

AGENDA

REGULAR MEETING OF COUNCIL

Monday, July 6, 2026

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



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AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8650 – OCP Amendment 1900-1950 Sandown Place
- Bylaw 8651 – Rezoning 1900-1950 Sandown Place
- Bylaw 8739 – OCP Amendment 520 Mountain Highway
- Bylaw 8738 – Rezoning 520 Mountain Highway
- Bylaw 8779 – OCP Amendment 1246-1268 Lynn Valley Road and 3050-3174 Baird Road
- Bylaw 8780 – Rezoning 1246-1268 Lynn Valley Road and 3050-3174 Baird Road
- Bylaw 8778 – Rezoning 100 Amherst Avenue
- Bylaw 8787 – OCP Amendment District-wide Residential Zoning Update to Replace RS Zoning
- Bylaw 8799 – Rezoning District-wide Residential Zoning Update to Replace RS Zoning

1. ADOPTION OF THE AGENDA

1.1. July 6, 2026 Regular Meeting Agenda

Recommendation:

THAT the agenda for the July 6, 2026 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

2.1. May 11, 2026 Special Meeting

p.13-16

Recommendation:

THAT the minutes of the May 11, 2026 Special Meeting are adopted.

3. PUBLIC INPUT

(limit of three minutes per speaker to a maximum of thirty minutes total)

4. RECOGNITIONS

5. DELEGATIONS

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

7. COMMITTEE OF THE WHOLE REPORT

8. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

Recommendation:

THAT items _____ are included in the Consent Agenda and are approved without debate.

8.1. Bylaw 8739, 8738, 8740, and 8742 – OCP Amendment & Rezoning: 520-540 Mountain Highway, 1505-1571 Fern Street & 1514-1574 Hunter Street (“Seylynn Centre”) p.19-69

File No. 09.3900.20/000.000

Report: Deputy Corporate Officer, Legislative Services, June 24, 2026

Attachment 1: Bylaw 8739

Attachment 2: Bylaw 8738

Attachment 3: Bylaw 8740

Attachment 4: Bylaw 8742

Recommendation:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8739, 2025 (Amendment 56)” is ADOPTED;

AND THAT “District of North Vancouver Rezoning Bylaw 1453 (Bylaw 8738)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8740, 2025 (520-540 Mountain Highway, 1505-1570 Fern Street, and 1514-1574 Hunter Street – Market Rental Housing)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8742, 2025 (520-540 Mountain Highway, 1505-1571 Fern Street, and 1514-1574 Hunter Street – Non Market Rental Housing)” is ADOPTED.

8.2. Bylaw 8745: Proposed Highway Closure and Dedication Removal Bylaw 8745 “1500 Block Fern Street Highway Closure Bylaw 8745, 2025” p.71-75

File No. 09.3900.20/000.000

Report: Deputy Corporate Officer, Legislative Services, June 23, 2026

Attachment 1: Bylaw 8745

Recommendation:

THAT “1500 Block Fern Street Highway Closure Bylaw 8745, 2025” is ADOPTED.

- 8.3. Bylaw 8797: Construction Bylaw Amendments** **p.77-81**
File No. 09.3900.20/000.000
- Report: Deputy Corporate Officer, Legislative Services, June 23, 2026
Attachment 1: Bylaw 8797
- Recommendation:*
THAT “Construction Bylaw 8271, 2017 Amendment Bylaw 8797, 2026 (Amendment 4)” is ADOPTED.
- 8.4. Bylaw 8788: Business License Bylaw Housekeeping Amendment to Reflect Updated Non-Medical Retail Cannabis Policy** **p.83-85**
File No. 09.3900.20/000.000
- Report: Deputy Corporate Officer, Legislative Services, June 23, 2026
Attachment 1: Bylaw 8788
- Recommendation:*
THAT “Business License Bylaw 4567, 1974 Amendment Bylaw 8788, 2026 (Amendment 56)” is ADOPTED.
- 8.5. Bylaw 8778 – Chemtrade Rezoning – 100 Amherst Avenue** **p.87-133**
File No. 08.3060.20/042.25
- Report: Senior Manager of Development Planning, June 23, 2026
Attachment 1: Bylaw 8778
Attachment 2: Staff public hearing presentation
Attachment 3: Applicant public hearing presentation
Attachment 4: Public Hearing Report – June 16 and 17, 2026 (to be circulated via agenda addendum)
- Recommendation:*
THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is given THIRD reading.

8.6. Bylaw 8771 – Rezoning for a Six-Unit Townhouse Development at 873 Premier Street
File No. 08.3060.20/050.24

p.135-175

Report: Development Planner, June 2, 2026
Attachment 1: Bylaw 8771
Attachment 2: Summary of Public Input
Attachment 3: Architectural and Landscape Plans

Recommendation:

THAT the “District of North Vancouver Rezoning Bylaw 1461 (Bylaw 8771)” is given FIRST, SECOND, and THIRD readings.

8.7. 2026 Community Service Grants
File No.

p.177-190

Report: Community Planner, June 22, 2026
Attachment 1: Summary of 2026 Community Service Grant Recommendations
Attachment 2: 2026 Community Grants by Primary Service Area

Recommendation:

THAT the 2026 community service grants recommendations of \$419,844, as described in the June 22, 2026, report of the Community Planner entitled, “2026 Community Service Grants”, are APPROVED.

AND THAT Council direct administration to refer a potential inflationary adjustment to the community service grants budget to the 2027 financial planning process.

8.8. 2026 Child Care Grants
File No.

p.191-200

Report: Community Planner, Legislative Services, June 22, 2026
Attachment 1: 2026 Summary of Applications and Recommendations

Recommendation:

THAT the 2026 child care grants recommendations of \$70,941, as described in the June 22, 2026, report of the Community Planner entitled “2026 Child Care Grants”, are APPROVED.

AND THAT Council direct administration to refer a potential inflationary adjustment to the child care grants budget to the 2027 financial planning process.

8.9. Metro Vancouver Solid Waste Management Plan

p.201-339

File No. ENGIPG-910695465-889

Report: General Manager, Engineering Public Works, June 24, 2026

Attachment 1: Draft Solid Waste Management Plan (March 2026)

Attachment 2: Letter to DNV M&C dated 2026-06-03

Recommendation:

THAT Council receive for information the draft Solid Waste Management Plan (SWMP) that was advanced by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board on April 24, 2026.

8.10. Disc Golf Service Level and Options

p.341-349

File No. CAPPARKS-313193949-35493

Report: Parks Designer, June 24, 2026

Recommendation:

THAT disk golf facilities be temporarily provided at Cleveland Park for events and tournaments.

8.11. Request for Public Inquiry Regarding the NSWWTP by the Inspector of Municipalities

p.351-356

File No.

Report: Councillor Herman Mah, June 21, 2026

Attachment 1: Letter to the Premier from the Mayors of the District of North Vancouver and the City of North Vancouver, dated April 28, 2026.

Recommendation:

WHEREAS the District recognizes the need for accountability and transparency of Metro Vancouver's management of the North Shore Wastewater Treatment Plant (NSWWTP) project;

WHEREAS North Shore residents have been burdened with a disproportion share of the cost overruns and have faced project delays and ongoing uncertainty associated with the NSWWTP project;

THEREFORE BE IT RESOLVED THAT the District of North Vancouver Council submit a complaint to the Inspector of Municipalities of British Columbia regarding Metro Vancouver's management of the NSWWTP, pursuant to section 765 of the Local Government Act ("the Act");

AND THAT the complaint specifically requests:

1. A public inquiry into the NSWWTP cost overruns, to restore public confidence and establish an independent record of what occurred;
2. A provincial review of Metro Vancouver's governance framework, particularly the mechanisms by which it can borrow billions on behalf of member municipalities without their meaningful consent; and
3. A fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight.

9. REPORTS

9.1. Mayor

9.2. Chief Administrative Officer

9.3. Councillors

9.4. Metro Vancouver Committee Appointees

10. ADJOURNMENT

Recommendation:

THAT the July 6, 2026 Regular Meeting of Council for the District of North Vancouver is adjourned.

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MINUTES

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**DISTRICT OF NORTH VANCOUVER
SPECIAL MEETING OF COUNCIL**

Minutes of the Special Meeting of Council for the District of North Vancouver held at 6:11 p.m. on Monday, May 11, 2026 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson (via Zoom)
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Staff: Mike Fox, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Rick Danyluk, General Manager – Finance and Chief Financial Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Elio Iorio, Manager – Financial Services
Neonila Lilova, Manager – Business and Economic Development
Rhonda Schell, Deputy Corporate Officer
Yan Zeng, Manager – Development Planning
Michael Gamble, Section Manager – Facilities
Tamsin Guppy, Senior Development Planner
Kaitlin Hebron, Confidential Council Clerk
Amanda Day, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. May 11, 2026 Special Meeting Agenda

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT the agenda for the May 11, 2026 Special Meeting of Council for the District of North Vancouver is:

- a) amended to withdraw item 2; and,
- b) adopted as amended, including the addition of any items listed in the agenda addendum.

CARRIED

2. PUBLIC INPUT

This item was withdrawn from the agenda.

3. REPORTS FROM COUNCIL OR STAFF

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT items 3.1, 3.2, 3.3, 3.4, 3.5 and 3.6 are included in the Consent Agenda and are approved without debate.

CARRIED

3.1. 2025 Audited Consolidated Financial Statements

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT the 2025 Audited Consolidated Financial Statements of the District of North Vancouver be approved;

AND THAT the 2025 Audited Financial Statements of the North Vancouver Recreation and Culture Commission be approved.

CARRIED

3.2. Filing under the Financial Information Act – 2025 Statement of Financial Information (SOFI)

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT the 2025 Statement of Financial Information (SOFI) of the District of North Vancouver be approved.

CARRIED

3.3. 2025 Council Remuneration and Expenses

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT the report “2025 Council Remuneration and Expenses” be approved.

CARRIED

3.4. 2026 Centennial Bursary Awards

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT Council award bursaries to fourteen students from North Vancouver in the amount of \$890 per bursary.

CARRIED

3.5. UBCM Resolution: Repeal or Amend the Ports Property Tax Act to Address Impacts on Host Municipalities

File No. Taxation/Port Properties

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT the UBCM resolution entitled Repeal or Amend the Ports Property Tax Act to Address Impacts on Host Municipalities as presented in Attachment 1 is supported for UBCM consideration.

CARRIED

3.6. Bylaw 8795: A Bylaw to Set Tax Rates for 2026

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor MAH

THAT "Tax Rates Bylaw 8795, 2026" is ADOPTED.

CARRIED

3.7. Rezoning of 135 Pemberton Avenue (Pemberton Station Pub)

File No.

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT Council direct staff to prepare a bylaw to amend the zoning for 135 Pemberton Avenue, (Lot B, Explanatory Plan 9241, Block 22, District Lot 266, Plan 4680, PID: 011-424-770) to preclude child care use.

AND THAT Council direct staff to submit to Council any complete building permit applications received after May 18th, 2026, which staff consider to be in conflict with the bylaw under preparation, for consideration of a resolution that the building permit be withheld for a period of 30 days from the date of submission of the complete application, in accordance with Section 463 of the Local Government Act.

CARRIED

4. REPORTS

4.1. Mayor

Nil

4.2. Chief Administrative Officer

Nil

4.3. Councillors

Nil

4.4. Metro Vancouver Committee Appointees

Nil

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

THAT the May 11, 2026 Special Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(6:30 p.m.)

Mayor

Corporate Officer

REPORTS

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AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

June 24, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8739, 8738, 8740, and 8742 – OCP Amendment & Rezoning: 520-540 Mountain Highway, 1505-1571 Fern Street & 1514-1574 Hunter Street (“Seylynn Centre”)

RECOMMENDATION:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8739, 2025 (Amendment 56)” is ADOPTED;

AND THAT “District of North Vancouver Rezoning Bylaw 1453 (Bylaw 8738)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8740, 2025 (520-540 Mountain Highway, 1505-1570 Fern Street, and 1514-1574 Hunter Street – Market Rental Housing)” is ADOPTED;

AND THAT “Housing Agreement Bylaw 8742, 2025 (520-540 Mountain Highway, 1505-1571 Fern Street, and 1514-1574 Hunter Street – Non Market Rental Housing)” is ADOPTED.

BACKGROUND:

Bylaws 8739, 8738, 8740, and 8742 received first reading on July 21, 2025 ([Staff report dated July 9, 2025](#)).

A public hearing for bylaws 8739 and 8738 was held and closed on September 16, 2025.

The bylaws received second and third readings on October 20, 2025.

The bylaws are now ready to be considered for adoption by Council.

Options:

1. Adopt the bylaws;
2. Give no further readings and abandon the bylaws at third reading; or,
3. Rescind third reading and debate possible amendments to the bylaws.

SUBJECT: Bylaw 8739, 8738, 8740, and 8742 – OCP Amendment & Rezoning: 520-540 Mountain Highway, 1505-1571 Fern Street & 1514-1574 Hunter Street (“Seylynn Centre”)

June 24, 2026

Page 2

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachments:

1. Bylaw 8739
2. Bylaw 8738
3. Bylaw 8740
4. Bylaw 8742

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies: ☐ Library Board _____ ☐ Museum and Archives _____ ☐ NSEM _____ ☐ NS Health _____ ☐ NVRC _____ ☐ RCMP _____ ☐ Other: _____
☐ Bylaw Services _____	☐ Fire Services _____	
☐ Clerk's Office _____	☐ Golf _____	
☐ Climate and Biodiversity _____	☐ Housing _____	
☐ Communications _____	☐ Human Resources _____	
☐ Community Planning _____	☐ Integrated Planning _____	
☐ Development _____	☐ ITS _____	
Engineering _____	☐ Parks _____	
☐ Development Services _____	☐ Real Estate _____	
☐ Engineering _____	☐ Solicitor _____	
Infrastructure _____	☐ Transportation _____	
☐ Engineering Public _____		
Works _____		
☐ Environment _____		
☐ Facilities _____		

The Corporation of the District of North Vancouver

Bylaw 8739

A bylaw to amend District of North Vancouver Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8739, 2025 (Amendment 56)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8739, 2025 (Amendment 56) is amended as follows:

- a) Amend Map 2, the Land Use Map for the District by changing the land use designation from “Commercial Residential Mixed-Use Level 3 (CRMU3) and “Residential Level 6: Medium Density Apartment” (RES6) to “Commercial Residential Mixed-Use Level 4” (CRMU4) and “Parks, Open Space and Natural Areas” (POSNA) as shown on Schedule A of this bylaw;
- b) Amend Section 2.5 Land Use Designations for the Urban Structure, by amending the table of land use designations to include Commercial Residential Mixed-Use Level 4 immediately following the Commercial Residential Mixed-Use Level 3 description as follows:

COMMERCIAL RESIDENTIAL MIXED-USE LEVEL 4

Areas designated for commercial residential mixed-use level 4 are intended predominantly to provide for high density uses up to approximately 4.5 FSR. Development in this designation may include residential or commercial uses, which encompass retail, office service and hotel uses, or a mix of residential and commercial uses.

- c) Amend 12.5 Consolidated List of Land Use Designations, by amending the table of land use designations to include Commercial Residential Mixed-Use Level 4 immediately following the Commercial Residential Mixed-Use Level 3 description as follows

COMMERCIAL RESIDENTIAL MIXED-USE LEVEL 4

Areas designated for commercial residential mixed-use level 4 are intended predominantly to provide for high density uses up to approximately 4.5 FSR. Development in this designation may include residential or commercial

uses, which encompass retail, office service and hotel uses, or a mix of residential and commercial uses.

READ a first time July 21, 2025 by a majority of all Council members.

PUBLIC HEARING held September 16, 2025

READ a second time October 20, 2025 by a majority of all Council members.

READ a third time October 20, 2025 by a majority of all Council members.

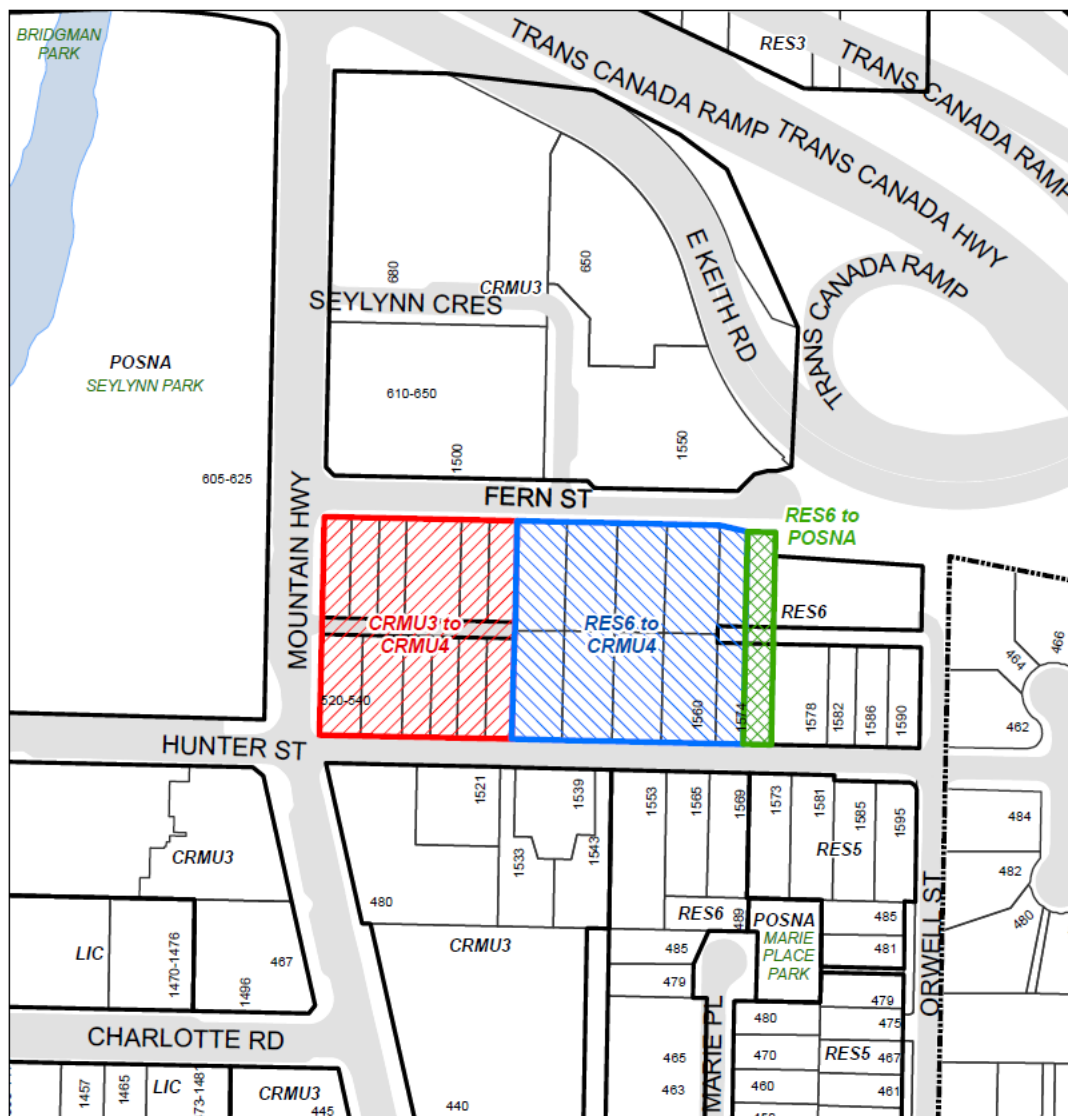
ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Schedule A to Bylaw 8739

District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8739, 2025 (Amendment 56)



- Map 2** Land Use: as illustrated in Schedule A, by changing the land use designation, on Map 2, of the properties from "Commercial Residential Mixed-Use Level 3" (CRMU3) to "Commercial Residential Mixed-Use Level 4" (CRMU4)
- Map 2** Land Use: as illustrated in Schedule A, by changing the land use designation, on Map 2, of the properties from "Residential Level 6: Medium Density Apartment" (RES6) to "Commercial Residential Mixed-Use Level 4" (CRMU4)
- Map 2** Land Use: as illustrated in Schedule A, by changing the land use designation, on Map 2, of the properties from "Residential Level 6: Medium Density Apartment" (RES6) to "Parks, Open Space, and Natural Areas" (POSNA)



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The Corporation of the District of North Vancouver

Bylaw 8738

A bylaw to amend the Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1453 (Bylaw 8738)”.

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) Part 2A, Definitions is amended by adding CD 157 to the list of zones that Part 2A applies to.
 - b) Section 301(2) by inserting the following zoning designation: “Comprehensive Development Zone 157 (CD157)”
 - c) Part 4B Comprehensive Development Zone Regulations by inserting the following, inclusive of Schedule B:

“4B 157 Comprehensive Development Zone 157

CD157

The CD157 zone is applied to:

- i. PID 007-708-670, Amendment Lot 7 (SEE 217450L), Block 11, District lot 613, Plan 3881;
- ii. PID: 012-076-503, Amended Lot 5 (SEE 217450L), Block 11, District lot 613, Plan 3881;
- iii. PID: 007-676-841, Lot 4, Block 11, District Lot 613, Plan 3881;
- iv. PID: 007-676-816, Lot 3, Block 11, District Lot 613, Plan 3881;
- v. PID: 002-884-470, Lot 2, Block 11, District Lot 613, Plan 3881;
- vi. PID: 002-884-542, Lot 1, Block 11, District Lot 613, Plan 3881;
- vii. PID: 009-745-718, Lot 25, Block 7, District Lot 613, Plan 9135;
- viii. PID: 009-745-700, Lot 24, Block 7, District Lot 613, Plan 9135;
- ix. PID: 009-745-696, Lot 23, Block 7, District Lot 613, Plan 9135;
- x. PID: 009-745-688, Lot 22, Block 7, District Lot 613, Plan 9135;
- xi. PID: 031-869-386, Lot 1, Block 9, District Lot 613, Group 1 New Westminster District Plan Epp123712;
- xii. PID: 012-076-597, Lot 9 Except: Part On Highway Plan 41, Block 9 District Lot 613, Group 1 New Westminster District Plan 3881;

- xiii. PID: 012-076-589, Lot 8 Except: Part On Highway Plan 41, Block 9 District, Lot 613, Group 1 New Westminster District Plan 3881;
- xiv. PID: 006-978-398, Lot 21, Block 7, District Lot 613, Plan 9135
- xv. PID: 009-745-670, Lot 20, Block 7, District Lot 613, Plan 9135;
- xvi. PID: 009-745-661, Lot 19, Block 7, District Lot 613, Plan 9135;
- xvii. PID: 009-745-653, Lot 18, Block 7, District Lot 613, Plan 9135;
- xviii. PID: 012-076-520, Lot 14, Block 11, District Lot 613, Plan 3881;
- xix. PID: 012-076-511, Lot 13, Block 11, District Lot 613, Plan 3881;
- xx. PID: 012-076-571, Lot A, Block 11, District Lot 613, Plan 3881;
- xxi. PID: 003-548-031, Lot D, Block 11, District Lot 613, Plan 18886;
- xxii. PID: 002-716-925, Lot C, Block 11, District Lot 613, Plan 18886; and
- xxiii. PID: 005-549-884, Lot 8, Block 11, District Lot 613, Plan 3881.

4B 157 – 1 Intent

The purpose of the CD157 Zone is to permit a mixed-use development including commercial, office, residential, non-market residential, childcare, and plaza space.

4B 157 – 2 Permitted Uses

The following *principal* uses shall be permitted:

a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal* uses are permitted when the conditions outlined in Section 4B 157-3 Conditions of Use, are met:

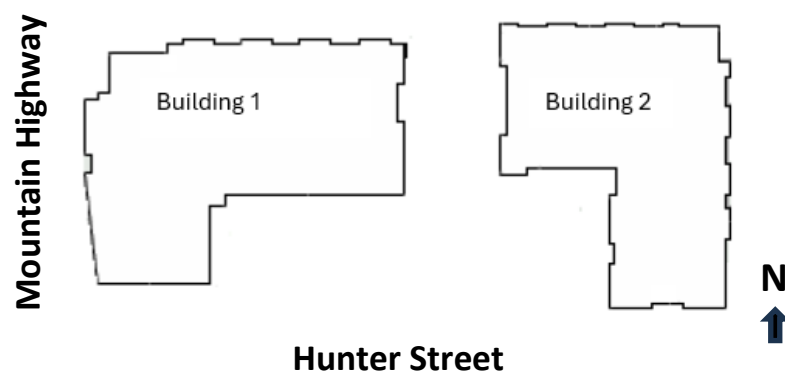
Child care facility;
Live-work use;
Office use;
Personal service use;
Service use;
Restaurant use;
Residential use;
Retail use;
Social gathering use; and
Take-out restaurant use.

4B 157 – 3 Conditions of Use

- a) **All conditional uses:** All uses of land, buildings and structures are only permitted when the following condition of use is met:
 - i) All aspects of the use are completely contained within an enclosed building except for:
 - 1. Parking and loading areas;
 - 2. *Outdoor customer services areas*;
 - 3. The display of goods;
 - 4. Outdoor amenity areas (plazas, roof decks, play areas, and private or semi-private outdoor space); and
 - 5. Plazas and park areas.
- b) **Child care facility:** *Childcare uses are only permitted when the following conditions are met:*
 - i) A minimum of 530m² (5,705 sq.ft.) of the total permissible gross floor area must be used for *Child care facility*.
- c) **Live-work:** *Live-work use* is only permitted when the following conditions are met:
 - i) *Live-Work* units are provided fronting Hunter Street located in the Building 2 as identified in Figure 1;
 - ii) Each dwelling unit has access to private or semi-private outdoor space;
 - iii) Each dwelling unit has exclusive access to a designated storage or bicycle storage space;
 - iv) Each dwelling unit has a public entrance; and
 - v) *Live-Work* units will not accommodate restaurant or social gathering uses.
- d) **Office:** *Office use* is only permitted when the following conditions are met:
 - i) *Office use* must not be located within any commercial units on the ground level.
 - ii) *Office use* must be located on third level of the building identified as Building 1 in Figure 1, or within designated work-live units.

- e) **Restaurant:** *Restaurant use* is only permitted when the following conditions are met:
- (i) any *outdoor customer service area* must be operationally and physically tied to the principal use premises which it serves; and
 - (ii) The size of an Outdoor Customer Service Area shall not exceed 50% of the total gross floor area of the principal use to which the Outdoor Customer Service Area is accessory, or 50% of the number of seats permitted for the principal use to which the Outdoor Customer Service Area is accessory, whichever is the lesser.
- f) **Residential:** *Residential uses* are only permitted when the following conditions are met:
- i) Each dwelling unit has access to private or semi-private outdoor space;
 - ii) Each dwelling unit has exclusive access to a designated storage or bicycle storage space; and
 - iii) Balcony enclosures are not permitted.
- g) **Personal Service:** *Personal Service uses* are only permitted when the following conditions are met:
- i) *Personal Service use* must not be located within commercial units fronting Mountain Highway.
 - ii) *Personal Service use* must be located on third level of the building identified as Building 1 in Figure 1, or within commercial units fronting solely Hunter Street.

Figure 1



4B 157 – 4 Accessory Use

- a) *Accessory Uses* customarily ancillary to the principal uses are permitted.
- b) *Home occupations* in residential dwelling units are permitted.
- c) *Outdoor customer service areas* are permitted.

4B 157 – 5 Density

- a) The maximum permitted density is 56,966 m² (613,176 sq.ft.) *gross floor area*.
- b) A minimum of 2,766 m² (29,773 sq.ft.) must be used for commercial purposes which can include in combination: *restaurant use, take-out restaurant use, personal service use, office use, retail use, and service use*.
- c) A minimum of 390 m² (4,198 sq.ft.) of the total permissible gross floor area must be used for *Restaurant use and Retail use* singly and in combination and does not include live-work use.
- d) For the purpose of calculating *gross floor area* the following are exempted:
 - i.) Parking, stairwells, utility rooms, elevator lobbies, and bike storage areas located below grade in a structure which has an exposed exterior wall less than 1.2 m (4 ft) above finished grade;
 - ii.) Covered and partially covered parking and loading areas;
 - iii.) *End of trip facilities*;
 - iv.) *Bicycle parking spaces, Class 1*;
 - v.) Residential storage areas that are located outside of residential units to a maximum of 350 m² (3,767 sq.ft.);
 - vi.) Double height volume space up to a maximum of 293 m² (3,154 sq.ft.);
 - vii.) Garbage, Recycling, Mechanical and Electrical and Water Meter Rooms located on the ground floor in accordance with "Table 1"; and
 - viii.) Common amenity space in accordance with "Table 1".

Table 1 – Maximum Exempted Floor Space		
Area	Maximum exempted common and amenity spaces	Maximum exempted garbage, recycling mechanical and electrical room/enclosures
Building 1	742 m ² (7,987 sq.ft.)	487 m ² (5,242 sq.ft.)
Building 2	785 m ² (8,450 sq.ft.)	330 m ² (3,552 sq.ft.)
Total	1,527 m ² (16,436 sq.ft.)	787 m ² (7,556 sq.ft.)

4B157 – 6 Setbacks

- a) The minimum building setbacks are established in “Table 2”.
- b) The minimum building setbacks are measured from the property line to the closest building face.
- c) The following are excluded from setback calculations:
 - i. any underground or partially exposed parking structure with exposed exterior wall less than 1.2 m (4 ft) above finished grade,
 - ii. window wells,
 - iii. balcony columns, and
 - iv. alcove projections, or projecting balconies.

when the above noted projections do not exceed depths as outlined in Section 409 of the Zoning Bylaw.

Table 2 – Setbacks (minimum)	
North	3.7 m (12.1 ft)
East	8.7 m (28.5 ft)
South	7.4 m (24.3 ft)
West	3.0 m (9.8 ft)

4B157– 7 Height

- a) For the purpose of measuring building *height*, the rules set out in the definition of *height* in Part 2 of this Bylaw apply, except that *height* will be measured from the *finished grade*.
- b) In addition to Part 4 General Regulations, Section 407 Height Exceptions, the following height exceptions shall apply in the CD157 zone: Elevator penthouses, heating, cooling, ventilation and other mechanical equipment required for building operations are permitted above the maximum height limit, provided they are completely screened and integrated into the building's design and do not extend more than the maximum height exceptions as outlined in Table 3.

Table 3 – Building Height			
Building	Maximum Building Height	Maximum Height Exceptions	Maximum storeys
Building 1	109 m (357.6 ft)	5 m (16.4 ft)	34
Building 2	96 m (315.0 ft)	5 m (16.4 ft)	30

4B157– 8 Coverage

- a) Building Coverage: The maximum building coverage is 43%.
- b) Site Coverage: The maximum site coverage is 66%.

4B157– 9 Landscaping and Storm Water Management

- a) All land areas not occupied by buildings and patios shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) Screening consisting of solid fence, architectural screening, landscaping or a combination thereof, is required around the following:
 - i) any utility boxes, water meter chambers, vents or pumps that are not located underground and/ or within a building; and
 - ii) any solid waste (garbage, recycling, compost) or loading areas or facilities that are not located underground and/or within a building.

4B157– 10 Flood Construction Requirements

- a) All construction must reflect requirements to address the flood hazard, in particular, all habitable floor space must be constructed above the established flood construction levels, and any basements or underground parking garages constructed must incorporate appropriate flood protection measures as determined by a professional engineer specializing in flood hazard assessment and as required by any restrictive covenant registered on the title of the property.

4B157– 11 Parking, Loading, and Servicing Regulations

- a) Parking and loading are to be provided in accordance with “Table 4” and a minimum of 4.5% of all required parking will be accessible stalls:

Table 4 – Parking Requirements (minimum)	
Use	Minimum Parking Requirements
<i>Residential strata</i>	0.98 spaces/unit
<i>Residential market rental units including Live-work where the units are secured as rental in perpetuity</i>	0.66 stalls/unit
<i>Residential non-market rental units where the units are secured as rental in perpetuity</i>	0.57 spaces/unit
Commercial including <i>office use, personal service use, restaurant use, retail use, and service use</i>	1 space per 45 m ²
Child care facility	11 spaces
Visitor	0.1 spaces/unit
Accessible	4.5% of all required parking

- b) Commercial parking is based on a blended rate for all uses excluding residential and live-work use and shall be shared with the required visitor parking.
- c) The provision of small car parking spaces shall not exceed 35% of the required parking spaces.
- d) Bicycle parking is required in accordance with “Table 5”:

Table 5 - Bicycle Parking	
Class 1 – Long Term	1,188, of which 16 must be for commercial and childcare purposes.
Class 2 – Short Term	46, of which 26 must be for commercial purposes.

- e) Except as specifically provided in 4B157-11, Parking and Loading shall be provided in accordance with Part 10 of this Bylaw.”

(End of CD157 Zone)

- d) The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the land from the Single Family Residential 6000 Zone (RS4) to Comprehensive Development Zone 157 (CD157) and Neighbourhood Park (NP).

Severability

3. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw

READ a first time July 21, 2025

PUBLIC HEARING held September 16, 2025

READ a second time October 20, 2025

READ a third time October 20, 2025

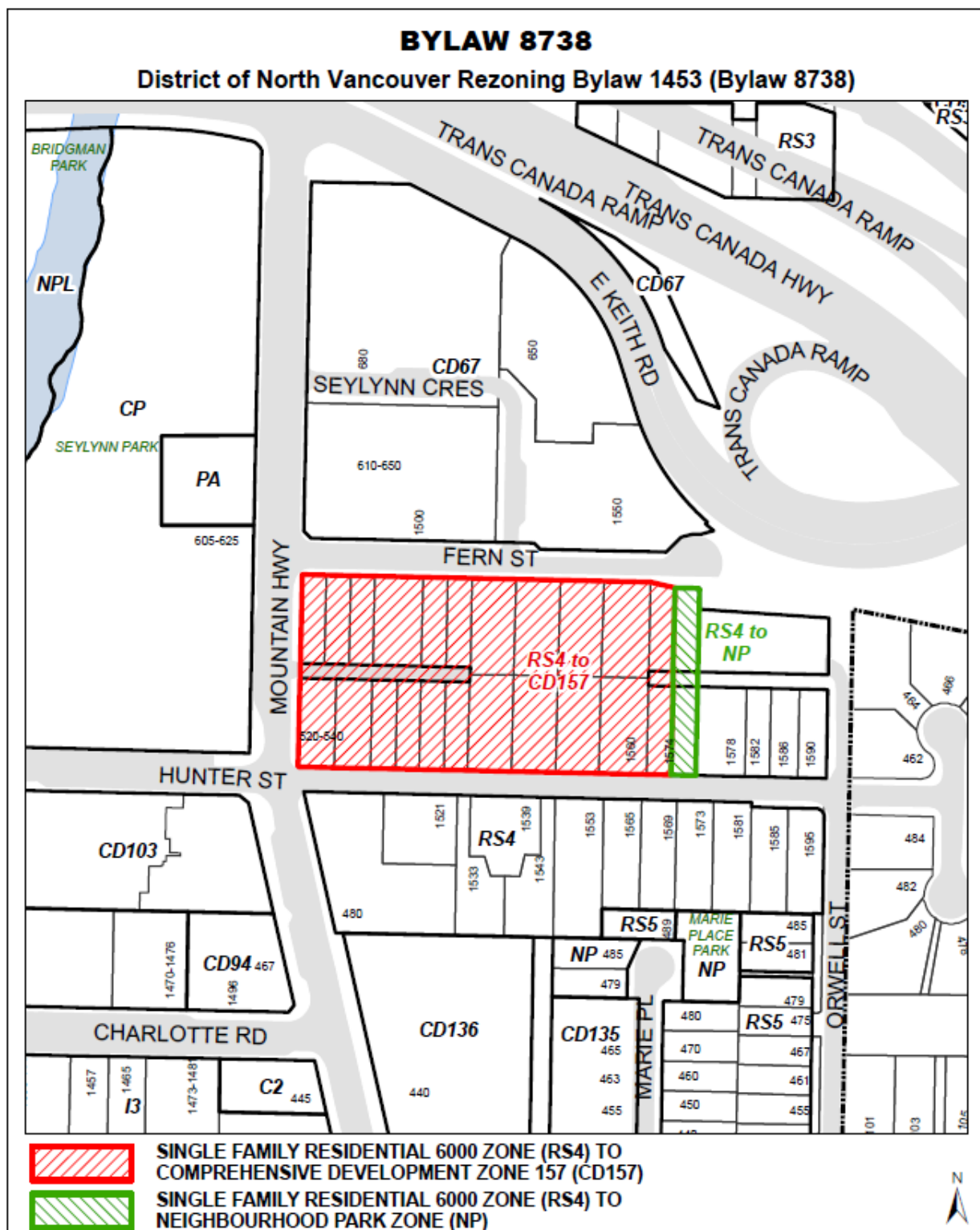
APPROVED by the Ministry of Transportation and Infrastructure on October 27, 2025

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8738



The Corporation of the District of North Vancouver

Bylaw 8740

A bylaw to enter into a Housing Agreement
(520 Mountain Highway – Rental Housing)

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Housing Agreement Bylaw 8740, 2025 (520-540 Mountain Highway, 1505-1571 Fern Street, and 1514-1574 Hunter Street – Market Rental Housing)”.

Authorization to Enter into Agreement

1. The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and 0928206 BC Ltd., substantially in the form attached to this Bylaw as Schedule A with respect to the lands legally described in Schedule B.

Execution of Documents

2. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

Severability

3. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time July 21, 2025.

READ a second time October 20, 2025

READ a third time October 20, 2025

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw _____

**SECTION 219 COVENANT and RENT CHARGE
MARKET RENTAL HOUSING AGREEMENT**

THIS AGREEMENT dated for reference _____, 20__

BETWEEN:

0928206 B.C. LTD., 600 Mountain Highway, North
Vancouver, BC, V7J 2L6

(the "Developer")

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH
VANCOUVER**, 355 West Queens Road, North Vancouver, BC
V7N 4N5

(the "District")

WHEREAS:

- A. The Developer is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the "Land");
- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District in respect of the use of land, construction on land or the subdivision of land;
- C. Section 483 of the *Local Government Act* permits the District to enter into a housing agreement with an owner of land, which agreement may include terms and conditions regarding the occupancy, tenure and availability of dwelling units located on the Land;
- D. The elected council of the District has adopted Housing Agreement Bylaw 8740, 2025 authorizing the District to enter into this Agreement; and
- E. The Developer and the District wish to enter into this Agreement to restrict the subdivision and use of, and construction on, the Land on the terms and conditions of this agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the sum of \$10.00 now paid by the District to the Developer and other good and valuable consideration, the receipt and sufficiency of which the Developer hereby acknowledges, the parties covenant and agree pursuant to section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions** – In this Agreement and the recitals hereto:
- (a) “At Arm’s Length”, as it applies to a relationship between the Owner (as landlord) and any other person (as tenant), means a relationship in which such other person is:
 - (i) not in any other contractual relationship with the Owner or any director, officer or other senior employee of the Owner;
 - (ii) unrelated by blood, marriage or personal relationship to any director, officer or other senior employee of the Owner; and
 - (iii) not employed by any corporate entity that is an affiliate of the Owner, as that term is defined in the British Columbia Business Corporations Act as of the date of this Agreement;
 - (b) “*Below Market Rental Housing Agreement*” means the housing agreement under section 483 of the *Local Government Act* and section 219 of the *Land Title Act* entered into between the District and the Developer authorized by Housing Agreement Bylaw 8742, 2025
 - (c) “*Below Market Rental Air Space Parcel*” has the meaning given to it in the Below Market Rental Housing Agreement;
 - (d) “*Below Market Rental Units*” means collectively the 2 studio-bedroom, 40 one-bedroom Dwelling Units, 12 two-bedroom Dwelling Units and 18 three-bedroom Dwelling Units in the Rental Building constructed and operated or to be constructed and operated on the Land pursuant to the Below Market Housing Agreement;
 - (e) “*Consumer Price Index*” means the all-items consumer price index published by Statistics Canada, or its successor in function, for Vancouver;
 - (f) “*Development Covenant*” means the covenant under section 219 of the *Land Title Act* dated for reference _____, 20__ granted by the Owner to the District and registered at the LTO against the Land under number CB_____;
 - (g) “*Director*” means the District’s General Manager of Planning, Permits and Properties and his or her designate;
 - (h) “*Dwelling Unit*” means a room or set of rooms containing cooking and sanitary facilities and designed to be used for residential occupancy by one or more persons;
 - (i) “*Land*” has the meaning given to it in Recital A hereto until the date upon which an air space subdivision, if any, creating, inter alia, the Market Rental Air Space Parcel and Below Market Rental Air Space Parcel is deposited and fully registered at the LTO, and after such date Land means the Market Rental Air Space Parcel and Below Market Rental Air Space Parcel;

- (j) “*LTO*” means the New Westminster Land Title Office and any successor of that office;
- (k) “*Market Rental Air Space Parcel*” means the air space parcel generally as shown on the sketch plan attached hereto as Schedule “A” which is or will be created by the air space subdivision of the Land in accordance with the Development Covenant, which said Market Rental Air Space Parcel contains or will contain the Market Rental Units;
- (l) “*Market Rental Units*” means all of the Dwelling Units in the Rental Building which are not Below Market Rental Units, each in the location and satisfying the criteria and requirements set out in the Development Covenant;
- (m) “*Master Development Plan*” has the meaning given to it in the Development Covenant;
- (n) “*Owner*” means the Developer or a successor in title to the Developer, and any other person or persons registered in the LTO as owner of the Land from time to time thereafter, or of any parcel into which the Land is consolidated or subdivided, whether in that person’s own right or in a representative capacity or otherwise;
- (o) “*Proposed Development*” means the proposed development of the Land as contemplated by Development Permit No. _____ and by the Development Covenant;
- (p) “*Rental Building*” means the building constructed or to be constructed on the Land containing the Market Rental Units and the Below Market Rental Units as contemplated in the Development Covenant; and
- (q) “*Rental Units*” means the 345 Dwelling Units which together comprise the Market Rental Units and the Below Market Rental Units;
- (r) “*Subdivided*” means the division of land into two or more parcels by any means, including by deposit of an air space subdivision plan or other subdivision plan under the *Land Title Act*, lease, or deposit of a strata plan or bare land strata plan under the *Strata Property Act* (including deposit of any phase of a phased bare land strata plan).

2. **Market Rental Units** – The Proposed Development must include the Rental Building which must contain the Below Market Rental Units and 270 Market Rental Units each in the location and configuration and satisfying the criteria and requirements set out in the Development Covenant.
3. **Use of Market Rental Units** – Except to the limited extent set out in the Development Covenant relating to the live-work use of some of the Market Rental Units, the Market Rental Units may not be used for any purpose whatsoever save and except for the purpose of rental housing pursuant to arm’s length month-to-month residential tenancy agreements or arm’s length residential tenancy agreements with terms not exceeding one year in duration (including all periods in respect of which any rights or renewal,

contingent or otherwise have been granted, other than a right to continue in possession on a month-to-month basis after expiry of the initial term).

4. **Partial Discharge** – At the request of the Owner and at the Owner's sole expense, the District will deliver to the Owner discharge(s) in registrable form discharging this Agreement (including a discharge of the section 219 covenant and notice of housing agreement referred to in section 10) from all of the Land other than the Market Rental Air Space Parcel, provided that:
 - (a) the air space subdivision creating the Market Rental Air Space Parcel is deposited and fully registered at the LTO;
 - (b) the Director is satisfied that the Developer has met all of its obligations under all provisions of the Development Covenant that relate to the Rental Units, the Rental Building, the Below Market Rental Air Space Parcel, and the Market Rental Air Space Parcel, and has obtained occupancy permits for all of the buildings in the Proposed Development and all Dwelling Units located therein (including the Rental Units); and
 - (c) this Section 219 Covenant – Housing Agreement remains registered at the LTO against title to the Below Market Rental Air Space Parcel in favour of the District in priority to all financial charges.
5. **No Subdivision** – The Market Rental Air Space Parcel, once created, and any improvements from time to time thereon may not be subdivided by any means whatsoever, including, without limitation, by subdivision plan, strata plan, fractional interest, lease or otherwise.
6. **Relaxation of At Arm's Length Requirement** – the provisions in this Agreement that require a tenant to be At Arm's Length may be relaxed by the Director, in his or her sole discretion, upon the written request of the Owner on a case-by-case basis. Any such relaxation in relation to any particular residential tenancy agreement is not to be construed as or constitute a waiver of the requirements in relation to any other residential tenancy agreement. No relaxation of the restrictions in this section 4 will be effective unless it is granted in writing by the Director prior to the execution and delivery of the residential tenancy agreement to which the relaxation relates.
7. **Duty to Account and Report** – In addition to the other covenants and obligations to be performed by the Owner hereunder, the Owner covenants and agrees that it will:
 - (a) keep or cause to be kept separate true and accurate records and accounts in accordance with generally accepted accounting principles regarding the rental income earned from the Market Rental Units; and
 - (b) deliver to the District, on request of the District, copies of all current tenancy agreements in respect of the Market Rental Units provided that the Owner may withhold or redact any personal information contained in a residential tenancy agreement that must not be disclosed pursuant to the Freedom of Information and Protection of Privacy Act, or any successor legislation.
8. **Damages and Rent Charge**

- (a) The Owner acknowledges that the District requires compliance with the provisions in this Agreement for the benefit of the community. The Owner therefore agrees that for each day the Land is occupied in breach of this Agreement, the Owner must pay the District \$300.00 (the “Daily Amount”), as liquidated damages and not as a penalty, due and payable at the offices of the District on the last day of the calendar month in which the breach occurred. The Daily Amount is increased on January 1 each calendar year by the 12-month average percent increase in the Consumer Price Index for the previous calendar year. The Owner agrees that payment may be enforced by the District in a court of competent jurisdiction as a contract debt.
 - (b) By this section, the Owner grants to the District a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Owner to the District of the amounts described in subsection 8(a). The District agrees that enforcement of the rent charge granted by this section is suspended until the date that is 30 days after the date on which any amount due under subsection 8(a) is due and payable to the District in accordance with subsection 8(a). The District may enforce the rent charge granted by this section by an action for an order for sale or by proceedings for the appointment of a receiver.
 - (c) The Director may, in his or her sole discretion, grant to the Owner full or partial relief from the obligation to pay liquidated damages on a case-by-case basis if the Owner establishes to the satisfaction of the Director, in the Director’s discretion, that the breach for which the Daily Amount is payable was inadvertent. No such relief in relation to any particular default is to be construed as or deemed to constitute relief in relation to any other default other default.
9. **Specific Performance** – The Owner agrees that, without affecting any other rights or remedies the District may have in respect of any breach of this Agreement, the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in restricting occupancy of the Land in accordance with this Agreement.
10. **Notice of Housing Agreement** – For clarity, the Owner acknowledges and agrees that:
- (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*;
 - (b) the District is required to file a notice of housing agreement in the LTO against title to the Land; and
 - (c) once such a notice is filed, this Agreement, as a housing agreement under section 483 of the *Local Government Act*, binds all persons who acquire an interest in the Land in perpetuity.
11. **Compliance with Laws** – The Owner will at times ensure that the Land is used and occupied in compliance with all statutes, laws, regulations, bylaws, and orders of the District and other authorities having jurisdiction, including all rules, regulations, policies, guidelines and the like under or pursuant to them.

12. **Cost** – The Owner shall comply with all requirements of this Agreement at its own cost and expense, and shall pay the reasonable costs and expenses incurred and payment and expenditures made by the District, including without limitation, all survey, advertising, legal fees and disbursements and the District's administration costs (as determined by the District's charge out rate for District staff time) in connection with the preparation or enforcement of this Agreement and all other covenants, agreements and statutory rights of way granted by the Owner to the District or entered into between the Owner and the District in respect of the development of the Land contemplated in this Agreement and ancillary documents and any modifications, discharges and partial discharges of them from time to time, and the costs of registration of such documents in the LTO.
13. **Limitation on Owner's Obligations** – The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.
14. **Interpretation** – In this Agreement:
- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) any reference to a statute or by-law includes and is a reference to such statute or by-law and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any statute, by-law and regulations that may be passed which have the effect of supplementing or superseding such statute, by-law and regulations;
 - (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (d) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
 - (e) reference to the "Land" or to any other parcel of land is a reference also to any parcel into which it is subdivided or consolidated by any means (including the removal of interior parcel boundaries) and to each parcel created by any such subdivision or consolidations;
 - (f) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
 - (g) reference to any enactment includes any regulations, orders, permits or directives made or issued under the authority of that enactment;
 - (h) unless otherwise expressly provided, referenced to any enactment is a reference to that enactment as consolidated, revised, amended, re enacted or replaced;
 - (i) time is of the essence;
 - (j) all provisions are to be interpreted as always speaking;

- (k) reference to a “party” is a reference to a party to this Agreement and their respective heirs, executors, successors (including successors in title), trustees, administrators and receivers;
 - (l) reference to the District is a reference also to is elected and appointed official, officer, employees and agents;
 - (m) reference to a “day”, “month”, “quarter”, or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
 - (n) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
 - (o) any act, decision, determination, consideration, opinion, consent or exercise of discretion by a party or person as provided in this Agreement must be performed, made, formed or exercised acting reasonably, except that any act, decision, determination, consideration, consent, opinion or exercise of discretion that is said to be within the “sole discretion” of a party or person may be performed, made, formed or exercised by that party or person in the sole, unfettered and absolute discretion of that party or person.
15. **Notice** – All notices and other communications required or permitted to be given under this Agreement must be in writing and must be sent by registered mail or delivered as follows:
- (a) if to the Owner, as follows:

 0928206 B.C. Ltd.
 600 Mountain Highway
 North Vancouver, BC, V7J 2L

 Attention:
 Email:
 - (b) if to the District, as follows:

 The Corporation of the District of North Vancouver
 355 West Queens Road
 North Vancouver, BC V7N 4N5

 Attention: General Manager of Planning, Properties and Permits
 Email:

Any notice or other communication that is delivered is considered to have been given on the next business day after it is dispatched for delivery. Any notice or other communication that is sent by registered mail is considered to have been given five days after the day on which it is mailed at a Canada Post office. If there is an existing or threatened strike or labour disruption that has caused, or may cause, an interruption in the mail, any notice or other communication must be delivered until ordinary mail

services is restored or assured. If a party changes its address, it must immediately give notice of its new address to the other party as provided in this section.

16. **No Waiver** – No provision or breach of this Agreement, or any default, is to be considered to have been waived or acquiesced in by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach or the same or any other provision or default.
17. **Rights are Cumulative** – All rights and remedies of a party under or in respect of this Agreement (including its breach) are cumulative and are in addition to, and do not exclude or limit any other right or remedy. All rights and remedies may be exercised concurrently.
18. **Third Party Beneficiaries** – Except as may be expressly provided in this Agreement, this Agreement is not to be interpreted to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or of any duty or obligation created by this Agreement.
19. **No Effect on Laws or Powers** – This Agreement and the Owner's contributions, obligations and agreements set out in this Agreement do not:
 - (a) affect or limit the discretion, rights or powers of the District or the Approving Officer under any enactment or at common law, including in relation to the use, development, servicing or subdivision of the Land;
 - (b) impose on the District or the Approving Officer any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - (c) affect or limit any enactment relating to the use, development or subdivision of the Land; or
 - (d) relieve the Owner from complying with any enactment, including in relation to the use, development, servicing or subdivision of the Land.
20. **Binding Effect** – This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers and successors (including successors in title).
21. **Covenant Runs With the Land** - Every provision of this Agreement and every obligation and covenant of the Owner in this Agreement, constitutes a deed and covenant executed and delivered under seal, and also a covenant granted by the Owner to the District in accordance with section 219 of the *Land Title Act*, and this Agreement burdens the Land to the extent provided in this Agreement, and runs with them and binds the Owner's successors in title. This Agreement also burdens and runs with every parcel into which the Land is consolidated (including by the removal of interior parcel boundaries) by any means.

22. **Voluntary Agreement** - The Owner acknowledges that the Owner has entered into this Agreement voluntarily and has taken legal advice with regard to the entry of this Agreement and the development of the Land.
23. **Agreement for Benefit of District Only** – The Owner and the District agree that:
- (a) this Agreement is entered into only for the benefit of the District;
 - (b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the property, the Land or the building or any portion thereof, including any Dwelling Unit; and
 - (c) the District may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.
24. **Further Acts** - The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
25. **Joint Obligations of Owner** - If two or more persons execute this Agreement as Owner, the liability of each such person to observe and perform all of the Owner's obligations pursuant to this Agreement will be deemed to be joint and several.
26. **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force and unaffected by that holding or by the severance of that part.
27. **No Joint Venture or Partnership** - Nothing in this Agreement shall constitute the Owner as the agent, joint venturer or partner of the District or give the Owner any authority or power to bind the District in any way.
28. **Amendment** - This Agreement may be amended from time to time by agreement between the Owner and the District. Except as otherwise expressly provided in this Agreement, the amendment agreement must be by an instrument in writing duly executed by the Owner and the District.
29. **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a new contract and a deed of covenant executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

Schedule "A" to Housing Covenant and Rent Charge
Sketch Plan of Market Rental Air Space Parcel

Schedule B to Bylaw 8740
Legal Description(s) of the Land

PID 007-708-670, Amendment Lot 7 (SEE 217450L), Block 11, District lot 613, Plan 3881;

PID: 012-076-503, Amended Lot 5 (SEE 217450L), Block 11, District lot 613, Plan 3881;

PID: 007-676-841, Lot 4, Block 11, District Lot 613, Plan 3881;

PID: 007-676-816, Lot 3, Block 11, District Lot 613, Plan 3881;

PID: 002-884-470, Lot 2, Block 11, District Lot 613, Plan 3881;

PID: 002-884-542, Lot 1, Block 11, District Lot 613, Plan 3881;

PID: 009-745-718, Lot 25, Block 7, District Lot 613, Plan 9135;

PID: 009-745-700, Lot 24, Block 7, District Lot 613, Plan 9135;

PID: 009-745-696, Lot 23, Block 7, District Lot 613, Plan 9135;

PID: 009-745-688, Lot 22, Block 7, District Lot 613, Plan 9135;

PID: 031-869-386, Lot 1, Block 9, District Lot 613, Group 1 New Westminster District Plan Epp123712;

PID: 012-076-597, Lot 9 Except: Part On Highway Plan 41, Block 9 District Lot 613, Group 1 New Westminster District Plan 3881;

PID: 012-076-589, Lot 8 Except: Part On Highway Plan 41, Block 9 District, Lot 613, Group 1 New Westminster District Plan 3881;

PID: 006-978-398, Lot 21, Block 7, District Lot 613, Plan 9135

PID: 009-745-670, Lot 20, Block 7, District Lot 613, Plan 9135;

PID: 009-745-661, Lot 19, Block 7, District Lot 613, Plan 9135;

PID: 009-745-653, Lot 18, Block 7, District Lot 613, Plan 9135;

PID: 012-076-520, Lot 14, Block 11, District Lot 613, Plan 3881;

PID: 012-076-511, Lot 13, Block 11, District Lot 613, Plan 3881;

PID: 012-076-571, Lot A, Block 11, District Lot 613, Plan 3881;

PID: 003-548-031, Lot D, Block 11, District Lot 613, Plan 18886;

PID: 002-716-925, Lot C, Block 11, District Lot 613, Plan 18886; and,

PID: 005-549-884, Lot 8, Block 11, District Lot 613, Plan 3881.

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The Corporation of the District of North Vancouver

Bylaw 8742

A bylaw to enter into a Housing Agreement
(520 Mountain Highway– Below Market Rental Housing)

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Housing Agreement Bylaw 8742, 2025 (520-540 Mountain Highway, 1505-1571 Fern Street, and 1514-1574 Hunter Street – Non Market Rental Housing)”.

Authorization to Enter into Agreement

2. The Council hereby authorizes a housing agreement between The Corporation of the District of North Vancouver and 0928206 BC Ltd., substantially in the form attached to this Bylaw as Schedule A with respect to the lands legally described in Schedule B.

Execution of Documents

3. The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

Severability

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw

READ a first time July 21, 2025.

READ a second time October 20, 2025

READ a third time October 20, 2025

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8742

SECTION 219 COVENANT and RENT CHARGE HOUSING AGREEMENT (BELOW MARKET RENTAL HOUSING)

THIS AGREEMENT dated for reference _____, 20__

BETWEEN:

0928206 B.C. LTD., 600 Mountain Highway, North Vancouver,
BC, V7J 2L6

(the "Developer")

AND:

**THE CORPORATION OF THE DISTRICT OF NORTH
VANCOUVER**, 355 West Queens Road, North Vancouver, BC
V7N 4N5

(the "District")

WHEREAS:

- A. The Developer is the registered owner in fee simple of lands in the District of North Vancouver, British Columbia legally described in Item 2 of the Form C General Instrument Part 1 to which this Agreement is attached and which forms part of this Agreement (the "Land");
- B. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the District in respect of the use of land, construction on land or the subdivision of land;
- C. Section 483 of the *Local Government Act* permits the District to enter into a housing agreement with an owner of land, which agreement may include terms and conditions regarding the occupancy, tenure and availability of dwelling units located on the Land;
- D. The elected council of the District has adopted Housing Agreement Bylaw 8742, 2025 authorizing the District to enter into this Agreement; and
- E. The Developer and the District wish to enter into this Agreement to restrict the subdivision and use of, and construction on, the Land on the terms and conditions of this agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the sum of \$10.00 now paid by the District to the Developer and other good and valuable consideration, the receipt and sufficiency of which the Developer hereby acknowledges, the parties covenant and agree pursuant to section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Definitions** – In this Agreement and the recitals hereto:

- (a) *“At Arm’s Length”* means:
 - (i) not in any other contractual relationship with the Owner or any director, officer or other senior employee of the Owner;
 - (ii) unrelated by blood, marriage or personal relationship to any director, officer or other senior employee of the Owner; and
 - (iii) not employed by any corporate entity that is an affiliate of the Owner, as that term is defined in the *British Columbia Business Corporations Act* as of the date of this Agreement;
- (b) *“Below Market Adjustment”* means an increase or decrease (as applicable) in the Below Market Rental Rate at the commencement of a Subsequent Occupancy of each Below Market Rental Unit, such that the Below Market Rental Rate on the commencement of said Subsequent Occupancy will be equal to a percentage of the then most current median rent published by the Canadian Mortgage and Housing Corporation (or by a successor or replacement organization) in the District of North Vancouver primary rental market for studio (which percentage will be 90 %), one-bedroom (which percentage will be 90%), two-bedroom (which percentage will be 90%) or three-bedroom (which percentage will be 90%), as applicable;
- (c) *“Below Market Rental Rate”* means for each Below Market Rental Unit for the calendar year in which a certificate of final occupancy is issued for the Rental Building by the District, the rate set out in Schedule “B” for the applicable Below Market Rental Unit, which said rate will be:
 - (i) updated on the commencement date of the First Occupancy for said Below Market Rental Unit such that the Below Market Rental Rate for said unit will be equal to a percentage of the then most current median rent published by the Canadian Mortgage and Housing Corporation (or by a successor or replacement organization) in the District of North Vancouver primary rental market for studio-bedroom (which percentage will be 90%) one-bedroom (which percentage will be 90%), two-bedroom (which percentage will be 90%) or three-bedroom (which percentage will be 90%), as applicable;
 - (ii) updated again on the commencement date of each Subsequent Occupancy for said Below Market Rental Unit by the Below Market Adjustment,
 - (iii) increased for each year of a specific tenancy by not more than the annual rent increase amount provided for in the Residential Tenancy Act and regulations made thereunder,

and *“Below Market Rental Rates”* means all of said rental rates for all of the Below Market Rental Units;

- (d) *"Below Market Rental Units"* means collectively the 2 studio-bedroom, 40 one-bedroom Dwelling Units, 12 two-bedroom Dwelling Units and 18 three-bedroom Dwelling Units in the Rental Building shown in Schedule "C", each satisfying the criteria and requirements set out in the Development Covenant, including, without limitation, a requirement that the Below Market Rental Units must be designed and constructed to the same standard, in terms of layout, workmanship and materials, as the Market Rental Units in the Rental Building;
- (e) *"Childcare Facility"* has the meaning given to it in the Development Covenant;
- (f) *"Consumer Price Index"* means the all-items consumer price index published by Statistics Canada, or its successor in function, for Vancouver all items consumer price index;
- (g) *"Development Covenant"* means the covenant under section 219 of the *Land Title Act* dated for reference _____, 20__ granted by the Owner to the District and registered at the LTO against the Land under number CB_____;
- (h) *"Director"* means the District's General Manager of Planning, Properties and Permits and his or her designate;
- (i) *"Dwelling Unit"* means a room or set of rooms containing cooking and sanitary facilities and designed to be used for residential occupancy by one or more persons;
- (j) *"Eligibility Requirements"* means:
 - (i) aggregate annual household gross income that is within the low to moderate income range published from time to time by British Columbia Housing Management Commission (BC Housing) or a successor or replacement entity (but if BC Housing or a successor or replacement entity ceases to exist then Eligible Requirement means aggregate annual household gross income that is less than or equal to 333% of the annual rent for the size of Below Market Rental Unit proposed to be rented, which rent, for greater certainty, may not be greater than the then current Below Market Rental Rate for the unit), where said aggregate income is established by way of true copies of the previous year's income tax returns for each household member or individual who will reside in the Below Market Rental Unit provided, however, a person will be deemed not to meet this eligibility requirement if the Owner has reasonable grounds to believe that such person is not in need of subsidized housing (e.g. seniors with a substantial assets or students with financial support from parents) even if such person would otherwise meet the criteria set out above; and
 - (ii) a household size and composition that is commensurate with and justifies the size of the subject Below Market Rental Unit. For example, a household consisting of one adult would not be commensurate with and would not justify a two-bedroom Below Market Rental Unit;
- (k) *"Eligible Person"* means a person meeting the Eligibility Requirements;

- (l) *“First Occupancy”* means the first occupancy of each Below Market Rental Unit pursuant to residential tenancy agreements in accordance with section 9, which said First Occupancy continues until the tenant vacates the Below Market Rental Unit whether or not the tenant has entered into a new or revised residential tenancy agreement with the Owner or the Housing Society and whether or not the term of the residential tenancy agreement is otherwise extended or renewed;
- (m) *“Housing Society”* means a registered housing society approved in writing by the District as contemplated in section 6 herein;
- (n) *“Land”* has the meaning given to it in Recital A hereto until the date upon which an air space subdivision creating at least one air space parcel from the Land is deposited and fully registered at the LTO, and after such date Land means the parcel(s) containing the Rental Building;
- (o) *“LTO”* means the New Westminster Land Title Office and any successor of that office;
- (p) *“Market Rental Housing Agreement”* means the housing agreement under section 483 of the *Local Government Act* and section 219 of the *Land Title Act* entered into between the District and the Developer authorized by Housing Agreement Bylaw 8740, 2025;
- (q) *“Market Rental Units”* means all of the Dwelling Units in the Rental Building which are not Below Market Rental Units, each in the location and satisfying the criteria and requirements set out in the Development Covenant and in the Market Rental Housing Agreement;
- (r) *“Master Development Plan”* has the meaning given to it in the Development Covenant;
- (s) *“Owner”* means the Developer or a successor in title to the Developer, and any other person or persons registered in the LTO as owner of the Land from time to time thereafter, whether in that person’s own right or in a representative capacity or otherwise;
- (t) *“Proposed Development”* means the proposed development of the Land as contemplated by Development Permit No. _____ and by the Development Covenant;
- (u) *“Rental Building”* means the building constructed or to be constructed on the Land containing the Rental Units as contemplated in the Development Covenant;
- (v) *“Rental Units”* means the 345 Dwelling Units in the Rental Building which together comprise the Market Rental Units and the Below Market Rental Units;
- (w) *“Residential Rental Parcel”* means, collectively, the parcel(s) generally as shown on the sketch plan attached hereto as Schedule “A” which is, are or will be created by the air space subdivision of the Land (either as one or more air space parcels or as the remainder of the Land) in accordance with the Development

Covenant, which said Residential Rental Parcel contains, or will contain, among other things, the Below Market Rental Units;

- (x) "*Residential Tenancy Act*" means the *Residential Tenancy Act* S.B.C. 2002, c. 78 and all amendments thereto and re-enactments thereof, and includes all regulations made thereunder;
- (y) "*Subdivided*" means the division of land into two or more parcels by any means, including by deposit of a subdivision, reference or other plan under the *Land Title Act*, lease, or deposit of a strata plan or bare land strata plan under the *Strata Property Act* (including deposit of any phase of a phased bare land strata plan) or by way of fractional interests, leases or otherwise;
- (z) "*Subsequent Occupancy*" means any occupancy of a Below Market Rental Unit after the First Occupancy pursuant to residential tenancy agreements in accordance with section 9, which said Subsequent Occupancy continues until the tenant vacates the Below Market Rental Unit whether or not the tenant has entered into a new or revised residential tenancy agreement with the Owner or the Housing Society and whether or not the term of the residential tenancy agreement is otherwise extended or renewed;
- (aa) "*Transfer*" shall mean any transfer of the fee simple interest in the Land or any estate or interest, legal or beneficial, therein or any part thereof, including without limitation a transfer by operation of law;
- (bb) "*Transferee*" shall mean any person to whom a Transfer is made or intended to be made;
- (cc) "*Zoning Amendment Bylaw*" means District of North Vancouver Rezoning Bylaw 1453 (Bylaw 8738, 2025); and
- (dd) "*Zoning Bylaw*" means the District of North Vancouver Zoning Bylaw No. 3210, 1965 as modified by the Zoning Amendment Bylaw and as further amended, consolidated, re-enacted or replaced from time to time.

2. **Rental Units** – The Owner covenants and agrees with the District that:

- (a) the Rental Building will contain the Rental Units; and
- (b) the Owner will, at the Owner's expense, apply for and make all *reasonable efforts to obtain Approving Officer approval of an air space* subdivision to create one or more separate legal parcels for the Rental Building and, upon obtaining said Approving Officer approval, the Owner will do everything necessary, at the Owner's expense, to fully register the approved air space plan at the LTO.

3. **Partial Discharge** – At the request of the Owner and at the Owner's sole expense, the District will deliver to the Owner discharge(s) in registrable form discharging this Agreement (including a discharge of the section 219 covenant and notice of housing agreement referred to in section 17) from all of the Land other than the Residential Rental Parcel, provided that:

- (a) the air space subdivision creating the Residential Rental Parcel is deposited and fully registered at the LTO;
 - (b) the Director is satisfied that the Owner has met all of its obligations under all provisions of the Development Covenant that relate to the Rental Units, the Rental Building, and the Residential Rental Parcel, and has obtained occupancy permits for all of the buildings in the Proposed Development and all Dwelling Units located therein (including the Rental Units); and
 - (c) this Section 219 Covenant – Housing Agreement remains registered at the LTO against title to the Residential Rental Parcel in favour of the District in priority to all financial charges.
- 4. **No Subdivision** – The Residential Space Parcel, once created, and any improvements from time to time therein or thereon may not be subdivided by any means whatsoever, including, without limitation, by subdivision plan, strata plan, fractional interest, lease or otherwise.
- 5. **General Restrictions on Use and Occupation**
 - (a) No part of the Land may be used or built upon and no buildings or structures on or to be built upon the Land shall be used or occupied unless the Owner is in full compliance with its obligations hereunder.
 - (b) The Rental Building must contain only the Rental Units and the Childcare Facility.
- 6. **The Housing Society** – No building or structure on the Land shall be occupied for any purpose, and the Owner shall not offer for rent any Rental Units or enter into any residential tenancy agreements in respect of any Rental Units, unless and until:
 - (a) the Owner:
 - (i) has entered into a lease, licence or operating agreement with a Housing Society in respect of the Below Market Rental Units, said agreement to be in form and substance acceptable to the District; or
 - (ii) is a Housing Society; and
 - (b) the Owner:
 - (i) if it is not a Housing Society, has caused the Housing Society to enter into a separate agreement with the District in form and substance acceptable to the District regarding the operation of the Below Market Rental Units; or
 - (ii) if it is a Housing Society, has entered into a separate agreement with the District in form and substance acceptable to the District regarding the operation of the Below Market Rental Units.
- 7. **Use of Below Market Rental Units** – The Below Market Rental Units must not be used for any purpose whatsoever save and except for the purpose of providing below market

rental housing in accordance with this Agreement and all applicable laws, including, without limitation, residential tenancy laws in British Columbia. The Owner must make commercially reasonable efforts to keep the vacancy rate in relation to the Below Market Rental Units equal to or less than the vacancy rate in relation to the Market Rental Units.

8. **Occupancy Restriction** – No Below Market Rental Unit may be occupied except by:

- (a) a person meeting the Eligibility Requirements who is At Arm's Length from the Owner and the Housing Society pursuant to month-to-month residential tenancy agreements or residential tenancy agreements with terms not exceeding three years in duration (including all periods in respect of which any rights or renewal, contingent or otherwise have been granted, other than a right to continue in possession on a month-to-month basis after expiry of the initial term) between, as landlord, the Owner or the Housing Society, and, as tenant, the said person, where said tenancy agreements comply with all of the requirements of section 9; and
- (b) the other members of the person's household, provided that the income of all members (other than income of legal dependents up to a maximum of \$20,000 per year per dependent) is included in the determination of eligibility under the Eligibility Requirements.

9. **Tenancy Agreements** - The Owner or Housing Society shall not suffer, cause or permit occupancy of any Below Market Rental Unit except pursuant to a residential tenancy agreement that:

- (a) does not require payment of rent or any other consideration directly or indirectly that exceeds the Below Market Rental Rate for the Below Market Rental Unit, but the tenant may be required to pay:
 - (i) additional consideration for parking, storage, bicycle storage and sub-metered utilities provided that the additional consideration does not exceed the following amounts:
 - (A) for a parking stall/bicycle storage locker: an amount that does not exceed the amount charged from time to time for a parking stall to tenants in the Market Rental Units;
 - (B) for a storage locker/bicycle storage locker: an amount not exceeding the amount charged from time to time for a storage locker to tenants in the Market Rental Units; and
 - (C) for sub-metered utilities consumed in the Below Market Rental Units, provided that the rate for sub-metered utilities does not exceed the rate charged from time to time for sub-metered utilities to tenants in the Market Rental Units and the same sub-metered utilities methodology is applied to the Below Market Rental Units and the Market Rental Units; and
 - (ii) third party providers directly for utilities, internet services and, if approved by the Director acting reasonably, other services not usually included in

rent, except the cost of heat, air conditioning and hot water which must be included in the Below Market Rental Rate no matter who provides these services;

- (b) does not require the rent to be prepaid at an interval greater than monthly;
- (c) prohibits the tenant from subletting the unit, assigning the tenancy agreement, or operating the unit on a short-term rental basis (less than one month), except to the extent that the *Residential Tenancy Act* restricts or prohibits such prohibitions;
- (d) requires the tenant to provide within 30 days of demand true copies of the most recent filed income tax returns or assessment notices from Canada Revenue Agency for each occupant of the unit; and
- (e) contains a provision that, if the tenant ceases to qualify for the Below Market Rental Unit because the Tenant no longer meets the Eligibility Requirements, the Owner or Housing Society may end the residential tenancy agreement by giving the tenant a clear six months' notice to end the tenancy in accordance with section 49.1, or any renumbering thereof, of the *Residential Tenancy Act*.

10. **Rental Application Process** – The Owner and the Housing Society must:

- (a) accept applications for residential occupancy of the Below Market Rental Units from all applicants meeting the Eligibility Requirements;
- (b) maintain a housing list of all eligible applicants from whom the Owner or the Housing Society has accepted applications;
- (c) where Below Market Rental Units become available for occupancy, offer the units to persons on the housing list in the order in which their applications were made, unless:
 - (i) the person no longer meets the Eligibility Requirements; or
 - (ii) the Owner or the Housing Society does not consider the person to be an acceptable candidate for occupancy of that Below Market Rental Units because the person does not satisfy other reasonable and fair criteria established by the Owner or the Housing Society from time to time; and
- (d) make the housing list available to the District upon request.

11. **Relaxation of Arm's Length Requirement** – The provisions in this Agreement that require a tenant to be At Arm's Length may be relaxed by the Director, in his or her sole discretion, upon the written request of the Owner or Housing Society on a case-by-case basis. Any such relaxation in relation to any particular residential tenancy agreement is not to be construed as or constitute a waiver of the requirements in relation to any other residential tenancy agreement. No relaxation of the restrictions in this section 11 will be effective unless it is granted in writing by the Director prior to the execution and delivery of the residential tenancy agreement to which the relaxation relates.

General Provisions

12. **Duty to Account and Report** – In addition to the other covenants and obligations to be performed by the Owner hereunder, the Owner covenants and agrees that it will:
 - (a) keep or cause to be kept separate true and accurate records and accounts in accordance with generally accepted accounting principles regarding the rental income earned from the Below Market Rental Units; and
 - (b) deliver to the District, on request of the District, copies of all current tenancy agreements in respect of the Below Market Rental Units provided that the Owner may withhold or redact any personal information contained in a residential tenancy agreement that must not be disclosed pursuant to the Freedom of Information and Protection of Privacy Act, or any successor legislation.
13. **Statutory Declaration** – Within thirty days after receiving notice from the District, the Owner must deliver to the District a statutory declaration, substantially in the form attached as Schedule “D”, sworn by the Owner under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the statutory declaration.
14. **Damages and Rent Charge**
 - (a) The Owner acknowledges that the District requires compliance with the provisions in this Agreement for the benefit of the community. The Owner therefore agrees that for each day the Land is occupied in breach of this Agreement, the Owner must pay the District \$300.00 (the “Daily Amount”), as liquidated damages and not as a penalty, due and payable at the offices of the District on the last day of the calendar month in which the breach occurred. The Daily Amount is increased on January 1 each calendar year by the 12 month average percent increase in the Consumer Price Index for the previous calendar year. The Owner agrees that payment may be enforced by the District in a court of competent jurisdiction as a contract debt.
 - (b) By this section, the Owner grants to the District a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Owner to the District of the amounts described in subsection 14(a). The District agrees that enforcement of the rent charge granted by this section is suspended until the date that is 30 days after the date on which any amount due under subsection 14(a) is due and payable to the District in accordance with subsection 14(a). The District may enforce the rent charge granted by this section by an action for an order for sale or by proceedings for the appointment of a receiver.
 - (c) The Director may, in his or her sole discretion, grant to the Owner full or partial relief from the obligation to pay liquidated damages on a case-by-case basis if the Owner establishes to the satisfaction of the Director, in the Director’s discretion, that the breach for which the Daily Amount is payable was inadvertent. No such relief in relation to any particular default is to be construed as or deemed to constitute relief in relation to any other default other default.

15. **Specific Performance** – The Owner agrees that, without affecting any other rights or remedies the District may have in respect of any breach of this Agreement, the District is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement. The Owner agrees that this is reasonable given the public interest in restricting occupancy of the Land in accordance with this Agreement.
16. **Modification Procedure** – Minor modifications to this Agreement may be considered and approved by the Director in his or her discretion. The Director in his or her discretion shall determine whether or not a proposed modification is “minor”. All approvals must be in writing.
17. **Notice of Housing Agreement** – For clarity, the Owner acknowledges and agrees that:
 - (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*;
 - (b) the District is required to file a notice of housing agreement in the LTO against title to the Land; and
 - (c) once such a notice is filed, this Agreement, as a housing agreement under section 483 of the *Local Government Act*, binds all persons who acquire an interest in the Land in perpetuity.
18. **Cost** – The Owner shall comply with all requirements of this Agreement at its own cost and expense, and shall pay the reasonable costs and expenses incurred and payment and expenditures made by the District, including without limitation, all survey, advertising, legal fees and disbursements and the District’s administration costs (as determined by the District’s charge out rate for District staff time) in connection with any enforcement, modifications or discharges and partial discharges of this Agreement or any agreements contemplated in this Agreement from time to time.
19. **Limitation on Owner’s Obligations** – The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.
20. **Interpretation** – In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) any reference to a statute or by-law includes and is a reference to such statute or by-law and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any statute, by-law and regulations that may be passed which have the effect of supplementing or superseding such statute, by-law and regulations;
 - (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

- (d) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
 - (e) reference to the “Land” or to any other parcel of land is a reference also to any parcel into which it is subdivided or consolidated by any means (including the removal of interior parcel boundaries) and to each parcel created by any such subdivision or consolidations;
 - (f) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
 - (g) reference to any enactment includes any regulations, orders, permits or directives made or issued under the authority of that enactment;
 - (h) unless otherwise expressly provided, referenced to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced;
 - (i) time is of the essence;
 - (j) all provisions are to be interpreted as always speaking;
 - (k) reference to a “party” is a reference to a party to this Agreement and their respective heirs, executors, successors (including successors in title), trustees, administrators and receivers;
 - (l) reference to the District is a reference also to is elected and appointed official, officer, employees and agents;
 - (m) reference to a “day”, “month”, “quarter”, or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided;
 - (n) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
 - (o) any act, decision, determination, consideration, opinion, consent or exercise of discretion by a party or person as provided in this Agreement must be performed, made, formed or exercised acting reasonably, except that any act, decision, determination, consideration, consent, opinion or exercise of discretion that is said to be within the “sole discretion” of a party or person may be performed, made, formed or exercised by that party or person in the sole, unfettered and absolute discretion of that party or person.
21. **Notice** – Any notice, request or demand required or permitted to be given hereunder will be sufficiently given only if personally delivered (including by nationally recognized courier, with signature obtained upon delivery) or mailed by prepaid registered post as follows:

- (a) to the Owner as follows:

0928206 B.C. Ltd.
600 Mountain Highway
North Vancouver, BC, V7J 2L

Attention:

Email:

- (b) to the District as follows:

The Corporation of the District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Attention: General Manager, Planning, Properties, and Permits

Email:

Any notice or other communication that is delivered is considered to have been given on the next business day after it is dispatched for delivery. Any notice or other communication that is sent by registered mail is considered to have been given five days after the day on which it is mailed at a Canada Post office. If there is an existing or threatened strike or labour disruption that has caused, or may cause, an interruption in the mail, any notice or other communication must be delivered until ordinary mail services is restored or assured. If a party changes its address, it must immediately give notice of its new address to the other party as provided in this section.

22. **No Waiver** – No provision or breach of this Agreement, or any default, is to be considered to have been waived or acquiesced in by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach or the same or any other provision or default.
23. **Rights are Cumulative** – All rights and remedies of a party under or in respect of this Agreement (including its breach) are cumulative and are in addition to, and do not exclude or limit any other right or remedy. All rights and remedies may be exercised concurrently.
24. **Third Party Beneficiaries** – Except as may be expressly provided in this Agreement, this Agreement is not to be interpreted to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or of any duty or obligation created by this Agreement.
25. **No Effect on Laws or Powers** – This Agreement and the Owner's contributions, obligations and agreements set out in this Agreement do not:
- (a) affect or limit the discretion, rights, or powers of the District or the Approving Officer under any enactment or at common law, including in relation to the use, development, servicing or subdivision of the Land;

- (b) impose on the District or the Approving Officer any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - (c) affect or limit any enactment relating to the use, development or subdivision of the Land; or
 - (d) relieve the Owner from complying with any enactment, including in relation to the use, development, servicing or subdivision of the Land.
- 26. **Binding Effect** – This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers and successors (including successors in title).
- 27. **Covenant Runs With the Land** - Every provision of this Agreement and every obligation and covenant of the Owner in this Agreement, constitutes a deed and a covenant executed and delivered under seal, and also a covenant granted by the Owner to the District in accordance with section 219 of the *Land Title Act*, and this Agreement burdens the Land to the extent provided in this Agreement, and runs with it and binds the Owner's successors in title. This Agreement also burdens and runs with every parcel into which the Land is consolidated (including by the removal of interior parcel boundaries) by any means.
- 28. **Voluntary Agreement** - The Owner acknowledges that the Owner has entered into this Agreement voluntarily and has taken legal advice with regard to the entry of this Agreement and the development of the Land.
- 29. **Agreement for Benefit of District Only** – The Owner and the District agree that:
 - (a) this Agreement is entered into only for the benefit of the District;
 - (b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the property, the Land or the building or any portion thereof, including any Dwelling Unit; and
 - (c) the District may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.
- 30. **Limitation on the Owner's Obligations** - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Land.
- 31. **Further Acts** - the Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
- 32. **Joint Obligations of the Owner** - If two or more persons execute this Agreement as Owner, the liability of each such person to observe and perform all of the Owner's obligations pursuant to this Agreement will be deemed to be joint and several.
- 33. **Severance** - If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been

severed from the rest of this Agreement and the rest of this Agreement remains in force and unaffected by that holding or by the severance of that part.

34. **No Joint Venture or Partnership** - Nothing in this Agreement shall constitute the Owner as the agent, joint venturer or partner of the District or give the Owner any authority or power to bind the District in any way.
35. **Amendment** - This Agreement may be amended from time to time by agreement between the Owner and the District. Except as otherwise expressly provided in this Agreement, the amendment agreement must be by an instrument in writing duly executed by the Owner and the District.
36. **Deed and Contract** - By executing and delivering this Agreement each of the parties intends to create both a new contract and a deed of covenant executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

Schedule “A” to Section 219 Covenant
Residential Rental Parcel

Schedule “B” to Section 219 Covenant

Initial Below Market Rental Rates

**Schedule “C” to Section 219 Covenant
Below Market Units**

Schedule "D" to Section 219 Covenant

Statutory Declaration

CANADA	)	IN THE MATTER OF A HOUSING
	)	AGREEMENT with The Corporation of
PROVINCE OF BRITISH COLUMBIA	)	the District of North Vancouver (the
	)	"Housing Agreement")

I, _____, of _____, British Columbia, do solemnly declare:

1. That I am the Owner of the Land legally described as [insert legal] and make this declaration to the best of my personal knowledge.

[or]

That I am the _____ (director, officer, employee) of the Owner of the Land legally described as [insert legal] and [make this declaration to the best of my personal knowledge] [have been informed by _____ and believe the statement in this declaration to be true].

2. This declaration is made pursuant to the Housing Agreement in respect of the Land.
3. For the period from _____, _____ to _____, _____, all Below Market Rental Units on the Land were occupied by Eligible Persons, as that term is defined in the Housing Agreement, whose names and addresses appear below, pursuant to residential tenancy agreements complying with the Housing Agreement.

Name of Eligible Person	Age of Eligible Person	Other Resident(s) of Dwelling Unit	Apt. No.

4. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

SWORN BEFORE ME at the _____,)
in the Province of British Columbia, this _____ day)
of _____, 20____.)

A Commissioner for Taking Affidavits for British
Columbia

Signature of person making declaration

Schedule B to Bylaw 8742

Legal Description(s) of the Land

PID: 007-708-670, Amended Lot 7 (See 217450L), Block 11, District Lot 613, Plan 3881;

PID: 012-076-503, Amended Lot 5 (See 217450L), Block 11, District Lot 613, Plan 3881;

PID: 007-676-841, Lot 4, Block 11, District Lot 613, Plan 3881;

PID: 007-676-816, Lot 3, Block 11, District Lot 613, Plan 3881;

PID: 002-884-470, Lot 2, Block 11, District Lot 613, Plan 3881;

PID: 002-884-542, Lot 1, Block 11, District Lot 613, Plan 3881;

PID: 009-745-718, Lot 25, Block 7, District Lot 613, Plan 9135;

PID: 009-745-700, Lot 24, Block 7, District Lot 613, Plan 9135;

PID: 009-745-696, Lot 23, Block 7, District Lot 613, Plan 9135;

PID: 009-745-688, Lot 22, Block 7, District Lot 613, Plan 9135;

PID: 031-869-386, Lot 1, Block 9, District Lot 613, Group 1 New Westminster District Plan EPP123712;

PID: 012-076-597, Lot 9 Except: Part On Highway Plan 41, Block 9, District Lot 613, Group 1 New Westminster District Plan 3881;

PID: 012-076-589, Lot 8 Except: Part On Highway Plan 41, Block 9, District Lot 613, Group 1 New Westminster District Plan 3881;

PID: 006-978-398, Lot 21, Block 7, District Lot 613, Plan 9135

PID: 009-745-670, Lot 20, Block 7, District Lot 613, Plan 9135;

PID: 009-745-661, Lot 19, Block 7, District Lot 613, Plan 9135;

PID: 009-745-653, Lot 18, Block 7, District Lot 613, Plan 9135;

PID: 012-076-520, Lot 14, Block 11, District Lot 613, Plan 3881;

PID: 012-076-511, Lot 13, Block 11, District Lot 613, Plan 3881;

PID: 012-076-571, Lot A, Block 11, District Lot 613, Plan 3881;

PID: 003-548-031, Lot D, Block 11, District Lot 613, Plan 18886;

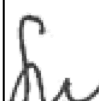
PID: 002-716-925, Lot C, Block 11, District Lot 613, Plan 18886; and

PID: 005-549-884, Lot 8, Block 11, District Lot 613, Plan 3881.

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AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

June 23, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8745: Proposed Highway Closure and Dedication Removal Bylaw 8745 “1500 Block Fern Street Highway Closure Bylaw 8745, 2025”**

RECOMMENDATION:

THAT “1500 Block Fern Street Highway Closure Bylaw 8745, 2025” is ADOPTED.

BACKGROUND:

Bylaw 8745 received first, second and third readings on July 21, 2025 ([Staff report dated June 26, 2025](#)). Bylaw 8745 was approved by the Ministry of Transportation and Transit on January 5, 2026.

The bylaw is now ready to be considered for adoption by Council.

Options:

1. Adopt the bylaw;
2. Give no further readings and abandon the bylaw at third reading; or,
3. Rescind third reading and debate possible amendments to the bylaw.

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8745: Proposed Highway Closure and Dedication Removal Bylaw 8745 “1500 Block Fern Street Highway Closure Bylaw 8745, 2025”

June 23, 2026

Page 2

Attachment:

1. Bylaw 8745

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies:
☐ Bylaw Services _____	☐ Fire Services _____	☐ Library Board _____
☐ Clerk's Office _____	☐ Golf _____	☐ Museum and Archives _____
☐ Climate and Biodiversity _____	☐ Housing _____	☐ NSEM _____
☐ Communications _____	☐ Human Resources _____	☐ NS Health _____
☐ Community Planning _____	☐ Integrated Planning _____	☐ NVRC _____
☐ Development _____	☐ ITS _____	☐ RCMP _____
Engineering _____	☐ Parks _____	☐ Other: _____
☐ Development Services _____	☐ Real Estate _____	
☐ Engineering _____	☐ Solicitor _____	
Infrastructure _____	☐ Transportation _____	
☐ Engineering Public _____		
Works _____		
☐ Environment _____		
☐ Facilities _____		

The Corporation of the District of North Vancouver

Bylaw 8745

A bylaw to close and remove highway dedication.

WHEREAS under the *Community Charter* the Council may close to traffic and remove the dedication of a highway; and,

WHEREAS the Council has posted and published notices of its intention to close the highway referred to in this Bylaw and remove its dedication, and has provided an opportunity for persons who consider they are affected to make representations to the Council; and,

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “1500 Block Fern Street Highway Closure Bylaw 8745, 2025.”

Bylaw to close and remove highway dedication

2. The portions of highway dedicated by Plan 3881 shown delineated and labelled “Road to be Closed” on the attached plan hereto as Schedule “A” are closed to all types of traffic and the dedication as highway is removed.
3. The Mayor and Corporate Officer are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are required to effect the aforesaid closure and removal of highway dedication.

Severability

4. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

NOTICE given under Section 94 of the *Community Charter* on July 9, 2025, and July 16, 2025.

OPPORTUNITY for representations to Council provided in accordance with Section 40 of the *Community Charter* on July 21, 2025

READ a first time July 21, 2025

READ a second time July 21, 2025

READ a third time July 21, 2025

APPROVED by the Ministry of Transportation and Transit on January 5, 2026

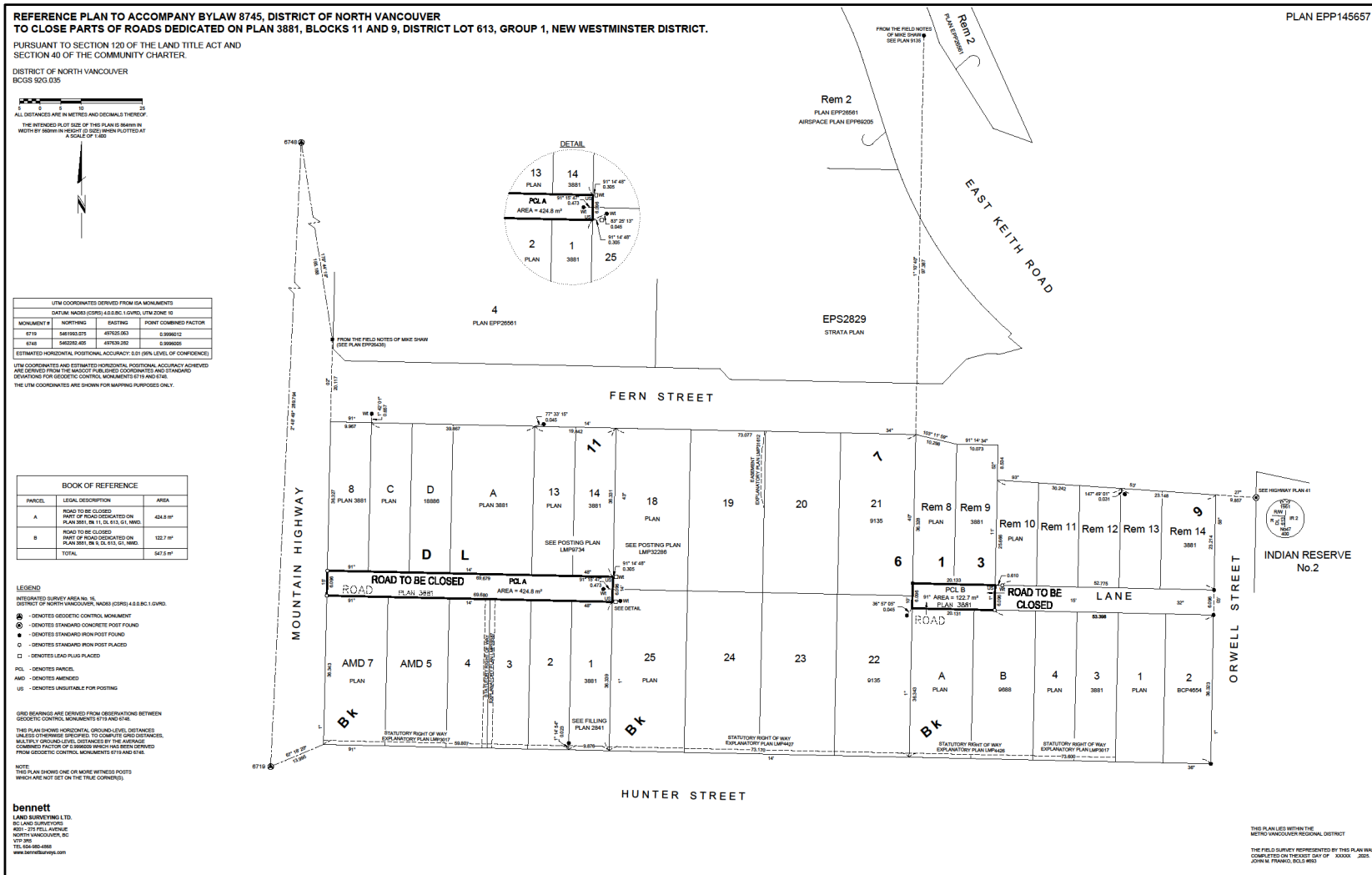
ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8745

Road Closure Plan



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AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



Dept.
Manager



GM/
Director



CAO

The District of North Vancouver REPORT TO COUNCIL

June 23, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8797: Construction Bylaw Amendments**

RECOMMENDATION:

THAT "Construction Bylaw 8271, 2017 Amendment Bylaw 8797, 2026 (Amendment 4)" is ADOPTED.

BACKGROUND:

Bylaw 8797 received First, Second, and Third Readings on June 29, 2026 at a Special Council Meeting ([Staff report dated June 15, 2026](#)).

The bylaw is now ready to be considered for adoption by Council.

Options:

1. Adopt the bylaw;
2. Give no further readings and abandon the bylaw at third reading; or,
3. Rescind third reading and debate possible amendments to the bylaw.

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachment:

1. Bylaw 8797

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies:
☐ Bylaw Services _____	☐ Fire Services _____	☐ Library Board _____
☐ Clerk's Office _____	☐ Golf _____	☐ Museum and Archives _____
☐ Climate and Biodiversity _____	☐ Housing _____	☐ NSEM _____
☐ Communications _____	☐ Human Resources _____	☐ NS Health _____
☐ Community Planning _____	☐ Integrated Planning _____	☐ NVRC _____
☐ Development _____	☐ ITS _____	☐ RCMP _____
Engineering _____	☐ Parks _____	☐ Other: _____
☐ Development Services _____	☐ Real Estate _____	
☐ Engineering _____	☐ Solicitor _____	
Infrastructure _____	☐ Transportation _____	
☐ Engineering Public _____		
Works _____		
☐ Environment _____		
☐ Facilities _____		

The Corporation of the District of North Vancouver

Bylaw 8797

A bylaw to amend Construction Bylaw 8271, 2017

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Construction Bylaw 8271, 2017 Amendment Bylaw 8797, 2026 (Amendment 4)”.

Amendments

2. Construction Bylaw 8271, 2017 is amended by:

- a. deleting section 4.57 and replacing it with the following:

“4.57 For all new single family *construction*, the *owner* must provide *professional design* and plan certification and *field reviews* for the building envelope, supported by letters of assurance in the form specified in the current *Building Code*, with the exception of the *construction* of a coach house, as defined in the *Zoning Bylaw*, provided such *building* falls within the scope of Part 9 of the *Building Code*.”

- b. deleting sections 4.15 and substituting the following:

“Permit Extension

4.15 A *building official* may, from time to time, extend the period of time set out under section 4.14 by one or more additional periods of up to six months each if:

415.1 the work authorized by the *permit* has not been commenced or has been delayed or discontinued due to adverse weather, strikes, material or labour shortages, other similar hardship beyond the *owner’s* control; or

415.2 if the size and complexity of the *construction* warrants;

provided:

415.3 an application for the extension is made within 30 days prior to

the date of *permit* expiration; and

415.4 the *owner* has paid the permit extension fee prescribed in the Fees and Charges Bylaw 6481.”

- c. deleting “make” and substituting “may” in section 4.56;
- d. deleting Schedule A and substituting with the Schedule A attached to this bylaw.

READ a first time June 29, 2026

READ a second time June 29, 2026

READ a third time June 29, 2026

ADOPTED

Mayor

Corporate Office

SCHEDULE A to BYLAW 8271 – VALUE OF WORK

Residential

Construction	\$/Sq.M	\$/Sq.Ft.
Crawlspace	578.67	54.00
Unfinished Basement	1,012.67	94.00
Main Floor	2,230.28	207.00
Upper Floor	2,025.34	188.00
Additional Floors	2,2025.34	188.00
Basement or space finishing	1,012.67	94.00
Basement with secondary suite	868.00	80.00
Additions	120%	120%
Garages	940.34	87.00
Carports	578.67	54.00
Verandas/Covered decks	723.33	67.00
Sundeck	578.67	54.00
Carport infill to create garage	434.00	40.00
Garage/carport infill to create living area	651.00	60.00
Sundeck enclosure to create living area	1,085.00	100.00
Detached Garages	1,157.34	108.00

Demolition

Minor - less than or equal to 100 m ²	\$7,500.00
Major - greater than 100 m ²	\$15,000.00

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AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

June 23, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8788: Business License Bylaw Housekeeping Amendment to Reflect Updated Non-medical Retail Cannabis Policy**

RECOMMENDATION:

THAT "Business License Bylaw 4567, 1974 Amendment Bylaw 8788, 2026 (Amendment 56)" is ADOPTED.

BACKGROUND:

Bylaw 8788 received first reading on April 27, 2026. ([Staff report dated April 9, 2026](#)). A public meeting was held and closed on May 25, 2026. Bylaw 8788 received second and third readings on June 22, 2026.

The bylaw is now ready to be considered for adoption by Council.

Options:

1. Adopt the bylaw;
2. Give no further readings and abandon the bylaw at third reading; or,
3. Rescind third reading and debate possible amendments to the bylaw.

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachment:

1. Bylaw 8788

SUBJECT: Bylaw 8788: Business License Bylaw Housekeeping Amendment to Reflect Updated Non-medical Retail Cannabis Policy

June 23, 2026

Page 2

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies:
☐ Bylaw Services _____	☐ Fire Services _____	☐ Library Board _____
☐ Clerk's Office _____	☐ Golf _____	☐ Museum and Archives _____
☐ Climate and Biodiversity _____	☐ Housing _____	☐ NSEM _____
☐ Communications _____	☐ Human Resources _____	☐ NS Health _____
☐ Community Planning _____	☐ Integrated Planning _____	☐ NVRC _____
☐ Development _____		
Engineering _____	☐ ITS _____	☐ RCMP _____
☐ Development Services _____	☐ Parks _____	☐ Other: _____
☐ Engineering _____		
Infrastructure _____	☐ Real Estate _____	
☐ Engineering Public _____		
Works _____	☐ Solicitor _____	
☐ Environment _____	☐ Transportation _____	
☐ Facilities _____		

The Corporation of the District of North Vancouver

Bylaw 8788

A bylaw to amend the Business Licence Bylaw 4567, 1974

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Business Licence Bylaw 4567, 1974 Amendment Bylaw 8788, 2026 (Amendment 56)”.

Amendments

2. Business License Bylaw 4567, 1974 is amended as follows:

a) PART 5 – GENERAL REGULATIONS, Section 518A Cannabis Retail Store is amended by replacing (3) (b) with:

Open a cannabis retail store for business at any time other than between the hours of 9:00 a.m. and 11:00 p.m., seven days a week.

READ a first time April 27, 2026

OPPORTUNITY for representations to Council provided in accordance with Section 59 of the *Community Charter* on May 25, 2026

READ a second time June 22, 2026

READ a third time June 22, 2026

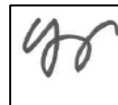
ADOPTED

Mayor

Corporate Officer

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AGENDA INFORMATION	
☒ Regular Meeting	Date: July 6, 2026
☐ Other:	Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver REPORT TO COUNCIL

June 23, 2026

Case: PLN2025-00042

File: 08.3060.20/042.25

AUTHOR: Yan Zeng, Manager of Development Planning

SUBJECT: Bylaw 8778 - Chemtrade Rezoning - 100 Amherst Avenue

RECOMMENDATION

THAT "District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)" is given THIRD reading.

REASON FOR REPORT

Council gave second reading to the bylaw on May 25, 2026, and referred it to a new Public Hearing, which was held on June 16 and 17, 2026. The minutes of the closed Public Hearing are not available at the time of report publication but will be provided to Council by addendum prior to consideration of this application.

This report provides clarification information on a question that was raised during the Public Hearing. It does not introduce new information.

CLARIFICATION INFORMATION

A question was raised during the Public Hearing regarding the drinking-water treatment supply chain, specifically whether Metro Vancouver's drinking-water treatment would be at risk if Chemtrade ceased liquid chlorine operations. Metro Vancouver's response to this question was provided during the Public Hearing.

Metro Vancouver's supplier of sodium hypochlorite, Brenntag, has the following publicly available information to share:

1. Chemtrade is a long-time supplier to Brenntag, for Brenntag's manufacture of sodium hypochlorite in their Langley facility;
2. Chemtrade's liquid chlorine and caustic soda are key feedstock to sodium hypochlorite; Through the chlor-alkali production process, chlorine and caustic soda are produced

together. Caustic soda is therefore a byproduct of liquid chlorine production, meaning it cannot be produced without also producing chlorine.

3. Chemtrade's North Vancouver facility is the closest chlor-alkali facility to Brenntag's operation in Langley and is an important local upstream source. Chemical Market Analytics identifies Chemtrade as Canada's largest listed liquid chlorine producer, with approximately 228,000 metric tonnes of chlorine capacity, representing about 45% of the listed Canadian total;
4. As already stated during the Public Hearing, alternative supply sources in Canada include Erco in Saskatchewan, Olin and Westlake in Quebec. Erco is a smaller facility. Olin and Westlake, while larger, pose significant supply risks due to time consideration and distance of transportation – long-distance rail car transportation will mean increase in delivery times, additional fleet capacity, extra logistics planning, and substantial increase in overall costs;
5. Potential sources outside Canada include the United States or Mexico. They are significantly riskier than domestic suppliers due to tariff and geopolitical uncertainty;
6. Overall, replacing Chemtrade supply would not be a simple or immediate substitution. Supply availability depends on production capacity, existing customer commitments, transportation logistics, lead times, and market conditions. Brenntag indicated that some potential alternative sources are already operating at or near capacity and may not be able to accept new customers or new orders;
7. In the event Chemtrade ceases liquid chlorine production, replacement supply would likely need to come from plants in Québec, that is, if they have the capacity to accept new orders. This is not only a significant pivot for the supply chain, which likely involves demand forecast, volume calculation and business investment, but also comes with a substantial price increase for the final product to the local municipalities here.

In addition to Brenntag's statements, the Public Hearing record includes government official communication from Premier David Eby, Ravi Kahlon, Minister of Jobs and Economic Growth, and Susie Chant, MLA for North Vancouver-Seymour.

Premier Eby's letter states that the facility is "critical for securing safe drinking water for millions of Canadians and Americans." Minister Kahlon's letter states that the facility "supplies chlorine for water treatment across approximately 70 percent of BC and Alberta" and that disruption "would materially affect local supply chains for critical inputs and pose risks to essential services, businesses, and the public." MLA Chant's letter identifies Chemtrade as "the main provider of liquid chlorine for water purification in Western Canada."

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaw 8778, Third reading (staff recommendation); or
2. Give no further readings to the Bylaw and abandon the bylaw at Second Reading.

Respectfully submitted,

Yan Zeng, Manager of Development Planning

ATTACHMENTS

1. Rezoning Bylaw 8778
2. Staff public hearing presentation
3. Applicant public hearing presentation
4. Public Hearing Minutes – June 16 and 17, 2026 *(to be provided by addendum prior to Council consideration)*

REVIEWED WITH:				
☐ Community Planning ☐ Development Planning ☐ Development Engineering ☐ Utilities ☐ Engineering Operations ☐ Parks ☐ Environment ☐ Facilities ☐ Human Resources ☐ Review and Compliance		☐ Clerk's Office ☐ Communications ☐ Finance ☐ Fire Services ☐ ITS ☐ Solicitor ☐ GIS ☐ Real Estate ☐ Bylaw Services ☐ Development Services		External Agencies: ☐ Library Board ☐ NS Health ☐ RCMP ☐ NVRC ☐ Museum & Arch. ☐ Other:

The Corporation of the District of North Vancouver

Bylaw 8778

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)”.

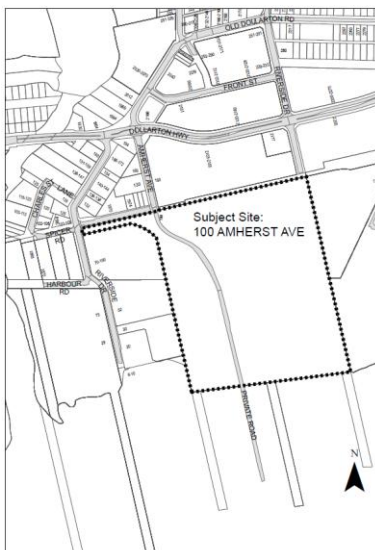
2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 403A Uses Prohibited in All Zones, (1) (f) “the manufacture of hazardous substances except:” is amended as follows:

After (i), add the following:

- (ii) for the manufacturing, processing, liquefaction, handling, storage, loading and shipping of chlorine, on the lands located at 100 Amherst Avenue identified on the plan attached hereto.



READ a first time January 12, 2026

PUBLIC HEARING held February 24, 2026 and February 25, 2026

READ a second time May 25, 2026

PUBLIC HEARING held June 16, 2026 and June 17, 2026

READ a third time

ADOPTED

Mayor

Corporate Officer

100 Amherst Avenue

Public Hearing – June 16, 2026

Application to amend the Zoning Bylaw to allow the continued use of the site for the manufacturing, processing, liquefaction, handling, storage, loading and shipping of chlorine, subject to conditions.

Rezoning Bylaw 8778





Site Context

Located In Maplewood's heavy industrial area

Summary of Key Concerns from Last Public Hearing

- Public safety
- Rail transportation related off-site risk
- Risks related to seismic & flooding
- Emergency preparedness including shelter-in-place
- Questions around alternatives to liquid chlorine
- Land use compatibility and permanence nature of the proposal

Add - New Pre-Liquefier & Condenser Tower (~80 ft)

Add - Enclosed Rail Loading Building (with EVS)

Add - EVS Waste Hypo Tank Farm

Remove - Old Cell House (unused since 2007)

Remove - 60-tonne Bulk Chlorine Tank

Keep - Rail Yard

Keep - Retaining Wall

Keep - Salt Storage

Keep - Pipe Bridge & Upgrades

District Land
Port Land

What Has Changed?

In the revised application, the applicant proposes the following key changes:

- ☐ Time-limited and conditional approval framework
- ☐ Future QRA reviews and Best Achievable Technology review
- ☐ Additional public shelter-in-place training

Lastly, the applicant provides clarifications for security, emergency preparedness, and other matters.



Revised Application: Time-Limited Approval

- ☐ Chlorine operations would be time-limited and tied to the Vancouver Fraser Port Authority lease.
- ☐ Proposed end date: earlier of December 31, 2046 or termination of the Port lease.



Revised Application: Future QRA and BAT Review Requirements

☐ **Validation QRA prior to Building Permit issuance**

- ❖ Prepared by BakerRisk based on detailed project plans and specifications.

☐ **Baseline QRA following completion of safety upgrades**

- ❖ Prior to occupancy permit or final inspection, confirming the Facility, including Chlorine Operations, as constructed meets MIACC Standards and validation QRA.

☐ **Periodic QRA reviews**

- ❖ Updated QRA 8 years after the Baseline QRA, and a further updated QRA 10 years after the Baseline QRA.

☐ **Independent Best Achievable Technology (BAT) review**

- ❖ Approximately 15 years after bylaw approval to assess whether the Facility continues to reflect BAT for risk mitigation and operational safety.

☐ **Security vulnerability assessment**

- ❖ Prepared by an independent qualified professional and provided to the District on a confidential basis.

Revised Application: Proposed Timeline



DNV Staff Response to the Revised Application: Section 219 Covenant and QRA Oversight

☐ Staff rely on professional reports such as the QRA and peer review

- BakerRisk QRA indicates a significant improvement of risk contours based on the applicant's proposed safety-oriented capital improvements.

☐ Section 219 Covenant

- Secure completion of proposed safety upgrades according to the reduced level of risks in the BakeRisk QRA.
- Secure validation QRA before Building Permit issuance.
- Secure Baseline QRA before occupancy/final inspection.
- Secure future QRA reviews after Baseline QRA is established.
- Secure related safety, reporting, review, and compliance obligations.
- Others such as additional confidential security study and commitment to fund and support public safety education

☐ Next Step

- If Council gives Third Reading, staff would begin preparing the covenant, to be fully in force prior to final adoption.



Figure 3 from BakerRisk QRA: LSIR Geographical Risk Contours

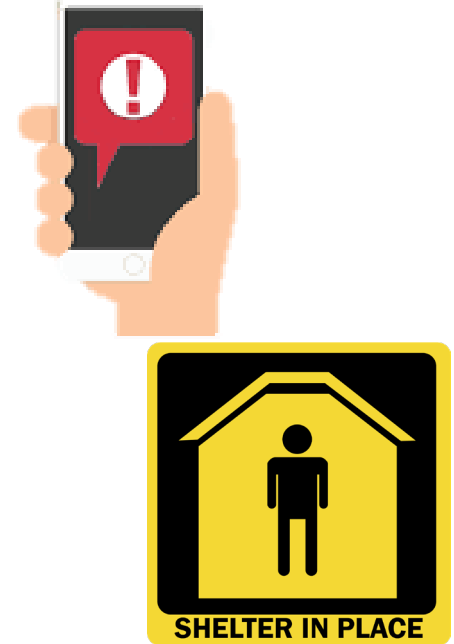
Applicant Revised Application: Emergency Preparedness and Public Education

☐ Applicant proposes a four-pronged approach:

- Educational brochure with shelter-in-place instructions
- Annual shelter-in-place training in partnership with local first responders
- Community Advisory Panel “train-the-trainer” workshops
- Emergency response and preparedness training for Tsleil-Waututh Nation

☐ Applicant also clarifies safety processes already in place:

- Continued coordination with DNVFRS and North Shore Emergency Management
- Support for the Chlorine Institute’s CHLOREP emergency response program



DNVFRS Role in a Chemtrade Emergency

DNVFRS responsibilities – life safety focus

- Initial incident assessment, scene control, and life safety
- Evacuation or shelter-in-place support and public safety coordination
- Integration with NSEM, NVCFD, RCMP, BCEHS, CANUTEC, CHLOREP, and other specialized agencies

Chemtrade responsibilities

- Facility operations, internal emergency response plan, and technical product information
- Containment, employee safety, and specialized resources such as plume modelling

Hazardous materials capability

- DNVFRS no longer maintains a technician or operations-level hazmat response capability; the role is now awareness-based
 - defensive and coordination focused (hazard recognition, isolation, exposure protection, water cooling where appropriate)
- Offensive actions (leak control, product transfer, plugging, patching, or entry into contaminated areas) require specialized responders such as NUCOR Environmental Solutions or NVCFD

Risk, Preparedness, and Key Actions

Why this matters

- Chlorine release near surrounding industrial and residential areas makes ongoing coordination and preparedness a priority
- A major chlorine release is rare, but its consequences could be significant and will quickly exceed fire department and municipal resources

If a release occurs

- Early activation of the Emergency Operations Centre (EOC), coordinated public notification, and engagement of external specialized resources
- Preparedness must extend beyond operational response to public awareness, education, and clear pre-incident communication with residents, businesses, and neighbouring industry

Key actions

- Keep emergency plans current
- Confirm public notification and shelter-in-place procedures
- Continue joint training and exercises
- Consider neighbouring industrial operations and cascading risks
- Identify any staffing or funding support required to sustain this work

Chemtrade Touchpoints: Training & Inspections

Training

- **2026** – Chemtrade ERT attended SCBA and extrication training at the Maplewood Fire Facility with DNVFRS instructors, four times (Jan 13, Jan 23, Feb 10, Mar 16).
- **2025** – DNVFRS Training Captains and Technical Rescue instructors completed an on-site rescue assessment for the chlorine line repair project.
- **2024** – 40 firefighters (engine crews) toured several areas of operation, including the chlorine loading rack, reviewing plant staff and CHLOREP response capability and the support needed in the event of a release.
- COVID limited regular training through 2022; joint activities have been resumed since.

Inspections

Our inspectors were on site at least once a year.

- **2021 – 3:** Inspection 3/11/2021, plus two follow-ups.
- **2022 – 2:** Inspections
- **2023 – 1:** Reinspection
- **2024 – 1:** Updated the preplan.
- **2025 – 2:** Inspection 2/28/2025
- **2026 – 2:** Reinspection 6/8/2026; Inspection 6/9/2026.

Chemtrade Touchpoints: Incidents (2021–2025)

Year	Total Incidents	Breakdown by Call Type
2021	2	Fire Miscellaneous
2022	3	Alarms Ringing ×1, Medical Aid ×1, Public Assistance ×1
2023	9	Structure Fire ×1, Alarms Ringing ×6, Medical Aid × 2
2024	5	Alarms Ringing ×4, Medical Aid ×1
2025	7	Structure Fire ×1, Alarms Ringing ×3, Medical Aid × 3

26 incidents recorded across five years (2021–2025); most were alarm activations and medical aid calls, not chlorine releases.

NSEM Response: Emergency response procedures

- ✓ Established NSEM–Chemtrade emergency response procedures are in place
- ✓ Chemtrade’s designated technical representative confirms the incident level and provides technical information to support public safety messaging
- ✓ NSEM uses this information to coordinate public notifications (including Alertable) and response coordination with emergency partners as required
- ✓ Where protective action is required, Shelter-in-Place instructions are included in public messaging

Public Hearing Records

- Full Public Hearing package available to Council and the public
- Includes staff reports, technical studies, QRA/peer review, referral comments, and public input
- Consolidated Q&A prepared for questions received after the February Public Hearing

Rezoning Bylaw 8778

Staff

- Dan Millburn, GM, Planning, Properties & Permits
- Mike Danks, Fire Chief
- Gunter Kramer, Deputy Fire Chief
- Yan Zeng, Manager, Development Planning

Vancouver Fraser Port Authority

- Shaun Govender, Director, Government and Stakeholder Relations
- Claudia Leung, Manager, Real Estate

Applicant Team

- Alan Robinson, Group Vice President Commercial
- Blair Hetherington, Emergency Response System Manager
- Dr. J. Kelly Thomas, Ph.D., Vice President & Blast Effects Section Manager, BakerRisk

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**Securing safe drinking water for Canadians
and reducing potential risk to the community**

Our rezoning application – what has changed?

Unchanged commitments:

- Reduce liquid chlorine storage onsite
- All rail loading activities in a sealed building with air scrubbing
- Install seismically activated safety shutoff valves
- Continued engagement with local first responders, the community, Council, and First Nations



No change

Added commitments & opportunity for oversight:

- **Time-limit on permitted industrial uses:** Aligned to Port Lease timing
- **Enforceable conditions governing continued operations, reporting, and compliance of our facility:**
 - Reviews of site safety measures
 - *Development/partnership for shelter in place education and training*
- **Mandatory QRA update, with review by the District, following the completion of safety improvements** and other defined milestones : 2038
- **Independent Best Achievable Technology (BAT) review at defined milestone**, to be completed by a qualified third-party engineering firm

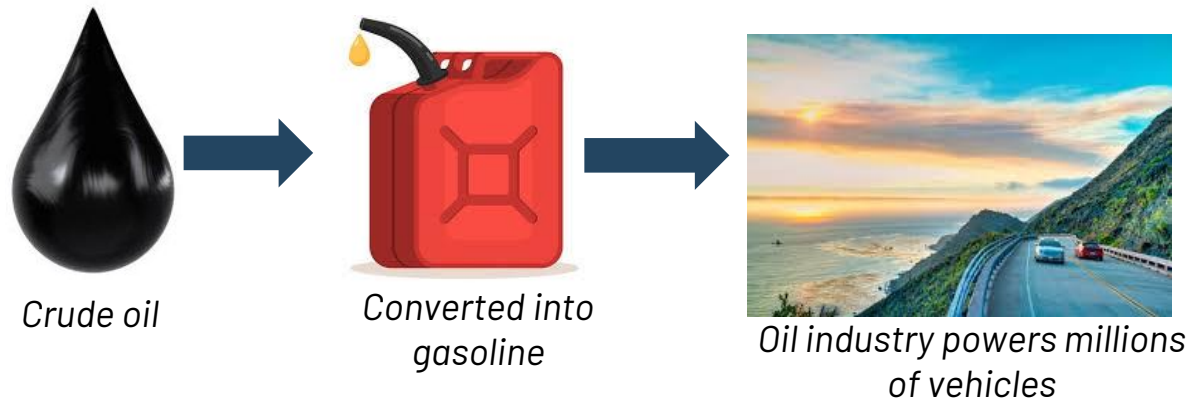


New Commitments

Summary of what you've heard so far

- **Operating safely for almost 70 years**
- Safety improvements will **significantly improve the safety of the community and reduce potential risk**
- **Rail is the safest way to ship liquid chlorine and is strictly regulated and monitored by Transport Canada**
- Chemtrade supplies liquid chlorine to **treat 70 per cent of the drinking water in BC and Alberta**
- Chlorine is the critical disinfectant in bleach – **you need chlorine to produce bleach**
- Our facility's products are critical to **drinking water, the energy sector, pulp and paper, manufacturing, technology and innovation, and the mining sector in Canada**
- 118 direct, full-time employees with annual **payroll of over \$24.5 million**
- We inject over **\$150 million into the BC and Canadian economy** through spending with suppliers, contractors, and businesses
- In 2025, Chemtrade paid the District of North Vancouver over **\$6.7 million in taxes and fees**

Chlorine is critical to the safety of drinking water



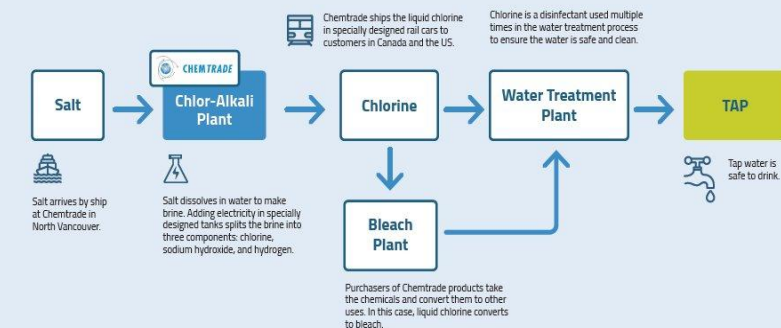
Consistency in messaging



Above: Aug 2024 CBC coverage of rail strike – explaining the process of **moving our chlorine to bleach producers** for water treatment
<https://www.youtube.com/watch?v=rTmspGjr5X0>

Below: information shared on our website and all public engagements

Safe drinking water starts at Chemtrade



Why Chlorine is the important factor in water protection

- **Water chlorination** is the process of adding chlorine or chlorine compounds, such as sodium hypochlorite (bleach), to water.
- **Chlorination is used to prevent cholera, dysentery, and typhoid.**
- You can include other treatment options, like filtration, UV, and Ozone **but you still need chlorination (the chlorine in the bleach) to provide safe drinking water throughout the distribution (Metro Vancouver document to right clarifies this)**

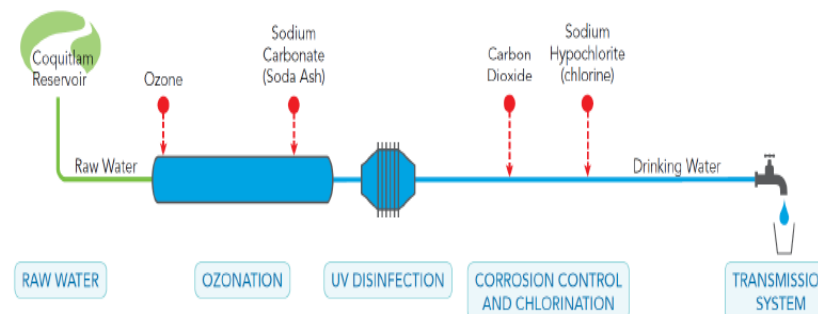
2.1.3. Chlorination

Chlorination is used for disinfection at the SCFP, as well as at downstream secondary disinfection stations to minimize bacterial regrowth in the GVWD transmission and GVWD supplied distribution systems. Chlorination provides 4-log virus inactivation with liquid sodium hypochlorite. The chlorination system was operational 100% of the time in 2025.

2.2. Coquitlam Water Treatment Plant

The CWTP treats Coquitlam source water using multiple disinfection barriers, specifically, ozone, UV and chlorine, and provides corrosion control as shown in Figure 7. The Coquitlam source water is not filtered. Ozone contact is achieved in a stainless steel contactor water main that connects the Ozonation facility with the Corrosion Control and Chlorination facility. The primary function of ozone is to improve the ultraviolet transmittance (UVT) of the water to improve its clarity for subsequent UV light treatment and oxidize organic precursors responsible for the formation of disinfection by-products (DBPs) following chlorination.

Figure 7: Coquitlam Water Treatment Plant Treatment Process



BENEFITS OF ULTRAVIOLET LIGHT
Chlorine has been successfully used in drinking water treatment for decades. However, there are chlorine-resistant organisms, such as *Cryptosporidium* and *Giardia*, which are harmful to humans.

Ultraviolet light is highly effective at treating these chlorine-resistant micro-organisms and produces no disinfection by-products.

UV light, which is invisible to the human eye, provides rapid, effective inactivation of micro-organisms through a physical process.

Ultraviolet light also has the benefit of not altering the taste, colour or odour of water.

ULTRAVIOLET, OZONE AND CHLORINATION DISINFECTION PROCESSES

Water from the Coquitlam Reservoir is pre-treated by the existing ozonation system before it enters the Coquitlam UV Disinfection Facility. Ozone, a form of oxygen, helps remove micro-organisms from the water, improves water quality and reduces disinfection by-products. Ozone also helps to improve water clarity, which increases the efficiency of the subsequent ultraviolet process. The result is less energy use and a smaller sized UV plant.

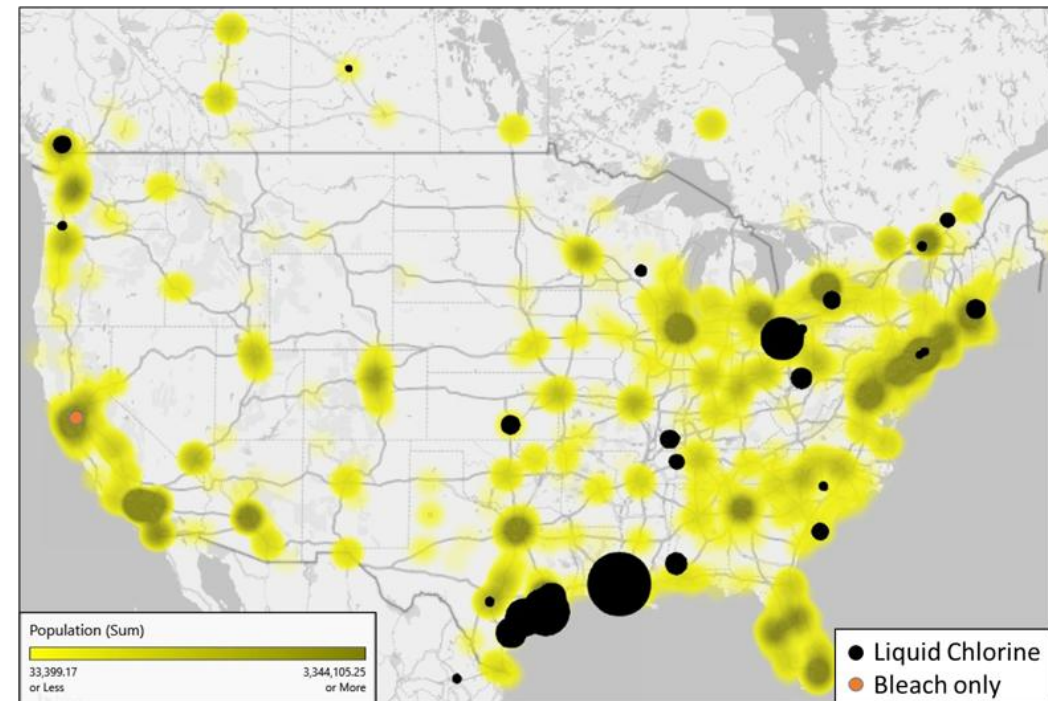
The water is directed into eight ultraviolet units, each containing 40 ultraviolet lamps enclosed in protective sleeves. As water flows through the units, ultraviolet light emitted from the lamps passes through the water, killing the micro-organisms. As a result, the water will be safer without additional chemicals being added at the treatment plant. Lastly, chlorine is added as a disinfectant to safeguard the water from bacterial regrowth in the water distribution system.

The products made here support Canadian industry

Over 60% of plant's production stays in Canada for critical industries like drinking water, the energy sector, pulp and paper, technology and innovation, and mining

- About 10 per cent of the liquid chlorine we produce stays in Canada
 - *Treats 70 per cent of the drinking water in BC and Alberta*
 - *Largest producer of liquid chlorine in Canada*
- Chlorine demand for drinking water treatment is a function of population:
 - **Canada:** **41.6 million** (*Stats Can*)
 - **BC and Alberta:** **10.7 million** (*Stats Can*)
 - **State of California:** **39.3 million** (*U.S. Census*)
- 90% of the liquid chlorine we produce exports to US - which is based on demand
- **Local value: rail strike emergency rail released for Metro Vancouver**

Water treatment demand vs. chlorine production locations



- *Black/orange circles represent chlorine production sites and size of capacity*
- *Yellow to grey heat map represents population density (drinking water consumption)*

Understanding the full impact across Canada

Caustic soda and hydrochloric acid have critical roles in supporting key industries in Canada like **the energy sector (oil and gas), pulp and paper, mining manufacturing and technology and innovation (renewable battery production)**

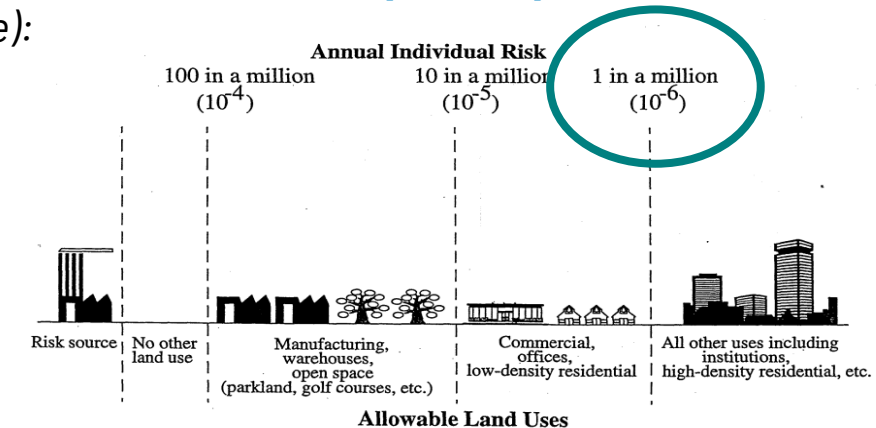
- **Caustic Soda (Sodium Hydroxide)** is used in the **pulp and paper industry**
 - ~90 per cent of our caustic soda stays in Canada
 - Alternate source: today is Asia (50% Asian import/50% Chemtrade)
- **Hydrochloric Acid (HCl)** is used in **water treatment** and the **mining industry**, but the majority of our HCL is used by Canada's **energy sector (oil and gas)**.
 - The majority of our HCl production stays in Canada
 - Alternate source: could be Canada if investments were made (pulls from any chlorine production), or likely US



Understanding risk

- Chemtrade's operations and the operations involving rail movement of hazardous materials are designed with multiple layers of prevention, monitoring, and emergency response
- When the industry or regulators assess risk, both the potential **likelihood** and **severity** of events are considered
- Likelihood of serious industrial accident at Chemtrade is low due to the focus on prevention and the highly regulated nature of Chemtrade's industrial operations
- Context for individual risk in Canada:**
 - Intersection of Spicer Road & Amherst Ave. (if you don't shelter or evacuate):*
 - 0.0001% chance of fatality per year
 - Motor vehicle accident:*
 - 0.004% chance of fatality per year (40X higher)
 - Food poisoning:*
 - 0.0006% (6X higher)
 - Aircraft accident:*
 - 0.00009% (similar)
- We are not aware of any recorded deaths in Canada from accidental liquid chlorine releases from rail cars, including the 1979 Mississauga derailment**

Major Industrial Accidents Council of Canada (MIACC) Guidelines



Developing the QRA – what was included?

- **Updated QRA performed by BakerRisk & peer reviewed by Risktec**
 - Both qualified to perform industrial facility QRAs
 - Both concluded Chemtrade's planned upgrades will significantly reduce risk
- **Included in Chemtrade's QRA**
 - **Releases due to a range of causes** (e.g., human error, mechanical failure, external events, etc.)
 - **Railcar releases** included as hazard scenarios, both loading and in rail yard
 - **Seismic events** - Design per British Columbia Building Code (peak ground acceleration for once per 2,500 year event) and incorporate additional recommendations (e.g., automatic isolation valves)
- **Including loaded railcars, or rail cars in transit, in a QRA is above and beyond normal approach adopted by industry**
 - **Chemtrade directed that railcars stored onsite be included in the risk analysis.**
 - Provides direct comparison with 2006 QRA, as updated review completed using older model rail cars (not next gen)
 - **Rail cars in transit are under the jurisdiction of Transport Canada**



Chemtrade's emergency response process

- **Chemtrade works closely with local first responders, including Northshore Emergency Management (NSEM)**
 - *Annual safety drills and tabletop exercises*
 - *Emergency response plans shared and are part of the Alertable notification system*
 - *If an incident occurred, we would immediately notify NSEM and first responders and activate the Alertable system to ensure area residents received timely information on how to properly respond*
- **Working with both the District of North Vancouver Fire Department and the Tsleil Waututh Nation Community Safety Officer to understand existing safety training programs, and how Chemtrade can support or augment** to ensure there is broad understanding within the community of what to do if a shelter-in-place were to be ordered. Options include:
 - *Chemtrade provided or supported training*
 - *Videos available on DNV FD website, Chemtrade website, potentially other industrial manufacturers' websites*
 - *Information mailed to nearby addresses with regular cadence*
 - *Shelter in place booths at Chemtrade community day and FD Pumpkin Drop*
 - *Support for community resources*
- **We have strict safety protocols in place that start with production and continue through to our products being delivered**
 - *We follow all regulatory protocols and processes to ensure the safety of our operations at site, but this extends through to the shipment of our products – whether that be by rail, transport trailer or vessel*

Emergency preparedness, real life example



On June 3, 2026, **a third-party bulk truck carrier delivered aluminum sulphate (alum) from Chemtrade's Toledo facility, to the Akron Water Plant in Kent, Ohio**

- Alum was mistakenly unloaded into **a bleach tank (sodium hypochlorite)**. The alum and bleach reacted, resulting in the release of **chlorine gas**.
- Local first responders responded and a call was placed to Chemtrade's ER line:
 - The Kent Fire department looked to Chemtrade to supply information on the chemical reaction as well as some response tactics. To support the response, Chemtrade dispatched our Emergency Response contractor (Specialized Response Solutions - SRS)
- A shelter-in-place order for a half-mile radius was implemented and rescinded that evening.
- **SRS worked closely with Chemtrade, the City of Akron and local first responders, to stop the release of chlorine gas, and to complete the incident clean up**
- Drinking water supply was not impacted throughout the incident
- Three people hospitalized as precaution and released within hours
- **Throughout the incident – Chemtrade remained committed to the safety of the public, on-site personnel and the emergency responders, as well as supporting the overall response.**



Analysts and others say we can continue to operate without liquid chlorine

- Banks are stating we could continue to operate without liquid chlorine, with financial impacts ranging between **\$0-\$225 million**
 - Extremely broad range
 - Estimates from 3rd party analysts – **not from Chemtrade**
 - Analysts study trends and markets, and cover all businesses and industries ranging from auto repair, to retail shopping, to the chemical industry
 - Assumptions require three specific technology investments at our site, and all three would need to be economically feasible and actionable.
- "Other bleach only business models work" so Chemtrade can do it too
 - Other bleach only models aren't running a world scale Chloralkali plant
 - K2 is – and sits in the heart of California, which has the population density to support – Chemtrade doesn't



What have we heard from the community and others?

NorthShore News Poll as of June 16, 2026 *Over 60% in favor of a rezone for Chemtrade*

Poll results:

What do you think of DNV's decision to reject Chemtrade's chlorine proposal?

[View related story](#)

2224 total votes Added Apr 17, 2026 4:53 PM

I agree with council's decision to reject the proposal. The safety concerns are too great to ignore. An incident there could be catastrophic. 572 votes 25.72%



I'm not sure. I see both sides of the argument. 313 votes 14.07%



I don't support council's decision. Chemtrade has been a good corporate citizen for many years, was set to make safety upgrades, and the chlorine produced is important for the Canadian supply chain. 1339 votes 60.21%



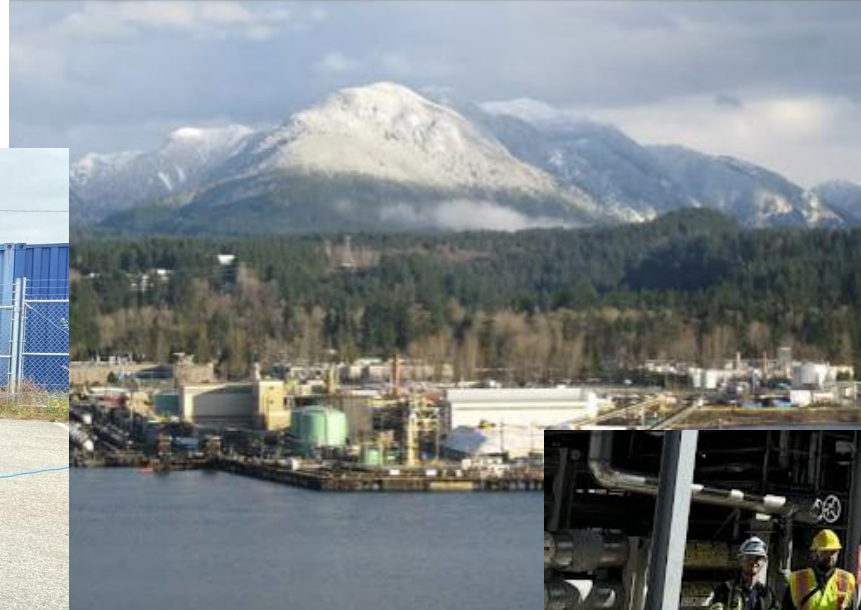
Letters in support of Chemtrade's ongoing operation received from:

- Premier Eby, *Government of BC*
- Federal Pacific Caucus
- Minister Ravi Kahlon, *Minister of Jobs and Economic Growth*
- MLA Susie Chant
- Vancouver Fraser Port Authority
- Area residents
- North Vancouver Chamber of Commerce
- City of Kelowna
- City of Fort St. John
- Unifor – *union representing our employees*
- Chemtrade customers *who rely on our products*
- Industry associations



Chemtrade
Published by Adam Schwartz
July 31, 2024

Chemtrade's site has operated safely in North Vancouver for more than 65 years. Learn more about our facility and our critical role in keeping Canada's drinking water supply safe.



Summary

The growing importance of all of our products

- Since 2024, we have seen a significant shift in our relationship with trading partners, and there is a growing priority from governments of all levels to secure Canadian production and supply chains for products critical for Canadian health or that play a role in supporting Canadian supply chains.
- Along with chlorine, Chemtrade also produces caustic soda and hydrochloric acid (HCL) – which have a critical role to play in supporting industries in Canada that will be key to Canada's economic independence, like the energy sector (oil and gas), technology and innovation (renewable batteries), pulp and paper, and manufacturing.
 - *Over 60 per cent of our facility's capacity stays in Canada, supporting both access to safe drinking water and Canadian industries and supply chains.*
 - *Alternate sources for our products would likely be US or potentially Canada for chlorine, Asia for caustic soda, and the US for HCL – making Canada dependent on trading partners for products critical to Canadian health and significant supply chains*

In 2020 we saw what can happen when our trading partners shut off supply. Growing geopolitical uncertainty makes it critical that we secure our own domestic supply of products that have a role to play in supporting overall health and supply chain.



**TRADE AND INVEST
BRITISH COLUMBIA**



**invest
IN
CANADA**

Questions



**BETTER RISK MANAGEMENT
STARTS HERE**

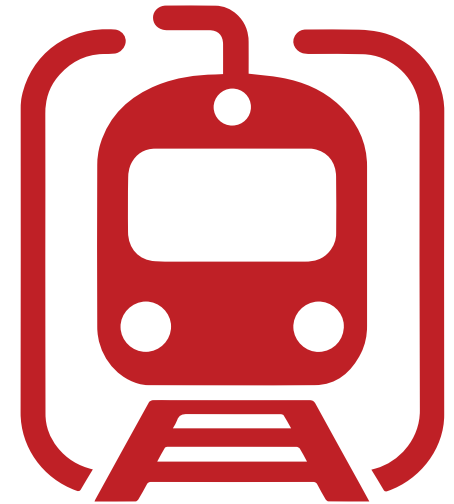


DNV Council Hearing

• J. Kelly Thomas, Ph.D.

RAIL CAR RELEASES

- **Chlorine release from railcars stored in railyard could be caused by a collision, impact, or mechanical failure**
 - Up to 32 full rail cars may be in the railyard
 - Empty rail car could have residual inventory, but expect that release would be gas-phase, and hence not a significant risk contributor
 - Railcar derailment often does not result in a release
 - Derailment history (2015 – 2024) indicates material released from damaged or derailed car carrying hazardous material in approximately 2% of incidents
 - *US Department of Transportation study*
 - Hazardous material railcars are inspected regularly for mechanical issues.
 - Chlorine railcars have connections only on car top, guarded by a protective dome
 - Release rate employed in QRA did not credit enhanced safety features required in newer rail cars



EARTHQUAKE IMPACTS

- **Plant process structures designed per 2024 British Columbia Building Code**
 - Seismic event with frequency once per 2,500 years
 - Seismic failure generally associated with piping, and is addressed through design, engineering, and a thorough inspection program
 - Piping and equipment handling liquid chlorine housed within building built to BC Building Code
 - Selected chlorine piping is double walled, with purge and gas detection in annular space between inner and outer pipe
 - Additional layer of protection to be provided by automatic isolation valves
- **Expected impact on railcars**
 - Require greater than design basis earthquake to displace railcar
 - Railcar displacement similar to a low-speed derailment, which has a low probability of causing a release
 - Access opening only on top of rail car, guarded by a protective dome
 - Historical data indicates low likelihood of material release





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Public Hearing Report - June 16 and 17, 2026

Materials to be circulated via agenda addendum.

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AGENDA INFORMATION

☒ Regular Meeting

Date: July 6, 2026

☐ Other:

Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

June 2, 2026

Case: PLN2024-00050

File: 08.3060.20/050.24

AUTHOR: Jon Maselli, Development Planner
**SUBJECT: Bylaw 8771 – Rezoning for a Six-Unit Townhouse Development at
873 Premier Street**
RECOMMENDATION

THAT the “District of North Vancouver Rezoning Bylaw 1461 (Bylaw 8771)” is given FIRST, SECOND, and THIRD readings.

REASON FOR REPORT

Implementation of the proposed project requires Council’s consideration of Bylaw 8771 to rezone the subject property **(Attachment 1)**. A Development Permit would be forwarded to Council for consideration if the rezoning proceeds.

SUMMARY

Brody Properties Ltd. has applied to redevelop an existing detached residential lot at 873 Premier Street as a six-unit townhouse development consisting of two three-storey buildings.

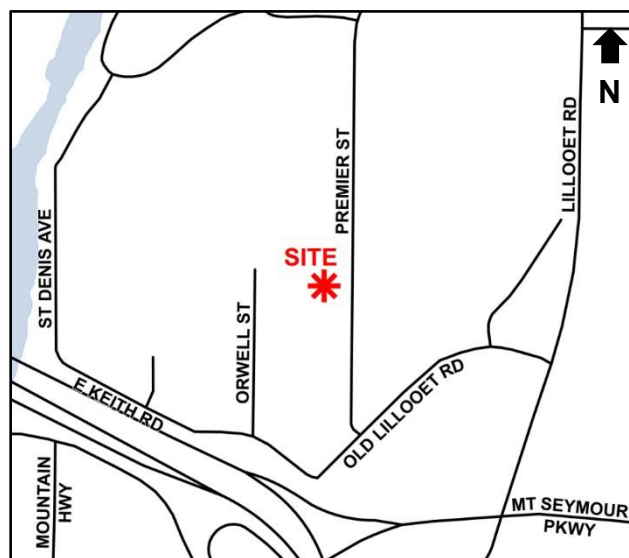


Figure 1: Site Location

BACKGROUND

Site and Surrounding Area

The site is approximately 1,022 m² (11,000 sq. ft.) in size and is located on the west side of Premier Street, north of Old Lillooet Road, in the Lynnmour/Inter-River neighbourhood. Surrounding properties include recent townhouse developments of similar layout, height, and density to the north, west, and south. Across Premier Street to the east is Edgewater Estates, a townhouse and apartment residential development built in the 1960s.

The townhouse development immediately adjacent to the west and south of the site is “Continuum” at 856 Orwell Street, a 23-unit townhouse complex also developed by Brody Properties Ltd. and completed in 2020. The Continuum rezoning (Bylaw 8197) anticipated future redevelopment of this site, and an access easement (CA6472575) was registered at that time to provide vehicle access to 873 Premier Street through the Continuum site. The current proposal has been designed to function as an extension of the Continuum development in terms of architectural and landscape design, site layout, and vehicle access.



Figure 2: Site Aerial



Figure 3: Existing Site Context (View Facing West From Premier Street, May 2022 Imagery)

POLICY ALIGNMENT

Official Community Plan

The Official Community Plan (OCP) designates the site as RES Level 3: Attached Residential which envisions attached row houses at a density of up to approximately 0.8 Floor Space Ratio (FSR). The proposal is consistent with the OCP designation.

Targeted OCP Review 2021-2030

The project has been reviewed against the Targeted OCP Review Action Plan ([Action Plan](#)) and addresses the following “Priority Actions”:



Figure 4: OCP Context Map

Priority Action #5: Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres.

The proposal includes family-sized housing units in an area close to schools, parks, and other amenities.

Priority Action #8: Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency.

The proposed buildings will be built to Step 4 of the BC Energy Step Code with Emissions Level 3.

Zoning

The subject property is currently zoned RS3 (Single-Family Residential 7200 Zone). Rezoning is required to accommodate the project and Bylaw 8771 proposes to create a new Comprehensive Development Zone 160 (CD160) tailored to this project. The proposed CD160 zone prescribes permitted uses and zoning provisions such as a maximum density of 817.5 m² (8,800 sq. ft.), a maximum of six dwelling units, a maximum building height, setbacks, and parking requirements.

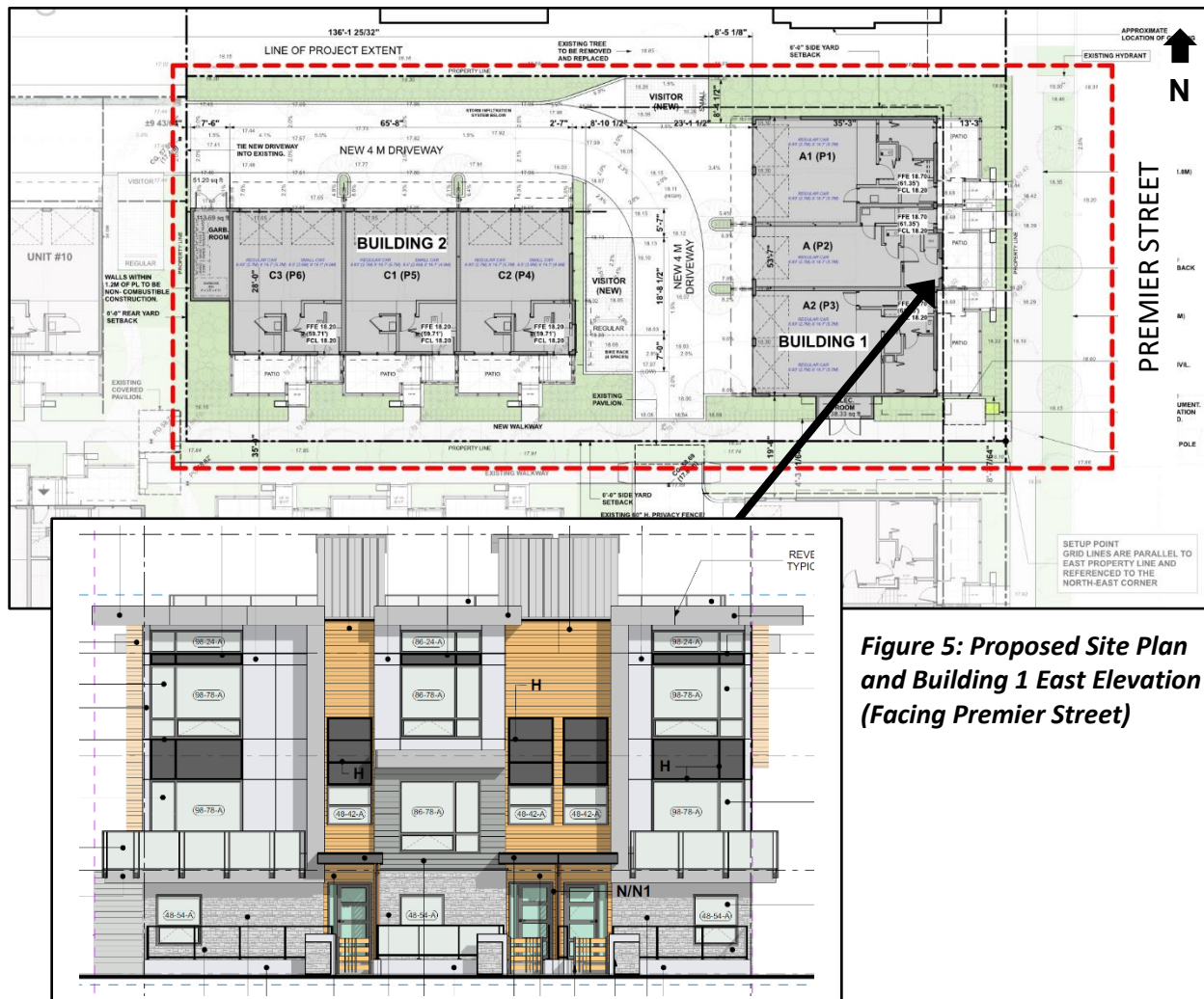
ANALYSIS

Site Plan and Project Description

The project consists of six ground-oriented townhouse units in two three-storey buildings with a total floor area of approximately 817.5 m² (8,800 sq. ft.). Building 1 fronts Premier Street and contains three units. Building 2 is located to the west and contains three units. The units are a

mix of two-bedroom, three-bedroom, and four-bedroom layouts ranging in size from approximately 157 m² (1,695 sq. ft.) to 208 m² (2,243 sq. ft.). Each unit includes a private attached garage, a private entrance at grade, and private outdoor space including a rooftop deck.

The buildings have a contemporary flat-roofed design consistent with the adjacent Continuum development. The building design has been informed by the flood construction level requirements of the Creek Hazard Development Permit Area, which requires living spaces to be elevated above the potential flood level. The proposed three-storey massing is consistent with the height and form of adjacent townhouse developments.



Development Permits

The site is currently in the following Development Permit Area(s):

- Form and Character of Ground-Oriented Housing;
- Energy and Water Conservation and Greenhouse Gas Emission Reduction; and
- Protection of Development from Hazardous Conditions - Creek Hazard.

The site is within the Lynn Creek flood plain as identified in the Lynnmour/Inter-River Local Plan, which requires new development in this area to be constructed to flood construction levels and to address flood protection and drainage measures as a condition of redevelopment. A Flood Hazard Assessment Report and a subsequent review memo have been prepared by Northwest Hydraulic Consultants Ltd. in support of the application, and flood hazard protection requirements will be secured by covenant.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed through the rezoning process.

Advisory Design Panel

Given the scope of the proposed development and its consistency with the existing pattern of multifamily development in the immediate area, the application was not required to be considered by the Advisory Design Panel.

Landscaping

A conceptual landscape plan has been submitted with the rezoning application. The proposed landscaping concentrates plantings along the site perimeters to provide buffering to adjacent properties, with additional landscaping distributed throughout the site to delineate private spaces. Three new street trees are proposed within the District boulevard area along the Premier Street frontage.

Should the rezoning proposal proceed, a more detailed review of landscape issues will be included in the development permit report.

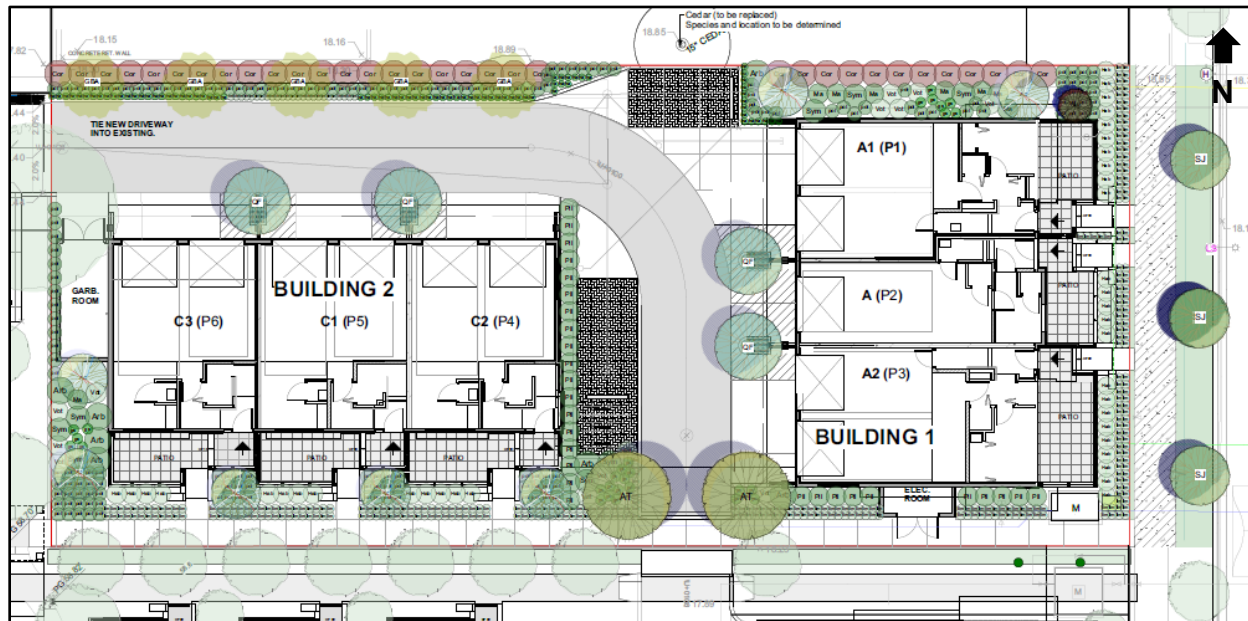


Figure 6: Proposed Landscape Plan

Accessibility

The Accessible Design Policy for Multifamily Housing aims for approximately 15% of units in ground-oriented multifamily developments to include Basic Accessible Design features, recognizing this may not be feasible for all projects. For this six-unit development, the policy target would be approximately one unit.

Due to the townhouse building form and flood construction level requirements, all units have stairs. The applicant has reviewed the policy and has integrated individual Basic Accessible Design features where feasible.

Vehicle Parking and Access

Vehicle access to the site is from Orwell Street to the west (see yellow arrow in image below), through the adjacent Continuum townhouse complex. As part of the Continuum rezoning (Bylaw 8197), an access easement agreement (CA6472575) was registered to provide vehicle access to this site. This shared access arrangement maintains the strong street presence established by the Continuum development along Premier Street.

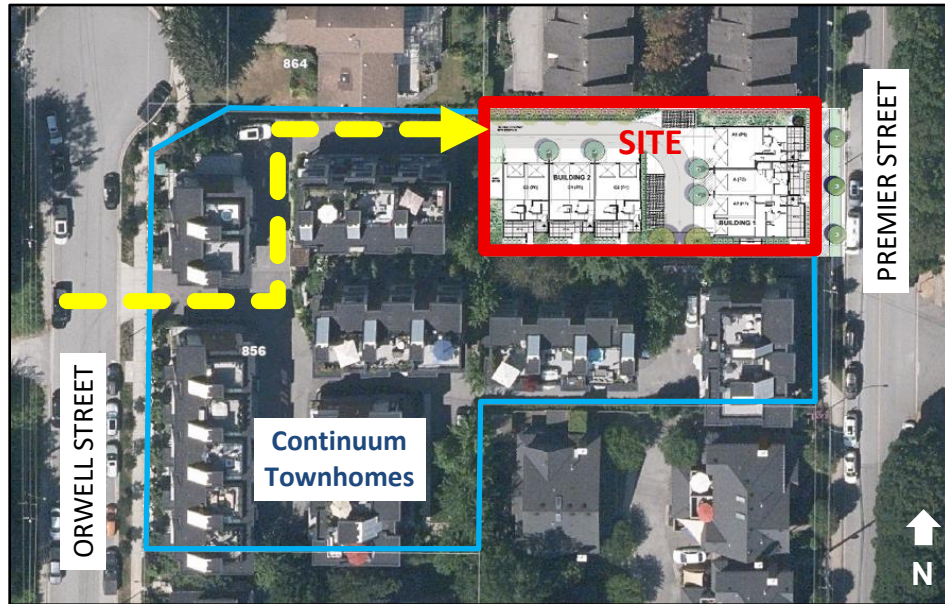


Figure 7: Vehicle Parking and Access

All residential parking is proposed at grade within attached garages for each townhouse unit. Visitor parking is provided in designated surface stalls. The total amount of parking provided complies with Zoning Bylaw requirements and is broken down as follows:

Parking	Stalls per Residential Unit	Total Stalls
Residential	1.83	11
Residential Visitor	0.33	2
Total		13

All resident parking spaces will have access to a Level 2 EV charging outlet in accordance with the District's *Electric Vehicle Charging Infrastructure Policy*.

Bicycle Parking

The proposal complies with the District's *Bicycle Parking and End-of-Trip Facilities Policy* and provides the following number of bicycle parking stalls, which will be secured in the proposed CD160 zone:

	Class 1 (Long Term) – Secure Bicycle Storage	Class 2 (Short Term) – Bicycle Storage	Total
Residential	12	4	16

Overall, the bicycle parking proposed, along with the site's proximity to transit service, will support alternate transportation options for residents and visitors to the project.

Off-site improvements

The application includes street frontage improvements along Premier Street with street tree plantings, sidewalk upgrades, and curb, gutter, and paving improvements. Off-site civil works also include upgrades to the sanitary sewer main and water main along the site frontage and adjacent portions of Premier Street.

The full scope and value of required off-site construction will be determined through the detailed design work at the Building Permit stage and secured through an Engineering Services Agreement.

The project will also pay Development Cost Charges (DCCs) at the applicable rate at the date of Building Permit issuance should the rezoning be successful.

Community Amenity Contribution

For any application seeking a density increase through rezoning, the District's *Community Amenity Contribution (CAC) Policy* outlines expectations for voluntary contribution of community amenities. The policy recommends a target rate for CAC for this site. Based on the target rate, the applicant has offered approximately \$33,496 in cash contribution. This contribution will be secured through the development covenant. It is anticipated that the CACs from this development will be directed toward the affordable housing fund; park and trail improvements; public art; or other public realm infrastructure improvements in and around the Lynnmour area, as determined by Council through the annual capital budget process.

Financial Implications

The project will contribute the following:

- Off-site works, the scope and value of which will be determined through the detailed design work at the Building Permit stage;
- DCCs currently estimated at approximately \$337,374 based on current rates for DNV, Metro Vancouver, and TransLink (applicable rates at the date of Building Permit issuance would apply); and
- CACs of approximately \$33,496.

Concurrence

The project has been reviewed by staff from the Environment, Building and Permits, Legal, Engineering, Community Planning, Urban Design, Transportation, Parks, and Fire departments.

The District of North Vancouver Rezoning Bylaw 8771 affects land lying within 800 metres of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Transit (MOTT) will be required after third reading of the bylaw and prior to bylaw adoption.

Construction Traffic Management Plan

The site is located in the Lynnmour/Inter-River neighbourhood. Recent nearby project approvals include a six-storey affordable rental building at the intersection of Old Lillooet Road and Lillooet Road.

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a draft Construction Traffic Management Plan (CTMP) as a condition of a Development Permit. The CTMP is required to be approved by the District prior to issuance of a Building Permit.

In particular, the Construction Traffic Management Plan must:

- Provide safe passage for pedestrians, cyclists, and vehicle traffic;
- Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);
- Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
- Provide a point of contact for all calls and concerns;
- Provide a sequence and schedule of construction activities;
- Identify methods of sharing construction schedule with other developments in the area;
- Ascertain a location for truck marshalling;
- Address silt/dust control and cleaning up from adjacent streets;
- Provide a plan for litter clean-up and street sweeping adjacent to site; and,
- Include a communication plan to notify surrounding businesses and residents.

Public Input

The applicant held a virtual Public Information Meeting from April 28 to May 9, 2025. Notices were distributed to neighbours in accordance with the District's policy on *Non-Statutory Public Consultation for Development Applications*. One sign was placed on the property to notify passersby of the meeting, and advertisements were placed in the North Shore News. A webpage was established for this project on the District's website.

Seventeen online responses were received from eight respondents, as well as one additional email. Public input identified the following themes:

- Loss of potential habitat and biodiversity through the removal of on-site trees;
- Access concerns regarding the use of the existing Continuum townhouse complex for vehicle access from Orwell Street;
- Safety concerns associated with the existing east-west pedestrian connection;
- Questions regarding strata amalgamation and shared services such as snow removal, utilities, and waste collection; and
- Concerns with the proposed density.

A summary of public input is attached as Attachment 2.

Response to Public Input

The applicant has provided the following responses to the public input received:

- In response to the concerns regarding tree removal, new plantings of trees, shrubs, and groundcover are proposed to replace existing vegetation and provide buffering to neighbouring properties.
- The vehicle access arrangement through the Continuum site was anticipated during the Continuum rezoning and secured through a registered access easement (CA6472575).
- The existing east-west pedestrian walkway will be preserved.
- The two developments will operate as separate strata corporations, with shared access governed by the terms of the registered easement.
- The proposed density is consistent with the OCP designation for the site and the existing form of development on the surrounding properties.

Implementation

Implementation of this project will require a rezoning as well as issuance of a development permit and registration of legal agreements.

In accordance with Section 464 of the *Local Government Act*, a Public Hearing is prohibited. Notice of First, Second, and Third readings will be mailed to properties within 100 metres of the site, and written submissions received by the District will be provided to Council for consideration.

Bylaw 8771 (Attachment 1) rezones the subject site from RS3 to a new Comprehensive Development Zone 160 (CD160) which:

- establishes the permitted residential uses;
- allows home occupations as an accessory use;

- establishes the maximum permitted floor area on the site;
- establishes setback and building height regulations; and
- establishes parking regulations specific to this project.

A legal framework will be required to support the project. It is anticipated that a development covenant will be used to secure items such as the general form and layout of project, the CAC, and details of off-site servicing. Additional legal documents anticipated for the project include:

- Flood Hazard Covenant
- Stormwater Management Covenant; and
- Engineering Servicing Agreement.

CONCLUSION

This proposal is consistent with OCP and would assist in the delivery of ground-oriented family-sized housing units that are consistent with adjacent developments in the Lynnmour/Inter-River neighbourhood. The rezoning proposal is now ready for Council's consideration.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaw 8771 First, Second, and Third Readings (staff recommendation);
2. Refer the project back to staff for further consideration; or
3. Abandon the bylaw at First Reading.

Respectfully submitted,



Jon Maselli
Development Planner

ATTACHMENTS

1. Bylaw 8771 – Zoning Amendment Bylaw
2. Summary of Public Input
3. Architectural and Landscape Plans

REVIEWED WITH:		
☐ Community Planning	_____	☐ Clerk's Office
☐ Development Planning	_____	☐ Communications
☐ Development Engineering	_____	☐ Finance
☐ Utilities	_____	☐ Fire Services
☐ Engineering Operations	_____	☐ ITS
☐ Parks	_____	☐ Solicitor
☐ Environment	_____	☐ GIS
☐ Facilities	_____	☐ Real Estate
☐ Human Resources	_____	☐ Bylaw Services
☐ Review and Compliance	_____	☐ Planning
		External Agencies:
		☐ Library Board
		☐ NS Health
		☐ RCMP
		☐ NVRC
		☐ Museum & Arch.
		☐ Other:

The Corporation of the District of North Vancouver

Bylaw 8771

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1461 (Bylaw 8771)”.

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 2A Definitions is amended by adding CD160 to the list of Zones that Part 2A applies to.
- b) Section 301(2) by inserting the following zoning designation:

“Comprehensive Development Zone 160 CD160”

- c) Part 4B Comprehensive Development Zone Regulations by inserting the following:

“4B 160 Comprehensive Development Zone 160 CD160

The CD160 Zone is applied to:

- i) LOT 22 BLOCK 3 DISTRICT LOT 612 PLAN 2377 (PID: 013-832-671)

4B 160 – 1 Intent

The purpose of CD160 Zone is to permit a ground-oriented, multi-family residential development.

4B 160 – 2 Permitted Uses

The following *principal* uses shall be permitted in the CD160 Zone:

- a) Uses Permitted Without Conditions:

Not applicable.

b) Conditional Uses:

The following *principal uses* are permitted when the conditions outlined in Section 4B 160 – 3 Conditions of Use are met:

i) *Residential use.*

4B 160 – 3 Conditions of Use

a) ***Residential use:*** *Residential use* is only permitted when the following conditions are met:

- i) Each *dwelling unit* has access to private or semi-private outdoor space;
- ii) Each *dwelling unit* has exclusive access to a private garage space; and
- iii) *Balcony*, patio, and deck enclosures are not permitted.

4B 160 – 4 Accessory Uses

- a) *Accessory uses* customarily ancillary to the *principal uses* are permitted.
- b) *Home occupations* are permitted in *dwelling units*.

4B 160 – 5 Density

- a) The maximum permitted *gross floor area* is 817.5 m² (8,800 sq. ft.).
- b) The maximum permitted number of *dwelling units* is 6.
- c) For the purpose of calculating *gross floor area*, the following are exempted:
 - i) Private garage spaces, to a maximum of 260.4 m² (2,803 sq. ft.) in total for the *lot*;
 - ii) The floor area of unenclosed *balconies*, decks, patios and private rooftop terraces, to a maximum of 227.8 m² (2,451 sq. ft.) in total for the *lot*;
 - iii) Enclosed rooftop access stairwells and associated enclosures, not including rooftop landing areas, to a maximum of 15.79 m² (170 sq. ft.) in total for the *lot*;

- iv) Crawlspace areas with a floor-to-ceiling *height* of less than 1.2 m (4 ft.);
- v) Exterior insulation required to meet building energy standards, to a maximum of 30.4 m² (328 sq. ft.) in total for the *lot*;
- vi) Garbage and recycling rooms, to a maximum of 13.94 m² (150.0 sq. ft.) in total for the *lot*; and
- vii) Mechanical and electrical rooms, to a maximum of 4.65 m² (50.0 sq. ft.) in total for the *lot*.

4B 160 – 6 Setbacks

- a) *Buildings* shall be set back from *lot* lines to the closest *building* face as established by development permit and regulated as follows:

Setback	Minimum Required Setback
North Property Line	1.80 m (5.9 ft.)
East Property Line (Premier Street)	3.65 m (12.0 ft.)
South Property Line	2.60 m (8.5 ft.)
West Property Line	2.25 m (7.4 ft.)

- b) Despite Subsection 4B 160 – 6 a), an electrical room may be sited no closer than 1.28 m (4.2 ft.) from the South Property Line.
- c) Despite Subsection 4B 160 – 6 a), a garbage and recycling room may be sited no closer than 0.20 m (0.75 ft.) from the West Property Line.
- d) Decks, balconies, window wells, roof overhangs, vertical projections, and unit entrance canopies are permitted to project into required setbacks up to 1.5 m (5 ft.).
- e) Ground-level patios and unit entry stairs/gates are permitted to project into required setbacks up to 3.0 m (10 ft.).

4B 160 – 7 Height

- a) The maximum permitted *height* for any principal *building* in the CD160 Zone is 11.31 m (37.1 ft.).
- b) Despite Subsection 4B 160 – 7 a), enclosed rooftop access stairwells and associated enclosures are permitted to a maximum *height* of 12.93 m (42.4 ft.).

4B 160 – 8 Coverage

- a) *Building Coverage*: The maximum *building coverage* is 50%.
- b) *Site Coverage*: The maximum *site coverage* is 75%.

4B 160 – 9 Landscaping and Storm Water Management

- a) All land areas not occupied by *buildings*, *patios*, *driveways*, *parking spaces* and *manoeuvring aisles* shall be landscaped in accordance with a landscape plan approved by the District of North Vancouver.
- b) A 2 m (6.6 ft.) high screen consisting of a solid wood fence, or landscaping or a combination thereof, with minimum 90% opacity, is required to screen from view:
 - i) any utility boxes, vents or pumps that are not located underground and/or within a *building*; and
 - ii) any solid waste, garbage, recycling, compost or *loading spaces* that are not located underground and/or within a *building*.

4B 160 – 10 Parking, Loading and Servicing Regulations

- a) Vehicle parking is required as follows:

Use	Parking Requirement
Residential	Minimum of 1.75 parking spaces per <i>dwelling unit</i>
Visitor	Minimum of 0.33 parking spaces per <i>dwelling unit</i>
Small Car	Maximum of 35% of all vehicle <i>parking spaces</i>

- b) Bicycle parking is required as follows:

Use	Minimum Bicycle Parking Requirement
Class 1 (Long Term) – Secured Individual Bicycle Storage Spaces	Minimum of 2 spaces per <i>dwelling unit</i>
Class 2 (Short Term)	Minimum of 4 spaces

- c) Except as specifically provided in Section 4B 160 – 10, parking shall be provided in accordance with Part 10 of this Bylaw.”

- 2.2 The Zoning Map is amended in the case of the lands illustrated on the attached map (Schedule A) by rezoning the lands from Single Family Residential 7200 Zone (RS3) to Comprehensive Development Zone 160 (CD160).

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Rezoning Bylaw 1461 (Bylaw 8771)" as at Third Reading

Deputy Corporate Officer

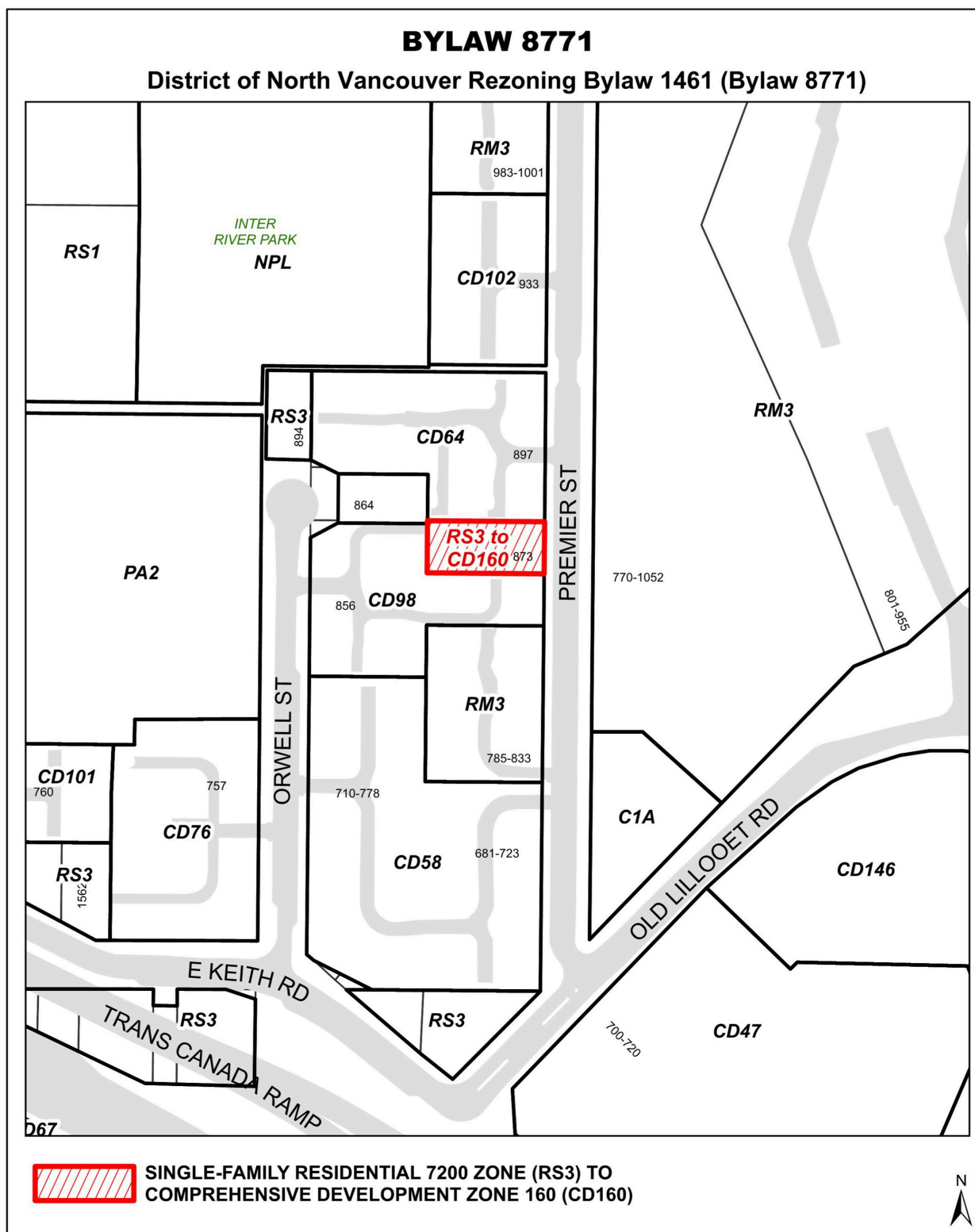
APPROVED by the Ministry of Transportation and Transit on

ADOPTED

Mayor

Corporate Officer

Schedule A to Bylaw 8771



873 Premier Street Summary of Public Input

OVERVIEW

A virtual Public Information Meeting was held for the detailed planning application for a rezoning at 873 Premier Street. Members of the public could view a video presentation and browse display materials prepared by the applicant on the virtual meeting webpage.

Meeting Purpose	1) To present the development proposal to neighbours. 2) To provide an opportunity for the public to ask questions. 3) To provide an opportunity for the public to comment on the proposal.
Event Date	April 28 to May 9, 2025
Comments	17 online comments received from 8 commenters. 1 email received.
Notification	In accordance with District of North Vancouver policies (see Appendix A): Notification flyers were sent to owners and occupants within 100 metres of the subject property. Newspaper advertisements were placed in two editions of the North Shore News: April 23 and April 30, 2025. One notification sign was installed on the subject property.

COMMENTS RECEIVED

Participants were provided the opportunity to submit questions and comments to the project team and the Development Planner through the following means:

- Through the virtual PIM website for two weeks from April 28 to May 9, 2025; and
- Via email or phone throughout the course of the application.

Seventeen online responses were received from eight commenters, as well as one email. The key themes raised are summarized as follows:

Vehicle Access and the Access Easement

Comments questioning the use of the existing Continuum driveway for vehicle access to the proposed development and why access from Premier Street was not being considered. Comments expressing concern about increased traffic on Orwell Street, complications for delivery vehicles, and emergency access. Questions about the history and intent of the access easement registered during the Continuum rezoning.

Strata Amalgamation and Governance

Comments asking whether the proposed development would be amalgamated with the existing Continuum strata, raising concerns about reserve funds, strata bylaws, snow clearing, and utility costs.

Pedestrian Walkway Safety

Comments expressing safety concerns about the existing east-west pedestrian walkway used by children walking to and from Lynnmour Elementary School and asking whether the proposed driveway would cross or disrupt this pathway.

Tree Removal, Habitat, and Biodiversity

Comments expressing concern about the removal of mature on-site trees and the potential loss of habitat for birds and other species. Comments asking whether an environmental assessment had been conducted and suggesting that tree retention or enhanced planting be required.

Parking

Comments noting that on-street parking on Premier Street is already limited, in part because existing residents use their garages for storage rather than vehicle parking. Questions about whether the proposed visitor parking was sufficient for six additional units.

Density and Land Use

Comments questioning whether six units was the best use of the site, with suggestions including fewer units or conversion to green space.

Waste Management

Comments asking about the location of the proposed garbage and recycling facilities and whether waste collection would be shared or separate from Continuum.

Supportive Comments

One comment described the proposal as thoughtfully designed and likely to integrate well with the surrounding developments.

CONCLUSION

The purpose of the virtual Public Information Meeting was to present the detailed development application to the public and to provide an opportunity for the public to ask questions and comment on the proposal.

Notification flyers were distributed to owners and occupants within 100 metres of the subject property, two newspaper advertisements were placed in the North Shore News, and one sign was installed on the property. The virtual PIM was accessible for a two-week period.

Seventeen online comments were received from eight commenters, and one email was received.

The meeting length and format was sufficient to provide all participants with an opportunity to learn about the proposal and submit comments within the two-week period. The feedback received from the public was provided to the applicant and considered by staff in the ongoing review of the application.

Attachments

APPENDIX A: Notification

APPENDIX B: Virtual PIM Comments

APPENDIX A: Notification

Newspaper Advertisement: North Shore News – April 23, 2025

A40 | WEDNESDAY, APRIL 23, 2025

north shore news nsnews.com

CANADA VOTES 2025

New pilot project helps students prepare for first-time voting

ABBY LUCIANO
aluciano@nsnews.com
Local Journalism Initiative Reporter

A new pilot project is giving a group of North Vancouver high school students the opportunity to engage in politics and the knowledge they need to vote after graduation.

Capilano University political science instructor David Matijasevich and Murray Mollard from non-profit North Shore Community Resources put together the First Vote project to promote democratic engagement, elections and voting for first-time voters, oftentimes young adults who have recently turned or are just about to turn 18.

Since January, Windsor and Mountside Secondary seniors have been participating in political workshops run by Capilano University students, learning about politics, civic engagement and ways to get involved.

The students wrapped up the project with shared initiatives they created to engage with the



Windsor Secondary students wrap up their participation in the First Vote pilot project. COURTESY OF DAVID MATIJASEVICH

community in politics.

"We thought that in terms of trying to do civic and voter education, particularly with the upcoming election, young people relate to young people much more easily," Matijasevich said.

Initiatives the high school students put together ranged from launching podcasts and newsletters to Instagram accounts, with most having ties to the federal election.

Windsor Secondary student

Brydon Harris Irvine said her group made an Instagram account encouraging young people to vote and telling them how to do so.

But when it came to creating the username, they picked something that would grab people's attention: Politically Lit.

"We wanted something that was funny and that would also draw people our age to maybe take a look," Irvine said. "A lot of the time, students don't really know how to vote or how to get more

involved, because it's not really accessible, so we decided to use a social media platform that a lot of people our age use to educate them and make it easier to find."

Fewer young people are casting ballots over the last few years, according to Elections Canada data. In the 2015 general election, voter turnout was 57.1 per cent for people ages 18 to 24, then 53.9 per cent in the 2019 election, and 47 per cent in the 2021 election.

Karlee Hewett was one of the six Capilano University students who took part in the pilot project at Windsor Secondary, emphasizing during the discussions that young people's votes really do matter.

"Statistically speaking, it's the older generations that are deciding how our politics are swayed right now, and with engagement of youth, I think we'll really see policy difference and government change in the future," Hewett said.

Matijasevich said political parties oftentimes design their platforms and policy pitches

based on who they know is going to turn out to vote, making it vital for young people and those in different demographics to engage in politics and have their voices heard.

"The idea here is that if voting is such an important thing to do and political engagement is important, then high school is an ideal time to really have these conversations and get people thinking about the importance of involvement and how having a voice, particularly young people, is really important," Matijasevich said about the project.

Both Matijasevich and Mollard said the pilot project launch comes at a perfect time with the federal election right around the corner, as students are already keeping an eye on what's happening. The pilot has been a success, Matijasevich said, and there are plans to bring back the First Vote project with a focus on the municipal elections on the North Shore next year.

"Everyone came out feeling like it was a great project," he said.

Development Proposal

PUBLIC INFO MEETING

Participate virtually April 28–May 9 at [DNV.org/public-meeting](https://www.dnv.org/public-meeting)

PROPOSAL: 873 Premier Street



6 strata townhouse units
13 parking spaces
3 storeys

WE ARE HERE

EARLY INPUT MEETING PUBLIC INFO MEETING COUNCIL DECISION



Contact:
Brienne Brody, Brody Properties Limited
bbrody@brodydevelopment.com, 604-980-2954

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north shore news

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Newspaper Advertisement: North Shore News – April 30, 2025

north shore news nsnews.com

WEDNESDAY, APRIL 30, 2025 | A25

West Vancouver council flicks wildfire risk reduction rules

BRENT RICHTER
brichter@nsnews.com

West Vancouver council has briefly considered but stopped short on a proposal to make the entire municipality more resistant to wildfires.

For the last five years, any new construction happening within 100 metres of the forest interface must first get a wildfire hazard permit and meet a separate set of rules for construction and landscaping intended to stop wildfires from spreading. Among those guidelines: increasing the space between structures and nearby trees and brush, incorporating fire-resistant construction materials and requiring more fire-resilient tree species in landscaping.

After a series of devastating wildfires elsewhere in B.C. and around the world, staff came forward with a proposal that would extend those same permit rules for new builds across the entire municipality. One of the most worrying lessons learned from the Okanagan Lake wildfire in 2023 was that embers were known to travel 2.5 kilometres beyond the fire's front line, staff noted, and West Van has had several smaller wildfires near Whyte Lake, Horseshoe Bay and Cypress Falls in recent years.

The matter went to a public hearing last month, but when it came to council for a vote on April 14, council members had too many reservations, particularly about the potential for the loss of trees, to go ahead.

"I have concerns about the broad strokes that we tend to be taking with respect to the urban forest management plan and this particular policy that's being proposed," said Coun. Linda Watt. "I just feel that this is not Los Angeles, this is not Kelowna or Maui, and I just feel that it needs more work."

Coun. Nora Gambioli said she was open to making some changes in what construction materials could be used in certain parts of new homes, but she too wasn't prepared for any trade-offs that would see a net loss of trees.

"I don't really see the concrete evidence that the bulk of West Vancouver is a high risk for wildfires... I don't think it's as dire as some of the consultants think it is," she said. "In reality, I think we need a heat-mitigation plan and we need a flood-mitigation plan, if anything. And both those plans require more trees and more canopy, so there's just a bit of a disconnect for me here."

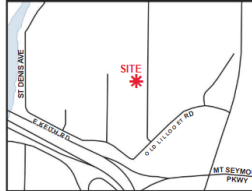
Ultimately, the matter went back to staff for further work.

Development Proposal

PUBLIC INFO MEETING

Participate virtually April 28–May 9 at [DNV.org/public-meeting](https://dnv.org/public-meeting)

PROPOSAL: 873 Premier Street



6 strata townhouse units
13 parking spaces
3 storeys



Contact:

Brianne Brody, Brody Properties Limited
bbrody@brodydevelopment.com, 604-980-2954

Don't miss out!
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Presented by **north shore news**

Notification Sign



Notification Flyer



This image has been virtually staged.

A two week public input opportunity will be held through the District of North Vancouver's platform. This is an opportunity for neighbours to share their feedback and ask questions to Brody Properties regarding the development proposal.

For more Information please contact

Brody Properties Ltd.
 ☎ 604-980-2954
 ✉ bbrody@brodydevelopment.com

*DNV Development Planner
 Christopher Lumsden*
 ☎ Direct: 604-990-2411 Ext. 7204
 ✉ lumsdenc@dnv.org

Notice of Virtual Public Information Meeting in your Neighbourhood



Brody Properties is hosting a Public Information Meeting to present the development proposal for six townhomes at 873 Premier Street, North Vancouver.

This information is being distributed to owners and occupants within 100 metres of the proposed development site in accordance with District of North Vancouver policy.

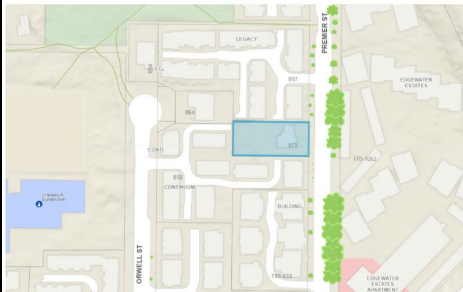
MEETING TIME
 April 28, 2025 – May 9, 2025

Please visit [DNV.org/public-meeting](https://dnv.org/public-meeting) to access the virtual two-week meeting.

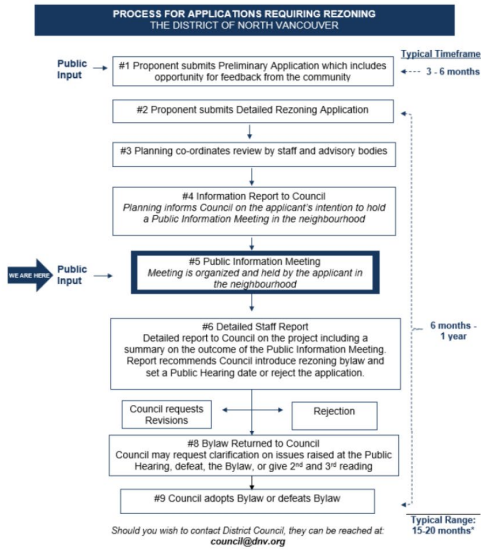


The Proposal

Brody Properties has applied to construct six townhomes, consisting of 2, 3 and 4 bedroom units, located at 873 Premier Street. Access is via 856 Orwell Street. 12 dedicated parking stalls, 12 bike stalls and one onsite visitor parking spaces are proposed. The design will mirror the neighboring development and is consistent with the District of North Vancouver's Official Community Plan.

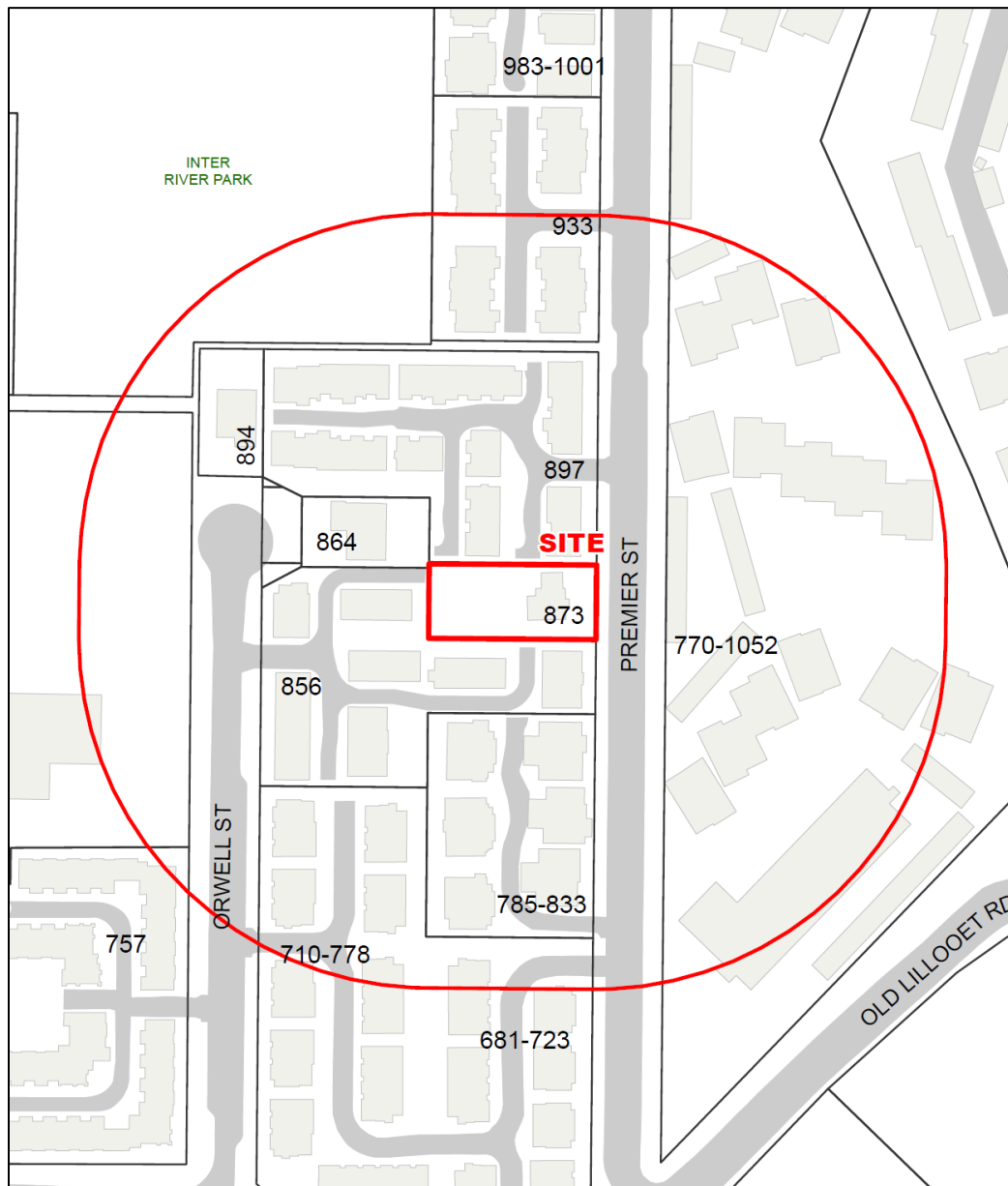


PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



Should you wish to contact District Council, they can be reached at: council@dnv.org

Notification Area



APPENDIX B: Virtual PIM Comments

Seventeen comments were received via the virtual PIM website from eight commenters, and one email was received.

Comment 1 - 2025-04-30 07:10:03

It appears thoughtfully designed and will hopefully integrate seamlessly with the existing neighbouring developments. I question, however, is one visitor parking space enough for 11 new homes?

Comment 2 - 2025-05-01 12:02:01

There is not enough street parking on Premier Street as it is, as 90% of the existing people use their garages for storage. And I'm sure these new owners will do the same! In addition there is no parking for people attending Digger Park NV District needs to implement "resident" parking restrictions on Premier St.

Comment 3 - 2025-05-08 11:49:23

Parking is definitely a concern! Has a wildlife assessment been completed on the birds that live within this property and mature trees/shrubs? Can the access from Premier be maintained and only 5 townhomes (instead of 6) be built to not disrupt the existing Continuum development from both a construction and from a long term combined strata conflict (financially and political)? Instead of a development could this become a public space with all the families that live in the neighborhood?

Comment 4 - 2025-05-08 03:39:13

This proposal lacks clarity on several issues. 1) Strata amalgamation - the owners of the existing units in Continuum complex have paid into and built a healthy reserve fund, will this be diluted by the late joining owners? 2) Laneway on East zone - the details are very vague if the vehicle laneway will now cross the pedestrian walkway (unsafe for kids walking to/from school) 3) Existing garbage and recycling is already at capacity - Will these new houses have their own refuse containers?/more

Comment 5 - 2025-05-08 03:46:51

4) Power Electricity distribution - will the addition of 6 new houses require an enlargement of our existing hydro feed? Who will pay for that? 5) if there isn't an amalgamation of stratas (new owners with current owners) as this aspect has not been clarified, for example will the new owners pay for their own snow clearing for their section? 6) Does the new build have additional visitor parking or will that be drawn from existing strata's limited amount? in sum, this "blend and extend" /more

Comment 6 - 2025-05-08 03:50:02

(/from prev) this "blend and extend" build out has more impact than just your typical "oh, look, new neighbors". The existing Continuum owners have been deprived of SPECIFIC and CLEAR plans and explanations on how injecting X amount of new homes into their community will affect them and their largest financial investment.

Comment 7 - 2025-05-08 04:29:07

- There seem to be no plans for increasing guest parking, putting more pressure on an already existing problem (especially given Premier is at the limit with guest parking) - Strata separation/merging from/with Continuum is not clear. - Seems the drive way will not loop around - hope it stays that way to limit traffic on both sides

Comment 8 - 2025-05-08 04:49:11

It is rather crazy that a development can have an easement to a property they don't own and don't even know they will own it. And now they do own it and we will have a driveway through our property to theirs. Why can they not have their own driveway? Seems reasonable to think each individual complex should have their own. This was never a phase one and phase two process. What kind of rule is this? This is business over community. Even the layout of the property was not a consultation.

Comment 9 - 2025-05-08 05:01:33

Specifically, what did the Developer hear when engagement was conducted with the Continuum complex? How has that feedback specifically been integrated into the plan? Details please. Is the expectation that these six units become part of the continuum development and strata? What are the practical implications for such an integration in things like the contingency reserve fund, adoption of existing bylaws and budgets, etc. Owners of Continuum would like clarity on these important points.

Comment 10 - 2025-05-08 05:02:34

Why is the address of the six proposed units on Premier Street when the three Continuum units that face Premier Street have an Orwell street address? (This is very confusing for delivery drivers and visitors and is a key contributor to traffic challenges within the driveway. Can you please share more details about why access from Premier St. is not being considered given there is an existing driveway to the property on Premier?

Comment 11 - 2025-05-08 05:02:52

The site plan on the website is not provided in a downloadable format and so leaves unanswered questions such as: where is the Garbage room? Or is the plan to share Continuum's garbage room? How will waste be removed from the property and be done in a minimally disruptive way given the easement and shared drive aisle?

Comment 12 - 2025-05-08 05:03:07

To separate the new (private) and old (public) pedestrian walkways, will the wall and trees stay up? What exactly is the purpose of a private pathway right next to the public pathway? Is this a good use of land? Who has use of the private pathway and how will this be enforced?

Comment 13 - 2025-05-08 05:05:02

It is not clear how the drive aisle will be constructed since the video references a “closed circular driveway” but also appears to have a closed end, truncated by the two maple trees planned. Please confirm that the driveway does not connect with the existing continuum driveway at units 16/17. This is a key concern for the community who do not want the two driveways to connect, bifurcating the pedestrian pathway that gets daily use from school aged children on their way to Lynnmour Elementary.

Comment 14 - 2025-05-08 05:05:25

What kind of environmental assessment was conducted on the existing property and its mature trees that provide habitat for a number of species such as mourning doves, hummingbirds, bumblebees, jays.? Preserving one existing tree on the north side of the property likely isn't mitigating the environmental impact of tearing down all the greenery on site (including mature, apple tree, and berry bushes).

Comment 15 - 2025-05-09 09:53:19

We bought into Legacy and had no issues parking a large SUV in the garage. Residents storing stuff in the garage and parking on the street is not a development design issue - it's a resident issue. If you have 2 cars, use the garage. The street is for visitors, garages are for residents. My only comment is over planting large trees. Look at existing developments, they're beautiful but 10yrs in the trees are so big and they block windows and natural light. fewer strategically placed trees is

Comment 16 - 2025-05-09 01:02:06

It is not clear why the drive aisle needs to go through the continuum complex instead of through Premier. Orwell street is already beyond capacity with residents parking on the street, delivery trucks, garbage trucks, and school drop offs, etc. It will be a significant safety issue if more vehicles are funneled through Orwell. Has the district considered making the lot a green space for existing residents or limiting the number of new townhouses to 3 or 4 instead of 6?

Comment 17 - 2025-05-09 01:07:13

The current plan, which contemplates 6 new townhouses, will make the surrounding area unnecessary dense and will necessitate removing a significant number of native trees and plants. An environmental assessment should be conducted prior to approving this plan. There are many outstanding questions for the developer from the Continuum residents, many of which include important questions about the merging of stratas and feasibility of the drive aisle. This proposal is not the best use of land.

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Statistics

Orwell Street Townhomes			
Project Owner	Brody Development, 1060 W. 14th St., North Vancouver, BC, V7P 3P3, T.604.980,2954		
Project Architect	Collin Truong, Integra Architecture Inc., T.604.688.4220 2330 - 200 Granville Street, Vancouver, BC, V6C 1S4		
Project Number	23623		
Civic Address	873 Premier Street, North Vancouver, BC		
Legal Description	Lot 22, block 3, District Lot 612 Group 1 New Westminster District Plan 2377		
Project Description	Multi-family development		
Total Gross Site Area (SF)	0.25 Acres	11,000.30 SF	1021.96 m2
Dedications	0 Acres	0.00 SF	0.00 m2
Net Site Area	0.25 Acres	11,000.30 SF	1021.96 m2
Maximum Building Site Coverage (SF)	70%	7700.21 SF	715.37 m2
Proposed Building Site Coverage (SF)	68%	7485.26 SF	695.40 m2
Current Zoning:	RS-3		
Proposed Zoning:	CD		
OCP - Lynnmour/Inter-River	Residential Level 3: Attached Resider		

Building Height	Multi-family Guidelines		Proposed		Variance
Flat Roof	22.0 ft	6.71 m	28.4 ft	8.66 m	No
Slope>8:12	35.0 ft	10.67 m			N/A
T.O. Uppermost Roof (Roof Deck Stair)			42.0 ft	12.8 m	No
	2.5 storeys		3 storeys		

Multi-Family Guidelines Proposed					
Min. Set Backs	Front - East (Premier Street)	12.00 ft	3.66 m	12.00 ft	3.66 m
	Side - North (1st 50')	6.00 ft	1.83 m	6.00 ft	1.83 m
	Side - North (over 50')	10.00 ft	3.05 m	10.00 ft	3.05 m
	Side - South		0 ft		0 m
	Side - West		0 ft		0 m

FSR				
Permitted Density:	0.80	8,800 SF	818 m2	*per OCP
Proposed Density:	0.80	8,780 SF	816 m2	

Unit Mix	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total
TH A			1			1
TH A1				1		1
TH A2					1	1
TH C1				1		1
TH C2				1		1
TH C3				1		1
						0
Total	0	0	1	4	1	6
Mix	0%	0%	17%	67%	17%	100%
Family Unit %						100%

Unit Summary				
Level	# Units	Saleable/ Leasable Unit Area (SF)	Balcony (SF)	Deck / Patio (SF)
TH A	1	1,695	66	267
TH A1	1	1,911	144	239
TH A2	1	2,243	186	314
TH C1	1	1,944	85	331
TH C2	1	1,963	85	325
TH C3	1	1,937	85	325
Unit Total	6	11,694	651	1,800

- Notes:
- Note 1: Final areas to be confirmed
- Note 2: Unit areas are measured to the center of partywalls and to the exterior of cladding of exterior walls
- Note 3: The proposed FAR excludes: all garage area, crawlspace under stair (1.2m or less to u/s of slab), bay windows, attic floor areas with ceiling less than 7ft, enclosed access stair to the roof deck
- Note 4: Setback is measured to the main building face.
- Note 5: Site Coverage includes buildings, parking, driveways

Crawl Space means the lowest floor area or structure, within a floor to ceiling height of less than 1.2m, and a distance of:

1. 1.7 m or less, measured from the u/s of supporting joist or slab above to the u/ s of exterior load bearing footing

2. 1.2m or less, measured from the u/s of supporting joist or slab above to the surface of permanent 6" slab reinforced w/ steel mesh

Building Summary	Gross Floor Area				Deductions			Excluded			FSR	
	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
	# Units	Saleable/Leasable Unit Area (SF)			Gross Buildable (SF)	Exterior Cladding (SF)	Garage (SF)	Total Deductions (SF)	Balcony (SF)	Deck / Patio (SF)	Total Excluded (SF)	Net FSR (SF)
Building 1		5,849			5,849	53	1,301	1,355	396	819	1,215	4,495
Building 2		5,845			5,845	58	1,502	1,559	255	981	1,237	4,286
Total		11,694			11,694	111	2,803	2,914	651	1,800	2,451	8,780

Building 1	Gross Floor Area				Deductions			Excluded			FSR	
	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area (SF)			Gross Buildable (SF)	Exterior Cladding (SF)	Garage (SF)	Total Deductions (SF)	Balcony (SF)	Deck / Patio (SF)	Total Excluded (SF)	Net FSR (SF)
L1	x1 TH-A, x1 TH-A1, x1 TH-A2	1,919			1,919	19	1,301	1,320	0	0	0	599
L2	x1 TH-A, x1 TH-A1, x1 TH-A2	1,906			1,906	16	0	16	396	0	396	1,890
L3	x1 TH-A, x1 TH-A1, x1 TH-A2	1,976			1,976	16	0	16	0	0	0	1,960
Roof	x1 TH-A, x1 TH-A1, x1 TH-A2	48			48	2	0	2	0	819	819	46
Total		5849			5849	53	1301	1355	396	819	1215	4495

Building 2	Gross Floor Area				Deductions			Excluded			FSR	
	A	B	C	D	E (B+C+D)	F	G	H (F+G)	I	J	K (I+J)	L (E-H)
Level	# Units	Saleable/Leasable Unit Area (SF)			Gross Buildable (SF)	Exterior Cladding (SF)	Garage (SF)	Total Deductions (SF)	Balcony (SF)	Deck / Patio (SF)	Total Excluded (SF)	Net FSR (SF)
L1	x1 TH-C1, x1 TH-C2, x1 TH-C3	1,864			1,864	20	1,502	1,522	0	0	0	342
L2	x1 TH-C1, x1 TH-C2, x1 TH-C3	1,961			1,961	18	0	18	255	0	255	1,943
L3	x1 TH-C1, x1 TH-C2, x1 TH-C3	1,973			1,973	17	0	17	0	0	0	1,955
ROOF	x1 TH-C1, x1 TH-C2, x1 TH-C3	48			48	3	0	3	0	981	981	45
Total		5,845			5,845	58	1,502	1,559	255	981	1,237	4,286

Parking Required	Required	
Stalls Required		
2 spaces per dwelling unit	12	
Visitor Stalls Required		
0.1 spaces per unit	1	
	Provided	
Residential - Standard	8	
Residential - Accessible		
Residential - Small Car (max. 35%)	3	
Residential - Loading	0	
Visitor - Standard	1	
Visitor - Accessible	0	
Visitor - Small	1	
* all residential stalls are EV ready		
Total Residential	12	11
Total Visitor	1	2
Total		13

Regular stall: 2.7 m (8.83 ft) wide, and 5.7 m (18.7 ft) long.

Small Stall: 2.6 m (8.5 ft) wide, and 4.9 m (16.1 ft) long.

Bicycle Space Calculation	Required	Provided
Residential		
2 spaces per two or more bedroom unit	12	12
Vertical (max. 25%)		0%
Horizontal (min. 75%)		100%
Bike Locker (provided 4'-2" x 6')		0
Visitor		
4 spaces per 0-19 units	4	4
Total Residential	12	12
Total Visitor	4	4
Total		16

Private Outdoor Space Calculation	Required (m2)	Provided (m2)
9.0 m2 per unit (patio/balcony)	54	228
Total		228

Solid Waste & Recycling				
Residential Garbage				
Total Waste & Recycling Area				
Required	2x360 litre totes @1.36m2 per tote	29.28 SF		2.7 m2
	2x240 litre totes @ 1.26m2 per tote	27.13 SF		2.5 m2
	1x3 yd bin @ 4.41m2 per bin	47.47 SF		4.41 m2
	Total Required	103.9 SF		9.7 m2
	Total Provided	113.7 SF		10.56 m2
Temporary Storage Area	Required	51.9 SF		4.83 m2
(50% of Storage Area)	Provided	51.2 SF		4.76 m2
Mixed containers	6 Units @ 1 tote/5-10 units	1 tote (360 litres)		(36"X32"X43")
Mixed paper	6 Units @ 1 tote/5-10 units	1 tote (360 litres)		(36"X32"X43")
Glass	6 Units @ 1 tote/5-10 units	1 tote (240 litres)		(30"X31"X42")
Food Scraps & Yard Trimmings	6 Units @ 1 tote/5-10 units	1 tote (240 litres)		(30"X31"X42")
Total Recycling Containers Required		2 totes (360 litres)		(36"X32"X43")
		2 totes (240 litres)		(30"X31"X42")
Garbage	6 Units @ 1 bin/5-10 units	1 bin (2 yards)		(6'X3.5'X4')
Cardboard	6 Units @ 0 bin/5-10 units	0 bin		

Attachment 3

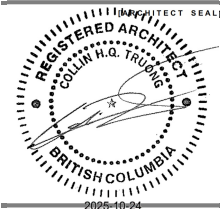


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[PROJECT TEAM]



BRODY PROPERTIES LTD.

[PROJECT]

Premier Street

873 PREMIER STREET
NORTH VANCOUVER, BC

[TITLE]

Data Sheet

23623 [PROJECT]

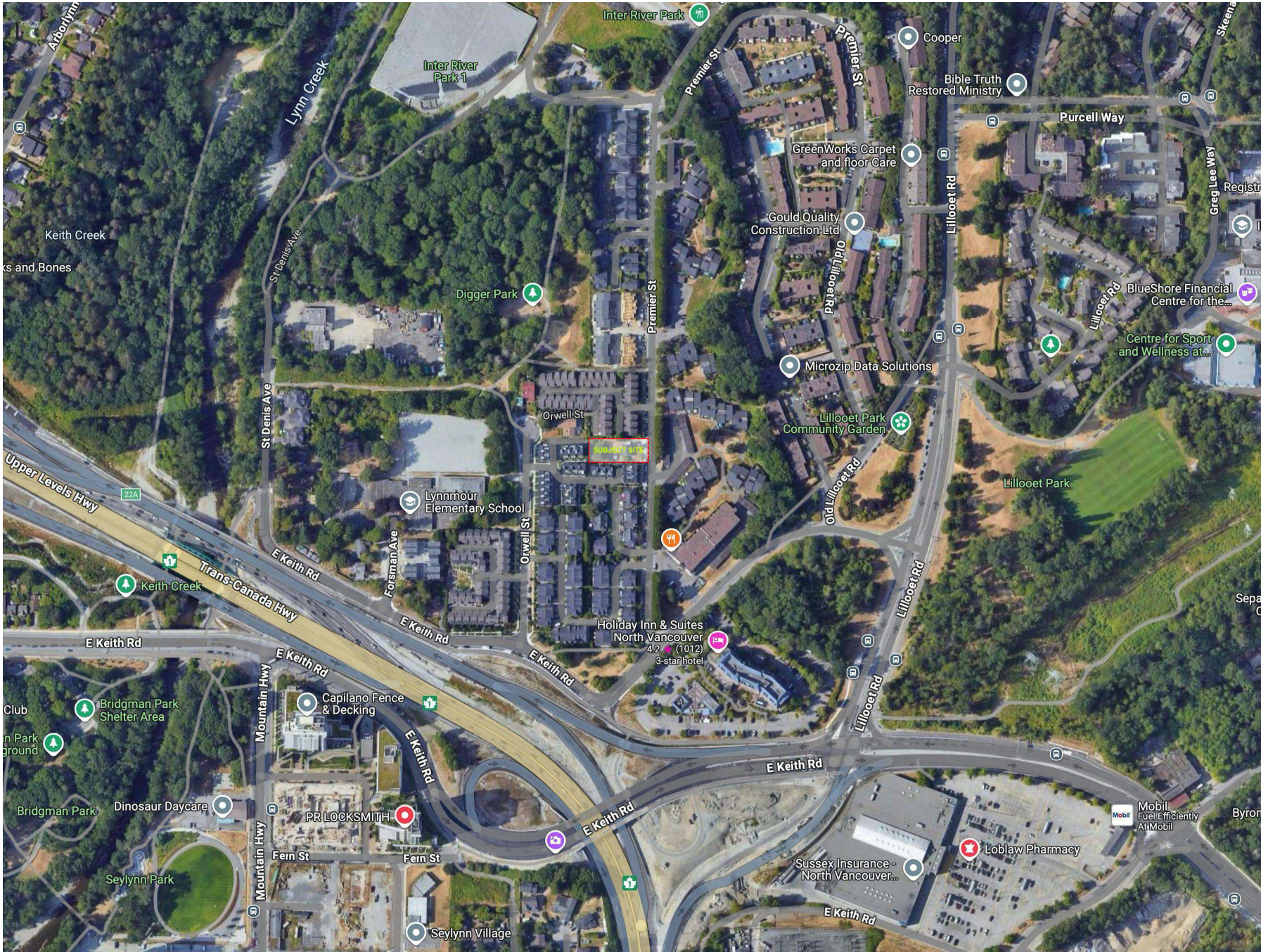
NOT TO SCALE [SCALE]

October 24, 2024 [DATE]

02 - Detailed Application [ISSUE]

[DRAWING]

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SITE CONTEXT PLAN



VIEW AT NORTH-EAST CORNER



VIEW AT SOUTH-EAST CORNER



SITE VIEW LOOKING WEST



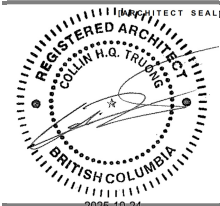
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[PROJECT TEAM]



[CLIENT]

BRODY PROPERTIES LTD.

[PROJECT]

Premier Street

873 PREMIER STREET
NORTH VANCOUVER, BC

[TITLE]

Site Context and Photos

23623 [PROJECT]

NOT TO SCALE [SCALE]

October 24, 2024 [DATE]

02 - Detailed Application [ISSUE]

[DRAWING]

A-0.200

October 24, 2025

DESIGN RATIONALE

873 Premier Street, North Vancouver

INTENT

The Lynnmour / Inter-River Local Plan recommends the area to be redeveloped providing low-density, ground orientated multiple units integrated with the established neighbourhood. The surrounding area is largely townhouse projects that have been completed nearby, including the adjacent Continuum, Wedgewood and Legacy townhomes.

This rezoning submission proposes to change the zoning of 873 Premier Street from RS-3 to Comprehensive Development CD District. The site area is approximately 11,000 sf (1,021.9 m2) and is currently occupied by a single-family house.

The intent of the development is to provide 6 units of market Townhomes with attached garages, with a unit mix ranging from 2-bedroom to 4-bedroom units. The proposed residential area is 8,780 sf (816.0 m2) achieving an FSR of 0.8.

The development is an extension of the successfully completed project at 856 Orwell Street and will be similar in design layout and character.

NEIGHBOURHOOD CONTEXT

The subject site is an orphaned lot adjacent to Continuum Townhomes on the West and South, and Legacy Townhomes to the North. It is a rectangular shape site consisting of a single-family residential home.

The Lynnmour / Inter-River Area One Design Guideline limits the density to 0.8 FSR with max of 24 units per acre. The project proposes 6 units as permitted. The 0.8 FSR computation formula is based on the previously approved adjacent development in the same area at 856 Orwell Street.

SITE PLAN CONCEPT

The proposed buildings are situated in relation to the existing Continuum Townhomes to the South and West. Creating a homogenous development with shared access by an internal driveway connection, at the west of this property.

Building #1, fronts Premier Street to maintain the strong street presence as established by the existing Continuum Townhome development on the south.

Residential units have ground-oriented entrances to promote pedestrian activity and animate the pedestrian realm. Vehicular access is located at 856 Orwell Street to each units attached garage.

FORM AND CHARACTER

The design maintains the adjacent residential context of 856 Orwell Street.

The project proposal maintains the contemporary architectural language. The overall massing is simple with flat roofs, yet interesting with distinct 'window frames', defined by accent material - metal panel.

The window frame elements, besides adding individual character, increase privacy of the units and solar protection.

The blocks of different unit types have individual expression due to different module dimensions, design and material application. Individual unit entries have been created along the streets with decorative wood-composite horizontal screens and gates.

Proposed roof decks for all the units, as additional usable private open space, will create varied rooflines mitigating the three-storey massing. The flood hazard requirements impact the architecture by forcing a layout of three bedrooms together on the upper floor, creating effectively a three-storey building mass.

SUSTAINABILITY

Sustainability features, include the use ENERGY STAR® appliances, low flow fixtures, low VOC materials & finishes, and a compact building envelope. Further sustainable development components include: water retention, large overhangs, electric car plug-in points in garages, reduced allergen carpeting, rainwater collection for watering, porous paving, as well as high performance wall assemblies and glazing.

The roof deck concrete pavers and potential planters will deflect some of the heat energy from the sun, while reducing the absorption of heat into the building and thus, mitigating the impact of "heat island effect". Large roof overhangs will provide solar shading and help manage heat gain from western exposure in the summer.

Energy Modeling report by a certified professional and BC Energy Step Code Compliance to be incorporated into the design.

CPTED (Crime Prevention Through Environmental Design)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

Natural Surveillance

- Windows overlooking public and private areas.
- Transparency at building entrances and exits.
- Landscape design that provides surveillance and visibility
- Ensuring problem areas are well lit (eg. pathways, stairs, entries/exits etc., parking areas)
- Provide visibility through screens/fences

Natural Access Control

- Clearly identifiable point of entries
- Eliminate design features that provide access to roofs and upper levels

Natural Territorial Reinforcement

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.
- Restricted private activities to defined private areas.
- Display security system signage at access points.
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled.

LANDSCAPING

The landscaping has been designed to provide a buffer and enhance the private and semi-private spaces adjacent to the development. Decorative paving will be incorporated at the driveway spaces.

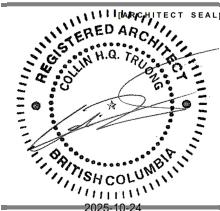


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[PROJECT TEAM]



BRODY PROPERTIES LTD.

[PROJECT]

Premier Street

873 PREMIER STREET
NORTH VANCOUVER, BC

[TITLE]

Design Rationale

23623 [PROJECT]

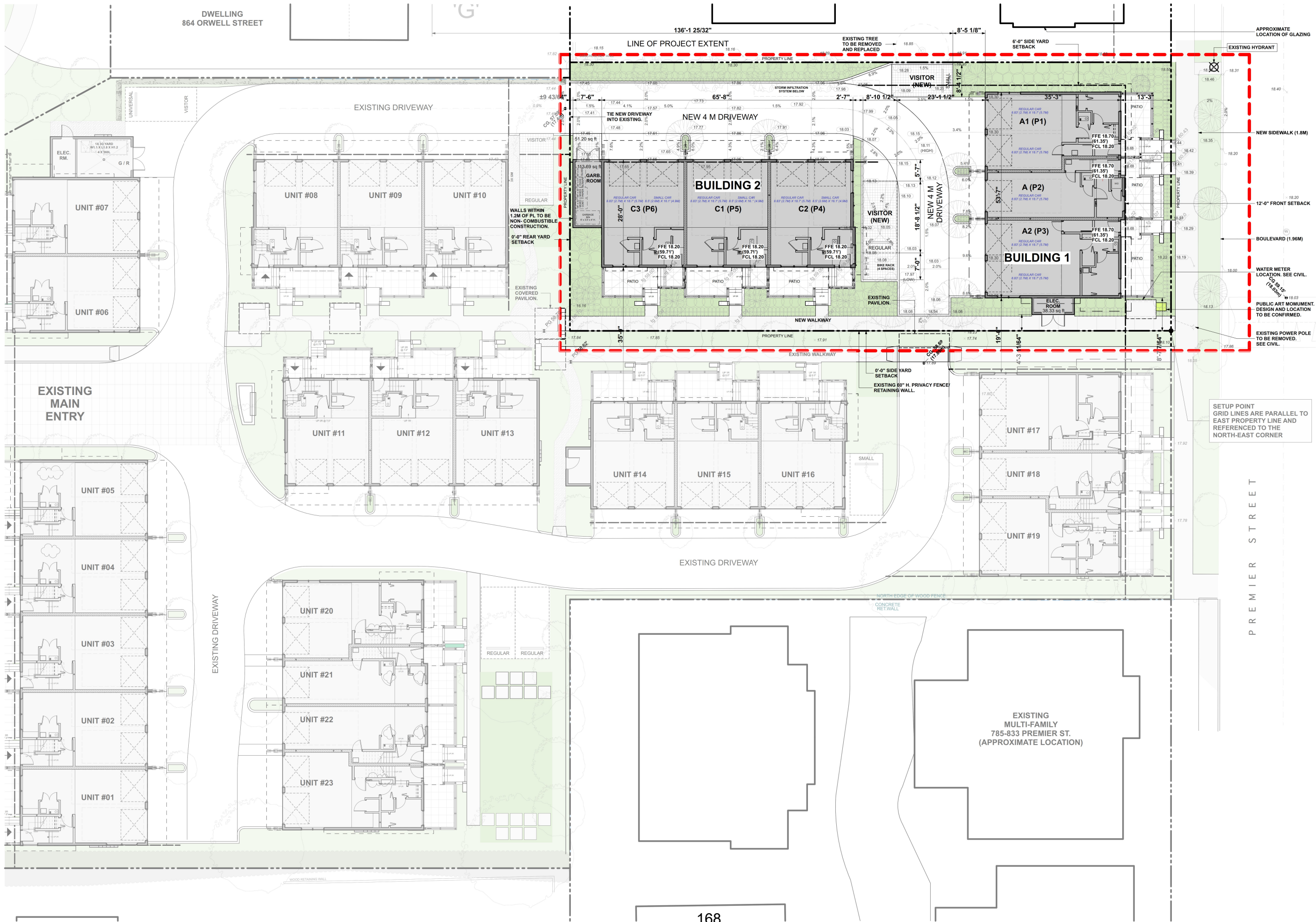
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October 24, 2024 [DATE]

02 - Detailed Application [ISSUE]

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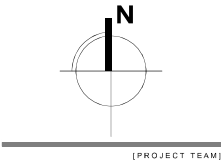


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SETUP POINT
GRID LINES ARE PARALLEL TO
EAST PROPERTY LINE AND
REFERENCED TO THE
NORTH-EAST CORNER

EXISTING POWER POLE
TO BE REMOVED.
SEE CIVIL.

PUBLIC ART MONUMENT.
DESIGN AND LOCATION
TO BE CONFIRMED.

WATER METER
LOCATION, SEE CIVIL.

BOULEVARD (1.96M)

NEW SIDEWALK (1.8M)

APPROXIMATE
LOCATION OF GLAZING

EXISTING HYDRANT

6'-0" SIDE YARD
SETBACK

8'-5 1/8"

136'-1 25/32"

LINE OF PROJECT EXTENT

EXISTING TREE
TO BE REMOVED
AND REPLACED

PROPERTY LINE

STORM INFILTRATION
SYSTEM BELOW

2'-7"

8'-10 1/2"

23'-4 1/2"

5'-1 1/2"

13'-3"

35'-3"

REGULAR CAR
8.87 (2.7M) X 18.7' (5.7M)

FFC 18.70
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FCL 18.20

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(61.35')

FCL 18.20

PATIO

REGULAR CAR
8.87 (2.7M) X 18.7' (5.7M)

FFC 18.70
(61.35')

FCL 18.20

PATIO

REGULAR CAR
8.87 (2.7M) X 18.7' (5.7M)

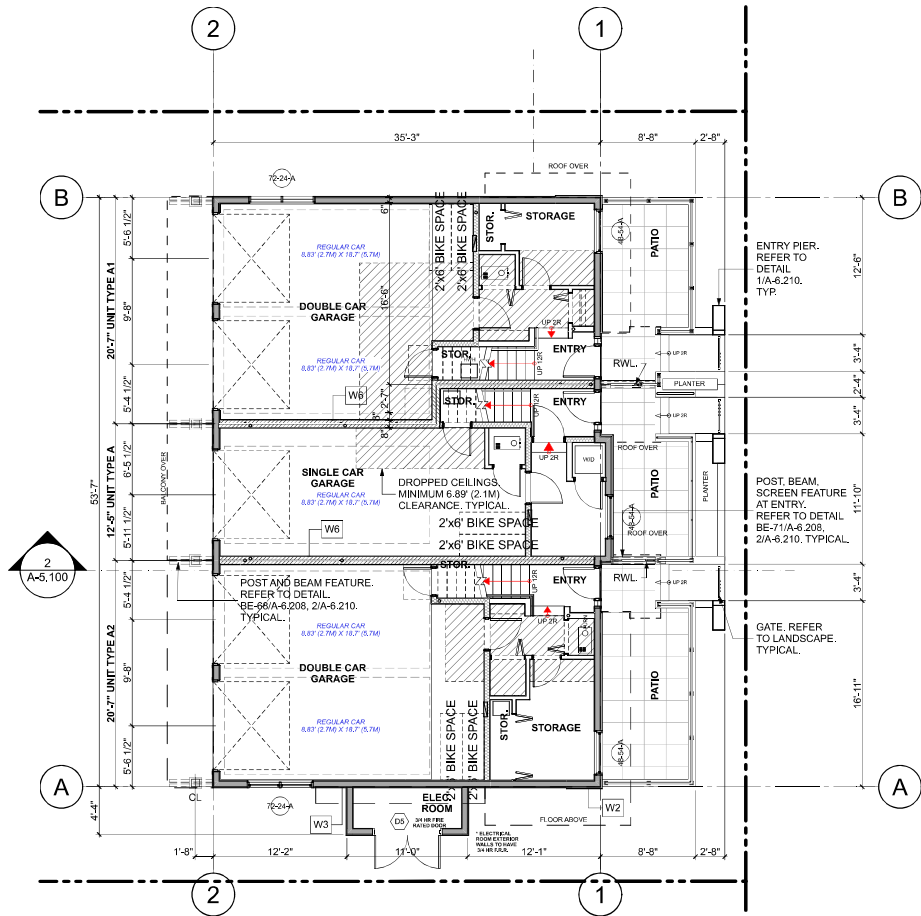
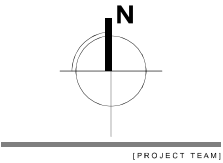
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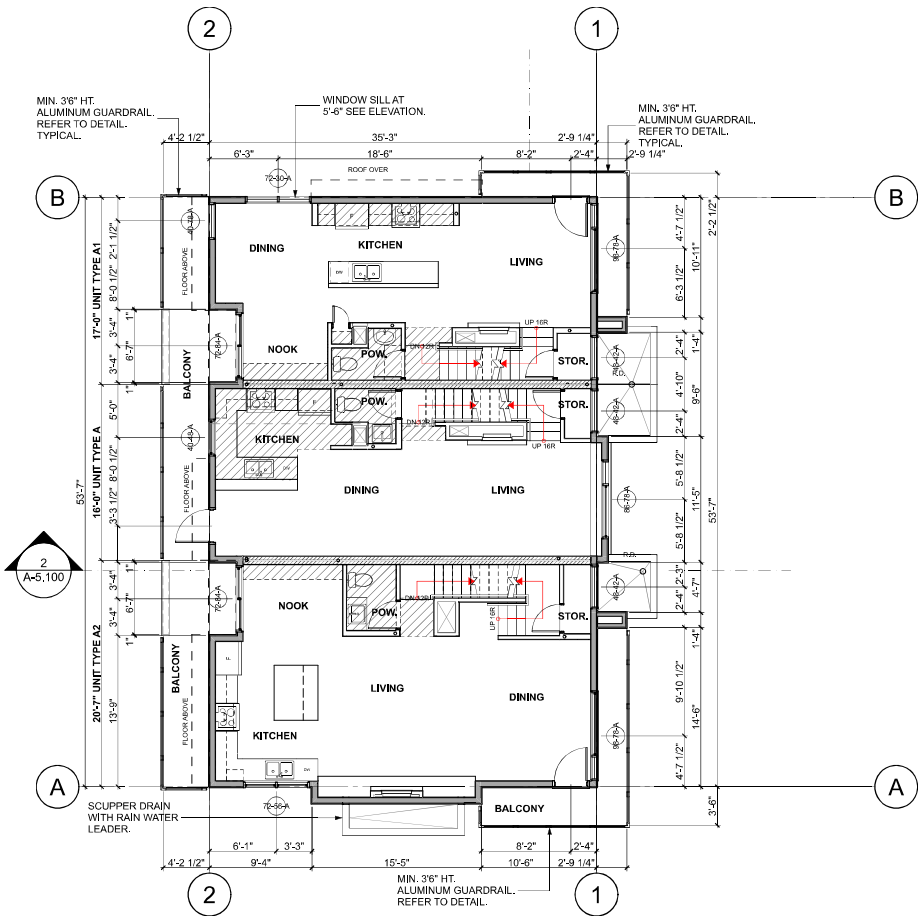
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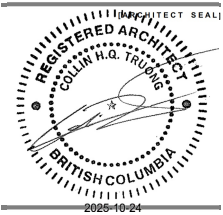
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1 FIRST FLOOR PLAN
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2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Premier Street

873 PREMIER STREET
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OVERALL PLAN
BUILDING 1

23623	[PROJECT]
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October 24, 2024	[DATE]
02 - Detailed Application	[ISSUE]
	[DRAWING]

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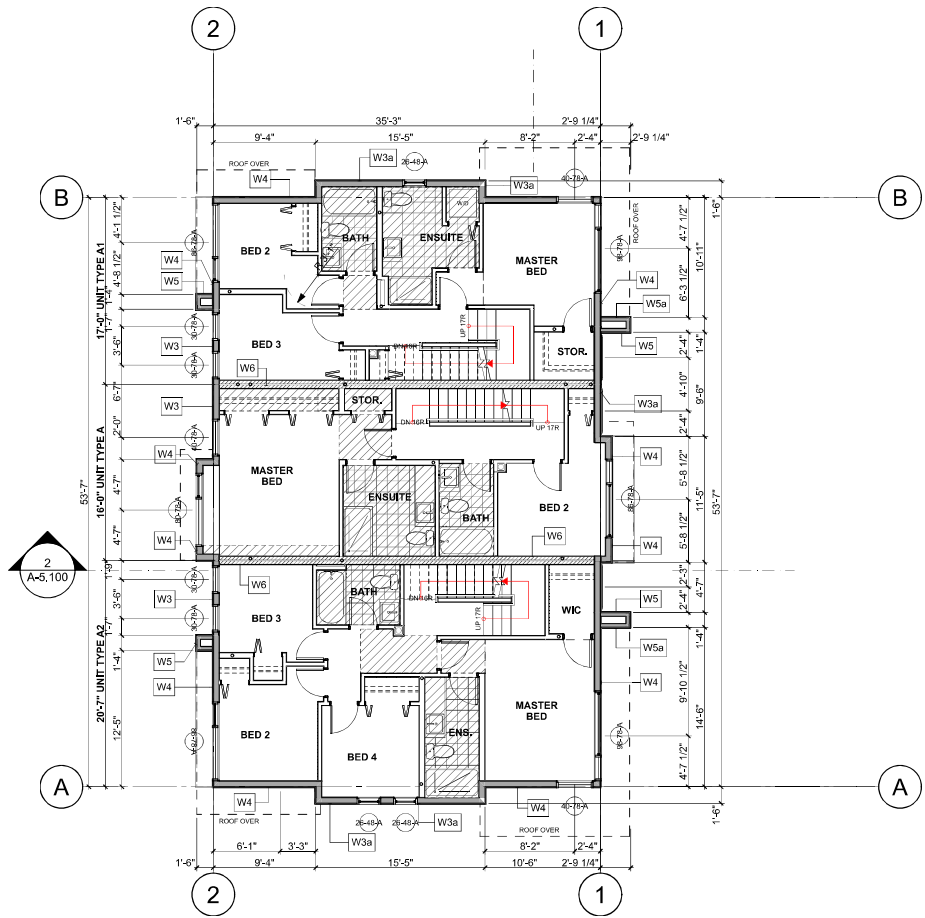
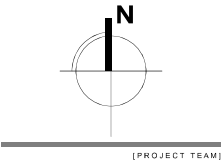
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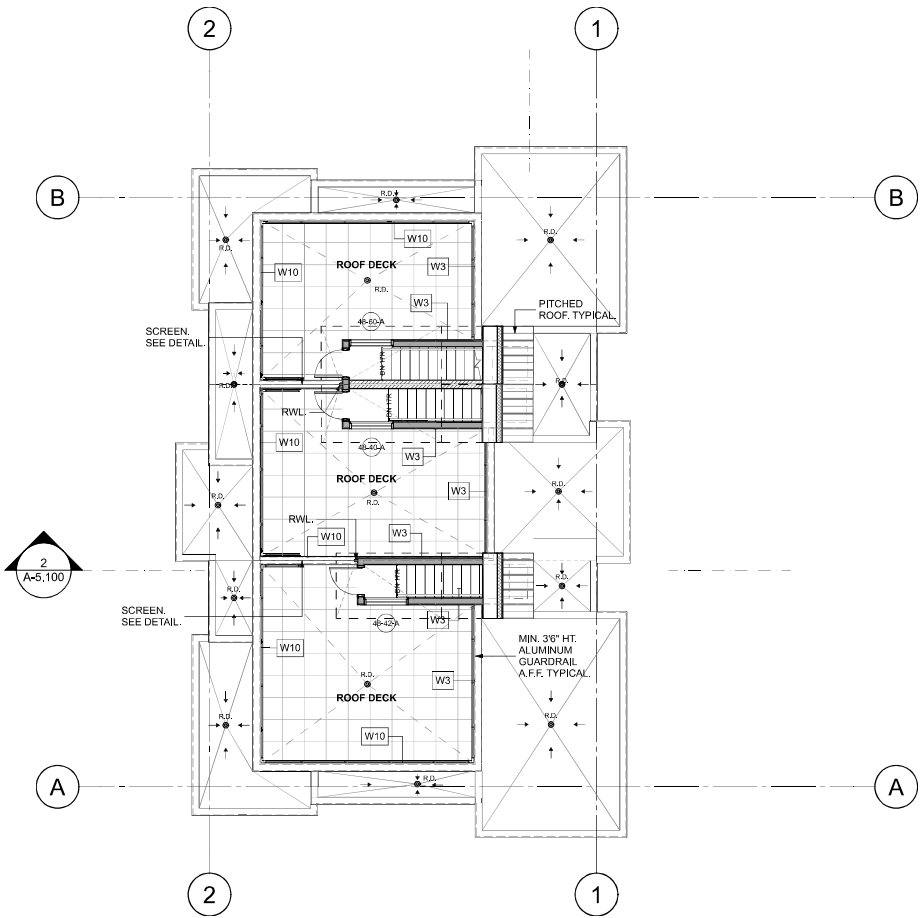
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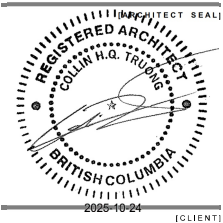
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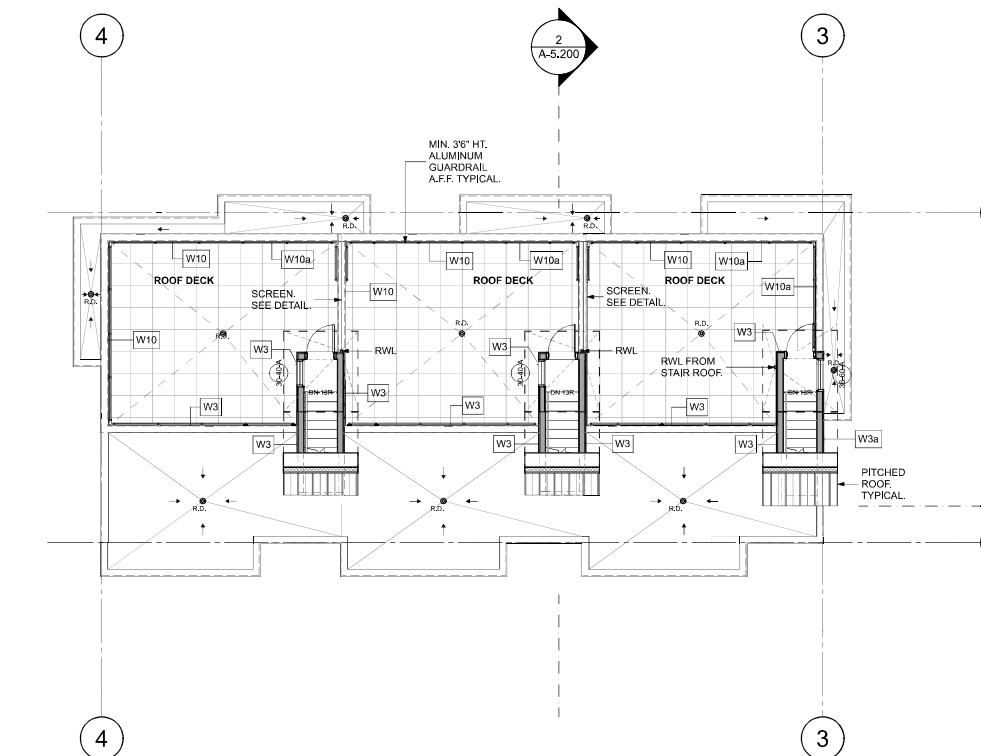
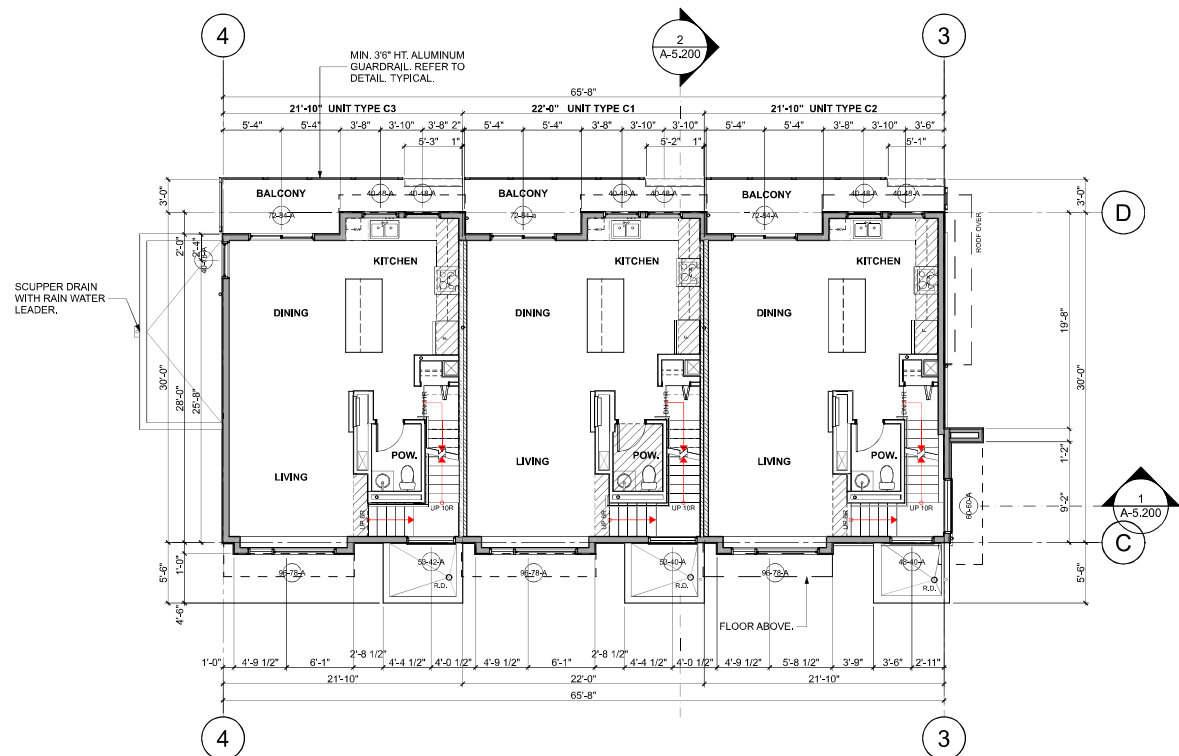
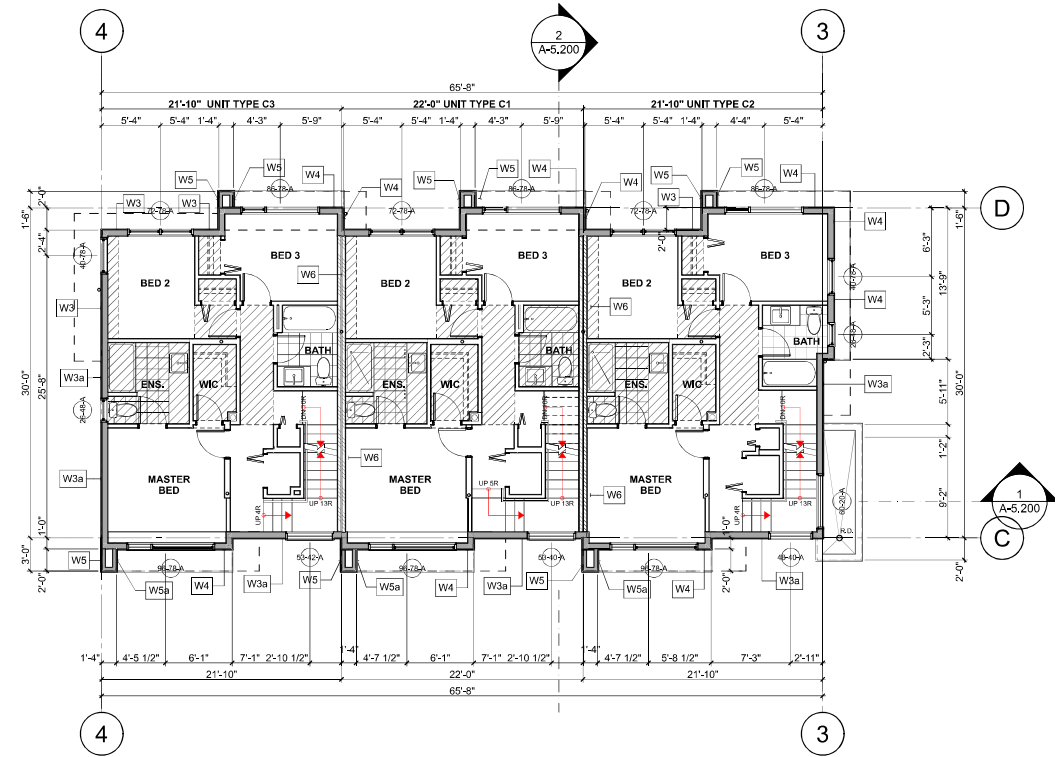
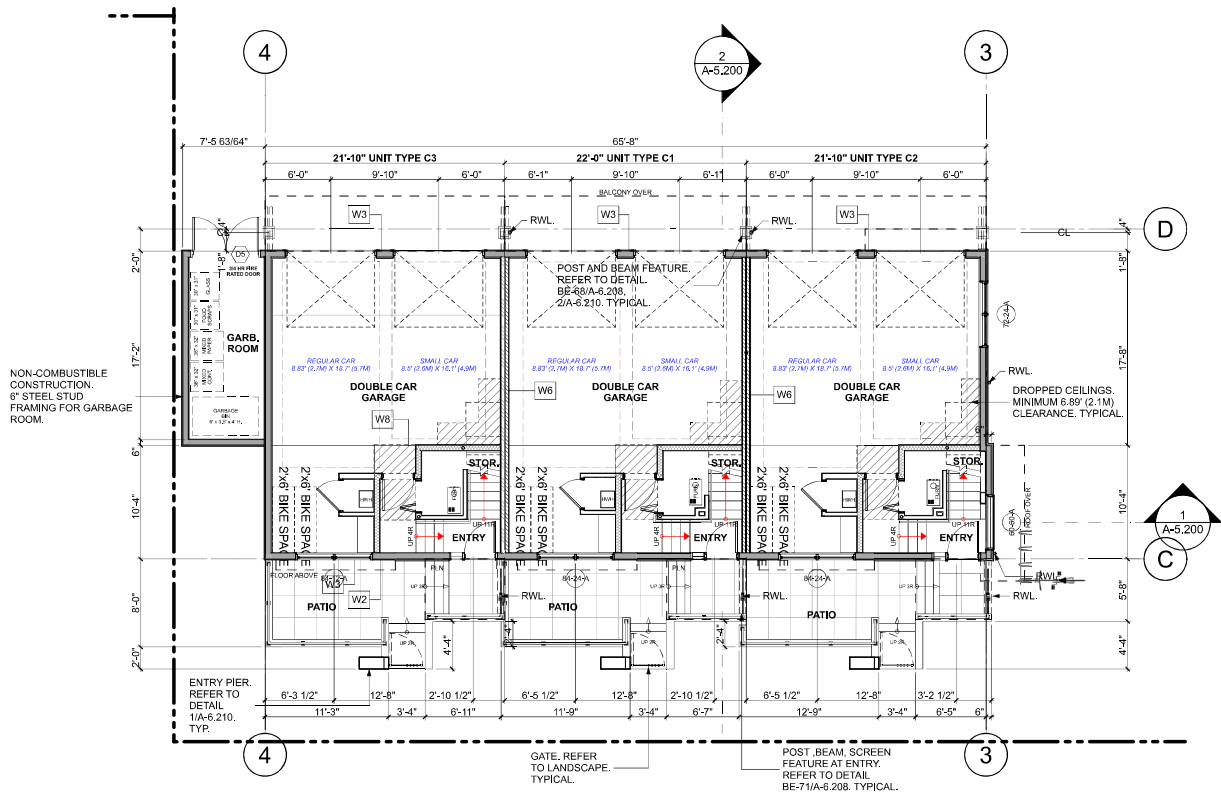
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OVERALL PLAN
BUILDING 1

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October 24, 2024	[DATE]
02 - Detailed Application	[ISSUE]
	[DRAWING]

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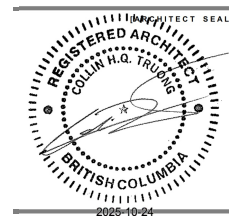
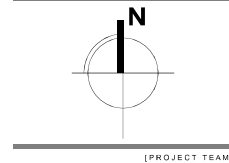
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[TITLE]

**OVERALL PLAN
BUILDING 2**

23623 [PROJECT]

1/8" = 1'-0" [SCALE]

October 24, 2024 [DATE]

02 - Detailed Application [ISSUE]

[DRAWING]

A-2.200

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Reference No.	Elements
A	Light Gray	Flat Roof	SBS Roof Roof Deck Area Concrete Pavars
B	Dark Grey	Benjamin Moore BM 2124-20 Trout Grey	Hardie Plank Lap Siding c/w 'Easy Trim', Cedarmill texture, 7" Exposure, Easy Trim painted to match
C	Off-White	James Hardie Colour Plus Collection	Pre-finished Cobble Stone
D	Stain	WeatherBoards Fibre Cement Siding	Alura ColorMax Finishing System w/ Stains - Maple
E	Grey Metallic	AL 13 Aluminum Metal Panel System	Pre-finished Solid Colours 'Elephant Grey'

Colour	Manufacturer	Reference No.	Elements
E1	Woodline	AL 13 Aluminum Metal Panel System	Pre-finished Woodline 'Apple Wood'
F	Black	Windows	Black Colour
G	Stained	Weatherboards Fibre Cement Siding	Alura ColorMax Finishing System w/ Stains - Maple
G1	Grey	Aluminum Soffit	Gentek Slate
H	Charcoal	Benjamin Moore	BM 2124-10 Wrough Iron

Colour	Manufacturer	Reference No.	Elements
H1	Dark Grey	Benjamin Moore	BM 2124-20 Trout Grey
J	Grey / Brown	Cultured Stone	Platinum Pro-Fit LedgeStone
K	Black	Durarail Powder Coatings	Black (Satin Finish)
L	Black	Makin Metals Ltd.	Black (Satin Finish)
M	White	Makin Metals Ltd.	'White-White'

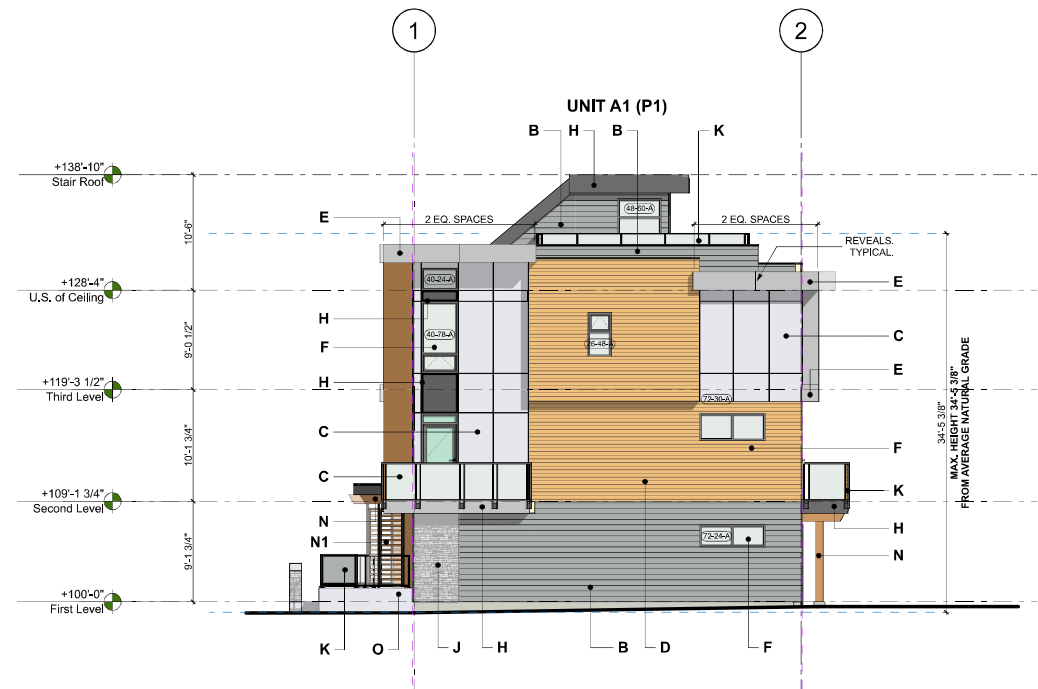
Colour	Manufacturer	Reference No.	Elements
N	Stained	Stained Timber	Stain Sikkens SRD Natural Oak
N1	Wood Look	Wood Composite	To Match Sikkens SRD Natural Oak
O	Light Beige	Architectural Concrete	Benjamin Moore Amherst Grey BM HC-167



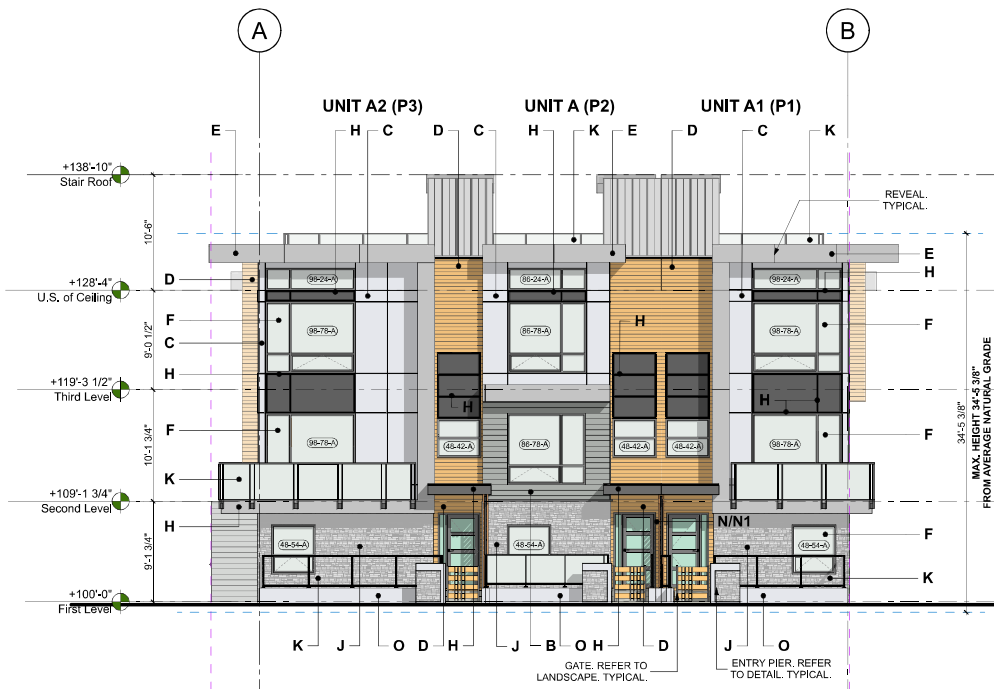
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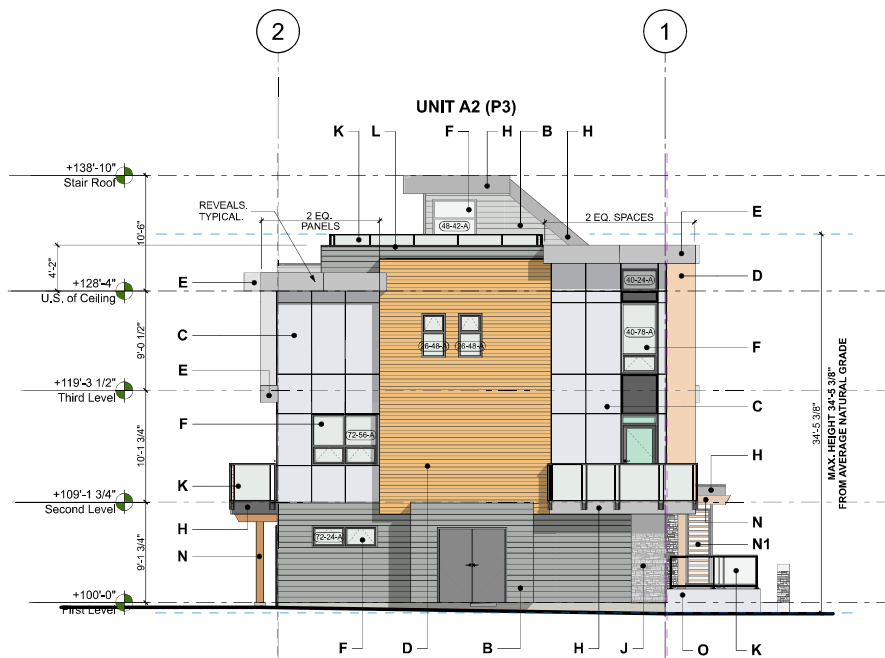
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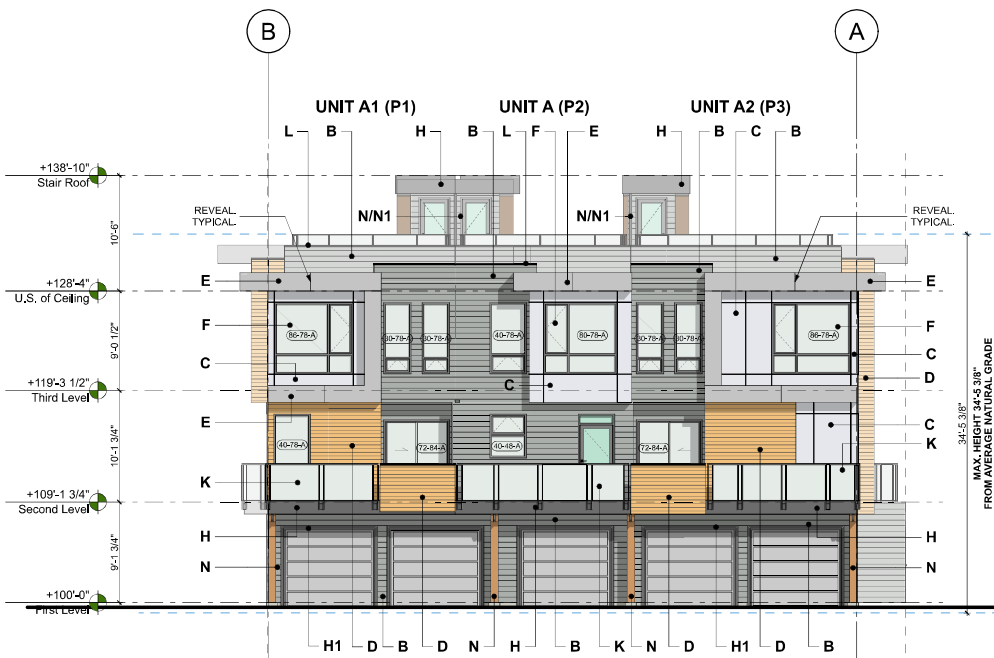
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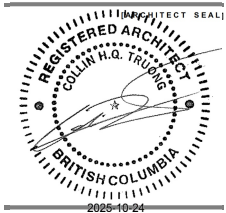
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SCALE: 1/8" = 1'-0"



2 BUILDING 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING 1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



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ELEVATIONS
BUILDING 1

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B	Dark Grey	Benjamin Moore BM 2124-20 Trout Grey	Hardie Plank Lap Siding c/w 'Easy Trim', Cedar-mill texture, 7" Exposure, Easy Trim painted to match
C	Off-White	James Hardie Colour Plus Collection	Hardie Panel c/w 'Easy Trim' - Smooth Texture, Easy Trim painted to match
D	Stain	WeatherBoards Fibre Cement Siding	Fibre Cement Lap Siding Cedar-mill texture c/w 'Easy Trim', Pre-finished 5 1/4" Exposure, Easy Trim painted to match
E	Grey Metallic	AL 13 Aluminum Metal Panel System	Selected Locations at Feature Frame Elements Only

Colour	Manufacturer	Reference No.	Elements
E1	Woodline	AL 13 Aluminum Metal Panel System	Selected Locations at Inside Wall of Feature Frame Elements Only
F	Black	Windows	Typical Vinyl Windows and Sliding Doors
G	Stained	Weatherboards Fibre Cement Siding	Allura ColorMax Finishing System w/ Stains - Maple
G1	Grey	Aluminum Soffit	Gentek Slate
H	Charcoal	Benjamin Moore	BM 2124-10 Wrough Iron

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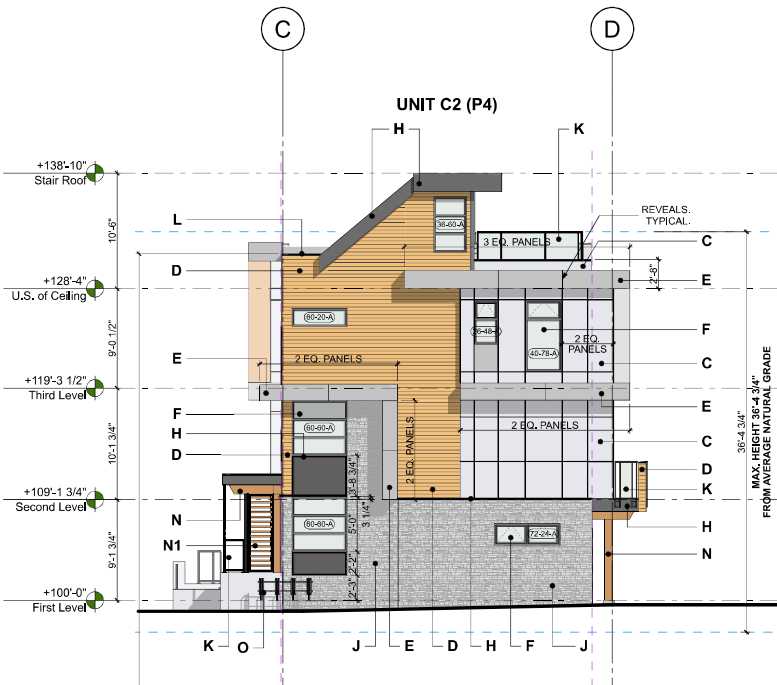
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[PROJECT TEAM]



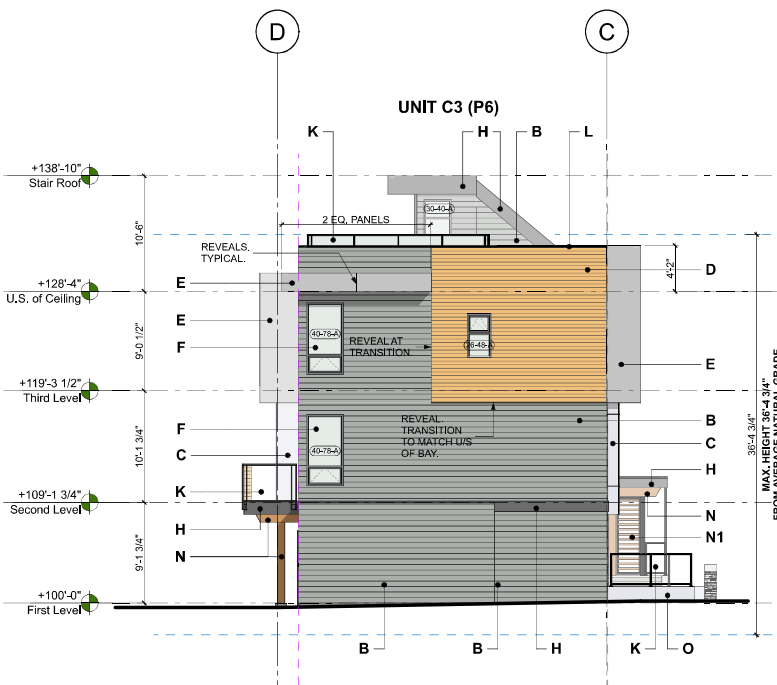
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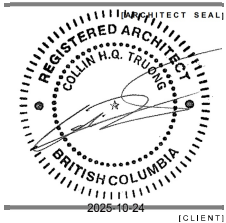
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2 BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING 2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



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www.formadesign.ca

209-828 Harbourside Dr.
North Vancouver
British Columbia
Canada V7P 3R9
tel 604-986-9193
fax 604-986-7320

1. detailed application submission Oct 09 2024
2. re-application submission Oct 17 2025

Arya Engineering Inc.

873 Premier St
North Vancouver, BC

GRADING PLAN

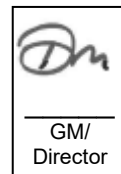
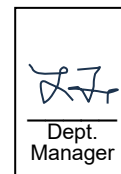
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AGENDA INFORMATION	
☒ Regular Meeting	Date: July 6, 2026
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

June 22, 2026

AUTHOR: Eirikka Brandson, Community Planner

SUBJECT: 2026 Community Service Grants

RECOMMENDATION:

THAT the 2026 community service grants recommendations of \$419,844, as described in the June 22, 2026, report of the Community Planner entitled, "2026 Community Service Grants", are APPROVED.

AND THAT Council direct administration to refer a potential inflationary adjustment to the community service grants budget to the 2027 financial planning process.

REASON FOR REPORT:

This report provides Council with the Community Services Advisory Committee's (CSAC) recommendations for the 2026 community service grants program.

SUMMARY:

Twenty-seven new applications are being recommended for 2026 community service grants. These agencies have requested funding for operations and 45 programs. In addition, CSAC reviewed annual accountability forms from 20 agencies in the second year of their two-year funding cycle and recommend approval of second-year funding. Based on CSAC's review, the following budget allocation is recommended:

2026: 27 grant applications	\$209,922
2025: 20 grant applications (in second year funding cycle)	\$209,922
TOTAL	\$419,844

Demand for funding continues to exceed available resources, reflecting increasing service pressures across the non-profit sector. The recommended allocations aim to balance stability for existing services with support for emerging needs.

BACKGROUND:

Approved in 1982, the District of North Vancouver [Municipal Community Service Grants Policy](#) established operating and program support for non-profit organizations that contribute to the wellbeing and quality of life of District residents. To support this work, the [Community](#)

[Services Advisory Committee](#) (CSAC) was created to advise Council and staff on social and cultural issues, support program development and recommend grant allocations.

In 2003, CSAC introduced enhanced evaluation criteria to improve the effectiveness, fairness, and accountability of the grant process, leading to Council's approval of the [Municipal Community Service Grants Goals and Guiding Principles](#) in 2004.

Since then, the grant program has evolved further to better support community agencies. In 2012, a two-year funding cycle was introduced, allowing eligible organizations to receive continued support without reapplying annually. Approximately half of the available funds are now reserved for second-year recipients.

In 2022, Council directed staff to explore increased funding for non-profits through District grant programs. Staff conducted a comprehensive analysis using population data, community feedback and projected needs. As a result, a 6% funding increase was approved as part of the 2023 financial plan. That same year, the program transitioned to Submittable, a digital grant platform that streamlined the application process and improved efficiency for both applicants and reviewers.

EXISTING POLICY:

- District of North Vancouver [Municipal Community Service Grants Policy](#)
- [Municipal Community Service Grants Goals and Guiding Principles](#)
- [Corporate Policy \(2023-2026\)](#)
 - Goal: Address the Housing Crisis and the Community's Housing Needs
 - Goal: Foster Community Wellbeing, Culture, and Safety
- Official Community Plan (2011):
 - Policy 6.3.1: Facilitate the delivery of accessible community services and social programs to meet the current and future needs of all District residents;
 - Policy: 6.3.3: Facilitate the provision of accessible services, programs, and facilities that encourage seniors and people with disabilities to function independently; and
 - Policy 6.3.11: Support civic and community partners with resources, information sharing and collaboration in the achievement of District objectives.

ANALYSIS:

Thirty grant applications were received by the January 31, 2026, deadline. Three were deemed ineligible and twenty-seven proceeded to the committee review.

The applications reflect a diverse range of programs and services, with a strong emphasis on supporting vulnerable residents. Several applicant organizations also receive funding through other District programs, including core funding grants, child care grants and permissive tax exemptions.

Attachment 1 outlines the 2026 grant recommendations, including funding for agencies in the second year of their two-year grant cycle.

Application Assessment Process

Between March and May 2026, the Community Services Advisory Committee held four meetings to complete the evaluation process. Using a weighted scoring model, CSAC members assessed each application to support consistent and detailed comparisons.

Budget Pressures and Allocation Approach

The 2026 Community Service Grants budget is \$419,844. Of this, \$209,922 is committed to agencies in the second year of their two-year funding cycle, leaving \$209,922 available for new grant allocations.

New funding requests for 2026 amounted to \$289,000, which exceeded the 2026 budget of \$209,922. Following the evaluation and recommendations by CSAC, \$224,250 in funding was recommended. This exceeded the available budget by \$14,328.

In order to only allocate the approved 2026 budget of \$209,922, CSAC applied an equal six percent reduction across all recommendations.

Observations and Trends

As part of the annual grant process, applicants identify trends impacting their organizations. CSAC reviewed these at a dedicated meeting, held this year on May 20, 2026. The 2026 grant submissions revealed several challenges, summarized into three categories below.

1. *Rising Demand and Increasing Complexity of Needs*

Organizations continue to experience significant growth in demand for services, particularly in the areas of mental health, housing, food security, counselling, and crisis response. Applicants noted that individuals are increasingly presenting with multiple, overlapping challenges, including mental health concerns, housing instability, poverty, and social isolation. Agencies also reported that more people are seeking support earlier in times of crisis, reflecting both heightened need and increased awareness of available services.

2. *Organizational Adaptation, Innovation and Collaboration*

In response to growing demand, organizations are adapting service delivery models and expanding programs to better meet community needs. Many applicants described increased use of integrated, wraparound approaches that combine multiple supports, alongside a greater focus on prevention and long-term outcomes. Collaboration across the non-profit, health, education, and government sectors continues to strengthen, while digital and hybrid service delivery models are being used to improve accessibility and reach.

3. *Systemic Pressures on Capacity, People and Funding*

Despite efforts to innovate and adapt, organizations continue to face significant financial and operational pressures. Rising costs, short-term funding arrangements, and increasing service demands are creating challenges for long-term sustainability. Applicants identified ongoing difficulties with staff and volunteer recruitment and retention, volunteer burnout and leadership succession. These pressures affect organizational capacity, at the same time

when many agencies are also investing in governance, equity-focused practices, and long-term sustainability planning.

These trends highlight the importance of continued focus on system capacity and long-term resilience across the sector. The District's two-year cycle of community service grants provides greater stability and predictability for agencies, supporting more effective planning and sustained service delivery.

BC211 Service Insights

BC211 is a free and confidential provincial service that connects individuals to community resources. Staff request annual summaries from BC211 as this information supplements agency feedback and provides insight into emerging community needs. BC211 offers information and referrals through phone, text, email, and web chat.

In 2025, BC211 received 808 information requests from North Vancouver (includes both the District and the City), a 6.7 percent increase from 2024. Among callers, 64 percent identified as female and 36 percent as male. Interpretation services were provided to 50 individuals, 62 percent of whom spoke Farsi. BC211 made a total of 2,589 referrals in North Vancouver, with an average call duration of 11 minutes. Similar to the previous year, housing-related concerns were the most common reason for contacting BC211. **Table 1** shows the five most frequent reasons for calls.

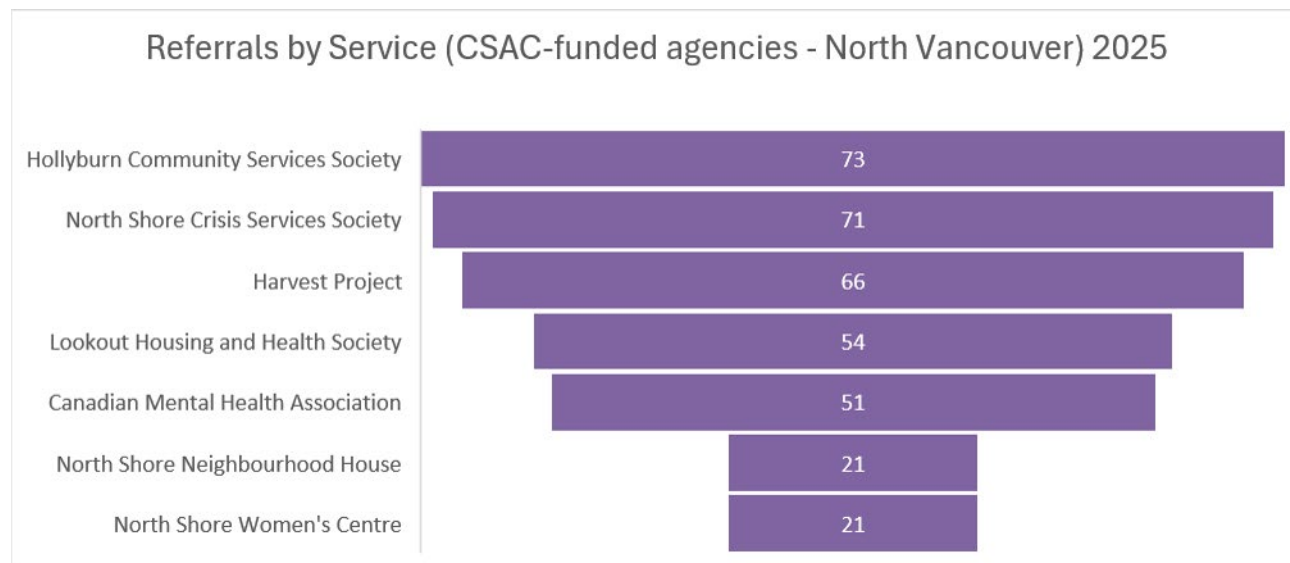
Table 1: Top 5 Reasons for Calls – North Vancouver (2025)



Many of the CSAC funded agencies are also listed in the BC211 services directory. Housing remained the leading reason for calls to BC211, resulting in a high volume of referrals to regional housing providers. In 2025, referrals related to mental health supports, including counselling services, were among the most common. Referrals for food and meal programs were also frequent. Calls related to legal and public safety concerns, including abuse, fleeing violence, and access to transitional housing, generated a significant number of referrals.

Table 2 highlights CSAC-funded agencies that ranked among the top 10 most frequently referred organizations for calls originating from North Vancouver in BC211's 2025 provincial service data.

Table 2: Referrals by Service (CSAC-funded agencies)



Investment Impact Overview

In 2026, staff continued the investment impact reporting introduced in the previous year. The aim was to strengthen transparency and demonstrate the value of the District's community investment. The reporting highlights how grant funding supports non-profit organizations in delivering vital programs and services that respond directly to community needs.

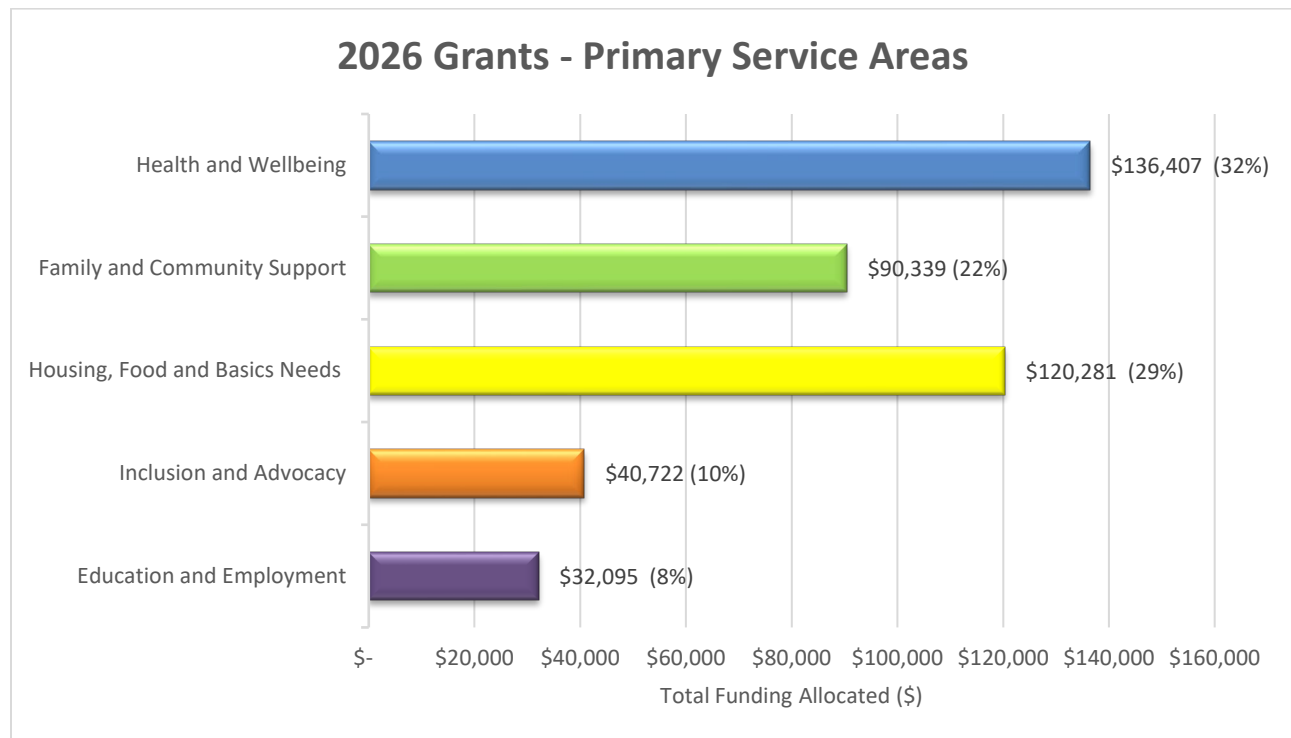
To support clearer analysis and ensure investments align with priority needs, these service areas have been grouped into five overarching categories:

1. *Health & Wellbeing* – Mental health, addiction, counselling, wellness
2. *Family & Community Support* – Children, seniors, families, community programs
3. *Housing, Food & Basic Needs* – Shelters/housing, food, clothing, transportation
4. *Inclusion & Advocacy* – Immigrants, 2SLGBTQ+, Indigenous, disability, legal aid
5. *Education & Employment* – Language, anti-racism, job training, leadership, workshops

This categorization helps show how funding is distributed across key area of need and ensures transparency in how public funds are invested.

Attachment 2 provides an overview of the analysis, including funding allocations by primary service area. A condensed summary is presented in **Table 3**.

Table 3: 2026 Community Service Grants by Primary Service Areas



Timing/Approval Process:

Subject to Council approval, funding will be disbursed to agencies in July 2026. All agencies will be required to complete an annual accountability form by January 31, 2027. The form requires agencies to describe how they used their funding, whether they achieved their goals, and the benefits they observed in the community.

Concurrence:

Finance staff have reviewed the report and are supportive of the recommended options.

Financial Impacts:

The 2026 Community Service Grants budget includes a 2 percent increase over 2025. This year's budget allocates \$209,922 to 27 agencies recommended in this report and \$209,922 to 20 agencies in the second year of their two-year grant cycle (**Attachment 1**).

Social Policy Implications:

The Municipal Community Service Grant program plays a key role in supporting non-profit organizations that deliver mental health, social support, and wellness services. This funding helps address critical community needs and promotes equitable access to essential services for all residents.

Additionally, the program aligns with the municipality's broader policy objectives, including health and wellbeing, social inclusion, and climate resilience. It fosters collaboration between local government and community-based organizations, contributing to a more responsive and integrated social service system.

Environmental Impact:

Applicants are required to demonstrate sustainability practices that align with the District's climate emergency management directions. In order of frequency reported, the most common initiatives this year included:

1. sustainable commuting options;
2. waste reduction and recycling; and
3. energy and environmental initiatives.

Conclusion:

The 2026 community service grant recommendations reflect a balanced and equitable allocation of available funding in the context of increasing demand. Approval will enable local non-profit organizations to maintain essential services that support vulnerable residents and strengthen community wellbeing. Without this funding, many organizations would face challenges sustaining program delivery, potentially reducing access to critical supports across the District.

Options:

1. THAT the 2026 community service grants recommendations of \$419,844, as described in the June 22, 2026, report of the Community Planner entitled, "2026 Community Service Grants", are APPROVED.

AND THAT Council directed administration to refer a potential inflationary adjustment to the community service grants budget to the 2027 financial planning process

OR

2. THAT Council directs staff to reconsider the 2026 Community Service Grants allocations.

Respectfully submitted,



Eirikka Brandson
Community Planner

Attachment 1: Summary of 2026 Community Service Grant Recommendations

Attachment 2: 2026 Community Grants by Primary Service Area

REVIEWED WITH:			
☐ Business and Economic	_____	☒ Finance	<u>SJ</u>
☐ Bylaw Services	_____	☐ Fire Services	_____
☐ Clerk's Office	_____	☐ GIS	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____
☐ Communications	_____	☐ Integrated Planning	_____
☐ Community Planning	_____	☒ Housing	<u>TA</u>
☐ Development Engineering	_____	☐ ITS	_____
☐ Development Planning	_____	☐ Parks	_____
☐ Engineering Operations	_____	☐ Real Estate	_____
☐ Environment	_____	☐ Review and Compliance	_____
☐ Facilities	_____	☐ Solicitor	_____
		☐ Utilities	_____

External Agencies:	
☐ Library Board	_____
☐ Museum and Archives	_____
☐ NSEM	_____
☐ NS Health	_____
☐ NVRC	_____
☐ RCMP	_____
☐ Other:	_____

#	2026 GRANT APPLICANT	2025 GRANTED	2026 REQUESTED	2026 RECOMMENDED
1	BC Pets and Friends	\$5,100	\$5,000	\$4,681
2	Belweder North Shore Polish Association	\$0	\$5,000	\$702
3	Best Buddies Canada	n/a	\$12,000	\$4,681
4	Crisis Intervention and Suicide Prevention Centre of BC	\$10,200	\$10,000	\$9,361
5	Harvest Project	\$15,300	\$15,000	\$14,042
6	Hollyburn Community Services Society	\$18,360	\$18,000	\$16,850
7	Impact North Shore	\$18,870	\$18,500	\$9,361
8	Junior Achievement of British Columbia	\$3,717	\$25,000	\$3,744
9	KidSport North Shore	\$5,100	\$7,500	\$5,149
10	Lionsview Seniors' Planning Society North and West Vancouver	\$4,335	\$4,500	\$3,744
11	Lookout Housing Health and Health Society	\$10,200	\$20,000	\$18,722
12	North Shore Disability Resource Centre	\$8,766	\$10,000	\$8,425
13	North Shore Fruit Tree Project Society	\$1,487	\$1,500	\$936
14	North Shore Lifeboat Society	\$7,434	\$12,000	\$8,893
15	North Shore Neighbourhood House	\$8,160	\$8,000	\$7,489
16	North Shore Stroke Recovery Centre	\$12,240	\$12,000	\$9,829
17	North Shore Women's Centre	\$26,520	\$30,000	\$28,083
18	North Vancouver Community Arts Council	n/a	\$5,000	\$4,681
19	Pathways Serous Mental Illness Society	\$7,140	\$10,000	\$9,361
20	Salal Sexual Violence Support Centre	\$12,787	\$26,000	\$9,361
21	Special Olympics BC - North Shore	\$3,060	\$5,000	\$4,681
22	Spectrum Skateboard Society	\$7,140	\$7,000	\$6,553
23	Spinal Cord Injury BC	\$3,570	\$4,000	\$3,744
24	St. Andrew's United Church	\$4,080	\$5,000	\$4,681
25	The North Shore Safety Council	\$6,120	\$6,000	\$5,617
26	Vancouver Adaptive Snow Sports	\$4,080	\$5,000	\$4,681
27	Volunteer Cancer Drivers Society	\$2,040	\$2,000	\$1,872
SUBTOTAL:			\$289,000	\$209,922

	2025 GRANT RECIPIENT (Second Year of 2-Year Term)	2025 GRANTED	2026 REQUESTED	2026 RECOMMENDED
28	A Loving Spoonful Meals Society	\$7,200		\$7,344
29	Athletics for Kids Financial Assistance (BC) Society	\$3,967		\$4,046
30	Avalon Recovery Society	\$17,000		\$17,340
31	Big Brothers of Greater Vancouver	\$3,400		\$3,468
	2025 GRANT RECIPIENT (Second Year of 2-Year Term)	2025 GRANTED	2026 REQUESTED	2026 RECOMMENDED

Attachment 1: Summary of 2026 Community Service Grant Recommendations

32	Big Sisters of BC Lower Mainland	\$3,825		\$3,902
33	Canadian Mental Health Association - North and West Vancouver	\$27,000		\$27,540
34	Family Services of the North Shore	\$28,559		\$29,130
35	Food Link Society	\$9,000		\$9,180
36	Foundations for Social Change	\$7,225		\$7,370
37	Highlands United Church	\$5,850		\$5,967
38	Intellectual Disabilities Society North & West Vancouver	\$6,800		\$6,936
39	Living Systems Counselling	\$4,760		\$4,855
40	Lumara Grief & Bereavement Care Society	\$5,850		\$5,967
41	North Shore Community Resources Society	\$23,799		\$24,275
42	North Shore Crisis Services Society	\$17,370		\$17,718
43	North Shore Keep Well Society	\$4,500		\$4,590
44	PLEA Community Services Society of British Columbia	\$1,800		\$1,836
45	Quest Outreach Society	\$13,500		\$13,770
46	Spectrum Mothers Support Society	\$9,000		\$9,180
47	Variety - The Children's Charity of B.C.	\$5,400		\$5,508
SUBTOTAL:				\$209,922
TOTAL:		\$411,611.00	\$289,000.00	\$419,844

Health and Wellbeing		
Organization	Program(s)	Amount
Avalon Recovery Society	Wellness Program Expansion of Programming Peer Support Program	\$ 17,340
BC Pets and Friends	Pet Therapy	\$ 4,681
Belweder North Shore Polish Association	Canadian Polish Active Club	\$ 351
Canadian Mental Health Association	Counselling Services	\$ 27,540
Crisis Intervention and Suicide Prevention Centre of BC	Crisis Intervention and Suicide Prevention Program	\$ 9,361
Family Services of the North Shore	Child and Family Counselling (no cost/low cost) Clinical Counselling Program	\$ 19,420
Volunteer Cancer Drivers Society	North Shore Cancer Patient Transportation Program	\$ 1,872
Living Systems Counselling	Access Counselling Program Parenting and Marriage Counselling Program	\$ 4,855
Lumara Grief & Bereavement Care Society	Family Grief and Bereavement Care Program	\$ 5,967
North Shore Lifeboat Society	Marine Search and Rescue & Public Safety Support	\$ 8,893
North Shore Crisis Services Society	PEACE Program for Children and Youth Experiencing Violence	\$ 3,544
Pathways Serious Mental Illness Society	Education and Support for Family members and friends who have a loved one with a serious mental illness	\$ 9,361
Spectrum Mothers Support Society	Spectrum Mothers Support	\$ 9,180
North Shore Women's Centre	Health & Wellness Separation Support Group	\$ 14,042
19 programs		\$ 136,407

Family and Community Support		
Organization	Program(s)	Amount
Big Brothers of Greater Vancouver	Community Mentoring Program	\$ 3,468
Variety - The Children's Charity of B.C.	Supporting North Shore Families with Private Assessments	\$ 5,508
Big Sisters of BC Lower Mainland	Big Sisters Mentoring Go Girls! Healthy Bodies Healthy Minds My Voice, My Power!	\$ 2,927
Family Services of the North Shore	Thrive Family Centres	\$ 9,710
KidSport North Shore	KidSport North Shore Grants Program	\$ 5,149
Lionsview Seniors' Planning Society North and West Vancouver	Services to Seniors Coalition Seniors Working Group Older and Wiser Column	\$ 3,744
North Shore Keep Well Society	Seniors' Enhanced Wellness Program	\$ 4,590
North Shore Community Resources Society	Seniors One Stop Navigation Centre	\$ 6,069

Organization	Program(s)	Amount
North Shore Crisis Services Society	Outreach Services and Multicultural Outreach Services SAGE Transition House and SAGE 2nd Stage Housing Program	\$ 7,085
North Vancouver Community Arts Council (North Van Arts)	Rhythm and Word: Music Therapy for At Risk Youth	\$ 4,681
PLEA Community Services Society of British Columbia	Taking Care of Ourselves, Taking Care of Other (TCO2)	\$ 1,836
Salal Sexual Violence Support Centre	Strengthening Infrastructure for Survivor Services & Community Awareness	\$ 9,361
The North Shore Safety Council	Be Bright Be Seen Cycle Safety and Skills Course (Bike rodeo)	\$ 5,617
Spectrum Skateboard Society	Winter Skateboarding at Rolla Roller Skate Club Weekly Summer Camps	\$ 6,553
North Shore Women's Centre	NS VAWIR Single Mom's Support Group	\$ 14,041

23 programs \$ 90,339

Housing, Food and Basic Needs		
Organization	Program(s)	Amount
A Loving Spoonful Meals Society	Sharing Abundance Program	\$ 7,344
Athletics for Kids Financial Assistance (BC) Society	Sport4Life Grant Program	\$ 4,046
Food Link Society	From Pollution to Solution	\$ 9,180
Foundations for Social Change	New Leaf Expansion Project	\$ 7,370
Harvest Project	Client Care Program	\$ 14,042
Highlands United Church	Shelter to Home Saturday Lunch	\$ 5,967
Intellectual Disabilities Society North & West Vancouver	IDS Summit Healthy Choice Hot Lunch Wednesday	\$ 3,468
Lookout Housing and Health Society	Lookout North Shore Housing Centre	\$ 18,722
North Shore Fruit Tree Project Society	Fruit Picking	\$ 936
North Shore Neighbourhood House	Food Security Program	\$ 7,489
North Shore Community Resources Society	Community Housing Action Committee	\$ 6,069
North Shore Crisis Services Society	Second Stage Housing Programs: Hope's Place and Janet's Place Homeless Prevention Program	\$ 7,087
Quest Outreach Society	Food Recovery & Redistribution Program: North Vancouver Grocery Market	\$ 13,770
St. Andrew's United Church	Free Community Lunch Emergency Weather Response Shelter	\$ 4,681
Hollyburn Community Services Society	Life Success Program Family Homeless Case manager Tenant Support	\$ 10,110

20 programs \$ 120,281

Inclusion and Advocacy		
Organization	Program(s)	Amount
Best Buddies Canada	Best Buddies Friendship Programs	\$ 4,681
Impact North Shore	Community Bridging Programming	\$ 4,681
North Shore Disability Resource Centre	Information and Advocacy Program	\$ 8,425
North Shore Stroke Recovery Centre	Survivors of Stroke	\$ 9,829
Special Olympics BC - North Shore	SOBC North Shore Sports Program	\$ 4,681
Spinal Cord Injury BC	Peer Support Program	\$ 3,744
Vancouver Adaptive Snow Sports (VASS)	Adaptive Learn to Ski/Board Program	\$ 4,681

7 programs \$ 40,722

Education and Employment		
Organization	Program(s)	Amount
Belweder North Shore Polish Association	Colors of Poland	\$ 351
Big Sisters of BC Lower Mainland	Study Buddy	\$ 975
Impact North Shore	Anti-Racism Programming	\$ 4,680
Intellectual Disabilities Society North & West Vancouver	IDS Summit's Self Advocacy Meeting/Workshop	\$ 3,468
Junior Achievement of British Columbia	Investment Strategies Personal Finance Dollars With Sense Company Program Economics for Success	\$ 3,744
North Shore Community Resources Society	Information and Volunteer North Shore Democracy Cafe: North Shore Young Civic Forum	\$ 12,137
Hollyburn Community Services Society	Youth Education Navigator Rewired Program	\$ 6,740

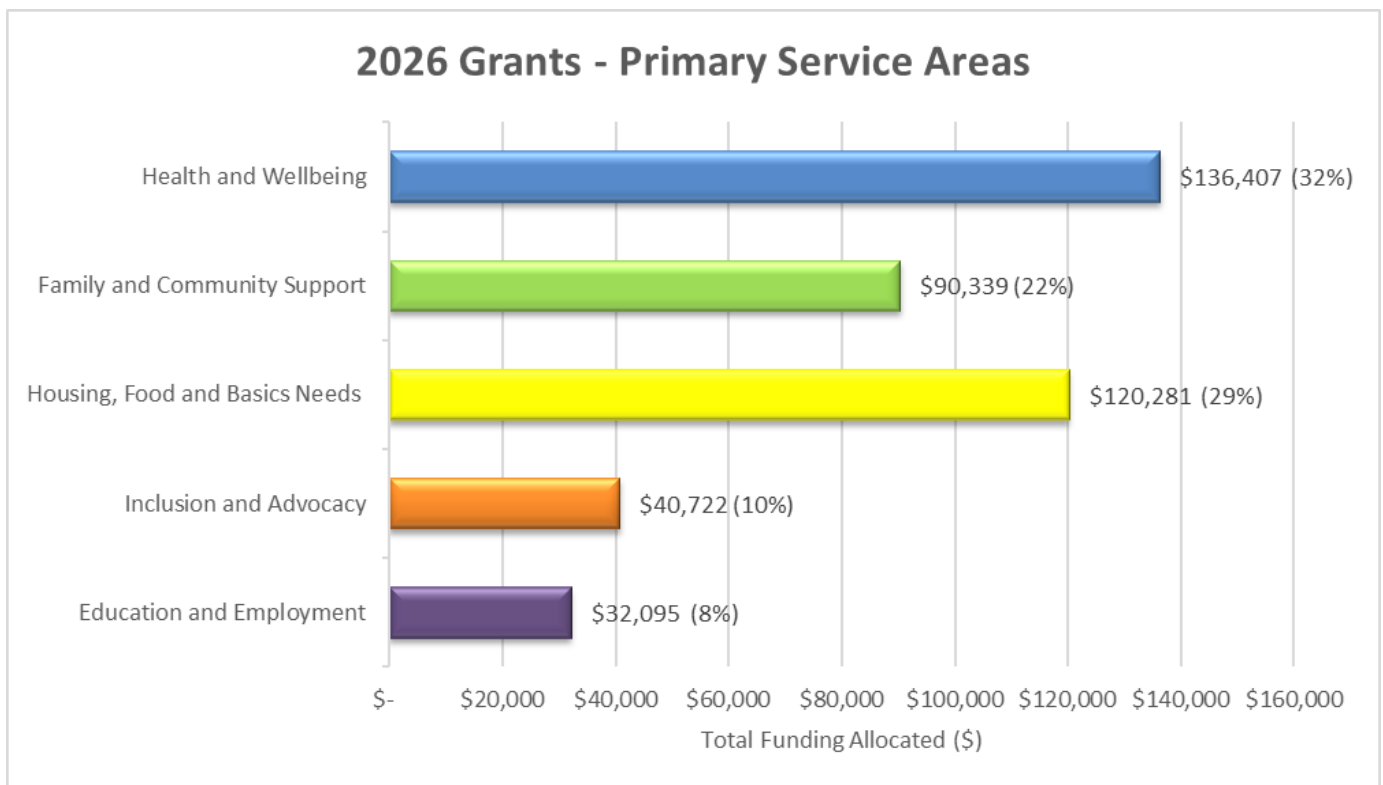
13 programs \$ 32,095

Condensed Summary of 2026 Community Service Grants		
Primary Service Area	# of Programs	Funding
Health and Wellbeing - 32%	19	\$ 136,407
Family and Community Support - 22%	23	\$ 90,339
Housing, Food and Basics Needs - 29%	20	\$ 120,281
Inclusion and Advocacy - 10%	7	\$ 40,722
Education and Employment - 8%	13	\$ 32,095
TOTAL	82 programs	\$ 419,844

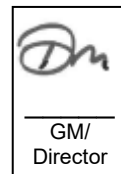
Consolidated Five Primary Service Areas:

Health and Wellbeing:	Includes mental health, addiction, counselling, grief support, sexual health, harm reduction, and wellness services.
Family and Community Support:	Covers services for children and families, older adults, youth, parenting resources, victim services, and community-building initiatives.
Housing, Food and Basic Needs:	Includes homelessness services, emergency shelters, rent and financial assistance, housing support, access to food, clothing, and transportation.
Inclusion and Advocacy:	Includes support for immigrants, refugees, Indigenous Peoples, LGBT2Q+, people with disabilities, legal aid, and advocacy work.
Education and Employment:	Focuses on language learning, anti-racism education, employment training, youth leadership, and workshops.

Figure 1: 2026 Community Service Grants by Primary Service Areas



AGENDA INFORMATION	
☒ Regular Meeting	Date: July 6, 2026
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

June 22, 2026

File:

AUTHOR: Tanja Oswald, Community Planner

SUBJECT: 2026 Child Care Grants

RECOMMENDATION:

THAT the 2026 child care grants recommendations of \$70,941, as described in the June 22, 2026, report of the Community Planner entitled “2026 Child Care Grants”, are APPROVED.

AND THAT Council direct administration to refer a potential inflationary adjustment to the child care grants budget to the 2027 financial planning process.

REASON FOR REPORT:

To provide Council with the Child Care Grants Committee’s recommendations for the 2026 child care grants.

SUMMARY:

Twenty-three applications for 2026 child care grants are being recommended for funding (**Attachment 1**). The total amount of funding requested by applicants for child care grants was \$123,213, while the total available budget is \$70,941.

All of the applications recommended for funding serve District of North Vancouver families, meet the eligibility requirements, and respond to local child care priorities.

BACKGROUND:

Approved in 1990, the District’s [Child Care Policy](#) established operating and program support for child care through the child care grants program. The [Child Care Grants Committee](#) reviews grant applications and makes funding recommendations to Council. Revisions to the Child Care Policy in 2008 reconfirmed the importance of annual funding to eligible non-profit societies to enhance the availability, affordability, and quality of child care services in the District of North Vancouver. In 2020, continuing to deliver the child care grants program was a recommended action to improve affordability in the District’s Child Care Action Plan.

EXISTING POLICY:

Official Community Plan (2011)

Policy 6.3.4: Promote the establishment and maintenance of affordable quality child care services; and

Policy 6.3.8: Encourage the retention of sufficient space in surplus public facilities (schools, churches, recreation centres) to meet changing community needs (such as child care).

Child Care Policy (1990)

This policy states that the District is committed to being an active partner with senior government and others in the development and maintenance of a comprehensive child care system. It further recognizes that this responsibility must be shared with partners.

Child Care Action Plan (2020)

The Plan identifies four goals and twenty-nine supporting actions to meet community child care space needs in the District over a 10-year period.

ANALYSIS:

The 2026 budget for child care grants of \$70,941 includes an inflationary adjustment of 2% from 2025. The Child Care Grants Committee received 23 child care grant applications for 2026, with a total fund request of \$123,213. The Committee is recommending funding (partial or full) for each of the 23 applications.

As part of the child care grants application, applicants were asked to provide information on the following:

- The non-profit society, including its clientele, existing services, partnerships, staff, and volunteers;
- How the organization, programming, and initiatives are aligned with District's child care priorities, including the goals in the Child Care Action Plan;
- The proposed project, including the child care needs being met, project outputs, and project evaluation methods; and
- Project budget and financial statements for the applying society.

Evaluation of Applications:

The 23 applications recommended for funding met one or more of the following priorities:

- Infant/toddler care;
- Before and after school care including care for 9-12 year olds;
- Supported child development (extra supports for children with special needs care);
- Increased access and facility improvements; and
- Caregiver or parent education.

The maximum individual grant request available under the child care grants program is \$8,000.

Table 1 below provides a summary of the Child Care Grants Committee's recommendation for allocation of the approved 2026 budget (\$70,941). The Committee recommended full funding for ten applications and partial funding for thirteen applications. It is noted that 21 of the 23 grant applications in 2026 received funding under the child care grants program in 2025. These returning applicants are seeking support for both new and ongoing needs, such as facility upgrades, new equipment, programming costs, and staff wages. The two new grant applications are from Fulmer Family Children's Centre and Wildwood Child Care Society.

A detailed summary of the 2026 applications and recommendations is also available in **Attachment 1**.

Table 1: Summary of 2026 Child Care Grants Recommendations

2026 Applicant		Project/Proposal	Amount Requested	Amount Recommended
1	Boys and Girls Club of South Coast BC	Wages for staff at the Norvan Club after-school drop-in program	\$8,000	\$3,705
2	Capilano Community Services Society	Wages for staff to support running parent education workshops	\$4,000	\$3,550
3	Deep Cove Parent Participation Preschool	New outdoor play equipment and upgrades to play space water feature	\$8,000	\$5,435
4	Forest View Early Learning Society	Wages for music and yoga program staff	\$7,400	\$887
5	Fulmer Family Children's Centre	Facility acoustic treatments and furnishing upgrades	\$8,000	\$3,772
6	Highlands Early Learning Centre	Wages for preschool teaching staff	\$8,000	\$3,039
7	Highlands Out of School Care Society	Wages for summer staff	\$3,896	\$3,457
8	Lynn Valley Parent Participation Preschool Society	Wages for staff and facility upgrades	\$8,000	\$5,324
9	North Shore Women's Centre	Wages for childminding	\$3,992	\$3,543
10	North Shore Neighbourhood House - Capilano Out of School Care	New outdoor play equipment	\$500	\$444

2026 Applicant		Project/Proposal	Amount Requested	Amount Recommended
11	North Shore Neighbourhood House - Cleveland Out of School Care	New outdoor play equipment	\$500	\$444
12	North Shore Neighbourhood House - Lynn Valley Out of School Care	Interior paint job	\$3,000	\$1,775
13	North Shore Neighbourhood House - Mountainside Out of School Care	New outdoor play equipment	\$500	\$444
14	North Shore Neighbourhood House - Norgate Out of School Care	New outdoor play equipment	\$500	\$444
15	North Shore Neighbourhood House - Novaco Child Care Centre	Power wash building exterior and playground	\$1,000	\$887
16	Parkgate Community Services Society	Wages for staff and educational workshops	\$8,000	\$7,099
17	Seymour Heights Play Based Program	Upgrade outdoor playground	\$8,000	\$1,331
18	Spectrum Mothers Support Society	Wages for caregivers providing in-home support	\$7,000	\$6,212
19	Sunflower Early Learning Society	Upgrade outdoor playground	\$8,000	\$4,063
20	Tsleil-Waututh Nation Child and Family Development Centre	Wages for childminding and culturally grounded events	\$8,000	\$4,881
21	Upper Lonsdale Preschool	Music program, library and outdoor equipment upgrades	\$7,925	\$3,550
22	Vancouver Waldorf School Society	Wages for childminding during parent education workshops	\$3,000	\$1,331
23	Wildwood Child Care Centre Society	New furniture and play equipment	\$8,000	\$5,324
Total:			\$123,213	\$70,941

Timing/Approval Process:

Approval of the 2026 child care grants by Council will ensure effective program delivery to District families for projects that commence in the summer and fall and continue into 2027.

Concurrence:

The report and recommendations were submitted to the Finance Department and approved.

Financial Impacts:

The 2026 child care grants budget of \$70,941 is proposed to be allocated to 23 applicants as shown in **Table 1**. An inflationary adjustment is included in the 2026 child care grants budget.

Social Policy Implications:

The District of North Vancouver collaborates with provincial and federal governments, child care providers, and community stakeholders to create a comprehensive child care system. By providing child care grants, the District demonstrates an ongoing commitment to prioritizing children's wellbeing, promoting economic stability, and building vibrant, inclusive communities.

Conclusion:

The 2026 child care grants recommendations will support community based child care programs and help meet local area needs. Continuing to deliver the child care grants program will contribute to affordable, quality child care consistent with the District's social planning goals.

Options:

1. THAT the 2026 child care grants recommendations of \$70,941, as described in the June 22, 2026, report of the Community Planner entitled "2026 Child Care Grants", are APPROVED.

AND THAT Council direct administration to refer a potential inflationary adjustment to the child care grants budget to the 2027 financial planning process.

Or

2. THAT Council directs staff to reconsider the 2026 child care grant allocations.

Respectfully submitted,



Tanja Oswald
Community Planner

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance <u>SJ</u>	External Agencies: ☐ Library Board _____ ☐ Museum and Archives _____ ☐ NSEM _____ ☐ NS Health _____ ☐ NVRC _____ ☐ RCMP _____ ☐ Other: _____
☐ Bylaw Services _____	☐ Fire Services _____	
☐ Clerk's Office _____	☐ Golf _____	
☐ Climate and Biodiversity _____	☐ Housing _____	
☐ Communications _____	☐ Human Resources _____	
☐ Community Planning <u>ZT</u>	☐ Integrated Planning _____	
☐ Development Engineering _____	☐ ITS _____	
☐ Development Services _____	☐ Parks _____	
☐ Engineering Infrastructure _____	☐ Real Estate _____	
☐ Engineering Public Works _____	☐ Solicitor _____	
☐ Environment _____	☐ Transportation _____	
☐ Facilities _____		

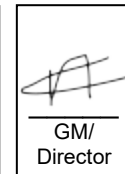
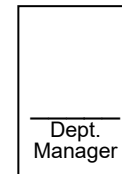
2026 APPLICANT		PROJECT/ PROPOSAL	AGENCY NOTES	2025 GRANT	2026 REQUEST	2026 RECOMMENDED AMOUNT
1	Boys and Girls Club of South Coast BC	Wages for staff at the Norvan Club after-school drop-in program	Norvan Club provides before and after school care, including drop-in and camps, for children aged 6 to 12. Requested funds would be allocated to staffing costs for the after-school drop-in program during the 2026-2027 school year, specifically the Assistant Coordinator position.	\$4,650	\$8,000	\$3,705
2	Capilano Community Services Society	Wages for staff to support running parent education workshops	In April 2022, Capilano Community Services Society launched a new family and children's program at the Lions Gate Community Recreation Centre. Requested funds would go towards salaries for additional staff time that will be used to plan and organize parent education workshops for families with children aged 0 to 5.	\$3,150	\$4,000	\$3,550
3	Deep Cove Parent Participation Preschool	New outdoor play equipment and upgrades to play space water feature	The Deep Cove Parent Participation Preschool offers a play-based learning environment largely focused on outdoor play. Requested funds would go towards purchase of eight balance bikes (and helmets) and water feature area upgrades.	\$6,100	\$8,000	\$5,435
4	Forest View Early Learning Society	Wages for music and yoga program staff	Forest View Early Learning Society provides programs for children aged 0 to 5. Requested funds would be used for staff wages to continue the music and yoga program.	\$3,600	\$7,400	\$887
5	Fulmer Family Children's Centre	Facility acoustic treatments and furnishing upgrades	Fulmer Family Children's Centre opened in June 2025 as an expansion of the existing Capilano University Children's Centre, providing child care spaces for infants, toddlers and children aged 3 to 5. Requested funds would support acoustic upgrades in classrooms to reduce noise levels, as well as facility improvements such as new shelving, rugs, and baskets.	N/A	\$8,000	\$3,772
6	Highlands Early Learning Centre	Wages for preschool teaching staff	Highlands Early Learning Centre provides preschool for children aged 2 to 5. The requested grant would be allocated towards the remuneration of the 2-year-old preschool teaching staff during the upcoming 2026-2027 school year.	\$4,200	\$8,000	\$3,039

2026 APPLICANT		PROJECT/ PROPOSAL	AGENCY NOTES	2025 GRANT	2026 REQUEST	2026 RECOMMENDED AMOUNT
7	Highlands Out of School Care Society	Wages for summer staff	Highlands Out of School Care Society provides after school care and group child care for preschoolers. They run a summer program from July to August. The requested funds would go towards wages for summer program staff.	\$3,400	\$3,896	\$3,457
8	Lynn Valley Parent Participation Preschool Society	Wages for staff and facility upgrades	Lynn Valley Parent Participation Preschool offers preschool for children aged 3 to 4 and operates a play-based program that primarily uses outdoor space. The requested grant would go towards wages for staff assisting learners with diverse abilities, in addition to facility upgrades such as furniture and sensory equipment.	\$4,000	\$8,000	\$5,324
9	North Shore Women's Centre	Wages for childminding	North Shore Women's Centre offers childminding while women attend support groups and receive counselling. The requested funds would help compensate the childminders for the weekly Single Mother's Support Group for vulnerable families and single mothers.	\$3,500	\$3,992	\$3,543
10	North Shore Neighbourhood House - Capilano Out of School Care	New outdoor play equipment	Capilano Kids Club provides before and after school care for school aged children (5-12 years). Requested funds would be allocated to new outdoor equipment such as balls and outdoor games.	\$500	\$500	\$444
11	North Shore Neighbourhood House -Cleveland Out of School Care	New outdoor play equipment	Cleveland Kids Club provides before and after school care for school aged children (5-12 years). Requested funds would be allocated to new outdoor equipment such as balls and outdoor games.	\$500	\$500	\$444
12	North Shore Neighbourhood House – Lynn Valley Out of School Care	Interior paint job	Lynn Valley Kids Club provides before and after school care for school aged children (6-12 years). Requested funds would go towards painting the interior of the child care centre.	\$500	\$3000	\$1,775
13	North Shore Neighbourhood	New outdoor play equipment	Mountainside Kids Club provides before and after school care for school aged children (6-12 years).	\$500	\$500	\$444

2026 APPLICANT		PROJECT/ PROPOSAL	AGENCY NOTES	2025 GRANT	2026 REQUEST	2026 RECOMMENDED AMOUNT
	House - Mountainside Out of School Care		Requested funds would be allocated to new outdoor equipment such as balls and outdoor games.			
14	North Shore Neighbourhood House – Norgate Out of School Care	New outdoor play equipment	Norgate Kids Club provides before and after school care for school aged children (6-12 years). Requested funds would be allocated to new outdoor equipment such as balls and outdoor games.	\$500	\$500	\$444
15	North Shore Neighbourhood House – Novaco Child Care Centre	Power wash building exterior and playground	Novaco Child Care is a child care centre providing child care spaces for infants and toddlers, preschoolers and children aged 6-12. Requested funds would be allocated to power wash the centre exterior and playground, including play structures.	\$1,500	\$1,000	\$887
16	Parkgate Community Services Society	Wages for staff and educational workshops	Parkgate child care centre providing child care spaces for infants and toddlers, preschoolers and children aged 6-12. Requested funds would be allocated to workshops, coaching sessions and staff wages for the Neurodiversity-Informed Care Project.	\$6,000	\$8,000	\$7,099
17	Seymour Heights Play Based Program	Upgrade outdoor playground	Seymour Heights Play Based Programs offer preschool and full-day child care for children aged 2.5 to 5. The requested funds would go towards expanding playground renovation completed in 2024, by upgrading the outdoor playground including the deck and stairs.	\$6,000	\$8,000	\$1,331
18	Spectrum Mothers Support Society	Wages for caregivers providing in-home support	Spectrum Mothers Support Society connects caregivers and mentors to mothers in crisis. Childminding and respite are provided while mothers work one-on-one and in support groups. Requested funds would be used to pay caregivers to provide in-home support for mothers.	\$7,000	\$7,000	\$6,212
19	Sunflower Early Learning Society	Upgrade outdoor playground	Sunflower Early Learning Society provides preschool, and before and after school care. Requested funds would go towards improvements and furnishings for the outdoor playground, such as removal and replacement	\$3,000	\$8,000	\$4,063

			of existing fencing, and updating the existing retaining wall areas.			
20	Tsleil-Waututh Nation Child and Family Development Centre	Wages for childminding and culturally grounded events	Tsleil-Waututh Child and Family Development Centre provides child care support for infants and toddlers, preschoolers, and delivers multiple programs. The requested funds would be allocated to child care space enhancements, paying staff childminding wages during community events, and supporting culturally grounded events and activities.	\$7,250	\$8,000	\$4,881
21	Upper Lonsdale Preschool	Music program, library and outdoor equipment upgrades	Upper Lonsdale Preschool offers a morning and afternoon program for 3 and 4 year olds. Requested funds would be used towards the music program, library facility upgrades featuring light and shadow exploration for early STEM learning, and new outdoor learning area equipment.	\$3,700	\$7,925	\$3,550
22	Vancouver Waldorf School Society	Wages for childminding during parent education workshops	The Vancouver Waldorf School Society offers an after-school and extended care program for children in kindergarten to grade 6. The requested funds would go towards supporting on-site childminding during parent education sessions that support parents and caregivers in understanding child development while strengthening community connection.	\$0	\$3,000	\$1,331
23	Wildwood Child Care Centre Society	Eight new licensed school-age child care spaces	Wildwood Child Care Centre Society supports children from 30 months to school age, as well as school-aged children requiring before- and after-school care and seasonal programming. Requested funds would support program development for school aged child care (before- and after-school care), including care for 9 to 12 year olds.	N/A	\$8,000	\$5,324
Total				\$68,186	\$108,875	\$70,941

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



The District of North Vancouver

REPORT TO COUNCIL

June 24, 2026

File:

AUTHOR: Nicola Chevallier, General Manager, Engineering Public Works

SUBJECT: Metro Vancouver Solid Waste Management Plan

RECOMMENDATION:

THAT Council receive for information the draft Solid Waste Management Plan (SWMP) that was advanced by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board on April 24, 2026.

REASON FOR REPORT:

The purpose of this report is to share key aspects of GVS&DD's draft Solid Waste Management Plan and responds to GVS&DD's request for any additional Council feedback, prior to GVS&DD's submission to the Ministry of Environment and Parks.

SUMMARY:

The draft Solid Waste Management Plan (Attachment 1) advanced by the Greater Vancouver Sewerage & Drainage (GVS&DD) Board on April 24, 2026 for referral to member jurisdictions and other interested parties (Attachment 2) and submission to the Province as required under the *Environmental Management Act* builds on the region's existing solid waste diversion and recycling programs and defines practical actions intended to further reduce waste and increase recycling in the region in the next 10 years and beyond. GVS&DD has advised that the draft plan reflects five years of collaboration with and input from member jurisdictions, regional districts, First Nations, advisory committees, the solid waste management industry, sector representatives, and the public. GVS&DD provided over 70 updates to member jurisdiction staff during the plan update process.

The draft Solid Waste Management Plan (SWMP) provides a framework for moving to a system that preserves resources, prevents waste, and keeps materials in use as long as possible. The draft plan serves as a framework for continued collaboration intended to position GVS&DD and its members as North American leaders in waste prevention and recycling. The draft plan establishes six goals, 30 strategies, and 120 actions, highlighting focus areas such as transitioning to a regional circular economy, reducing the disposal of food waste, building materials, and plastic, and supporting multi-family recycling.

Affordability is embedded in the draft plan's guiding principles and will be a key consideration as plan actions are implemented. The draft plan states that member jurisdiction actions are identified as potential areas of focus for members to consider and do not, on their own, commit the District to new programs, service levels, regulatory changes, staffing, or expenditures. Any future District initiatives with such implications would be brought forward through the appropriate District decision-making process.

That said, achieving the plan's goals will require investment over time, either through District-led initiatives, increased regional tipping fees to fund GVS&DD actions, and/or costs borne by waste producers and industry. While these investments may help extend the life of existing disposal infrastructure and defer future capital costs, they represent financial pressures that are not currently reflected in the District's financial plans.

BACKGROUND:

GVS&DD is required to develop solid waste management plans under the provincial *Environmental Management Act*, to be approved by the BC Minister of Environment and Parks. Provincial guidelines also recommend that regional districts initiate a plan review every 10 years. In November 2019, the GVS&DD Board authorized initiating an update of GVS&DD's 2011 solid waste management plan.

The Zero Waste Committee and GVS&DD Board have received updates at each phase of the solid waste management plan update over more than five years, approving elements of the plan throughout the process. On April 24, 2026, the GVS&DD Board endorsed the draft Solid Waste Management Plan.. At that same meeting, the Board directed staff to invite feedback on the SWMP from member jurisdictions and other interested parties, prior to submitting it to the Province.

Metro Vancouver subsequently sent a letter to District Council offering to present the plan and invite any additional feedback by August 1, 2026 (Attachment 2).

EXISTING POLICY:

Solid waste management plans are prepared by regional districts under the provincial *Environmental Management Act* and are subject to approval by the Minister of Environment and Parks. The District participates in regional solid waste planning through Metro Vancouver and the GVS&DD.

The draft SWMP is generally aligned with the District's policy direction related to waste reduction, recycling, climate action, environmental stewardship, and responsible service delivery; however, implementation of many of the draft plan's actions would require future Council consideration of funding, service levels, and risk tolerance.

ANALYSIS:

The Metro Vancouver Zero Waste Committee and GVS&DD Board have received updates at each phase of the solid waste management plan update process. In June 2024, the GVS&DD Board approved the vision and guiding principles for the updated plan. In July 2025, the GVS&DD Board approved goals and a waste hierarchy for the updated plan. The phases of engagement are depicted in Figure 1 below.



Figure 1: Solid Waste Management Plan Update Timeline

GVS&DD has advised that the plan update process was supported by an extensive engagement process. GVS&DD has:

- Held multiple meetings and workshops with member jurisdiction staff
- Met with adjacent regional districts
- Held 60 meetings with the Solid Waste Management Plan Public/Technical Advisory Committee and Solid Waste and Recycling Industry Advisory Committee
- Worked with 23 not-for-profit organizations to reach over 3,000 residents who otherwise would not have been aware of or had access to participate in the engagement process
- Received over 1,400 questionnaire responses
- Engaged thousands of residents at the PNE and community events
- Provided over 50 updates to the Zero Waste Committee and/or GVS&DD Board

Engagement with Member Jurisdictions

As reported to the GVS&DD Board on April 24, 2026, GVS&DD provided over 70 updates on the solid waste management process at meetings of the Regional Administrators Advisory Committee, Regional Engineers Advisory Committee, Regional Engineers Advisory Committee Solid Waste Sub-Committee, Regional Communications Advisory Group, Regional Waste Reduction Coordinators' Committee, Regional Planning Advisory Committee, Invest Vancouver Advisory Committee, and Agricultural Advisory Committee (Reference 6). Metro Vancouver also forwarded information reports to the Indigenous Relations Committee and Air Quality Committee.

GVS&DD worked closely with member jurisdiction staff to develop the draft plan, including member jurisdiction actions, by offering meetings and holding workshops in each phase of engagement. GVS&DD also facilitated sessions at the annual Metro Vancouver Conference Day from 2023 – 2025. GVS&DD presented the initial draft plan to members in January 2026, and incorporated feedback into the revised draft plan that was advanced by the GVS&DD Board for further comment and submission to the Province.

Focus Areas

Six focus areas represent collections of actions with a high potential to promote meaningful change and help reach the targets of the draft Plan. These consist primarily of initiatives that are new compared to the 2011 solid waste management plan. The focus areas reflect feedback from members on priority actions, including working to improve waste prevention and recycling in the multi-family, commercial/institutional and construction and demolition sectors.

The focus areas are:

- Lead the transition to a regional circular economy through waste prevention
- Scale up reuse opportunities at recycling and waste centres and beyond
- Increase access to organics and recycling services for multi-family residents, businesses, and institutions
- Expand efforts to prevent disposal of valuable food and organics
- Expand efforts to prevent disposal of valuable building materials
- Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard-to-recycle plastics

Prioritizing Local Solid Waste Management Solutions

Prioritizing local solutions (within Metro Vancouver region or in close proximity) for solid waste management is a strategic principle that aligns with the vision and guiding principles of the draft SWMP. Local solutions for managing solid waste increase resilience, reduce transportation greenhouse gas emissions, create local employment and economic benefit, and are typically less expensive than solutions in distant communities. A number of actions within the draft plan prioritize local solutions.

Targets

Figure 2 outlines the targets for the draft plan. Targets were created based on assessment of the collective impact of the strategies and actions included in the draft Plan. The draft plan includes more detail on which key initiatives will drive progress toward these targets.



Figure 2: Draft Solid Waste Management Plan Targets

Achieving these targets will depend on the timing and scale of effort and investment made by GVS&DD, member jurisdictions, and other stakeholders.

As per current practice, GVS&DD has advised they will continue to share with members progress toward the targets prior to publishing annually. The draft plan includes a suite of secondary metrics which provide more detail on key indicators such as reuse metrics and material-specific statistics. GVS&DD surveys members annually to compile and aggregate solid waste statistics. GVS&DD has advised they will continue working with member jurisdiction staff to ensure that any expanded data requests related to secondary metrics are realistic and support transparent progress reporting.

Member Jurisdiction Actions

The draft SWMP acknowledges that GVS&DD's member jurisdictions have an important role to play in accomplishing the goals of the draft plan. It also recognizes that while each member has unique goals and priorities reflecting their own community, the draft plan includes specific member jurisdiction actions, which have been reviewed by member jurisdiction staff and revised to incorporate feedback. Member jurisdiction actions presented in the draft plan are intended as potential areas of focus for members to consider. Many other actions not specifically presented as member jurisdiction actions can be amplified and improved through the support and input of members, including education and outreach, advocacy, and program pilots. Inclusion of these actions in the draft plan does not constitute a commitment by the District and would require future Council approval, including consideration of financial and service implications.

Example member jurisdiction actions include:

Metro Vancouver (i.e., GVS&DD) and member jurisdictions will collaborate to:

- Develop, test, and share circular procurement approaches, tools and templates,
- Develop, test, and share improved tools and approaches for house relocation and deconstruction programs and policies including data review,
- Develop, test, and share best practices for waste reduction and recycling for public realm events, prioritizing surplus food redistribution, use of reusable food service ware, and litter reduction; and
- Update, test, and share multi-family residential (including small scale multi-unit housing) waste and recycling container space and access technical specifications to support adequate space for expanded recycling.

Timing/Approval Process:

GVS&DD has requested that any additional feedback on the draft SWMP be provided before August 1, 2026. Any additional feedback will be provided to the Ministry of Environment and Parks when the draft plan is submitted for approval.

Concurrence:

Climate Action & Parks and Finance have provided their concurrence with this report.

Financial Impacts:

Affordability is identified as a guiding principle in the draft SWMP; however, implementation of plan actions is expected to create financial pressures over time for both GVS&DD and member jurisdictions.

These pressures are not currently incorporated into the District's approved financial plans and would be subject to future Council decisions regarding service levels, timing, and funding.

Implementation of the Plan may result in increased costs through higher regional tipping fees to fund Metro Vancouver capital investments, as well as potential new or expanded municipal services and related capital requirements. These costs are ultimately passed through to waste haulers and, in turn, to residents and businesses, either through municipal utility rates or private service contracts.

At the same time, early investment in waste reduction, diversion, and circular economy initiatives may extend the life of regional disposal facilities and defer or reduce the need for future large-scale disposal infrastructure. The Plan therefore reflects a trade-off between near-term cost pressures and longer-term system and infrastructure cost avoidance.

The draft plan specifies that actions in the plan requiring GVS&DD expenditures will be brought forward for consideration by the GVS&DD Board through the annual budget process, with prioritization informed by business case analysis and alignment with plan metrics. Annual reporting will provide transparency on funding allocations and progress on key targets. The draft plan does not propose changes to existing funding agreements between GVS&DD and its member jurisdictions.

The SWMP financial overview (page 102) provides indicative cost context, noting current disposal costs and higher cost of remote landfill disposal. It also indicates that regional tipping fees are expected to increase over time to support planned capital investments, with projections suggesting annual increases in the range of approximately 5% over the medium term.

These regional cost pressures will have a direct impact on the District's Solid Waste Utility, where Metro Vancouver tipping fees represent a significant share of total costs (32% in 2026). As with other Metro-driven utilities, these increases will need to be managed through future rate setting and financial planning decisions.

Liability/Risk:

There is no immediate legal or operational risk associated with receiving this report for information. Future implementation of specific actions may require review of regulatory, operational, contractual, financial, and service-level implications for the District.

Environmental Impact:

The draft plan is intended to reduce waste disposal, increase recycling and reuse, support a circular economy, and reduce greenhouse gas emissions associated with solid waste management. Specific environmental benefits will depend on the actions ultimately implemented by GVS&DD and member jurisdictions.

Public Input:

Public and stakeholder engagement on the draft plan was led by GVS&DD as part of the regional plan update process. No separate District-led public engagement has been undertaken for this information report.

Conclusion:

Following five years of collaboration between Metro Vancouver, member jurisdictions, First Nations, and others, a draft SWMP has been developed. GVS&DD has advised that any additional comments on the draft plan received before August 1, 2026 will be provided to the Ministry of Environment and Parks when the draft plan is submitted for approval. As implementation progresses, Council will be required to consider the timing and scale of investments needed to balance near-term affordability with longer-term waste management and infrastructure outcomes.

Options:

1. THAT Council receive for information the draft Solid Waste Management Plan (SWMP) that was advanced by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board on April 24, 2026.
2. THAT Council authorize the Mayor to write a letter to the Greater Vancouver Sewerage and Drainage District (GVS&DD) before August 1, 2026 to provide Council's feedback on the draft Solid Waste Management Plan

Respectfully submitted,



Nicola Chevallier
General Manager, Engineering Public Works

Attachment 1: Draft Solid Waste Management Plan (March 2026)

Attachment 2: Letter to DNV M&C dated 2026-06-03

REVIEWED WITH:			
☐ Business and Economic	_____	☒ Finance	<u>RD</u>
☐ Bylaw Services	_____	☐ Fire Services	_____
☐ Clerk's Office	_____	☐ GIS	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____
☐ Communications	_____	☐ Integrated Planning	_____
☐ Community Planning	_____	☐ ITS	_____
☐ Development Engineering	_____	☒ Parks	<u>OC</u>
☐ Development Planning	_____	☐ Real Estate	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____
☐ Environment	_____	☐ Solicitor	_____
☐ Facilities	_____	☐ Utilities	_____
		External Agencies:	
		☐ Library Board	_____
		☐ Museum and Archives	_____
		☐ NSEM	_____
		☐ NS Health	_____
		☐ NVRC	_____
		☐ RCMP	_____
		☐ Other:	_____

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Solid Waste Management Plan 2026



About the Greater Vancouver Sewerage and Drainage District

The Greater Vancouver Sewerage and Drainage District (GVS&DD) is a statutory corporation to service its 18 member municipalities and a portion of Electoral Area A. Under the GVS&DD Act, Metro Vancouver has authority for, among other things, the management of municipal solid waste, including the purchase, construction, operation, maintenance, and administration of facilities for solid waste management. GVS&DD is governed by the GVS&DD Board. Directors of the GVS&DD Board are mayors and councillors appointed by membership councils¹, and their votes on resolutions are population-weighted. The GVS&DD and its member jurisdictions work together to plan for and manage municipal solid waste across the region. The GVS&DD also manages major sewerage and drainage facilities in the region. A Liquid Waste Management Plan is developed and managed separately from this Solid Waste Management Plan.

In this plan, the GVS&DD is referred to as 'Metro Vancouver'. All references to 'Metro Vancouver', or commitments and responsibilities assigned to 'Metro Vancouver' in this plan should be interpreted to refer to the 'Greater Vancouver Sewerage and Drainage District (GVS&DD)' alone. In this plan, 'Metro Vancouver' does not refer to any entity other than the GVS&DD.

Territorial Acknowledgment

Metro Vancouver acknowledges that the region's residents live, work, and learn on the shared territories of many Indigenous peoples, including 10 local First Nations: q̓íçəy̓ (Katzie), q̓ʷa:ḥłəḥ (Kwantlen), k̓wíkʷəłəm (Kwikwetlem), m̓áthxwi (Matsqui), x̓məθkʷəy̓əm (Musqueam), q̓íqéyt (Qayqayt), Semiahmoo, Sk̓wx̓wú7mesh Úxwumixw (Squamish), scə́waθən məsteyəx̓ (Tsawwassen), and sə́lilwətał (Tsleil-Waututh).

Metro Vancouver respects the diverse and distinct histories, languages, and cultures of First Nations, Métis, and Inuit, which collectively enrich our lives and the region.

4515 Central Boulevard, Burnaby, BC, V5H 0C6 | metrovancover.org | March 2026

Front cover: United Boulevard Recycling and Waste Centre

¹ The Director for Electoral Area A is not a mayor or councillor appointed by a membership council, but rather, is elected by residents to represent them on the Board of the Metro Vancouver Regional District and is also a member of the GVS&DD Board.

Member Jurisdictions

Metro Vancouver Regional District Members

GVS&DD Members

Village of Anmore	City of Pitt Meadows
City of Burnaby	City of Port Coquitlam
City of Coquitlam	City of Port Moody
City of Delta	City of Richmond
Electoral Area A*	City of Surrey
City of Langley	City of Vancouver
Township of Langley	District of West Vancouver
City of Maple Ridge	City of White Rock
City of New Westminster	*The Director representing Electoral Area A on the Board of the Metro Vancouver Regional District is a member of the GVS&DD Board.
City of North Vancouver	
District of North Vancouver	

Village of Belcarra
Bowen Island Municipality
Village of Lions Bay
scəwəθən məsteyəxʷ
(Tsawwassen First Nation)



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Executive Summary and Focus Areas

This Solid Waste Management Plan reflects a shift in how we think about waste. The plan provides a pathway for moving from a system focused on managing materials at the end of their life to one that strives to preserve resources, prevent waste and keep materials in use as long as possible. It builds on the diverse perspectives in our region to present opportunities to continue advancing leadership in waste reduction and recycling.

The plan is guided and organized by the waste hierarchy, which aims to rethink, reduce, and reuse material before managing it through the highest available option of recycling, recovery, or disposal. Each level of the hierarchy has an associated goal, and within these goals are strategies and actions which will require strong leadership from Metro Vancouver and collaboration with others. Although all strategies and actions in the plan are important to building a thriving region where materials are valued and nothing is wasted, there are six priorities or focus areas highlighted below.

Lead the transition to a regional circular economy through waste prevention: Enable a circular regional economy through advocacy for circular programs and policies. In parallel, work locally and nationally with organizations such as economic development agencies to enable businesses to deliver circular products and services that keep products and materials at their highest value possible. Start with circular food systems and the built environment as priority sectors.

Scale up reuse opportunities at recycling and waste centres and beyond: Increase access to reuse, refill, and repair through program implementation at regional solid waste facilities and member events, advocacy for reuse requirements across the region, and business engagement with a focus on the food and hospitality sectors.

Increase access to organics and recycling services for multi-family residents, businesses, and institutions: Focus efforts to improve recycling in sectors with lower recycling rates such as multi-family and commercial/institutional through consideration of policy and regulatory options, tailored education tools, hauler incentives, and updated space and access requirements.

Expand efforts to prevent disposal of valuable food and organics: Continue to enhance and expand the regional food recovery network while exploring opportunities to prevent food from being wasted in the first place, by leveraging improved data and strengthening collaborations. Further support the development of local organics processing capacity and markets through public procurement, advocacy, and education.

Expand efforts to prevent disposal of valuable building materials: Work with economic development agencies, researchers, and the construction and demolition sector to develop, pilot, and share improved approaches for keeping building materials at their highest and best use. Prioritize enabling house relocation, deconstruction programs, and expansion of local reuse markets. Continue advancing opportunities for the highest value use of wood, supporting efforts to offset fossil fuel use by recovering energy from building materials that are not currently recyclable.

Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics: Continue to work nationally with organizations that create and manage plastics to promote elimination of unnecessary plastics, design for recyclability, and the use of recycled content in plastic products and packaging. Support and advocate for faster implementation of residential collection programs that accept a more consistent and broader range of materials to make recycling easier and more effective.

Strategic Principle: Prioritizing Local Solutions

Prioritizing local solutions (solutions within Metro Vancouver region or in close proximity) for solid waste management aligns with the vision and guiding principles of the Solid Waste Management Plan, and is a strategic principle. Local solutions for managing solid waste increase resilience, reduce transportation greenhouse gas emissions, create local employment and economic benefit, and are typically less expensive than solutions in distant communities.

In addition, the Solid Waste Management Plan includes priorities described in the plan's three strategic approaches.

1. **Regulatory** – Continue to support the effectiveness of the generator levy, ensuring that all generators of waste contribute to the cost of the regional solid waste system. Advance regulatory measures to further encourage source separation and reduce barriers to participation. Conduct a comprehensive engagement process for the purpose of updating Metro Vancouver's licensing bylaw for private solid waste facilities.
2. **Recycling and Waste Centres** - Continue enhancing the recycling and waste centre network to improve convenience and access to reuse and recycling opportunities.
3. **Residuals Management** - Optimize the use of the Vancouver Landfill and Waste-to-Energy facility to reduce reliance on remote disposal options. This will help maintain affordability and reduce greenhouse gas emissions associated with transporting waste. Continue to enhance environmental performance and pursue opportunities for energy recovery at both facilities, as well as beneficial use of materials such as bottom ash.



Figure E1 - Solid Waste Management Plan At-a-Glance



Central Surrey Recycling and Waste Center

Metro Vancouver's Solid Waste Management Plan

Municipal solid waste management is the term used to describe how products, packaging, food scraps, yard trimmings, and other materials from residential, commercial, institutional, construction, and demolition sources are managed when they're no longer needed for their original purpose. It includes the decisions we make when preventing and reducing garbage, using recycling and green bins, and the services provided by businesses, governments, and non-profits to collect, transport, and process these materials.

This plan will guide solid waste management strategies and actions, targets, and priorities in the decade ahead while also addressing issues anticipated in the next 20 to 25 years. The plan identifies how

our region can continue to prevent and reduce waste, increase reuse and recycling, reduce greenhouse gas emissions, and work toward a circular economy. Together as a region, we need to think about how we purchase, use, reuse, recycle, and throw things away in Metro Vancouver to better manage our solid waste.

The BC government's *A Guide to Solid Waste Management Planning* recommends initiating updates to regional solid waste management plans every 10 years. This plan replaces Metro Vancouver's *Integrated Solid Waste and Resource Management Plan* approved in 2011.

Vision and Guiding Principles

A vision statement and guiding principles for the Solid Waste Management Plan have been established, with input from First Nations, member jurisdictions, neighbouring regional districts, advisory committees, interested parties, and the public.

Vision

A thriving region where nothing is wasted and resources are valued.

Guiding Principles

A solid waste and recycling system that is affordable, convenient, and consistent across the region.

A solid waste system that is resilient to climate change and future challenges.

Accountability from residents, businesses, and governments to prevent waste.

Environmental stewardship and climate action.

Inclusive solid waste services and programs.

Innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation.

Transparency about what happens to garbage and recycling.

These guiding principles are specific to the Metro Vancouver region, and complement the set of guiding principles provided by the BC Ministry of Environment and Parks in [A Guide to Solid Waste Management Planning](#). Region-specific principles were developed to reflect the values identified through engagement and are consistent with Metro Vancouver's overall organizational strategic priorities. The vision statement and guiding principles were approved by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board in 2023.

Goals and Hierarchy

The goals of the Solid Waste Management Plan describe the long-term aims to be achieved by the plan. The goals link closely to Metro Vancouver’s waste management hierarchy, which builds on the provincial 5 R pollution prevention hierarchy, to outline priorities for solid waste management in the Metro Vancouver region. The highest priorities are at the top of the hierarchy, and are associated with actions that preserve resources, prevent waste, and help transition to a circular economy. Specific terms used within the goals and hierarchy are defined in the Glossary, and more context for each goal is provided in the strategies and actions section of the plan.

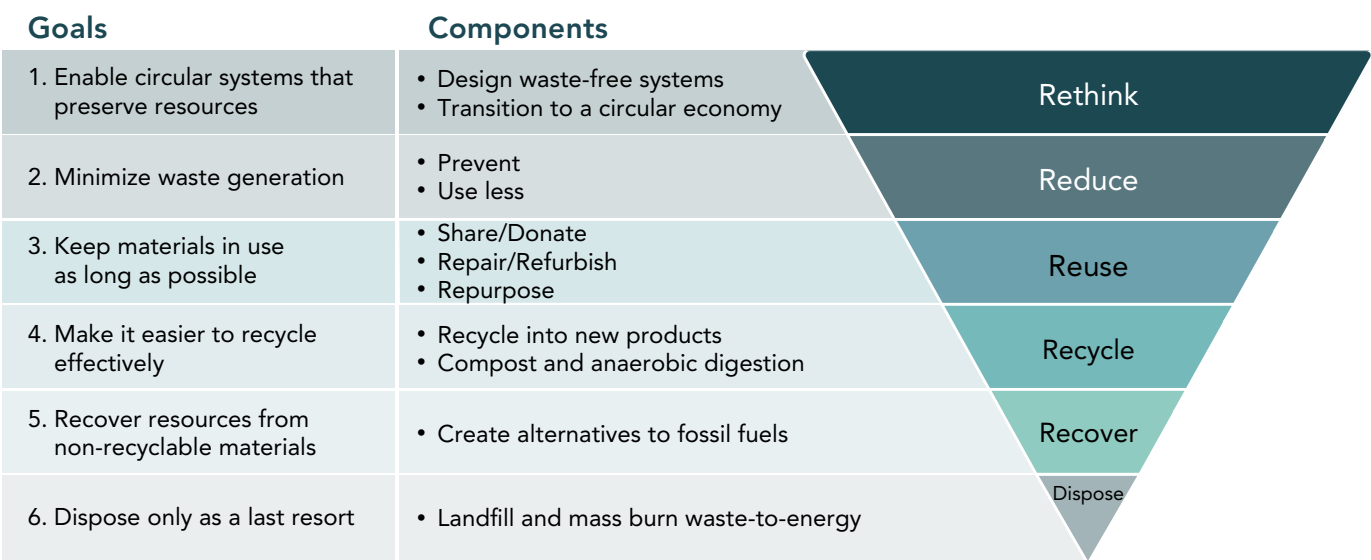


Figure 1 - Goals and Hierarchy

Primary Performance Metrics and Targets

Performance metrics for this plan are categorized into primary and secondary metrics. The targets described in this plan correspond to the primary metrics of waste generation, diversion and recycling, disposal, and greenhouse gas emissions. The performance targets set by this plan were developed using existing baseline data and represent progress across all levels of the hierarchy.

Progress towards targets will be reported annually to the Ministry of Environment and Parks and the information will be publicly available.

Targets for waste generation and disposal are both on a per capita basis. For reference, total waste generation and disposal will also be tracked and reported annually.

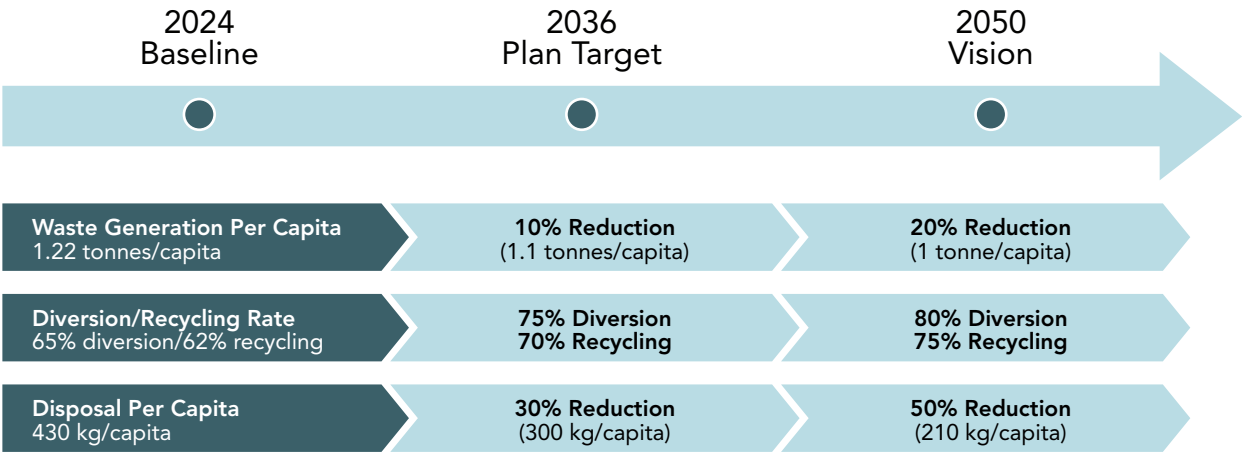


Figure 2 - Solid Waste Management Plan Targets

Waste generation includes both quantities of material diverted as well as disposed and measures progress toward the goal of transitioning to a circular economy where resources are preserved, waste generation is minimized, and materials are kept in use as long as possible.

This plan establishes a target of a 10% per capita reduction in waste generation by 2036 compared to 2024, calculated on a 5-year rolling average (Figure 2). A longer-term target is also included, to map a trajectory beyond the 10 year term of the plan, and to recognize that many actions in the plan require longer time frames to fully implement. The long-term target for waste generation is 20% per capita reduction from 2024 levels (approximately 1 tonne/capita) by 2050.

To align with the goals of making it easier to recycle effectively and recovering resources from non-recyclable materials, waste must, as much as possible, be diverted away from disposal into programs aimed at recycling materials back into new materials, before recovering materials as fuel. This plan establishes

a target of 75% diversion by 2036, with a minimum 70% recycling rate. The long-term target of the updated plan is to achieve a 75% recycling rate and 80% diversion rate by 2050. The difference between the diversion rate and recycling rate is described as follows:

Recycling rate refers to the tonnes of source separated material recycled into new products, including compost, as a proportion of the total tonnes of all material recycled, recovered and disposed.

Diversion rate includes all of the material recycled plus any material used to create alternatives to fossil fuels. The diversion rate refers to the tonnes of material diverted as a portion of the total tonnes of material recycled, recovered and disposed.

Sector specific diversion rate targets are summarized in Table 1.

Table 1 - 2036 Sector Specific Diversion Rate Targets

Sector	2024 Baseline	2036 Target	2050 Target
Single-Family Residential	64%	75%	80%
Multi-Family Residential	36%	60%	75%
Commercial/ Institutional	47%	60%	75%
Construction and Demolition	81%	85%	90%

The sector specific diversion rates are calculated based the amount and type of material currently disposed and diverted in each sector, which would be addressed by the strategies and actions included in the Solid Waste Management Plan.

To reflect the goal of disposal only as a last resort, this plan sets a disposal rate target for the Metro Vancouver region of less than 350 kg/capita by 2031, less than 300 kg/capita by 2036, and 210 kg per capita by 2050: a 50% reduction from 2024 levels by 2050.

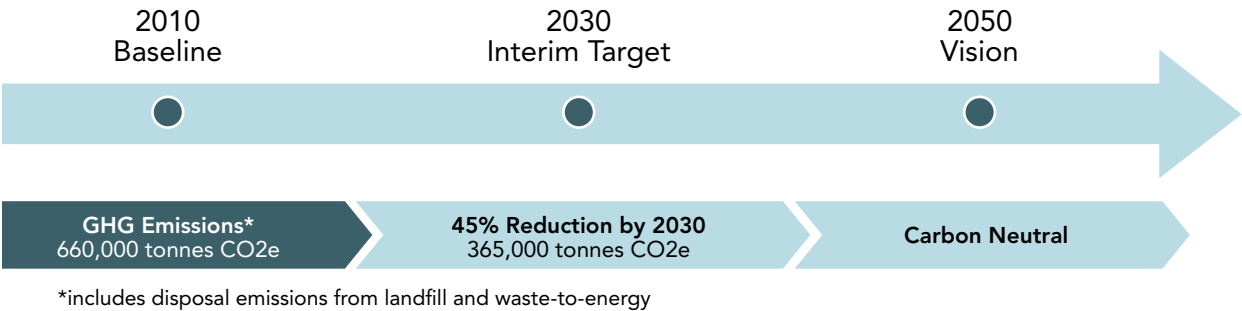


Figure 3 - Metro Vancouver Climate 2050 Disposal Emission Targets

In addition to waste reduction, recycling and diversion targets, the Solid Waste Management Plan adopts Metro Vancouver's Climate 2050 Strategic Framework² targets which aspires to achieve carbon neutrality in solid waste management by 2050, and a 45% reduction in emissions from a 2010 baseline by 2030. The 2010 baseline is based on disposal emissions, and the target includes reduction in disposal emissions and emission reduction initiatives. Initiatives that reduce emissions from the disposal of materials help us progress toward carbon neutrality. Waste reduction and recycling actions that reduce emissions, such as deconstruction and house relocation, reuse and repair initiatives, zero emissions hauling equipment, district energy, alternative fuel generation, and renewable natural gas production, are also essential to meeting the carbon neutrality goal of this plan.

2 Metro Vancouver. (2018). *Climate 2050 Strategic Framework*.
metrovancover.org/services/air-quality-climate-action/Documents/climate-2050-strategic-framework-2018.pdf

View of downtown Vancouver and English Bay





Repair café hosted by the City of Maple Ridge and the Ridge Meadows Recycling Society in 2025

Secondary Performance Metrics

To enhance performance monitoring, this Solid Waste Management Plan adopts a suite of metrics that provide insights on progress and emerging trends over time. Tracking progress can be challenging where quantitative data is limited, such as estimating reuse or assessing performance of waste prevention initiatives (rethink, reduce, and reuse). Secondary metrics provide quantitative and qualitative indicators to support progress measurement in specific areas. A suite of secondary metrics provides multiple measures of performance to assist with reviewing plan progress overall.

Secondary metrics help to measure progress related to the strategies and actions within the plan, and will be reported alongside the primary metrics and targets. Table 2 summarizes the secondary metrics

that will be reported. Metrics will be reassessed periodically based on the availability and reliability of supporting data.

To help contextualize data, metrics will be presented alongside complementary indicators where possible. For example, statistics on construction and demolition waste can be compared with trends in housing starts and demolitions overall. Metrics will also be normalized against population growth or other indicators where appropriate to more accurately discern trends.

Table 2 - Secondary Metrics

Goal	Secondary Metrics
 RETHINK	• Number of jobs that support a circular economy • Number of circular initiatives supported/introduced¹ • Summary of advocacy efforts • Number of member jurisdictions with circular procurement policies and programs¹
 REDUCE	• Number of single-use items in garbage and recycling • Amount of food waste in garbage and green bins plus a summary of available information on food loss • Percentage of region covered by reusables for dine-in regulations¹
 REUSE	• Tonnes measurable reuse • Number items repaired at repair events¹ • Number of buildings relocated or deconstructed¹ • Percentage of region by population covered by deconstruction or home relocation requirements¹ • Tonnes food rescued to feed people or animals
 RECYCLE	• Recycling rate by material category, including the most common non-recyclable items identified • Trends in availability of and participation in organics recycling programs • Organics contamination rates
 RECOVER	• Ratio of recycling as a portion of diversion
 DISPOSE	• Energy generated (waste-to-energy and landfill)² • Greenhouse gas emissions from disposal facilities²

¹ Data on municipal programs and policies will be requested through existing processes, including annual surveys, standard summaries for Metro Vancouver supported repair cafes, and the illegal dumping dashboard

² Metro Vancouver will continue to rely on existing information published by the City of Vancouver to estimate energy generated and greenhouse gas emissions from the Vancouver Landfill

Overview

Metro Vancouver's Role and Authority

Metro Vancouver is responsible for planning for waste prevention, reduction, reuse, and recycling, and operating a series of solid waste facilities located around the region. This work is guided by commitment to environmental stewardship, and affordable and accessible waste management services. It would not be possible without the continued efforts of committed residents, innovative businesses, and non-profits across the region, and the programs and services provided by member jurisdictions. Metro Vancouver operates a series of recycling and waste centres, where residents and businesses can drop off recycling and garbage, and a waste-to-energy facility located in Burnaby. Metro Vancouver works closely with the City of Vancouver which owns and operates the Vancouver South Transfer Station and Vancouver Landfill. Metro Vancouver leads educational campaigns and initiatives to encourage waste prevention, reduction, reuse and repair, and recycling.

Metro Vancouver (specifically, the Greater Vancouver Sewerage and Drainage District or GVS&DD) is established and operating pursuant to the Greater Vancouver Sewerage and Drainage District Act (GVS&DD Act). Under the GVS&DD Act, Metro Vancouver has the authority, among other things, to enter into agreements, acquire property and assets, finance, design, construct and operate waste disposal

facilities, set levies, set solid waste disposal fees, establish reserve funds and borrow in anticipation of revenue. Section 7B of the GVS&DD Act authorizes GVS&DD to set levies payable by generators of waste or by other persons who use the services of a waste hauler.

In addition to the GVS&DD Act, Metro Vancouver has the authority under the *Environmental Management Act* to regulate in relation to the management of municipal solid waste and recycling material. Section 25 of the *Environmental Management Act* authorizes Metro Vancouver to require an owner or operator of a site that accepts and manages municipal solid waste to hold a license, and to set terms and conditions for the issuing, suspending, amending or cancelling such license.

Solid waste management plans are authorized and regulated through the *Environmental Management Act*. Once a waste management plan is approved by the Ministry of Environment and Parks, it becomes a regulatory document. In conjunction with regulations and operational certificates that may apply, a solid waste management plan regulates the operation of waste management facilities.



Plan History

Metro Vancouver's first solid waste management plan dates to 1985, with subsequent updates in 1995 and in 2011.

The 2011 solid waste management plan included key initiatives such as the creation of the National Zero Waste Council, the organics disposal ban, and support for emerging province-wide extended producer responsibility programs for packaging and printed paper. These, and other initiatives, led to a 24% decrease in disposal from 2011 to 2024.

In November 2019 the GVS&DD Board approved initiating an update to the regional solid waste management plan. This updated plan builds on the success of the 2011 solid waste management plan and will guide Metro Vancouver to continue to minimize waste, increase recycling, reduce greenhouse gas emissions, and transition to a circular economy.

Appendix A includes references to all the solid waste management planning technical reports.

Metro Vancouver staff and its consultants coordinated the planning process, participated directly in the development of technical reports and conducted

engagement with interested parties. Metro Vancouver's goal was to ensure broad participation in the planning process. Key participants in the planning process included:

- Zero Waste Committee of the GVS&DD Board: reviewed and/or approved components of the plan and provided direction to staff.
- First Nations, member jurisdictions, adjacent regional districts and advisory committees, including the Solid Waste Management Plan Public / Technical Advisory Committee and the Solid Waste and Recycling Industry Advisory Committee: reviewed information associated with the planning process and provided feedback to staff.
- Interested parties (including specific sectors, non-profit organizations, and the public): participated in consultation opportunities to provide input to the project team.
- The Solid Waste Management Plan Independent Consultation & Engagement Panel: provided advice and feedback on the engagement process, reported to the Zero Waste Committee and GVS&DD Board at each phase.

View of the Fraser River from Surrey





Metro Vancouver Board meeting

Metro Vancouver's Strategic Priorities

Metro Vancouver embraces collaboration and innovation in providing sustainable regional services that contribute to a livable and resilient region, and a healthy natural environment for current and future generations. Strategic priorities for Metro Vancouver include:

- Financial Sustainability and Regional Affordability
- Resilient Services and Infrastructure
- Climate Action
- Reconciliation with First Nations

These strategic priorities guide all of Metro Vancouver's work, including solid waste management. These overarching strategic priorities, together with the Solid Waste Management Plan's guiding principles, guide the implementation of the solid waste management plan.

Governance, Roles, and Responsibilities

The solid waste management system in Metro Vancouver depends on the interconnected operations of many different organizations, including First Nations, local, provincial, and federal governments, the private sector, non-profit organizations, and the public.

First Nations

First Nations have an important role in stewardship of the region's land, water, and air. This extends to working with all orders of government to advance improvements to solid waste management which can help to protect the health of the environment, and achieve environmental, cultural, spiritual, and economic goals for their communities.

Federal Government

The federal government regulates in respect to waste management facilities under federal jurisdictions. The federal government also regulates in respect to the environment, which has implications for waste management operations, for example the *Landfill Methane Regulation under the Canadian Environmental Protection Act*. Some functions of the federal government can influence solid waste management in Metro Vancouver, including policies and national strategies related to food loss and waste through Agriculture and Agri-Food Canada, solid waste infrastructure and innovation funding through Infrastructure Canada and Sustainable Development Technology Canada. Statistics Canada supports solid waste data collection and reporting, allowing for comparison of certain key performance indicators across the country.

Provincial Government

In BC, the provincial government regulates environment and waste management through the *Environmental Management Act* and associated regulations. The Ministry of Environment and Parks approves solid waste management plans and local government bylaws adopted pursuant to the *Environmental Management Act*. The provincial government is responsible for setting the requirements for extended producer responsibility programs through the *Recycling Regulation* under the *Environmental Management Act*. Product stewardship programs are a cornerstone of the provincial regulatory framework to promote recycling. The province also aggregates and reports on regional district disposal rates.

Provincial legislation, such as the *Single-Use and Plastic Waste Prevention Regulation* under the *Environmental Management Act*, creates consistency across the province. Metro Vancouver will continue to work with the provincial government to help explore similar initiatives.

Local Health Authorities

Local health authorities have various interests and responsibilities related to the waste management process. Some regulations in respect to waste management are administered jointly under the *Environmental Management Act* and the *Public Health Act*, for example, the *Organic Matter Recycling Regulation*.

Metro Vancouver

In Metro Vancouver, regional solid waste management is provided by the Greater Vancouver Sewerage and Drainage District (GVS&DD), a greater board established under the *Greater Vancouver Sewerage and Drainage Act*. GVS&DD is one of the four entities forming part of "Metro Vancouver", the other entities being Metro Vancouver Regional District, Metro Vancouver Housing Corporation, and the Greater Vancouver Water District. GVS&DD develops the regional solid waste management plan for the Metro Vancouver geographic area and implements regional actions in the solid waste management plan.

Metro Vancouver's Member Jurisdictions

Metro Vancouver member jurisdictions provide local waste management services and implement municipal actions in the solid waste management plan where feasible. Member municipalities collect garbage and organics from residents and some businesses, either directly or through service agreements with service providers in the region and provide education and outreach in support of these services. Member jurisdictions provide street cleaning, abandoned waste and public realm litter management, and recycling collection services to protect the environment and public. Some member jurisdictions also own and operate recycling depots or organics processing facilities in the region. Member jurisdictions have regulatory authority to adopt bylaws that influence requirements for recycling and garbage collection, and for controlling littering.

Waste and Recycling Industry

The waste and recycling industry in Metro Vancouver includes waste, recycling, and organics haulers as well as facility operators and material processors. The industry provides services to all sectors and is involved at every stage of waste management including education, collection and transportation, sorting, and processing of materials. Collaboration with industry is essential, and industry investment and innovation have contributed to the success of waste management and diversion goals in the region.

Producer Responsibility Organizations

Producer responsibility organizations are non-profit organizations that producers engage with to carry out their responsibilities to recycle materials listed in the *Recycling Regulation under the Environmental Management Act*. For example, Recycle BC is responsible for the collection and recycling of residential packaging and paper products in BC. As such, residential recycling collection in Metro Vancouver is typically provided directly by Recycle BC, or member jurisdictions under contract with Recycle BC.

Businesses and Institutions

Businesses and institutions in Metro Vancouver generate waste, and many also have influence on how products and packaging are designed, manufactured, distributed, and used. Some businesses provide waste reduction or circular economy related goods or services, such as zero waste stores or thrift stores,

repair shops, and rental businesses. The region also has several established reuse businesses, and the network continues to grow and evolve. Metro Vancouver businesses that are helping transform our linear economy into a circular one are collaborating with others in their supply chain, strengthening our local economy, demonstrating innovation, building resiliency, and role modeling behavior shifts.

Environmental Non-Profit Organizations

Environmental non-profit organizations also play an integral role in the management of solid waste in Metro Vancouver, specifically with respect to waste reduction, reuse, repair, and recycling. Some organizations facilitate donation and redistribution of materials like textiles or rescued food, while others work on amplifying the voices of underrepresented and equity-denied communities, so their priorities are considered around accessibility, affordability, and availability of services. Others mobilize volunteers to contribute to waste reduction, the circular economy, and a clean public realm, often through programs supported by Metro Vancouver and its members.

Residents

Residents make decisions with respect to the purchase of products and services that contribute to the amount of waste in the region. Residents participate in waste reduction, reuse and repair initiatives, and organics and recycling programs, and are critical in minimizing the amount of contamination in these programs. Residents also have a critical role in ensuring materials that are harmful to the environment and public health are not disposed appropriately.

Neighbouring Regional Districts

Outside of the Metro Vancouver geographic area, regional districts typically provide regional solid waste management. Regional districts are federations of municipalities and unincorporated areas, established and operating under the *Local Government Act*. Materials may flow between regional districts and Metro Vancouver for recycling or disposal. Metro Vancouver works collaboratively with adjacent regional districts to discuss consistency in solid waste management to work toward shared priorities on waste reduction and recycling.

Working Collaboratively with First Nations

Metro Vancouver recognizes and respects the existing Aboriginal and treaty rights of Indigenous peoples in Canada, as recognized and affirmed by section 35 of the *Constitution Act, 1982*. In 2007, the United Nations General Assembly adopted the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP). The governments of Canada and British Columbia have enacted legislation to contribute to the implementation of UNDRIP.

In its preamble, UNDRIP states that “respect for Indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment.”³

As part of our continued reconciliation efforts, Metro Vancouver is committed to meaningful engagement, dialogue, and collaboration with First Nations on our plans, programs, and projects, as outlined in Metro Vancouver’s Board Strategic Plan, 2022-2026. We also continue to build and strengthen respectful and reciprocal relationships with First Nations, guided by the principles of UNDRIP “as a standard of achievement to be pursued in a spirit of partnership and mutual respect.”⁴ Metro Vancouver is working

closely with the Province and First Nations to better understand its role in advancing UNDRIP and has engaged with First Nations to understand how to best reflect these principles in this Solid Waste Management Plan.

The provincial *A Guide to Solid Waste Management Planning* provides guidance on developing and renewing solid waste management plans. The guide notes that a First Nations engagement strategy should outline an approach for sharing information and inviting participation in the preparation or review of a solid waste management plan.

The First Nations engagement strategy supporting the development of this Solid Waste Management Plan outlines a collaborative government-to-government engagement approach with First Nations identified as having interests within the Metro Vancouver region⁵ as well as a community engagement approach inviting further dialogue with Indigenous peoples.

3 UNDRIP Preamble paragraph 11

4 UNDRIP Preamble paragraph 24

5 Metro Vancouver engages with First Nations whose consultative area overlaps with a project location. A Consultation Area is an area in which a First Nation claims their Aboriginal Rights. There are 34 First Nations with interests in the Metro Vancouver Regional District. First Nations’ Consultation Areas can be found using the “Consultative Areas Database,” a Provincial mapping tool available to the public.





View from Cypress Mountain

Metro Vancouver expresses deep appreciation to the First Nations who contributed their time, insights, and expertise throughout the engagement process to update the solid waste management plan. The conversations and knowledge shared have provided understandings that extend well beyond this plan and will continue to guide Metro Vancouver's work in the years ahead. The solid waste management plan seeks to honour the GVS&DD Board's commitment to reconciliation. The strategies and actions in the plan reflect key themes heard during engagement with First Nations. These themes include:

- Improving access to solid waste programs and services for First Nations communities
- Increasing education and awareness on how to reduce waste and recycle
- Highlighting economic opportunities where possible and considering affordability of services
- Continuing to share solid waste and recycling data to promote transparency and confidence in the solid waste system
- Focusing on environmental stewardship
- Encouraging innovation and collaboration
- Supporting the expansion of extended producer responsibility programs

- Maintaining high air quality standards and goals for emissions reductions monitoring
- Committing to meaningful engagement with First Nations on projects and plans that may affect their rights and interests
- Recognizing First Nations have an important role in stewardship of the region's land, water, and air
- Seeking to incorporate Indigenous knowledge and actively involve First Nations in regional solid waste management

These and other themes discussed with First Nations have been embedded in the vision statement, guiding principles, and strategies and actions of the solid waste management plan. Metro Vancouver recognizes that all First Nations are unique, and we seek to work with each First Nation to determine how best to move forward together. Metro Vancouver looks forward to working in collaboration with First Nations to achieve the goals of the solid waste management plan.

Solid Waste System

The overall system for managing solid waste generated within Metro Vancouver is highly integrated, described as follows.

Regional Solid Waste System

Metro Vancouver and the City of Vancouver operate a network of solid waste facilities across the region that offer recycling and reuse drop-off and waste disposal services, as shown in Figure 4.



Figure 4 - Regional Solid Waste System

Metro Vancouver owns and contracts operation of seven solid waste facilities:

- Central Surrey Recycling and Waste Centre
- Langley Recycling and Waste Centre
- Maple Ridge Recycling and Waste Centre
- North Shore Recycling and Waste Centre
- North Surrey Recycling and Waste Centre
- United Boulevard Recycling and Waste Centre
- Waste-to-Energy Facility

Two facilities are owned and operated by the City of Vancouver:

- Vancouver Landfill
- Vancouver South Transfer Station (including Zero Waste Centre)

The primary purpose of Metro Vancouver recycling and waste centres and the Vancouver Transfer Station is to receive a range of recyclables and reusables from residents and businesses delivering those materials in small hand-unloaded vehicles for transfer to processing facilities and end markets, and to receive residential, commercial, and institutional garbage for transfer to disposal. The primary purpose of Metro Vancouver's Waste-to-Energy Facility and Vancouver Landfill is to dispose of commercial, institutional and residential garbage.

More details on recycling and waste centres are provided in the Recycling and Waste Centre Strategic Approach, including information on municipal recycling depots. More details on disposal facilities are provided in the Residuals Management Strategic Approach.

Licensed Solid Waste and Recycling Facilities

Additional solid waste facilities operating in the region include municipal recycling depots and private solid waste facilities licensed under the GVS&DD *Solid Waste & Recyclable Material Regulatory Bylaw 181, 1996*, as amended (GVS&DD Bylaw 181). Facilities licensed under GVS&DD Bylaw 181 include recycling, compost, construction and demolition transfer stations, and material recovery facilities. Other facilities exempt from licensing, such as concrete processing facilities, also receive some materials for processing. As of 2026, one private licensed landfill within the region, Ecowaste Landfill in Richmond BC, receives the majority of the region's construction and demolition garbage.

More information on facility licensing under GVS&DD Bylaw 181 is provided in the Regulatory Strategic Approach.

Organic Materials Processing Facilities

In addition to private facilities licensed under GVS&DD Bylaw 181, as of 2026, organic materials generated in the region are also managed at:

- Cache Creek Compost Facility (Emterra), Cache Creek, BC (Provincial Permit 108485)
- Dicklands Biogas Plant, Chilliwack, BC (Provincial Permit 109932)

- Ingerbelle Composting Facility, Princeton, BC (Provincial Permit 110025)
- Pacific Coast Renewables, Abbotsford, BC (Provincial Permit 110185)
- Sea to Sky Soils, Pemberton, BC (Provincial Permit 106287)
- Surrey Biofuel Facility, Surrey, BC (Provincial Operational Certificate 108541)
- The Answer Garden Products, Abbotsford, BC (Provincial Authorization 105492)

Remote Landfill Disposal

Metro Vancouver contracts for remote landfill disposal through procurement processes. As of 2026, garbage in excess of what can be managed at the Vancouver Landfill and Waste-to-Energy Facility is sent to remote landfills including Campbell Hill Landfill in Cache Creek, BC, the Roosevelt Regional Landfill in Roosevelt, Washington, and the Columbia Ridge Landfill in Arlington, Oregon. Garbage is delivered to these remote landfills as part of contingency landfill services agreements via trucking or a combination of trucking and rail haul.

Some private licensed facilities and waste haulers send construction and demolition garbage to remote landfills. Metro Vancouver has no jurisdiction for these landfills.

Closed Landfills in Metro Vancouver

A series of historic closed municipal solid waste landfills are located across the region. The landfill owners are responsible for managing environmental impacts of these landfills. Strategy 6.5 within this plan includes actions Metro Vancouver will take regarding closed landfills in the region.

Example Circumstances for Potential Expansion of Solid Waste Services Provided by Metro Vancouver

Metro Vancouver is committed to encouraging private sector solutions to increase waste reduction and recycling in the region. Expansion of recycling and reuse drop-off services at Metro Vancouver and City of Vancouver solid waste facilities is expected to be primarily for the purpose of expanding services for customers delivering loads in small vehicles. Metro Vancouver may consider further expansion of services in some circumstances, including but not limited to:

- Instances when private sector solutions may not be sufficient or adequate due to limited market participants, market disruptions, gaps, or failures, particularly in relation to services provided to member jurisdictions.
- Changes to extended producer responsibility regulations that may impact the ability of the private sector to provide sufficient or adequate service.
- Supply chain impacts, including temporary disruptions to facility access or use due to extreme weather or other unplanned events.
- Opportunities for cost savings by co-locating services at Metro Vancouver facilities.
- Pilot studies evaluating the feasibility of collecting and processing recyclable materials which currently do not have a viable market.

Mixed paper for recycling



Composition of Regional Waste Disposed Over Time

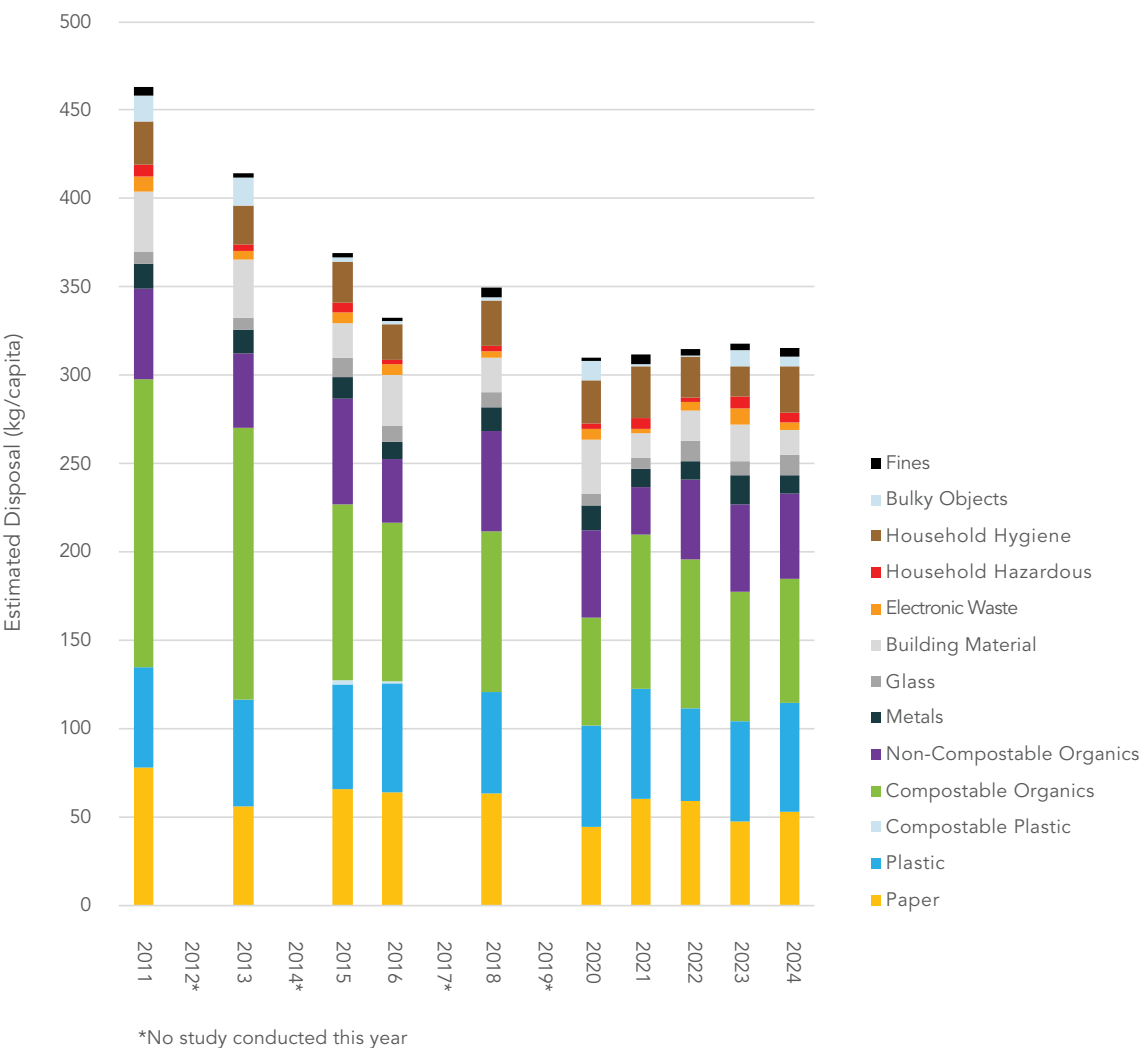


Figure 5 - Waste Composition Over Time

As part of the process to update the solid waste management plan, Metro Vancouver reviewed progress since the previous 2011 solid waste management plan was approved, including trends in waste composition (Figure 5), disposal, and recycling and waste generation data, to identify key issues and opportunities. 2024 will serve as the baseline year from which to assess future progress.

Battery recycling at Metro Vancouver
recycling and waste centre



Circular Economy

The concept of a circular economy is embedded in this solid waste management plan and particularly as part of Goal 1: Enable Circular Systems. Strategies and actions under this goal aim to rethink solid waste management to shift toward a system in line with the plan's vision: *a thriving region where resources are valued and nothing is wasted*.

A circular economy is an alternative to the linear economy (make, use, dispose) and is restorative and regenerative by intention and design. Transitioning toward a circular economy means designing out waste and pollution, keeping products and materials in use, and regenerating natural systems.

The concept of a circular economy has gained momentum since the first Ellen MacArthur Foundation publication in 2012 which presented the circular economy as an opportunity for significant sustainable economic growth, creating jobs, increasing resilience, and fostering innovation while reducing waste and greenhouse gas emissions. Moving toward a circular

economy is a crucial step to addressing the impacts of climate change and has the potential to significantly reduce global emissions related to the products we create and consume.⁶ The Ellen MacArthur Foundation launched the butterfly diagram based on Braungaut & McDonough Cradle to Cradle, which presented strategies for technical and biological cycles (Figure 6). It presented three guiding principles:

1. **Eliminating waste and pollution:** developing effective systems that minimize the volume of waste that ends in landfills and negative externalities.
2. **Circulating products and materials at their highest value:** enhancing the usefulness of products, components and materials, and keeping them circulating in the economy.
3. **Regenerating nature:** preserving natural capital, promoting the effective use of finite resources, and balancing the use of renewable resources.



Metro Vancouver's "Repair and Re-wear" campaign

6 Ellen MacArthur Foundation. (2019). Completing the Picture: How the circular economy tackles climate change. <https://content.ellenmacarthurfoundation.org/m/3eac8667edd240cc/original/Completing-the-picture-How-the-circular-economy-tackles-climate-change.pdf>

Metro Vancouver’s “Repair and Re-wear” campaign

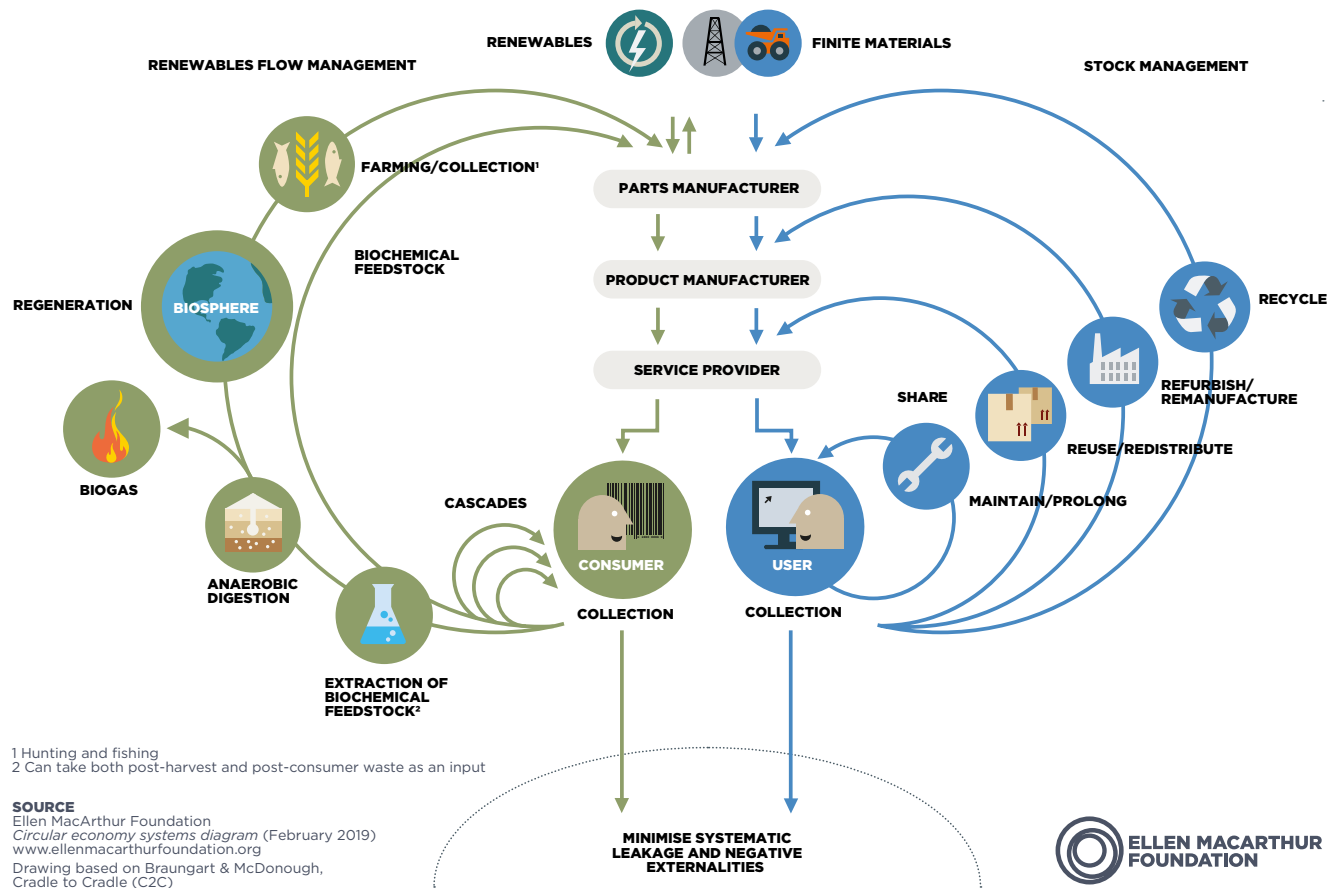


Figure 6 - The Ellen MacArthur Butterfly Diagram

Waste Prevention and Advocacy

Waste prevention consists of actions that prevent or reduce waste from being created in the first place. Recycling is not waste prevention. While recycling is important, it is an activity that occurs after a product or material is used or consumed. The linear economy has created a system where decisions made in the early stages of a product's lifecycle (e.g. during the design, manufacturing, and packaging stages) are disconnected from the cost and challenges of managing those materials at end-of-life.

A focused effort to prevent the creation of waste will mean fewer natural resources are extracted and less energy is used in the production, distribution, and consumption of products. It also means that less spending, public or private, will be needed for recycling and disposal programs. Waste prevention provides many opportunities to create jobs and grow a low-carbon economy while mitigating pollution including greenhouse gas emissions.

Waste prevention efforts and transitioning to a circular economy require systemic change, which Metro Vancouver cannot achieve alone. Progress depends on collaboration across sectors and jurisdictions, including governments, national agencies, and organizations, along with strong, coordinated advocacy to provincial and federal governments.

The National Zero Waste Council was developed following the approval of the 2011 solid waste management plan to support success in waste prevention. The work of the council emphasizes circularity as a solutions framework and seeks cross-jurisdiction and cross-sector approaches to reducing waste through changes in design and behaviour. Finding solutions to waste prevention requires knowledge-building, knowledge-sharing, collaboration, advocacy, and implementing system changes at scales ranging from local to national and beyond.

The User-Pay Principle

The user-pay principle is a core element of the solid waste management plan. Metro Vancouver's solid waste system is primarily funded through tipping fees, which is consistent with the user-pay principle in that generators of waste fund the cost of managing the waste proportional to the amount of waste they generate. Metro Vancouver's variable tipping fee model aligns with the cost of managing different sized loads.

Metro Vancouver's generator levy is an extension of the user-pay principle. Through the generator levy, all generators of waste contribute to the costs of the regional solid waste system, regardless of where they choose to dispose of that waste. The generator levy is embedded in the tipping fee at Metro Vancouver facilities and supports a reliable and resilient waste and recycling system that benefits all residents and businesses who generate waste in the region.

Many successful waste prevention initiatives are based on the user-pay principle, where waste generators are held financially accountable for the waste they produce. This principle extends to the concept of extended producer responsibility, where producers are responsible for the products they create, and to residents and businesses that pay the generator levy and tipping fees to dispose of garbage but can drop-off many reusable and recyclable materials at no cost. This plan advocates for continued alignment with user pay principles through enhancement of extended producer responsibility programs, while continuing to consider affordability in how actions are implemented.

Scope of the Plan

The plan covers actions that Metro Vancouver, often in collaboration with its members or other organizations, can undertake to further advance waste prevention, reduce greenhouse gases, transition to a circular economy, and responsibly manage materials that are left over, in accordance with the plan’s vision, principles, waste hierarchy and goals. This includes strategies for advocacy efforts to rethink the system, outreach and education, implementation or expansion of programs and policies, and services at Metro Vancouver facilities. The plan contemplates strategic priorities for regulation and recycling and waste centre development, as well as technical criteria for assessing residual management options as a framework for future decision making in those areas.

Actions in the plan focus on municipal solid waste: discarded solid material that originates from residential, commercial, institutional, demolition, land clearing or construction sources. Waste from agricultural and industrial sources is out of scope for this plan; however, waste prevention efforts may extend to these sectors.

The plan applies to the geographic area of the Metro Vancouver Regional District, including Belcarra, Bowen Island, Lions Bay, and scəwəθən məsteyəx^w (Tsawwassen First Nation), which are not member jurisdictions of the GVS&DD. Figure 7 shows the boundaries of the Metro Vancouver Regional District.



Figure 7 - Metro Vancouver Regional District

Alignment and Linkages

Alignment with International Initiatives

All United Nations member states adopted the 2030 Agenda for Sustainable Development⁷ in 2015, including 17 sustainable development goals. Although solid waste management is linked to several of these goals, the strongest alignment is with Goal 12: Responsible Consumption and Production. This goal aims to ensure sustainable consumption and production patterns, and has twelve associated targets. The United Nations sustainable development targets most closely linked with this plan are described in Table 3.

Table 3 - Linkages between UN Sustainable Development Targets and the Solid Waste Management Plan

UN Sustainable Development Target	Metro Vancouver's Solid Waste Management Plan
12.3 By 2030 halve per capita global food waste at the retail and consumer levels and reduce food losses along production and supply chains, including post-harvest losses	Preventing food waste is a key focus area of the plan. By maximizing food waste reduction and other target materials, Metro Vancouver aims to reduce overall waste generation by 10% by 2036. Strategy 1.4 also looks at ways to better track progress towards a circular economy including better data for food waste.
12.5 By 2030 substantially reduce waste generation through prevention, reduction, recycling and reuse	The solid waste management plan prioritizes waste prevention, reduction, reuse and recycling as outlined in the waste hierarchy.

Alignment with National Initiatives

Various aspects of Metro Vancouver's solid waste management plan align with national initiatives. For example, under the Federal Sustainable Development Strategy 2022-2026, Environment and Climate Change Canada has outlined indicators and associated targets to achieve the Goal 12: "Reduce waste and transition to zero-emission vehicles". Table 4 identifies two related Environment and Climate Change Canada targets, and comments on how Metro Vancouver's solid waste management plan will help meet those targets.

Table 4 - Alignments and Linkages Between Federal Targets and Metro Vancouver's Solid Waste Management Plan

Environment and Climate Change Canada Target	Metro Vancouver's Solid Waste Management Plan
Zero plastic waste by 2030	The updated solid waste management plan outlines efforts to continue Metro Vancouver's ongoing work to reduce plastic waste, which is supported by a robust provincial regulatory framework and efforts by member jurisdictions. Metro Vancouver aims to reduce the disposal of all materials by 50% by 2050, with plastic identified as a priority area.
Reduce the amount of waste Canadians send to disposal from a baseline of 699 kilograms per person in 2014 to 490 kilograms per person by 2030 (a 30% reduction); and to 350 kilograms per person by 2040 (a 50% reduction).	Metro Vancouver's per capita disposal target is 300 kg per person by 2036, compared to a provincial target of 350 kg per person.

⁷ United Nations. (2015). *Transforming our world: The 2030 Agenda for Sustainable Development*. <https://sdgs.un.org/2030agenda>



Green bin food scraps recycling

Alignment with Provincial Initiatives

This plan was completed in accordance with the provincial document, *A Guide to Solid Waste Management Planning*, and as required by the *Environmental Management Act*. One of Metro Vancouver's targets is to reduce per capita disposal to 300 kg per person by 2036, which is less than the provincial target of 350 kg per person.

Metro Vancouver's hierarchy aligns with the BC Pollution Prevention Hierarchy, with some exceptions:

- "Rethink" has been added as an additional tier above "Reduce" in response to feedback received on including a strong circular economy and waste prevention focus
- "Recover" includes all material used as an alternative fuel, and does not include mass burn waste-to-energy, reflecting that mass burn waste-to-energy is defined as a disposal method to manage residual garbage, similar to landfilling

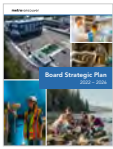
- "Dispose" replaces "Residuals Management" and includes both landfill and mass burn waste-to-energy

Metro Vancouver's guiding principles complement the provincial principles in *A Guide to Solid Waste Management Planning*, and were developed based on the unique characteristics and conditions of the region. Region-specific principles were developed to reflect the values identified through engagement, and are consistent with Metro Vancouver's overall organizational strategic priorities.



Alignment with other Metro Vancouver plans

There is interdependence between the goals, strategies, and actions in this plan and those in other regional plans.

Other Metro Vancouver Plans	Links to the Solid Waste Management Plan
 Board Strategic Plan (2022–2026) Provides a framework for Board decisions to address regional priorities, today and for the long-term.	The Board Strategic Plan provides a framework for regional decision-making, setting goals and priorities across service areas like utilities, planning, and environment, to guide staff, ensure sustainable growth, and foster a livable, resilient region for current and future generations.
 Clean Air Plan (2021) Sets a 10 year plan to reduce greenhouse gas emissions and achieve 2030 emissions targets while focusing on ecological health and environmental stewardship.	The Clean Air Plan is Metro Vancouver's plan for reducing air contaminant emissions and managing air quality. The Clean Air Plan includes key actions to effectively reduce greenhouse gas emissions in this region, in pursuit of 2030 emissions targets. It also includes actions to reduce health harming air contaminants, as well as greenhouse gas emissions. Linkages with the solid waste management plan include strategies to shift to zero carbon district energy systems, accelerate the transition to lower embodied emissions in buildings, accelerate emission reductions from industrial facilities, and implement leading management practices to continually improve regional air quality and reduce greenhouse gas emissions.
 Climate 2050 (2019) Establishes Metro Vancouver's long-term climate strategy, guiding climate policy for 25 years.	Climate 2050 is a long-term region-wide strategy to guide the region toward a low-carbon, climate-resilient future by 2050, with actions for all orders of government and other agencies. It focuses on reducing greenhouse gas emissions and adapting to climate impacts through specific roadmaps for areas like energy, transport, buildings, nature, and health, aiming for carbon neutrality and protecting ecosystems. The <i>Climate 2050 Solid Waste Primer</i> was developed to provide a linkage between the Climate 2050 Strategic Framework and the Solid Waste Management Plan. It provides an overview of the sources of greenhouse gas emissions from disposal of solid waste generated in the Metro Vancouver region since 2010 and offers a summary of actions taken to date to reduce climate impacts and offset over 35 per cent of annual emissions related to solid waste disposal by 2050. Future actions to reduce and offset emissions from solid waste disposal are not included in the primer but instead are identified within this solid waste management plan with the goal of achieving carbon neutrality for solid waste disposal by 2050.

Other Metro Vancouver Plans	Links to the Solid Waste Management Plan
 Metro 2050: Regional Growth Strategy (2022) Provides a regional vision for managing growth, protecting ecosystems, and ensuring efficient infrastructure to build resilient, connected communities.	Metro 2050 is the region's vision for how growth will be managed to support the creation of complete, connected, and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities. Linkages with the Solid Waste Management Plan include a strategy to advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality.
 Liquid Waste Management Plan (2026) Establishes community-specific solutions for Metro Vancouver and its member jurisdictions to manage wastewater and rainwater, and to address growing pressures in the region while protecting public health and the environment.	Metro Vancouver's Liquid Waste Management Plan (provincial approval pending at the time of writing the Solid Waste Management Plan) includes community-specific solutions for Metro Vancouver and its member jurisdictions to manage wastewater and rainwater, and to address growing pressures in the region, while protecting public health and the environment. Key linkages with the solid waste management plan include strategies to diversify options for biosolids and implement proven resource recovery technologies.
 Regional Food Systems Strategy (2011)	Metro Vancouver's Regional Food Systems Strategy supports a collaborative approach to creating a sustainable, resilient, and healthy food system that contributes to the well-being of all residents, the economic prosperity of the region, and the conservation of our ecological legacy. The Regional Food System Strategy has key intersections with the Solid Waste Management Plan with respect to food waste prevention and food recovery.

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Strategies and Actions

The following strategies and actions are specific initiatives to be pursued to achieve the goals and targets of the solid waste management plan. They are organized according to the waste hierarchy, and reflect the themes and priorities heard from residents and businesses across the region.

Strategies and actions were selected based on research, engagement feedback, and a third-party assessment of options based on economic, environmental and social impacts including:

- Affordability
- Economic prosperity
- Innovation
- Circularity
- Collaboration
- Waste reduction
- Greenhouse gas reduction
- Environmental stewardship
- Inclusion
- Convenience
- Community participation
- Supporting waste prevention habits and actions

A list of approximately 200 action options was discussed with interested parties during the options analysis phase of the plan update. Participants provided feedback on options, which contributed to their consolidation and refinement of action into the strategies and actions presented in this Solid Waste Management Plan.

Disposal actions were not included in the initial list of action options, but were developed collaboratively with the City of Vancouver and the City of Delta and presented for feedback during engagement on the initial draft plan.

Member Jurisdiction Actions

Metro Vancouver’s member jurisdictions have an important role to play in accomplishing the goals of the solid waste management plan. While each member has unique goals and priorities reflecting their own community the strategies and actions include opportunities for Metro Vancouver and members to collaborate. Member jurisdiction actions presented in the Solid Waste Management Plan are intended as potential areas of focus for members to consider – they are not requirements. Many other actions not specifically presented as member jurisdiction actions can be amplified and improved through the support and input of members, including education and outreach, advocacy, and program pilots.





Goal 1: Rethink

Enable circular systems that that preserve resources



To meet the region's ambitious waste reduction goals, systemic change is needed through a broad shift toward a circular economy that conserves resources by keeping them in use longer and eliminates unnecessary or problematic products and packaging that cannot be reused or recycled. Achieving this transformation will require new circular policies, designs, and business models. Metro Vancouver will act as a catalyst for this transition.



Goal 1: Rethink

STRATEGY 1.1

Advocate for circular economy policies and programs

To enable a systems level shift from a linear to a circular economy, policy leadership from senior levels of government is essential. A consistent set of policies and programs will allow the business community to create innovative and circular waste prevention solutions. Priority areas for advocacy include food systems, the built environment, durable and repairable consumer goods, data collection, and reducing short-lived or unnecessary products and packaging – especially plastics. Metro Vancouver will work to align with international efforts and join voices with local governments and business leaders across Canada to amplify the message that circular policies are urgently needed to transition away from the current take-make-dispose economy.

1.1.1 Advocate for incentives and funding programs for key circular activities:

- a. Circular built environment solutions such as design for disassembly, buildings as material banks, and incorporation of used building materials for new construction.
- b. Low-wastelocal food production such as vertical farms, gleaning, food remanufacturing, and industrial symbiosis opportunities.
- c. Circular products and services

1.1.2 Advocate for the phase-in of regulations that eliminate unnecessary, problematic, non-recyclable products and packaging.

1.1.3 Work with municipalities and regions across Canada to develop and advocate for implementation of priority circular economy policies.

1.1.4 Advocate for policies and programs to improve:

- a. Circular built environment solutions
- b. Circular food systems
- c. Circular products and services



Bike repair at repair café 2025



STRATEGY 1.2

Help lead the transition to a more circular regional economy through waste prevention

To support the transition to a more circular regional economy, Metro Vancouver will draw on the circular innovation potential of regional businesses by connecting them with the resources and expertise they need to decouple their growth from waste, reduce their supply chain risk and carbon impacts, and keep valuable materials in circulation for longer.

- 1.2.1** Lead by example by integrating additional waste prevention policy and programs within Metro Vancouver's corporate operations and share learnings with other jurisdictions.
- 1.2.2** Work with economic development agencies to:
 - a. Identify and implement circular business opportunities.
 - b. Co-develop industry-supported targets and standardized methods of tracking waste prevention performance by business type.
 - c. Develop a recognition program to celebrate businesses in the region leading the adoption of new circular economy practices.
 - d. Increase low barrier employment opportunities that support a circular economy.
- 1.2.3** Increase circular economy curriculum and training:
 - a. Embed circular economy into professional development
 - b. Improve circular economy education in schools through field trips, hands-on learning, and co-developed innovative approaches
- 1.2.4** Work with trade schools, industry associations, practice leaders, and senior government to identify and implement solutions to fill skills training gaps required to:
 - a. Scale circular food systems
 - b. Rethink approaches to a circular built environment, such as design for disassembly.
 - c. Equip small and medium-sized enterprises with practical guidance to operationalize circular economy practices.
 - d. Improve access to circular products and services including reuse and repair.

Metro Vancouver and member jurisdictions will collaborate to:

- 1.2.5** Develop, test and share consistent approaches for tracking progress on circular policies and programs.
- 1.2.6** Work with businesses to implement solutions to support circular products and services.



Goal 1: Rethink

STRATEGY 1.3

Collaborate to advance a circular economy

Moving away from a linear economy to one that is circular requires a shift in mindset and a commitment to systems level change. This transformation also requires leadership by, and collaboration between, government, business, and non-governmental organizations. Metro Vancouver will help facilitate this work through a national platform for shared learning, collaboration, and leadership.

- 1.3.1** Bring together ideas and facilitate discussions across sectors to create circular economy solutions that accelerate waste prevention.
- 1.3.2** Collaborate with external groups to identify and implement new circular economy initiatives in the community.
- 1.3.3** Work with national waste reduction and circular economy organizations to learn and share circular practices with a focus on the following priority areas, and others as they emerge:
 - a. Textiles
 - b. Procurement
 - c. Cities
 - d. The built environment
 - e. Plastics
- 1.3.4** Collaborate on research projects and pilots to further advance waste reduction and a circular economy, and share the findings broadly:
 - a. Collaborate with governments and industry to develop digital tools that map how buildings are constructed and what materials they contain, enabling better tracking and forecasting of used building materials for reuse.



Zero Waste Conference 2025

Metro Vancouver and member jurisdictions will collaborate to:

- 1.3.5** Develop, test and share circular procurement approaches, tools and templates.



STRATEGY 1.4

Collect and share data to track progress toward a circular economy

Clear and consistent reporting frameworks and metrics are vital for advancing the circular economy. They provide data to measure and track progress, help inform decisions, and demonstrate the value of circular business models. Metro Vancouver will work across sectors to help develop and share best practices and results to enable a shared understanding of circular economic progress.

- 1.4.1** Work toward annual solid waste management reporting by material type and sector on all levels of the waste hierarchy, starting with organics, wood, and textiles:
 - a. Pursue comprehensive materials flows for key sectors every 5-10 years to better track progress toward keeping materials in circulation for longer.
- 1.4.2** Continue to develop and improve key performance indicators to track progress on circular economy through rethinking and reducing waste.
- 1.4.3** Develop methods for estimating and reporting environmental and economic benefits for waste prevention actions such as reduction of greenhouse gas emissions (potentially including embodied carbon), potential cost savings, affordability, and life-cycle impacts.
- 1.4.4** Implement new data collection technology.
- 1.4.5** Strengthen waste composition data to improve actionable insights.
- 1.4.6** Research and pilot ways to measure success of collaborations.
- 1.4.7** Explore ways to measure diversity, equity, and inclusion in solid waste data starting with current practices and gaps.



Metro Vancouver Solid Waste Activation at PNE 2023







Goal 2: Reduce

Minimize waste generation



Minimizing waste generation not only helps achieve the region's ambitious waste reduction goals, it supports a vibrant regional economy where resources are valued. By preventing waste before it is created, such as by eliminating unnecessary packaging and avoiding food waste, natural resource use is minimized, and less energy is used in the production, distribution and consumption of products. Metro Vancouver will continue to encourage everyday waste prevention habits which add up to make a big difference.



Goal 2: Reduce

STRATEGY 2.1

Collaborate with businesses and institutions to reduce waste at the source

Businesses deliver products and services that meet the daily needs of Metro Vancouver residents. Metro Vancouver will work with businesses and institutions to reduce waste, starting with the construction, demolition, textiles, and hospitality sectors.

- 2.1.1** Collaborate with the construction and demolition sector to develop solutions for waste reduction that can be implemented at the regional level:

 - a. Co-host events with the construction and demolition industry, housing and development sectors, and member jurisdictions to help build awareness, share success stories and workshop solutions to reduce waste.
 - b. Update the Metro Vancouver Construction and Demolition Waste Reduction Toolkit starting with refreshed case studies that follow a format developed collaboratively with industry and member jurisdictions.

2.1.2 Research, summarize and action the challenges and opportunities related to reducing construction and demolition waste.

2.1.3 Collaborate with the textiles sector on solutions for textile waste reduction such as resale and repair programs, and circular textiles designs.

2.1.4 Support reduction of waste from business with practical tools and education:

 - a. Co-develop education tools with business leaders and associations to help businesses reduce waste, motivate customers to participate, and comply with evolving waste reduction regulations.
 - b. Increase in-person education where businesses and others can talk directly with experts on how to reduce waste.

2.1.5 Host forums with large generators of waste to co-develop and implement waste reduction solutions.

2.1.6 Work with high waste generation sectors to develop, promote and implement circular procurement tools and templates.

Metro Vancouver and member jurisdictions will collaborate to:

- 2.1.7** Develop, test and share approaches to further measures and reduce commercial and institutional waste.
- 2.1.8** Develop, test and share definitions and approaches for zoning and development bylaws to clarify siting requirements for waste reduction and recycling activities.



STRATEGY 2.2

Encourage residents to reduce and prevent waste

Many materials and products in British Columbia can be recycled, which has contributed to Metro Vancouver's North American leading recycling rate. However, to achieve the waste reduction goals outlined in this plan, we need to go beyond recycling and focus on preventing waste before it is created. Everyday waste prevention habits make a big difference. Metro Vancouver will encourage residents to prevent waste by implementing the following actions:

- 2.2.1** Increase in-person education where residents can talk directly with waste reduction educators.
- 2.2.2** Educate residents on affordable everyday waste prevention actions, measure and communicate the estimated impact, and celebrate high performers.
- 2.2.3** Expand education tools to help residents of multi-family buildings to reduce waste, increase participation, and comply with evolving waste reduction regulations.

STRATEGY 2.3

Prioritize food waste reduction initiatives for the commercial and institutional sectors

Food production requires significant resources — land, water, and energy — and often involves long-distance transportation before reaching local stores, restaurants, and businesses. Yet much of this food is still wasted. Through the actions below, Metro Vancouver will support residents and businesses to reduce the amount of food that is wasted. This will help reduce waste locally and decrease the global environmental impacts associated with food loss from food production.

- 2.3.1** Work with businesses, industry associations, and non-profits to reduce food loss and waste improving distribution, purchasing, storage, and preparation methods through initiatives such as regional food recovery hubs or shared infrastructure.
- 2.3.2** Pilot and scale up initiatives to support food waste prevention practices and share learnings with the hospitality and entertainment sectors, post-secondary institutions, healthcare facilities, large-scale catering operations, and food distributors.







Goal 3: Reuse

Keep materials in use as long as possible



Work is already underway to scale up reuse opportunities and increase access to reuse, refill and repair. By keeping materials in use for as long as possible, overall waste generation can be significantly reduced. Through collaboration and innovation, Metro Vancouver will expand reuse systems that are convenient, affordable, and easy for residents and businesses to participate in.



Goal 3: Reuse

STRATEGY 3.1

Support consistent approaches to reuse

Consistent approaches to government reuse policies and programs can reduce confusion for residents, improve efficiency for businesses, and help enable widespread adoption. Metro Vancouver will play a convening role to develop, test, and share guidance to help align programs and policies across the region for reusable food service ware and salvaged building materials:

3.1.1 Advocate for the phase in of reusable food service ware requirements for non-residential sectors.

Metro Vancouver and member jurisdictions will collaborate to:

3.1.2 Develop, test and share improved tools and approaches for house relocation and deconstruction programs and policies including data review.

3.1.3 Update the regionally harmonized approach to reducing single-use items and phasing in reuse measures.

STRATEGY 3.2

Enhance extended producer responsibility programs

Since the development of extended producer responsibility programs in British Columbia, Metro Vancouver has supported shifting recycling, reuse, and repair responsibilities to producers while advocating for continued expansion to include more sectors and material types. Metro Vancouver will continue to participate in discussions with the province, producer responsibility organizations, and member jurisdictions to build on the success of these programs. These actions focus on the role of extended producer responsibility programs in advancing waste reduction and recycling and their potential to facilitate the implementation of reuse and repair systems.

- 3.2.1** Identify and advocate for additional products to be added to extended producer responsibility programs such as mattresses, textiles, household furniture, and packaging from sectors such as care homes and schools with similar materials to residential recycling programs.

3.2.2 Advocate for accelerated implementation of residential collection of an expanded suite of materials including flexible plastics and foam.

3.2.3 Advocate for consistent extended producer responsibility programs across Canada.

3.2.4 Participate in extended producer responsibility program engagements and advocate for:

a. Improvements to existing programs and the implementation of new programs.

b. Increased financial incentives for local government to participate in collection
- of extended producer responsibility programs materials for programs where local governments are not getting full cost recovery.

c. Expansion of residential-only packaging drop-off programs to small businesses.

d. The inclusion of reuse and repair in extended producer responsibility programs.

e. Expansion of recycling drop-off options for products, including retail and mobile options to improve convenience and accessibility.

f. Programs that reduce barriers for recycling large items.

3.2.5 Collaborate with producer responsibility organizations to enhance data sharing, enabling better insights, greater transparency, and progress toward shared waste prevention and recycling goals.



STRATEGY 3.3

Increase reuse of used building materials

To accommodate a growing region, more single-family homes are being replaced with higher density housing. As a result, construction and demolition waste - already a significant portion of the region's waste - is expected to continue to grow. Salvage and reuse of building materials can support affordability and reduce the strain on disposal capacity from increased densification of the housing stock. Building relocation, salvage, and reuse of building materials remains relatively uncommon. Metro Vancouver will work to increase these activities through the following actions:

3.3.1 Advocate to increase the use of used building materials in new projects.

3.3.2 Accelerate the development of second-hand building material markets by working with industry and economic development agencies to:

- a. Prioritize the development of local facilities and collection programs for triaging building materials to their best and highest use.
- b. Expand the reach and use of a more contractor- and designer-friendly marketplaces for salvaged construction and demolition materials.
- c. Motivate residents to incorporate more used building materials into their home renovation projects.

3.3.3 Work collaboratively with academia and building and infrastructure sectors to:

- a. Increase reuse of building materials.
- b. Research and scale innovative solutions to meet land use needs for key waste reduction activities such as house moving, deconstruction, and building material resale.



Home deconstruction





Bulk food and refill store

Goal 3: Reuse

STRATEGY 3.4

Work with businesses, institutions and event organizers to increase reuse

The public's ability to reduce waste often depends on the choices made by businesses, institutions, and event organizers — many of which increasingly rely on single-use products and packaging. In the hospitality and entertainment sectors, items such as disposable cups, containers, utensils, and food accessories are used briefly before being disposed or recycled. For electronics and appliances, repair can be costly or difficult to navigate. Metro Vancouver will work collaboratively with other levels of government, event organizers, businesses, and institutions to expand reuse, repair, and refill options that are convenient, affordable, and easy for residents to participate in.

3.4.1 Advocate for funding for the expansion and development of reuse and repair infrastructure such as borrowing of items and products at public libraries, refill at retail, packaging reuse systems, furniture reuse, and a community reuse options database.

3.4.2 Seek approval to establish a business funding program to support the transition to reuse, refill, repair.

3.4.3 Collaborate with event organizers, event venues, and institutions to implement reusable food service ware, bag reuse programs, and food recovery.

Metro Vancouver and member jurisdictions will collaborate to:

3.4.4 Develop, test and share best practices for waste reduction and recycling for public realm events, prioritizing surplus food redistribution, use of reusable food service ware, and litter reduction.



STRATEGY 3.5

Increase access to and foster the broad adoption of reuse, refill and repair

Sharing and repairing are already happening in a grassroots capacity through community fridges, repair cafés, thrift and vintage stores, buy-nothing groups, and lending libraries. However, access and reliability of these options vary across the region. Metro Vancouver will work to expand these opportunities and make it easier for residents to access reliable reuse, refill, and repair options through the following actions:

- 3.5.1** Continue to scale up reuse drop-off at Metro Vancouver recycling and waste centres, to provide reuse options at all recycling and waste centres, as described in the recycling and waste centre strategic approach outlined in this plan.
- 3.5.2** Work collaboratively with food recovery and product reuse organizations to develop a where to reuse, refill, repair data set that can be displayed in universally accessible maps.
- 3.5.3** Accelerate adoption of donation collection options for reusable items such as clothing and books in multi-family buildings.
- 3.5.4** Research, trial and implement additional ways to scale reuse and repair:
 - a. Support community-based waste reduction and reuse programs for schools, non-profits organizations and community groups.
 - b. Expand and improve convenience of online and in-person second-hand marketplaces.
 - c. Facilitate expansion of community-based solutions like community share fridges and buy-nothing groups.

Metro Vancouver and member jurisdictions will collaborate to:

- 3.5.5** Facilitate opportunities to increase the size, number, and frequency of repair and reuse events such as community garage sales, repair cafes, and clothing swaps.



Goal 3: Reuse

STRATEGY 3.6

Scale up efforts to recover food

Some businesses and organizations in the region produce surplus food, while others receive donated food to support those who are experiencing food insecurity. Surplus food can also be turned into food products for human and animal consumption. Developing efficient ways to connect those with surplus food to those who need food can reduce waste and help address food insecurity. Metro Vancouver will strengthen and expand the regional food recovery network to help ensure food is put to its highest best use.

3.6.1 Maintain and scale a regional food recovery network:

- a. Further map out food recovery assets/food waste solutions for each stage of the food supply chain, including a focus on clarifying what foods can be donated to people and animals.
- b. Work toward developing a complete set of food recovery data for the region and consider incentives to encourage reporting.
- c. Continue to share results of food recovery network initiatives across Metro Vancouver to foster cross-department collaboration on food security and waste reduction.

3.6.2 Work with industry experts and food related sectors to develop a practical guide to measuring and reporting food waste reduction efforts to facilitate development of a complete set of regional food recovery data.

STRATEGY 3.7

Celebrate residents and businesses that prioritize reuse and refill and encourage more residents to participate in these activities

Early adopters who prioritize reuse and refill can help normalize these practices for the general population. Metro Vancouver will support the shift toward reuse and refill by celebrating leaders in reuse and refill, and encouraging more residents to participate through the following actions:

3.7.1 Develop waste prevention and reuse programs and education targeting specific sectors that may be unfamiliar with regional waste reduction practices such as newcomers and tourists.

3.7.2 Promote the use of reusable items such as cups and bags, incorporating co-developed messaging that resonates with a diverse audience.









Goal 4: Recycle

Make it easier to recycle effectively



When products and materials are no longer suitable for reuse, recycling is the preferred option. The Metro Vancouver region has made significant progress in recycling, and separation of recyclables, including organics, is now common practice. Despite this success, recycling faces unique challenges through new and changing material types, shifting markets, contamination, and a decrease in public trust. Metro Vancouver aims to address these barriers through the strategies and actions below, making it easier for residents and businesses to recycle in a way that maximizes benefits while reducing contamination.



Goal 4: Recycle

STRATEGY 4.1

Promote design for recyclability and the use of recycled content in products and packaging

Effective recycling depends on the presence of robust markets for recycled material, and those markets need both a steady supply of material that can reliably be recycled and strong demand for products and packaging containing recycled content. Although the marketing of recyclable commodities is traditionally managed by producer responsibility organizations or the private sector, Metro Vancouver and its members can help play a role by incorporating recycled material such as compost, recycled concrete, and recycled asphalt in their own operations and projects, as well as through strategic partnerships with organizations working to increase recycled content in consumer materials and products.

- 4.1.1** Work to improve the recyclability of products and packaging and incorporate recycled content:
 - a. Work with national plastics waste reduction organizations to understand barriers and advocate for increased recycled content in plastic products and packaging.
 - b. Research and advocate for improvements to the recyclability or phase out of multi-material products including coffee cups.
 - c. Enhance partnerships with the provincial government, industry, academia, and community groups to research, develop and share solutions.

Metro Vancouver and member jurisdictions will collaborate to:

- 4.1.2** Work with engineering design and construction organizations to include recycled asphalt and concrete in roads, fill, and other applications.
- 4.1.3** Develop, test, and share educational materials, procurement tools and templates for recycled products including asphalt, concrete, and compost.



Battery recycling at Metro Vancouver recycling and waste centre



STRATEGY 4.2

Encourage the development of new recycling infrastructure

Recycling depends on facilities to sort materials into marketable commodities and to process those commodities into new products. As actions in this plan help to increase the amount and types of material recycled, Metro Vancouver can continue to work with its members and the private sector to help ensure that collection and processing capacity keeps pace. Ongoing conversations will ensure the region can accommodate the growing volume of recyclables.

4.2.1 Convene recycling industry with the goal to maintain and increase recycling infrastructure that services the region:

- a. Reduce barriers for siting of private sector recycling activities.

4.2.2 Support the development of additional local organics processing through leveraging Metro Vancouver procurement processes for organics management.

4.2.3 Advocate for funding programs to help scale recycling infrastructure and innovation for challenging materials such as food for remanufacturing, anaerobic digestion feedstock, wood waste, and plastic-lined paper products.

STRATEGY 4.3

Improve participation in green bin programs and alternatives for residents, businesses and institutions

Since Metro Vancouver's organic disposal ban came into effect in 2015, residents and businesses have made significant progress in diverting food scraps and yard trimmings from disposal. However, compostable organics remain the largest component of the waste stream and not all residents and businesses participate in green bin programs. Metro Vancouver will aim to improve participation through the actions outlined under this strategy.

4.3.1 Research technology options and support pilot programs to improve organics recycling in the commercial and institutional sectors.

4.3.3 Continue to provide tools and tips to residents to reduce green bin related concerns such as odours and cleanliness.

4.3.2 Work collaboratively with the solid waste and recycling industry to increase participation and reduce contamination in organics programs focusing on sectors with the lowest participation rates and highest contamination rates.

Metro Vancouver and member jurisdictions will collaborate to:

4.3.4 Promote and provide education on worm bins, home composting, proper use of green bins, and use of compost products.



Goal 4: Recycle

STRATEGY 4.4

Make recycling easier by improving convenience

To make recycling easier for residents and businesses, options for recycling should be widely available. Homes, recycling depots, and public spaces are three areas where Metro Vancouver and its members can help provide better, more convenient access to recycling services.

- 4.4.1** Work with businesses, recycling depot operators, and producer responsibility organizations to improve consistency of recycling collection.
- 4.4.2** Improve access to textile donation and recycling collection services.

Metro Vancouver and member jurisdictions will collaborate to:

4.4.3 Update, test, and share multi-family residential (including small scale multi-unit housing) waste and recycling container space and access technical specifications to support adequate space for expanded recycling.

4.4.4 Advocate for, test, and share consistent approaches to improve public space waste reduction and recycling.

STRATEGY 4.5

Make recycling more effective by simplifying sorting

Recycling is most effective when the materials are placed in the correct receptacles since this reduces contamination and results in more efficient processing. Clear and consistent instructions, effective signage, and accessible information can help simplify recycling sorting to improve recycling outcomes.

- 4.5.1** Develop of a signage standard and customizable signage creation tool in collaboration with producer responsibility organizations.

4.5.2 Assess and pilot digital tools that allow users to scan waste items receive clear, multilingual instructions on options for reuse, repair, recycling, or disposal.
- 4.5.3** Centralize and improve awareness of recycling information and resources.



STRATEGY 4.6

Provide tailored recycling education for the residential, commercial, and institutional sectors

Metro Vancouver has one of the highest recycling rates in North America thanks to the efforts of residents and businesses. However, survey data indicates that some recyclers – especially in multi-family buildings, commercial and institutional settings – are unsure about how to handle certain packaging and products. Metro Vancouver aims to improve recycling accuracy, consistency, and participation by providing resources designed for different sectors and recyclers.

4.6.1 Provide tailored education to businesses by:

- a. Developing practical online resources for specific business types.
- b. Working on understanding recycling data and challenges in specific sectors including events, film, tourism, food service, and health care.
- c. Hosting industry specific dialogues to better understand and co-solve recycling and waste prevention challenges.

4.6.2 Collaborate with producer responsibility organizations to support tailored education for multi-family.

4.6.3 Research and test technologies and share approaches to providing tailored public education on proper residential recyclables sorting.

Metro Vancouver and member jurisdictions will collaborate to:

4.6.4 Improve the reach of behaviour change campaigns by amplifying messaging through member jurisdiction public communications.

STRATEGY 4.7

Increase transparency of what happens to materials from recycling and green bin programs

Transparency about what happens to garbage and recycling is a guiding principle for this plan, since transparency helps build confidence that materials are recycled. Metro Vancouver will work to provide more information about where materials end up and make it easier for residents and businesses to access this information.

4.7.1 Organize tours of recycling and organics facilities so that residents can see what happens to their materials.

4.7.3 Add information about what happens to recyclable materials in online recycling database/search tools.

4.7.2 Show where recycling goes and how it's processed to provide more transparency about the recycling system.



Goal 4: Recycle

STRATEGY 4.8

Enhance approaches to Metro Vancouver’s disposal ban program

At Metro Vancouver’s solid waste facilities, loads are inspected for materials banned from disposal such as recyclables. Surcharges apply if these banned materials are found. The disposal ban program helps encourage separation of recyclables by creating a financial disincentive for disposing of banned materials. By strengthening this program Metro Vancouver can keep more recyclable material out of the garbage.

- 4.8.1** Pursue options to enhance disposal ban inspection efficacy such as innovative detection technologies and clear bags policies.
- 4.8.2** Create incentives for waste and recycling collectors to work with their customers to adopt additional recycling services and reduce waste.
- 4.8.3** Review and expand materials included in Metro Vancouver’s disposal ban program when viable markets exist.
- 4.8.4** Business case increasing the number of disposal ban inspections at Metro Vancouver and City of Vancouver solid waste facilities.

STRATEGY 4.9

Identify recycling opportunities for common litter and illegal dumping items

Litter and illegal dumping impact the environment and wildlife and result in significant costs for member jurisdictions to collect and dispose of these materials. Efforts to prevent litter and illegal dumping are already underway, but Metro Vancouver and its members can amplify these efforts through continued collaboration and the actions listed under this strategy.

- 4.9.1** Increase the number of community drop-off events to provide options for large or difficult to manage materials and prioritize diversion over disposal.
- 4.9.2** Support community clean-up initiatives through reduced disposal fees and information on recycling options if available.
- 4.9.3** Enhance litter and illegal dumping data to identify opportunities to recycle commonly littered or illegally dumped materials.
- 4.9.4** Review approaches in other jurisdictions to reduce illegal dumping, including opportunities to recycled common illegally dumped materials, and consider implementation of initiatives proven effective elsewhere.

Metro Vancouver and member jurisdictions will collaborate to:

- 4.9.5** Develop, test, share and advocate for approaches to minimize litter from residential recycling containers while optimizing material recycled.









Goal 5: Recover

Recover resources from non-recyclable materials



Not all materials are currently recycled into new products due to source separation constraints, materials, technology, market, or capacity limitations. While Metro Vancouver will work on increasing reuse and recycling for these materials, there is an opportunity to recover some of their value in the interim. This can be done by using materials that would otherwise be disposed to recover energy through the creation of fossil fuel alternatives.



Goal 5: Recover

STRATEGY 5.1

Recover energy from materials collected at regional facilities that are not currently recycled

Metro Vancouver and City of Vancouver facilities receive source-separated loads of clean wood, which are banned from disposal, as well as mixed loads containing a high proportion of engineered wood products which currently lack robust recycling markets within or near the region. While Metro Vancouver works to increase the capacity to recycle these materials, opportunities currently exist within the region for displacing fossil fuel use by utilizing energy recovered from these materials as an alternative. Opportunities also exist to recover bottom ash, a by-product of waste-to-energy disposal, to be used beneficially in cement production.

5.1.1 Continue to collect clean dimensional lumber not currently reused or recycled due to insufficient processing capacity or technical constraints at existing facilities, to process into fuel to replace fossil fuels in district energy systems and other decentralized heating and agricultural/industrial systems.

5.1.2 Continue to pursue processing of small load waste to recover wood and other materials.

STRATEGY 5.2

Encourage recovery of energy from construction and demolition materials that are not currently recycled

Licensed private facilities manage most of the construction and demolition material generated in the region. A significant portion of this material is wood or other products that are currently challenging to recycle. Through research and collaboration with the construction and demolition industry, Metro Vancouver aims to decrease the amount of material that would otherwise be disposed, by helping to develop markets for energy recovery where reuse or recycling is not currently viable.

5.2.1 Share information on construction and demolition waste characteristics and quantities to support the potential to recover energy from construction and demolition waste that are currently reused or recycled.

5.2.3 Advocate for and support piloting of technologies to convert wood waste into energy and fuel while potentially reducing greenhouse gas emissions.

5.2.2 Encourage energy recovery from construction and demolition material currently not reused or recycled.





Salvaged lumber for reuse



Vancouver Landfill





Goal 6: Dispose



Dispose only as a last resort

Despite the region's success in reducing and recycling waste, approximately one million tonnes of garbage require disposal each year. The Vancouver Landfill and the Waste-to-Energy Facility serve the region as cost effective and environmentally responsible local disposal options for residential and commercial and institutional garbage, with contingency landfill disposal available for any garbage beyond what can be managed at the Vancouver Landfill and Waste-to-Energy Facility. Other materials such as construction and demolition waste, liquid waste system residuals, and soil are important considerations as optimizing the management of these materials helps to preserve disposal capacity for garbage.



STRATEGY 6.1

Continue to use Vancouver Landfill and the Waste-to-Energy Facility as primary disposal systems

The cost of disposing garbage at the Vancouver Landfill and the Waste-to-Energy Facility is roughly half the cost of remote disposal options. Continuing to use these facilities benefits the region economically and allows Metro Vancouver to continue to maximize associated environmental benefits, such as energy recovery and utilization, and reducing greenhouse gas emissions from long distance waste hauling, while closely monitoring environmental performance and providing education for the public.

6.1.1 Vancouver Landfill:

- a. Continue to work with the City of Vancouver to maximize landfill gas utilization at the Vancouver Landfill through projects such as renewable natural gas development.
- b. Continue to work with the City of Vancouver to further enhance environmental performance at the Vancouver Landfill including minimizing discharge of clean surface water into the liquid waste system and maximizing landfill gas recovery.
- c. Report annually on the remaining disposal capacity at the Vancouver Landfill and generate projections for the timing of eventual closure of the facility.
- d. Work with the City of Vancouver and the City of Delta to maximize opportunities for early use of the Western 40 Hectares at the Vancouver Landfill, an area of the landfill that is no longer being filled.
- e. Continue to work with the City of Vancouver to raise awareness about the role of the Vancouver Landfill and the importance of waste prevention and recycling over disposal through open houses, tours, and other public education.

6.1.2 Waste-to-Energy:

- a. Maximize utilization of energy generated at the Waste-to-Energy Facility through projects such as district energy.
- b. Continue to further enhance environmental performance of the Waste-to-Energy Facility exploring options to further reduce emissions and increase environmental monitoring.
- c. Continue to ensure environmental performance data compared to regulatory requirements for the Waste-to-Energy Facility is publicly available.
- d. Continue to provide and expand opportunities for education and public awareness on the Waste-to-Energy Facility and associated infrastructure such as interactive displays and tours, and the importance of waste prevention and recycling over disposal.
- e. Continue to pursue the beneficial use of bottom ash from the Waste-to-Energy Facility in cement plants.

6.1.3 Optimize Use of Local Disposal Facilities:

- a. Reduce reliance on remote disposal facilities through optimized use of the Vancouver Landfill and the Waste-to-Energy Facility.

STRATEGY 6.2

Use suitable procurement processes for any contingency disposal requirements

Garbage received at recycling and waste centres that cannot be accommodated at the Waste-to-Energy Facility or Vancouver Landfill must be managed under contracts with remote disposal facilities. These contingency contracts are awarded through fair and transparent competitive procurement processes.

- 6.2.1** Consider, among other factors, the following as part of the procurement process(es) for contingency disposal: cost, greenhouse gas and other emissions, regulatory compliance, environmental impact, availability, and reliability.

STRATEGY 6.3

Explore additional long-term disposal capacity if required

According to Metro Vancouver's current waste generation projections, there is sufficient capacity to manage most garbage at the Vancouver Landfill and Waste-to-Energy Facility, with some remote disposal under contingency contracts currently required. No new long-term disposal capacity is currently anticipated over the duration of this plan, but in the event new long-term disposal capacity is required in the future, Metro Vancouver will research, review, and evaluate options. In Canada, landfilling is expected to continue to be the most common approach to managing residual waste for the foreseeable future. Mass burn waste-to-energy is the primary alternative to landfilling around the world with communities choosing between the two options based on local and national circumstances. Technical criteria have been developed to help guide decisions for selecting the most appropriate approach to managing residual waste, if new long-term capacity is required in the future (for more information, refer to Residuals Management Strategic Approach).

- 6.3.1** If additional long-term disposal capacity is required:
- consider the residuals management technical criteria outlined within the solid waste management plan to compare options for securing the required capacity.
 - facilitate broad and inclusive regional engagement on options. Findings and recommendations will be reported publicly before any decision to proceed.



Garbage claw at the Waste-to-Energy Facility

Goal 6: Dispose

STRATEGY 6.4

Monitor disposal options for waste that requires specialized disposal

Some types of waste require specialized disposal. Licensed private facilities exist in the region for managing and disposing construction and demolition material, which is considered a component of municipal solid waste. Other materials, such as asbestos, liquid waste system residuals, and international waste, must be managed according to specific regulations and procedures. Soil disposal at the Vancouver Landfill consumes space that would otherwise be used for disposal of garbage. By monitoring these materials, Metro Vancouver minimizes operational impacts to regional facilities and ensures effective management of these materials.

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| <p>6.4.1 Engage with industry representatives to monitor disposal capacity and options for construction and demolition materials generated.</p> <p>6.4.2 Work with adjacent regional districts to better understand the flow of mixed construction and demolition material between regions.</p> <p>6.4.3 Work with the City of Vancouver to ensure convenient and appropriate disposal at Metro Vancouver or City of Vancouver solid waste facilities for materials which require dedicated handling and/or disposal requirements such</p> | <p>as asbestos, liquid waste system residuals, international waste, and materials generated outside of the region where appropriate.</p> <p>6.4.4 Work with health authorities to review disposal options for hospital garbage, the non-biomedical garbage generated from health care facilities.</p> <p>6.4.5 Work with the City of Vancouver and the City of Delta to pursue opportunities for beneficial use of soil within the Vancouver Landfill property so as not to displace garbage disposal capacity.</p> |
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STRATEGY 6.5

Advance closure activities at closed landfills in the region

Metro Vancouver owns the land previously used as the Coquitlam Landfill, which stopped receiving waste in 1983. A portion of the site is occupied by the United Boulevard Recycling and Waste Centre, a portion is leased to a private entity for operation of a golf course, and the remainder of the site, Lot 3, is currently being used for temporary uses such as house storage. Metro Vancouver is responsible for completing all closure and post-closure activities at the site under Ministry of Environment and Parks requirements. As of 2026, a total of 24 known closed municipal or regional landfills exist in the region.

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| <p>6.5.1 Complete closure activities at the former Coquitlam Landfill:</p> <ul style="list-style-type: none">a. Undertake closure activities within Coquitlam Landfill Lot 3 to minimize leachate production and landfill gas migration and prepare the area for end-use.b. Continue to use Lot 3 to support waste reduction initiatives until final closure. | <p>6.5.2 Prepare an updated report summarizing the closure status of all closed landfills in the region, including a map with the location of all such landfills within 18 months of plan approval.</p> |
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Plan Implementation

The strategies and actions of this plan will be implemented in alignment with the guiding principles, goals and targets. This plan is meant to be a living document, meaning that as new priorities emerge and the relative priority of each strategy and action changes in the coming decade, Metro Vancouver will assess the relevancy of each action prior to implementation to verify each action continues to respond to emerging issues and opportunities in solid waste management.

Focus Areas

Six focus areas represent collections of actions which work toward big changes in specific areas, with a high potential to promote meaningful change and help reach the targets of the plan. These initiatives are seen as priorities for the updated solid waste management plan and consist primarily of initiatives that are new or haven't yet been initiated.

Lead the transition to a regional circular economy through waste prevention: Enable a circular regional economy through advocacy for circular programs and policies. In parallel, work locally and nationally with organizations such as economic development agencies to enable businesses to deliver circular products and services that keep products and materials at their highest value possible. Start with circular food systems and the built environment as priority sectors.

Scale up reuse opportunities at recycling and waste centres and beyond: Increase access to reuse, refill, and repair through program implementation at regional solid waste facilities and member events, advocacy for reuse requirements across the region, and business engagement with a focus on the food and hospitality sectors.

Increase access to organics and recycling services for multi-family residents, businesses, and institutions: Focus efforts to improve recycling in sectors with lower recycling rates such as multi-family and commercial/institutional through consideration of policy and regulatory options, tailored education tools, hauler incentives, and updated space and access requirements.

Expand efforts to prevent disposal of valuable food and organics: Continue to enhance and expand the regional food recovery network while exploring opportunities to prevent food from being wasted in the first place, by leveraging improved data and strengthening collaborations. Further support the development of local organics processing capacity and markets through public procurement, advocacy, and education.

Expand efforts to prevent disposal of valuable building materials: Work with economic development agencies, researchers, and the construction and demolition sector to develop, pilot, and share improved approaches for keeping building materials at their highest and best use. Prioritize enabling house relocation, deconstruction programs, and expansion of local reuse markets. Continue advancing opportunities for the highest value use of wood, supporting efforts to offset fossil fuel use by recovering energy from building materials that are not currently recyclable.

Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics: Continue to work nationally with organizations that create and manage plastics to promote elimination of unnecessary plastics, design for recyclability, and the use of recycled content in plastic products and packaging. Support and advocate for faster implementation of residential collection programs that accept a more consistent and broader range of materials to make recycling easier and more effective.

Table 5 describes how the focus areas will help meet the targets and long-term vision of the plan.

Table 5 - Anticipated contribution of focus areas to the plan 10-year targets and 2050 vision.

2036 Target	2050 Vision	Focus Area ¹
1.1 tonnes/capita waste generation (10% reduction from 2024 baseline)	1 tonne/capita waste generation (20% reduction from 2024 baseline)	• Lead the transition to a regional circular economy through waste prevention (Up to 5% decrease) • Scale up reuse opportunities at Metro Vancouver facilities and beyond (Up to 5% decrease) • Expand efforts to prevent disposal of valuable food and organics (Up to 5% decrease) • Expand efforts to prevent the disposal of valuable building material (Up to 5% decrease) • Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics (Up to 5% decrease)
75% Diversion (10% increase from baseline) 70% Recycling	80% Diversion (15% increase from baseline) 75% Recycling	• Increase participation in organics and recycling services for multi-family residents, businesses, and institutions (Up to 10% increase) • Expand efforts to prevent the disposal of valuable building material (Up to 5% increase) • Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics, and eliminate unnecessary and hard to recycle plastics. (Up to 5% increase)
300 kg/capita disposal (30% reduction from 2024 baseline)	210 kg/capita disposal (50% reduction from 2024 baseline)	• Disposal decreases as a result of both decreasing waste generation and increased diversion, as described by the initiatives above
45% reduction in GHG emissions from solid waste by 2030 (2010 baseline)	Carbon Neutral	• As waste disposal decreases, associated GHG emissions decrease as well. Meeting the 50% disposal target will decrease emissions by at least 50% if high GHG emitting materials are targeted • Initiatives with the potential to recover energy to offset fossil fuel use such as the focus area "Expand efforts to prevent the disposal of valuable building material" can further contribute to carbon neutrality

¹ Estimated progress towards targets shown indicates results at 2050. 2036 results are expected to be approximately halfway toward the 2050 targets.



Strategic Principle: Prioritize Local Solid Waste Management Solutions

Prioritizing local solutions (solutions within Metro Vancouver region or in close proximity) for solid waste management aligns with the vision and guiding principles of the solid waste management plan and is a strategic principle. Local solutions for managing solid waste increase resilience, reduce transportation greenhouse gas emissions, create local employment and economic benefit, and are typically less expensive than solutions in distant communities. A number of actions within the solid waste management plan prioritize local solutions including:

- Action 1.2.2a Work with economic development agencies to identify and implement circular businesses opportunities.
- Action 1.2.6 Work with businesses to implement solutions to support circular products and services.
- Action 1.3.1 Bring together ideas and facilitate discussions across sectors to create circular economy solutions that accelerate waste prevention.
- Action 2.1.8 Develop, test and share definitions and approaches for zoning and development bylaws to clarify siting requirements for waste reduction and recycling activities.
- Action 2.3.1 Work with businesses, industry associations, and non-profits to reduce food loss and waste improving distribution, purchasing, storage, and preparation methods through initiatives such as regional food recovery hubs or shared infrastructure.
- Action 3.3.3b Work collaboratively with academia and building and infrastructure sectors to research and scale innovative solutions to meet land use needs for key waste reduction activities such as house moving, deconstruction, and building resale.
- Action 3.5.1 Continue to scale up reuse drop-off at Metro Vancouver recycling and waste centres, to provide reuse options at all recycling and waste centres, as described in the recycling and waste centre strategic approach outlined in this plan.
- Action 3.3.2a Accelerate the development of second-hand building material markets by working with industry and economic development agencies to prioritize the development of local facilities and collection programs for triaging building materials to their best and highest use.
- Action 4.2.2 Support the development of additional local organics processing through leveraging Metro Vancouver procurement processes for organics management.
- Action 6.1.3 Reduce reliance on remote disposal facilities through optimized use of the Vancouver Landfill and the Waste-to-Energy Facility.

Flexible plastics recycling at United Boulevard Recycling and Waste Centre





Regulatory Strategic Approach

Purpose

The solid waste management plan regulatory strategic approach outlines the types of regulatory initiatives, such as bylaws, that Metro Vancouver may consider over the lifespan of the Solid Waste Management Plan, including how potential Metro Vancouver regulations are assessed, engaged on, and implemented. Recognizing that future changes to regulation require dedicated engagement beyond the scope of this solid waste management plan, the regulatory strategic approach aims to clarify Metro Vancouver's outlook with respect to any future regulatory actions to advance solid waste management plan goals and targets. Advocacy efforts encouraging regulations at other orders of government are not referenced in this section, but are included under strategies and actions.

Overview

The GVS&DD Board enacts bylaws to manage waste and protect public health and the environment. This authority is granted to the GVS&DD by the province under the *Environmental Management Act*, and the *Greater Vancouver Sewerage and Drainage District Act*.

Existing Regulations

The primary bylaws related to solid waste management in the Metro Vancouver region are listed below and their key components are summarized in Table 6.

1. The *GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No.379,2024*, as amended (GVS&DD Tipping Fee Bylaw), which sets garbage and recycling fees at Metro Vancouver solid waste facilities, identifies recyclable and hazardous materials banned from disposal, specifies surcharges, and establishes the requirements of the generator levy.
2. The *GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No.181, 1996*, as amended (GVS&DD Bylaw 181), which specifies licensing requirements for solid waste facilities, including reporting, inspection, and enforcement provisions.
3. The *GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.378, 2024*, as amended (GVS&DD Notice of Bylaw Violation Bylaw), which allows the issuance of penalties up to \$500 per contravention⁸ of specified provisions of GVS&DD Bylaw 181 and the GVS&DD Tipping Fee Bylaw. It also establishes a process for dispute adjudication.

⁸ Penalties are subject to change from time to time.



Metro Vancouver Disposal Ban Inspection

Table 6 - Existing Regulations

Bylaw	Key Components
GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No.379, 2024, as amended	• Fees and surcharges • Recyclable and hazardous materials banned from disposal • Generator levy • Hauler records
GVS&DD Municipal Solid Waste and Recyclable Material Regulatory Bylaw No.181, 1996, as amended	• Facility licensing • Powers of Solid Waste Manager and Officers • Fees
GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.278, 2024, as amended	• Bylaw violations and penalties • Dispute adjudication

Since approval of Metro Vancouver’s 2011 solid waste management plan, the generator levy has been implemented, and new bylaw enforcement tools have been added. The generator levy was added to the GVS&DD Tipping Fee Bylaw in 2017 (effective January 2018). It encourages the use of Metro Vancouver and City of Vancouver solid waste facilities where disposal bans for recyclable materials are in place. This levy also ensures that all garbage generators contribute to funding the cost of the regional solid waste system – a system that provides reliable and resilient services that benefit and are available to all residents and businesses in the region. The generator levy is included in the garbage tipping fee charged at Metro Vancouver and City of Vancouver solid waste facilities; however, if garbage is delivered to other facilities, haulers must pay the per-tonne generator levy directly to Metro Vancouver. The generator levy is a key contributor to Metro Vancouver’s continued success in advancing waste reduction and recycling.

Metro Vancouver's Regulatory Role

Metro Vancouver's solid waste facilities provide convenient garbage drop-off for residents and businesses, determine the final disposal destination of that material, and provide both free and paid recycling opportunities primarily for materials delivered in small hand-unloaded vehicles. Recycling sorting and processing facilities are managed by the private sector in accordance with requirements set out in GVS&DD Bylaw 181. Organics management facilities are managed by the private sector or member jurisdictions. This system allows and encourages private sector innovation in recycling.

Metro Vancouver's regulatory authority does not currently include the ability to enforce bylaws at the generator or property level. Generally, that authority resides with municipalities. Also, outside of Metro Vancouver's regulatory authority are extended producer responsibility programs, regulations impacting the sale and distribution of specific products, and eco fees or refundable deposit fees charged for some products, which may be implemented at the provincial or federal level. Metro Vancouver plans to advocate for continuous improvement of extended producer responsibility programs and regulations at the federal and provincial level that will help rethink waste and transition to a circular economy, including design for recyclability, the right to repair, and waste prevention legislation, as described in the strategies and actions section of the plan.

Compliance and Enforcement

Metro Vancouver's Environmental Regulation & Enforcement group is responsible for enforcing the provisions of GVS&DD Bylaw 181, including reviewing licence applications and ensuring compliance with licence terms and conditions. Officers appointed under GVS&DD Bylaw 181 have authority to issue notices of bylaw violation under the *GVS&DD Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw No.378, 2024*, as amended, which includes penalties of up to \$500 per contravention⁹ (penalties are subject to change) of specified

provisions of the generator levy and GVS&DD Bylaw 181. GVS&DD Bylaw 181 also allows for penalties for each day an offence is committed under the Bylaw, as well as suspension or cancellation of a licence. All active solid waste licences are available on Metro Vancouver's website, as well as Notices of Bylaw Violation issued to corporate entities since March 13, 2024, that have been paid, upheld, or are no longer in a dispute process. The appointment of enforcement officers is reported publicly.

Reporting and Continuous Improvement

Metro Vancouver publicly reports annually on the top surcharges under the GVS&DD Tipping Fee Bylaw. In addition, Metro Vancouver publishes information from the Smart Waste Program to help understand the movement of waste around the region. This information is used to assess the effectiveness of the disposal ban and generator levy programs, respectively, and helps inform decisions on how these programs can continue to be improved.



Recycling and waste centre tipping floor

⁹ Penalties are subject to change from time to time.



Strategic Approach

Regulatory Priorities

Metro Vancouver's regulatory priorities for the solid waste management plan align with the vision and guiding principles and can help to achieve the plan's strategies and actions. These priorities and their linkage to the guiding principles are listed below, in alphabetical order. Priorities are numbered for reference in Table 7 but the numbering does not indicate relative importance.

Table 7 - Regulatory Priorities

Regulatory Priority	Solid Waste Management Plan Guiding Principle
Improve data accuracy, transparency and availability	Changes to reporting requirements in regulations can help improve transparency about what happens to garbage and recycling
Increase reuse and recycling	Continuing to increase reuse and recycling demonstrates Metro Vancouver's commitment to environmental stewardship and climate action
Reduce barriers to participation	Reducing barriers to participation helps in delivering inclusive solid waste services and programs
Support effectiveness of the facility licensing system	The facility licensing system helps maintain accountability from residents, businesses and governments to prevent waste
Support effectiveness of the generator levy	- By ensuring all generators contribute to the costs of the regional solid waste system, the generator levy supports a solid waste and recycling system that is affordable, convenient, and consistent across the region - Similarly, the generator levy enables Metro Vancouver to maintain a solid waste system that is resilient to climate change and future challenges
Support innovation, particularly for reuse and repair	Embedding reuse and repair into regulations can spur innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation

Example Future Regulatory Enhancements

Table 8 provides examples of regulations that Metro Vancouver could consider implementing in support of the priorities above. Potential future regulations are organized by what sector they would apply to. Some of these regulatory undertakings would require an amendment to provincial legislation.

Table 8 - Example Regulations and the Regulatory Priority they Support

Sector	Example Regulation	Regulatory Priority Supported
Generator	Mandatory source separation	• Increase reuse and recycling
Hauler	Hauler Licensing including mandatory source separation and separate management of streams	• Increase reuse and recycling • Reduce barriers to participation • Support effectiveness of the generator levy • Improve data accuracy, transparency, and availability
	Reduced disposal ban surcharges for collectors that meet minimum requirements, as described in action 4.8.2	• Increase reuse and recycling • Reduce barriers to participation
	Additional disposal ban categories for recyclable materials and increased surcharges	• Increase reuse and recycling
Licensed Private Facilities	Updated reuse and recycling minimums in licences	• Increase reuse and recycling • Support innovation
	Expanded types of facilities that require a licence	• Improve data accuracy, transparency, and availability • Support effectiveness of the facility licensing system
	Incentives for innovation within licenses	• Support innovation
	Administrative monetary penalties to address non-compliances	• Support effectiveness of licensing system
	Administrative improvements to licensing bylaw including updating definitions	• Support effectiveness of the facility licensing system

Considerations

For any proposed regulations during the implementation of the solid waste management plan, at a minimum the following will be considered:

- What is the objective of the proposed regulation, and are there other options for achieving the same objective?
- Does GVS&DD currently have authority to implement the proposed regulation, and if not, what would be required to obtain that authority?
- What are the resource requirements for developing, administering, and enforcing the proposed regulation?
- Which sectors, businesses, or individuals would be subject to the proposed regulation, and what is the estimated impact of the proposed regulation on helping the region meet the Solid Waste Management Plan goals and targets?
- What are the expected operational consequences to the solid waste system overall?
- What are the expected financial implications resulting from the proposed regulation, such as tipping fee changes or other costs borne by residents, businesses, Metro Vancouver or member jurisdictions?
- At which level of government would this regulation be most effective? Does this conflict with any existing regulation at another level of government?
- If amending an existing regulation, how does this amendment impact those currently regulated?
- Are there any unintended consequences of implementing the proposed regulation?

Engagement

Any proposed new regulatory measures will be accompanied by a transparent and meaningful engagement process. Engagement will follow Metro Vancouver's Public Engagement Board Policy and Public Engagement Guide. Metro Vancouver will also comply with any provincial requirements related to public consultation.





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Central Surrey Recycling and Waste Centre

Recycling and Waste Centre Strategic Approach

Purpose

The Solid Waste Management Plan recycling and waste centre strategic approach outlines Metro Vancouver's plans for continuous improvement of Metro Vancouver's network of recycling and waste centres. This approach sets key priorities and associated considerations in line with the vision and guiding principles of the solid waste management plan.

The focus of this strategy is to inform future upgrades, replacements and additions to the Metro Vancouver recycling and waste centre network. This network and the region rely on other public and private solid waste facilities that directly support the regional network, and in addition provide valuable services to public and private generators of municipal solid waste and recyclable materials.

Background

Metro Vancouver provides a range of recycling and waste drop-off services before and after the weigh scales at its recycling and waste centres, conveniently located to serve residents across the region. This regional network of recycling drop-off services supports and enhances the programs and services provided by other levels of government, member jurisdictions, producer responsibility programs, non-profits, and the private sector, all together forming one of the most successful and resilient recycling systems in North America. Approximately 88,000 tonnes of recyclable and reusable materials are collected at Metro Vancouver solid waste facilities such as organics, mattresses, and extended producer responsibility materials like packaging and paper.

Recycling depots located before the weigh scales at recycling and waste centres allow customers to drop off recyclable materials for free. As of 2026, recycling depots are in place at the North Shore, United Boulevard, Maple Ridge, and Central Surrey recycling and waste centres. The 2026 - 2030 Financial Plan identifies new recycling depots for the Langley and North Surrey recycling and waste centres. Recycling depots provide convenient, accessible, and free drop-off of a wide range of recyclable materials including

metal, paper, plastic, glass, and other producer responsibility materials such as electronics, batteries, paint and pesticides.

As recycling and waste centre infrastructure ages and service needs evolve, Metro Vancouver seeks to identify system upgrades or new developments to increase reuse and recycling and ensure system resilience while accommodating the region's growing population.

Metro Vancouver owns six recycling and waste centres in the region, which provide convenient drop-off of recyclables and garbage for residents, member jurisdictions, and businesses, and incorporate opportunities for reuse:

- Central Surrey Recycling and Waste Centre
- Langley Recycling and Waste Centre
- Maple Ridge Recycling and Waste Centre
- North Shore Recycling and Waste Centre
- North Surrey Recycling and Waste Centre
- United Boulevard Recycling and Waste Centre

The facility locations are depicted below in Figure 8, which also includes the Metro Vancouver Waste-to-Energy Facility and City of Vancouver owned facilities (the Vancouver South Transfer Station including the Vancouver Zero Waste Centre, and the Vancouver Landfill):



Figure 8 - Regional Solid Waste System

Metro Vancouver uses the term “recycling and waste centres” to reflect the priority to maximize recycling drop-off services. Improvements to the system since 2014 include:

- 2014: Establishment of a recycling depot ahead of the weigh scales at the previous Coquitlam Transfer Station
- 2017: Redevelopment and integration of the previous municipal recycling depot into the North Shore Recycling and Waste Centre
- 2021: Implementation of a recycling depot funding strategy to recognize the contribution of municipally operated depots to the regional system
- 2022: Opening of the United Boulevard Recycling and Waste Centre, including expanded opportunities for recycling before the scale
- 2022: Opening of the Central Surrey Recycling and Waste Centre, reducing overall system drive times
- 2023: Initiation of design to upgrade the Langley and North Surrey recycling and waste centres to add recycling depots ahead of the scales

Various recyclable and reusable materials have been added at recycling and waste centres over the years. Metro Vancouver will continue to add new materials at facilities as opportunities arise, and ensure sufficient space is available at recycling and waste centres for this purpose.



Central Surrey Recycling and Waste Centre

Municipal Recycling Depots

Metro Vancouver provides funding to municipalities operating recycling depots, to recognize the contribution of municipal depots to the regional system. The funding is contingent on municipalities accepting a core suite of recyclable materials at the depots and making the depots available to all residents in the region. Municipalities continue to independently manage and operate the depots and work collaboratively with Metro Vancouver on harmonizing materials accepted, where feasible. As of 2026, these include:

- Burnaby Eco-Centre
- Ridge Meadows Recycling Depot
- Richmond Recycling Depot
- Vancouver Zero Waste Centre

Strategic Approach

Recycling and Waste Centre Priorities

Future continuous improvements and upgrades to facilities aim to improve consistency of services at all recycling and waste centres, maximize opportunities for reuse and recycling, minimize drive times for residents, increase accessibility, and optimize the layout of any new facilities or facility upgrades according to best practices. Cost effective and affordable operations are a key focus in delivering the service. The following table outlines priorities for continuous improvement of the recycling and waste centre network, presented in alphabetical order. Collectively, the considerations under each priority reflect the seven guiding principles of the plan and help ensure that the evolution of the recycling and waste centre system is consistent with the direction and values of the Solid Waste Management Plan.

Table 9 - Recycling and Waste Centre Priorities

Priority	Considerations
Best practices in facility design, construction, and operation	• Incorporate best practices in facility design that maximize reuse and recycling, and improve convenience and safety for users such as: • Recycling before the scale at all facilities • Flat tipping floors (instead of pits) for improved safety and flexibility • Sufficient on-site queuing space to mitigate back-ups of traffic onto public streets • Access considerations for cyclists and pedestrians • Containers designed to improve accessibility and safety during access • Flexibility to add additional materials and space to host temporary events or pilots • Traffic flow design that reduces the probability of accidents • Separating public and service/operating areas for improved safety • Reduce greenhouse gas emissions through low or zero carbon equipment and fuel. • Consider greenhouse gas emission implications, potentially including embodied carbon when selecting construction materials and methods for the development and maintenance of facilities. • Incorporate sustainability features, such as reused or recycled construction materials such as concrete, asphalt, and wood where possible. • Consider resilience in facility design and construction, including use of robust, low maintenance building materials. • Continue to align with regulations and published industry best practices such as the BC Building Code and Master Municipal Construction Documents. • Design for worker and customer safety, accessibility, and inclusivity. • Consider incorporating new technologies to improve operational and customer efficiencies, and to maximize material diversion from disposal. • Consider overall aesthetics of the design to improve user experience and reduce operational and environmental impacts such as noise, odour, and dust.

Priority	Considerations
Consistent and maximized reuse and recycling opportunities	• Provide consistent services across locations. • Continue to expand the types of materials accepted including planning for expanded extended producer responsibility programs. • Maximize opportunities for reuse. • Ensure clear and consistent communication of services available to increase participation, educate, and build confidence in the solid waste management system. • Consider inclusivity in the development of each program. • Include flex space at facilities to expand or trial new opportunities for reuse and recycling.
New facilities developed in areas with expected future growth	• Account for population growth patterns when assessing new facility locations. • Incorporate population growth estimates into drive time analyses. • Assess facility accessibility for cyclists and transit users as the region continues to develop and transportation methods diversify.
Reasonable and consistent drive times	• Site future facilities close to areas that experience relatively high drive times, accounting for population density. • Aim to reduce overall greenhouse gas emissions through reduced drive times.
Resilient and cost-effective service delivery	• Consider replacement or upgrades to aging and outdated facilities. • Secure public land at market rates where possible. • Design and operate facilities in such a way to minimize risk of disruptions due to extreme weather events, or other unexpected occurrences. • Continue to strive for best value solutions for operating facilities and providing convenient drop-off services that maximize service level and waste reduction potential. • Ensure that extended producer responsibility programs' contributions are consistent with cost of managing materials.



Drive Time Analysis

Metro Vancouver completed a study in 2023 to evaluate the regional solid waste system and analyze future system service and infrastructure needs and opportunities over the next 30 years. To evaluate the recycling system, access to regional, municipal, and private depots were mapped to understand how the system meets service level standards.

The study reviewed tonnage and vehicle data to understand system capacities and developed a model to evaluate the impact to regional drive times, kilometres driven, and greenhouse gas emissions using a 2050 population and provide insight to potential future facility upgrades, replacements, or relocations to best achieve service level standards.

Drive time analysis will continue to be used in evaluating locations for future recycling and waste centre development.



RECYCLING
AND
WASTE
CENTRE



CITY OF SURREY

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Central Surrey Recycling and Waste Centre



Vancouver Landfill



Residual Management Strategic Approach

Purpose

The Solid Waste Management Plan residual management strategic approach outlines Metro Vancouver's plans for managing residual solid waste (garbage) remaining after efforts to reduce waste and recycle, in a cost-effective and environmentally responsible manner. This approach describes the existing process for managing garbage in the region and sets out technical criteria for assessing future disposal capacity if required. As of 2026, Metro Vancouver has no plans to actively pursue additional disposal capacity.

Background

Metro Vancouver manages the disposal of residential and commercial/institutional garbage generated within the region. Despite the region's success in reducing waste, approximately 1,000,000 tonnes of garbage require disposal each year. Existing disposal methods as of 2026 are as follows:

1. Vancouver Landfill
2. Waste-to-Energy Facility
3. Remote landfills under contingency disposal contracts

Vancouver Landfill (Operational Certificate MR-01611)

The Vancouver Landfill is owned and operated by the City of Vancouver. The landfill has been operating since 1966 and received approximately 65% of the region's residential and commercial/institutional garbage in 2024. Under the Provincial Landfill Operational Certificate, the annual tonnage of garbage received at the landfill is capped at 750,000 tonnes.

A 2026 agreement between Metro Vancouver, the City of Vancouver, and the City of Delta establishes the responsibilities of the three parties with respect to the Vancouver Landfill. Under the agreement, the landfill will operate until 2050 or when the landfill reaches a post-settlement height of 39 metres, whichever comes

first. In either case, the Vancouver Landfill is expected to continue to serve as a primary disposal facility for the term of this Solid Waste Management Plan. Meeting the waste reduction targets outlined in this plan helps ensure the landfill can remain a disposal option for as long as possible.

The Vancouver Landfill provides opportunities for public drop-off of recyclable materials and through its operations optimizes the beneficial use of materials such as construction and demolition material for road building. Landfill gas collected from the landfill is recovered as renewable natural gas, and leachate is collected and discharged to the regional liquid waste system for treatment.

Waste-to-Energy Facility (Operational Certificate 107051)

Metro Vancouver's Waste-to-Energy Facility has operated in Burnaby since 1988 and handles about 240,000 tonnes of garbage per year — roughly a quarter of the region's garbage. It is a mass-burn facility that turns waste into electricity — approximately 180,000 MWh/year (enough to power 16,000 homes) — and recovers about 5,000 tonnes of metal annually. Metro Vancouver sells the electricity to BC Hydro and the metals to a local recycler. Approximately 12,000 tonnes of fly ash and 45,000 tonnes of bottom ash are generated annually at the Waste-to-Energy Facility. Fly ash is disposed at a facility located outside of the Metro Vancouver region and bottom ash is disposed at the Vancouver Landfill. Metro Vancouver is exploring options for beneficial use of bottom ash.

Metro Vancouver is developing a district energy system to supply heat and hot water resulting from the operation of the Waste-to-Energy Facility, for up to 50,000 homes in Vancouver and Burnaby. This project will reduce greenhouse gas emissions by up to 70,000 tonnes per year, and aligns with Metro Vancouver's goals for a resilient region. The Waste-to-Energy Facility District Energy System project will triple the energy recovery of the Waste-to-Energy Facility by using some of the steam generated through the combustion of garbage to heat water and deliver it through an underground piping network to nearby neighbourhoods.

Contingency Disposal

Garbage in excess of what can be managed at the Waste-to-Energy Facility and the Vancouver Landfill is sent to remote landfills for disposal. Contingency disposal contracts with remote landfills are awarded following procurement processes based on overall best value which consider cost, greenhouse gas and other emissions, regulatory compliance, general environmental impact, availability, and reliability.

Metro Vancouver seeks to minimize the amount of garbage sent for contingency disposal, as it is approximately twice the cost of local disposal options. As of 2026, contingency disposal landfills used include:

- Campbell Hill Landfill, Cache Creek, BC
- Roosevelt Landfill, Roosevelt, WA, USA
- Columbia Ridge Landfill, Arlington, OR, USA

Construction and Demolition Waste

Construction and demolition material is generated at construction sites across the region and is typically managed by private processing and disposal facilities. Residual construction and demolition material that cannot feasibly be recycled is sent for disposal at the following facilities:

- Vancouver Landfill, Delta BC (Operational Certificate MR-01611)
- Ecowaste Landfill, Richmond, BC (Operational Certificate MR-04922)

Waste-to-Energy Facility



Strategic Approach

Future Disposal Capacity

In Canada, landfilling is expected to continue to be the most common approach to managing residual waste for the foreseeable future. Mass burn waste-to-energy is the primary alternative to landfilling around the world, with communities choosing either landfilling or mass burn waste-to-energy. Technologies, other than the mass burn and two-stage waste-to-energy technology, such as gasification and pyrolysis, have not been successfully implemented at a commercial scale to process residual waste. Commercial-scale mixed waste processing has also not been implemented successfully, with studies showing that current source-separated recycling programs are more cost effective and more likely to help the region meet recycling targets.

Metro Vancouver commissioned a report titled *Residuals Waste Management Options Review*¹⁰ which includes an overview of considerations of all potential residuals management options and technical criteria to consider for evaluating residual waste management options, should additional long-term disposal capacity be required. Table 10 summarizes these criteria.

Table 10 - Technical Criteria for Evaluation Residual Waste Management Options

Criteria Category	Criteria for Evaluating Residual Waste Management Options
Economic	• Overall cost, including capital construction, operational, closure and post closure costs • Opportunities and risks related to revenue generation through selling recovered materials or energy to markets • Opportunities for efficient or reducing transport costs (e.g. backhauling) • Potential variability in waste volumes over time • Opportunity cost in comparison to alternative investment options • Financial risk from geopolitical or regulatory environment
Environmental	• Potential to emit pollutant emissions/discharges to air, land and water • Greenhouse gas emissions - direct and indirect contributions and offsets (avoided greenhouse gas emissions) • General environmental factors such as dust, odour, litter, noise, and vectors • Risk and mitigation potential from climate change and natural disasters • Geotechnical considerations (e.g. slope failure, flooding risk) • Groundwater, surface water and ambient air quality protection and monitoring and testing systems
Regulatory Compliance	• Meets or exceeds all current or anticipated environmental and waste management regulations • Permitting and approval processes required for implementing the system
Resource Use	• Land requirements for facilities and operations • Energy generation and use potential and proximity • Opportunities for co-locating complimentary operations, such as public reuse and recycling depot services, processing of specific materials streams

¹⁰ Stantec. (2025). *Residual Waste Management Options Review*.



Vancouver Landfill flare station

Criteria Category	Criteria for Evaluating Residual Waste Management Options
Social	• Potential negative impact on public health and safety • Public perception, cultural considerations and community acceptance of the system • Job creation during construction and operation
Technical Feasibility	• Maturity, reliability and degree to which the system has been proven on a commercial scale • Compatibility with residual waste as the feedstock material and ability to adapt to changing waste streams • Capacity and scalability to handle expected volumes of waste consistently and meet future needs • Pre-processing requirements • Percentage of the residual waste stream effectively processed by the system



Collaborative engagement outreach event

Education and Outreach

Metro Vancouver's behaviour change campaigns are valuable tools for encouraging waste prevention habits and are expected to continue as a core component of Metro Vancouver's approach. Many strategies in the plan have dedicated education and outreach components. Metro Vancouver will continue to:

- Share knowledge and collaborate with member jurisdictions to amplify the reach of education and outreach initiatives and support consistency.
- Leverage expertise and lessons learned from others, including not-for-profits, institutions, and businesses.
- Increase the public's familiarity with the solid waste system by practicing accessible engagement and meeting people where they are at, including in-person interactions, public events, tours, and conversations with experts.
- Continue to use research to develop communications strategies that align with the strategies and actions in the Solid Waste Management Plan.
- Continue to assess the effectiveness of waste reduction and recycling messaging among target audiences.
- Strive to make resources, education, and engagement materials as inclusive and accessible as possible, considering the barriers faced by underrepresented and equity-denied groups, and opportunities to provide material in a way that works best with them.
- Continue to use varied communications and outreach tactics that keep pace with evolving technology and trends.
- Work with academia on opportunities to test evidence-based approaches to influence waste reduction and recycling behaviours.

Accessibility and Inclusion

Guiding Principle

Inclusive solid waste services and programs is a guiding principle of the Solid Waste Management Plan. Metro Vancouver will consider accessibility and inclusivity in the implementation of all actions under this plan and will take into consideration the ideas provided when developing new programs, communications, and policies.

Commitment

Metro Vancouver's approach is guided by Metro Vancouver's Accessibility Plan (2023–2026), which emphasizes universal design, adaptability, and collaboration. These principles will be integrated into implementation of the plan's strategies and actions to remove barriers and enable participation by people of all abilities.

The potential actions listed under each of the principles below are illustrative examples intended to demonstrate possible approaches. Metro Vancouver will continue to adapt programs and services based on community needs, feedback, and emerging best practices.

1. Accessible Infrastructure

- Continue to provide clear visual indicators at Metro Vancouver recycling and waste centres.
- Prioritize accessibility improvements and incorporation of universal design standards at recycling and waste centres.

2. Inclusive Service and Program Delivery

- Support options for individuals with mobility limitations.
- Add programs and services for underserved areas and residents facing barriers.
- Identify and address gaps in accessibility across the region for reuse, recycling, and disposal services.

3. Community Support and Engagement

- Foster the development of volunteer networks to assist seniors, residents without a personal vehicle, and people with disabilities in recycling and waste reduction efforts.
- Collaborate with community organizations to provide training and resources.

4. Education and Awareness

- Provide signage and resources designed to help reduce complexity for residents with disabilities or communication barriers.
- Offer training for staff on accessibility to aid in service and program development.

5. Continuous Improvement

- Conduct regular assessments to identify barriers and opportunities for improvement.
- Seek feedback from people with lived or professional experience in program and service design and evaluation.
- Commit to ongoing adaptation in alignment with the *Accessibility Plan*.



Financial Overview

Overview

Metro Vancouver is committed to reflecting the public’s high expectation of environmental stewardship while keeping waste management resilient, affordable, and accessible. “A solid waste and recycling system that is affordable, convenient, and consistent across the region” is a guiding principle of the plan.

Metro Vancouver’s solid waste management system is funded primarily by garbage and paid recyclables tipping fees, with additional funding from energy sales from the Waste-to-Energy Facility, and other external revenues such as recyclables material sales, extended producer responsibility program revenues, and disposal ban surcharges. This total revenue funds the Metro Vancouver solid waste system, including contracted operations of the solid waste facilities, debt servicing for capital expenditures, waste reduction and recycling planning and programs, and the net cost of environmental regulation & enforcement. Most of the actions within the plan are initiated and managed by Metro Vancouver working collaboratively with member jurisdictions, operations contractors, non-governmental organizations, and the private sector.

The majority of residential and commercial garbage flows through recycling and waste centres prior to transfer to disposal sites including the Vancouver Landfill and the Waste-to-Energy Facility. Any garbage that can’t be managed at the Vancouver Landfill or the Waste-to-Energy Facility is sent to remote landfills in central British Columbia and the United States. After accounting for proportional recycling and waste centre and transportation expenditures, the Vancouver Landfill and Waste-to-Energy Facility are comparable in cost per tonne. In contrast, contingency disposal is nearly double the cost, as shown in the table below.

The Waste-to-Energy Facility and Vancouver Landfill are finite resources with each facility having maximum annual disposal capacity, and for the Vancouver Landfill overall long-term capacity. For near-term future planning, the only practical alternative to the Waste-to-Energy Facility and the Vancouver Landfill is contingency disposal at remote private landfills. Therefore, closing either facility would lead to significant disposal cost increases.

Table 11 - 2024 Disposal Costs

	Vancouver Landfill	Waste-to-Energy Facility	Contingency Disposal
Total Cost/Tonne	\$123	\$122.90	\$230.60

A new agreement between the City of Vancouver, the City of Delta, and GVS&DD was signed in 2026 and outlines the terms for continued operation of the Vancouver Landfill. Under this agreement, the landfill may continue to operate until approximately 2050 without increasing the previously agreed height and area of the Landfill. Without the new agreement, the landfill was expected to close as early as 2030. Extending the life of the landfill results in more than \$300 million in avoided future tipping fees for residents and businesses.

Solid Waste Planning and Waste Reduction and Recycling Initiatives

The strategies and actions in this updated plan prioritize rethinking, reducing, and reusing materials to advance a circular economy and account for changes in the solid waste management system.

Gross expenditures by Metro Vancouver for waste reduction and recycling are approximately \$25 million per year, roughly 15 per cent of the solid waste services operating budget. Some of these expenditures are recovered through recycling drop-off fees, material revenues, and through contributions from extended producer responsibility programs. The remainder are recovered through tipping fees.

Table 12 - 2026 Allocation of Expenditures

Hierarchy	\$ (Millions)
Rethink, Reduce, and Reuse	\$5.5
Recycle	\$19.5
Recover and Dispose	\$120
Debt Servicing, Contribution to Reserves and other	\$25
Total	\$170

This allocation reflects the range of costs associated with material that Metro Vancouver handles directly – garbage and recyclables delivered to recycling and waste centres. In contrast, Metro Vancouver provides support for region wide recycling but the funding for management of recyclable materials falls to generators, producer responsibility organizations, the private sector and others. The expenditure allocation for waste prevention activities, relative to other goal areas, reflects Metro Vancouver’s role at this level of the hierarchy, which primarily involves collaboration, research, and advocacy, where every dollar spent can have impacts many times beyond Metro Vancouver’s expenditure.

Providing cost estimates for each initiative outlined in the plan, at the time of plan development, is not practical given the number and scope of actions and the interdependence of various organizations in delivering solid waste programs and services. Instead, Metro Vancouver will apply a business casing approach aligned with the existing annual GVS&DD Board budgeting process based on conditions at the time of implementation of the actions. This process involves a triple bottom line assessment of capital, operating, and life cycle costs for Metro Vancouver. It also considers cost implications for residents, businesses, and organizations involved in or impacted by each initiative, such as tipping fee changes, as well as potential benefits such as job creation, improved environmental outcomes, and economic benefits realized over a longer timeframe.

Metro Vancouver Five-Year Financial Plan

Metro Vancouver's solid waste budget is approved by the GVS&DD on an annual basis as part of the overall GVS&DD budget. A five-year financial plan is endorsed by the GVS&DD Board at the time the budget is approved.

Actions in the solid waste management plan requiring Metro Vancouver expenditures will be brought forward for consideration by the GVS&DD Board through the regular budget process, prioritizing actions where business casing shows the highest potential to advance Solid Waste Management Plan targets. Annual reporting on progress to achieve the targets of the Solid Waste Management Plan will assist in prioritizing funding and informing where investments are most appropriately allocated.

Metro Vancouver solid waste capital expenditures are approved by the GVS&DD Board on a similar basis to operating expenditures. Capital expenditures for the solid waste system are related to new facility development, facility upgrades, maintenance, and replacement. Project specific business cases are prepared for any significant expenditures as part of the identification, planning, and conceptualization for those projects.

On October 31, 2025, the GVS&DD Board approved the 2026 solid waste budget and endorsed the five-year solid waste capital plan. Key actions included in the 2026 operating budget include:

- Complete the solid waste management plan update. Submission of an updated plan to the BC Ministry of Environment and Parks, following Board approval.
- Continue to enhance customer service and monitoring including investigating continuous feedback mechanisms.
- Continue to expand reuse and repair opportunities in partnership with member jurisdictions.
- Leverage the National Zero Waste Council to advance the circular economy and waste reduction at a national level.

Key capital plan initiatives included in the five-year financial plan include:

- Constructing recycling depots at North Surrey and Langley recycling and waste centres to provide consistent services at all recycling waste centres maximizing opportunities for waste reduction and recycling.
- Biosolids processing at the Waste-to-Energy Facility
- Waste-to-Energy Facility District Energy system construction
- Acid gas reduction system construction
- Funding for land acquisition for future solid waste facilities.

The 2026 operating budget for the solid waste function is \$170 million. The five-year financial plan capital budget is \$390 million. The Waste-to-Energy Facility Operational Certificate issued by the Ministry of Environment and Parks on September 23, 2025 may result in the acid gas reduction system requirements changing, which if occurs would be reflected in future capital budgets.

The weighted average tipping fee for 2026 is \$156 per tonne with garbage tipping fees projected to increase at 5 per cent per year over five years. Tipping fees in Metro Vancouver are less than public system tipping fees in comparable jurisdictions such as Toronto and Seattle. The annual budget and five-year financial plan are updated each year based on expected expenditures and revenues. Annual budget reviews will continue to explore opportunities to reduce expected future tipping fees through innovation and expenditure reduction.

Capital expenditures for 2026-2035 are projected to be \$900 million, including \$390 million estimated for 2026-2030. The focus from 2031-2035 will be consistent with 2026-2030 estimates, with the goal of continuing to prevent waste while minimizing tipping fee increases.

The 2026-2030 solid waste operating and capital budget details are included in Appendix B.



Collaborative engagement program workshop

Regional District Collaboration

Metro Vancouver is bordered by the Squamish-Lillooet Regional District to the north, the Fraser Valley Regional District to the east, and the Sunshine Coast Regional District to the northwest. Materials for recycling, recovery, and disposal regularly flow between Metro Vancouver and these adjacent regional districts, as well as to recycling and disposal facilities in the Thompson-Nicola Regional District and Regional District of Okanagan-Similkameen.

Collaboration with these regional districts helps to further shared priorities, including advancing a circular economy, advocating for expanded extended producer responsibility programs, and managing construction and demolition material. Collaboration may include sharing data and information, amplifying or aligning education and outreach programming, coordinated advocacy efforts, and direct implementation of programs in a pan-regional area. This plan was developed with input from adjacent regional districts, including discussions on opportunities for continued communication and coordination.

Metro Vancouver will continue to monitor impacts to adjacent regional districts throughout plan implementation, identifying and discussing any potential impacts with adjacent regional districts

as they arise. No significant negative impacts are anticipated through implementation of the plan, but it is expected that Metro Vancouver and adjacent regional districts will share the economic, environmental, and social benefits of transitioning to a circular regional economy, preventing waste, and reducing greenhouse gas emissions.

Not all priorities are shared between adjacent regional districts. During development of this plan, the Fraser Valley Regional District expressed concern about environmental impacts related to ongoing use of the Waste-to-Energy Facility. Waste-to-energy continues to be a cost effective and environmentally responsible method to manage residual garbage, and the facility's contributions of nitrogen dioxide, fine particulates, and anthropogenic (human caused) greenhouses gases are less than 1% of regional emissions. Metro Vancouver will continue to engage in open dialogue with Fraser Valley Regional District staff on opportunities to collaborate and welcomes additional feedback from all regional districts during plan implementation.

WHAT'S YOUR SUPERHABIT?



Risk Analysis

The strategies within this plan were developed based on engagement feedback and selected based on their ability to help achieve the plan's goals. Each strategy focuses on a specific part of the goal, such as the type of material, the sector involved, or the method for making progress in each area. If the full list of strategies and actions are not initiated, the plan may fall short of its goals and targets. This can also affect strategies in other parts of the waste hierarchy. For example, if construction and demolition waste is not reduced as outlined in Strategy 2.1, it will impact the reuse of building materials in Strategy 3.3.

Metro Vancouver will work to implement actions from multiple strategies at the same time under each goal. This approach will help ensure meaningful and measurable progress.

The success of the plan is also dependent on factors that GVS&DD can influence but are ultimately beyond its control. Examples of factors include:

- Markets for recyclable materials, particularly for materials like wood, which have experienced market declines in the years prior to the development of this plan.

- The success of extended producer responsibility organizations in reaching their objectives.
- The ability of member jurisdictions to implement member actions as described in this plan.
- The degree to which residents and businesses respond to behaviour change campaigns, regulations and requirements, and participate in waste reduction and recycling programs.
- Unplanned events such as storms or pandemics that result in a surge of waste materials.
- The success of provincial and federal initiatives.
- Economic factors influencing the production and consumption of materials.

These risks can be mitigated in part through ongoing collaboration with the solid waste and recycling industry, producer responsibility organizations, members, and the provincial and federal government. The flexible approach to implementation outlined in the plan also allows GVS&DD to re-prioritize actions and resources accordingly to respond to unforeseen challenges.

Compliance Promotion

The solid waste management system in Metro Vancouver is highly integrated and depends on the interconnected operations of many different organizations, including First Nations, local, provincial and federal governments, the private sector, non-profit organizations and the public. The following strategies, if undertaken by the applicable party, help to contribute to the overall success of the plan through promoting compliance with the strategies and actions.

- Metro Vancouver, member jurisdictions, the solid waste and recycling industry, producer responsibility organizations, non-profit organizations, businesses, and institutions can provide education on the plan, highlighting focus areas, and new initiatives to raise awareness and encourage participation.

- Metro Vancouver, member jurisdictions, the solid waste and recycling industry, non-profit organizations, businesses, and institutions can work together to enhance data accuracy and sharing, helping to reliably track progress and identify emerging issues.
- Metro Vancouver can advance regulatory priorities specified in the regulatory strategic approach of this plan.
- Metro Vancouver, member jurisdictions, and senior levels of government can develop, enact, and enforce regulations.



Plan Monitoring

Metro Vancouver will continue to report annually on solid waste management statistics including the targets and applicable secondary metrics outlined in the Solid Waste Management Plan. At the five-year mark, Metro Vancouver will complete an effectiveness review detailing the status of each initiative in the plan. This will be shared publicly, and all feedback received will be submitted along with the results of the review to the Ministry of Environment and Parks.

In the event new regulations, facilities, or residuals management options are considered, Metro Vancouver will use the corresponding section of this plan to guide the process. The plan will be maintained as a living document, with schedules or appendices added as necessary. Any updated schedules or appendices will be highlighted in the submission to the ministry as part of the corresponding effectiveness review.

“Innovation and collaboration to support a vibrant regional economy that keeps products and materials in circulation” is a guiding principle of the plan, and many strategies and actions reference collaboration with First Nations, member jurisdictions, adjacent regional districts, residents, businesses and the solid waste and recycling industry. Continued collaboration is essential both for implementation and monitoring of the plan.

The provincial *A Guide to Solid Waste Management Planning* recommends plan progress is reviewed with a Plan Monitoring Advisory Committee representing a variety of interests, experiences and expertise. In the Metro Vancouver context, the purpose of a Plan Monitoring Advisory Committee would be to provide feedback on:

- Plan progress in conjunction with annual progress reports
- Planned implementation of strategies and actions
- Advancement of measures contemplated in the regulatory, residuals, or recycling and waste centre strategic approaches.

Committee members are typically recruited through an application process. Applications would be reviewed by staff and membership recommendations made to the GVS&DD Board.

In addition to developing a mechanism for feedback on plan progress such as a Plan Monitoring Advisory Committee, Metro Vancouver will continue to participate in working groups and committees that operate at a provincial, national or international level to develop solutions on topics such as producer responsibility, products and materials, and the circular economy. Locally, Metro Vancouver will continue to report progress and evaluate opportunities for collaboration and share information through the current committees (Table 13) and/or new committees with overlapping responsibilities:

Table 13 - Committees as of 2026

Committee	Membership
Zero Waste Committee	Elected officials from Metro Vancouver member jurisdictions, as appointed by the Board Chair
Solid Waste and Recycling Industry Advisory Committee	Representatives from the solid waste and recycling industry including waste haulers and facility operators
Regional Engineers Advisory Committee Solid Waste Subcommittee	Solid waste management staff from member jurisdictions
Regional Waste Reduction Coordinators’ Committee	Solid waste and waste reduction operations and communication staff from member jurisdictions and adjacent regional districts and communities



Zero Waste Conference

Additional plan monitoring activities include the following:

- Exploring increasing transparency and access to data through a public dashboard of solid waste management plan performance indicators.
- Continued provision of data to the province to support updates to the BC Disposal Calculator.
- Meeting with Ministry of Environment and Parks staff routinely to discuss plan progress and other topics of shared interest.
- Completion of regular waste composition studies to determine the types and quantities of material disposed to help monitor progress and inform implementation of programs.
- Reporting on progress in implementing actions and strategies in the Solid Waste Management Plan.
- Identifying and sharing potential impacts of implementing actions and strategies with affected parties, including First Nations and adjacent regional districts.
- Reporting on expenditures related to the plan and their effectiveness.

Plan Implementation Schedule

All actions within the plan are important; however, some strategies within the plan are best initiated early on to facilitate the implementation of others. For example, many of the advocacy initiatives described in the plan, if successful, will simplify implementation of related program

A high-level schedule outlining the anticipated schedule for key initiatives within each of the plan's focus areas is attached as Appendix C. This will be updated annually, and the timing of remaining initiatives in the plan will be assessed each year as part of the plan monitoring process.

As part of reporting on progress in implementing the Solid Waste Management Plan, a list of actions currently underway will be included along with new actions expected to be implemented in the next reporting period. This approach will ensure that the scheduling of actions is dynamic based on the goals and targets of the plan, as well as emerging issues and success in implementing actions currently underway.

Plan Amendments

This Solid Waste Management Plan will guide solid waste management strategies and actions, targets, and priorities in the decade ahead while also addressing issues anticipated in the next 20 to 25 years. It is anticipated that the various actions implementing the solid waste management system that occur over the life of the Plan will not require an amendment to the Plan. Major changes to the solid waste management system contemplated in the Plan may require an amendment to the Plan.

Without being exhaustive, the following actions do not require an amendment to the Solid Waste Management Plan:

- Establishing a new site or facility that requires a licence under GVS&DD Bylaw 181.
- Any changes to operations of a facility that is licensed under GVS&DD Bylaw 181.
- Establishing a new site or facility, or changes to an existing site or facility that is exempt or excluded from requiring a licence under GVS&DD Bylaw 181.
- Procurement of new organics processing capacity or facilities located outside of the Metro Vancouver region, if such facility is authorized under applicable laws.
- Procurement of new contingency disposal at a remote landfill located outside the Metro Vancouver region, or changes to existing contingency disposal facilities, if such facility is authorized under applicable laws.
- Introducing any regulatory initiatives contemplated in the Regulatory Strategic Approach in the Solid Waste Management Plan.
- Establishing a new Metro Vancouver recycling and waste centre, or a municipal recycling depot, or upgrading, or changing the location or operations of an existing Metro Vancouver recycling and waste centre or a municipal depot.
- Establishing a new organics composting or anaerobic digestion processing facility within the region.
- Any changes to the operations of the Vancouver Landfill or the Waste-to-Energy Facility that do not make it a reviewable project under the

Environmental Assessment Act and associated regulations, irrespective of whether such changes require an amendment to the Operational Certificate for the Vancouver Landfill or the Waste-to-Energy Facility.

- Any changes to timelines or budgets for implementing the Solid Waste Management Plan.
- Any changes to performance reporting, including secondary metrics.
- Addition of any new strategies and actions in alignment with the vision, guiding principles and goals of the Solid Waste Management Plan.
- Any changes to the dispute resolution procedure, the plan implementation schedule, the annual solid waste services 5-year financial plan, or the list of supporting documents.

The Solid Waste Management Plan will only be amended if there are major changes in the solid waste management system described in the plan, for example:

- A change in the geographic boundary of the plan.
- New landfills or waste-to-energy facilities or any new disposal facility in the region that is a reviewable project under the *Environmental Assessment Act* and associated regulations.
- Changes to the Solid Waste Management Plan vision, guiding principles, hierarchy and goals, primary performance metrics and targets.
- The addition, deletion or revision of policies or strategies related to the conditions outlined in the minister's approval letter.

With the exception of the addition, deletion or revision of policies or strategies related to the conditions outlined in the minister's approval letter, when a plan amendment becomes necessary, Metro Vancouver will undergo a public engagement process and submit an amended plan to the Minister of Environment and Parks for approval, along with a detailed consultation report.



Yard trimmings drop off at a recycling and waste centre

Dispute Resolution Procedure

Appendix D outlines a dispute resolution procedure for disputes involving an administrative decision made by the GVS&DD in the issuance of a license, interpretation of a statement or provision in the plan, or any other matter not related to a proposed change to the actual wording of the plan or an operational certificate. The process provides an opportunity for the complainant/disputant to participate with Metro Vancouver in non-binding mediation. If a resolution is not reached, a decision on the issue will be made by a committee of the GVS&DD Board. This ensures an open and transparent process.

Glossary

Acid gas refers to acidic gaseous pollutants such as hydrogen sulfide (H₂S), hydrogen chloride (HCl), sulfur dioxide (SO₂), and nitrogen oxides (NO_x).

Anaerobic digestion is the biological process by which organic matter (e.g., food scraps), is broken down in the absence of oxygen, producing raw biogas and other byproducts. The raw biogas is commonly used to generate electricity through cogeneration or upgraded to natural gas.

Backyard composting means the composting of food scraps or yard trimmings, or both, at a site where (a) the food scraps or yard trimmings are generated by the residents of a residential dwelling unit, and (b) the annual production of compost does not exceed 20 cubic metres.

Biosolids are treated solids recovered from wastewater. The solids have been treated by microorganisms and heat to eliminate pathogens and reduce odours. The end result is an earth-like product that is rich in nutrients and organic matter.

Bottom ash is a residual from the incineration of municipal solid waste, largely comprised of slag (stony waste separated from metals), ceramic, glass, ferrous and non-ferrous metals, and un-combusted organics.

Built environment refers to all human-made physical structures, spaces, and associated infrastructures, including buildings, urban infrastructure, private and public spaces, and built assets, that provide settings for human habitation, work, mobility, and social life. This encompasses all life-cycle phases from planning and construction through use, maintenance, renovation, and deconstruction.

Buy-nothing group refers to an online group where residents can share and obtain items for free from other residents, rather than purchasing new items. The goal is to empower people to keep more items in use, while building strong communities and sustainable livelihoods for the makers, fixers, and others who transform old into new, over and over again.

Bulky objects includes any household item that is too large to be disposed of via regular household garbage and recycling pick-up programs. Bulky household items include, for example, furniture, large appliances (e.g., dishwasher, refrigerator), domestic construction materials, exercise equipment, and mattresses.

Circularity refers to a waste management approach that keeps materials and products in use for as long as possible by prioritizing waste prevention, reuse, repair, refurbishment, remanufacturing, and recycling, while minimizing the extraction of new resources and reducing environmental impacts throughout the entire lifecycle of materials.

Circular economy is an alternative to a traditional linear economy (make – use – dispose). The circular economy keeps resources in use for as long as possible, extracts the maximum value from them while in use, then recovers and regenerates products and materials at the end of their service life.

Climate change is a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere, and which is in addition to natural climate variability observed over comparable time periods.

Commercial/institutional means municipal solid waste originating from commercial and institutional sources.

Construction and demolition waste means municipal solid waste that originates from demolition or construction sources that has not been handled, managed or mixed with municipal solid waste from other sources.

Deconstruction is the systematic dismantling of buildings or other structures to maximize the recovery of reusable and recyclable materials, as opposed to traditional demolition which focuses on rapid removal and often results in different types of materials being mixed together.

Design for disassembly is an approach to designing buildings, products, or systems so that their components can be easily taken apart at the end of their useful life, allowing materials and parts to be reused, refurbished, or recycled rather than ending up as waste.

Disposal ban means the regulatory tool by which defined materials are banned from being disposed of in regional facilities. Surcharges are levied if banned materials are present in the loads, at levels beyond thresholds defined in the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379.

District energy is a system where energy from a central generation facility is converted to energy, typically in the form of electricity, steam, or hot water, and distributed through underground piping to supply energy to a larger area.

Diversion refers to the sum of both recycling and recovery, but does not include reuse and materials used as landfill cover.

Dispose/disposal refers to landfilling and mass burn waste-to-energy.

Embodied carbon refers to the greenhouse gas emissions associated with the life cycle of a product or system. Embodied carbon is typically measured in kilograms of carbon dioxide equivalent (kgCO₂e).

Environmental stewardship is the protection, preservation and enhancement of natural spaces and resources in an environmentally responsible manner.

Extended Producer Responsibility (EPR) is a management system based on industry and consumers taking life-cycle responsibility for the products they produce and use.

Fly ash consists of fine particulates that are captured in a waste-to-energy facility's air pollution control system. These particulates are a mixture of ash from the combustion process and lime and carbon which are added to capture acid gases and mercury.

Food loss refers to losses in the stages between production and distribution of food, including spoilage as a result of production and processing technologies.

Food recovery involves taking good and healthy food products, considered surplus or not marketable by food industry standards, and redirecting it to food programs who redistribute it to individuals and households in need. This is considered reuse in the waste hierarchy, as food originally intended for sale is repurposed. Food recovery is different from recovery, as defined.

Food security exists when all people, at all times, have physical and economic access to sufficient, safe and nutritious food to meet their dietary needs and food preferences for an active and healthy lifestyle.

Food scraps means municipal solid waste that is comprised of food, including meat, fish, fat, dairy products, bread, baking products, fruits and vegetables, whether cooked or uncooked.

Food waste is the loss of edible and inedible food parts at the point of retail or consumer use.

Generator levy means the levy payable by a generator pursuant to the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379 at the rate set out at section 7.1 of the Bylaw.

Gleaning refers to harvesting leftover crops from a farmers' field after the commercial harvest.

Green bin program is a municipal solid waste collection program that targets organic waste collection including food scraps and yard waste.

House relocation is an alternative to demolition and involves the lifting and transport of part, or all, of an existing house.

Household hazardous waste is a term used to describe a broad range of potentially hazardous products, including flammables, gasoline, pesticides, toxics, corrosives, all of which are not municipal solid waste. It is critical that they are collected and disposed of responsibly, so they do not endanger humans, wildlife, or our environment.

Industrial symbiosis is a collaborative approach in which the residues from one industrial process serve as nutrients for another, creating a closed-loop system that mimics natural ecosystems. This concept aims to enhance resource efficiency and reduce environmental impact by forming integrated industrial networks that share materials, energy, and information.

International waste means waste that originates from outside of Canada, including from airports, cruise ships, land-border crossings, and other points of entry.

Illegal dumping is the deliberate abandonment of waste on public or private property. Illegal dumping happens in both rural and urban environments (e.g., furniture left in back alleys, construction waste dumped on farmland).

Landfilling is the process of disposing of waste in or on the land in an organized manner while establishing engineered systems and approaches for minimizing impacts from things like leachate, landfill gas and vectors.

Linear economy a system where resources are extracted to make products and materials that eventually end up as waste and are thrown away; materials move in one direction, from raw material to waste.

Low barrier employment refers to opportunities that are available to persons with persistent and multiple barriers (long-term barriers) and that are not expected to be overcome in the short-term.

Material banks (buildings) are systematic inventories or databases that document and track building materials and components throughout their lifecycle, particularly focusing on their potential for reuse, recycling, or recovery at the end of a building's life.

Multi-family refers to residential buildings containing more than four dwelling units. This includes typical building types like apartment buildings, condominium blocks, townhomes/row-housing, or other multiple-unit residential developments.

Municipal solid waste refers to recyclables, compostable materials, and residuals that originate from residential, commercial, institutional, demolition, land clearing or construction sources or solid waste included in the Solid Waste Management Plan. It excludes agricultural and industrial waste.

Organics is unpackaged food scraps, yard trimmings, clean wood, recyclable paper that has been soiled by or comingled with food residue, tissue paper, paper napkins or paper towels.

Performance targets are specific, measurable and time-bound objectives that can be used to assess progress toward a goal (e.g., 80% reduction from 2010 waste generation levels).

Performance indicators are specific performance metrics that indicate progress toward a given target (e.g., recycling rate).

Performance metrics are data that can be used to track progress (e.g., tonnes of waste recycled).

Producer responsibility organization (PRO) refers to not-for-profit organization or industry association that is the entity designated by a producer or producers to act on their behalf to administer an extended producer responsibility or product stewardship program. In Canada, a PRO may also be referred to as a "stewardship organization," an "industry funding organization" or a "delegated administrative organization".

Recycling is the collection, transportation and processing of products that are no longer useful in their present form and the subsequent use, including composting or anaerobic digestion, of their material content in the manufacture of new products for which there is a market.

Recycling depot is a facility where residents and businesses can drop off a variety of recyclable materials.

Recycling and waste centre refers to Metro Vancouver owned facilities throughout the region where residents and businesses drop off garbage, yard trimmings and a variety of other recyclable materials.

Reduce means decreasing the amount of municipal solid waste generated at source. It includes activities which result in more efficient reuse or recycling of primary products or materials but does not include only compacting or otherwise densifying the waste.

Reuse refers to at least one further use of a product in the same form (but not necessarily for the same purpose).

Recovery in the context of this plan is the reclaiming energy from municipal solid waste. This does not include food recovery, composting, anaerobic digestion, or waste-to-energy.

Residuals is the fraction of municipal solid waste that is left after prevention, reuse, and recycling and is destined for disposal.

Salvage means removing materials such that they are protected from damage and kept intact so that they can be reused.

Single-family refers to detached homes generally comprised of six units or less. In the context of this plan, single-family waste typically refers to waste that is collected at curbside.

Single-use item means the item is designed to be disposed of after a single use or short-term use, whether or not it could be reused.

Small load waste is a load of municipal solid waste that is under 1 tonne.

Tipping fee means the fee charged by the Greater Vancouver Sewerage and Drainage District (GVS&DD) for disposing of municipal solid waste at a solid waste facility, as set out in Table 1 of Schedule "B" of the Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 379.

Waste generation is the total amount of disposed municipal solid waste and diverted recyclables or recovered material. This does not include material that is reused.

Waste hierarchy is a framework that ranks waste management practices by environmental impact, from most to least favourable.

Waste prevention refers to actions that avoid waste from being created in the first place.

Waste-to-energy refers to the combustion of residual waste using mass burn processes that typically includes energy recovery through the production of electricity or heat.

Worm bins are containers used in vermicomposting in which worms live and are used to break down food scraps and other organic matter.

Yard trimmings includes municipal solid waste that comprises vegetative matter resulting from gardening, landscaping or land clearing.

Zero waste as both a philosophy and a goal, aims to reduce and ultimately eliminate municipal solid waste



Strategy 1.1
Advocate for circular economy policies

ID001
Advocate that federal and provincial governments phase in regulations for the prohibition of the import, export manufacture, and distribution of non-essential, non-recyclable products and packaging.

13

→ what is considered compostable. is a key one.

Consistent regulation for recycled material is important

Strategy 1.1
Advocate for circular economy policies

ID003
Advocate for regulatory approaches that prevent waste through implementation of low carbon, circular design and business models.

12

Strategy 1.1
Advocate for circular economy policies

ID090
Advocate that federal and provincial governments develop regulatory programs to improve reporting and implementation of circular food systems.

12

Eliminate food waste would be positive

Is this okay for liability.
→ maybe regulation could help.

What does the distribution look like for perishable goods?
are perishable a no go?

The implementation is key to keep cost of gov and business down.

Strategy 1.1
Advocate for circular economy policies

ID004
Work with other municipalities and regions across Canada to develop and advocate for implementation of priority circular economy regulations.

10

Would be better to increase cost of C&D disposal.

Strategy 1.1
Advocate for circular economy policies

ID005
Advocate that federal and provincial governments develop regulatory programs to improve reporting and implementation of circular built environment solutions.

8

Cost of housing is a big concern.

This one has the biggest impact if it is done well.

Prefer incentives 324 or

Appendix A — Solid Waste Management Plan

Technical Studies and Supporting Documents

Metro Vancouver. (2024). Informational Handouts Supporting Discussion Topics – Idea Generation. <https://metrovancover.org/services/solid-waste/Documents/waste-prevention-reduction-idea-generation-supporting-documents.pdf>

Metro Vancouver. (2025). Draft summary of ideas staff consider undesirable. <https://metrovancover.org/services/solid-waste/Documents/draft-summary-of-ideas-staff-consider-unadvisable.pdf>

Metro Vancouver. (2025). Draft summary of ideas staff will consider as part of other plan parts. <https://metrovancover.org/services/solid-waste/Documents/draft-summary-of-ideas-staff-will-consider-as-part-of-other-plan-parts.pdf>

Metro Vancouver. (2025). Full list of ideas received from idea generation engagement. <https://metrovancover.org/services/solid-waste/Documents/full-list-of-ideas-received-from-idea-generation-engagement-2025.pdf>

Metro Vancouver. (2025). Options analysis rubric. <https://metrovancover.org/services/solid-waste/Documents/options-analysis-rubric.pdf>

Stantec Consulting Ltd. (2025). Assessment of Potential Strategies and Actions: Rethink <https://metrovancover.org/services/solid-waste/Documents/option-analysis-assessment-1-rethink.pdf>

Stantec Consulting Ltd. (2025). Assessment of Potential Strategies and Actions: Reduce <https://metrovancover.org/services/solid-waste/Documents/option-analysis-assessment-2-reduce.pdf>

Stantec Consulting Ltd. (2025). Assessment of Potential Strategies and Actions: Reuse <https://metrovancover.org/services/solid-waste/Documents/option-analysis-assessment-3-reuse.pdf>

Stantec Consulting Ltd. (2025). Assessment of Potential Strategies and Actions: Recycle <https://metrovancover.org/services/solid-waste/Documents/option-analysis-assessment-4-recycle.pdf>

Stantec Consulting Ltd. (2025). Assessment of Potential Strategies and Actions: Recover <https://metrovancover.org/services/solid-waste/Documents/option-analysis-assessment-5-recover.pdf>

Stantec Consulting Ltd. (2025). Metro Vancouver solid waste management plan: Concrete and asphalt recycling opportunities review. <https://metrovancover.org/services/solid-waste/Documents/mv-swmp-concrete-and-asphalt%20recycling-opportunities-review.pdf>

Stantec Consulting Ltd. (2025). Metro Vancouver solid waste management plan: Performance Metrics Review.

Stantec Consulting Ltd. (2026). Metro Vancouver solid waste management plan: Residual waste management options review. <https://metrovancover.org/services/solid-waste/Documents/residual-waste-management-options-review.pdf>



Appendix B — Greater Vancouver Sewerage and Drainage District Solid Waste Services

2026 - 2030 Financial Plan 2026 Budget

	2025 BUDGET	2026 BUDGET	% CHANGE	2027 PLAN
REVENUES				
Solid Waste Tipping Fees	\$ 148,874,301	\$ 160,039,613	7.5%	\$ 172,609,790
Energy Sales	6,250,000	6,250,000		6,250,000
Other External Revenues	4,928,890	3,614,141		6,571,114
TOTAL REVENUES	\$160,053,191	\$169,903,754	6.2%	\$185,430,904
EXPENDITURES				
Operating Programs:				
Solid Waste Operations				
Allocated Quality Control	\$ 25,407	\$ 26,274		\$ 26,752
Ashcroft Ranch	616,197	—		—
Engineers in Training	123,306	130,788		135,225
Landfills	44,458,053	43,979,138		43,510,599
Recycling and Waste Centre	53,831,557	59,376,424		61,990,346
Waste to Energy Facility	28,523,685	33,334,956		37,909,430
	127,578,205	136,847,580	7.3%	143,572,352
Solid Waste Planning				
Policy and Facility Development	609,217	616,462		636,684
Zero Waste Implementation	2,956,614	2,796,643		2,773,676
Zero Waste Collaboration Initiatives	—	745,254		1,214,548
Community Engagement	1,364,396	1,366,358		1,297,990
	4,930,227	5,524,717	12.1%	5,922,898
Administration and Department Support	756,095	778,512	3.0%	805,059
Environmental Regulation and Enforcement	1,616,473	1,679,330	3.9%	1,724,461
Allocation of Centralized Support Costs	5,828,516	5,666,647	(2.8%)	6,924,633
Total Operating Programs	140,709,516	150,496,786	7.0%	158,949,403
Allocation of Project Delivery Cost	397,060	360,015	(9.3%)	349,668
Debt Service	17,138,153	18,431,056	7.5%	25,029,164
Contribution to Reserve	1,808,462	615,897	(65.9%)	1,102,669
TOTAL EXPENDITURES	\$160,053,191	\$169,903,754	6.2%	\$185,430,904

% CHANGE	2028 PLAN	% CHANGE	2029 PLAN	% CHANGE	2030 PLAN	% CHANGE
7.9%	\$180,406,743	4.5%	\$195,533,526	8.4%	\$204,605,382	4.6%
	6,000,000		6,000,000		6,060,000	
	9,525,103		9,956,322		9,864,813	
9.1%	<u>\$195,931,846</u>	5.7%	<u>\$211,489,848</u>	7.9%	<u>\$220,530,195</u>	4.3%

	\$ 28,940		\$ 28,098		\$ 29,216	
	—		—		—	
	138,156		141,142		144,205	
	39,077,120		41,168,681		41,974,607	
	65,782,042		67,917,393		69,714,518	
	38,127,313		41,644,844		43,189,540	
4.9%	<u>143,153,571</u>	(0.3%)	<u>150,900,158</u>	5.4%	<u>155,052,086</u>	2.8%
	650,077		663,730		677,687	
	2,836,540		2,900,630		2,965,817	
	746,986		1,237,652		770,551	
	1,305,098		1,360,327		1,365,871	
7.2%	<u>5,538,701</u>	(6.5%)	<u>6,162,339</u>	11.3%	<u>5,779,926</u>	(6.2%)
3.4%	822,777	2.2%	840,841	2.2%	859,305	2.2%
2.7%	1,758,251	2.0%	1,796,541	2.2%	1,827,863	1.7%
22.2%	<u>7,117,539</u>	2.8%	<u>6,957,975</u>	(2.2%)	<u>6,959,443</u>	0.0%
5.6%	158,390,839	(0.4%)	166,657,854	5.2%	170,478,623	2.3%
(2.9%)	356,880	2.1%	362,811	1.7%	367,801	1.4%
35.8%	33,687,060	34.6%	41,662,467	23.7%	49,311,167	18.4%
79.0%	3,497,067	217.1%	2,806,716	(19.7%)	372,604	(86.7%)
9.1%	<u>\$195,931,846</u>	5.7%	<u>\$211,489,848</u>	7.9%	<u>\$220,530,195</u>	4.3%



Appendix B — Greater Vancouver Sewerage and Drainage District Capital Portfolio Solid Waste Service

	APPROVED CAPITAL BUDGET	2026 CAPITAL EXPENDITURES	2027 CAPITAL EXPENDITURES
CAPITAL EXPENDITURES			
Landfills			
Coquitlam Landfill Maintenance	\$ 24,050,000	\$ 6,600,000	\$ 3,500,000
Total Landfills	\$ 24,050,000	\$ 6,600,000	\$ 3,500,000
Recycling and Waste Centres			
Langley Recycling and Waste Centre Depot Development and Site Reconfiguration	\$ 20,500,000	\$ 8,250,000	\$ 4,000,000
Maple Ridge Recycling and Waste Centre Upgrades	1,500,000	750,000	650,000
North Surrey Recycling and Waste Centre Depot Development and Site Reconfiguration	44,100,000	2,500,000	9,750,000
Recycling and Waste Centre Maintenance	11,500,000	1,000,000	4,500,000
Solid Waste Facility Land Purchase	—	—	—
Total Recycling and Waste Centres	\$ 77,600,000	\$ 12,500,000	\$ 18,900,000
Waste To Energy Facility			
Acid Gas Reduction	\$ 5,450,000	\$ 5,000,000	\$ 55,000,000
Biosolids Processing	24,250,000	5,000,000	7,000,000
Waste-to-Energy Facility Maintenance	72,150,000	6,850,000	6,850,000
Waste to Energy Facility District Energy	84,000,000	5,000,000	20,000,000
Total Waste To Energy Facility	\$ 185,850,000	\$ 21,850,000	\$ 88,850,000
TOTAL CAPITAL EXPENDITURES	\$ 287,500,000	\$ 40,950,000	\$ 111,250,000

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2028 CAPITAL EXPENDITURES	2029 CAPITAL EXPENDITURES	2030 CAPITAL EXPENDITURES	2026 TO 2030 TOTAL CAPITAL EXPENDITURES	ACTIVE PHASE	PRIMARY DRIVER
\$ 740,000	\$ 250,000	\$ 250,000	\$ 11,340,000	Multiple	Maintenance
\$ 740,000	\$ 250,000	\$ 250,000	\$ 11,340,000		
\$ 4,000,000	\$ –	\$ –	\$ 16,250,000	Construction	Upgrade
–	–	–	1,400,000	Construction	Upgrade
6,000,000	–	–	18,250,000	Construction	Upgrade
3,500,000	500,000	500,000	10,000,000	Construction	Maintenance
–	40,000,000	40,000,000	80,000,000	Design	Resilience
\$ 13,500,000	\$ 40,500,000	\$ 40,500,000	\$ 125,900,000		
\$ 40,000,000	\$ –	\$ –	\$ 100,000,000	Design	Upgrade
6,400,000	1,200,000	–	19,600,000	Construction	Resilience
6,850,000	6,850,000	6,850,000	34,250,000	Construction	Maintenance
20,000,000	25,000,000	28,600,000	98,600,000	Multiple	Resilience
\$ 73,250,000	\$ 33,050,000	\$ 35,450,000	\$ 252,450,000		
\$ 87,490,000	\$ 73,800,000	\$ 76,200,000	\$ 389,690,000		



Appendix C — Plan Implementation Schedule

Focus Area	Key Initiatives
1. Lead the transition to a regional circular economy through waste prevention	Advocate for circular programs and policies
	Work locally and nationally to enable business to advance circular food systems
	Work locally and nationally to enable business to advance circular built environment solutions
	Work locally and nationally to enable business to advance circular products and services
2. Scale up reuse opportunities at recycling and waste centres and beyond	Expand reuse at recycling and waste centres
	Increase reuse at events
	Engage with food and hospitality businesses to expand reuse
	Advocate for reuse requirements encompassing the region
3. Increase access to organics and recycling services for multi-family residents, businesses and institutions	Advance hauler incentive program
	Assess regulatory options to increase source separation
	Provide tailored education and tools
	Update space and access requirements
4. Expand efforts to prevent disposal of valuable food and organics	Enhance and expand the regional food recovery network
	Improve data on food waste
	Develop additional local organics processing capacity
5. Expand efforts to prevent disposal of valuable building materials	Enable house relocation and deconstruction programs
	Expand local reuse markets
	Recover energy from building materials not currently recyclable
6. Work with organizations that make, sell, use, collect, and recycle plastics to improve collection of recyclable plastics and eliminate unnecessary and hard to recycle plastics	Promote elimination of unnecessary plastics
	Advocate for faster implementation of more consistent and broader residential collection programs

Appendix D — Dispute Resolution Procedure

Solid Waste Management Plan Dispute Resolution Procedure

BACKGROUND:

- A. As part of preparing and updating a solid waste management plan under the Environmental Management Act, the Ministry of Environment and Parks recommends that Metro Vancouver should establish a dispute resolution procedure
 - B. Section C.1.1 of the Ministry of Environment's "A Guide to Solid Waste Management Planning" (2016) (the "Guide") describes the Plan Implementation Dispute Resolution Procedure as follows:
 - 32. Plan Implementation Dispute Resolution Procedure
- (1) The GVS&DD should establish its own dispute resolution procedure for dealing with disputes arising during implementation of the plan.
 - (2) The procedure should be limited to disputes involving
 - a. an administrative decision made by the GVS&DD in the issuance of a license,
 - b. interpretation of a statement or provision in the plan, or
 - c. any other matter not related to a proposed change to the actual wording of the plan or an operational certificate

NOW THEREFORE the Board hereby adopts this Plan Implementation Dispute Resolution Procedure in satisfaction of Section 32 of the Guide:

PART A - DISPUTES INVOLVING AN ADMINISTRATIVE DECISION MADE BY THE GVS&DD IN THE ISSUANCE OF A SOLID WASTE FACILITY LICENCE

- 1. This Part A of the Plan Implementation Dispute Resolution Procedure applies to disputes relating to an administrative decision made by the Solid Waste Manager or the Deputy Solid Waste manager, as such terms are defined in GVS&DD Solid Waste & Recyclable Material Regulatory Bylaw 181, as amended or replaced from time to time ("Bylaw 181"), in connection with the issuance, amendment, suspension, refusal or cancellation of a licence pursuant to Bylaw 181 (a "Decision").
- 2. Pursuant to Bylaw 181 any person who considers himself or herself aggrieved by a Decision (a "Disputing Party") may dispute the Decision by delivering written notice ("Written Notice") to the Solid Waste Manager within 21 days after the disputed Decision is made.
- 3. In the Written Notice, the Disputing Party may indicate that he or she wishes to participate in a non-binding mediation with GVS&DD.
- 4. If the Disputing Party does not indicate that he or she wishes to participate in non-binding mediation, the Disputing Party may proceed with the appeal process specified in Bylaw 181.
- 5. If the Disputing Party indicates that he or she wishes to participate in a non-binding mediation process:
 - a. The Commissioner will, as permitted under Bylaw 181, extend the time for commencing the appeal under Bylaw 181 until such time as the non-binding mediation has concluded; and
 - b. The parties will proceed to non-binding mediation in accordance with the process specified in section 6 below.

6. The following process applies to non-binding mediation under this Part A:
 - a. The Disputing Party and GVS&DD will mutually agree on a mediator, and agree on a date for a mediation meeting;
 - b. The Disputing Party and GVS&DD will each prepare and submit a written brief for the mediator. The Disputing Party will provide its brief to the mediator (with a copy to GVS&DD) four weeks prior to the date of the mediation and GVS&DD will provide its brief to the mediator (with a copy to the Disputing Party) two weeks prior to the mediation;
 - c. The Disputing Party, GVS&DD and the mediator will meet for the purposes of mediation;
 - d. The Disputing Party and GVS&DD may each bring up to four representatives to the mediation. The GVS&DD representatives may include the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives. The Commissioner will not participate in the mediation meeting; and
 - e. The Disputing Party and GVS&DD will share equally all costs of the mediation (such as for example, the mediator's fees and the costs of facility rental if applicable) and each party will pay its own costs.
7. If the Disputing Party and GVS&DD are not able to resolve the dispute through mediation, the Disputing Party may either:
 - a. Terminate the dispute; or
 - b. Proceed with the appeal in accordance with the process specified in Bylaw 181.

PART B - DISPUTES INVOLVING INTERPRETATION OF A STATEMENT OR PROVISION IN THE PLAN OR ANY OTHER MATTER NOT RELATED TO A PROPOSED CHANGE TO THE ACTUAL WORDING OF THE PLAN

8. This Part B of the Plan Implementation Dispute Resolution Procedure applies to disputes involving interpretation of a statement or provision in the Solid Waste Management Plan or disputes of any matter connected to the Solid Waste Management Plan other than proposed changes to the wording of the Solid Waste Management Plan.
9. Any person who disputes the GVS&DD's interpretation of a statement or provision in the Solid Waste Management Plan or who disputes any matter connected to the Solid Waste Management Plan other than proposed changes to the wording of the Solid Waste Management Plan (a "Complainant") may commence a dispute under this Part B.
10. A dispute under this Part B is commenced when the Complainant delivers written notice ("Part B Written Notice") to GVS&DD's Commissioner indicating that the Complainant wishes to resolve a dispute, and summarizing the nature of the dispute.
11. In the Part B Written Notice, the Complainant may indicate that he or she wishes to participate in a non-binding mediation process with GVS&DD.
12. If the Complainant does not indicate that he or she wishes to participate in non-binding mediation, the dispute will proceed in accordance with the process specified in section 15 below.

13. If the Complainant indicates in the part B Written Notice that he or she wishes to participate in a non-binding mediation process the following process applies:
 - a. The Complainant and GVS&DD will mutually agree on a mediator, and agree on a date for a mediation meeting;
 - b. The Complainant and GVS&DD will each prepare and submit a written brief for the mediator. The Complainant will provide its brief to the mediator (with a copy to GVS&DD) two weeks prior to the date of the mediation and GVS&DD will provide its brief to the mediator (with a copy to the Complainant) one week prior to the mediation;
 - c. The Complainant, GVS&DD and the mediator will meet for the purposes of mediation; d. The Complainant and GVS&DD may bring up to four representatives to the mediation. The GVS&DD representatives may include the Commissioner, the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives; and
 - d. The Complainant and GVS&DD will share equally all costs of the mediation (such as for example, the mediator's fees and the costs of facility rental if applicable) and each party will pay its own costs.
14. If the Complainant and GVS&DD are not able to resolve the dispute through non-binding mediation, the Complainant may:
 - a. Terminate the dispute; or
 - b. Proceed with the dispute resolution process specified in section 15 below.
15. The process for dispute resolution under this Part B is as follows:
 - a. The Complainant will submit a non-refundable payment of \$2,000 to the GVS&DD to cover a portion of the GVS&DD's costs of this dispute resolution process;
 - b. GVS&DD will appoint 3 members of its Board to form an ad hoc dispute resolution select committee ("Committee");
 - c. Changes in the membership of the Committee may only be made prior to the presentation of oral submissions to the Committee and such changes can only be made by the Board;
 - d. Committee members will be remunerated in accordance with the provisions of Metro Vancouver Regional District Remuneration Bylaw No. 1425, 2025 as amended or replaced from time to time as if they were attending a Board meeting;
 - e. The Committee may set its own procedures for considering the dispute, which procedure will include the hearing of the dispute on a date set by the Committee. In addition, the Committee may:
 - I. ask questions of the Complainant and the GVSⅅ
 - II. determine that the dispute resolution hearing will be closed to the public;
 - III. adjourn to consider its decision;
 - IV. provide its decision at the conclusion of the hearing, or may specify a future date on which it will deliver its oral decision; and
 - V. determine any other matter that the Committee considers necessary.

- f. The Complainant and GVS&DD may each bring up to four representatives to participate in the dispute resolution hearing. The GVS&DD representatives may include the Commissioner, the Solid Waste Manager, the Deputy Solid Waste Manager, the General Manager of Solid Waste Services, or other representatives;
- g. The Complainant and GVS&DD will each prepare and submit a written brief for the Committee. The Complainant will provide its brief to the Committee (with a copy to GVS&DD) four weeks prior to the date of the dispute resolution hearing and GVS&DD will provide its brief to the mediator (with a copy to the Complainant) two weeks prior to the hearing; and
- h. The Complainant and GVS&DD will each have a maximum of 45 minutes to make oral submissions to the Committee.





metrovancover
SERVICES AND SOLUTIONS FOR A LIVABLE REGION



Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

June 3, 2026

File: PE-13-01
Reference: 3795

Mayor Mike Little and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
VIA EMAIL: council@dnv.org

Dear Mayor Mike Little and Council:

Re: Metro Vancouver's Draft Solid Waste Management Plan

Metro Vancouver is updating its 2011 *Integrated Solid Waste and Resource Management Plan*, a long-term strategic plan that guides our region's policies, priorities, targets, and collective actions over the next decade and beyond. Metro Vancouver intends to submit the current draft of the updated solid waste management plan for approval to the Ministry of Environment and Parks. In advance of this submission, Metro Vancouver is inviting feedback on the current draft of the plan, which is available on the [Metro Vancouver website](#). Please share your feedback by **August 1, 2026**. Metro Vancouver staff would welcome the opportunity to meet with you to discuss the draft plan further.

Background and Timeline

Regional districts are required by the province to develop, and submit for approval, plans for the management of municipal solid waste and recyclable materials. Building on the strengths of the current *Integrated Solid Waste and Resource Management Plan*, approved by the province in 2011, Metro Vancouver has developed a draft updated solid waste management plan that identifies opportunities to accelerate waste reduction and recycling, reduce greenhouse gas emissions, and promote a circular economy.

Work to update the solid waste management plan initiated in 2021 and has culminated in the current draft plan that Metro Vancouver intends to submit for approval to the Ministry of Environment and Parks. The current draft plan includes a vision statement, guiding principles, goals, waste hierarchy, and a

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series of strategies and actions. In addition, strategic approaches for residual waste, regulatory options, and recycling and waste centres outline criteria for future decision making in those areas.

Metro Vancouver is committed to actively engaging with governments — including First Nations and member jurisdictions — the waste and recycling industry, waste producers, businesses, communities of interest, and Metro Vancouver residents to guide updates to the plan. An [Independent Consultation and Engagement Panel](#) supports the development and implementation of the engagement program, and two advisory committees have provided ongoing advice and input across all project phases.



Member Jurisdiction Feedback

On April 24, 2026, the GVS&DD Board approved the following recommendation:

THAT the GVS&DD Board:

- a) direct staff to invite feedback on the draft updated solid waste management plan (the “Solid Waste Management Plan”) from First Nations, interested parties, and the public;*
- b) request that the Board Chair and the Zero Waste Committee Chair invite feedback on the Solid Waste Management Plan from member jurisdictions and adjacent regional districts; and*
- c) authorize the Board Chair and the Zero Waste Committee Chair to submit to the Ministry of Environment and Parks for approval the Solid Waste Management Plan materially in the form attached in Attachment 1 to the report dated March 31, 2026 titled “Draft Solid Waste Management Plan”, along with feedback received by August 1, 2026.*

As a Metro Vancouver member jurisdiction, District of North Vancouver has been invited to provide input during all phases of the plan’s development. At this time, we invite member jurisdictions to inform Metro Vancouver of any feedback on the draft of the solid waste management plan that Metro Vancouver intends to submit for approval to the Ministry of Environment and Parks. Note that feedback will be provided to the Ministry of Environment and Parks concurrently with the plan, and may also be published on the Metro Vancouver website and in reports.

The draft plan is available on the [Metro Vancouver website](#) (visit metrovancouver.org and search swmp).

Please share any feedback by **August 1, 2026**.

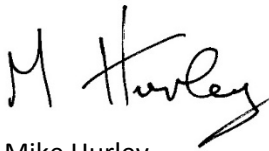
Suggested opportunities available to provide comments include:

- Submitting written feedback to zerowaste@metrovancouver.org

- Presentation to council
- Meeting with Metro Vancouver staff
- Meeting with the Solid Waste Management Plan Independent Consultation and Engagement Panel

If you have any questions about Metro Vancouver's draft solid waste management plan, require additional information, or wish to schedule a meeting or presentation, please contact Paul Henderson, General Manager, Solid Waste Services, by email at paul.henderson@metrovancover.org.

Yours sincerely,



Mike Hurley
Board Chair

MH/SKY/PH/sl



Sarah Kirby-Yung
Chair, Zero Waste Committee
Metro Vancouver

cc: Mike Fox, Chief Administrative Officer, District of North Vancouver
Genevieve Lanz, Manager, Administrative Services, District of North Vancouver

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AGENDA INFORMATION☒ Regular Meeting

Date: July 6, 2026

☐ Other:

Date: _____



 Dept.
Manager



 GM/
Director

 CAO

The District of North Vancouver

REPORT TO COUNCIL

June 24, 2026

File: CAPPARKS-313193949-35493

AUTHOR: Graham MacInnes, Parks Designer**SUBJECT:** Disc Golf Service Level and Options**RECOMMENDATION:**

THAT disc golf facilities be temporarily provided at Cleveland Park for events and tournaments.

REASON FOR REPORT:

At the October 7, 2024 Regular Meeting of Council, Council passed the following motion: *"THAT Council direct staff to report back on the current disc golf playing facilities available on the North Shore and options for constructing a new disc golf course in the District of North Vancouver, informed by the Indoor/Outdoor Recreation and Sport Facility and Amenity Assessment Report anticipated from the North Vancouver Recreation and Culture Commission in the coming months."*

SUMMARY:

Disc golf is a low-cost recreational activity with growing popularity. Staff's review shows that regional facilities currently provide a reasonable level of service, and new facilities are being planned on the North Shore at Mount Seymour Provincial Park and in West Vancouver that would further increase service levels.

Staff also conducted site analysis of District parks. The findings indicate that accommodating a disc golf course at any location would require notable trade-offs, including impacts on park users, the environment, and surrounding neighbourhoods. As District parks already support a wide range of recreational activities, introducing an additional use would add pressure and require careful planning and management.

Given these constraints, staff recommend continuing to support disc golf through temporary course installations and events, monitoring regional service levels, and learning from emerging initiatives elsewhere.

EXISTING POLICY:

Providing additional recreation opportunities is broadly supported by existing Council-approved plans and policies, while also requiring careful consideration of potential impacts.

- **Official Community Plan (2011):** Supports maintaining a diverse, high-quality parks and open space system that serves a range of community needs while protecting the natural environment.
- **Parks and Open Space Strategic Plan (2012):** Promotes the exploration of emerging recreational trends while ensuring a balance between increased park use, evolving recreational demands, and ecosystem-based park planning.
- **Corporate Plan (2023–2026):** Identifies opportunities to enhance outdoor recreation while protecting and enhancing the environment.
- **North Vancouver Recreation and Culture Commission’s Recreation Facility & Amenity Assessment (2026):** The assessment identifies several broad recreation trends, including growing demand for outdoor amenities that support informal, unstructured use (such as trails and open spaces) as well as increased participation in sports (including pickleball, tennis, soccer, cricket, rugby, baseball, field hockey, basketball, mountain biking, and disc golf). It also indicates that the current supply of disc golf facilities on the North Shore is consistent with that of comparable Canadian communities.
- **2026–2030 Financial Plan:** Emphasizes prudent financial management and prioritizing renewal and expansion of existing assets to maintain service levels before introducing new capital assets.

BACKGROUND:

What is Disc Golf?

Disc golf is an outdoor sport in which players throw a disc toward a fixed metal basket, aiming to complete each hole in the fewest throws. Courses are typically designed using natural features (such as trees, terrain, and open clearings).

The Professional Disc Golf Association recommends a minimum site area of approximately 6 acres (2 hectares) for a 9-hole course. Local examples in the Lower Mainland indicate average fairway lengths of about 75 metres between the tee and basket. Playing 9-holes of disc golf can typically be completed in about 1-2 hours (depending on group size).

Unlike traditional golf, disc golf is often located in multi-use parks and may overlap with other recreational activities (including hikers, cyclists, dog-walkers etc.). Careful site selection, layout, and management are important to reduce potential conflicts.

ANALYSIS

Service Level Review:

On the North Shore, disc golf is currently available through a mix of permanent and informal courses, along with emerging initiatives.

Existing Courses:

- Eastview Park (City of North Vancouver) offers a beginner-level 6-hole course, reduced from its original 9-holes, with plans to expand back to 9-holes following community engagement and course design work to address concerns and impacts on park users and neighbours.
- Rockridge Secondary School (District of West Vancouver) offers a beginner-level 6-hole course.
- District parks have, over time, been used for a range of unofficial courses organized by members of the community using portable equipment.

Proposed Courses: West Vancouver and Mount Seymour

- The District of West Vancouver is advancing a seasonal 9-hole pilot course at Ambleside Par 3.
- Mt. Seymour Resort has identified a seasonal, 18-hole disc golf course as a short-term priority in its Ski Resort Development Plan.

Previous Courses:

- Murdo Frazer Pitch and Putt (District of North Vancouver) previously hosted a temporary disc golf course, offering several events during the winter months (October–March).
- Grouse Mountain formerly operated an 18-hole course.



Figure 1: ■ Existing, ■ Proposed, and ■ Discontinued Disc Golf Courses on the North Shore

Lessons Learned:

Conflicts between disc golf and other park users at Eastview Park in the City of North Vancouver led to CNV Council direction to improve safety, reduce conflicts, and undertake a comprehensive planning process.

Community engagement in 2023 identified key concerns:

- Safety and user conflict, including fear of being struck by discs and a lack of clear separation between park uses.

- Protection of natural park character, including impacts to vegetation and ecology.
- Community division, with polarized views between dedicating the park to disc golf and removing the course.
- Neighbourhood impacts, including noise and perceived disruptive behaviour.

The City also assessed relocation options but did not identify a suitable alternative site.

Public engagement in the City of Vancouver in 2025 identified similar considerations:

- 68% of respondents reported conflict between disc golfers and other park users.
 - Specific problem areas included off-leash dog areas and high-use paths/trails.
- 75% of users travel by car, often from outside the area, increasing parking demand.
- Gaps in amenities, particularly limited washroom access.

A jurisdictional scan also found that:

- Metro Vancouver parks are generally not intended for active recreation uses such as disc golf.
- Of 8 disc golf courses in Vancouver, Burnaby, and Coquitlam, 7 are in parks with both washrooms and off-street parking.

Review of District Parks for Potentially Suitable Locations:

Staff undertook a multi-stage site review process to identify potential suitable locations for a disc golf course within District parks. This included an initial screening of park sites, test-fit analysis, and evaluation against site selection criteria.

Site Selection Criteria and Ranking Methodology:

Evaluation criteria were developed to support comparison of potential sites, informed by precedent research, professional guidelines (Professional Disc Golf Association), and staff and interest group input.

1. District parks were initially screened to confirm they met baseline requirements, including park zoning, minimum size (approximately 6 acres / 2 ha according to Professional Disc Golf Association), and access to supporting amenities like off-street parking and nearby washrooms.
2. Sites were then assessed through a test-fit analysis to determine their ability to accommodate a 9-hole course with average fairway lengths of approximately 75m each.
3. The following four key criteria were used for detailed evaluation of potential sites for suitability:
 - Site Conditions: Suitable sites have few physical constraints (e.g., steep slopes, rocky outcroppings, wet areas) that would affect playability or safety and require minimal site preparation and vegetation removal.
 - Park User Impacts: Suitable sites can accommodate disc golf with minimal conflict with existing park uses, including hiking trails, mountain bike trails, playgrounds,

sports fields, and off-leash dog areas. Locations with lower overall use and sufficient space and separation are preferred to ensure safety and compatibility.

- **Environmental Impacts:** Suitable sites have low ecological sensitivity, where the risk of disturbing understory vegetation, damaging trees or causing soil compaction is limited.
- **Neighbourhood Impacts:** Suitable sites minimize effects on nearby residential areas. This includes reducing the likelihood of discs entering adjacent properties, limiting noise and after-hours activity impacts, avoiding spillover parking, and adequate buffering.

Key Findings:

Given constraints related to park user, environmental, and neighbourhood impacts, the analysis indicates there is no “ideal” or low-risk opportunity to proceed with a permanent disc golf course without accepting trade-offs, with potential for community division, redesign or removal if key challenges cannot be resolved.

Options:

Table 1 presents several options for supporting disc golf in the District, detailing the related costs and trade-offs involved with each approach. All figures below are Class “Z” (order-of-magnitude) estimates and are based on high range cost assumptions.

Option	Cost	Advantages	Limitations
Option 1: Temporary Use of Cleveland Park (Recommended)	Capital: <u>None</u> Operating: <\$1,000/event	● Favourable site conditions ● Minimal park user impact ● Minimal environmental impact ● Minimal neighbourhood impact ● Parking and washrooms ● Pilot testing and insights ● Minimal cost	● Event-based use ● Requires booking/permits
Option 2: Pilot Course at Murdo Frazer Pitch & Putt (Not Recommended)	Capital: <u>\$60k</u> Operating: \$10k/year	● Favourable site conditions ● Minimal environmental impact ● Minimal neighbourhood impact ● Parking and washrooms ● Pilot testing and insights	● Limited disc golf availability ● Displacement of golfers ● Pay-to-play model ● Golf operations impact
Option 3: Permanent Course at Braemar Park (Not Recommended)	Capital: <u>\$1.3M</u> Operating: \$45k/year	● Favourable site conditions	● Neighbourhood impact ● Environmental impact ● Potential park user impact ● No parking or washrooms ● Higher cost

Option 1: Temporary Use of Cleveland Park (Recommended)

Temporary use of Cleveland Park for disc golf events using portable equipment is a flexible, low-cost option. The approximately 5 ha site can accommodate up to 18 baskets on a permitted, event-based basis (e.g., weekends).

- Operating costs are estimated at less than \$1,000 per event, with no capital investment required. A local supplier has offered portable baskets at no cost for public

events, and community groups have indicated willingness to assist. Field booking and permit fees are approximately \$23 per hour each.

- The site offers favourable conditions, including maintained open lawn and gentle topography, and can support play without significant site preparation. Event-based use limits conflicts with other park users and minimizes potential ongoing neighbourhood impacts. Environmental impacts are expected to be low due to the existing active-use nature of the park. Existing parking and washrooms are available to support events.

This option enables pilot testing and learning to inform future decisions. Limitations include its event-based nature and permit requirements.

Option 2: Pilot Course at Murdo Frazer Pitch & Putt (Not Recommended)

A one-year pilot disc golf course at Murdo Frazer Pitch and Putt would include up to 9 temporary baskets within an approximately 2 ha area, operating on a limited schedule (e.g., one evening per week).

- Capital costs are estimated at \$60,000, including equipment and community engagement, with annual operating costs of approximately \$10,000.
- The site offers maintained conditions within an existing golf course, with minimal anticipated environmental impact. Controlled access helps reduce potential neighbourhood impacts and after-hours use. Existing parking and washroom facilities are available. The pilot provides an opportunity for testing and learning.

Limited, seasonal availability and pay-to-play model reduce public access. Disc golf would displace golfers during scheduled times and may impact revenue and operations.

Option 3: Permanent Course at Braemar Park (Not Recommended)

A permanent 9-hole disc golf course at Braemar Park would occupy approximately 2 ha and be available for daily use. This location does not have washrooms or a parking lot and thus would require supportive infrastructure.

- Capital costs are estimated at \$1.3M, including costs for additional infrastructure (washrooms and a parking lot), with annual operating costs of approximately \$45k.
- While the site is suitable, the forested setting presents potential environmental impacts (e.g., vegetation disturbance and soil compaction), requiring mitigation (fencing, monitoring, and added site work), and there is potential for conflicts with other park users in a shared-use park.

Neighbourhood impacts, including noise, after-hours use, and parking spillover, are a concern due to the lack of existing infrastructure and proximity to residential areas. This option represents the highest cost and greatest potential impact.

Public Input:

Parks staff have engaged the North Shore Disc Golf Association (NSDG), to explore opportunities for disc golf in the District.

- Since 2023, staff have met with NSDG to review potential sites and discuss options for supporting the sport.

- NSDG has expressed some interest in supporting community awareness and education, as well as facilitating pilot initiatives and temporary events.

Should Council endorse Option 1, further formal public engagement would not be undertaken, but staff would monitor feedback at the Cleveland Park location. Should Council endorse Option 2 (Pilot Course at Murdo Frazer) or Option 3 (Braemar Park), staff would proceed with further public consultation to inform course design and operation.

Committee Input:

The Parks and Natural Environment Advisory Committee (PNEAC) reviewed considerations related to disc golf including opportunities, challenges, and site selection criteria at a meeting on June 17, 2026.

Key comments and feedback from the Committee included:

- Support for exploring temporary disc golf courses to help inform future planning.
- Consideration of site compatibility, including existing park users (such as off-leash dog activity), and potential environmental impacts.

Timing/Approval Process:

Subject to Council direction, staff will support disc golf by facilitating temporary use of Cleveland Park for events and tournaments using portable equipment. This will be delivered through the existing park permitting processes. Staff will monitor outcomes from this and other initiatives in other jurisdictions and provide updates to Council in this regard.

Concurrence:

This report has been reviewed by Communications, and Environment, and North Vancouver Recreation and Culture (NVRC).

Financial Impacts:

Facilitating temporary disc golf events, as recommended in Option 1, would have modest short-term operating costs of approximately <\$1,000 per event day, and no capital investment. Previous events organized by North Shore Disc Golf charged participants a small fee.

Option 2 (Pilot Course at Murdo Frazer) would require an estimated capital investment of \$60K and annual operating costs of \$10K. Option 3 (Permanent Course at Braemar), would require estimated capital cost of \$1.3M, and annual operating costs of 45k.

Liability/Risk:

Under an event-based approach, disc golf would occur through temporary bookings. Scheduled park use would help to reduce potential conflicts with other park users, including risks associated with flying discs.

Social Policy Implications:

Disc golf provides an accessible, low-cost recreation opportunity that supports physical activity and social connection. However, introducing new uses in shared parks can create potential conflicts related to park user and neighbourhood impacts (such as safety concerns related to flying discs, spill-over parking, or after-hours activity).

Environmental Impact:

Soil compaction and vegetation disturbance will occur, particularly in high-traffic areas such as around baskets and along fairways, potentially leading to localized erosion and reduced ground cover vegetation. These impacts can be minimized through careful site selection (prioritizing areas with lower ecological sensitivity and avoiding understory vegetation), course design and management.

Next Steps:

If directed by Council to proceed with the recommendation, staff will work with interest groups to facilitate temporary use of Cleveland Park for events and tournaments using portable equipment and continue to monitor and learn from other municipalities and land managers.

Conclusion:

Disc golf is an accessible recreational activity. However, staff analysis indicates that establishing a permanent course in the District would involve notable trade-offs related to impacts on park users, the environment, and surrounding neighbourhoods, and there is no single, clearly ideal location without notable constraints or impacts.

An incremental approach is recommended, supporting disc golf through temporary installations and events. This allows the District to respond to evolving community interest while learning from similar initiatives in other jurisdictions (e.g., the Ambleside Par 3 pilot in West Vancouver and the proposed course at Mount Seymour Resort), and gather additional insights on operations, site suitability, and user compatibility.

The options outlined provide various pathways forward.

Options:

Option 1 – THAT disc golf facilities be temporarily provided at Cleveland Park for events and tournaments. **(Recommended).**

Option 2 – THAT staff proceed with a one-year pilot program at Murdo Frazer Pitch and Putt using temporary equipment. (Not Recommended).

Option 3 – THAT staff proceed with a permanent disc golf course at Braemar Park. (Not Recommended).

Respectfully submitted,



Graham MacInnes
Parks Designer

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	<u>SS</u>	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	<u>MH</u>
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	<u>EN</u>	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

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AGENDA INFORMATION☐ Regular Meeting

Date: _____

☐ Other:

Date: _____

Dept.
ManagerGM/
Director

CAO

The District of North Vancouver

REPORT TO COUNCIL

June 21, 2026

File:

AUTHOR: Councillor Herman Mah**SUBJECT:** Request for Public Inquiry Regarding the NSWWTP by the Inspector of Municipalities**RECOMMENDATION:**

WHEREAS the District recognizes the need for accountability and transparency of Metro Vancouver's management of the North Shore Wastewater Treatment Plant (NSWWTP) project;

WHEREAS North Shore residents have been burdened with a disproportion share of the cost overruns and have faced project delays and ongoing uncertainty associated with the NSWWTP project;

THEREFORE BE IT RESOLVED THAT the District of North Vancouver Council submit a complaint to the Inspector of Municipalities of British Columbia regarding Metro Vancouver's management of the NSWWTP, pursuant to section 765 of the Local Government Act ("the Act");

AND THAT the complaint specifically requests:

1. A public inquiry into the NSWWTP cost overruns, to restore public confidence and establish an independent record of what occurred;
2. A provincial review of Metro Vancouver's governance framework, particularly the mechanisms by which it can borrow billions on behalf of member municipalities without their meaningful consent; and
3. A fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight.

REASON FOR REPORT:

Metro Vancouver, which is responsible for regional infrastructure projects, is constructing a new wastewater treatment plant (NSWWTP), on District lands at 107 Pemberton Avenue.

SUBJECT: Request for Public Inquiry Regarding the NSWWTP by the Inspector of Municipalities

June 21, 2026

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The cost increases, the share of the cost overruns to be borne by District residents, and the construction delays related to the NSWWTP are serious concerns for North Shore residents. Despite many requests for information, the District still does not have a full accounting of the finances, and residents will pay significantly more for sewage costs than any other region within Metro Vancouver's jurisdiction for the next 30 years.

This lack of public accountability and the withholding of financial information from the District of North Vancouver by Metro Vancouver are unacceptable.

SUMMARY:

Section 765 of the Act permits a municipality located within a regional district to make a complaint regarding any bylaw, order, decision, or action of the board. If a complaint is received, the Inspector, or a person authorized by the Inspector, may hold an inquiry. An inquiry under this section must be open to the public. The person holding the inquiry must report to the Lieutenant Governor in Council on the evidence received, the representations and argument made, and must make recommendations. The Lieutenant Governor in Council may, upon receipt of the report, make an order. An order under this subsection is binding on the board.

BACKGROUND:

On March 5, 2026, the Mayors of the District of North Vancouver and the City of North Vancouver met with the Premier of British Columbia. In this meeting, they requested:

1. A public inquiry into the NSWWTP cost overruns, to restore public confidence and establish an independent record of what occurred;
2. A provincial review of Metro Vancouver's governance framework, particularly the mechanisms by which it can borrow billions on behalf of member municipalities without their meaningful consent; and
3. A fairness mechanism to protect municipalities from bearing the cost of massive, uncontrolled escalations on regional mega-projects over which they have no effective oversight.

These requests were reiterated in a joint letter from the Mayors to the Premier dated April 28, 2026ⁱ.

Concurrence:

North Shore municipalities have raised concerns through many channels. To date, the response from Metro Vancouver has been inadequate and lacks transparency.

Financial Impacts:

In 2013, Metro Vancouver initially estimated that the project would cost \$700 million. By March 2024, this estimate had increased to \$3.86 billion, not including operating and maintenance costs for the new wastewater treatment plant or the costs of decommissioning and remediating the old facility. These overruns account for a significant portion of the increase in Metro Vancouver fees found on District of North Vancouver residents' utility bills.

SUBJECT: Request for Public Inquiry Regarding the NSWWTP by the Inspector of Municipalities

June 21, 2026

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Social Policy Implications:

North Shore municipalities were never properly consulted nor asked to participate in a meaningful discussion to determine how to proceed when the budget dramatically increased. Instead, decisions by Metro Vancouver were made behind closed doors.

Despite repeated requests through appropriate internal Metro Vancouver governance channels, the District's serious concerns have not been satisfactorily addressed.

Metro Vancouver is not appropriately serving the taxpayers and residents of the District of North Vancouver on this critical issue.

Conclusion:

Given the significant escalation in costs, ongoing delays, and lack of transparency surrounding the NSWWTP project, it is imperative that the District of North Vancouver take appropriate steps to protect the interests of its residents. A formal complaint to the Inspector of Municipalities, including a request for a public inquiry, represents a necessary and reasonable course of action to ensure accountability, restore public trust, and establish a fair and transparent framework for managing large-scale regional infrastructure projects. Without such intervention, the financial and governance concerns identified will remain unresolved, to the detriment of North Shore communities.

Options:

1. THAT the Mayor, on behalf of Council, submits a letter to the Inspector of Municipalities to file a complaint pursuant to section 765 of the Local Government Act regarding the NSWWTP.
2. THAT no further action is taken.

Respectfully submitted,



Herman Mah
Councillor

Attachment: Letter to the Premier from the Mayors of the District of North Vancouver and the City of North Vancouver, dated April 28, 2026.

SUBJECT: Request for Public Inquiry Regarding the NSWWTP by the Inspector of Municipalities

June 21, 2026

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REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
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☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

[North Shore Wastewater Treatment Plant – Meeting Follow-Up](#)

March 5, 2026

The Honourable David Eby, KC
Premier of British Columbia
Office of the Premier
Parliament Buildings
Victoria, BC V8V 1X4

Dear Premier Eby:

Re: Immediate, full, and independent governance, program, and service review of Metro Vancouver by the Province of British Columbia

Affordability is the defining issue facing people across Metro Vancouver. Families, seniors, and businesses are under relentless pressure from rising costs, and they expect governments at every level to respect taxpayers and use public dollars responsibly.

As Mayors of the City and District of North Vancouver, we are writing to express our deep concern that the status quo at Metro Vancouver is no longer acceptable.

Recent media reports have exposed serious governance failures at Metro Vancouver that demand immediate provincial attention. Recurring issues reveal an organization that has lost its way, operating without meaningful accountability while critical infrastructure projects spiral out of control. The repeated governance breakdowns demonstrate that Metro Vancouver cannot fix itself from within.

Metro Vancouver's governance structure is failing to meet the needs of our residents. The organization has expanded well beyond its core mandate while struggling to deliver major essential services effectively. Decision-making processes have become inaccessible and unaccountable to the municipalities and taxpayers who fund operations. **The disconnect between Metro Vancouver's spending priorities and the fiscal capacity of member municipalities has reached a breaking point.**

We can no longer accept a regional body that operates without meaningful collaboration and accountability to the municipalities and residents who bear the financial burden of its decisions and we are calling on the Province to act.

Both of our municipalities are making difficult choices to protect taxpayers and maintain fiscal discipline. We expect the same commitment to responsible governance at the regional level.

We are particularly concerned about the North Shore Wastewater Treatment Plant project, which has experienced staggering cost overruns that our residents simply cannot afford. Our municipalities were never properly consulted or asked to participate in a meaningful discussion to determine whether we should proceed with the dramatically increased budget, a decision that was made behind closed doors. Despite repeated requests through appropriate internal Metro Vancouver governance channels, our serious concerns have not been resolved. Metro Vancouver is not serving the taxpayers and residents of North Vancouver appropriately on this critical issue.

We therefore call for an immediate, full, and independent governance, program, and service review of Metro Vancouver by the Province of British Columbia. This review must be comprehensive, conducted at arm's length, and designed to evaluate whether Metro Vancouver's current structure, mandate, and operations serve the interests of member municipalities and their residents. We need substantive recommendations that restore accountability and fiscal responsibility.

Meaningful reform requires independent oversight and genuine structural change. The recent repeated governance issues make clear that Metro Vancouver cannot address these problems from within. The Province must lead a thorough examination that prioritizes efficient service delivery, fiscal responsibility, and transparent accountability to member municipalities and their residents.

We would welcome the opportunity to meet with you directly to discuss our outstanding concerns regarding the wastewater treatment plant and the broader governance challenges at Metro Vancouver. Our residents deserve better stewardship of their tax dollars and meaningful consultation on projects of this magnitude.

Our residents are counting on provincial leadership to ensure their tax dollars are protected and that regional governance serves their interests effectively.

We urge you to act swiftly to initiate this comprehensive review.

Respectfully,

A handwritten signature in blue ink, reading "Linda C. Buchanan".

Linda Buchanan
Mayor, City of North Vancouver

A handwritten signature in blue ink, reading "Mike Little".

Mike Little
Mayor, District of North Vancouver

c.c. City of North Vancouver Council
District of North Vancouver Council
Hon. Christine Boyle, Minister of Housing and Municipal Affairs
Hon. Bowinn Ma, Minister of Infrastructure and MLA North Vancouver-Lonsdale
Susie Chant, MLA for North Vancouver-Seymour