

For Metro Vancouver meetings on Wednesday, April 15, 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.

Special Joint Board Meeting

B6 2027 Budget and 2027-2031 Financial Plan Budget Target

APPROVED

Over the past three years, the Boards have undertaken significant efforts to reduce budget pressures on existing ratepayers, including striking a Financial Plan Task Force in 2023 to lower the projected impact of the 2024-2028 Financial Plan on ratepayers and the Services and Cost Efficiency Review in 2025 which identified \$364 million in operating savings and deferred more than \$1.1 billion in capital expenditures out of the 2026-2030 Financial Plan.

As a result, the **2026–2030 Five-Year Financial Plan**, approved in October 2025, had a 2.5% average Household Impact (HHI) increase for 2026. The Boards also endorsed HHI targets of 3% for 2027 and 5% annually from 2028 to 2031 for staff as they prepare the 2027 budget and upcoming Five Year Financial Plan.

The current macro-economic and geo-political environment is placing significant pressure on the **2027–2031 Five-Year Financial Plan**. While interest rates have moderated over the past year, there is growing risk of increases later in 2026, which would raise borrowing costs. At the same time, elevated oil prices linked to ongoing conflict in Iran may undermine recent gains in inflation reduction, and labour inflation is projected to increase in the coming year.

Given this volatility and context, staff recommended staying the course with the direction approved by the Board in October 2025, as outlined below:

- HHI increase of 3% for 2027; and
- HHI increase of 5% each year from 2028 to 2031.

The report included a summary of results from early public engagement on the **2027 Budget and 2027-2031 Financial Plan** that took place from February 23 to March 27, 2026. The second phase of the budget engagement will be held from July 23 to September 7, 2026.

The Boards directed staff to proceed through the 2027 budget cycle with household impact targets as follows: 2027 at 3.0%, 2028 at 5.0%, 2029 at 5.0%, 2030 at 5.0%, and 2031 at 5.0%

Metro Vancouver Regional District

B1 MVRD Development Cost Charge Amendment Bylaw No. 1452, 2026 to Amend the DCC Rates for 2026 and 2027

At its January 30, 2026 meeting, the MVRD Board directed staff to bring back, for consideration, amendments to the MVRD DCC bylaw (*Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*) that: a) roll back the 2026 DCC rate increase, and b) reduce the 2027 rate increase and extend the transition to a 1% assist factor over the two subsequent years.

The MVRD Board also directed staff to report back with options to offset the resulting funding gap, including an option that has no household impact through taxes or utility rates.

In the past three years, in response to concerns about affordability and to reduce impacts on ratepayers, the Metro Vancouver Boards deferred \$650M of capital expenditures from the 2024-2028 Financial Plan (based on a risk assessment of over 300 projects in 2023 resulting in deferral of low and medium risk projects from the **Five-Year Financial Plan**) and \$1.1B of capital expenditures from the 2026 budget and **2026-2030 Financial Plan** (based on a project by project risk assessment and market deliverability). These deferrals resulted in:

- \$364M in operating savings over the **2026-2030 Financial Plan**;
- Reduced HHI targets of 2.5% in 2026, 3% for 2027, 5% for 2028, 5% for 2029 and 5% for 2030;
- Some changes to the organization's risk profile for capital projects; and
- Reconfirmation to accelerate growth paying for growth by having DCC fully fund growth projects by 2027.

In addition, recent provincial legislation and regulation change for DCCs resulted in an additional \$300M in lost revenue for Metro Vancouver over the **Five-Year Financial Plan**.

All of these changes were integrated into the **2026 Budget and 2026–2030 Financial Plan**, which were adopted / endorsed by the Boards on October 31, 2025. The remaining Capital Program in the **2026–2030 Financial Plan** is comprised of high and extreme risk projects, projects already underway, and project elements that complete earlier phases of projects.

The January 2026 request to roll back 2026 and reduce 2027 DCC rates is expected to reduce DCC collections across Metro Vancouver entities by \$389 million over the next five years, \$43M of which is for MVRD parkland acquisition. Reductions to 2026 rates have multi-year impacts because DCCs are collected over multiple years.

The Board:

- Gave first, second, and third readings to *Metro Vancouver Regional District Development Cost Charge Amendment Bylaw No. 1452, 2026*, to amend the DCC rates for 2026 and 2027, rolling back the 2026 DCC rate increase to 2025 rates, reducing the 2027 DCC rate increases, and slowing the transition to a 1% assist factor over the subsequent two years
- Directed staff to forward bylaw to the Inspector of Municipalities for approval

- Directed that the resulting revenue gap of \$43M be filled by transferring the projected revenue shortfall to the Household Impact for 2027 to 2031
- Directed staff to request expedited approval from the Inspector of Municipalities and submit the request by April 24, 2026

Greater Vancouver Water District

B1 GVWD Development Cost Charge Amendment Bylaw No. 270, 2026 to Amend the DCC Rates for 2026 and 2027

At its January 30, 2026 meeting, the GVWD Board directed staff to bring back, for consideration, amendments to the GVWD DCC bylaw (*Greater Vancouver Water District Development Cost Charge Bylaw No. 257, 2022*) that: a) roll back the 2026 DCC rate increase, and b) reduce the 2027 rate increase and extend the transition to a 1% assist factor over the two subsequent years.

The GVWD Board also directed staff to report back with options to offset the resulting funding gap, including an option that has no household impact through taxes or utility rates.

The Board:

- Gave first, second, and third readings to Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 270, 2026, to amend the DCC rates for 2026 and 2027, to roll back the 2026 DCC rate increase to 2025 rates, reducing the 2027 DCC rate increases, and slowing the transition to a 1% assist factor over the subsequent two years
- Directed staff to forward the bylaw to the Inspector of Municipalities for approval
- Directed that the resulting revenue gap of \$270.5M be filled by increasing the amount of long-term borrowing for growth capital projects for Water Services
- Directed staff to conduct independent value engineering to all water infrastructure growth projects over \$10M and report back to advisory committees and the GVWD Board
- Directed staff to request expedited approval from the Inspector of Municipalities and submit the request by April 24, 2026

Greater Vancouver Sewage and Drainage District

B1 GVS&DD Development Cost Charge Amendment Bylaw No. 396, 2026 to Amend the DCC Rates for 2026 and 2027

At its January 30, 2026 meeting, the GVS&DD Board directed staff to bring back, for consideration, amendments to the GVS&DD DCC bylaw (*Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*) that: a) roll back the 2026 DCC rate increase, and b) reduce the 2027 rate increase and extend the transition to a 1% assist factor over the two subsequent years. The GVS&DD Board also directed staff to report back with options to offset the resulting funding gap, including an option that has no household impact through taxes or utility rates.

The Board:

- Gave first, second, and third readings to Greater Vancouver Sewerage and Drainage District Development Cost Charge Amendment Bylaw No. 396, 2026, to amend the DCC rates for 2026 and 2027, rolling back the 2026 DCC rate increase to 2025 rates, reducing the 2027 DCC rate increases, and slowing the transition to a 1% assist factor over the subsequent two years
- Directed staff to forward the bylaw to the Inspector of Municipalities for approval
- Directed that the resulting revenue gap of \$75.5M be filled by increasing the amount of long-term borrowing for growth capital projects for Liquid Waste Services
- Directed staff to conduct independent value engineering to all liquid waste infrastructure growth projects over \$10M and report back to advisory committees and the GVS&DD Board
- Directed staff to request expedited approval from the Inspector of Municipalities and submit the request by April 24, 2026