

**For Metro Vancouver meetings on Friday, January 30, 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@metrovancover.org](mailto:media@metrovancover.org).*

**Metro Vancouver Regional District**

**E1.1 Metro 2050 Regional Context Statement – City of Port Coquitlam**

**ACCEPTED**

The City of Port Coquitlam has completed the draft update to its Official Community Plan (OCP) and submitted a revised Regional Context Statement (RCS) demonstrating that the new OCP is consistent with the regional federation’s goals, strategies and actions in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations align with the regional federation’s goals.

The Regional Context Statement supports the regional federation’s vision by advancing:

- **Compact Urban Growth:** Reinforcing Downtown as the primary centre with a vibrant commercial core and higher-density residential development, and encouraging mixed-use development along Westwood Street, consistent with *Metro 2050* Goal 1.
- **Housing Diversity and Affordability:** Providing for a range of housing forms, including small-lot single-detached, duplexes, triplexes, and purpose-built rental housing, and collaborating regionally to address homelessness, consistent with Goal 4.
- **Environmental Protection and Climate Action:** Protecting natural areas through Development Permit Areas, requiring parkland dedication, and working with the Province on flood protection and dike upgrades, consistent with Goal 3.
- **Sustainable Economy and Transportation:** Protecting industrial and agricultural lands, supporting intensification of employment areas, and improving infrastructure for transit, walking, and cycling, consistent with Goals 2 and 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation, the City has committed to further work on its next OCP review to strengthen alignment with regional objectives. Metro Vancouver and the City will work together in the next OCP, RCS update to establish growth targets for Centres and Corridors, strengthen policies for nature protection and industrial intensification, and integrate updated population and employment projections.

It was recommended that the MVRD Board accept the City of Port Coquitlam’s Regional Context Statement.

The MVRD Board accepted the City of Port Coquitlam’s Regional Context Statement and requested that the City review and consider issues identified in the report for future updates to their OCP and RCS.

**E1.2 Metro 2050 Regional Context Statement – City of North Vancouver**

**ACCEPTED**

The City of North Vancouver has completed the draft update to its Official Community Plan (OCP) and submitted a Regional Context Statement (RCS) demonstrating that the new OCP is consistent with the regional federation’s goals, strategies and actions in *Metro 2050*. The MVRD Board considers acceptance of Regional Context Statements to ensure that local aspirations align with the regional federation’s goals.

The Regional Context Statement supports the regional federation’s vision by advancing:

- **Compact Urban Growth:** Directing growth to the Lonsdale Regional City Centre and Frequent Transit Development Areas, including the proposed extension along W. Keith Road, consistent with *Metro 2050* Goal 1.
- **Housing Diversity and Affordability:** Retaining and renewing rental housing, encouraging affordable housing near transit, and supporting a full spectrum of housing options, consistent with Goal 4.
- **Environmental Protection and Climate Action:** Expanding the urban forest, identifying a natural habitat network aligned with the Regional Green Infrastructure Network, and designating hazard lands for protection, consistent with Goal 3.
- **Sustainable Economy and Transportation:** Protecting industrial lands, supporting goods movement for Port lands, and implementing transportation demand strategies that promote active transportation and transit-oriented development, consistent with Goals 2 and 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation, the City has committed to further work in its next OCP review to strengthen alignment with regional objectives. Metro Vancouver and the City will work together in the next OCP and Regional Context Statement update to establish growth targets for Centres and Corridors, refine nature protection policies, and integrate updated population and employment projections.

It was recommended that the MVRD Board accept the City of North Vancouver’s Regional Context Statement.

The MVRD Board accepted the City of North Vancouver’s Regional Context Statement and requested that the City review and consider issues identified in the report for future updates to their OCP and RCS.

**E1.3 Metro 2050 Regional Context Statement – City of Richmond**

**ACCEPTED**

The City of Richmond has completed the draft update to its Official Community Plan (OCP) and submitted a revised Regional Context Statement (RCS) 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, as expressed in OCPs, align with the regional federation’s goals. The Regional Context Statement supports the regional federation’s vision by advancing:

- **Compact Urban Growth:** Directing high-density, mixed-use development to the Richmond City Centre and transit-oriented villages, and concentrating growth near Canada Line stations and frequent transit routes, consistent with *Metro 2050* Goal 1.
- **Housing Diversity and Affordability:** Supporting rental-oriented development in Urban Centres through incentives and requiring Low-End Market Rental (LEMR) units in multi-family developments, consistent with Goal 4.

- Environmental Protection and Climate Action: Protecting environmentally sensitive areas, reducing greenhouse gas emissions through energy plans and building standards, and committing to net-zero emissions by 2050, consistent with Goal 3.
- Sustainable Economy and Transportation: Protecting and intensifying employment and industrial lands, safeguarding agricultural lands, and promoting transit-oriented villages to support sustainable transportation choices, consistent with Goals 2 and 5.

While the current OCP update introduces modest changes, primarily to align with provincial housing legislation and expand the Richmond City Centre, there is opportunity for further work in its next OCP review to strengthen alignment with regional objectives. Metro Vancouver and the City will work together to establish growth targets for Centres and Corridors, clarify trade-oriented lands and permitted uses, and advance nature protection and tree canopy targets.

It was recommended that the MVRD Board accept the City of Richmond’s Regional Context Statement.

The MVRD Board accepted the City of Richmond’s Regional Context Statement and requested that the City review and consider issues identified in the report for future updates to their OCP and RCS.

**E1.4 2025 Long Range Employment Projections**

**RECEIVED**

In October 2025, the MVRD Board received updated regional population projections. Based on this update, corresponding projections for employment have been completed and are being provided for information and regional planning purposes.

Between 2024 and 2051, the region is expected to add an average of approximately 20,500 net new jobs annually, reflecting an average annual growth rate of 1.1 per cent. The medium growth scenario of the updated employment projections indicates the region will reach nearly 2.1 million jobs by 2051.

These updated projections incorporate recent reductions to federal immigration targets. However, they do not yet fully reflect the potential impacts of recent changes to trade agreements or the uptake of artificial intelligence on labour demand, due to the lack of historical data or relevant new studies that can be relied on. Staff will continue to assess the implications of these updated growth forecasts on the distribution of growth across member jurisdictions.

The MVRD Board received the report for information and directed staff to forward a copy of the report to member jurisdictions.

**E2.1 BC Utilities Commission Proceeding on BC Hydro’s 2025 Integrated Resource Plan**

**NOT  
APPROVED**

Consistent with the MVRD Board’s prior direction on long-term utility plans, staff are seeking the MVRD Board’s approval for Metro Vancouver to participate as an intervener in collaboration with other local governments in the BC Utilities Commission (BCUC) proceeding for BC Hydro’s *2025 Integrated Resource Plan* (2025 IRP). Electricity supply, reliability, affordability, and long-term resource planning are directly relevant to Metro Vancouver local governments as electricity customers, policy makers, and, in some cases, electricity generators. Participation as an intervener will allow Metro Vancouver staff to evaluate BC Hydro’s assumptions, advocate for alignment with regional climate and air quality objectives, and ensure that local government perspectives are represented in the technical workshop planned for March 2026.

The 2025 IRP, submitted to the BCUC on October 31, 2025, outlines how BC Hydro proposes to meet provincial electricity needs over the next 20 years. It includes acquiring an additional 5,000 GWh per year of new clean or renewable energy by fiscal 2034, increasing demand-side measures, and constructing major capacity and transmission projects. The MVRD Board has expressed interest on a number of occasions about BC Hydro’s capacity to accommodate electrification and growth. Related to energy supply and planning, but separate from the BCUC proceeding, the MVRD Board has invited the Minister of Energy and Climate Solutions and the CEOs of BC Hydro and Fortis BC to a future MVRD Board meeting to speak to provincial energy planning processes and coordination.

The MVRD Board declined to direct staff to participate as an intervener in the proceedings.

**E3.1 Financial Policy Review Framework**

**APPROVED**

The Governance Committee is responsible for coordinating the review of all 50+ Metro Vancouver Board policies and will be considering a schedule and Committee responsibilities for reviewing these policies at its meeting in January 2026. The Performance and Audit Committee is responsible for ten financially related policies.

The GVS&DD Board passed a resolution at its November 28, 2025 meeting requesting that staff provide a completed Financial Management Policy review including any recommended changes to borrowing, debt-servicing, reserve management, and long-term capital funding approaches at least six weeks prior to the April 2026 Board Budget Workshop. Three of the ten financial policies - the Financial Management Policy, the Corporate Allocation Policy, and the Operating, Statutory and Discretionary Reserve Policy - are considered key to providing guidance in preparation of the annual budget, five-year financial plan and 10-year outlook.

This report provides a schedule for the planned review of all ten financial policies, committing that the three key policies for budget guidance will be brought forward to the Committee for review with any proposed changes, in the first quarter of 2026, at least 6 weeks prior to the April 2026 Board Budget Workshop. Remaining financial policies, that have not been reviewed in the past five years, will be reviewed by the Performance and Audit Committee and MVRD Board in the second quarter of 2026.

The MVRD Board received the report for information and directed staff to review the Procurement and Asset Disposal Authority Policy as a priority for the first quarter of 2026.

**E3.2 Metro Vancouver Development Cost Charge Program Update Progress and Next Steps** **AMENDED**

Metro Vancouver is in the process of updating its Development Cost Charge (DCC) Program, in the context of current social, political, and economic circumstances. This regular update is the next iteration of the three year DCC Program adopted in 2024, currently being phased from 2025 - 2027. The timeline for the DCC Program update is tied to the 2027 budget process, with updated DCC Bylaws for 2028-2030 to be considered in 2027 and new rates scheduled to take effect January 1, 2028. The update is being advanced through five coordinated projects:

- Expand the Affordable Housing DCC Waiver to Include Inclusionary Units (*Complete*)
- Review and Update DCC Categories and Definitions (*Complete*)
- Update the DCC Program and Rates (*In Progress*)
- Develop a Regional Economic Model for Development Charges Analysis (*In Progress*)
- Adjustments to Administration of the DCC Program (*Ongoing*).

The report provided an update on each of the five projects.

In addition, in light of current challenging market conditions, some members of the Boards have expressed interest in freezing the approved 2027 DCC rates and slowing the transition to a 1% assist factor for Water, Liquid Waste and Parks Acquisition DCCs. If the Boards wish to pursue this direction, staff require that direction in January 2026 to enable integration of the financial implications into proposed DCC rates for 2028-2030, scheduled to be presented at the April Board Budget Workshop. Options for consideration were provided in this report.

The MVRD Board directed staff to report back with bylaw amendments to roll back DCC rates to 2025 levels, and to report back with a strategy to offset the roll back with options that include not increasing tax or utility rates in 2026. The MVRD Board also directed staff to work towards spreading the approved increase in DCC rates from 2027 and the transition to a 1% assist factor over two years instead of one year. The MVRD Board further directed staff to integrate this direction into the proposed DCC rates and structure for 2028 to 2030, which will be presented at the Board Budget Workshop in April. Staff were also directed to present options that do not include increasing household impact.

**E4.1 Review of Metro Vancouver Board Policies** **ENDORSED**

Metro Vancouver’s four Boards are governed by a comprehensive set of policies, bylaws, and procedures that guide and define how business is conducted. To ensure consistency, transparency, and accountability across decision-making processes, these cover critical areas such as Board and Committee structure, operations, procedural processes, participation, compliance, transparency, and more.

In response to the Board Governance Review recommendation for the Boards to evaluate the Board bylaws, policies, and procedures to ensure alignment with best practices and legislative requirements, a comprehensive list of Metro Vancouver’s 57 Board policies was provided to the Governance Committee for consideration. The list identifies the policy, the date last reviewed, and proposes the Standing Committee responsible for review, and the planned timeline for review.

The report also proposes a consistent review period of five years to be built into all Board policies, unless otherwise stipulated, as well as consideration of policy gaps or opportunities to simplify and consolidate policies.

The MVRD Board endorsed the Board Policy review schedule, approved the five-year review period, and directed staff to consider policy gaps and propose updates.

**E4.2 Considering Amendments to Metro Vancouver Boards’ Size and Structure: Proposed Process** **ENDORSED**

At its October 3, 2025 meeting, the MVRD Board directed staff to report back on a process for reviewing the size and structure of the Metro Vancouver Boards, including information on any required legislative changes, with the goal of implementation prior to the 2026 municipal election. The proposed process details the key actions and considerations that would take place at each Governance Committee meeting, including a dedicated workshop, scheduled across Q1 to Q3. This suggested approach aims to guide the development of recommendations on how to respond to the Board Governance Review recommendation to consider ways to address the size and structure of Metro Vancouver’s four Boards.

The MVRD Board endorsed the proposed process.

**E5.1 Adoption of Outstanding Committee Minutes from 2024 and 2025** **ADOPTED**

The Metro Vancouver Regional District (MVRD) Board is responsible for adopting any outstanding minutes when committees do not continue into the next calendar year. Several committees and task forces completed their mandates in 2024/2025 or were renamed in 2026. This report brings the minutes of those committees and taskforces before the MVRD Board for adoption.

The MVRD Board adopted the outstanding committee minutes.

**G1.1 MFA Spring 2026 Borrowing for the District of North Vancouver – MVRD Security Issuing Bylaw No. 1444, 2026** **ADOPTED**

As set out in the *Community Charter*, the Metro Vancouver Regional District (MVRD) must adopt a security issuing bylaw to enable the Corporation of the District of North Vancouver (the “DNV”) to proceed with their long-term borrowing request of \$27,800,000 from the Municipal Finance Authority (the “MFA”). This borrowing will finance the *Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field* capital project.

The DNV’s total estimated annual debt servicing costs for existing and new proposed debt combined is approximately \$6.6 million, the debt servicing costs will be about 2.5% of current revenues and is within the legislative debt servicing limit. The DNV has met the regulatory requirements and has legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver Regional District Security Issuing Bylaw No. 1444, 2026* will authorize MVRD’s borrowing from the MFA on behalf of the DNV.

The MVRD Board gave consent to the request for financing, gave *Metro Vancouver Regional District Security Issuing Bylaw No. 1444, 2026* three readings, adopted the bylaw, and forwarded it to the Inspector of Municipalities for a Certificate of Approval.

**G1.2 MFA Spring 2026 Borrowing for the Township of Langley – MVRD Security Issuing Bylaw No. 1445, 2026** **ADOPTED**

As set out in the *Community Charter*, the Metro Vancouver Regional District (MVRD) must adopt a security issuing bylaw to enable the Township of Langley (the “Township”) to proceed with their long-term borrowing request of \$81,230,457 from the Municipal Finance Authority (the “MFA”). This borrowing is described in five Township Loan Authorization Bylaws and will finance the following: *Strategic Land, Old Yale Road, Aldergrove Parkade, Culvert Infrastructure, and Facilities Renewal*.

The Township’s total estimated annual debt servicing costs for existing and new proposed debt combined is approximately \$56.4 million, the debt servicing costs will be about 17.81% of current revenues and is within the legislative debt servicing limit. The Township has met the regulatory requirements and has legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver Regional District Security Issuing Bylaw No. 1445, 2026* will authorize MVRD’s borrowing from the MFA on behalf of the Township.

The MVRD Board gave consent to the request for financing, gave *Metro Vancouver Regional District Security Issuing Bylaw No. 1445, 2026* three readings, adopted the bylaw, and forwarded it to the Inspector of Municipalities for a Certificate of Approval.

**G1.3 MFA Spring 2026 Borrowing for the Greater Vancouver Water District (MVRD Security Issuing Bylaw No. 1441, 2026)**

For the upcoming spring Municipal Finance Authority (MFA) debt offering, based on cash requirements and capital expenditures incurred, MVRD is planning to borrow \$200 million on behalf of GVWD. To execute the borrowing, MVRD is required to adopt a security issuing bylaw, as a drawdown against *GVWD Borrowing Bylaw, 261, 2023*. The proposed \$200 million aligns with the new borrowing anticipated in the 2026 GVWD budget and five-year financial plan, and *will primarily fund capital expenditures for projects that were completed in 2025 or are continuing into 2026*, including but not limited to the Annacis Water Supply Tunnel, Stanley Park Water Supply Tunnel, Central Park Main No. 2, Kennedy Newton Main, Capilano Raw Water Pump Station – Back-up Power and Coquitlam Main No. 5.

The total estimated debt servicing costs for the new proposed annual debt is approximately \$18.5 million, which has been included in the debt servicing amounts in the operating budgets. When combined with existing debt, MVRD’s total debt servicing costs will be approximately \$332 million, resulting in a debt service ratio of 22.2%, slightly higher than half of the MVRD’s maximum debt service level of 40%, set by Board policy.

The GVWD has met the regulatory requirements, and has legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver Regional District Security Issuing Bylaw No. 1441, 2026* will authorize the MVRD to undertake the requested borrowing from the MFA on behalf of the GVWD.

The MVRD Board gave consent to the request for financing, gave *Metro Vancouver Regional District Security Issuing Bylaw No. 1441, 2026* three readings, adopted the bylaw, and forwarded it to the Inspector of Municipalities for a Certificate of Approval.

**G1.4 Sasamat Fire Hall Replacement Funding – MVRD Loan Authorization  
Bylaw 1443, 2026**

**APPROVED**

At its November 28, 2025, MVRD Board meeting, the MVRD Board approved the replacement project for the two existing Sasamat Volunteer Fire Department’s (SVFD) fire halls in the Village of Anmore and the Village of Belcarra, at an estimated cost of \$22 million, and directed staff to prepare all required bylaws to fund the project.

This report recommends that the MVRD Board approve two key actions to advance the funding for the Sasamat Firehall Replacement Project: the use of \$2.5 million from the existing SVFD reserves in 2026 to fund detailed design and site preparation, and the adoption by the MVRD Board of the *Metro Vancouver Regional District Loan Authorization Bylaw 1443, 2026* to provide the authority for MVRD to borrow the additional funding required for the Project. Prior to any actual borrowing, the Board would be required to adopt a security issuing or temporary borrowing bylaw, similar to the borrowing process followed for member jurisdictions. The debt servicing costs related to such borrowing will be incorporated in the 2027 and 2028 budgets, and equally shared by the Villages of Anmore and Belcarra, per *Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024*. This investment will deliver modern fire protection infrastructure, improve emergency response capabilities, and ensure compliance with applicable standards.

The MVRD Board approved the use of funds from reserve for 2026, gave the Loan Authorization Bylaw three readings, forwarded it to the Inspector of Municipalities for a Certificate of Approval, and directed staff to obtain participating area approval from the councils of the Village of Anmore and the Village of Belcarra.

**Metro Vancouver Housing Corporation**

**E1.1 Consideration of the 2026 Metro Vancouver Housing 10-Year Plan**

**ADOPTED**

Metro Vancouver Housing (MVH) operates over 3,400 non-market rental units serving almost 10,000 tenants and plays a vital role in providing affordable and high-quality rental housing for low-to moderate-income households in the region.

Since the 2019 *Metro Vancouver Housing 10-Year Plan* was adopted, MVH has met or is on track to achieve most of its targets. During this time, the funding, planning, and economic landscape has shifted, creating new opportunities as well as emerging challenges. The *2026 Metro Vancouver Housing 10-Year Plan* under consideration sets a renewed strategic direction for MVH and outlines how it will uphold its vision and guiding principles, advance its goals, and respond to diverse and growing housing needs in a changing political and economic landscape. The *Metro Vancouver Housing 10-Year Plan* includes an objective to grow the portfolio by 50%, adding at least 2,000 new and redeveloped units at a target rate of 200 new homes per year. This plan prepares MVH for growth, resilience, and continued service excellence.

The Housing Committee worked through the strategic directions for the *Metro Vancouver Housing 10-Year Plan* through three meetings in 2025, and the plan under consideration reflects this direction. The *2026 Metro Vancouver Housing 10-Year Plan* was presented to the Housing Committee and MVHC Board for consideration.

The MVHC Board adopted the *Metro Vancouver Housing 10-Year Plan* and directed staff to implement and prepare a communications strategy to launch the plan.

**Greater Vancouver Water District**

**E1.1 Metro Vancouver Development Cost Charge Program Update Progress and Next Steps**

**AMENDED**

Metro Vancouver is in the process of updating its Development Cost Charge (DCC) Program, in the context of current social, political, and economic circumstances. This regular update is the next iteration of the three year DCC Program adopted in 2024, currently being phased from 2025 - 2027. The timeline for the DCC Program update is tied to the 2027 budget process, with updated DCC Bylaws for 2028-2030 to be considered in 2027 and new rates scheduled to take effect January 1, 2028. The update is being advanced through five coordinated projects:

- Expand the Affordable Housing DCC Waiver to Include Inclusionary Units (*Complete*)
- Review and Update DCC Categories and Definitions (*Complete*)
- Update the DCC Program and Rates (*In Progress*)
- Develop a Regional Economic Model for Development Charges Analysis (*In Progress*)
- Adjustments to Administration of the DCC Program (*Ongoing*).

The report provided an update on each of the five projects.

In addition, in light of current challenging market conditions, some members of the Boards have expressed interest in freezing the approved 2027 DCC rates and slowing the transition to a 1% assist factor for Water, Liquid Waste and Parks Acquisition DCCs. If the Boards wish to pursue this direction, staff require that direction in January 2026 to enable integration of the financial implications into proposed DCC rates for 2028-2030, scheduled to be presented at the April Board Budget Workshop. Options for consideration were provided in this report.

The GVWD Board directed staff to report back with bylaw amendments to roll back DCC rates to 2025 levels, and to report back with a strategy to offset the roll back with options that include not increasing tax or utility rates in 2026. The GVWD Board also directed staff to work towards spreading the approved increase in DCC rates from 2027 and the transition to a 1% assist factor over two years instead of one year. The GVWD Board further directed staff to integrate this direction into the proposed DCC rates and structure for 2028 to 2030, which will be presented at the Board Budget Workshop in April. Staff were also directed to present options that do not include increasing household impact.

**E2.1 Direct Connections to the Regional Water System Policy**

**ADOPTED**

A *Direct Connections to the Regional Water System Policy* (the “Policy”) has been developed to define criteria for connections to Metro Vancouver’s drinking water system. The Policy improves efficiency, transparency, and consistency of connections and disconnections, thereby benefiting both Metro Vancouver and members in regard to processing applications and establishing connections. The Policy also reduces risk to the regional water system and builds upon existing Board policies. Significant consultation was undertaken with member jurisdictions throughout the Policy development process, and consideration was given to the impact of direct connections to member distribution systems.

The GVWD Board adopted the *Direct Connections to the Regional Water System Policy*.

**G1.1 Greater Vancouver Water District Water Supply Areas Protection  
Bylaw No. 268, 2026**

**ADOPTED**

The Greater Vancouver Water District (GVWD) has historically relied on the Watershed Access Policy and Watershed Regulations to protect the region’s drinking water sources. While these frameworks restrict access and outline permitted activities, they lack strong enforcement tools, leaving staff with limited ability to prevent unauthorized entry or harmful actions. In 2023, GVWD gained authority under the *Local Government Bylaw Notice Enforcement Act, Bylaw Notice Enforcement Regulation, BC Reg. 175/2004* to create bylaws that designate contraventions and establish a dispute adjudication system. The proposed *Greater Vancouver Water District Water Supply Areas Protection Bylaw No. 268, 2026* will replace existing regulations, clearly defining authorized and prohibited activities and empowering Metro Vancouver staff, RCMP, and local police to enforce non-compliance. With regional growth increasing pressure on water supply areas, these measures are essential to ensure safe, reliable, and resilient source water for the future.

The GVWD Board gave three readings to and adopted *Greater Vancouver Water District Water Supply Areas Protection Bylaw No. 268, 2026*.

**G1.2 Greater Vancouver Water District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 269, 2026**

**ADOPTED**

The *Greater Vancouver Water District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 269, 2026* is an administrative bylaw which establishes administrative penalties of up to \$500 for contraventions of other Greater Vancouver Water District (GVWD) bylaws and establishes independent adjudication processes. This report proposes the adoption of a new *Greater Vancouver Water District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 269, 2026*, which designates contraventions of the *Greater Vancouver Water District Water Supply Areas Protection Bylaw No. 268* and would be amended as necessary if other GVWD Bylaws are adopted. While Metro Vancouver Regional District (MVRD) and member jurisdictions have had the ability to issue notices of bylaw violation for many years, the GVWD only received bylaw notice authority from the Province in 2023.

The GVWD Board gave three readings to and adopted *Greater Vancouver Water District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 269, 2026*.

**I1 Committee Information Items and Delegation Summaries**

The Board received one information items from one standing committees and no delegation summaries.

**Water Committee – November 6, 2025**

Information Items:

**B1 Drinking Water Management Plan Update**

Metro Vancouver has been working with member jurisdictions, First Nations, and interest holders over the past three years to update its Drinking Water Management Plan (DWMP) which sets the strategic direction for the region’s drinking water system over the next decade. The update responds to emerging challenges including climate change impacts, seismic risks, aging infrastructure, and population growth. To continue to supply high quality drinking water in the face of future challenges and uncertainty, Metro Vancouver is increasing water supply through the Coquitlam Lake Water Supply project and reducing per capita drinking water demands through the proposed strategies and actions in the DWMP.

The Regional Engineers Advisory Committee (REAC) and the REAC Water-Subcommittee have been engaged in co-developing updated strategies and actions for the DWMP. Feedback from the Water Committee will be incorporated into the updated version of the plan. The plan is scheduled for final review by the Water Committee in early 2026 and subsequent consideration by the Greater Vancouver Water District (GVWD) Board for adoption.

**Greater Vancouver Sewage and Drainage District**

**E1.1 Metro Vancouver Development Cost Charge Program Update Progress and Next Steps AMENDED**

Metro Vancouver is in the process of updating its Development Cost Charge (DCC) Program, in the context of current social, political, and economic circumstances. This regular update is the next iteration of the three year DCC Program adopted in 2024, currently being phased from 2025 - 2027. The timeline for the DCC Program update is tied to the 2027 budget process, with updated DCC Bylaws for 2028-2030 to be considered in 2027 and new rates scheduled to take effect January 1, 2028. The update is being advanced through five coordinated projects:

- Expand the Affordable Housing DCC Waiver to Include Inclusionary Units (*Complete*)
- Review and Update DCC Categories and Definitions (*Complete*)
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- Develop a Regional Economic Model for Development Charges Analysis (*In Progress*)
- Adjustments to Administration of the DCC Program (*Ongoing*).

The report provided an update on each of the five projects.

In addition, in light of current challenging market conditions, some members of the Boards have expressed interest in freezing the approved 2027 DCC rates and slowing the transition to a 1% assist factor for Water, Liquid Waste and Parks Acquisition DCCs. If the Boards wish to pursue this direction, staff require that direction in January 2026 to enable integration of the financial implications into proposed DCC rates for 2028-2030, scheduled to be presented at the April Board Budget Workshop. Options for consideration are provided in this report.

The GVS&DD Board directed staff to report back with bylaw amendments to roll back DCC rates to 2025 levels, and to report back with a strategy to offset the roll back with options that include not increasing tax or utility rates in 2026. The GVS&DD Board also directed staff to work towards spreading the approved increase in DCC rates from 2027 and the transition to a 1% assist factor over two years instead of one year. The GVS&DD Board further directed staff to integrate this direction into the proposed DCC rates and structure for 2028 to 2030, which will be presented at the Board Budget Workshop in April. Staff were also directed to present options that do not include increasing household impact.

**E2.1 North Shore Wastewater Treatment Plant Program Due Diligence Committee Report RECEIVED**

This North Shore Wastewater Treatment Plant (NSWWTP) Program update summarizes recent and upcoming project activity and communications, and includes a report delivered by the NSWWTP Program Due Diligence Committee. The Due Diligence Committee is an oversight group established to conduct due diligence reviews and provide advice on the NSWWTP Program. The Due Diligence Committee comprises three senior advisors — Tim Stanley, P.Eng., Frank Margitan, B.A.Sc., and Barry Nazar, P.Eng. —with over 100 years combined experience in the delivery of major infrastructure. The Due Diligence Committee meets with the NSWWTP Program Team monthly and will provide a bi-annual advisory report to the Liquid Waste Committee and GVS&DD Board.

Main findings of the Due Diligence Committee report indicate that key project positions have been filled across the Metro Vancouver, Designer of Record (AECOM), and Construction Manager (PCL) teams. While concentration in the field has been new concrete and structural steel construction activities, some of the legacy construction and engineering deficiencies are still being discovered and are impacting construction progress. New construction appears to be of good quality and built in a safe manner. Key issues currently being managed include addressing the remaining construction deficiencies from the previous contractor; the transfer of major equipment contracts; the interest and availability of subcontractors; and the impact of taxes, duties, and tariffs.

The GVS&DD Board received this report for information.

**G1.1 Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026** **ADOPTED**

GVS&DD has six bylaws that protect the region’s wastewater system, protect the environment, protect human health and safety, and recover costs from users. In 2023, the provincial government granted GVS&DD the ability to issue notices of bylaw violation with monetary penalties, for designated contraventions already established within these six bylaws. Prior to this, the only enforcement action available to GVS&DD was prosecution through the court system. The *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024* links designated bylaw contraventions from GVS&DD’s liquid waste bylaws to administrative penalties for amounts up to \$500 per contravention and establishes an adjudication process for disputed notices.

At the request of the Environmental Regulation and Enforcement team, the amendment bylaw adds three existing contraventions as eligible to be dealt with by notices of bylaw violation, through amending the *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No. 378, 2024*. Establishing administrative penalties for these three bylaw contraventions will allow for enforcement efficiencies.

Routine review of bylaw compliance issues and designation of bylaw contraventions for the use of notices of bylaw violation is an effective and efficient way to promote compliance.

The GVS&DD Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 395, 2026*.