

## Mayor and Council External Correspondence

### Summary as of January 8, 2026

Item	From	Topic	Dept.	AT #
1	Metro Vancouver	Board in Brief: November 28, 2025	CS	149933
<i>Proposed Motion:</i>		<i>THAT this correspondence be received for information.</i>		
2	Ian Paton, MLA Legislative Assembly of British Columbia	Greenhouse Light Complaints	CS   CA&E   DEV	149976
<i>Proposed Motion:</i>		<i>THAT this correspondence be received for information.</i>		
3	Ministry of Housing and Municipal Affairs	Protection of Mature Tree Canopy in City of Delta	CS	149977
<i>Proposed Motion:</i>		<i>THAT this correspondence be received for information.</i>		

This is provided for Councils information

Mayor & Council

From: Michelle Jansson  
Sent: December 19, 2025 4:29 PM  
To: Mayor & Council  
Subject: FW: Board in Brief - November 28, 2025

TYPE: REGULAR AGENDA  
DEPT: CS  
A.T. #: 149933  
Comments: Regular council - Jan. 14/26

From: Metro Vancouver <Media@metrovancouver.org>  
Sent: December 19, 2025 1:59 PM  
To: Michelle Jansson <MJansson@delta.ca>  
Subject: Board in Brief - November 28, 2025

**A** genda  
FILE # 0400-60

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metrovancouver

BOARD IN BRIEF

4515 Central Blvd, Burnaby, BC V5H 4J5 | 604-432-6200 | metrovancouver.org

Board in Brief - November 28, 2025

An informal summary of the November 2025 Metro Vancouver Board Meetings.  
Please note these are not the official minutes.

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[Download the Agenda Overview of all Meetings as a PDF](#)









Print this email as a cover page

Metro Vancouver Regional District	<a href="#">Agenda</a>	<a href="#">Video</a>
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Greater Vancouver Sewerage & Drainage District	<a href="#">Agenda</a>	<a href="#">Video</a>
Greater Vancouver Water District	<a href="#">Agenda</a>	<a href="#">Video</a>
Metro Vancouver Housing Corporation	<a href="#">Agenda</a>	<a href="#">Video</a>

## ITEMS PULLED FOR DISCUSSION

### Metro Vancouver Regional District


- **E1.5** Urban Tree Canopy Cover and Housing Study: Scope of Work 
- **E1.6** Dwelling Unit Projections Update 
- **E2.2** Prioritization Matrix for Flood-Related Capital Projects 
- **E3.1** Standing Committees: Considerations for 2026 
- **E4.1** Metro Vancouver's 2025 Financial Performance Report No. 2 
- **E4.2** Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks) 
- **E6.2** Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request 
- **E6.3** SVFD Hall Replacement – Village of Anmore and Village of Belcarra 

## ITEMS OF NOTE

### Metro Vancouver Regional District

- Mike Hurley and John McEwen were acclaimed as Chair and Vice Chair, respectively.
  - Media release: <https://metrovancover.org/media-room/media-release/958>
- **E2.2** Prioritization Matrix for Flood-Related Capital Projects  
This item was referred back to staff
- All other items were passed as presented

### Greater Vancouver Sewerage & Drainage District

- **G1.1** GVS&DD Borrowing Bylaw No. 389, 2025   
The Board passed an additional motion that specific financial information be provided at least six weeks before the Board Budget Workshop.
- All other items were passed as presented.

## LINKS & INFORMATION

Next Board Meeting: [December 12, 2025](#)

[Agendas and Minutes](#)

Previous Board Meeting: [October 31, 2025](#)

[Board Live Webcast](#)

[Board and Committee Meeting Calendar](#)

[Board Meeting Video Gallery](#)

## Metro Vancouver Regional District

Metro Vancouver is governed by a Board of Directors made up of 41 elected officials from across the region, who are elected by their residents and chosen by their Councils to represent their municipality or Treaty First Nation at the Board. It is standard practice that reports go through a Committee for discussion and direction prior to going to the Board for decision. Committees are made up of elected officials from across the region, and may or may not be members of the Metro Vancouver Board.

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## Follow Us



Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also regulates air quality, plans for urban growth, manages a regional parks system, provides affordable housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is governed by a Board of Directors of elected officials from each member jurisdiction.



**For Metro Vancouver meetings on Friday, November 28, 2025**

*Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: [media@metrovancouver.org](mailto:media@metrovancouver.org).*

**Metro Vancouver Regional District**

**E1.1 Metro 2050 Amendment Request from the Township of Langley (22940 – 48 Avenue) RECEIVED**

The Township of Langley submitted a request for a *Metro 2050* amendment to support an Official Community Plan and community plan amendment for 22940 – 48 Avenue. The request is to accommodate a two-storey multi-use church facility and make the site eligible for regional sewer servicing.

As small-scale institutional uses are permitted in the site’s current regional land use designation of Rural, there is no need for a regional land use designation, nor a Regional Context Statement amendment to accommodate the proposed OCP change. Since the subject site is located within the “Rural within the Sewerage Area” overlay, regional sewer servicing may be permitted without a Metro 2050 amendment, provided that the development is consistent with the Rural regional land use designation, and normal GVS&DD technical considerations.

This report notifies the MVRD Board of the application. The next step is for the Township of Langley to apply for regional sewer servicing through the Liquid Waste Municipal Portal.

The MVRD Board received this report for information.

**E1.2 Metro 2050 Regional Context Statement – City of Burnaby APPROVED**

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

Although Regional Context Statements were required by the *Local Government Act* to be submitted by February 2025, two years following the adoption of *Metro 2050*, recent changes to provincial housing legislation introduced new requirements for Official Community Plan updates. In response, Metro Vancouver relaxed that requirement to coordinate the timing of Regional Context Statement submissions with housing-related OCP updates, lessening the administrative burden of two separate updates.

Staff have reviewed the City of Burnaby’s Regional Context Statement relative to *Metro 2050’s* goals, strategies, and policy actions, and have assessed it to be consistent. It is recommended that the MVRD Board accept the City of Burnaby’s Regional Context Statement.

The MVRD Board accepted the City of Burnaby’s Regional Context Statement.

**E1.3 Metro 2050 Regional Context Statement – District of North Vancouver****APPROVED**

The District of North Vancouver has completed a draft update to its Official Community Plan and submitted a revised Regional Context Statement that shows how the new Official Community Plan 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 growth strategy.

Although Regional Context Statements were required by the *Local Government Act* to be submitted by February 2025, two years following the adoption of *Metro 2050*, recent changes to provincial housing legislation introduced new requirements for Official Community Plan updates. In response, Metro Vancouver relaxed that requirement to coordinate the timing of Regional Context Statement submissions with housing-related OCP updates, lessening the administrative burden of two separate updates.

Staff have reviewed the District of North Vancouver’s Regional Context Statement relative to *Metro 2050*’s goals, strategies, and policy actions, and have assessed it to be consistent. It is recommended that the Board accept the District of North Vancouver’s Regional Context Statement.

The MVRD Board accepted the District of North Vancouver’s Regional Context Statement.

**E1.4 Extended Reality SIF Project – Completion Update****RECEIVED**

This report provides an update on Metro Vancouver’s Extended Reality (XR) Project, which was funded through the Sustainability Innovation Fund (SIF) and approved by the Metro Vancouver Regional District Board in 2023. The SIF project is complete and will be used to produce an XR model that will be shared with member jurisdictions once finalized in 2026.

The XR Project was designed to help Metro Vancouver and member jurisdictions improve their ability to plan in three dimensions. Using advanced stereo mapping and other geospatial technologies, Metro Vancouver has developed a regional 3D model that captures detailed building information across the region, with a special focus on Urban Centres.

This model allows planners to monitor how urban areas are changing over time, tracking things like building height, density, and redevelopment activity. It also supports new tools for scenario modeling and virtual reality experiences, helping planners and decision-makers visualize future development and assess the impacts of new housing and planning policies.

The MVRD Board received this report for information.

**E1.5 Urban Tree Canopy Cover and Housing Study: Scope of Work****RECEIVED**

Recent changes to provincial housing legislation are expected to impact both local and regional tree canopy cover objectives. However, the extent of these impacts has not yet been quantified, and there is a lack of comprehensive tools to support member jurisdictions to meet both housing and tree canopy cover goals. In response to growing interest and requests from member jurisdictions, Metro Vancouver is undertaking an Urban Tree Canopy Cover and Housing Study which will:

- Research and analyze the potential impacts of provincial housing legislation on the ability to retain, replace, and maintain trees in the urban environment;
- Identify and compile policy tools that can help member jurisdictions to navigate these challenges; and
- Support advocacy for provincial housing legislation amendments that address policy challenges related to urban tree canopy retention, replacement, and maintenance, as identified through the study's findings.

Member jurisdictions will be invited to engage on this project throughout 2026, and results will be shared with the Regional Planning Committee and MVRD Board.

The MVRD Board received this report for information.

**E1.6 Dwelling Unit Projections Update****RECEIVED**

In October 2025, the MVRD Board received updated regional population projections. Based on this update, corresponding projections for dwelling units 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 dwelling units annually, reflecting an average annual growth rate of 1.4 per cent. This is a slight decrease from the 1.5 per cent growth rate reported in the 2024 update, primarily due to revised population growth assumptions.

These updated projections incorporate recent reductions to federal immigration targets. However, they do not yet fully reflect the potential impacts of new provincial housing legislation and associated housing targets. Staff will continue to assess the implications of these updated growth forecasts on the distribution of growth across member jurisdictions.

The MVRD Board received this report for information and directed staff to send a copy to member jurisdiction staff.

**E2.1 2025 Air Quality Warning Season****RECEIVED**

Metro Vancouver issues Air Quality Warnings and updates for Metro Vancouver and the Fraser Valley Regional District to help protect residents' health during periods of degraded air quality. This year's wildfire season had the second-highest area burned on record in Canada, with fires burning across much of the Canadian landscape. Metro Vancouver issued Air Quality Warnings on seven days in the summer of 2025. Smog warnings were issued on August 24 and 26, due to a combination of local emission sources and hot, sunny weather. A fine particulate matter warning was also issued on August 24 due to wildfire smoke. On September 3 wildfire smoke covered the region, and a warning was issued in Metro Vancouver and Central Fraser Valley for four days, and in Eastern Fraser Valley for five days. Wildfires near Hope, Whistler, and many fires in both the Cariboo region and Washington State contributed smoke.

The MVRD Board received this report for information.

**E2.2 Prioritization Matrix for Flood-Related Capital Projects****REFERRED**

The development of a Prioritization Matrix for Flood-related Capital Projects is part of the work Metro Vancouver is undertaking to support member jurisdictions in prioritizing a list of projects across the region for funding advocacy. The prioritization matrix was developed using existing provincial and federal criteria for flood project grants and has been turned into an Excel-tool that allows users to evaluate future flood risk reduction capital projects by scoring and weighting different criteria. The criteria are grouped into six categories:

1. Risk Assessment and Reduction
2. Financial and Funding
3. Community Equity and Benefits
4. Environment and Climate Change Adaptation
5. Indigenous Leadership and Culture
6. Project Management

Staff are seeking feedback from the MVRD Board, and subsequently will finalize the matrix and share it with member jurisdictions and local First Nations to utilize and identify a list of upcoming flood-related capital projects that require provincial or federal funding to be viable. This would enable staff and advisors to prioritize the list of projects using the tool and other considerations (e.g., regional equity). The list would then be brought back to the Air Quality and Climate Committee and MVRD Board for discussion and endorsement along with a funding strategy. This approach presents an opportunity to strengthen regional coordination by putting together a unified package of projects for infrastructure funding.

Feedback received from the Air Quality and Climate Committee at their meeting held on November 7, 2025 is included in a cover report.

The MVRD Board referred this report back to staff for further consideration.

**E3.1 Standing Committees: Considerations for 2026**

**APPROVED**

The Metro Vancouver Board Governance Review identified opportunities to improve the Board Standing Committee structure, composition, meeting frequency, and flow of information to the Boards. In its final report, Deloitte was clear that the driver for considering any improvements would be continuous improvement of governance and efficiency, not to achieve operational savings given the small impact standing committees have on the annual operational budget.

At its November 13, 2025 meeting, the Governance Committee discussed the report dated November 3, 2025 and provided recommendations regarding 2026 committee numbers, sizes, meeting frequency, and terms of reference. The Committee’s recommendations are now before the Board for consideration of forwarding to the Board Chair.

The MVRD Board resolved to forward the Governance Committee’s recommendations to the Chair.

**E3.2 Draft Board Orientation Program for late 2026 – early 2027**

**RECEIVED**

The Metro Vancouver Board Governance Review recommended enhancing the Board Orientation Program to strengthen governance. The Local Government Leadership Academy (LGLA) is a leadership development initiative that serve local government elected officials throughout BC. It hosts a local government training series that takes place shortly after local government elections. Metro Vancouver and the LGLA are working together to develop a Metro Vancouver focused program for the Board’s orientation starting in November 2026. This report provides a draft program to support Committee discussion that will help to finalize the program.

The MVRD Board received this report for information.

**E3.3 Metro Vancouver Board Governance Review Recommendations from Deloitte for the Province of BC**

**APPROVED**

The Metro Vancouver Board Governance Review contained two recommendations for the Province of BC’s consideration related to reporting of elected official remuneration and total remuneration for local government related appointments. The Governance Committee requested that these recommendations be brought forward for discussion at the November Governance Committee meeting.

At its November 13, 2025 meeting, the Governance Committee considered the report titled “Board Governance Review Recommendations from Deloitte for the Province of BC”, dated October 27, 2025 and discussed how best to address the two recommendations from Deloitte that are outside the scope of Metro Vancouver and directed at the Province of BC. The Committee recommended that MVRD Board request the Board Chair to forward the two recommendations to the Province of British Columbia for information.

The MVRD Board requested that the Board Chair forward the recommendations to the Province of BC for their information.

**E4.1 Metro Vancouver's 2025 Financial Performance Report No. 2****RECEIVED**

The 2025 Financial Performance Report No. 2 forecasts a year-end net operating surplus to budget of \$7.6 million (0.5% of the total \$1.5 billion operating budget). Overall forecasted surpluses are \$4.2 million in Liquid Waste Services, \$0.4 million in Solid Waste Services, \$5.4 million in Metro Vancouver Housing, and \$4.9 million in Regional District Services, primarily due to delays in staff recruitment, lower than budget operational expenses for liquid waste, and lower contracted services. Water Services is projecting a deficit of \$(7.2) million primarily due to lower water sales (1.8% of the total \$414 million GVWD revenue budget).

Year-end capital expenditures are forecasted at approximately 70% of the annual cash expenditures target of \$1.8 billion. Significant work has progressed on several multi-year projects and will continue for 2025, including the Coquitlam Water Main, Annacis Water Supply Tunnel, and North Shore Wastewater Treatment Plant. Investment returns are currently averaging 3.65%, and are expected to remain favorable for the remainder of the year. Year-to-date procurement activity includes seven awards approved by the Board representing 86% of the total value of awarded contracts. Across the organization there are over 120 continuous improvement initiatives underway.

The MVRD Board received this report for information.

**E4.2 Semi-Annual Report on Development Cost Charges for GVS&DD, GVWD and MVRD (Regional Parks)****RECEIVED**

Development Cost Charge (DCC) revenues for the first half of 2025 were \$277.35 million (\$175.87 million in cash and \$101.50 million in deferred DCCs), a significant increase from \$86.2 million in the first half of 2024. This growth is primarily driven by the implementation of updated DCC rates for GVS&DD and GVWD, which came into effect on January 1, 2025, increasing the permit activity so developers could take advantage of the in-stream protection and pay the 2024 rates. These rate adjustments were completed to better fund and support major regional infrastructure required to accommodate growth. Residential development continues to represent the largest share, accounting for approximately 67% of total building permit values, with overall permit activity remaining stable and permit values rising to \$8.3 billion from \$7.3 billion in the previous year.

While current revenue levels are strong and exceeding 2025 annual projections of \$182.4 million, several emerging factors, such as the Province's extension of in-stream protection provisions, as well as broader market volatility, may affect future DCC collections. Member jurisdictions have indicated that adjustments for in-stream protection provisions will be made to the contributions in the second half of 2025. Finance staff will continue to monitor these trends and report back to the Committee as part of the regular reporting cycle.

Total DCCs funds available for application against growth related projects on June 30, 2025, was \$462.23 million (\$336.32 million for GVS&DD and \$124.78 million for GVWD and \$1.13 million for Regional Parks).

The MVRD Board received this report for information.

**E5.1 Invest Talent Update****RECEIVED**

The Metro Vancouver region faces persistent skills misalignment in high-growth and high-potential sectors such as technology and life sciences. This constraint limits potential innovation and economic competitiveness. To address these gaps, Invest Vancouver secured \$480,000 from the Future Skills Centre, funded through the Government of Canada's Future Skills Program, to pilot Invest Talent, an industry-driven initiative advancing inclusive workforce development. Initially scheduled for April–September 2025, the project has been extended to December 2025 to ensure delivery of outcomes.

Recent milestones include the launch of Invest Talent web properties, hosting a medtech roundtable, and engagement with cybersecurity industry leaders. A grant application to scale Invest Talent's cybersecurity program is underway. If successful, recommendations for long-term governance and sustainability will be presented at a future date.

The MVRD Board received this report for information.

**E5.2 FDI Initiative Roundtables Update****RECEIVED**

In 2024, Invest Vancouver received approved funding up to \$37,500 from PacifiCan to conduct five sector and market specific stakeholder roundtables to identify and capitalize on foreign direct investment (FDI) opportunities. The FDI Roundtables are meant to bolster stakeholder collaboration and deepen an understanding of the region's FDI trends, essential for attracting global investment and catalyzing economic growth in the Metro Vancouver region.

The five FDI Roundtables are to be completed by 2026; Invest Vancouver has already hosted one in partnership with the Greater Vancouver Board of Trade in June of 2025, and planning is underway for another in partnership with the Dutch Consulate.

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

**E5.3 Investment Attraction Update Q3 2025****RECEIVED**

As of the end of Q3 2025, Invest Vancouver is managing 178 active investment leads, representing over \$3.8 billion in potential direct investment over three years and over 2,800 projected jobs. One company landed in the region in Q3 2025, contributing \$792,000 in direct investment over three years and three high-quality jobs, with plans to further expand over time.

Through inbound delegations and two targeted outbound missions (Gamescom, a Digital Media & Entertainment conference in Germany and ALL IN, a high-tech event in Quebec), Invest Vancouver added 31 new leads in Q3, representing \$57 million in potential direct investment and 123 projected jobs. In support of business expansion, Invest Vancouver also supported one firm as a designated referral partner for federal immigration programs as of Q3.

In Q3 2025, Invest Vancouver also prepared for four outbound missions expected to generate a significant number of leads.

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

**E6.1 Professional Reliance Act (BC Bill M 216)****APPROVED**

At its November 7, 2025 special meeting, the Mayors Committee considered a verbal report on the *Professional Reliance Act* (BC Bill M 216), a private members bill that would require local governments to accept any technical submissions certified by a professional registered under the *Professional Governance Act* (PGA) for a development project approval process, with very limited and pre-defined exceptions. The Committee noted that Bill M216 erodes local governments' ability to ensure compliance with municipal bylaws and regulations and is an example of provincial overreach into local government jurisdiction.

The Committee recommended that the Chair of the MVRD coordinate with Mayors of member jurisdictions to write and co-sign a letter to the Province to express opposition to the Professional Reliance Act.

The MVRD Board voted in favour of the Committee's recommendation.

**E6.2 Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request****RECEIVED**

In response to MVRD Board direction, Metro Vancouver staff have started to explore potential *Metro 2050* amendments regarding the Urban Containment Boundary in response to the letter to the Board Chair from three South of the Fraser Mayors. Metro Vancouver staff met with staff from the three municipalities to better understand the issues of concern and have developed a set of potential amendments to *Metro 2050*.

The MVRD Board cannot give initial readings to a *Metro 2050* amendment bylaw that affects member jurisdictions without first consulting with them. Prior to initiating that pre-consultation, staff are providing the potential amendments to the MVRD Board to ensure that the proposals have Board support for engagement. Once the pre-consultation with member jurisdictions is complete, staff will bring forward the comments received as well as amendment bylaws for MVRD Board consideration.

The four potential amendment options for pre-consultation are:

1. Add new Special Study Areas in the requesting municipalities;
2. Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 Amendments;
3. Expand Amendment Opportunities for properties adjacent to the Urban Containment Boundary; and
4. Expand Use of the Flexibility Clause for properties adjacent to the Urban Containment Boundary.

In addition, staff have identified a number of procedural improvements that can improve *Metro 2050* implementation without an amendment. Staff will implement these changes, with the goal of enhancing the efficiency of the *Metro 2050* amendment process.

The MVRD Board received this report for information.

**E6.3 SVFD Hall Replacement – Village of Anmore and Village of Belcarra**

**APPROVED**

That Sasamat Volunteer Fire Department (SVFD) Service is administered by the Metro Vancouver Regional District through the SVFD Board of Trustees, with the Villages of Anmore and Belcarra as the two service participants. The SVFD fire halls in the Village of Anmore and the Village of Belcarra have been assessed for their structural condition, operational capacity, and long-term suitability. Based on this review, replacement of both facilities is recommended to meet current and future emergency service needs, as well as health and safety of firefighters as per WorkSafe BC requirements. The estimated budget for the replacement of both the Anmore Fire Hall and the Belcarra Fire Hall through a design-build process is \$21,914,060.20. The Village of Anmore and the Village of Belcarra would each be responsible for 50% of the total cost of both fire halls as set out in the *Metro Vancouver Regional District Sasamat Volunteer Fire Department Service Bylaw No. 1402, 2024*.

On November 5, 2025, the SVFD Board of Trustees voted unanimously to approve a Design-Build method and proposed budget to replace the two fire halls in the Village of Anmore and Village of Belcarra. The request to approve this capital project was before the Board for consideration. It was recommended that the MVRD Board approve the capital project to replace the Sasamat fire halls and direct staff to prepare all required bylaws to fund the replacement of the two existing SVFD Fire Halls in the Village of Anmore and the Village of Belcarra; noting that the two villages will be solely responsible for funding the project.

The MVRD Board approved the capital project and directed staff to prepare all required bylaws.

**G1.1 MVRD Regional Parks Regulation Amendment Bylaw No. 1426 – Amends Bylaw No. 1420, 2025**

**ADOPTED**

This report outlines proposed amendments to Schedule B – Fees and Charges of the *Regional Parks Regulation Bylaw No. 1420, 2025*. The bylaw is reviewed annually to ensure that fees and charges reflect relevant current market conditions. The proposed fee adjustments are intended for implementation in the upcoming calendar year.

Most fee increases are related to inflation and apply to items such as annual bus parking fees, picnic shelter rentals, camping fees, filming, and indoor facility rental rates. New additions proposed include introducing electric vehicle charging fees, creating a separate fee category for nature educators, adding the Kanaka Creek Stewardship Centre and the Davies Orchard Cottage to the list of reservable facilities, implementing a contracted site supervision fee for filming, and requiring a security deposit for buildings during filming.

The proposed adjustments are nominal and are expected to generate approximately \$10,000 in revenue, helping to offset rising operational costs. All changes to Schedule B are included in the proposed *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1426* which is scheduled to take effect on January 1, 2026.

The MVRD Board gave three readings to and adopted *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1426, 2025*.

**G2.1 MVRD Temporary Borrowing Bylaw No. 1424, 2025**

**APPROVED**

Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Although the GVS&DD Act does not include provisions for temporary borrowing, MVRD can access temporary borrowing on behalf of the GVS&DD, through the *Municipal Enabling and Validating Act (MEVA S.45 No.2)*.

Approval of the *Metro Vancouver Regional District Temporary Borrowing Bylaw No. 1424, 2025* provides the authority for temporary borrowing in the amount not exceeding \$5 billion, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

The MVRD Board authorized the temporary borrowing and gave three readings to *Metro Vancouver Regional District Temporary Borrowing Bylaw No. 1424, 2025*.

**G2.2 MVRD Geospatial Reference System Fees and Charges Amendment Bylaw No. 1428, 2025**

**ADOPTED**

Metro Vancouver provides standardized coordinates and elevations access to all users in the region, in partnership with Local Governments under the Global Positioning System Program, as originally established under *Greater Vancouver Regional District Geospatial Reference System Service Establishment Bylaw No. 1030, 2005*. Non-government users pay for their access to and use of this Service as Other Subscribers under *Greater Vancouver Regional District Geospatial Reference System Fees and Charges Bylaw No. 1226, 2015*. The GPS Program is a user-funded program.

The proposed amendment will enable public authorities, as defined in the *Local Government Act*, to participate in the program on condition that they agree to pay for all associated incremental costs. The University of British Columbia (UBC), as a public authority, has recently recognized the need for the regional geo-spatial standards and are keen to adopt and access the Service by Agreement, under the above conditions. The proposed *Metro Vancouver Regional District Geospatial Reference System Fees and Charges Amendment Bylaw No. 1428, 2025* also updates the Other Subscriber fees to reflect inflation and current market conditions. The fees have not been updated since inception in 2005.

The MVRD Board gave three readings to and adopted *Metro Vancouver Regional District Geospatial Reference System Fees and Charges Amendment Bylaw No. 1428, 2025*.

**G3.1 Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025** **ADOPTED**

On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and other housekeeping amendments as outlined in the report dated February 5, 2025, titled “Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units”. Staff have prepared the bylaw amendments accordingly.

The MVRD Board gave three readings to and adopted *Metro Vancouver Regional District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025*.

**G3.2 Results of the Alternative Approval Process for Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025** **ADOPTED**

Staff conducted an alternate approval process to determine if the electors approve of *Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025 (MVRD Bylaw No. 1382, 2025)*. This report provides the formal certification of elector approval for *MVRD Bylaw No. 1382, 2025*, and presents the bylaw for consideration of adoption.

The MVRD Board adopted *Metro Vancouver Regional District Park Dedication Removal of Certain Land in Deas Island Regional Park Bylaw No. 1382, 2025*.

**I 1 Committee Information Items and Delegation Summaries** **RECEIVED**

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

**Regional Parks Committee – November 5, 2025**

Information Items:

**E1 Regional Parks Camping Opportunities Study Results Summary**

This report summarizes the results of the Regional Parks Camping Opportunities Study. The aim of this study is to identify potential sites for new campgrounds within the regional parks. The study identified three potential wilderness camping sites, twelve group camping sites and four multi-type camping sites. Additionally, sites in two parks affected by major capital projects were identified for possible long-term consideration. Future work includes business and financial planning, and detailed site feasibility work to determine if an expanded camping program at Metro Vancouver should be prioritized.

**E3 Regional Parks Public Programming Strategy – 2025 Implementation Update**

The development and delivery of nature-based public programs in regional parks is guided by the Metro Vancouver Regional Parks Public Programming Strategy (Public Programming Strategy). This plan provides strategic direction for public programming that connects people to nature, supports ecological literacy, and fosters environmental stewardship across the regional parks system.

This report provides an update on progress made toward advancing the goals and objectives of the Public Programming Strategy. In 2025, park interpreters delivered a total of 610 public programs, special events, and outreach initiatives, engaging with 49,575 program participants and park visitors. Through these activities, significant progress has been made in advancing the plan's five strategic directions:

- Broaden Your Base
- Extend Your Reach
- Make a Deeper Connection
- Invest in Children and Youth
- Ensure Financial Sustainability

**Regional Planning Committee – November 6, 2025**

Information Item:

**E5 Project Update – Infrastructure Demand to Support Growth in the Metro Vancouver Region**

At the request of the Regional Planning Committee, Metro Vancouver is undertaking a high-level analysis of infrastructure demand and associated costs to better understand the region's infrastructure needs to support anticipated growth. This study aims to include local, regional, and provincial infrastructure needed to support complete and livable communities to support local planning and to inform advocacy efforts for increased infrastructure funding from provincial and federal governments. The study will quantify existing infrastructure deficits and estimate future investment requirements aligned with regional growth projections. In June 2025, the MVRD Board received the scope of work for the project. This report provides additional detail on the proposed approach and next steps.

As an update, to advance this work, Metro Vancouver has retained Watson & Associates Economists Ltd. to:

- Review existing infrastructure assets and recent investments across local, regional, and provincial levels, supported by data collection from member jurisdictions and public sources.
- Estimate investment needs for future growth through the development of high-level per unit infrastructure investment estimates aligned with regional housing growth projections, including quantification of existing infrastructure deficits.
- Provide recommendations – summarizing total investment needs and providing recommendations to align infrastructure delivery with growth, manage financial pressures, and support advocacy for funding.

**Air Quality and Climate Committee – November 7, 2025**

**Information Item:****E3 Evaluating EV-Ready Bylaws in New Residential Buildings**

EV-ready bylaws are expanding access to charging in new single family and multi-unit buildings across the region. A new study, *Charged and Ready: EV-Ready Residential Building Experiences*, evaluated municipal EV-ready bylaws for new buildings across BC including five Metro Vancouver communities. The study included a survey and interviews with residents as well as focus groups with industry professionals to understand the effectiveness of existing bylaws, and to provide recommendations on strengthening these bylaws to meet growing demand for EV charging.

The majority of respondents living in EV-ready single-family and multiplex housing are generally satisfied with their access to charging. However, EV drivers living in multi-unit residential buildings are less satisfied with their home EV charging experience. Improvements in bylaw design and implementation could address challenges faced by residents in multi-unit buildings. The study was funded by BC Hydro after being identified by member jurisdiction staff as an important topic for evaluation, and was co-led by Metro Vancouver and the City of New Westminster. The findings and recommendations will be shared with local government staff to improve EV-ready bylaw implementation across the region.

**Finance Committee – November 13, 2025****Information Item:****E1 MVRD Audit Plan from KPMG LLP**

Metro Vancouver Regional District, Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District, and Metro Vancouver Housing Corporation are required under provincial legislation to prepare annual financial statements, audited by a public accounting firm and approved by the Boards by May 15th each year. The 2025 Annual Financial Statements, along with the draft auditor's report, will be presented to the Finance Committee at its April meeting, prior to Board approval.

KPMG was approved by the Board in 2024 as Metro Vancouver's external auditors for a five-year period. Fiscal year 2025 is the second year of the five-year contract. Attached for information is the audit planning report prepared by KPMG LLP. This report outlines the audit approach, key audit areas, auditor responsibilities and audit deliverables.

**Invest Vancouver Management Board – November 19, 2025****Information Item:**

**E1 Overview of the Agricultural Land Commission Act “50/50” Regulation**

Metro Vancouver’s agricultural sector faces a significant range of interconnected challenges that impact the region’s food system and economy. Understanding these broad, interrelated challenges is at the heart of determining how food processing can be better supported within the region. This report provides an overview of the Agricultural Land Commission Act “50/50” regulation for the Invest Vancouver Management Board’s information including the requirements, purpose, process for exemptions, and broader challenges for food processing in the region.

As food processing challenges are an ongoing issue, the Province is currently reviewing the “50/50” regulation with a Task Force co-chaired by the Ministry of Agriculture and Food, BC Agriculture Council, and BC Food and Beverage, with representatives from across the agriculture and food industry sectors. Before proposing any significant policy changes, it will be important to have an in-depth understanding of existing challenges and implications of any changes.

**Metro Vancouver Housing Corporation****E1.1 Metro Vancouver Housing 10-Year Plan Update – Strategic Options – Additional Information****ENDORSED**

At its October 8, 2025 meeting, the Housing Committee considered the report titled, “Metro Vancouver Housing 10-Year Plan Update – Strategic Options”, dated September 29, 2025. The Committee subsequently discussed the report, provided feedback on the five themes and proposed directions through discussion, and referred the report to the next Housing Committee meeting for further consideration. The cover report provided additional information in response to questions and feedback from the Housing Committee.

The Strategic Options Report and feedback from the Housing Committee and Board will be used as the basis for the development of the updated Metro Vancouver Housing 10-Year Plan, which will be brought to the Housing Committee and MVHC Board for review and consideration in early 2026.

The MVHC Board endorsed the directions presented in the report and directed staff to proceed with the update to the Metro Vancouver Housing 10-Year Plan accordingly.

**Greater Vancouver Water District**

**G1.1 Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025**

On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and other housekeeping amendments as outlined in the report dated February 5, 2025, titled “Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units”. Staff have prepared the bylaw amendments accordingly.

The GVWD Board gave three readings to and adopted *Greater Vancouver Water District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 267, 2025*.

**I 1 Committee Information Items and Delegation Summaries**

**RECEIVED**

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

**Water Committee – November 12, 2025**

Information Items:

**E1 GVWD Capital Program Update to September 30, 2025**

As of September 30, 2025, the capital expenditure for the year to date for Water Services is \$293.4 million, compared to a planned annual prorated expenditure of \$363.4 million.

The forecasted expenditures for the current water utility capital program are expected to stay within the approved budgets through completion, and the projected annual spending will align with those approved in the 2025 capital plan.

**E2 Summer 2025 Water Supply Performance**

During the 2025 high-demand season, Metro Vancouver’s water supply system performed reliably despite below-average snowpack, warmer temperatures, and prolonged dry conditions. Stage 1 watering restrictions were activated on May 1 and remained in place through the end of the high demand season on October 15. Although precipitation was below normal through most of the season, a mid-August storm event temporarily boosted inflows. Total water use was slightly higher when compared to 2024; however, member jurisdictions played a key role in managing summer water demand and protecting the limited supply through public education and local enforcement efforts.

**E3 Drinking Water Conservation Plan: 2025 Communications and Public Outreach Results**

Metro Vancouver’s annual water restrictions promotion, water conservation campaign, and Water Wagon program educates the region’s residents on the value and mindful use of drinking water.

Media placements reached residents across the region, delivering 70.1 million impressions and 50,269 website visits. There were 287 earned media stories, delivering 134 million impressions for an advertisement value equivalent of \$16 million. The Water Wagon outreach program provided 9,486 water bottle refills and fountain uses, and 2,485 conversations with residents.

#### **E4 Factors Influencing Long-Term Water Planning**

Metro Vancouver plans for and delivers regional-scale drinking water services to nearly three million people. This requires consideration of the various long-term challenges facing the regional water system, particularly in the face of rapid population growth and climate change impacts.

The Water Supply Outlook 2120, completed in 2019, is a comprehensive regional water supply study that analyzed a range of supply and demand scenarios over a 100-year period. It took into consideration anticipated population growth, climate change impacts, increased adoption of residential water metering, as well as continued water conservation. This study identified the late 2030's as the time when existing supply may no longer meet demand.

Metro Vancouver is planning to address this gap through a two-pronged approach: increasing water supply through the Coquitlam Lake Water Supply project and reducing per capita drinking water demands through policies and measures in the Drinking Water Management Plan update. Metro Vancouver is currently undertaking a Water Supply Plan using Adaptive Pathways project to create updated supply and demand scenarios, confirm timing of source supply gaps, and develop adaptive plans to ensure continued resilience of the regional drinking water system.

#### **E5 Coquitlam Reservoir Turbidity Mitigation Planning**

In October 2024, an intense atmospheric river triggered significant turbidity in the Coquitlam Reservoir, Metro Vancouver's largest drinking water source. Elevated turbidity conditions persisted for three days, and while water quality remained high, the event necessitated operational adjustments at the treatment plant, notifications to public health officials, and an increase in sampling frequency within the affected supply area. Field investigations traced the turbidity to two small landslides in a drainage close to the intake, as well as a larger area with potential future landslide risk. Short-term mitigation is underway with long-term stabilization works planned for summer 2026. Updated emergency response plans now include refined operational triggers and enhanced communication protocols to ensure we are better prepared for future similar events. Staff have engaged with kʷikʷəłəm (Kwikwetlem First Nation), səliwətał (Tsleil-Waututh Nation), the Health Authorities, BC Hydro, and the Provincial Water Comptroller on the current risk, imminent mitigation plans, and future emergency response protocols.

#### **E6 Water Supply Tunnel Projects Updates**

Metro Vancouver is upgrading its water transmission system to ensure resilience in the event of an earthquake. Included in these upgrades are six major water supply tunnels being managed and delivered by the Project Delivery department. These high risk, high value, and complex projects are in various stages of design and construction and are being designed to meet current seismic standards, protect against scour and other marine activities, and meet the drinking water needs of the growing region.

Once complete, these projects will significantly contribute to Metro Vancouver's goals to ensure that the transmission components of the drinking water system are expanded and strengthened to allow the continued supply of high-quality drinking water to the region's residents and businesses.

**Greater Vancouver Sewage and Drainage District**

**E1.1 Solid Waste Management Plan - Options Analysis Update**

**RECEIVED**

The regional solid waste management plan is being updated to further reduce waste, reduce greenhouse gas emissions, and advance a circular economy. The options analysis phase assesses ideas from previous research and engagement to determine what will be included in the draft plan to be considered by the Zero Waste Committee and Board in advance of submission to the Minister of Environment. For transparency, all ideas – including those considered inadvisable by staff – have been published.

Engagement with advisory committees showed general support for actions related to waste reduction and recycling. Some advisory committee members advocated for closing the Waste-to-Energy Facility and others advocated for privatizing the regional solid waste system. Closing the Waste-to-Energy Facility and privatizing the regional solid waste system are considered inadvisable by staff. Metro Vancouver’s publicly owned solid waste system, including the Waste-to-Energy Facility, is operated with public oversight and contractor expertise and efficiency. The system is cost-effective, environmentally responsible, and delivers North American leading waste reduction performance.

The GVS&DD Board received this report for information.

**G1.1 GVS&DD Borrowing Bylaw No. 389, 2025**

**APPROVED**

The Greater Vancouver Sewerage and Drainage District’s (“GVS&DD”) five-year financial plan (2026 to 2030) estimates long - term borrowing requirements of up to \$5 billion to fund its significant capital program. The existing *Borrowing Bylaw No. 321, 2018*, adopted in 2018 for \$2.1 billion, has a remaining borrowing capacity of \$758.0 million, which is insufficient to meet the requirements of GVS&DD’s five - year capital plan. Therefore, Board approval of *GVS&DD Bylaw No. 389, 2025*, authorizing a borrowing capacity for GVS&DD of up to \$5 billion, will provide MVRD with the authority to borrow, when necessary, on behalf of GVS&DD from the Municipal Finance Authority (MFA). GVS&DD does not borrow in advance of spending but borrows only when capital expenditures accumulate to such a level that long - term funding is beneficial relative to funding through working capital. It is important to note that prior to any actual borrowing under this bylaw, the MVRD Board will be required to adopt a Security Issuing Bylaw, similar to the process followed for borrowing on behalf of member jurisdictions. The required debt servicing (principal and interest) for borrowing is included in the 2026 to 2030 financial plan.

The GVS&DD Board approved the borrowing limit, gave three readings to *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and forwarded the bylaw to the Inspector of Municipalities for approval. The GVS&DD Board also directed staff to provide additional information regarding long-term financial sustainability.

**G1.2 GVS&DD Temporary Borrowing Bylaw No. 390, 2025**

**APPROVED**

Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Although the *GVS&DD Act* does not include provisions for temporary borrowing, MVRD can access temporary borrowing on behalf of the GVS&DD, through the *Municipal Enabling and Validating Act (MEVA S.45 No.2)*.

Approval of the *Greater Vancouver Sewerage & Drainage District Temporary Borrowing Bylaw No. 390, 2025* provides the authority for temporary borrowing in the amount not exceeding \$5 billion, the amount of the *Greater Vancouver Sewerage and Drainage District Borrowing Bylaw No. 389, 2025*, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

The GVS&DD Board authorized the MVRD to temporarily borrow on behalf of the GVS&DD, gave three readings to *Greater Vancouver Sewerage and Drainage District Temporary Borrowing Bylaw No. 390, 2025*, and forwarded Bylaw No. 390 to the Inspector of Municipalities for approval.

**G2.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025**

**ADOPTED**

On July 25, 2025, the MVRD, GVWD, and GVS&DD Boards directed staff to bring forward amended Development Cost Charge Waiver Bylaws to add provisions that waive development cost charges (DCCs) for Inclusionary Housing Units, increase the current DCC waiver for Student Housing from 50% to 100%, and other housekeeping amendments as outlined in the report dated February 5, 2025, titled "Consideration of Updating Development Cost Charge Waivers to include Inclusionary Housing Units". Staff have prepared the bylaw amendments accordingly.

The GVS&DD Board gave three readings to and adopted *Greater Vancouver Sewerage and Drainage District Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Amendment Bylaw No. 394, 2025*.

**I 1 Committee Information Items and Delegation Summaries**

**RECEIVED**

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

**Zero Waste Committee – November 6, 2025**

Information Items:

**E2 Waste Reduction and Recycling – Materials Collected and Investments**

At its September and October 2025 meetings, the Zero Waste Committee asked about the type of materials collected at Metro Vancouver solid waste facilities for recycling and reuse, and Metro Vancouver’s investments in waste reduction and recycling activities.

Approximately 88,000 tonnes of recyclable and reusable materials are collected at Metro Vancouver solid waste facilities including, for example, organics, mattresses, and extended producer responsibility materials such as packaging and paper. New recycling depots at North Surrey and Langley recycling and waste centres are being constructed and additional recycling and reuse actions will further increase quantities.

The expected cost of waste reduction and recycling planning and operations in 2026 is approximately \$25 million or approximately 14% of the overall solid waste function budget. Some of these expenditures are recovered through recycling drop-off fees, material revenues, and through contributions from extended producer responsibility programs. Garbage tipping fees fund any deficits for individual recyclable materials, such as mattresses.

### **E3 Update on Zero Waste Conference, November 27, 2025**

Since 2010, Metro Vancouver has delivered the Zero Waste Conference, bringing together governments, businesses, and non-profits to advance waste prevention and the circular economy. The 2025 Zero Waste Conference will be held on November 27 at the Vancouver Convention Centre and online. This year's conference theme is "Innovation and the business case for waste prevention". There will be keynotes and plenary discussions in the morning and concurrent interactive workshops in the afternoon. The workshops focus on three key economic sectors: hospitality and entertainment, housing and construction, and high-technology. The event will wrap up with a closing keynote conversation on regenerative design to achieve a waste-free future.

### **E4 2025 Single-Use Item Reduction "What's Your Superhabit?" Campaign Results**

The 2025 "What's Your Superhabit?" campaign ran from June 16 to August 10, 2025. The objective was to reduce the use and disposal of single-use items among Metro Vancouver residents, particularly those aged 18–44 who are more likely to have received a single-use item. The secondary audience was people who work in offices, who tend to generate a high volume of cups, containers, and utensils. A regional paid media buy was complemented by social media influencers and employee-perspective social media. The paid media performed well with 33.3 million total impressions, 3.1 million video views, and over 5,000 likes, comments, and shares on social media. Post-campaign research showed that 37% of residents recall seeing the campaign, and 57% of those say they've reduced their use of single-use items as a result of the ads.

### **Liquid Waste Committee – November 12, 2025**

Information Items:

#### **E1 Liquid Waste Services Capital Expenditure Update as of September 30, 2025**

As of September 30, 2025, the capital expenditures for the year to date for Liquid Waste Services is \$371.3 million, compared to a planned annual prorated Capital Expenditures of \$758 million. This shortfall is primarily due to timing of work.

In addition, three tenders for the collection system were collapsed due to bid prices in excess of our estimates. This work is being rescoped, and one of these is planned to be completed by Metro Vancouver's internal construction crew.

#### **E2 Sewer Use Bylaw Fee Increases for 2026 and Upcoming Fee Model Updates**

**Industrial sector facilities with significant wastewater discharges are charged Sewer Use Bylaw fees to recover costs of managing industrial wastewater. Since 2012, industrial treatment fees have been updated annually using the previous year’s Board approved budget, resulting in a one-year lag. In 2026, fees are expected to bring in \$19.4M in revenue. This represents an increase of 42 per cent, equivalent to the increase in the Liquid Waste Services Levy for taxpayers in 2025. Advanced notification of fee increases was sent to industrial permittees in early November.**

**Annual revenues from industrial treatment fees typically recover around three per cent of total Liquid Waste Services expenditures, however industrial wastewater makes up between two and nine per cent of total wastewater in the region. Metro Vancouver is reviewing these fees to improve cost recovery and ensure industrial dischargers are paying their share for wastewater services, with a new fee model planned for 2027.**

### **E3 Integrated Liquid Waste and Resource Management Plan – Comments on the 2025 Biennial Report**

**Metro Vancouver held a comment period for the 2025 Biennial Report on the 2011 Integrated Liquid Waste and Resource Management Plan in summer 2025, as required by the Province. The report was posted on the Metro Vancouver website and First Nations and the public were invited to provide input by the end of September 2025. Three respondents provided comments on the report, expressing interest in improved wastewater treatment filtration and concerns about the increasing cost of wastewater treatment plant upgrades and capital project oversight. This will be the final Biennial Report submitted to the Province under the 2011 Integrated Liquid Waste and Resource Management Plan. The updated Liquid Waste Management Plan is being finalized and will provide a more streamlined reporting process in the future, including online dashboards.**

Michelle Jansson

See page 2 for staff comment

30DEC 25 1:28PM

2

**From:** Paton.MLA, Ian <Ian.Paton.MLA@leg.bc.ca>  
**Sent:** December 30, 2025 11:52 AM  
**To:** Mayor & Council; Mayor George Harvie  
**Cc:** Tanya Bader  
**Subject:** Greenhouse Light complaints

TYPE: Regular Agenda  
DEPT: CS · CA+E, Dev  
A.T. #: 149976  
Comments:

**Warning:** This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215);

A genda FILE # 6000-01

Dear Mayor and Members of Council,

I am writing to bring forward ongoing concerns regarding light pollution originating from greenhouse operations in Ladner. In recent months, I have received a significant increase in complaints from residents who report that light abatement screens do not appear to be in use as consistently as in the past, resulting in noticeably brighter nighttime light conditions than normal.

These concerns are not new to Delta. As you are aware, the municipality actively explored the issue of light pollution related to greenhouse operations approximately 20 years ago. In 2005, Delta Bylaw No. 6345 was proposed as an amendment to the Delta Business Licence Bylaw No. 4019, 1986, with the intent of regulating lighting impacts, particularly those associated with greenhouses. While this bylaw was the subject of formal submissions and extensive discussion at the time, it was ultimately not finalized or adopted.

More recently, the 2023 Delta Agricultural Plan includes three actions or policy directions that reference light pollution, implicitly acknowledging the ongoing impacts of greenhouse lighting on surrounding communities. Despite this recognition, there remain no enforceable, greenhouse-specific light pollution regulations in Delta, nor elsewhere in Metro Vancouver. This stands in contrast to jurisdictions in Ontario—such as Leamington—where curtain-closure bylaws and other lighting controls are standard practice in greenhouse-growing communities. Metro Vancouver has confirmed that they do not deal with light pollution, only smell pollution.

Given the increase in resident complaints and the apparent inconsistency in the use of light abatement measures, I respectfully encourage Council to revisit this issue. Clarifying expectations, strengthening compliance, or exploring modern regulatory approaches could help balance the needs of agricultural operations with the well-being and livability of nearby neighbourhoods.

Thank you for your time and consideration. I appreciate Delta’s ongoing work on this issue.

Thank you,



**Ian Paton, MLA**

Delta South  
Shadow Minister for Agriculture and Food  
4805 Delta Street, Delta, BC. V4K 2T7  
Phone: 604-940-7930  
Email: [Ian.Paton.MLA@leg.bc.ca](mailto:Ian.Paton.MLA@leg.bc.ca)

MLA Paton is referring to recent correspondence from the public regarding greenhouse lights that are visible at night. 20 years ago, Delta Council considered a draft bylaw to regulate greenhouse lighting. The bylaw was sent to the Minister of Agriculture but was not approved at the time. Under the Local Government Act, the City has limited authority to manage farm uses. Delta is one of four “regulated” municipalities in the Province under Section 553 of the Local Government Act, meaning that the City may propose bylaws relating to farm use to the Ministry of Agriculture, but cannot implement such bylaws unless they are approved by the Province. Staff are responding to complaints and advising residents that the City cannot impose restrictions on greenhouse lighting and to reach out to the Province or the Greenhouse Growers Association. If Council would like staff to explore options or engage with the Province, staff would seek formal direction by resolution.

See page 2 for staff comment



TYPE: REGULAR AGENDA  
DEPT: CS  
A.T. #: 149977  
Comments: Regular council  
Jan. 19/26

December 30, 2025

Reference: 189480

His Worship George Harvie  
Mayor of Delta  
Email: [mayorharvie@delta.ca](mailto:mayorharvie@delta.ca)

**A**genda  
FILE # 0400-20

Dear Mr. Mayor:

Thank you for your correspondence of November 24, 2025, addressed to the Honourable Christine Boyle, Minister of Housing and Municipal Affairs, regarding the protection of mature tree canopy in the City of Delta. Your correspondence has been forwarded to the Land Use, Planning and Regional Impacts Branch, and I am responding on behalf of Minister Boyle.

The Ministry appreciates the concerns raised by your Council and community about preserving trees in established neighbourhoods, and your challenges in light of recent legislative changes. Regrettably, due to scheduling constraints, staff are unable to meet with City of Delta representatives at this time. We will retain the contact information provided and may reach out in the future should an opportunity arise to discuss this matter further.

We appreciate your comments on the perceived limitations that exist within the *Community Charter* with respect to tree protection and will allow this to inform future policy discussions. The Ministry encourages municipalities to explore complementary strategies for tree canopy protection. These may include enhancing local tree bylaws, considering Development Permit Areas for environmental protection, engaging the community through education and stewardship programs, and building on existing urban forest strategies.

Design approaches encouraged under the Small-Scale Multi-Unit Housing legislation emphasize building up rather than out, which can help maintain space for tree retention, new planting, pervious surfaces, and outdoor amenity areas. The [Provincial Policy Manual for Small-Scale Multi-Unit Housing](#) Manual notes that municipalities may use Development Permit Areas to incorporate environmental protection objectives, provided they do not unreasonably restrict the ability to achieve the use and density required under the legislation. This allows local governments to direct development away from ecologically significant areas, require mitigation to avoid harmful impacts, and apply compensatory measures where impacts cannot be avoided. Municipalities can also encourage alternative

building forms that support the retention of significant trees and consolidated planting areas and consider measures such as pervious surfacing or engineered soil solutions to promote healthy canopy growth over time.

Thank you again for writing to the Ministry of Housing and Municipal Affairs.

Yours sincerely,

Caitlin Freer

Senior Planner  
Land Use, Planning, and Regional Impacts  
Local Government Division  
Ministry of Housing and Municipal Affairs

This letter is in response to the City of Delta's letter to Minister Boyle, dated November 24, 2025, regarding the protection of mature tree canopy in the Sunshine Hills neighbourhood in North Delta. The letter acknowledges the City's concerns and recommends alternative solutions to amending the Community Charter, such as enhancing local tree bylaws, considering Development Permit Areas for environmental protection, engaging the community through education and stewardship programs, and building on existing urban forest strategies. Council has directed staff to consult with the Sunshine Hills community to develop a Neighbourhood Tree Protection Pilot Program. An engagement survey will be mailed out to the neighbourhood shortly and results provided back to Council.