new investment-focused content added to investvancouver.ca. Additionally, the newsletter maintained a strong readership, outperforming industry benchmarks. Invest Vancouver also continued to build on its media strategy to reach new audiences through local news outlets.

Alongside digital marketing and media, Invest Vancouver engaged in 15 regional collaborations, working with industry associations, community groups, and stakeholders to support economic development initiatives. These efforts served to strengthen and support key industry hubs, build capacity, and enhance global connectivity, reinforcing Metro Vancouver's position as a competitive investment destination.

The Board received this report for information.

E3.3 Cleantech Report

RECEIVED

Invest Vancouver completed research analysis on the Metro Vancouver region's Cleantech ecosystem. The *Catalyzing Investment in Cleantech Innovation in the Metro Vancouver Region* report identifies the competitive strengths, specializations, capabilities and ecosystem assets on the region's Cleantech sector. The Metro Vancouver region is recognized as a leading hub for Cleantech innovation, supported by its research universities, more than 30 incubators and accelerators, and over 260 enterprises. The sector is defined by robust early-stage funding, a strong community of founders, Canada's highest per capita start-up rate, a high concentration of skilled personnel, and a growing collection of companies.

The Metro Vancouver region's Cleantech sector provides substantial economic benefits to the region, including employment for tens of thousands of residents according to Natural Resources Canada. From 2019 to 2024, local Cleantech firms raised \$2.2 billion, and ventures such as Ballard Power Systems and Svante have earned international recognition for developing globally significant Cleantech solutions.

Unlocking further growth opportunities will drive greater economic gains. Increasing currently low late-stage investments and adding local pilot opportunities will help firms scale. Stronger coordination among stakeholders and building a Cleantech cluster could accelerate growth, broaden the pool of investment-ready companies, create jobs, and attract more foreign direct investment (FDI). The research report provides intelligence on the Cleantech sector to better inform and guide decision-makers and ecosystem partners in strengthening the sector. The findings will also be used to generate materials for Cleantech investment attraction and promotion.

The Board received this report for information.

E4.1 2024 Annual Financial Results and Audited Financial Statements

APPROVED

This report presents the draft Audited 2024 Financial Statements, which received a unqualified ("clean") audit opinion by the auditors KPMG LLP, prepared in accordance with Canadian Public Sector Accounting Standards ("PSAS"). The statements are currently in draft and will be finalized upon approval by the Board on April 25, 2025.

The Financial Results for the year ended December 31, 2024, are a net operating surplus of \$22.0 million, 1.8% of the total \$1.2 billion operating budget, of which \$8.1M was a planned budgeted surplus in housing to fund capital maintenance, resulting in a net year end variance to budget of \$13.9M. Net year end surplus to budget were in Solid Waste, \$0.6 million, Liquid Waste, \$3.1 million, Housing, \$6.5 million, and Regional District, \$7.2 million, largely due to staff vacancies, less than planned debt or capital financing, and underspends in some maintenance programs. This was offset by a year-end deficit in Water, \$3.5 million, due to lower than anticipated water sales.

Year-end capital expenditures were \$884.3 million in 2024, representing 62% of the total \$1.4 billion cash expenditure target. Significant work has progressed on several projects and the majority of the underspend is related to timing due to market realities and project complexities when delivering multi-year major infrastructure, such as the Coquitlam Water Main, Annacis WWTP, North Shore WWTP, Northwest Langley WWTP and Iona Island WWTP.

The Board received the report for information and approved the 2024 audited financial statements.

E4.2 Response to the MVRD Board’s January 31, 2025 Resolution regarding: Cost Apportionment for Wastewater Treatment Plant Projects, Regional Projections and DCC Collections and Application **RECEIVED**

This report responds to the January 31, 2025 MVRD Board resolution requesting additional information on: cost components and allocation of the Iona Island and North Shore Wastewater Treatment Plant projects; assumptions and data for population, dwelling unit and employment projections; and an accounting of DCC revenues by sewerage area for the past two decades.

The Board received this report for information.

E4.3 Proposed Criteria for Water Development Cost Charge Reduction and Parks Development Cost Charge Waiver Bylaws for Agricultural Development Designed to Result in a Low Environmental Impact **APPROVED**

In February 2025, the Finance Committee and GVWD/GVS&DD/MVRD Board directed staff to advance work to propose a Development Cost Charge (DCC) Reduction Bylaw for agriculture developments designed to result in a low environmental impact. This work was identified as a priority to resolve unintended consequences of Metro Vancouver’s new water and regional parks DCCs on the agricultural sector. Metro Vancouver is committed to resolving these issues over the short-and long-term. This will be addressed in the interim through Water DCC Reduction and Parks DCC Waiver Bylaws for agriculture developments designed to result in low environmental impact, and over the long-term through the 2027 DCC Bylaw update that will create subcategories for non-residential, including a specific category for agricultural development based on further data analysis.

This report provides an overview of considerations and proposes a definition, criteria, and reduced rates for a Water DCC Reduction Bylaw and Parks DCC Waiver Bylaw. Should an agricultural development applicant meet the definition and eligibility criteria to demonstrate the proposed development is designed to result in a low environmental impact, a 98% reduction from current Water DCC rate of \$5.30/sf and a complete waiver of the Parks DCC \$0.24/sf is recommended. The total number of agricultural developments is quite low; over the past 5 years, the number of building permits related to agricultural development ranged from 0 – 24 per year across the region, and based on feedback from the agriculture sector, under current DCC rates without a reduction, no applications would move forward as they would not be financially viable. If supported by the Finance Committee and Boards, staff will return with the relevant DCC Reduction and Waiver Bylaws for endorsement in Spring 2025.

The Board directed staff to develop a parks DCC waiver bylaw.

E4.4 Finance Committee Manager's Report

RECEIVED

The Board received this report for information.

E5.1 Engineers and Geoscientists (EGBC) Initial Compliance Audit Results

RECEIVED

The BC *Professional Governance Act* (PGA) came into effect on February 5, 2021. The Act provides a consolidated framework for professional regulators in the natural and built environment, which includes Engineers and Geoscientists BC and the regulators for forestry, agrology, biology and applied science.

As a result of the PGA, Engineers and Geoscientists BC (EGBC) started regulating firms that engage in the practice of professional engineering or geoscience on July 1, 2021. Metro Vancouver is one of the largest public sector engineering and geoscience firms in BC with over 400 EGBC Registrants and this resulted in significant changes for the organization. Metro Vancouver leveraged organization-wide efforts to comply with BC's PGA to improve organizational quality management and continuous improvement across the organization.

As a regulating body, EGBC conducts compliance audits of registrant firms to assess overall compliance with regulatory requirements of the *Professional Governance Act*, Engineers and Geoscientists Regulations, and EGBC Bylaws. Metro Vancouver was audited in January this year and successfully passed the audit with a compliance rating of 94 per cent. The success of the audit was attributed to the collaborative effort of Metro Vancouver staff.

The Board received this report for information.

E5.2 Adoption of Revised Meeting Minutes for February 28, 2025

APPROVED

At its regular meeting of February 28, 2025, the MVRD Board considered item G1.2 – Metro 2050 Amendment Bylaw to Strengthen Climate Action Policy Language. A motion to give three readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1408, 2025* required a two-third majority to pass. The motion to give three readings to MVRD Bylaw No. 1408 received 79 votes in favour and 60 votes in opposition. This motion was incorrectly noted as carried in the February 28, 2025 minutes. The minutes were adopted at the March 28, 2025 regular meeting of the MVRD Board.

This error has been corrected in the revised minutes provided. All resolutions related to readings and adoptions of *MVRD Regional Growth Strategy Bylaw No. 1339, 2022* and all amending bylaws have been reviewed and confirmed to have passed with no errors.

Staff recommend rescinding the adoption of the minutes of its regular meeting held on February 28, 2025, and adopting the revised minutes of its regular meeting held on February 28, 2025 as attached to the report dated April 11, 2025, titled “Adoption of Revised Meeting Minutes for February 28, 2025”.

The Board rescinded the adoption of minutes and adopted the revised minutes of February 28, 2025.

E5.3 TransLink’s 2025 Investment Plan and Borrowing Limit

APPROVED

TransLink is required to consult with the MVRD Board prior to the approval of an Investment Plan. The 2025 Investment Plan is intended to reduce TransLink’s structural funding deficit while delivering key early investments from the *Access for Everyone Plan*. It includes significant bus investments (five percent service expansion, extension of the R2 RapidBus, and design work for three Bus Rapid Transit Corridors), a renewal of local government cost-share funding for active transportation, and increased funding for the Major Road Network. It proposes increases to property taxes, transit fares and off-street parking sales taxes to support regional transportation investments. TransLink also proposes an increase to its borrowing limit from \$8.5 billion to \$10.7 billion to support these investments. The next Investment Plan, planned for 2027, is anticipated to fully close TransLink’s structural funding deficit.

The proposed 2025 Investment Plan aligns with *Metro 2050*’s policy actions and the Board’s support is recommended.

The Board supported TransLink’s proposed 2025 Investment Plan and approved sending correspondence noting that the investment Plan aligns with *Metro 2050*.

G1.1 MVRD Regional Parks Regulation Bylaw No. 1420, 2025

APPROVED

The Regional Parks Regulation Bylaw sets out prohibitions and a system for permitted use designed to regulate park visitor behaviour and activities.

This report brings forward for MVRD Board’s consideration, a new *Metro Vancouver Regional District Board Regional Parks Regulation Bylaw, No. 1420, 2025* to repeal and replace the existing *Metro Vancouver Regional District Regional Parks Regulation Bylaw, No. 1177, 2012* (MVRD Bylaw 1177, 2012).

The new *Metro Vancouver Regional District Board Regional Parks Regulation Bylaw, No. 1420, 2025* (Regional Parks Regulation Bylaw) will achieve a number of objectives, including:

- provide greater clarity by reorganization of the bylaw under new headings, and in a consistent fashion as other MVRD bylaws;
- reduce redundancies, and facilitate improved interpretation through the use of plain language;
- introduce a number of new definitions to promote better application;
- ensure greater alignment with Provincial legislation;

- imbed bylaw language related to homelessness, and temporary sheltering;
- ensure powers provided to RCMP and local police are captured in bylaw language;
- address emerging activities including the use of e-bikes, e-scooters; and
- establish campground rules in the bylaw so they can be more effectively enforced at Edgewater Bar, Derby Reach Regional Park.

The Board gave first, second, third readings to and adopted *MVRD Regional Parks Regulation Bylaw No. 1420, 2025*.

G1.2 MVRD Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 1417, 2025

APPROVED

A range of tools, including notices of bylaw violation and municipal tickets, can be used to encourage compliance with Metro Vancouver Regional District's bylaws. The *Greater Vancouver Regional District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 1117, 2010* (GVRD Bylaw No. 1117, 2010) allows contraventions to be addressed through a Notice of Bylaw Violation (NBV) where an initial enforcement measure is needed.

Regional Parks is recommending that Schedule A of GVRD Bylaw No. 1117, 2010 be replaced to align with the new *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1420, 2025* (MVRD Bylaw No. 1420, 2025), should the MVRD Board approve its repeal and replacement.

A job title change for one authorized Screening Officer is recommended. Administrative changes to Schedule A are required to ensure that the sections of the new MVRD Bylaw No. 1420, 2025 are cited accurately in GVRD Bylaw No. 1117, 2010. Additional changes include the introduction of new authorized words or expressions to describe illegal public behaviours, with new penalties for each, as well as amended penalties for some existing authorized words or expressions.

The Board gave first, second, third readings to and adopted *MVRD Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 1417, 2025*.

G1.3 MVRD Ticket Information Utilization Amendment Bylaw No. 1416, 2025

APPROVED

This is a proposed amendment to *Greater Vancouver Regional District Ticket Information Utilization Bylaw No. 1050, 2006* (GVRD Bylaw 1050, 2006) that follows the proposed repeal and replace of *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1177, 2012* with the *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1420, 2025* (Parks Regulation Bylaw). If the latter bylaw is approved, both the *Greater Vancouver Regional District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 1117, 2010* (GVRD Bylaw 1117, 2010) and the GVRD Bylaw 1050, 2006 will require amendments to their respective “designated contraventions” or “designated offences” to reflect the new organization and updated content of the new Parks Regulation Bylaw.

Regional Parks is recommending that Schedule B of GVRD Bylaw 1050, 2006 be updated and replaced to align all designated offences and fines listed in the schedule with the appropriate section numbers in the proposed new Parks Regulation Bylaw, should the MVRD Board approve the repeal and replacement of the *Metro Vancouver Regional District Regional Parks Regulation Bylaw No. 1177, 2012*.

Additional proposed changes include the designation, by authorized words or expressions, of offences that describe illegal public behaviours, with new fines for each, as well as amended fines for some existing authorized words or expressions.

The Board gave first, second, third readings to and adopted *MVRD Ticket Information Utilization Amendment Bylaw No. 1416, 2025*.

G1.4 MVRD Consumption of Liquor in Regional Parks Amendment Bylaw No. 1415, 2025

APPROVED

On February 28, 2025, the MVRD Board approved the extension of a pilot program that would permit public alcohol consumption in designated areas of six regional parks from Friday, May 16, 2025 to Monday, October 13, 2025 during park hours.

The Province of British Columbia has jurisdiction over possession and consumption of liquor. The *Liquor Control and Licensing Act* makes it unlawful for people to possess open liquor or consume liquor in a number of places, including parks, that are not private places; however, the province has delegated authority to regional districts and other local governments to, by bylaw, designate public places where liquor may be consumed, and it has prescribed how this must be done.

This bylaw amendment enables the extension of the MVRD Board-approved pilot program to permit alcohol consumption in six regional parks in 2025 and ensures continued compliance with the Province of British Columbia’s requirements.

The Board gave first, second, third readings to and adopted *MVRD Consumption of Liquor in Regional Parks Amendment Bylaw No. 1415, 2025*.

G2.1 MVRD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw Amendment Bylaw No. 1410, 2025 **APPROVED**

Metro Vancouver can use a range of tools to promote compliance with its air quality bylaws. The *Greater Vancouver Regional District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 1117, 2010* (GVRD Bylaw No. 1117, 2010) allows designated contraventions to be addressed through a notice of bylaw violation as an enforcement measure for infractions. This report proposes amendments to *GVRD Bylaw No. 1117, 2010* to update the contraventions of *GVRD Air Quality Management Bylaw No. 1082, 2008* (GVRD Bylaw No. 1082, 2008), designated in Schedule B of *GVRD Bylaw No. 1117, 2010*, to make it possible to use notices of bylaw violation as an additional tool to deal with contraventions of pollution prevention orders and pollution abatement orders. Notices of bylaw violation use a simple, cost-effective process to take initial enforcement action for designated minor bylaw infractions.

The Board gave first, second, third readings to and adopted *MVRD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw Amendment Bylaw No. 1410, 2025*.

H1 Notice of Motion **POSTPONED**

The following Notice of Motion was submitted by Director West on January 31, 2025:

That the MVRD Board direct staff and/or request the Chair, where applicable, to give effect to the following:

- 1) *propose changes to the remuneration bylaw to:*
 - a) *reduce the Metro Vancouver meeting stipend by 50%.*
 - b) *eliminate any additional stipend for meetings longer than 4 hours.*
 - c) *create a total limit on Director remuneration.*
 - d) *eliminate regional median-based automatic adjustments to meeting per diem and Chair/Vice Chair remuneration.*
 - e) *eliminate additional meeting stipends payable to Chair/Vice Chair.*
 - f) *consider alternatives to meeting stipend model of remuneration and any further changes as desired by the board.*
- 2) *reduce the total number of Metro Vancouver committees by a minimum of 50%.*
- 3) *reduce the total number of Metro Vancouver meetings for which a stipend is paid by a minimum of 50% from 2024 totals.*
- 4) *initiate a full-scale, external core service review of the Metro Vancouver Regional District, the Greater Vancouver Sewerage & Drainage District, the Greater Vancouver Water District and the Metro Vancouver Housing Corporation with a mandate to identify savings, efficiencies and reductions by examining all departments and service areas, staffing levels, use of contracted services and consultants and any other areas as identified by the board, as well as reviewing Metro Vancouver's role as a regulator, identifying areas of duplicatory or overlapping municipal, regional, provincial and federal regulation and delegated authorities from the provincial and federal governments which may be uploaded back.*

The Board postponed consideration of this notice of motion until the board governance review has been completed.

I 1 Committee Information Items and Delegation Summaries

The Board received one delegation summary from one standing committee.

Regional Planning Committee – April 3, 2025

C1 Glyn Lewis, Renewal Development
Metro Vancouver’s Demolition Crisis: A Call for Change

The Board received three information items from three committees.

Regional Planning Committee – April 3, 2025

E5 Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal – Engagement Approach

This report outlines the engagement approach to support the development of *Housing 2050: A Roadmap to Implement Metro 2050’s Housing Goal (Housing 2050)*. The objectives for this engagement are to hear from those who have a role in advancing the region’s affordable housing, and to collect input to inform the recommendations in *Housing 2050*. The engagement program will focus on hearing input from member jurisdictions, First Nations, other governments, and organizations working in the affordable housing sector. Engagement is scheduled to occur between January and November 2025 and align with key milestones in the technical work plan. Staff intend to return to the Regional Planning Committee by the end of 2025 with a proposed draft of *Housing 2050*, including a summary of the engagement.

Indigenous Relations Committee – April 17, 2025

E1 Quarterly Update Report on Reconciliation Activities

This update report provides a summary of reconciliation events and activities undertaken by Metro Vancouver since the last Committee meeting on February 13, 2025, as well as information on upcoming events and activities over the next three months.

Finance Committee – April 17, 2025

E1 Metro Vancouver Regional District Audit Findings Report for the Year Ended December 31, 2024

The 2024 financial statements received an unqualified (“clean”) audit opinion by the external auditors, KPMG Canada LLP Chartered Professional Accountants (“KPMG”) and will be finalized upon approval by the Board on April 25, 2025.

Under provincial legislation, an external audit must be undertaken annually for the Metro Vancouver Regional District (MVRD), Greater Vancouver Water District (GVWD), Greater Vancouver Sewerage and Drainage District (GVS&DD) and the Metro Vancouver Housing Corporation (MVHC).

The attached report, prepared by KPMG summarizes the results of the 2024 annual audit. The Board appointed KPMG as the external auditors for the MVRD, GVWD, GVS&DD, and MVHC in July 2024, for a period of five years. Fiscal year 2024 is the first year of that five-year period.

The audit has been conducted using Canadian generally accepted auditing standards. Three new accounting standards (Revenue, Public Private Partnerships and Purchased Intangibles) were implemented in 2024, having minimal impacts on the 2024 financial results.

Metro Vancouver Housing Corporation

E1.1 2024 Annual Financial Results and Audited Financial Statements **APPROVED**

This report presents the draft Audited 2024 Financial Statements, which received a unqualified (“clean”) audit opinion by the auditors KPMG LLP, prepared in accordance with Canadian Public Sector Accounting Standards (“PSAS”). The statements are currently in draft and will be finalized upon approval by the Board on April 25, 2025.

The Financial Results for the year ended December 31, 2024, are a net operating surplus of \$22.0 million, 1.8% of the total \$1.2 billion operating budget, of which \$8.1M was a planned budgeted surplus in housing to fund capital maintenance, resulting in a net year end variance to budget of \$13.9M. Net year end surplus to budget were in Solid Waste, \$0.6 million, Liquid Waste, \$3.1 million, Housing, \$6.5 million, and Regional District, \$7.2 million, largely due to staff vacancies, less than planned debt or capital financing, and underspends in some maintenance programs. This was offset by a year-end deficit in Water, \$3.5 million, due to lower than anticipated water sales.

Year-end capital expenditures were \$884.3 million in 2024, representing 62% of the total \$1.4 billion cash expenditure target. Significant work has progressed on several projects and the majority of the underspend is related to timing due to market realities and project complexities when delivering multi-year major infrastructure, such as the Coquitlam Water Main, Annacis WWTP, North Shore WWTP, Northwest Langley WWTP and Iona Island WWTP.

The Board approved the 2024 audited financial statements.

Greater Vancouver Water District

E1.1 Award of ITT 24-148 for Construction of Annacis Main No. 5 South – Contract 4A APPROVED
From River Road and Millar Road to 117B Street and 96th Avenue

B&B Contracting (2012) Ltd.'s (B&B) tender was identified as the lowest cost compliant bid, and on that basis it is recommended that the GVWD Board award ITT 24-148 to B&B. B&B has a successful track record of working with the GVWD on similar projects.

The Annacis Main No. 5 – Phase 4A project includes the installation of approximately 1.3 km of 1800 mm diameter steel pipe and is required to meet the region's growing water demand.

ITT 24-148 was issued on November 22, 2024 to seven pre-qualified tenderers and the procurement was executed in accordance with the terms and conditions of Metro Vancouver's Procurement Policy. ITT 24-148 evaluation team have considered the tenders received and, on that basis, recommend that the GVWD award ITT 24-148 to B&B.

The Board approved the award of contract.

E1.2 GVWD 2024 Water Quality Annual Report

RECEIVED

All of the water quality parameters monitored by Metro Vancouver for the regional drinking water supply met the B.C. provincial water quality regulations and the federal *Guidelines for Canadian Drinking Water Quality* (GCDWQ) with the exception of turbidity at the unfiltered Coquitlam source. The elevated turbidity was a consequence of a major atmospheric river event in October 2024 resulting in intensive rainfall. The multiple protection barriers helped to maintain high-quality drinking water for the region.

The Greater Vancouver Water District (GVWD) 2024 Water Quality Annual Report is required under the provincial *Drinking Water Protection Regulation* (DWPR), and Metro Vancouver's *Drinking Water Management Plan* (DWMP). The annual report summarizes the analysis of approximately 169,000 tests conducted on samples collected from the GVWD source reservoirs, water treatment plants, and transmission system, as well as microbiological water quality testing of member jurisdictions' systems supplied by the GVWD.

The Board received this report for information.

E2.1 2024 Annual Financial Results and Audited Financial Statements

APPROVED

This report presents the draft Audited 2024 Financial Statements, which received a unqualified (“clean”) audit opinion by the auditors KPMG LLP, prepared in accordance with Canadian Public Sector Accounting Standards (“PSAS”). The statements are currently in draft and will be finalized upon approval by the Board on April 25, 2025.

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The Board approved the 2024 audited financial statements.

E2.2 Proposed Criteria for Water Development Cost Charge Reduction and Parks Development Cost Charge Waiver Bylaws for Agricultural Development Designed to Result in a Low Environmental Impact

APPROVED

In February 2025, the Finance Committee and GVWD/GVS&DD/MVRD Board directed staff to advance work to propose a Development Cost Charge (DCC) Reduction Bylaw for agriculture developments designed to result in a low environmental impact. This work was identified as a priority to resolve unintended consequences of Metro Vancouver’s new water and regional parks DCCs on the agricultural sector. Metro Vancouver is committed to resolving these issues over the short- and long-term. This will be addressed in the interim through Water DCC Reduction and Parks DCC Waiver Bylaws for agriculture developments designed to result in low environmental impact, and over the long-term through the 2027 DCC Bylaw update that will create subcategories for non-residential, including a specific category for agricultural development based on further data analysis.

This report provides an overview of considerations and proposes a definition, criteria, and reduced rates for a Water DCC Reduction Bylaw and Parks DCC Waiver Bylaw. Should an agricultural development applicant meet the definition and eligibility criteria to demonstrate the proposed development is designed to result in a low environmental impact, a 98% reduction from current Water DCC rate of \$5.30/sf and a complete waiver of the Parks DCC \$0.24/sf is recommended. The total number of agricultural developments is quite low; over the past 5 years, the number of building permits related to agricultural development ranged from 0 – 24 per year across the region, and based on feedback from the agriculture sector, under current DCC rates without a reduction, no applications would move forward as they would not be financially viable. If supported by the Finance Committee and Boards, staff will return with the relevant DCC Reduction and Waiver Bylaws for endorsement in Spring 2025.

The Board directed staff to develop a water DCC reduction bylaw.

I 1 Committee Information Items and Delegation Summaries

The Board received two information items from one standing committee.

Water Committee – April 16, 2025

E2 GVWD Water Supply System 2024 Annual Update

The *GVWD Water Supply System 2024 Annual Update (Report)*, summarizes key initiatives undertaken by the Greater Vancouver Water District, operating under the name Metro Vancouver, to continue providing an uninterrupted supply of high-quality drinking water to the region. This report follows the Ministry of Health’s (Ministry) guidance outlined in its *Guide for Communicating with Water Users*. It also promotes public awareness of the drinking water program, one of the six elements of Health Canada’s Multi-Barrier Approach to Safe Drinking Water.

It takes a tremendous amount of effort to ensure the continued and uninterrupted delivery of billions of litres of high - quality drinking water to over 3 million residents and businesses that call this region home. In 2024, Metro Vancouver ensured the reliable delivery of drinking water through infrastructure upgrades, risk mitigation, seasonal operating strategies, and conservation efforts. Key initiatives included water quality sampling, emergency preparedness, and major capital projects to enhance system resilience and support regional growth.

E4 Drinking Water Conservation Plan: 2025 Communications and Public Outreach

Metro Vancouver’s annual water conservation communications educates residents on the value of drinking water and prompts behaviour change to reduce overall demand. Metro Vancouver began communicating about the Stage 1 water restrictions that come into effect on May 1, beginning the week of March 24. Promotional materials are distributed to member jurisdictions to support public education and enforcement programs. In addition to education, consistent enforcement of the water restrictions across the region is essential to ensure compliance. Enforcement of the restrictions, though local bylaws, is a responsibility of the member jurisdictions.

Within the context of an increasing population combined with unpredictable weather impacts related to climate change, the “It’s All Drinking Water” campaign encourages mindful water use to ensure that drinking water is available all season long for where it’s needed most: drinking, cooking, and cleaning.

Greater Vancouver Sewerage and Drainage District

E1.1 Appointment of Enforcement Officer

APPROVED

Recent changes in staffing have resulted in a need to update a staff appointment as Greater Vancouver Sewerage and Drainage District (GVS&DD) Board-designated officer under the *Greater Vancouver Sewerage and Drainage District Municipal Solid Waste and Recyclable Material Regulatory Bylaw No. 181, 1996* and the *Environmental Management Act*. Staffing changes are a result of recruitment for a vacant position following a retirement. Staff recommend that the GVS&DD Board appoint staff accordingly.

The Board appointed the enforcement officers.

E2.1 2024 Annual Financial Results and Audited Financial Statements

APPROVED

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The Board approved the 2024 audited financial statements.

**G1.1 GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication
Amendment Bylaw No. 387, 2025 (Tipping Fee Bylaw Provisions)**

APPROVED

Notice of bylaw violation bylaws allow for administrative penalties of up to \$500 for bylaw contraventions, and establish independent adjudication processes. MVRD and member jurisdictions have had the ability to issue notices of bylaw violation for many years. GVS&DD and GVWD received the bylaw notice authority in 2023. Notice of bylaw violation provisions are now in place for GVS&DD's liquid waste bylaws and its solid waste facility licensing bylaw. This report proposes amending the existing *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024* to designate contraventions of the generator levy provisions of the *Greater Vancouver Sewerage and Drainage Tipping Fee and Solid Waste Disposal Bylaw No. 379* as being eligible to be dealt with by notice of bylaw violation.

Metro Vancouver engaged interested parties including members of the waste and recycling industry on the proposed amendments, and received one response in support and one response not in support.

The Board gave first, second, and third readings to and adopted *GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 387, 2025*.

I 1 Committee Information Items and Delegation Summaries

The Board received three information items from one standing committee.

Zero Waste Committee – April 3, 2025

E2 Single-Use Plastics Reduction Actions

At its February 6, 2025 meeting the Zero Waste Committee requested information on Metro Vancouver's work to reduce single-use plastics. Metro Vancouver and member jurisdictions have been working collaboratively with other levels of government, industry, non-profits, and academia to address single-use plastic waste for almost a decade. As a result, the per-capita disposal of single-use items in Metro Vancouver has decreased to below 2018 benchmark levels, despite an increase after the pandemic.

While BC is a leader in plastic waste reduction, there is more collaborative work to be done. Current efforts to reduce single-use plastics are focused on encouraging behavior change, supporting business compliance with recent province-wide regulations, and increasing reuse at events, stadiums, and campuses.

Staff continue to monitor emerging trends and review ideas collected as part of the solid waste management plan update process to inform future work.

E3 2025 Textiles Waste Reduction Campaign Update

Textiles make up 6.5 per cent of the region’s garbage by weight, taking up valuable landfill space. The textiles waste reduction campaign, which has run since 2018, is being updated in 2025. Noting that 66% of survey respondents said they would be likely to repair their clothes, but only 28% currently do, the campaign will encourage women aged 45 – 64, who tend to throw the most clothing in the garbage, to do small, easy repairs to their clothing. The creative direction, “There’s Nothing Better,” leverages the feeling of pride from doing repairs and social diffusion, and performed well in focus group testing. The campaign will run across the region from March 24 to May 18, 2025 on radio, television, connected TV, social media, digital banner ads, and search ads

E4 Create memories, Not Garbage 2024 Campaign Results

The 2024 “Create Memories, Not Garbage” campaign ran from November 4 to December 24. The campaign’s objective is to reduce the amount of waste being sent to the landfill by encouraging more mindful gift giving. The campaign targets people who are likely to purchase holiday gifts and are aware of environmental issues and being mindful consumers (adults 18 – 44). In 2024, Metro Vancouver’s region-wide, two-phased campaign delivered relevant messages for the gift-planning and purchasing stages of the holiday season. The campaign performed strongly with 22 million impressions, close to 4 million reach, 23,000 engagements, over 3 million video views, and nearly 30,000 web page visits. The campaign will run again in 2025.