

Metro Vancouver Regional District Special Meeting February 28th

B1 Housing Development Fund: Description of Fund

RECEIVED

Metro Vancouver Housing is one of the largest below market housing providers in the province, providing housing to nearly 10,000 residents and operating at no cost to the tax payer. A trusted housing provider for over 50 years, Metro Vancouver Housing is currently developing over 2,000 new and redeveloped homes across the region in partnership with member jurisdictions and with funding partnerships with both the provincial and federal governments.

The 2025–2029 Financial Plan for Housing Planning and Policy (HPP) includes a \$5 million annual contribution through a tax requisition for the Housing Development Fund (just under \$5 per household). The \$5 million is utilized by Metro Vancouver Housing, providing \$50 million in equity over ten years to support partnerships with member jurisdictions to build housing on public land in their communities, and to redevelop Metro Vancouver Housing’s existing sites to achieve greater density near transit.

Since 2019, this \$5 million / year has leveraged approximately \$151.8 million in external funding to date for two housing projects in partnership with member jurisdictions, and contributed to funding four Metro Vancouver Housing redevelopment projects under construction. These projects have leveraged a further \$236.4M in external funds.

The Board received this report for information.

B2 Zero Waste Collaboration Initiatives: Overview of Program

RECEIVED

Metro Vancouver is a North American leader in waste reduction and recycling. This success is driven by a multi-pronged approach including policy, operations, and collaboration and education initiatives. Zero Waste Collaboration Initiatives support Metro Vancouver’s waste reduction goals and include the National Zero Waste Council, Zero Waste Conference, and solid waste behaviour change campaigns. The 2025 Zero Waste Collaboration Initiatives budget is \$1.9 million. Most of the net \$1.65 million is funded from the MVRD tax requisition. Zero Waste Conference fees and expected conference savings from moving to a one-day conference make up the remaining approximately \$0.25 million of the budget. The Zero Waste Collaboration Initiatives are currently predominantly funded through MVRD because of historic concerns about waste generators/haulers bypassing the regional solid waste system and thereby avoiding contributions to these and other solid waste programs. Implementation and strengthening of the generator levy help to mitigate this risk.

The Board received this report for information.

B3 Board and Committee Remuneration

APPROVED

This item was added to the agenda at the request of the Board Chair, who indicated that he spoke with five individuals willing to serve on a Remuneration Expert Panel. Chair Hurley noted that the Expert Panel could be consulted by Deloitte as part of the Governance Review, who can then report back on potential cost savings associated with remuneration.

The Board appointed the Remuneration Expert Panel and directed Deloitte to consult with the panel and report back on potential costs savings associated with remuneration. The five members of the Remuneration Expert Panel are: Glen Clark, Colin Hansen, Martin Thibodeau, Jennifer Podmore Russell, and Diane Vuong.

Metro Vancouver Regional District Meeting February 28th

E1.1 Metro Vancouver Outdoor Recreation Needs and Trends Survey 2024

RECEIVED

Metro Vancouver commissioned a study to gain a deeper understanding of the current and future preferences in outdoor recreation, specifically in the context of recreation within regional or other large natural parks in the region. Findings indicate that 86 per cent of adults visit a regional or large natural park at least once a year. 94 per cent of residents consider these parks as “important or very important” with walking/hiking and nature appreciation as their primary activities. Nearly half (48%) of respondents report challenges accessing natural areas, especially without a private vehicle or due to limited public transit options. The three amenities and services considered most important are washrooms (76%), parking (55%) and maps/directional information (26%). Desired improvements include flat trails through natural areas as the top choice (43%), followed by shuttle buses or enhanced transit options (31%) and mental health/wellness (22%).

The Board received this report for information.

E1.2 2024 Regional Parks Visitor Survey

RECEIVED

Metro Vancouver Regional Parks conducted visitor surveys in 2013 and 2019, gathering insights on park users, their activities, and satisfaction with Regional Parks’ facilities. Repeating the survey in 2024 provides updated information on current visitor satisfaction and supports ongoing monitoring of trends in park use and visitor preferences. The 2024 findings indicate that 91 per cent of visitors are satisfied with regional parks and greenways. Average annual visitation to Metro Vancouver Regional Parks over the last three years is approximately 15 million. As in 2019, walking/hiking, dog walking, and nature or wildlife viewing are the top three activities. Ninety-three per cent of visitors agree that it is important to protect the natural environment of the park/greenway. The top three reasons for visiting parks and greenways are to appreciate nature (74%), experience solitude/relax (63%), and the location being easy to access from home/work (60%). Three-quarters (74%) of park visitors traveled via personal vehicle, which is consistent with 2019 findings.

The Board received this report for information.

E1.3 Pilot Program to Permit Alcohol Consumption in Regional Parks

APPROVED

In March 2024, the MVRD Board approved a pilot program to permit alcohol consumption in designated areas of six regional parks from Friday, June 28, 2024 to Monday, October 14, 2024. In May 2024, the MVRD Board approved a new bylaw enabling the implementation of the pilot program at:

- i. Boundary Bay Regional Park
- ii. Brunette Fraser Regional Greenway
- iii. Campbell Valley Regional Park
- iv. Capilano River Regional Park
- v. Derby Reach Regional Park
- vi. Iona Beach Regional Park

The program was successfully implemented, and few incidents of irresponsible behaviour were reported. However, there was not a large number of park visitors that took advantage of the new authorized opportunity at some of these locations. Public and staff input collected during the pilot program is summarized in this report. Staff are recommending an extension of the Pilot Program in 2025 to provide another season to assess public use of these designated areas.

The Board approved the extension of the pilot program to permit alcohol consumption and directed staff to return with a bylaw to designate 2025 program areas.

E2.1 Metro 2050 Regional Affordable Rental Housing Target – Baseline Data

APPROVED

Analysis of baseline data reveals a significant gap between current progress and the Metro 2050 Regional Affordable Rental Housing Target, which aims to achieve at least 15% affordable rental housing units among newly completed units within Urban Centres (UCs), Frequent Transit Development Areas (FTDAs), and Major Transit Growth Corridors (MTGCs) by the year 2050 across the region. The key findings from the baseline data include:

- Between 2018 and 2023, only 2.3% of newly completed housing units built in transit-oriented geographies (UCs, FTDAs, and MTGCs) met the Metro 2050 regional target definition of affordable rental housing;
- Most affordable rental housing units that contribute towards the regional affordable rental housing target are social and non-market housing units;
- The private rental market no longer produces units that meet the target affordability definition; and
- 82% of social and non-profit rental units built between 2018 and 2023 in the region were in transit-oriented geographies.

To achieve the Metro 2050 Regional Affordable Rental Housing Target approximately 2,300 new affordable rental homes would need to be constructed annually. However, between 2018 and 2023, an average of only 355 affordable rental homes were built in these locations each year. This disparity underscores the significant challenge of meeting the target. A substantial and coordinated effort will be required to significantly increase the annual production of affordable rental housing units to achieve the Metro 2050 goal.

Federal and provincial funding programs have been essential for the delivery of affordable rental housing, especially near transit, but these programs are not currently producing a sufficient number of units to meet the target and the needs in our region. Additional action is required to enable the creation of significantly more social and non-market housing units, and to support the delivery of greater affordability by the private sector.

The Board received the report and directed staff to forward a copy of Metro 2050 Regional Affordable Rental Housing Target – Baseline Data to member jurisdictions with an offer to present to their councils.

E2.2 Planning Analytics 2024 Report

RECEIVED

In 2024, Regional Planning’s Planning Analytics team successfully completed several key initiatives. A major accomplishment was the substantial update to the regional projections for Population, Dwelling Units, and Employment. Further, the team provided vital data research, analysis, and analytical support to a wide range of stakeholders, including the Regional Planning group, utilities, TransLink, and member jurisdictions.

To enhance the accuracy and robustness of these projections, the Forecasting and Data Task Force, a Subcommittee of the Regional Planning Advisory Committee, was reactivated in 2024. This interdisciplinary group comprised over 70 staff from member jurisdictions, academia, BC Stats, and other relevant agencies. The Task Force will remain active in 2025 to continue supporting the annual update and refinement of regional projections.

The high demand for data, as evidenced by the numerous requests received by the Planning Analytics team from both internal and external sources, underscores the critical role of data in local and regional planning. In 2024, the team received over 90 external requests, highlighting the demand for this data.

The Board received this report for information.

2.3 Regional Food System Strategy – Engagement Update and Next Steps

APPROVED

At its February 6, 2025 meeting, the Regional Planning Committee considered a report titled “Regional Food System Strategy – Engagement Update and Next Steps”, dated January 16, 2025. The report provided the Committee with an update on the work to update the Regional Food System Strategy (RFSS), originally endorsed in 2011. Direction to update the RFSS was provided by the Regional Planning Committee on September 7, 2023 with the endorsement of the project overview and scope, followed by endorsement of a more detailed project scope and engagement timeline on March 8, 2024. The MVRD Board approved consulting budgets for: Phase 1 – background and engagement preparation, Phase 2A – engagement across all sectors of the food system, and Phase 2B – hosting a RFSS Forum as part of the 2024 and 2025 budget processes.

The committee recommended that the Board direct staff to discontinue work on the Regional Food System Strategy and ask the Board Chair write to the Ministry of Agriculture and Food and ask them to fulfill their obligations with regard to food security in the region.

The Board directed staff to complete the Regional Food System Strategy, and request that the Chair send a letter to the Ministry of Agriculture and Food to ask that they fulfill their obligations with regard to food security in the region.

E3.1 Metro Vancouver’s Air Quality Management and Regulation Service

RECEIVED

This report responds to questions from MVRD Board members during the 2024 budget process regarding the scope of Metro Vancouver’s air quality and climate service. Air pollution significantly affects human health, the environment, and the economy. Over more than 50 years, Metro Vancouver has managed and regulated air quality for the region. Metro Vancouver’s air quality management and regulation service includes developing air quality and climate action plans and policies, developing new emissions regulation bylaws for Board adoption, promoting compliance with air quality bylaws and permits, and implementing supporting programs such as air quality monitoring. These activities support the priorities of the Board Strategic Plan, the Board-adopted Clean Air Plan, and Climate 2050.

Air quality in the region is already being degraded by the impacts of climate change, causing adverse health effects and associated costs. Metro Vancouver will continue to develop policies to reduce emissions of air contaminants, including greenhouse gas emissions, in order to manage air quality and reduce threats to public health in the context of the changing climate.

The Board received the report for information.

E4.1 2025 Finance Committee Meeting Schedule and Work Plan

APPROVED

At its February 13, 2025 meeting, the Finance Committee considered the report titled “2025 Finance Committee Meeting Schedule and Work Plan”, dated February 5, 2025. The Committee subsequently passed the following resolution:

That the Finance Committee request that the MVRD Board amend the 2025 Finance Committee Workplan, from February 5, 2025, with the additional items endorsed by the Committee below:

- Review of Metro Vancouver capital project budgeting practices,
- Review of Financial Management Policy,
- Provide a more detailed Financial Performance Report,
- Review of the Corporate Allocation Policy; and
- Review of Procurement Policy.

The Board approved the additions to the Finance Committee’ work plan.

E4.2 Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units **APPROVED**

In October 2023, the MVRD Board directed staff to review the Metro Vancouver DCC waiver framework with the aim of continuing to support affordable rental housing. This report presents proposed changes to the DCC waiver framework to include waiving DCCs for affordable units that are delivered by the private sector, and turned over to a non-profit operator (i.e. inclusionary units).

Since 2010, the Metro Vancouver DCC Waiver framework has been successful in supporting the creation of many affordable housing units, and is projected to support up to 2,500 units per year. If DCC waiver eligibility is expanded to inclusionary housing units, the number of units benefiting from DCC waivers is anticipated to increase by 281 to 361 units per year over 10 years. The expansion could also result in a 4.0% to 4.4% reduction in rents, and increase the supply of new below-market rental units by 5.3% to 6.7%. The financial impact of expanding the program to inclusionary housing units is estimated to be \$5.4 million to \$7.0 million per year.

The Liquid Waste, Water, Regional Parks and Regional Planning Committees have received information reports outlining proposed changes, with an opportunity to provide feedback. All feedback received is included in this report for consideration by the Finance Committee and MVRD/GVWD/GVS&DD Boards. There was general support for actions that incent and support affordable housing, however, concerns were expressed regarding the funding source to offset the waived DCC revenue and the impact it would have on existing rate payers. Overall there was a desire for more information regarding options for making up the foregone revenue including continued advocacy to the Province for infrastructure funding.

The Board received the report for information and directed staff to return with additional financial analysis on the proposed changes to the DCC waiver program.

E4.3 Development Cost Charge Work Program Update – Proposed Scope of Work for Project 2: DCC Categories and Definitions **ENDORSED**

In January 2025, the Finance Committee and MVRD Board endorsed a scope of work for five related projects to review and update the Metro Vancouver Development Cost Charge (DCC) program. This report provides further detail on the proposed scope of work for Project 2, to review and update categories and definitions for DCCs, that will feed into Project 3 that will update DCC rate calculations based on new population and dwelling projections and updated capital costs of infrastructure.

Reviewing and updating DCC categories and definitions will help to better reflect current development trends and respond to changes in provincial housing legislation. It is prudent to consider challenging economic times and fiscal realities that could impact our long-range Metro 2050 goals and objectives. This work will outline options for industry engagement and Board consideration to confirm categories in advance of the financial analysis work to ensure that policy values and priorities are embedded from the start.

The Board endorsed the scope of work.

E4.4 Consideration of a Development Cost Charge Reduction for Intensive Agriculture

APPROVED

This report outlines a proposed approach to address concerns raised by the agriculture industry about the impacts of Metro Vancouver Development Cost Charges (DCCs) on Intensive Agriculture. Metro Vancouver’s DCC framework currently only has one non-residential rate, which may not be suitable for Intensive Agriculture developments given the small demand on infrastructure relative to their size of buildable area. There are four member jurisdictions that have an Intensive Agriculture rate for municipal DCCs, and these are relatively lower in comparison to the other non-residential categories.

In January 2025, a DCC work plan was endorsed by the Finance Committee that includes an update to residential and non-residential definitions, including consideration of Intensive Agriculture developments, for the next regional DCC bylaw update in 2027. As an interim measure, this report is seeking direction to develop a reduced DCC rate for Intensive Agriculture developments that meet criteria for low environmental impact. This could be achieved through a DCC reduction bylaw, which is permitted through the Local Government Act. If approved, staff will provide further analysis and draft a DCC reduction bylaw for Committee and Board discussion for approval Spring 2025.

The Board directed staff to continue work on the proposed development cost charge reduction for intensive agricultural developments.

E4.5 2026 Budget: Public Engagement Approach

RECEIVED

This report outlines the approach to public engagement to support the creation of Metro Vancouver’s 2026 Budget and Five-Year Financial Plan. The objectives of this engagement include sharing information about costs and revenues for Metro Vancouver services, providing information about how to provide input on key priorities, and collecting and synthesizing that input. Engagement will take place starting in February in response to feedback from the MVRD Board, that they would like to hear input from residents earlier in the budget process to help inform their decision making when setting the direction for the annual budget. Engagement will start with an online survey that will close at the end of March. A summary will be provided to the Board in April to support setting the direction for the 2026 Budget and Five-Year Financial Plan. The public will be able to continue to provide comments on the budgeting process throughout the year.

In addition to public engagement, there are scheduled opportunities for the Board, Finance Committee, and member jurisdiction staff to provide further input into the development and revisions to the draft 2026 budget and the next Five-Year Financial Plan.

The Board received the report for information.

E4.6 Funding from the Canada Housing Infrastructure Fund

RECEIVED

Metro Vancouver has the opportunity to apply for funding through the Canada Housing Infrastructure Fund (CHIF) direct delivery stream, which could result in \$250 million in federal funding through the provincial stream for the Iona Island Wastewater Treatment Plant projects (Iona projects). The federal government designated funding to the Iona projects in the 2024 Fall Economic Statement; however, this contribution, starting in 2025–2026, is subject to Metro Vancouver meeting the conditions of the fund. To do this, Metro Vancouver will likely be required to lengthen the existing in-stream protection for its Development Cost Charge (DCC) program from 12 months to 24 months, which requires changes to provincial legislation. Metro Vancouver may also be expected to expand its affordable housing waiver framework to include inclusionary units provided by the private sector and turned over to not-for-profit housing providers to operate.

If in-stream protection were to be extended by an additional 12 months, the estimated foregone DCC revenue for Metro Vancouver is estimated to be \$220 million, which would be roughly offset by the \$250 million grant for the Iona projects. In addition to potentially satisfying the CHIF requirements, the proposed extension of the in-stream protection also responds to the concerns of the development community regarding the impact of DCCs. The federal government has not yet determined if Metro Vancouver’s proposed measures will be accepted. In addition, the federal government’s approval for these measures is directly linked to member municipalities’ ability to apply for CHIF. Staff will report back as soon as there is further clarity.

The Board received the report for information.

E5.1 Invest Vancouver Management Board Meeting Schedule, Work Plan and Invest Vancouver 2025 Annual Plan

APPROVED

Invest Vancouver provides a regional approach and unified global brand needed to attract Foreign Direct Investment (FDI) to the Metro Vancouver region. Prior to its establishment, the Metro Vancouver region was the only large economic hub in Canada without a regional economic development and investment attraction service.

The Terms of Reference for the Invest Vancouver Management Board set out the standing committee’s responsibilities and provides guidance and oversight on the implementation of its Work Plan. Work Plan priorities for 2025 include implementing investment attraction initiatives, developing a business plan for the Invest Vancouver Regional Talent Accelerator, completing Phase 2 of the Regional Economic Development Strategy, undertaking applied research and analysis on market and labour trends in key industries, conducting FDI Initiative Roundtables with key stakeholders, and supporting Web Summit Vancouver in collaboration with the government consortium. The Work Plan priorities are consistent with the endorsed 2025 Budget and aligns with the Invest Vancouver 2025 Annual Plan. Pursuant to the Terms of Reference, the meeting schedule proposes four meetings to be held.

The Annual Plan builds on existing priorities identified in 2024 that aim to grow the regional economy through the attraction of foreign direct investment to secure well-paying and high-quality jobs for the region's residents. Foreign direct investment plays a critical role in the regional economy as it increases productivity, employment opportunities, local economic activity, and strengthens the tax base for regional prosperity.

The Board endorsed the Invest Vancouver 2025 Annual work plan.

E6.1 Electoral Area A Barge Clean-up Events

APPROVED

Since 2016, Metro Vancouver has organized barge clean-up events for water access only communities in Electoral Area A to help residents properly dispose of items like old furniture and appliances, construction waste, paints and chemicals, mattresses, and other garbage. The events occur every two years to one of the three areas, which means each area sees a barge cleanup event once every six years. Residents have consistently expressed that these events are valuable and have requested that they could occur more frequently. Given the infrequency of the events, and the value to residents and to reducing potential environmental contamination and fire risk, no limits have been placed on the volume of items each household can have picked up.

Previous barge clean-up event costs have been largely in line with the Board approved budget, but the 2024 Indian Arm clean-up event cost substantially more than past years. This was due to the much higher volume of items being disposed which resulted in additional costs for an extra barge day, crew, sorting, and higher disposal costs that were needed to deal with the high volume. To ensure the long term financial sustainability of these events, staff have put forward the following potential options:

- Option 1 – Maintain the current approach and increase the budget
- Option 2 – Maintain the current approach and explore creating a fee for service or tax service area
- Option 3 – Limit the total volume of picked up items per household
- Option 4 – Limit the total volume of picked up items per household and explore additional alternate disposal events (recommended)

The Committee recommended Option 4, but also requested that staff be asked to bring back information on options to create a fee for service or tax service area for the barge clean up program to ensure the long-term financial sustainability of the program.

The Board approved the committee's recommendation.

E6.2 2025 Electoral Area and Small Communities Committee Meeting Schedule and Work Plan **APPROVED**

At its February 20, 2025 meeting, the Electoral Area and Small Communities Committee considered the report titled “2025 Electoral Area and Small Communities Committee Meeting Schedule and Work Plan”, dated January 29, 2025.

Committee members expressed appreciation for adding small communities to the committee’s terms of reference noting that this provides a valuable forum for discussion given the unique perspectives and challenges facing small communities. Committee members noted the limited resources that small communities have in areas such as emergency management, voiced their appreciation for the support that Metro Vancouver provides in emergency management, and discussed a desire for staff to engage with small community staff to explore formalization of sharing resources and services in this and other areas. If the MVRD Board supports this recommendation, specific resources, services, options, costs, and implications would be investigated by staff and brought back to the Committee and MVRD Board for consideration.

The Board directed staff to engage with the Village of Anmore, Village of Belcarra, Village of Lions Bay, Electoral Area A, Bowen Island Municipality, and Tsawwassen First Nation to gauge interest in developing a business case regarding the formalization of sharing resources and services between those member jurisdictions and Metro Vancouver.

E7.1 Adoption of Outstanding Committee Minutes from 2023 and 2024 **APPROVED**

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 2023/2024 or were renamed in 2025. This report brings the minutes of those committees and taskforces before the MVRD Board for adoption.

The Board adopted the minutes.

G1.1 Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard) **APPROVED**

The City of Delta is requesting a Type 2 amendment to Metro 2050 for 4800 and 5133 Springs Boulevard, in the Tsawwassen community. The proposed regional land use designation amendment would re-designate the site from Agricultural to General Urban to accommodate 60 townhouses. The Agricultural Land Commission (ALC) has conditionally approved the exclusion of the site from the Agricultural Land Reserve (ALR).

Staff analysis concludes that, on balance, the proposed amendment is supportable given the scale of the site, the land use context, and the ALC’s determination that the land can be excluded from the Agricultural Land Reserve. Further, the proposed amendment is aligned with Metro 2050’s goals and strategies based on the following considerations:

- The development is within the Urban Containment Boundary, adjacent to the existing Tsawwassen Springs development and near the Tsawwassen Mills shopping centre;
- The site has nominal agricultural value, small size, constrained roadway access and degraded soils;

- The site has access to transportation options (transit, walking and cycling); and
- There are negligible impacts to regional liquid waste and water services anticipated.

The requested Metro 2050 Type 2 amendment bylaw requires adoption through an affirmative two-thirds weighted vote of the MVRD Board. As the ALR exclusion is conditional, if the MVRD Board gives three bylaw readings and refers the amendment for comment, any comments received will be brought back to the Board, and at that time, if the Board supports advancing the amendment, it may direct staff to bring back the bylaw for final reading and adoption once all the exclusion conditions have been met. An updated Regional Context Statement (RCS) reflecting the proposed regional land use designation change must also be approved by the MVRD Board and is required from the City of Delta prior to final reading and adoption of the amendment bylaw.

The Board initiated the Metro 2050 amendment process, gave first, second, and third reading to *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1406, 2025*, and directed staff to provide the required notification.

G1.2 Metro 2050 Amendment Bylaw to Strengthen Climate Action Policy Language

APPROVED

In May 2024, the Regional Planning Committee and MVRD Board endorsed four of six policy areas identified through the Board requested Metro 2050 Climate Policy Enhancement Study with an aim to an early amendment to Metro 2050 to strengthen climate related language and policies and directed staff to revise the wording for the remaining two policy areas citing concerns of overly prescriptive language. In September 2024, the Regional Planning Committee and Board endorsed all six policy areas, with revised wording for the two areas of initial concern, and the MVRD Board directed staff to prepare a bylaw to amend Metro 2050 for consideration based on the endorsed six policy areas identified in the associated staff report.

At its February 6, 2025 meeting, the Regional Planning Committee considered the report titled “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1403, 2025”, dated December 5, 2024. The Committee considered each of the six policies in the proposed amendment bylaw and passed the following resolutions:

- THAT the Regional Planning Committee endorse the following proposed policy: Section G: adding new climate change-related performance monitoring measures for Metro Vancouver.
- THAT the Regional Planning Committee endorse the following proposed policy: Strategy 5.1: a policy for member jurisdictions to adopt Regional Context Statements that enhance the permeability of urban street networks for cycling, walking, and rolling.

The Committee did not endorse the following four policies:

- Strategy 1.4: a policy for Metro Vancouver to work collaboratively with member jurisdictions to update the definition, intent, and appropriate uses for the Rural regional land use designation;
- Strategy 3.2: a policy for Metro Vancouver to work with member jurisdictions, First Nations, and other agencies to support the protection of trees and other ecosystems on lands with a Rural, Agricultural, or Conservation and Recreation designation while acknowledging the policy intent of those regional designations and lands;

- Section F: a policy for member jurisdictions and Metro Vancouver to collaboratively consider climate-related issues in Metro 2050 amendment applications; and
- Strategy 3.4: a policy for member jurisdictions to develop and update local-scale hazard and risk datasets, striving for datasets that meet key requirements.

The Board initiated the *Metro 2050* amendment process, gave first, second, and third reading to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1408, 2025*, which advances the two policy areas endorsed by the Regional Planning Committee and directed staff to provide the required notification.

and the Board also directed staff to bring back bylaws for the four other policy areas that not endorsed at the February 6, 2025 Regional Planning Committee meeting, but were advanced by the Board in September 2024. .

G2.1 Sasamat Volunteer Fire Department Service Conversion Bylaw No. 1402, 2024 – APPROVED **Administrative Change**

At its November 29, 2024 meeting, the Metro Vancouver Regional District Board (“the MVRD Board”) gave three readings to Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024 (“the Bylaw”) and directed staff to seek participating area approval from the Village of Anmore and the Village of Belcarra. After the Bylaw was sent to the Village of Anmore and the Village of Belcarra, it was noted that there were two incorrect section references in the Bylaw. The Village of Anmore and the Village of Belcarra were officially notified of the errors on December 13, 2024 and were asked to acknowledge the required correction as part of their participating area approval. The Village of Anmore and the Village of Belcarra have both provided participating area approval for the adoption of the Bylaw with the section references corrected. This report presents the corrected Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024 for third reading and referral to the Inspector of Municipalities for approval.

The Board gave third reading to *Metro Vancouver Regional District Sasamat Fire Service Conversion Bylaw No. 1402, 2024* and forwarded it to the Inspector of Municipalities for approval.

G2.2 Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 - 64 Avenue) ADOPTED

On November 1, 2024, 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. 1396, 2024. The amending bylaw would redesignate 15238 - 64 Avenue from an Agricultural to an Industrial regional land use designation to accommodate a multi-tenant industrial building with a restaurant and a volleyball facility and extend the Urban Containment Boundary.

As required by the Local Government Act and Metro 2050, Metro Vancouver notified affected local governments and external agencies of the proposed amendment to provide an opportunity for comment. Four responses were received: three indicating no objection (Agricultural Land Commission, Port Moody, and Richmond) and one (Bowen Island) stating no view on the project itself, but concern about any expansion of the Urban Containment Boundary.

Bylaw No. 1396 is presented for consideration of adoption and the corresponding amended Regional Context Statement is presented for acceptance by the Board.

The Board adopted *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024* and accepted the City of Surrey's amended Regional Context statement.

G2.3 MVRD Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 1409, 2025

Since 2010, Metro Vancouver has waived liquid waste and water Development Cost Charges (DCCs) for not-for-profit rental housing. On March 22, 2024, a new Regional Parkland Acquisition DCC was adopted to help fund future parkland acquisitions needed to service our growing region. The MVRD has not yet adopted a waiver bylaw for the Regional Parkland Acquisition DCC.

At the direction of the MVRD Board, staff have been working on a review of the Metro Vancouver DCC Waiver Framework since October 2023, with the aim of continuing to support affordable rental housing. As part of the DCC Waiver Framework Review, staff have proposed expanding the DCC Waiver Framework to include inclusionary housing units, and changes to better align with provincial and federal funding programs to reduce administrative complexity. Anticipating upcoming changes to the existing liquid waste and water DCC waiver bylaws, staff intended to propose adopting a waiver bylaw for the new Regional Parkland Acquisition DCC alongside those amendments.

Additional engagement on proposed changes to the Metro Vancouver DCC Waiver Framework has extended the timeline and there is a need to introduce a DCC waiver bylaw in the interim, that is identical to the existing framework for liquid waste and water DCCs, as in-stream protections for the newly adopted parkland acquisition DCC end on March 21, 2025. Staff recommend adopting a DCC waiver bylaw for the Regional Parkland Acquisition DCC identical to the existing liquid waste and water DCC waiver bylaws.

The Board gave first, second, third readings and adopted *Metro Vancouver Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 1409, 2025*.

H Motions for Which Notice Has Been Given

REFERRED

The following Notice of Motion was submitted by Director West at the January 31, 2025 MVRD meeting:

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 referred this notice of motion to the April 25, 2025 Board meeting.

I 1 Committee Information Items and Delegation Summaries

The Board received delegation summaries from following standing committees.

Regional Parks Committee – February 5, 2025

C1 Dr. Annie Ciernia and Director Jen McCutcheon, Electoral Area A

Subject: Advocacy for a Dog On-Leash Zone in Pacific Spirit Park Executive

Regional Planning Committee – February 6, 2025

C1 Tanya Mitchner, Director, Planning, City of Delta and Mike Ruskowski, Manager of Priority Projects, City of Delta

Subject: Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)

Finance Committee – February 13, 2025

C1 Ray VanMarrewyk, Director at BC Greenhouse Growers' Association and BC Agriculture Council

Subject: Consideration of Development Cost Charge Reduction for Intensive Agriculture Executive

The Board received following information items from Committees:

Regional Parks Committee – February 5, 2025

Information Items:

E2 Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units

In October 2023, the MVRD Board directed staff to review the Metro Vancouver DCC Waiver Framework with the aim of continuing to support affordable rental housing. Metro Vancouver currently waives regional development cost charges (DCCs) for not-for-profit rental housing for liquid waste and water infrastructure, but does not waive DCCs if the not-for-profit housing units are delivered by a private entity. Inclusionary housing refers to regulations or policies that seek to have developers provide a set amount of below market housing within market-rate residential developments. The current waiver is projected to support between 1,950 and 2,500 affordable units annually over the next 10 years with an annual impact on DCC revenues to Metro Vancouver of between \$38 million and \$49 million.

This report presents the opportunity to expand the DCC Waiver Framework to: include waiving DCCs for inclusionary units, revise definitions to better align with provincial and federal funding programs, and reduce administrative complexity. The impact of expanding the program on DCC revenues is estimated to be \$5.4 million to \$7.0 million per year over the existing DCC waiver.

Any proposed changes to the DCC Framework go through the Finance Committee to the MVRD/GVWD/GVS&DD Boards for consideration. However, as the Liquid Waste, Water, Regional Parks and Regional Planning committees either have a DCC bylaw or interest in incentivizing housing, staff are bringing the proposed changes to these four committees for information and an opportunity to provide feedback. Any feedback received will be provided to the Finance committee at the February 2025 Finance Committee meeting along with alternatives.

E6 Pacific Spirit Regional Park – 2025 Wreck Beach Update

Renowned for its natural beauty and its unique social character, Wreck Beach is a popular destination within Pacific Spirit Regional Park. Over 1.043 million residents visited Wreck Beach in 2024. As a result of its remote location and increasing popularity, Metro Vancouver and its partner agencies have been responding to a relatively high number of emergencies and public safety incidents in recent years. With input from emergency response providers, strategies have been developed to improve public safety at Wreck Beach. This multi-pronged action plan uses an integrated approach that takes into consideration site design, education, enforcement, and partnerships.

E7 Cultural Planning and Co-operation Update - təmtə́míxʷtən/Belcarra Regional Park

The relationship between sə́lilwə́təʔ (Tsleil-Waututh Nation) and Metro Vancouver Regional Parks continues to be strengthened through the implementation of the Cultural Planning and Co-operation Agreement at təmtə́míxʷtən/Belcarra Regional Park, which recognizes sə́lilwə́təʔ ancestral ties to the land and the present use by its members as well as a Metro Vancouver regional park. Both parties have worked together to implement several priority projects during the current agreement term that started in February 2020 and expires in February 2025. Positive discussions with sə́lilwə́təʔ are currently underway in order to initiate a new agreement.

Regional Planning Committee – February 6, 2025

Information Items:

E4 Metro Vancouver Tree Guide

The Metro Vancouver Tree Guide was developed internally by Metro Vancouver staff in 2024 to synthesise the information in existing resources into a more accessible and user-friendly online tool. The Metro Vancouver Tree Guide is a user-friendly, online tree species selection tool to help identify appropriate climate-resilient tree species based on desired characteristics. The guide includes 15 refiners that can be used to filter over 300 species. Species can be filtered by climate change-specific criteria – such as overall climate suitability, hardiness and heat zone, drought tolerance, saturated soil tolerance, and flammability – as well as by other relevant characteristics such as size, risks, tolerances, habitat value, and suitable planting locations. The Tree Guide supports regional climate change goals and urban tree canopy cover targets in Metro 2050, Climate 2050, and the Board Strategic Plan 2022-2026. If resilient and site-appropriate tree species are planted in the urban environment they are more likely to survive and live longer, which enhances the community benefits (e.g. cooling, shading, and carbon sequestration) these trees provide over time. Metro Vancouver staff will promote the use of the guide to practitioners across the region and update it on an as-needed basis.

Indigenous Relations Committee – February 13, 2025

Information Items:

E2 Metro Vancouver First Nations Engagement Portal

Metro Vancouver Indigenous Relations staff have been developing an online portal as a single point of reference and resources to support Metro Vancouver’s First Nation engagement. Metro Vancouver teams and First Nations referrals staff will use the portal to support First Nation engagement on Metro Vancouver’s projects.

E3 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 October 11, 2024, as well as information on upcoming events and activities over the next three months.

Finance Committee – February 13, 2025

Information Items:

E7 Responding to Director Kooner’s November 12, 2024 Memo

At the MVRD Board meeting January 31, 2025, the Board considered the attached report titled “Responding to Director Kooner’s November 12, 2024 Memo”, dated January 8, 2025, to bring it back to the next Finance Committee meeting agenda for discussion, including additional information on the following:

- An itemization of all cost components of the Iona Island and North Shore Wastewater Treatment Plant projects, clearly showing how each portion is allocated under Tier I, Tier II, or Tier III, including a rationale for any non-core or non-regulatory costs;
- Details on the assumptions and data underlying all population, dwelling unit, and growth projections—specifically explaining how they affect DCC rates, apportionments, and municipal contributions; and

- An accounting of all DCC revenues collected over the last two decades by sewerage area and clarifies how those funds have been spent or allocated, including any cross-subsidization among member jurisdictions.

Due to the comprehensive level of information required to respond to the above mentioned, staff will report back to the Finance Committee in upcoming meeting with itemization of all the cost components of the Iona and North Shore Waste Treatment Plant projects, details and assumptions/data that supported the DCC calculations, along with DCC revenue collected and applied per sewerage area over the last two decades.

Invest Vancouver Management Board – February 19, 2025

Information Items:

E2 Investment Attraction Update – Q4 Update and 2024 Highlights

Invest Vancouver continues to promote opportunities in the Metro Vancouver region by leveraging its global brand and maintaining key contact abroad. Given that 85% of Foreign Direct Investment (FDI) coming into Canada lands in the city-regions, a strong regional presence and brand on the global stage is essential to remaining competitive with other large city regions such as Toronto (Toronto Global) and Montreal (Montreal International). In Q4 of 2024, Invest Vancouver added 19 leads to its pipeline, representing \$528M in potential direct investment over three years and 160+ projected jobs. As of December 2024, staff are managing 100 active leads valued at a potential of \$3B in direct investment and 1,820+ jobs.

In Q4, a US-based Digital Media & Entertainment company (DM&E) – Digital Film Tree - opened a Vancouver office, creating 12 jobs and investing \$3M. High-tech, Green Economy, DM&E, and Life Sciences remain key industries with leads originating from Europe, Asia, and the US, driven by partner referrals and event-based activities.

Throughout 2024, Invest Vancouver delivered strong investment attraction results, securing nine landed and expanded companies, representing \$53M in direct investment and 135 new jobs. Invest Vancouver also generated 84 new leads and strengthened global outreach through 17 outbound trips, 12 inbound delegations, and 19 executive familiarization tours.

E3 Major Local Events and Investor Hosting Update

This report outlines Invest Vancouver's efforts at two major local events – Web Summit Vancouver and FIFA World Cup 26 – to attract foreign direct investment to the Metro Vancouver region. These events offer significant opportunities to engage global investors, showcase key sectors, and promote the Metro Vancouver region's competitive advantages to an international audience. For Web Summit Vancouver, Invest Vancouver is working with a consortium of partners to establish a strong regional presence, facilitate investor engagement, and organize sector-specific investor tours across the region. FIFA-related initiatives focus on leveraging investor hosting opportunities through partnerships and supporting local economic development initiatives in member jurisdictions.

For both events, the next critical steps will include developing investor hosting strategies and delineating responsibilities amongst collaborating parties to secure investment in the Metro Vancouver region. This work is supported by the newly formed Major Events Task Force (METF), a voluntary sub-committee of the Invest Vancouver Advisory Committee comprised of economic development staff from member

jurisdictions. The METF provides an opportunity for the Metro Vancouver region to maximize both the local and regional economic benefits from these global events.

I2 Notice of Motion**RECEIVED**

Director Kooner provided the following Notice of Motion:

That the MVRD Board direct staff to bring forward a bylaw to repeal *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*.

Metro Vancouver Housing

E1.1 Digitally Accelerated Standardized Housing: Metro Vancouver Housing Pilot Projects for Exploration **APPROVED**

As part of the Rental Housing Blueprint project, a Metro Vancouver Housing (MVH) Pilot project was contemplated for exploration, with funding through the Sustainability Innovation Fund project. Since this time, the project objectives have been augmented with additional CMHC funding and MVH has been working with BC Housing and other partners on DASH (Digitally Accelerated Standardized Housing).

The Digitally Accelerated Standardized Housing (“DASH”) project is focused on accelerating the design and construction of mid-rise multi-family housing through standardization and digital tools. MVH has the opportunity to work with the DASH project team to investigate opportunities to integrate the DASH approach within the Moray Place and Riverside Drive housing development projects, two forthcoming MVH projects confirmed as part of Phase 2 and 3 of MVH’s expansion plan. This report provides a DASH project update and overview of MVH specific activities, including pilot project opportunities at Moray Place and Riverside Drive.

The Board directed staff to explore integrating the Digitally Accelerated Standardized Housing approach to MVHC developments at Moray Place and Riverside Drive.

E2.1 CMHC’s Affordable Housing Fund – Renewal and Repair Portfolio Funding Opportunity for Metro Vancouver Housing **APPROVED**

Metro Vancouver Housing and the Canada Mortgage and Housing Corporation (CMHC) share a common goal of preserving existing affordable housing stock. CMHC, through the Affordable Housing Fund, has offered Metro Vancouver Housing a second round of portfolio funding for upcoming repair and renewal projects. CMHC has provided Metro Vancouver Housing with a written offer and business terms to contribute up to \$7.15 million of funding towards the planned repair of a minimum of 715 units (10 projects) for MVH’s portfolio of building renewal projects. The funding includes more flexible Affordable Housing Fund accessibility and energy requirements than past CMHC repair funding.

This report seeks approval from the MVHC Board to execute and deliver the final funding agreement and associated schedules once received from CMHC, provided there are no material changes to the business terms outlined in the offer letter.

The Board authorized the CAO and Corporate Officer to sign the portfolio funding agreement.

Greater Vancouver Water District

E1.1 Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units APPROVED

In October 2023, the MVRD Board directed staff to review the Metro Vancouver DCC waiver framework with the aim of continuing to support affordable rental housing. This report presents proposed changes to the DCC waiver framework to include waiving DCCs for affordable units that are delivered by the private sector, and turned over to a non-profit operator (i.e. inclusionary units).

Since 2010, the Metro Vancouver DCC Waiver framework has been successful in supporting the creation of many affordable housing units, and is projected to support up to 2,500 units per year. If DCC waiver eligibility is expanded to inclusionary housing units, the number of units benefiting from DCC waivers is anticipated to increase by 281 to 361 units per year over 10 years. The expansion could also result in a 4.0% to 4.4% reduction in rents, and increase the supply of new below-market rental units by 5.3% to 6.7%. The financial impact of expanding the program to inclusionary housing units is estimated to be \$5.4 million to \$7.0 million per year.

The Liquid Waste, Water, Regional Parks and Regional Planning Committees have received information reports outlining proposed changes, with an opportunity to provide feedback. All feedback received is included in this report for consideration by the Finance Committee and MVRD/GVWD/GVS&DD Boards. There was general support for actions that incent and support affordable housing, however, concerns were expressed regarding the funding source to offset the waived DCC revenue and the impact it would have on existing rate payers. Overall there was a desire for more information regarding options for making up the foregone revenue including continued advocacy to the Province for infrastructure funding.

The Board received the report for information and directed staff to return with additional financial analysis on the proposed changes to the DCC waiver program.

E1.2 Consideration of a Development Cost Charge Reduction for Intensive Agriculture

APPROVED

This report outlines a proposed approach to address concerns raised by the agriculture industry about the impacts of Metro Vancouver Development Cost Charges (DCCs) on Intensive Agriculture. Metro Vancouver's DCC framework currently only has one non-residential rate, which may not be suitable for Intensive Agriculture developments given the small demand on infrastructure relative to their size of buildable area. There are four member jurisdictions that have an Intensive Agriculture rate for municipal DCCs, and these are relatively lower in comparison to the other non-residential categories.

In January 2025, a DCC work plan was endorsed by the Finance Committee that includes an update to residential and non-residential definitions, including consideration of Intensive Agriculture developments, for the next regional DCC bylaw update in 2027. As an interim measure, this report is seeking direction to develop a reduced DCC rate for Intensive Agriculture developments that meet criteria for low environmental impact. This could be achieved through a DCC reduction bylaw, which is permitted through the Local Government Act. If approved, staff will provide further analysis and draft a DCC reduction bylaw for Committee and Board discussion for approval Spring 2025.

The Board directed staff to continue work on the proposed development cost charge reduction for intensive agricultural developments.

E1.3 Funding from the Canada Housing Infrastructure Fund

RECIEVED

Metro Vancouver has the opportunity to apply for funding through the Canada Housing Infrastructure Fund (CHIF) direct delivery stream, which could result in \$250 million in federal funding through the provincial stream for the Iona Island Wastewater Treatment Plant projects (Iona projects). The federal government designated funding to the Iona projects in the 2024 Fall Economic Statement; however, this contribution, starting in 2025–2026, is subject to Metro Vancouver meeting the conditions of the fund. To do this, Metro Vancouver will likely be required to lengthen the existing in-stream protection for its Development Cost Charge (DCC) program from 12 months to 24 months, which requires changes to provincial legislation. Metro Vancouver may also be expected to expand its affordable housing waiver framework to include inclusionary units provided by the private sector and turned over to not-for-profit housing providers to operate. If in-stream protection were to be extended by an additional 12 months, the estimated foregone DCC revenue for Metro Vancouver is estimated to be \$220 million, which would be roughly offset by the \$250 million grant for the Iona projects. In addition to potentially satisfying the CHIF requirements, the proposed extension of the in-stream protection also responds to the concerns of the development community regarding the impact of DCCs. The federal government has not yet determined if Metro Vancouver's proposed measures will be accepted. In addition, the federal government's approval for these measures is directly linked to member municipalities' ability to apply for CHIF. Staff will report back as soon as there is further clarity.

The Board received this report for information.

I 1 Committee Information Items and Delegation Summaries

The Board received one delegation summary from standing committees.

Finance Committee – February 13, 2025

C1 Ray VanMarrewyk, Director at BC Greenhouse Growers' Association and BC Agriculture Council

Subject: Consideration of Development Cost Charge Reduction for Intensive Agriculture Executive

I2 Notice of Motion

RECEIVED

Director Kooner provided the following Notice of Motion:

That the GVWD Board request the Province of British Columbia to extend the in-stream protection for GVWD Development Cost Charges for an additional 24 months.

Greater Vancouver Sewerage and Drainage District

E1.1 Solid Waste Management Plan Public/Technical Advisory Committee Updated Terms of Reference RECEIVED

The Solid Waste Management Plan Public/Technical Advisory Committee (Public/Technical Advisory Committee) provides advice and input on the development of an updated regional solid waste management plan. This report provides an updated Terms of Reference for the committee, including the following elements:

- Members who have missed multiple meetings may be removed from the committee.
- Following a member's resignation, the organization that member represented can recommend a replacement from the same organization.

Other updates include listing additional sectors that committee members may represent, and additional details on the support available to members to reduce barriers and enable participation.

Metro Vancouver recently ran a recruitment process to add new members to the Public/Technical Advisory Committee. The timing of updating the Terms of Reference would roughly align with the timing of welcoming new members to the committee.

The Board received the report for information.

E2.1 Consideration of Updating Development Cost Charge Waivers to Include Inclusionary Housing Units APPROVED

In October 2023, the MVRD Board directed staff to review the Metro Vancouver DCC waiver framework with the aim of continuing to support affordable rental housing. This report presents proposed changes to the DCC waiver framework to include waiving DCCs for affordable units that are delivered by the private sector, and turned over to a non-profit operator (i.e. inclusionary units).

Since 2010, the Metro Vancouver DCC Waiver framework has been successful in supporting the creation of many affordable housing units, and is projected to support up to 2,500 units per year. If DCC waiver eligibility is expanded to inclusionary housing units, the number of units benefiting from DCC waivers is anticipated to increase by 281 to 361 units per year over 10 years. The expansion could also result in a 4.0% to 4.4% reduction in rents, and increase the supply of new below-market rental units by 5.3% to 6.7%. The financial impact of expanding the program to inclusionary housing units is estimated to be \$5.4 million to \$7.0 million per year.

The Liquid Waste, Water, Regional Parks and Regional Planning Committees have received information reports outlining proposed changes, with an opportunity to provide feedback. All feedback received is included in this report for consideration by the Finance Committee and MVRD/GVWD/GVS&DD Boards. There was general support for actions that incent and support affordable housing, however, concerns were expressed regarding the funding source to offset the waived DCC revenue and the impact it would have on existing rate payers. Overall there was a desire for more information regarding options for making up the foregone revenue including continued advocacy to the Province for infrastructure funding.

The Board received the report for information and directed staff to return with additional financial analysis on the proposed changes to the DCC waiver program.

E2.2 Consideration of a Development Cost Charge Reduction for Intensive Agriculture **APPROVED**

This report outlines a proposed approach to address concerns raised by the agriculture industry about the impacts of Metro Vancouver Development Cost Charges (DCCs) on Intensive Agriculture. Metro Vancouver's DCC framework currently only has one non-residential rate, which may not be suitable for Intensive Agriculture developments given the small demand on infrastructure relative to their size of buildable area. There are four member jurisdictions that have an Intensive Agriculture rate for municipal DCCs, and these are relatively lower in comparison to the other non-residential categories

In January 2025, a DCC work plan was endorsed by the Finance Committee that includes an update to residential and non-residential definitions, including consideration of Intensive Agriculture developments, for the next regional DCC bylaw update in 2027. As an interim measure, this report is seeking direction to develop a reduced DCC rate for Intensive Agriculture developments that meet criteria for low environmental impact. This could be achieved through a DCC reduction bylaw, which is permitted through the Local Government Act. If approved, staff will provide further analysis and draft a DCC reduction bylaw for Committee and Board discussion for approval Spring 2025.

The Board directed staff to continue work on the proposed development cost charge reduction for intensive agricultural developments.

E2.3 Funding from the Canada Housing Infrastructure Fund

RECIEVED

Metro Vancouver has the opportunity to apply for funding through the Canada Housing Infrastructure Fund (CHIF) direct delivery stream, which could result in \$250 million in federal funding through the provincial stream for the Iona Island Wastewater Treatment Plant projects (Iona projects). The federal government designated funding to the Iona projects in the 2024 Fall Economic Statement; however, this contribution, starting in 2025–2026, is subject to Metro Vancouver meeting the conditions of the fund. To do this, Metro Vancouver will likely be required to lengthen the existing in-stream protection for its Development Cost Charge (DCC) program from 12 months to 24 months, which requires changes to provincial legislation. Metro Vancouver may also be expected to expand its affordable housing waiver framework to include inclusionary units provided by the private sector and turned over to not-for-profit housing providers to operate.

If in-stream protection were to be extended by an additional 12 months, the estimated foregone DCC revenue for Metro Vancouver is estimated to be \$220 million, which would be roughly offset by the \$250 million grant for the Iona projects. In addition to potentially satisfying the CHIF requirements, the proposed extension of the in-stream protection also responds to the concerns of the development community regarding the impact of DCCs. The federal government has not yet determined if Metro Vancouver’s proposed measures will be accepted. In addition, the federal government’s approval for these measures is directly linked to member municipalities’ ability to apply for CHIF. Staff will report back as soon as there is further clarity.

The Board received the report for information.

I2 Notice of Motion

RECEIVED

Director Kooner provided the following Notice of Motion:

That the GVS&DD Board request the Province of British Columbia to extend the in-stream protection for GVS&DD Development Cost Charges for an additional 24 months.

I 1 Committee Information Items and Delegation Summaries

The Board received one delegation summary from standing committees.

Finance Committee – February 13, 2025

C1 Ray VanMarrewyk, Director at BC Greenhouse Growers’ Association and BC Agriculture Council
Subject: Consideration of Development Cost Charge Reduction for Intensive Agriculture Executive

The Board received one information item from one standing committee.

Zero Waste Committee – February 6, 2025

Information Items:

E1 2023 Annual Solid Waste and Recycling Statistics

Metro Vancouver achieved a 65% recycling rate in 2023 and continued to demonstrate decreasing disposal per capita. Since the approval of the solid waste management plan in 2011, Metro Vancouver's disposal rate has decreased by 26%, from 0.57 tonnes/capita in 2011 to 0.42 tonnes/capita in 2023. Data for the annual report is collected from many sources taking a substantial amount of time. Therefore, the statistics presented in this report are for 2023.

In comparison to 2022, significant recycling increases were seen in plastic, gypsum, and wood waste which may correlate to an increase in new housing construction in 2023. The commercial/institutional and residential sectors showed similar quantities of recycled yard trimmings and food waste in 2023 as in 2019. Concrete and asphalt recycled quantities have been fixed at 2021 levels due to some uncertainty with the data quality. If reported concrete and asphalt recycled quantities were used, the recycling rate would increase to 69%.

E2 2025 Zero Waste Conference and National Zero Waste Council Update

Since 2010, Metro Vancouver has delivered the Zero Waste Conference to bring governments, businesses, and non-profits together to advance waste prevention. The conference has moved to a biennial delivery model. The 2025 Zero Waste Conference will be held on November 27, 2025, at the Vancouver Convention Centre. The conference will emphasize waste prevention through a program of interactive workshops, networking, and keynote speakers.

A refreshed vision for the National Zero Waste Council has been developed. The focus will be on local government leadership and collaboration through knowledge building, sharing, and coordinated advocacy on waste prevention and circularity. Opportunities for private sector and non-profit participation will remain part of the Council's work.

Waste and Resources Action Programme (WRAP) has entered into an agreement with FoodMesh to take on the role of Canadian campaign license holder for Love Food Hate Waste. Metro Vancouver will continue to participate in the program but will no longer be responsible for the administration of the campaign.