

## Ministry of Municipal Affairs and Housing Estimates Debate 2018/19

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**Estimates Debate 2018/19**

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# **Ministry of Municipal Affairs and Housing and the Minister 2018/19 Budget Questions and Answers**

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- 1. Housing Affordability**
  - a. Fairness for renters / landlords**
  - b. Renter's rebate**
- 2. B.C.'s Participation in Federal Infrastructure**
- 3. Mayor's Council/TransLink Funding**



## 1. Housing Affordability

**What new investments are being made to help British Columbians with housing affordability?**

### **New Housing Investments**

*Budget 2018* commits \$1.6 billion in new housing initiatives over the next three years, including:

- *New Affordable Rental Housing and Other Supports:* \$632 million will provide the first three years of funding for government's ten year commitment to support an estimated 21,000 affordable rental housing units for families, Indigenous peoples and seniors struggling to find affordable rental housing in their communities. This will include mixed use developments that will also improve housing choices for the "missing middle" as well as provide on-going support services to 4,000 units of capital funded supportive housing projects, and additional capacity for local governments to assess and respond to community housing needs.
- *Preserving Existing Affordable Housing:* \$235 million over three years will support essential building repairs and maintenance, critical life safety, seismic and fire safety and energy performance upgrades for existing units of social housing owned by non profit housing providers.
- *Rental Assistance Programs:* \$116 million over three years will expand eligibility and increase benefits of rental assistance programs under the Rental Assistance Program and Shelter Aid for Elderly Renters Program.

## **2. B.C.'s Participation in Federal Infrastructure**

### **What type of projects will be eligible for funding under these new programs?**

- More than half of the federal allocation is focused on the Public Transit Infrastructure Fund supporting both Translink and BC Transit priorities.
- The remaining funding is focused toward projects that meet a variety of outcomes from enhanced environmental quality, reduced greenhouse gas emissions to improved access to recreational and cultural facilities as well as improved broad band connectivity, food security and several other important community based outcomes.
- Eligible projects must be for public use and benefit.

### **Who is eligible for funding under these programs?**

- While the provincial government has yet to sign the agreement and confirm the terms and conditions, it is likely that funding would be available to a variety of entities.
- Eligible applicants vary across funding streams. While the program will support provincial assets, the intent of the program is to provide funding across a variety of sectors. The following entities may be eligible for funding, depending on the program and contingent on the province entering into agreement with the federal government: local governments, first nations, not-for-profit organizations and in some cases for-profit organizations.

### **3. Mayors' Council/TransLink Funding**

*(Note: Messaging could change based on status of negotiations with TransLink.)*

#### **Does the Province have the money to fund its share of the Mayors' Council Vision?**

- Investment in transit and transportation that makes life better for British Columbians remains a priority for our government.
- The Province remains committed to funding 40 per cent of the capital costs for each phase of the Mayors' Council 10-Year Vision.
- The Ministry of Transportaion and Infrastructure has notionally programmed this commitment in its ten year transportation plan
- We are currently working with TransLink to clarify the future annual funding requirements to support this commitment and how these can be managed within the Province's transportation capital plan.

#### **Is the Province at risk of not securing the \$2.2 billion in Federal Public Transit Infrastructure Fund (PTIF) money for Metro Vancouver that was announced in March 2017.**

- The Province is working closely with the federal government and is currently in negotiations with Infrastructure Canada on an Integrated Bilateral Agreement that would enable us to access this funding.
- We anticipate these dicussions to conclude in the near future.

#### **When can we expect to see announcements on the decisions for these transit projects?**

- The Province and TransLink are currently finalizing the business cases for these projects.
- The final business case will enable all three levels of government to fully understand the particulars of these major infrastructure projects.
- The business cases also help ensure that British Columbians receive full value for the significant investments that are associated with these projects.
- We anticipate that we will be in a position to announce decisions on these projects later in the spring.
- We look forward to continue working with the federal government, TransLink and the Mayors' Council to have these projects underway as soon as possible.

**When will the public learn the cost of these projects?**

- Updated cost estimates will be released publicly once the business cases are finalized.

**Will the business cases for these projects be made public?**

- Business cases and updated cost estimates will be released publicly once they are finalized.

**How will the region fund its share of these projects?**

- Our government is committed to making life more affordable, delivering the services people count on and building a strong, sustainable and innovative economy that works for everyone.
- This includes partnering with TransLink and the Mayors' Council to develop lasting, effective and fair solutions to the region's transportation needs.
- We are eager to work with the Mayors to get people moving across Metro Vancouver and encourage the Mayors' Council to focus on regional revenue options within its control to fund its fair regional share of the plan.

# Ministry of Municipal Affairs and Housing

## 2018/19 Estimates Summary

### **MINISTRY ESTIMATES BUDGET OVERVIEW**

**Vote 36 - Ministry Operations (excluding Housing)**  
**2018/19 Estimate Budget: \$207.352M (a net decrease of \$47.629M or 22.9% from the Restated Estimates of 2017/18 of \$254.981M)**

The year-over-year decrease of \$47.629M in Vote 36 is mainly due to timing of grants and federal recoveries under the Clean Water and Wastewater Fund (CWWF) and New Building Canada Fund – Small Communities Fund (NBCF-SCF) agreements managed by the Local Government Division. Year-over-year changes include:

- \$15M in lower provincial funding under the CWWF;
- \$6M in lower provincial payments under the NBCF-SCF; and
- Increases of \$25.172M and \$4M for federal recoveries for CWWF and NBCF-SCF, respectively.

These reductions to net ministry spending are offset by:

- \$171,000 increase to reflect the administrative portion of the Federal Infrastructure for CWWF;
- \$2.100M increase for housing initiatives in the Local Government Division;
- \$209,000 salary and benefit increase for BCGEU staff as per the current collective agreement;
- \$61,000 increase due to changes in the benefits chargeback rate; and
- \$2,000 increase for other minor adjustments.

**Vote 37 - Housing**  
**2018/19 Estimate Budget: \$466.872M (a net increase of \$31.890M or 7.3% from the Restated Estimates of 2017/18 of \$434.982M)**

The \$31.890M increase is due to the following:

- \$28.958M in higher government transfers to BC Housing Management Commission for \$23.300M for RAP/Safer program enhancements, \$2.300M for new housing supply initiatives, and \$700,000 for administration costs (*Budget 2018*), as well as increases \$1.674M for negotiated increases for included staff, and \$984,000 for Single Room Occupancy Annual Service payments from prior budgets.
- \$2.263M overall increase to the Residential Tenancy Branch lift provided in *Budget 2017 Update* to provide additional resources to assist with addressing back log.
- \$500,000 budget lift in *Budget 2018* to Housing Policy Branch to provide additional resources for new housing initiatives.
- \$132,000 salary and benefit increase for BCGEU staff as per the current collective agreement.
- \$37,000 increase due to changes in the benefits chargeback rate.

**Vote 45 Capital Funding**  
**2018/19 Estimate Budget: \$227.687M (a net increase of \$54.474M from the Restated Estimates of 2017/18 of \$173.213M)**

- \$54.474M increase from Restated Estimates 2017/18 of \$173.213M due to:
  - \$10.500M increase for Permanent Supportive Housing;
  - \$15.990M increase for Transition Housing;
  - \$24.300M increase for Routine Capital; and
  - \$3.684M increase in Routine Capital funding from previous budget loads.

## **CORE BUSINESS SUMMARY**

### **Local Government Division \$186.970M**

- \$186.970M (\$47.770M decrease from Restated Estimates 2017/18 of \$234.740M)
  - \$15M decrease to the Clean Water and Wastewater fund due to lower provincial funding
  - \$171,000 increase to the Clean Water and Wastewater fund administration salaries and benefits lift
  - \$25.172M increase to Clean Water and Wastewater fund federal recoveries
  - \$6M decrease to the New Building Canada – Small Communities Fund due to lower provincial funding
  - \$4M increase to the New Building Canada – Small Communities Fund federal recoveries
  - \$2.100M increase due to the Housing Initiative budget lift (\$100,000 salaries and \$2M government transfers)
  - \$91,000 increase to BCGEU salaries and benefits
  - \$32,000 increase due to changes in the benefits chargeback rate
  - \$8,000 increase for other minor adjustments

### **Community and Legislative Services \$3.062M**

- \$3.062M (\$32,000 increase from Restated Estimates 2017/18 of \$3.030M)
  - \$33,000 increase to the BCGEU salaries and benefits
  - \$10,000 increase due to changes in the benefits chargeback rate
  - \$11,000 decrease for other minor adjustments

### **Housing \$453.988M**

- \$453.988M (\$31.890M increase from Restated Estimates 2017/18 of \$422.098M)
  - \$28.958M overall increase to the BC Housing Management Commission
    - \$23.300M increase for RAP/SAFER program enhancements
    - \$2.300M increase for new housing supply initiatives
    - \$700,000 increase for administration costs
    - \$1.674M increase for negotiated increases for included staff
    - \$984,000 increase for Single Room Occupancy Annual Service payments
  - \$2.263M overall increase to the Residential Tenancy Branch
    - \$3.017M increase in *Budget 2017 Update* to provide additional resources to address back logs
    - \$754,000 decrease due to prior year funding in FY18 for operational resources in the branch

- \$500,000 increase to Housing Policy to provide additional resources for new housing initiatives
- \$132,000 increase to the BCGEU salaries and benefits
- \$37,000 increase due to changes in the benefits chargeback rate

#### **Executive and Support Services \$6.878M**

- Minister's Office  
\$573,000 (\$1,000 increase from Estimates 2017/18)
- Corporate Services  
\$6.305M (\$108,000 increase from Restated Estimates 2017/18 of \$6.197M)
- \$85,000 increase to the BCGEU salaries and benefits
- \$19,000 increase due to changes in the benefits chargeback rate
- \$4,000 for other minor adjustments

#### **Special Accounts \$23.326M**

- Housing Endowment Fund  
\$12.884M no change
- University Endowment Lands Administration Account  
\$10.442M no change

#### **Capital Budget**

- \$945,000 (\$493,000 increase from Estimates 2017/18 of \$452,000)
  - Increase of \$493,000 for the Local Government Information System





July 18, 2017

Honourable Selina Robinson  
Minister of Municipal Affairs and Housing  
Parliament Buildings  
Victoria, British Columbia V8V 1X4

Dear Minister Robinson:

Congratulations on your new appointment as Minister of Municipal Affairs and Housing.

It has never been more important for new leadership that works for ordinary people, not just those at the top.

It is your job to deliver that leadership in your ministry.

Our government made three key commitments to British Columbians.

Our first commitment is to make life more affordable. Too many families were left behind for too long by the previous government. They are counting on you to do your part to make their lives easier.

Our second commitment is to deliver the services that people count on. Together, we can ensure that children get access to the quality public education they need to succeed, that families can get timely medical attention, and that our senior citizens are able to live their final years with dignity.

These and other government services touch the lives of British Columbians every day. It is your job as minister to work within your budget to deliver quality services that are available and effective.

Our third key commitment is to build a strong, sustainable, innovative economy that works for everyone, not just the wealthy and the well-connected. Together, we are going to tackle poverty and inequality, create good-paying jobs in every corner of the province, and ensure people from every background have the opportunity to reach their full potential.

These three commitments along with your specific ministerial objectives should guide your work and shape your priorities from day to day. I expect you to work with the skilled professionals in the public service to deliver on this mandate.

As you are aware, we have set up a *Confidence and Supply Agreement* with the B.C. Green caucus. This

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agreement is critical to the success of our government. Accordingly, the principles of “good faith and no surprises” set out in that document should also guide your work going forward.

As minister, you are responsible for ensuring members of the B.C. Green caucus are appropriately consulted on major policy issues, budgets, legislation and other matters as outlined in our agreement. This consultation should be coordinated through the Confidence and Supply Agreement Secretariat in the Premier’s Office. The secretariat is charged with ensuring that members of the B.C. Green caucus are provided access to key documents and officials as set out in the agreement. This consultation and information sharing will occur in accordance with protocols established jointly by government and the B.C. Green caucus, and in accordance with relevant legislation.

British Columbians expect our government to work together to advance the public good. That means seeking out, fostering, and advancing good ideas regardless of which side of the house they come from.

Our government put forward a progressive vision for a Better B.C. that has won broad support with all members of the legislature. There is consensus on the need to address many pressing issues such as reducing health-care wait times, addressing overcrowded and under-supported classrooms, taking action on climate change, tackling the opioid crisis, and delivering safe, quality, affordable child care for all. As one of my ministers, I expect you to build on and expand that consensus to help us better deliver new leadership for British Columbians.

As part of our commitment to true, lasting reconciliation with First Nations in British Columbia our government will be fully adopting and implementing the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), and the Calls to Action of the Truth and Reconciliation Commission. As minister, you are responsible for moving forward on the calls to action and reviewing policies, programs, and legislation to determine how to bring the principles of the declaration into action in British Columbia.

In your role as Minister of Municipal Affairs and Housing I expect that you will make substantive progress on the following priorities:

- Partner with local governments and First Nations to develop a community capital infrastructure fund to upgrade and build sports facilities, playgrounds, local community centres, and arts and culture spaces.
- Through partnerships with local governments, the federal government, and the private and not-for-profit sectors, begin to build 114,000 units of affordable market rental, non-profit, co-op, supported social housing and owner-purchase housing.
- Create new student housing by removing unnecessary rules that prevent universities and colleges from building affordable student housing.
- Amend the Residential Tenancy Act to provide stronger protections for renters, and provide additional resources to the Residential Tenancy Branch.
- With the Minister of Finance, deliver an annual renter’s rebate of \$400 dollars per rental household to improve rental affordability.

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- Work in partnership to develop a homelessness action plan to reduce the homeless population through permanent housing and services. As part of the plan, conduct a province-wide homelessness count.
- Work with the Minister of Finance to address speculation, tax fraud and money laundering in the housing market.
- As the Minister responsible for TransLink, support the Mayors' Council 10-Year Vision for Metro Vancouver Transportation by funding 40% of the capital costs of every phase of the plan, in partnership with all levels of government.

All members of Cabinet are expected to review, understand and act according to the *Members Conflict of Interest Act* and to conduct themselves with the highest level of integrity. Remember, as a minister of the Crown, the way you conduct yourself will reflect not only on yourself, but on your Cabinet colleagues and our government as a whole.

I look forward to working with you in the coming weeks and months ahead.

It will take dedication, hard work, and a real commitment to working for people to make it happen, but I know you're up to the challenge.

Sincerely,

A handwritten signature in black ink, reading "John Horgan". The signature is written in a cursive, flowing style.

John Horgan  
Premier

## Role of the Parliamentary Secretary for TransLink

### ISSUE

- Roles and responsibilities of the Parliamentary Secretary for TransLink.

### RECOMMENDED RESPONSE

- **On my behalf, Parliamentary Secretary Ma engages with TransLink stakeholders and customers on issues affecting the affordability and quality of transit services.**
- **Parliamentary Secretary Ma monitors the work of the Mobility Pricing Commission and reports to me on the implications of various options that could support government's goals to improve affordability, improve services and create jobs.**
- **Among other tasks, Parliamentary Secretary Ma also supports me in considering longer-term investments in Lower Mainland transportation that may merit consideration, including deployment of new electric power or low-emission fuel technologies and “smart city” technologies.**

### KEY CONSIDERATIONS

- The Parliamentary Secretary for TransLink has the following priorities outlined in her mandate letter (See Appendix 1 for full mandate letter):
  - Engage, on the Minister's behalf, with TransLink stakeholders and customers on issues affecting the affordability and quality of transit services, keeping in mind that government direction to TransLink is provided through the government-appointed members of the TransLink board;
  - Monitor the TransLink fare review and report to the Minister on the implications of various options under consideration for the government's goals to improve affordability, improve services and create jobs;
  - Monitor the work of the Mobility Pricing Commission and report to the Minister on the implications of various options to support government's strategic goals; and
  - Assess and report to the Minister on longer term investments in Lower Mainland transportation that may merit consideration, including expanded community rail, deployment of new electric power or low-emission fuel technologies and “smart city” technologies.



Date: March 7, 2018

**Attachment:** Appendix 1 – Mandate Letter for Bowinn Ma, Parliamentary Secretary for TransLink

**CONTACT:** Jodi Dong, A/ Executive Director, Community Policy and Legislation Branch  
778 698-3399



October 23, 2017

Bowinn Ma  
Parliamentary Secretary for Translink  
Parliament Buildings  
Victoria, British Columbia V8V 1X4

Dear Parliamentary Secretary Ma,

Congratulations on your new appointment as Parliamentary Secretary for Translink.

It has never been more important for new leadership that works for ordinary people, not just those at the top. It is your job to deliver that leadership in your ministry.

Our government made three key commitments to British Columbians.

Our first commitment is to make life more affordable. Too many families were left behind for too long by the previous government. They are counting on you to do your part to make their lives easier.

Our second commitment is to deliver the services that people count on. Together, we can ensure that children get access to the quality public education they need to succeed, that families can get timely medical attention, and that our senior citizens are able to live their final years with dignity. These and other government services touch the lives of British Columbians every day. It is your job as parliamentary secretary to work within your budget to deliver quality services that are available and effective.

Our third key commitment is to build a strong, sustainable, innovative economy that works for everyone, not just the wealthy and the well-connected. Together, we are going to tackle poverty and inequality, create good-paying jobs in every corner of the province, and ensure people from every background have the opportunity to reach their full potential.

These three commitments along with your specific parliamentary secretary objectives should guide your work and shape your priorities from day to day. I expect you to work with the skilled professionals in the public service to deliver on this mandate.

As you are aware, we have set up a *Confidence and Supply Agreement* with the B.C. Green caucus. This agreement is critical to the success of our government. Accordingly, the principles of "good faith and no surprises" set out in that document should also guide your work going forward. As parliamentary secretary, you are responsible for ensuring members of the B.C. Green caucus are appropriately consulted on major policy issues, budgets, legislation and other matters as outlined in our agreement. This consultation should be coordinated through the Confidence and Supply Agreement Secretariat in the Premier's Office. The secretariat is charged with ensuring that members of the B.C. Green caucus are provided access to key documents and officials as set out in the agreement. This consultation and

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Office of the  
Premier

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Victoria

information sharing will occur in accordance with protocols established jointly by government and the B.C. Green caucus, and in accordance with relevant legislation.

British Columbians expect our government to work together to advance the public good. That means seeking out, fostering, and advancing good ideas regardless of which side of the house they come from. Our government put forward a progressive vision for a Better B.C. that has won broad support with all members of the legislature. There is consensus on the need to address many pressing issues such as reducing health-care wait times, addressing overcrowded and under-supported classrooms, taking action on climate change, tackling the opioid crisis, and delivering safe, quality, affordable child care for all. As one of my parliamentary secretaries, I expect you to build on and expand that consensus to help us better deliver new leadership for British Columbians.

As part of our commitment to true, lasting reconciliation with First Nations in British Columbia our government will be fully adopting and implementing the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), and the Calls to Action of the Truth and Reconciliation Commission. As a parliamentary secretary, you are responsible for moving forward on the calls to action and reviewing policies, programs, and legislation to determine how to bring the principles of the declaration into action in British Columbia.

In your role as Parliamentary Secretary for Translink, I expect that you will make substantive progress on the following priorities:


- Engage, on the Minister's behalf, with TransLink stakeholders and customers on issues affecting the affordability and quality of transit services, keeping in mind that government direction to Translink is provided through the government-appointed members of the Translink board;
- Monitor the Translink fare review and report to the Minister on the implications of various options under consideration for the government's goals to improve affordability, improve services and create jobs;
- Monitor the work of the Mobility Pricing Commission and report to the Minister on the implications of various options for the government's strategic goals to improve affordability, improve services and create jobs.
- Assess and report to the Minister on longer term investments in Lower Mainland transportation that may merit consideration, including expanded commuter rail, deployment of new electric power or low-emission fuel technologies and "smart city" technologies

All members are expected to review, understand and act according to the *Members Conflict of Interest Act* and to conduct themselves with the highest level of integrity. Remember, as a Parliamentary Secretary of the Crown, the way you conduct yourself will reflect not only on yourself, but on your colleagues and our government as a whole.

I look forward to working with you in the coming weeks and months ahead.

It will take dedication, hard work, and a real commitment to working for people to make it happen, but I know you're up to the challenge.

Sincerely,



John Horgan  
Premier

## Owner Builder Authorization

### ISSUE

- Owner Builder Authorization requirements support consumer confidence.

### RECOMMENDED RESPONSE

- **Since July 4, 2016, applicants for BC Housing's Owner Builder Authorization must meet eligibility criteria and pass an exam.**
- **The Owner Builder Authorization is designed to reduce risks to communities by enhancing the competency of owner builders and increasing consumer protection.**
- **The enhanced builder qualifications reflect extensive collaboration with industry and consumer representatives over the past decade.**
- **A \$425 application fee includes the cost to write the exam. Fifty dollars is non-refundable if the application is rejected for not meeting eligibility criteria, including passing the exam.**
- **British Columbia is keeping pace with a modernizing construction sector and these requirements are expected to lead to consistency within the building regulatory system and reduce costs in the long-term.**

### KEY CONSIDERATIONS

- The Owner Builder Authorization supports high quality construction and consumer protection, given the lack of warranty for owner builders and ensures that subsequent purchasers of the home do not face unnecessary costs due to potential construction defects.
- BC Housing's website provides information about eligibility requirements, the examination process and a study guide to help applicants prepare for the exam.
- Applicants can schedule to take the multiple choice exam at one of the regional test centres situated throughout British Columbia. Since program inception, the average province-wide exam passing rate is 77 per cent.
- Applicants denied an Owner Builder Authorization can appeal internally (BC Housing) or externally (Safety Standards Appeal Board).

**CONTACT:** Greg Steves, ADM, Office of Housing and Construction Standards, 250 361-7145



Honourable Selina Robinson

Date: February 16, 2018

## ***Safety Standards Act (Including Ammonia Tragedy)***

### **ISSUE**

- The *Safety Standards Act* (the Act) establishes requirements to protect public safety in relation to specific technical equipment.
- In October 2017, an ammonia leak at an ice rink in Fernie, B.C. resulted in the deaths of three workers.

### **RECOMMENDED RESPONSE**

- **Technical Safety BC is engaging with facility owners to address risks of ammonia. It issued two safety orders in the fall:**
  1. **outlining new testing requirements for detecting leaks; and**
  2. **reinforcing existing requirements for supervision of equipment by qualified personnel.**
- **The Province is committed to working with Technical Safety BC and other key partners (such as WorkSafe BC) to prevent incidents of this nature in the future.**
- **The Province is also exploring options to enhance public safety by strengthening oversight tools across regulated technologies.**
- **Technical Safety BC continues to investigate the circumstances surrounding the tragedy in Fernie. Once complete, the findings of its investigation will be made public.**

### **KEY CONSIDERATIONS**

- In addition to refrigeration equipment, the Act regulates gas, electrical, boilers, pressure equipment, elevators, escalators, ropeways and amusement rides.
- The Province has delegated administration of the Act to an independent, not-for-profit corporation, the British Columbia Safety Authority (operating as Technical Safety BC), along with ten local governments responsible for gas and electrical.

**CONTACT:** Greg Steves, ADM, Office of Housing and Construction Standards, 250 361-7145

## National Housing Strategy Funding Status

### ISSUE

- Status of housing funding from the Government of Canada.

### RECOMMENDED RESPONSE

- **B.C. will receive approximately \$754.5 million over 10 years (9.8 per cent of the national allocation). This can be easily cost matched with provincial housing funding.**
- **We will be meeting with the federal government shortly on a funding model**

### KEY CONSIDERATIONS

- There are four funding streams of particular interest. The only funding stream starting in 2018/19 is the Co-Investment Fund.
  - PT Priorities. Starting in 2019/20, this fund provides \$142 million to B.C. to address our specific housing priorities, such as building new supply, repair of existing units and rental supplements.
  - Canada Community Housing Initiative. Starting in 2019/20, this fund provides \$354 million to B.C. to be directly delivered by B.C. to support continued affordability, repairs to the existing social housing portfolio and expansion of the community-based housing supply.
  - Canada Housing Benefit. Starting in 2020/21, this fund will allocate <sup>s.16,s.17</sup> 17 million to B.C. to directly support families and individuals in housing need.
  - Co-Investment Fund. Over 10 years, this fund will offer \$4.7 billion in direct investment and \$11.2 billion in low-interest loans to municipalities, non-profit providers and the private sector for the construction or renovation of affordable housing units. Funds are disbursed based on housing provider applications.

**CONTACT:** Greg Steves, ADM, Office of Housing and Construction Standards, 250 361-7145

## Provincial Housing Strategy (Financial Summary)

### ISSUE

- Budget 2018 represents the most significant provincial commitment ever made in housing.

### RECOMMENDED RESPONSE

- **The government, through BC Housing, will invest more than \$1.6 billion over three years, including:**
  - \$983 million in operating funding, and
  - \$638 million in capital funding
- **Government is investing more than \$7.1 billion over 10 years, including:**
  - \$6.184 billion to increase housing supply (includes Budget 2017 Update)
  - \$1.1 billion for maintenance and upgrades of existing housing stock
- **Plus \$116 million over three years to expand RAP and SAFER**

### KEY CONSIDERATIONS

- Of this total investment, operating funding of \$181.4 million in 2018/19 includes:
  - \$107.4 million for New Affordable Rental Housing to provide year one of the funding for government's ten-year commitment to affordable rental housing for families, Indigenous peoples and seniors struggling to find affordable rental housing in their communities
  - \$50.7 million for Preserving Existing Affordable Housing to support essential building repairs and maintenance, critical life-safety and energy performance upgrades for existing social housing owned by non-profit housing providers
  - \$23.3 million for Rental Assistance Programs to expand eligibility and increase benefits for low-income families and seniors.  
Starts September 1, 2018
- Capital spending of \$62.0 million in 2018/19 includes:
  - \$26.4 million for the construction of permanent supported housing and transitional housing



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 22, 2018

- \$24.3 million to support essential building maintenance, critical life-safety and energy performance upgrades for provincially owned social housing
- \$11.3 million for student housing

**CONTACT:** Greg Steves, ADM, Office of Housing and Construction Standards, 250 361-7145

## New Supply – Getting to 114,000 units

### ISSUE

- The current status of the government's commitment to building 114,000 units of affordable housing.

### RECOMMENDED RESPONSE

- **This is the biggest investment in housing in B.C. history – more than \$7 billion over the next 10 years.**
- **With this budget we are moving ahead to directly support investments in 36,700 new units of housing.**
- **More than 77,000 new units of housing will be leveraged in part through the new HousingHub at BC Housing through community partners: local governments, non-profits, developers, faith and Indigenous groups.**
- **The HousingHub will actively seek out available land and partners to build affordable housing for rent and purchase.**
- **The new Building BC Community Housing Fund will invest close to \$1.9 billion over 10 years to deliver safe, secure and affordable housing for B.C. renters. This housing will be built through partnerships with municipalities, non-profits and co-ops.**

### KEY CONSIDERATIONS

- Budget 2017 housing under construction:
  - Started majority of 2,000 new units of modular housing in 10 communities; \$208 million to construct 1,700 new affordable rental homes. Partners: LGs, developers, non-profits and others.
- Budget 2018 includes:
  - 4,900 units with increased funding to deepen affordability
  - 14,350 units for the missing middle
  - 1,750 homes built in partnerships with Indigenous groups
  - 2,500 units of supported housing
  - 1,500 units of transitional housing (women & children fleeing abuse)



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: April 19, 2018

- 8,000 units of student housing (AEST)
- These units will help working families, seniors, students, women and children fleeing violence, people experiencing homelessness and Indigenous people.
- Local governments will be empowered with new tools, such as rental zoning, and \$5-million over three years to help fund housing need assessments.

**CONTACT:** Greg Steves, ADM, Office of Housing and Constructions Standards, 250 361-7145

## Creating New Housing for the Missing Middle

### ISSUE

- To increase the affordable housing supply for middle income and working households, sometimes referred to as the “missing middle.”

### RECOMMENDED RESPONSE

- Budget 2018 invests \$1.8 billion over the next 10 years to help create 14,350 units for middle income British Columbians, including seniors and families.
- Middle income British Columbians are a key part of our economic engine and they are feeling the housing squeeze in our cities.
- The new HousingHub at BC Housing will work with our housing partners to deliver on our commitment to create mixed income communities to assist this group.
- To help improve the construction of this affordable housing, local governments will have new tools such as rental zoning and \$5 million over three years for needs, assessments and supports.
- Our tax measures will help stabilize demand, close loopholes and crack down on speculation.
- The new Building BC Community Housing Fund will invest close to \$1.9 billion over 10 years to deliver safe, secure and affordable housing for B.C. renters. This housing will be built through partnerships with municipalities, non-profits and co-ops.

### KEY CONSIDERATIONS

- The lack of affordable homes is hurting people and holding our province back.
- House prices and rents are rising, vacancy rates are at historic lows and local incomes are not keeping up. Businesses cannot find workers because housing is too expensive.



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: April 19, 2018

- Part of the role of the new HousingHub will be to actively seek available land and partnerships, and streamline the development of more affordable homes to rent and buy.
- Missing Middle development will diversify housing forms to attract younger people and the middle-income workforce.

**CONTACT:** Greg Steves, ADM, Office of Housing and Constructions Standards, 250 361-7145



## Response to UBCM Report

### ISSUE

- Union of BC Municipalities Report - *A Home For Everyone: A Housing Strategy For British Columbians*, January 2018

### RECOMMENDED RESPONSE

- **We welcome this commitment and leadership from UBCM to help more British Columbians access housing.**
- **Our government has recently announced our comprehensive housing strategy and we are working to deliver a Homelessness Action Plan.**
- **These two strategies will substantially increase affordable housing options for a range of diverse communities, family sizes and people with distinct needs and substantially reduce the number of people who are homeless or at risk of homelessness.**
- **We are actively working with UBCM to assess the recommendations in the report and look forward to continued collaboration.**

### KEY CONSIDERATIONS

*The government's commitments to affordable housing and ending homelessness align with UBCM recommendations in the following key areas:*

- Construction of 114,000 units over 10 years
- Mix of subsidized and market units
- Mix of retention and renovation of existing and new units and target groups including: units for transitional and supportive housing to meet the specific needs of individual communities
- Projects that are created for a mix of incomes and are appropriately integrated into existing neighbourhoods
- Provide local governments with the legislative authority to create rental zoning



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 14, 2018

*The government continues to explore the following recommendations:*

- The kinds of incentives that might be provided to encourage private development of purpose-built rentals
- The retention and renewal of existing privately owned purpose-built rental housing (such as leveraging various tax instruments, credits, allowable rates of rent increases or provide local governments with the authority to create property tax sub-classification for affordable rental property)

**CONTACT:** Greg Steves, ADM, Office of Housing and Constructions Standards, 250 361-7145

## Analysis - Commitments Comparison

### ISSUE

- An analysis of the government's commitments to address housing affordability.

### RECOMMENDED RESPONSE

- **Our government is taking action on *both* housing demand and housing supply.**
- **The Province has introduced “Homes for B.C.” a comprehensive 30-point plan for housing affordability in British Columbia**
- **The Province, through BC Housing’s new HousingHub, will be focussed on delivering affordable housing working with a broad range of partners including: the non-profit sector, faith organizations, for-profit builders, all levels of government, post-secondary institutions and Indigenous peoples.**
- **We are also taking concrete steps to curb speculation, tax fraud and money-laundering in real estate.**

### KEY CONSIDERATIONS

- The new government is focussed on addressing both housing supply and demand to ensure a stable housing market that works for British Columbians.
- The government’s strategy creates a new role for BC Housing to assertively work with a range of housing partners to build the right supply of housing for a broad range of British Columbians including: vulnerable populations, low-income and moderate-income households, often referred to as the “missing middle”.
- The government has also deepened affordability in housing units coming online.
- First steps to curb speculation, tax fraud and money laundering in B.C. real estate include: adopting a speculation tax in fall 2018, increasing the foreign buyers’ tax and expanding it to more areas, increasing the property purchase tax and school tax rate on homes over \$3 million and increasing transparency in assignment of pre-sale condo purchases.
- The Province is also now taking action to end hidden ownership by collecting more information and ensuring greater transparency and information sharing with law enforcement, tax and other authorities.

**CONTACT:** Greg Steves, ADM, Office of Housing and Constructions Standards, 250 361-7145

Honourable Selina Robinson

Date: April 9, 2018

## Evictions for Renovations and Demolition

### ISSUE

- Tenants face challenges in finding new accommodation when they are evicted for renovation or demolitions.
- Some landlords use these provisions to make minor changes to the unit and rent to a new tenant at a much higher amount.

### RECOMMENDED RESPONSE

- **The Province has introduced amendments to the *Residential Tenancy Act* to address evictions and renovations. These changes will provide stronger protection for renters.**

### KEY CONSIDERATIONS

- According to Stats Canada, there are over 1.7 million renter households in B.C.
- Currently, a landlord may issue a notice to end a tenancy if they plan, in good faith, to undertake renovations that require the building or rental unit to be empty. The landlord is required to:
  - have all permits and approvals before issuing a notice to end tenancy;
  - give two months' notice; and
  - compensate the tenant with one month's rent.
- Tenants have reported situations where landlords claim they are doing major renovations but instead just replace carpet or paint and seek higher rent from new tenants.
- The amendments to the Residential Tenancy Act require the landlord to:
  - provide four months' notice to end tenancy
  - increase the time for a tenant to dispute notice from 15 days to 30 days
  - increase the amount of compensation that a landlord who evicts a tenant in bad faith must pay from two months' rent to twelve months.
  - Tenants in buildings of five or more rental units have a right of first refusal to enter into a new tenancy agreement for their rental unit
- Additional information for tenants on their rights and responsibilities will also help mitigate these issues.

**CONTACT:** Greg Steves, ADM, Office of Housing and Construction Standards, 250 361-7145

## Manufactured Home Park Closures

### ISSUE

- Over the past decade, economic pressures and opportunities have led some manufactured home park owners in B.C. to redevelop the land for other uses. This is reducing the supply of affordable housing in the community.
- Current compensation levels do not adequately address the financial impact on residents.

### RECOMMENDED RESPONSE

- **Manufactured home parks are an important source of affordable housing in British Columbia.**
- **The Province is aware of the impact of manufactured home park closures on residents.**
- **New legislation has been introduced to ensure tenants' rights are better protected.**

### KEY CONSIDERATIONS

- Manufactured home parks are a source of affordable housing for approximately 57,000 households in British Columbia
- Under existing legislation, if a landlord plans to use all or most of the park for a different purpose they must serve a 12-Month Notice to End Tenancy for Conversion of Manufactured Home Park, and provide compensation equal to one year's pad rent.
- With pad rentals ranging from \$200 - \$700 monthly, this compensation does not begin to address the costs associated with relocating a home.
- In situations where the home cannot be moved, the financial impact is much greater.
- The new legislation will require:
  - 12-Month Notice to for all types of tenancies
  - Basic Compensation of \$20,000 to all tenants to move their homes
  - If the home cannot be moved, the tenant can claim an additional amount equal to assessed value of the home minus the basic compensation.
  - If a park owner closes a manufactured home park to convert it to another use and does not follow through with their plans, tenant can make a claim for compensation of 12 months' rent or \$5,000.



Ministry of  
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## 2018/19 Estimates Note

Honourable Selina Robinson

Date: April 9, 2018

**CONTACT:** Greg Steves, ADM, Office of Housing and Construction Standards, 250 361-7145

## New Protections for Renters – Overview

### ISSUE

- Over the last year, this Government has made a number of changes to protect renters in B.C.

### RECOMMENDED RESPONSE

- Since forming government, we have taken a number of important steps to improve protections for renters in B.C.
- In the last legislative session, we brought in changes to tenancy laws to ensure that landlords could no longer take advantage of tenants using a fixed term tenancy agreement with a vacate clause.
- We also removed provisions that allowed landlords to apply for additional rent increases based on other units in the same geographic area.
- This is in addition to new funding for the Branch of \$6.8 million over three years to increase staff resources and reduce wait times.
- We have just introduced new legislation that addresses evictions for renovations and demolitions to protect tenants.
- This legislation also includes provisions that provides greater compensation to manufactured home owners when a park is closed.
- We are committed to doing all we can to ensure affordable and secure housing for renters in B.C.

**CONTACT:** Greg Steves, ADM, Office of Housing and Construction Standards, 250 361-7145

### Development Programs & Projects in Development/Under Construction

#### ISSUE

- Making housing more affordable for British Columbians.

#### RECOMMENDED RESPONSE

- The provincial government set a target to build 114,000 new units of affordable rental, non-profit co-op and owner-purchase housing over ten years.
- As part of that plan, Budget 2018 announced government's ten-year commitment to support 25,000 units through BC Housing.
- This includes an estimated 14,350 affordable rental housing units for families and seniors struggling to find affordable rental housing in their communities. This will include mixed-use developments that will improve housing choices for the "missing middle".
- In addition, funding for the construction and ongoing operating and support services will be provided for 2,500 permanent supportive housing units for the homeless, 1,500 units of housing for women and children fleeing abuse and 1,750 new units of housing for Indigenous people.
- This new funding is in addition to the commitments made in Budget 2017 Update which provided funding to construct 1,700 new units of affordable rental housing, and 2,000 modular housing units for individuals experiencing homelessness.
- Funding will also be provided to deepen the affordability of projects in development or under construction where rising interest rates and cost pressures were threatening their affordability. This will affect 4,900 units.
- We are also creating an office to promote, facilitate and coordinate housing partnerships. HousingHub will partner with non-profit, private, faith-based and other groups that have available land to contribute to future housing.





## 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 8, 2018

### KEY CONSIDERATIONS

- See Appendix 1 for table summarizing new units initiated through Budget 2018.

**Attachment:** Appendix 1 – Summary of new units being initiated in Budget 2018

**CONTACT:** Shayne Ramsay, CEO, BC Housing, 604 970-1605

# 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 8, 2018

## Appendix 1 – Summary of new units being initiated in Budget 2018

- The table below summarizes the new units that are being initiated through Budget 2018:

<b>First steps (<i>Budget 2017 September Update</i>):</b>	
17 Affordable Rental Housing projects	1,700
2,000 Modular Housing Units for the Homeless	2,000
<b>Next steps (<i>Budget 2018</i>):</b>	
Deepening Affordability of Existing Projects	4,900
Subsidized Rental Housing for Missing Middle	14,350
Permanent Supported Housing for the Homeless	2,500
Supported Housing for Women and Children Fleeing Abuse	1,500
Supported Indigenous Housing	1,750
Student Housing (led by AEST)	8,000
<b>Steps taken to date</b>	<b>36,700</b>

## BC HOME Partnership Program

### ISSUE

- Program has wound down.

### RECOMMENDED RESPONSE

- **As of March 31, 2018, the BC HOME Partnership program has wound down and is no longer accepting new applications.**
- **While the program has been successful in helping a small market segment of first-time buyers, reallocating net resources from the program to the establishment of a new office within BC Housing, called the HousingHub, will support a broader segment of renters and homeowners.**
- **The HousingHub will bring partners together to build the affordable rental and owner purchased housing that British Columbians to find and use available land in areas experiencing housing affordability challenges.**

### KEY CONSIDERATIONS

- BC Housing launched the BC Home Owner Mortgage and Equity Partnership (BC HOME Partnership) program in January 2017.
- The program assists B.C. residents who are eligible first-time homebuyers by providing matching repayable down payment assistance loans, up to a maximum of five per cent of the purchase price.
- The loan is registered on title as a second mortgage with a 25-year term, interest and payment free for the first five years.
- As of March 31, 2018, approximately 3,902 applications have been received for the program, and 1,714 loans have been funded, with a total value of \$29.7 million.

**CONTACT:** Shayne Ramsay, CEO, BC Housing, 604 970-1605



Honourable Selina Robinson

Date: April 16, 2018

## Community Gaming Grants – Capital Projects Sector

### ISSUE

- The Community Gaming Grants program budget for 2017/18 included a new allocation of \$5 million in funding for not-for-profits undertaking capital projects. This brought the total program budget to \$140 million.

### RECOMMENDED RESPONSE

- **The Ministry successfully delivered the pilot Capital Projects Program in 2017/18.**
- **Applications were competitively assessed against the published eligibility criteria by professional public servants in the Community Gaming Grants Branch.**
- **In December 2017, 60 projects were funded representing all regions of B.C. and all six community gaming grant sectors.**
- **Five per cent of funding was distributed to Indigenous not-for-profit organizations.**
- **In March 2018, 47 additional capital projects were able to be funded.**
- **Program information for the 2018/19 intake will be published in April 2018.**

### KEY CONSIDERATIONS

- In February 2017, government announced that \$5 million in funding for capital projects was allocated to the program.
- Staff developed detailed assessment criteria with input from other Ministries and key stakeholders such as the B.C. Association of Aboriginal Friendship Centres and the B.C. Association for Charitable Gaming.
- The Capital Projects Sector Guide was published in June 2017, providing information on eligibility, the application process, the assessment criteria and the appropriate use of funds.
- The Community Gaming Grants Branch hosted a webinar on August 1, 2017, and the session was attended by 223 not-for-profit organizations from across B.C.



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: April 16, 2018

- Eligible not-for-profit organizations were approved for up to 50 per cent of the total cost of a project, to a maximum of \$250,000. Applicants were required to have matching funds.
- The project categories included the construction of new facilities and renovation of existing facilities; development of public amenities; and purchase of fixed capital assets. All projects were primarily for community benefit and accessible to the public.
- Additional considerations were made to include regional distribution, sector distribution, project size and Indigenous inclusion.
- Sixty projects were funded for a total expenditure of \$4,998,753.
- There were 335 applications with the total requested funding exceeding \$31 million.
- An additional 47 projects were funded for a total of just under \$4.3 million.

**CONTACT:** Kevin Volk, ADM, Community and Legislative Services Division, 778 698-3319



### Community Gaming Grants – Funding

#### ISSUE

- More than 5,000 not-for-profit organizations, representing communities throughout British Columbia, benefit from \$140 million in community gaming grants every year to directly deliver approved programs in their communities.

#### RECOMMENDED RESPONSE

- In 2017/18, the program budget increased from \$135 million to \$140 million to accommodate the inclusion of a new Capital Projects Sector.
- In 2018/19 Community Gaming Grants will continue to be awarded to a diverse range of not-for-profit organizations representing six sectors: arts and culture, sport, environment, public safety, human and social services and parent advisory councils. The Capital Projects Sector will also return in 2018.
- The Province is committed to considering ongoing input from all stakeholders regarding the program. A BC Stats survey was sent to all applicant organizations plus a sample of non-applicant not-for-profits in March 2018.
- The Province remains committed to implementing the Office of the Auditor General (OAG) recommendations from its 2016 review of the Community Gaming Grants program.

*Continued...*

# 2018/19 Estimates Note

Honourable Selina Robinson

Date: April 16, 2018

## KEY CONSIDERATIONS

Sector	Actual Expenditure* (Fiscal 2017/18)	Intake Period (2018)
Arts & Culture	\$18.0M	Feb 1 – April 30
Sport	\$28.6M	Mar 1 – May 31
Parent Advisory Councils	\$11.7M	Apr 1 – Jun 30
Environment	\$3.7M	Jul 1 – Aug 31
Public Safety	\$6.5M	
Human & Social Services	\$62.2M	Aug 1 – Nov 30
Capital Projects	\$9.3M	Jun 1 – Jul 31

\*Please note: actual expenditure is based on internal tracking. Reconciled data is not yet available.

- Notional allocations for fiscal 2018/19 are currently being calculated based on a review of funding trends and demand in 2017/18.
- The OAG Report on Community Gaming Grants released in December 2016 recommended that the Ministry evaluate the program including the level of funding and the funding model. This work is currently underway.
- Please refer to estimates note “CGG-Additional grants to Capital Projects Sector 2017/2018” for additional detail regarding final funding distribution
- Community Gaming Grants (CGG) funding level history:
  - 2008/09 pre-economic recession funding was \$156 million.
  - 2009/10, CGG funding was reduced to \$112.5 million.
  - In March 2011, the funding level was increased to \$135 million.
  - In 2017/18 – CGG program funding increased to \$140 million. The \$5 million increase remains dedicated to funding Capital Projects.
- In November 2012, the Short Form Application was implemented to assist returning applicants through a more streamlined service.

**CONTACT:** Kevin Volk, ADM, Community and Legislative Services Division, 778 698-3319





## BC ASSESSMENT (BCA) 2018 – 2020 SERVICE PLAN

### ISSUE

- BCA 2018 – 2020 Service Plan

### RECOMMENDED RESPONSE

- **BC Assessment's (BCA's) 2018 – 2020 Service Plan aligns with Government's key priorities.**
- **BCA's Board approved the strategic direction focused on delivering its core mandate, moving forward as a customer-centric organization that creates value and contributes to a strong economy by enhancing assessment services.**
- **BCA will continue to ensure its work delivers an accurate assessment roll with current property information in a financially responsible manner.**
- **BCA will continue to support provincial government priorities and policy development through the use of assessment data and property information, and by leveraging BCA's expert knowledge on valuation and real estate.**
- **BCA's commitment to data quality continues to drive investments in data management processes and infrastructure, including replacement of the existing core operating system to improve the collection, development and distribution of assessment information, as approved by Treasury Board.**

### KEY CONSIDERATIONS

- BCA has broken even or realized a small surplus through 2017, s.13,s.17  
s.13,s.17
- To address potential cost pressures to property owners in future years, the Ministry will work with BCA and Ministry of Finance s.13,s.17  
s.13

**CONTACT:** Kevin Volk, ADM, Community and Legislative Services Division, 778 698-3319

Honourable Selina Robinson

Date: February 21, 2018

## Cannabis and Class 9 Farm

### ISSUE

- With the legalization of cannabis, the Province must decide whether recreational/medical cannabis production will be eligible for Class 9 (Farm) status and its associated tax benefits.

### RECOMMENDED RESPONSE

- **Ministry staff are working with staff from the Ministries of Agriculture, Finance, Health and Public Safety and Solicitor General to understand the full scope of the issue and determine an appropriate policy direction.**
- **Policy discussions are ongoing and are part of a larger effort to establish a provincial regulatory framework to be implemented when marijuana is legalized in July of this year.**
- s.13,s.14

### KEY CONSIDERATIONS

- Medical marijuana production was excluded from qualifying for farm classification (i.e., excluded from the Qualifying Agricultural Uses list) as it was a controlled narcotic.
- Legalization means that both medical and recreational cannabis production could qualify for Class 9 (Farm) status without clarification of the current regulation.
- Farm classification presents significant issues of land use, taxation for local governments and the Province and concerns of municipalities relating to the production of cannabis in their jurisdictions.
- Farm class is an assessment base for determining the rate at which a property is valued and taxed. The tax benefits are derived from the regulated assessed values of farm land which are much lower than market value, lower tax rates and certain Provincial Sales Tax exemptions. In addition, farm buildings (but not any residence) are exempt from taxation up to 87.5 per cent of assessed value.

**CONTACT:** Rob Fraser, Executive Director, Property Assessment Services, 778 698-3560



Honourable Selina Robinson

Date: March 13, 2018

## Metro Vancouver Residential Assessment Increases (2018)

### ISSUE

- Assessed values for certain types of residential properties continue to increase significantly for Metro Vancouver, as reflected in the 2018 assessment roll.

### RECOMMENDED RESPONSE

- Large increases in property assessments do not automatically translate into a corresponding increase in property taxes.**
- Local governments have several tools they can use to offset the impact of high assessed values and mitigate tax increases, such as adjusting tax rates or averaging values.**
- Tax rates can be adjusted to change how the tax burden is distributed within and among property classes.**
- Ministry staff continue to monitor the situation and work with local governments to address issues of concern.**

### KEY CONSIDERATIONS

- The 2018 assessment notices were available online after January 2, and BCA sent home owners a mailed copy in early January.
- 2018 property assessment highlights include:
  - Metro Vancouver detached single family home values are very stable in areas of Richmond, Vancouver, North Shore and Burnaby, with increases of 0-5 per cent.
  - Other areas such as Fraser Valley, Vancouver Island and the Okanagan saw greater increases of 10-20 per cent for detached single family homes.
  - The residential condo market is robust with typical changes in the 10-30 per cent range across Metro Vancouver, Fraser Valley, Vancouver Island and the Okanagan.
  - Typical commercial and industrial properties saw strong increases across most of the province in the 10-20 per cent range, with upwards of 35 per cent increases in some areas around Vancouver.

**CONTACT:** Rob Fraser, Executive Director, Property Assessment Services, 778 698-3560



Honourable Selina Robinson

Date: February 21, 2018

### Okanagan Flooding & Wildfire Impact On Property Assessments

#### ISSUE

- The damage from flooding in the Okanagan and extensive wildfires throughout BC in the Summer of 2017 impacted the assessed values of affected properties, which was reflected on the 2018 Assessment Roll.

#### RECOMMENDED RESPONSE

- **Any damage affecting the value of a property (not repaired or replaced by October 31<sup>st</sup> of this year) was considered when determining 2018 assessment values.**
- **BC Assessment used mail-outs, newspaper ads and website announcements, and worked with local governments, to ensure property owners self-reported any damage to their homes, businesses or land.**

#### KEY CONSIDERATIONS

- BCA uses July 1<sup>st</sup> of the previous year as the valuation date for properties (i.e., the assessed value on the 2018 roll reflects the value as of July 1, 2017). However, under Section 18 (2)(a) of the *Assessment Act*, the value of the property on July 1<sup>st</sup> must reflect the state and condition as of October 31<sup>st</sup> of that year; otherwise, a roll adjustment must be made.
- The Thompson Okanagan Region sent a letter to property owners of 4,235 properties BCA thought may have been impacted by flooding. BCA received responses from 465 properties (approximately 11% response rate). BCA does not know at this time how many changes may have been processed (or might be going through the Property Assessment Review Panel).
- Although a final number is still being tabulated, it is estimated that 550-600 properties suffered damage as a result of the wildfires.
- The deadline for appealing 2018 property values was January 31, 2018.

**CONTACT:** Kevin Volk, ADM, Community and Legislative Services Division, 778 698-3319



## 2018 Assessment Roll Inquiry and Complaint Statistics

### ISSUE

- Inquiry and Complaint Statistics – as tracked by BC Assessment (BCAA)

### RECOMMENDED RESPONSE

- **BC Assessment addressed 41,538 property assessment inquiries between January 2, 2018, and February 5, 2018, of which over 31,000 were conducted by telephone. The 2018 total inquiry figure is 9.2 per cent lower than the 2017 total.**
- **In 2018, there were 26,268 property assessment folios appealed throughout the Province representing a 7.5 per cent reduction from the total in 2017.**
- **The 2018 appeal numbers are similar to the amount that was filed in 2015 and 2016.**
- **With the continued strength in the housing market in the province, assessments continue to increase in many areas but, an increase in one's property assessment does not necessarily result in an increase in property taxes.**
- **Tax rates are set by local taxing jurisdictions according to property class, and this rate is what ultimately determines whether taxes will go up.**
- **Any person who is not satisfied with the assessment of a property can ask for a review (inquiry) of the assessment by BC Assessment. If after the inquiry they still have an issue with the assessment, the next option is to file a complaint to the Property Assessment Review Panel (PARP).**

### KEY CONSIDERATIONS

- Many inquiries are resolved through discussions with BC Assessment staff. Not all inquiries result in formal complaints (appeals).
- Inquiries and complaints fluctuate annually, and are usually dependent on the stability of the market conditions (e.g., an active or volatile market usually results in more inquiries/complaints).



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 15, 2018

- Submission of property assessment complaints is mostly through the online appeal form with others coming in by email, fax, post or at the counter.
- The 2018 assessment roll represents 2.044 million properties with a total real estate value of \$1.86 trillion. This represents an increase in value of 11.9 per cent over 2017. New construction, subdivisions and rezoning were valued at \$31.5 billion; an increase of 28 per cent over 2017.
- The purpose of the assessment roll is to provide a stable base for local governments and taxing authorities in BC to raise approximately \$7.5 billion in property taxes for schools and important local services.
- BC Assessment determines a property's market value and classification and sends the owner(s) a Property Assessment Notice in early January. Taxing authorities establish the property tax rate, apply it to the assessed value and send the owner a tax notice in June.
- BC Assessment distributed 2.3 million Property Assessment Notices to property owners in early January 2018. If an owner or other person is not satisfied with the assessment of a property they can file a complaint with the assessor by January 31, 2018, and that complaint will be heard by a Property Assessment Review Panel.
- Panels begin to hear complaints in early February and all hearings must be completed and decisions made by March 15<sup>th</sup> each year.
- In 2018, compared to 2017, increases in the number of property assessment complaints filed occurred on Vancouver Island, the Thompson Okanagan and in Northern BC. Significant declines in the number of complaints filed occurred in the Greater Vancouver area and Fraser Valley compared to 2017. The Kootenay Columbia area was stable.
- Typically, around 98 per cent of property owners accept their property assessment without proceeding to the formal complaint and appeal process.

**CONTACT:** Kevin Volk, ADM, Community and Legislative Services Division, 778 698-3319

Honourable Selina Robinson

Date: March 20, 2018

## 2017 TransLink Overview

### ISSUE

- TransLink's highlights from 2017

### RECOMMENDED RESPONSE

- **2017 was a very successful year for TransLink. The highlights include:**
  - **A record 247 million journeys (407 million trip segments).**
  - **The first full year of service for the Evergreen Line.**
  - **The one billionth tap on the Compass system.**
  - **The launch of the Universal Fare Gate Access Program.**
  - **Increased capacity and service levels on SkyTrain and SeaBus.**
  - **The addition of 210,000 bus service hours as part of the 10 Year Vision.**
  - **Delivery of an additional 85,000 HandyDART trips.**
  - **20,000 people received transit coverage for the first time as a result of the bus service increases.**

### KEY CONSIDERATIONS

- In 2017, a record 247 million total journeys (representing 407 million trip segments) were made on TransLink, a 5.7 per cent increase over 2016.
- The percentage of people choosing transit to commute in Metro Vancouver has increased from 14 to 20 per cent between 1996 and 2016, the largest increase of any Census Metropolitan Area in Canada.
- As a result of the Evergreen Line Extension, the average weekday transit ridership in the Northeast Sector in September and October of 2017 was more than 25 per cent higher than the same months in 2016. Weekend ridership in the Tri-Cities was up more than 50 per cent.
- TransLink is reviewing distance-based fares as well as extended SkyTrain service on Friday and Saturday nights. Recommendations are expected in 2018.
- The Mobility Pricing Independent Commission's report is expected in April 2018.



Ministry of  
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## 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 20, 2018

**CONTACT:** Jodi Dong, A/Executive Director, Community Policy and Legislation Branch,  
778 698-3399



## HandyDART Service Status and Provincial Review

### ISSUE

- TransLink HandyDART service and provincial review

### RECOMMENDED RESPONSE

- **HandyDART is a vital service that many people rely on for their daily commute and staying connected to friends and family.**
- **It is a priority for our government to make sure everyone can access the important services they depend on, including accessibility to transit.**
- **Our government supports the Mayors' Council 10-Year Vision, including the 15 per cent increase in service that is now being rolled out as part of Phase One (up to 171,000 more trips per year).**
- **Phase Two envisions even further improvements to HandyDART service.**
- **We look forward to further discussions through 2018 with the Mayor's Council, TransLink and BC Transit on how we can improve HandyDART service, reduce trip denials and ensure that seniors and people with disabilities get the rides they need.**

### KEY CONSIDERATIONS

- The Government's election platform and the Minister of Transportation and Infrastructure's mandate letter both stated their intention to work with TransLink and BC Transit to find long and lasting solutions to improve HandyDART service.
- The Premier also reportedly stated during the election campaign that the Government would increase service hours by 5 per cent per year for the next four years for all HandyDART services.
- TransLink recently undertook a review of HandyDART operational policies and service structure that resulted in a number of recommendations to improve service, which are now being implemented.
- Phase 1 included funding to increase HandyDART service by 15 per cent over three years, followed by an additional 7 per cent increase (TBC in final investment plan) in Phase Two.



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 20, 2018

- The Mayors' Vision stated that they wish to pursue a cost sharing arrangement with the Province to support HandyDART services, particularly for trips to access health services. It also requested that the Province commit to a joint review of HandyDART services with TransLink and the Regional Health Authorities
- The Ministry of Municipal Affairs and Housing and the Ministry of Transportation and Infrastructure are working with TransLink to review the commitments from the Province and TransLink and ensure they are implemented.

**CONTACT:** Jodi Dong, Executive Director, Community Policy and Legislation Branch,  
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Honourable Selina Robinson

Date: February 8, 2018

### Mayors' Council Leadership Change

#### ISSUE

- The election of Burnaby Mayor Derek Corrigan as Chair of the Mayors' Council

#### RECOMMENDED RESPONSE

- **The Province is fully committed to the Mayors' Council's Vision, and we are looking forward to working with the mayors and our Federal partners as projects are finalized.**
- **In January 2018, the Mayors' Council, including its new chair and vice chair, voted unanimously in favour of a motion of continued support for the 10-Year Vision.**
- **I am confident that with the Mayors' Council's renewed commitment and with senior government funding in place, the mayors will be able to move forward with the 10-Year Vision.**

#### *If asked about Mayors' Council Requests on TransLink governance...*

- **I recognize the importance of TransLink governance to the Mayors' Council, and we've committed to work with them to explore improvements to TransLink's governance model.**
- **I look forward to further conversations about any changes the Mayors' Council believes will contribute to the advancement of their Vision and improve cooperation between all parties.**

#### KEY CONSIDERATIONS

- Mayor Corrigan was elected Chair of the Mayors' Council in December 2017. He said his first priority would be changing TransLink's governance system.
- As Chair, Mayor Corrigan questioned whether the 10 Year Vision projects could be delivered by TransLink simultaneously, or if they should be prioritized.

**CONTACT:** Jodi Dong, Executive Director, Community Policy and Legislation Branch,  
778 698-3399

## Millennium Line Broadway Extension Project

### ISSUE

- Millennium Line Broadway Extension Project (MLBE)

### RECOMMENDED RESPONSE

- **The Millennium Line Broadway Extension (MLBE) is a priority project in the Mayors' Vision. It is an extension of the Millennium Line SkyTrain along West Broadway to Arbutus Street in Vancouver.**
- **MLBE will provide much needed relief for overcrowding and transit congestion along the Broadway corridor.**
- **B.C. has committed to 40 per cent of the capital costs of the Mayor's Council Vision for Transportation.**
- **The Federal government is expected to fund up to 40 per cent of eligible costs (approximately 33 per cent of total costs) of construction through Phase 2 of the Public Transit Infrastructure Fund (PTIF).**
- **TransLink has recently completed its business case for MLBE in consultation with the Province and its key partners.**
- **The Province is currently reviewing the business case and is developing a package to take to government for approval in spring 2018.**
- **Project timelines include earliest procurement start in 2018, construction in 2020 and completion in 2025.**

### KEY CONSIDERATIONS

- The line will be below ground underneath the Broadway Corridor and is proposed to include six underground stations at: Great Northern Way, Main, Cambie, Oak, Granville and Arbutus.
- TransLink recently completed the business case for MLBE. It addresses project rationale, project delivery, procurement, funding and implementation.
- Estimated project costs have increased since the Mayors' 2014 Vision from approximately \$1.980 billion to \$2.827 billion. (**Note:** this is *not* public).



Ministry of  
Municipal Affairs  
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## 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 20, 2018

**CONTACT:** Jodi Dong, Executive Director, Community Policy and Legislation Branch,  
778 698-3399

Honourable Selina Robinson

Date: February 7, 2018

## Mobility Pricing

### ISSUE

- Work on mobility pricing being undertaken by the Mayors' Council

### RECOMMENDED RESPONSE

- **The Mayors' Council has expressed interest in mobility pricing as an approach to manage congestion and support continued investment in transit and transportation infrastructure upgrades.**
- **The Province is interested in the Mobility Pricing Independent Commission's work and looks forward to reviewing the recommendations later in the spring.**

*If asked about how the removal of tolls affects mobility pricing...*

- **Our government is committed to making life more affordable and getting people moving in the Lower Mainland.**
- **We remain committed to working with the Mayors' Council to make sure that there are fair and equitable long-term funding mechanisms to support transit and transportation in the region.**

### KEY CONSIDERATIONS

- The Commission is evaluating mobility pricing against the objectives of reducing congestion, promoting fairness and supporting transportation investments.
- s.13,s.14,s.16
- s.13,s.14,s.16
- Distance-based charges may raise potential technology and privacy concerns.
- The Commission released a discussion paper in February 2018 with examples of mobility pricing schemes for public and stakeholder feedback.
- The Commission received feedback from over 17,000 Metro Vancouver residents during two rounds of consultation. Public consultation ended in March 2018.
- The Commission's final report is expected in April 2018.

**CONTACT:** Jodi Dong, A/Executive Director, Community Policy and Legislation Branch  
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Honourable Selina Robinson

Date: March 20, 2018

### New Funding Sources Referendum Requirement Removal

#### ISSUE

- Government committed to remove a requirement for the Mayor's Council on Regional Transportation to demonstrate that a majority of electors support a new revenue source.

#### RECOMMENDED RESPONSE

- **The Province had committed to removing the referendum requirement for new TransLink revenue sources that were proposed by the Mayors' Council.**
- **The removal of this requirement was announced as part of the Mayors' Council announcement on regional funding sources that occurred on March 16, 2018.**

#### KEY CONSIDERATIONS

- Government committed to remove a requirement for TransLink to demonstrate that a majority of electors support a new revenue source.
- This commitment was accomplished by repealing section 34.1 in the *South Coast British Columbia Transportation Authority Act* (Act). Cabinet approved this in October 2017 and it was deposited on March 22, 2018.
- The removal of this requirement was announced as part of the Mayors' Council announcement on regional funding sources that occurred on March 16, 2018.
- Eliminating the referendum requirement is a priority issue for the Mayor's Council.
- Existing public consultation and engagement mechanisms will be used to establish and confirm public support for proposed new funding sources.

**CONTACT:** Jodi Dong, Executive Director, Community Policy and Legislation Branch,  
778 698-3399

Honourable Selina Robinson

Date: February 16, 2018

## North Shore Integrated Transportation Strategy

### ISSUE

- North Shore Integrated Transportation Strategy update and status

### RECOMMENDED RESPONSE

- **The government is aware that congestion on the North Shore continues to build, which is why we are looking at ways to ease congestion and get traffic flowing more effectively.**
- **The Integrated North Shore Transportation Planning Project is being led by Parliamentary Secretary Bowinn Ma.**
- **The strategy will assess transportation needs for the North Shore, identify opportunities for short-term improvements and develop a long-term, multi-agency transportation framework.**
- **Both our Ministry and the Ministry of Transportation and Infrastructure look forward to the strategy's recommendations.**

### KEY CONSIDERATIONS

- The strategy will help ensure the North Shore's transportation needs are reflected in TransLink's updates to the 30-year Regional Transportation Strategy (RTS).
- It is anticipated a final report will be produced for June 2018.
- TransLink is providing overall coordination and logistical support.
- A Staff Working Group will bring proposals to the Project's Steering Committee:
  - The Working Group includes up to three Ministry of Transportation and Infrastructure staff, and staff from: the City of North Vancouver; the District of North Vancouver; the District of West Vancouver; and TransLink.
  - The Steering Committee includes: the Province; the Government of Canada; the affected municipalities; and TransLink.
- The Working Group is chaired by a consultant. The \$80,000 budget for external consulting will be paid by TransLink (40 per cent) and the municipalities (20 per cent each).
- The government is actively working on improving traffic flow on the North Shore, including through the Highway 1/Lower Lynn Corridor Improvement project.





Ministry of  
Municipal Affairs  
and Housing

## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 16, 2018

**CONTACT:** Jodi Dong, A/Executive Director, Community Policy and Legislation Branch,  
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## TransLink Platform Commitments

Status of TransLink Platform Commitments (Internal use only)	
Commitment	Status
Eliminate tolls on the Port Mann and Golden Ears Bridge	<p><b>Complete</b> – Tolls removed September 1, 2017</p> <p>Short Term agreement to replace revenue complete. s.13,s.17</p>
Work with Metro municipalities to develop a new TransLink <b>governance model</b> . This includes getting rid of the <b>referendum requirement</b> and working with the Mayors to find a fair and equitable <b>long term solution to fund transit in the region</b> .	<p><b>Governance Model:</b> Government priority is to secure funding for Phase 2 projects; however, the province is open to hearing from the Mayors' Council on ways that governance could be improved.</p> <p><b>Referendum:</b> An OIC was passed in October 2017, which removed the referendum requirement in the SCBCTAA. The referendum removal requirement was announced on March 16, as part of the Phase Two funding announcement and the OIC was deposited on March 22.</p> <p><b>Long term solution to fund transit in the region:</b> Province is developing a RFL for spring 2018 legislation that, if passed, would provide TransLink with a development cost charge authority.</p> <p>On March 16, the Province and the Mayor's Council announced a plan to fund the regional share of Phase Two of the 10-Year Vision. The region will cover approximately \$30 million annually through increased property taxes, parking sales taxes and transit fares; additional revenues from a variety of transit-related commercial opportunities; and, an increase to the proposed development cost charge rate.</p> <p>The Province agreed to cover approximately \$30 million in annual costs, s.13,s.16 s.13,s.16</p> <p>The independent Mobility Pricing Commission is expected to release its report at the end of April.</p>



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 22, 2018

Status of TransLink Platform Commitments (Internal use only)	
Commitment	Status
<p>Funding 40 per cent of the capital costs of every phase of the plan, in partnership with all levels of government :</p> <ul style="list-style-type: none"><li>• Broadway SkyTrain</li><li>• Rapid transit in Surrey</li><li>• Replacing the Pattullo bridge, and</li><li>• Adding essential bus service and improving road networks.</li></ul>	<p>An agreement on the Pattullo Bridge funding was announced on February 16, 2018. The province will be funding and delivering the bridge.</p> <p>MOTI and MAH are working with TransLink on a funding agreement for the rapid transit projects, including reviewing business cases.</p> <p>The Province is expected to make a decision on funding at the end of March 2018. The federal government is expected to make a decision on funding at the end of March 2018.</p>
<p>We will work with TransLink and BC Transit to find long and lasting solutions to improve HandyDART service, reduce trip denials, and ensure that seniors and people with disabilities get the rides they need.</p>	<p>TransLink is increasing HandyDART service hours by 15 per cent over three years starting in 2017. Phase Two includes an additional 7 per cent increase in service (TBC in TransLink Investment Plan). The Province is examining options to further improve HandyDART. MOTI is providing BC Transit with an additional \$1.47 million over three years beginning in 2016/17 to provide expanded handyDART service.</p>

**CONTACT:** Jodi Dong, A/ Executive Director, Community Policy and Legislation Branch  
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Honourable Selina Robinson

Date: March 20, 2018

### Replacement of the Pattullo Bridge

#### ISSUE

- Replacement of the Pattullo Bridge.

#### RECOMMENDED RESPONSE

- **Replacing the Pattullo Bridge is a key component of the Mayors' Council 10-Year Vision for Metro Vancouver Transportation.**
- **In February, the Province announced it will fund up to 100 per cent of the Pattullo Bridge replacement project.**
- **The Province has submitted an application for Federal grant funding from the newly announced National Trade Corridor Fund and is awaiting a decision. No Federal cost sharing has been secured to date.**
- **The decision to fund and replace the bridge will allow the Mayors' Council and TransLink to focus on other important priorities in their 10-Year Vision.**
- **The next steps are to begin procurement later this year, followed by awarding the contract and beginning construction in 2019.**

#### KEY CONSIDERATIONS

- The Pattullo Bridge was built in 1937 and connects the cities of New Westminster and Surrey.
- Due to its age and construction, the bridge is vulnerable to various risks, including seismic, wind, river scour, pier impact, deck delamination and collision risks.
- TransLink has indicated that the bridge may need to be closed by 2023 due to the deteriorating safety of the bridge.
- In February 2018, the Province announced it would completely fund and deliver the Pattullo Bridge replacement project. The new bridge will cost an estimated \$1.377 billion. It will feature four-lanes built to modern safety standards, two-way pedestrian and cyclist facilities and wider lane widths to accommodate commercial vehicles.

**CONTACT:** Jodi Dong, Executive Director, Community Policy and Legislation Branch,  
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Honourable Selina Robinson

Date: April 20, 2018

## Surrey Rapid Transit Project (L-Line)

### ISSUE

- Surrey Rapid Transit Project (L-Line).

### RECOMMENDED RESPONSE

- **BC has committed to 40% of the capital costs of all phases of the Mayors' Council Vision.**
- **The Surrey "L-Line" is a priority project in the Mayors' Vision.**
- **The project would provide 11 km of light rail transit (LRT) in Surrey along 104<sup>th</sup> Avenue and King George Boulevard.**
- **TransLink has recently completed its business case for the Surrey L-Line, in consultation with the Province and its partners.**
- **Canada is expected to fund up to 40% of the eligible construction costs (~33% of total costs) of the L-Line project through Phase 2 of the Public Transit Infrastructure Fund.**
- **The Province is currently reviewing the business case and is developing a package to take to government for approval in spring 2018.**
- **The Mayors' Vision also includes a second LRT project in Surrey from Surrey Centre to Langley Centre. This project would be considered in the future Phase 3 of the vision.**

### KEY CONSIDERATIONS

- The project scope includes 11 stations at opening day, with an additional potential station in the future at 84<sup>th</sup> Avenue. An operations and maintenance facility is planned on the west side of King George Boulevard, south of 72<sup>nd</sup> Avenue.
- The most ambitious schedule for the project includes commencing procurement in 2018, starting construction in 2020 and project completion in 2024.
- TransLink recently completed the business case for the L-Line. It addresses project rationale, project delivery; procurement, funding and implementation.
- Estimated project costs have increased since the Mayors' 2014 Vision from approximately \$920 million to \$1.650 billion. (Note: this is not public).

**CONTACT:** Jodi Dong, Executive Director, Community Policy and Legislation Branch,  
778 698-3399

Honourable Selina Robinson

Date: February 16, 2018

## Golden Ears and Port Mann Toll Removal

### ISSUE

- Toll removal on Golden Ears and Port Mann bridges

### RECOMMENDED RESPONSE

- **The Province removed tolls on the Port Mann and Golden Ears Bridges to make life more affordable and fair for workers, families and people living south of the Fraser.**
- **The Province and TransLink have put a short term agreement in place to cover foregone toll revenue and one-time costs for toll cessation on the Golden Ears Bridge.**
- **Future costs will be negotiated as part of a longer term agreement.**
- **Debt and interest expenses of approximately \$3.7 billion associated with the Port Mann Bridge have been extinguished and assumed by the Ministry of Finance.**

*If asked about how the removal of tolls affects mobility pricing...*

- **We remain committed to working with the Mayors' Council to make sure that there are fair and equitable long-term funding mechanisms to support transit and transportation in the region.**

### KEY CONSIDERATIONS

- The Province and TransLink have a short-term agreement to cover foregone toll revenue and one-time costs. s.13,s.17  
s.13,s.17
- Toll removal cost the Province \$132 million for the remainder of the 2017/18 fiscal year (\$94 million for Port Mann Bridge and \$37 million for Golden Ears Bridge), including \$12 million to wind down tolling operations for both bridges.
- The outstanding debt of \$3.7 billion for the Port Mann Bridge was assumed by the Ministry of Finance. s.13,s.17  
s.13,s.17

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Honourable Selina Robinson

Date: March 20, 2018

### Transit Oriented Development – Density

#### ISSUE

- Ensuring affordable housing and density along transit corridors

#### RECOMMENDED RESPONSE

- **We are committed to making life affordable for British Columbians.**
- **Transportation costs can take up a significant portion of a household's income, and living near transit can reduce those costs and make life more affordable.**
- **As committed in the Throne Speech, we will work with local governments to plan for and build housing near transit corridors.**
- **The Millennium Line Broadway Extension and Surrey Newton-Guildford LRT will provide opportunities for new transit-oriented development and affordable housing in Vancouver and Surrey.**
- **We are working closely with TransLink and the cities on specific actions to facilitate transit-oriented development, density and affordable housing along these transit corridors.**
- **Final details on actions will be provided as part of the June Mayors Council investment plan.**

#### KEY CONSIDERATIONS

- A 2015 Metro Vancouver study found that renter households earning less than \$50,000 spend a disproportionate amount on housing and transportation (up to 67 per cent of their pre-tax income).
- Proximity to transit can help offset high housing costs through reduced spending on personal vehicles.
- TransLink is working with the cities of Vancouver and Surrey to develop Supportive Policies Agreements (SPAs) that provide density, housing policies and targets for these new transit lines.
- The Province will participate in the SPA process with the cities and TransLink to ensure progress and accountability in creating density and affordable rental housing along transit corridors.





Honourable Selina Robinson

Date: February 7, 2018

## TransLink Governance

### ISSUE

- TransLink governance model

### RECOMMENDED RESPONSE

- **Securing funding for Phase 2 of the Vision is a high priority for the province, and a key focus of the Mayors' Council. This can be accomplished under the current governance structure.**
- **I am pleased to note that there is a good working relationship between the TransLink Board and the Mayors' Council.**
- **Our campaign platform included a commitment to work with Metro Vancouver municipalities to develop a new governance model that provides the structure and funding to support good transportation decisions and a well-managed system.**
- **I recognize the importance of TransLink governance to the Mayors' Council, and we've committed to work with them to explore changes to TransLink's governance model.**
- **I look forward to further conversations about any suggestions from the Mayors' Council that will advance their Vision and improve cooperation between all parties.**

### KEY CONSIDERATIONS

- In July 2017, the Mayors' Council passed a motion requesting the Province launch a review of TransLink's legislation and consider governance changes.
- In August 2017, chair Gregor Robertson wrote to Minister Robinson, noting the Mayors' Council wanted TransLink to be accountable to elected local leaders.
- In October 2017, Surrey Mayor Linda Hepner said the mayors would prefer a Board where elected officials are the majority, and Burnaby Mayor Derek Corrigan said his preference would be to dissolve the Board.
- Decisions by the Mayors' Council can either be made by a weighted system based on population (generally operational and financial matters relating to the transportation service region) or by a one member, one vote system (generally issues related to governance).

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Honourable Selina Robinson

Date: April 20, 2018

## TransLink Mayors' Council Vision – Phase 2 Funding

### ISSUE

- TransLink Mayors' Council Vision – Phase Two Funding.

### RECOMMENDED RESPONSE

- **The Province was pleased with the Federal government's commitment to \$2.2 billion in funding to support transit infrastructure investments in Metro Vancouver.**
- **The Province has committed to fund 40 per cent of the capital costs of the Vision and to work with the Mayors Council and TransLink to implement it.**
- **On March 16, 2018, the Mayors' Council announced how it would fund its share of the regional funding gap.**
- **The Province continues to work with the Mayors' Council and TransLink on finalizing the Phase Two funding strategy.**

### KEY CONSIDERATIONS

- **Phase One:** The first phase of the Vision included new SkyTrain and West Coast Express cars, a new SeaBus, upgrades to several stations and exchanges and investments in cycling and pedestrian infrastructure, as well as increases in SeaBus, bus, HandyDART and SkyTrain service levels. These expanded services began rolling out in January 2017.
- Phase One capital costs of approximately \$1.25 billion are supported by a Provincial contribution of \$246 million, \$370 million from the Government of Canada and \$625 million from TransLink.
- **Phase Two:** This phase includes major capital expenditures for the Millennium Line Broadway Extension, Surrey Rapid Transit and additional capacity expansion for the Expo and Millennium SkyTrain lines.
- In April 2018, the Province and the Federal government signed an integrated bilateral agreement confirming \$2.2 billion in federal funding for transit projects in Metro Vancouver.
- The Province committed to fund 40 per cent of the capital costs identified in the Vision.
- s.13,s.16,s.17



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: April 20, 2018

- TransLink launched a website to inform residents about the Phase Two Investment Plan on April 12, 2018. The public consultation campaign is scheduled to run from April 30<sup>th</sup> to May 11<sup>th</sup>. It includes eight public information sessions at various locations across the region between May 2<sup>nd</sup> and May 10<sup>th</sup>.
- A consultation guide will be available to inform residents about the Investment Plan. The public will be able to provide input through online feedback form and at the information sessions. A research survey based on a random sample of the regional population will also be utilized. Results of consultations are expected to be provided to the Mayors' Council and TransLink Board on May 24<sup>th</sup>. A final decision on the Investment Plan is expected on June 28<sup>th</sup>.

**CONTACT:** Jodi Dong, Executive Director, Community Policy and Legislation Branch,  
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### Kelowna – Next Steps with Improvement Districts

#### ISSUE

- The City of Kelowna's Integrated Water Supply Plan

#### RECOMMENDED RESPONSE

- **This government is committed to improving the everyday lives of British Columbians.**
- **So this includes the water service issue in the City of Kelowna which remains a priority project for this government.**
- **Ministry staff are working closely with City and improvement district staff to ensure all necessary measures are taken for a smooth and orderly transition of water service from both the South East Kelowna Irrigation District (SEKID) and the South Okanagan Mission Irrigation District (SOMID) to the City.**
- **We recognize that this project has taken many years to reach the place it is at today, and it will take several more to reach completion.**
- **We want to ensure that all parties continue with an open and collaborative approach, as we recognize that once the construction is complete, the project is not over - the service of providing water continues.**
- **We will do what it takes to continue our support for the City and the improvement districts to help ensure that at the end of the day, clean, safe and affordable water is available to all stakeholders, including domestic and agriculture users.**

*If asked about potential cost increases for the South East Kelowna Irrigation District and City of Kelowna water integration...*

- **Potential cost increases are subject to confirmation through the project tender process, which will be closing at the end of March.**

*Continued...*

## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 26, 2018

- **Following confirmation of project costs through the tender process, the Ministry will continue to work with the City of Kelowna and the South East Kelowna Irrigation District to refine the options to move forward, together on a solution.**
- **A grant extension for federal-provincial funding awarded under the Clean Water and Wastewater Fund has been secured until December 31, 2019, and the Ministry is finalizing a further extension to March 31 2020.**

*If pressed on next steps towards dissolving the other three improvement districts...*

- **The ministry has a well-known policy on improvement districts and is not prepared to establish an arbitrary deadline for integrating the other improvement districts within the City of Kelowna at this time.**
- **We're encouraging the City to work collaboratively with all entities to develop the best possible approach to providing water to all residents.**

*If continued to be pressed on the City's request to dissolve the remaining improvement districts...*

- **MAH staff advice to the City has been to focus on the best delivery of the current SEKID/SOMID transition. With a successful transition, the City can shine a light on it illustrating that transition and dissolution has positive outcomes. This requires open and transparent collaboration with critical stakeholders like the agriculture community.**
- **The remaining IDs within Kelowna need to either voluntarily agree to dissolve or demonstrate through an approved voting process that greater than 50 per cent of the votes were in favour of dissolution.**

Honourable Selina Robinson

Date: February 26, 2018

### KEY CONSIDERATIONS

- Currently, 95 per cent of all Kelowna residents receive water from five separate, self-governing water districts, which service different areas of the city: City of Kelowna (City), Black Mountain Irrigation District (BMID), Rutland Water Works District (Rutland), Glenmore-Ellison Improvement District (GEID) and South-East Kelowna Irrigation District (SEKID). Each water provider raises its own revenues through taxation and fees. The remaining five per cent of Kelowna residents receive their water from approximately 22 very small private systems.
- The Kelowna Joint Water Committee (KJWC), created in 1990 to ensure a collaborative approach to providing water service within City boundaries across the five major water providers, is composed of elected and appointed representatives from the City and the four improvement districts (IDs).
- The IDs required significant infrastructure upgrades to meet Interior Health Authority drinking water quality requirements.
- In accordance with the Ministry of Municipal Affairs and Housing (MAH), long standing Improvement District Policy, infrastructure funding is only provided to improvement districts if they dissolve into a municipal or regional district.
- In 2010, the former Minister of Community, Sport and Cultural Development, tasked all five water purveyors to work together and identify a regional water solution based on key principles (flexibility, best-lowest cost solutions, achievement of public health outcomes and agricultural interests maintained), in order to achieve Ministry support / endorsement of the solution.
- In 2012, the KJWC created the “*Kelowna Integrated Water Supply Plan*” (Plan). The Plan had eight phases with an estimated cost of \$360 million and received input from the Ministries of Health and Agriculture, and Interior Health.
- As required by MAH funding policy for projects larger than \$15 million or of sufficient complexity, the project underwent a Value Planning (VP) review process conducted by a Certified Value Specialist – a neutral expert third party. The VP process ensures all viable options are examined and the best lowest cost option is supported going forward.
- It took over three years for the City and IDs to agree to undergo a VP process and then another year to establish the terms of reference for it.
- In January 2017 the week-long VP workshop was conducted and looked at all previous studies and plans to identify a solution that support the key principles identified above.

## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 26, 2018

- At the last minute, three IDs opted out of the VP workshop (BMID, GEID, Rutland), citing that they no longer need funding support to meet Interior Health's water quality requirements and they had no desire to be dissolved into the City.
    - Interior Health has confirmed that this is the case but continues to monitor the water systems to ensure they meet water quality requirements.
  - The VP exercise was still able to consider a City-wide water supply solution, inclusive of all current systems, as the City retains access to all water distribution designs through development permit applications within its boundaries. However, the plan costs were focused on the integration of SEKID and SOMID into the City water utility, the two IDs still considering dissolution.
  - The VP workshop built confidence amongst all parties that the proposed solution met the majority of stakeholder needs and garnered provincial support.
  - On Feb. 27, 2017, Kelowna city council formally received the completed Value Planning Study, calling for a city-wide integrated water system.
  - In March 2017 the City was approved for \$43.9 million in funding toward total eligible project costs of \$59.1 million from the Clean Water and Wastewater Fund.
  - This project will connect the SEKID and SOMID systems to the City while at the same time make several critical upgrades to all three systems. The project will ensure that both SEKID and SOMID are no longer put on boil water advisories.
  - The two IDs will be dissolved by provincial Order in Council with all assets and liabilities being transferred to the City. This is anticipated to occur in 2020.
  - The City recently identified significant cost increases and is requesting an extension to the completion deadline. Cost increases are due to inadequate water demand estimates by SEKID and construction market escalations from numerous infrastructure projects in driving up prices.
  - s.13,s.16,s.17
- ...
- The City and SEKID are implementing a solution presented by Ministry staff that addresses cost increases while maintaining the original project scope. The City will internally borrow against other existing reserve funds, and the dissolution of SEKID and SOMID will be accelerated from 2020 to 2018.

### Going Forward with the Other Improvement Districts

- The City would like to establish a logical and orderly path to full integration of all water systems setting clear target dates for when systems would dissolve and be integrated into the City system.

## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 26, 2018

- While government is supportive of this vision, the Province has a long standing policy of no forced amalgamations including improvement districts. This is built off of Section 279 of the *Community Charter* which clearly states that no municipalities will be forced to amalgamate.
- Additionally, with no immediate or near term public health risk requiring costly upgrades, the incentive of grant funding is not effective at this time.
- The remaining IDs within Kelowna need to either voluntarily agree to dissolve or demonstrate through an approved voting process that greater than 50 per cent of the votes were in favour of dissolution.
- The IDs have been operating, in some cases for almost 100 years, and have very strong local support. However, it is not clear what the outcome of a vote would be.
- Because the IDs operate within the City boundaries, the City is able to hold its own referendum asking all City residents if they wish to have a centralized water service.
- MAH staff advice to the City has been to focus on the best delivery of the current SEKID/SOMID transition. With a successful transition, the City can shine a light on it, illustrating that transition and dissolution has positive outcomes. This requires open and transparent collaboration with critical stakeholders like the agriculture community who currently feel like their concerns are not being heard.
- MAH staff also advises the City to focus on broader watershed planning, engage as many stakeholders as possible and assess long-term impacts of climate change, and that ecological and cultural considerations are included in the planning process.
- By maximizing the success of the current SEKID/SOMID project and engaging critical stakeholders on future planning now, the City could run its own referendum in two or three years and present the findings to the Province which may assist in determining the next course of action.

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575



### Local Government – First Nations Relations

#### ISSUE

- Local Government Relations with First Nations

#### RECOMMENDED RESPONSE

- Our government is committed to true, lasting reconciliation with First Nations in B.C., and will be fully adopting and implementing the United Nations Declaration on the Rights of Indigenous Peoples and the Calls to Action of the Truth and Reconciliation Commission.
- We had very successful and engaging discussions with First Nations at the First Nations Leadership Gathering last September in Vancouver. I very much valued hearing first hand from our First Nations Chiefs and Councils on how our governments can work together.
- An important part of our work is encouraging local governments and First Nations to work together to build stronger relationships and to collaborate on matters of mutual interest.
- We support this by providing advice and assistance, and partnering with other organizations including an online engagement guide.
- A great example of this is the \$50,000 we contribute annually for the Community to Community (C2C) Forum program which helps local governments and First Nations connect.
- The program is also funded by the federal government, and is administered by the Union of BC Municipalities and the First Nations Summit.
- Over the past 20 years, it has funded over 600 Community to Community events. This has helped local governments and First Nations develop collaborative relationships, leading to a wide range of service agreements and protocols.

*Continued...*

Honourable Selina Robinson

Date: March 26, 2018

- **While there is more to do, the list of local governments and First Nations improving their relationships continues to grow. The 2017 BC Treaty Commission Report highlights many positive examples.**

### KEY CONSIDERATIONS

- The Ministry of Municipal Affairs and Housing (MAH) provides advice and assistance to encourage local governments to build positive relationships with First Nations. An important resource is our online engagement guide. While the Province has a constitutional obligation to consult on matters that could adversely affect aboriginal rights and title, local governments do not. However they are encouraged and supported to engage with their First Nation neighbours.
- On March 8, 2018, the Minister advised UBCM of its \$50,000 contribution for the C2C Forum program for 2018/19, and of provincial support for UBCM's proposed program improvements. Those include:
  - UBCM contributing additional resources to augment Provincial and Federal funding over the next five years;
  - Increasing the profile of reconciliation efforts within the C2C program;
  - Developing a new program objective to focus C2C events on shared emergency preparedness, response and recovery;
  - Expanding the eligibility of C2C events to include meetings between elected officials and/or senior staff; and
  - Updating the Guide to Community to Community Forums in British Columbia to support this expanded uptake in the program.
- The Ministry also supports and works with other partner organizations including the Local Government Management Association (LGMA) and the Local Government Leadership Academy (LGLA) to help build relationships between local governments and First Nations – for example, funding was provided to LGMA to deliver a two-day pilot workshop in Campbell River in November 2017, so local governments and First Nations could discuss ways to collaborate on land use planning.
- Several examples of local governments and First Nations working positively together were highlighted in the 2017 Treaty Commission report including:
  - Village of Pemberton and the Lil'wat (pronounced lil-watt) Nation joint plan to address substance abuse.
  - Beecher Bay First Nation, District of Metchosin and City of Langford land and revenue sharing partnership.
  - City of Powell River and the Tla'amin (pronounced sly-am-mon) growing a government-government relationship through Treaty implementation.



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## 2018/19 Estimates Note

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Date: March 26, 2018

**Cross Reference:** Governance and Structure Branch – Community to  
Community Forum (C2C) Program

**CONTACT:** Brent Mueller, Director, Governance and Structure, 778 398-3220

## Amalgamation

### ISSUE

- Amalgamation of two or more municipalities

### RECOMMENDED RESPONSE

- **Our government supports the strong tradition of elector choice and self-determination in local governance matters.**
- **While local governments are created by provincial statute, the statute also includes local autonomy and decision making, including no forced amalgamations.**
- **Constructive and balanced dialogue helps municipalities and regional districts assess whether current governance structures are meeting community needs. So any request for amalgamation needs to come from the local governments themselves.**
- **There are many different ways to balance regional and local interests to achieve efficiency and good governance, whether through inter-municipal service agreements or through service arrangements in regional districts.**
- **British Columbia's municipalities continue to evolve, and with support of councils and local voters, amalgamation has always been one of the ways to integrate decisions across municipal boundaries.**
- **Municipal amalgamation can be a complicated issue and requires a concrete, practical proposal with a clear understanding of implications and interests. Ministry staff can provide information regarding processes and considerations for any communities interested in discussing governance change.**

*If asked about Duncan-North Cowichan amalgamation vote...*

- **On April 3, 2018, I directed the City of Duncan and the Municipality of North Cowichan to hold a vote on amalgamation on June 23, 2018.**

*Continued...*

Honourable Selina Robinson

Date: April 5, 2018

- **I am very pleased to support the City of Duncan and the Municipality of North Cowichan in getting to this important stage.**
- **I look forward to electors of these two municipalities making informed and considered choices as to their future local governance.**

*If asked about role of/impact on regional districts...*

- **Amalgamated municipalities will not eliminate important roles for regional districts – such as providing services in across regions, in rural areas and between sub-regions; and accessing affordable local government financing.**

*If pressed on financial assistance from province for a formal process...*

- **I am open to discussing specific proposals further if local governments can provide plans for how they would proceed in the best interests of residents in the region.**

### KEY CONSIDERATIONS

- An amalgamation is – in essence – incorporation of a new municipality where once there were two or more. To be successful, it needs to be supported by electors and councils of each existing municipality.
- The *Community Charter* requires that voters in each existing municipality must support amalgamation in order for it to proceed.
- An examination of the financial, service, and governance implications precedes a decision of the Minister to order votes on the creation of a new municipality.
- Amalgamation arises periodically, typically as local general elections approach, in areas where municipalities share mutual boundaries: the Capital region, Greater Vernon and North Shore in Metro Vancouver are particularly prone to such discussions.
- Duncan and North Cowichan initiated a joint amalgamation study process in 2016, and have requested amalgamation votes for Spring 2018. Minister has ordered an amalgamation vote in each of the municipalities on June 23, 2018.



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- The last municipal amalgamation in B.C. was in 1995, when the Districts of Abbotsford and Matsqui merged to form the City of Abbotsford. Municipalities in the Comox Valley considered amalgamation in 1999 although it was ultimately rejected by voters in two of the three municipalities.

### Amalgamation in the Capital area:

- In the November 2014 local government elections, eight out of 13 municipalities in the Capital region, encouraged by the citizen group Amalgamation Yes, placed non-binding questions on the ballot ranging from investigating greater service integration to full amalgamation. Seven votes were affirmative.
- The former government responded to calls for action with facilitated fact-finding and local government discussions intended to serve as a starting point for local government engagement. The Capital Integrated Services and Governance Initiative Report was publicly released in August 2017.
- Since the release of the report, no local governments have asked the Ministry for assistance with developing specific approaches for shared services and or governance matters. The Mayors of Victoria and Saanich as well as Amalgamation Yes have begun to call on the Province on initiating a Citizens Assembly on amalgamation in the region, referencing the locally-established process in Duncan-North Cowichan.

**CONTACT:** Marijke Edmondson, Director, Local Government Structure, 778 698-3227  
Karen Lynch Senior Planning Analyst, Local Government Structure,  
778 698-3229

## Cannabis Legalization and Regulation in Canada

### ISSUE

- Status of the federal and provincial legislative framework for the legalization of cannabis in Canada and what it could mean for local governments in B.C.

### RECOMMENDED RESPONSE

- **Local governments have an important role to play as we move towards the legalization of cannabis in the summer of 2018. Legalization will have many impacts within communities.**
- **In the past few months, the Province has announced several key policy decisions with respect to the legalization and regulation of cannabis, including main aspects of the proposed provincial cannabis distribution and retail model, minimum age for possession, purchase and consumption of cannabis and personal public possession limits.**
- **These key policy decisions reflect feedback from the public engagement process and are endorsed by the Union of BC Municipalities (UBCM) executive.**
- **Consultation with UBCM continues, so that the province has a clear understanding of local government perspectives especially on key issues such as illegal dispensaries, zoning, costs/revenues, personal production and enforcement.**

### KEY CONSIDERATIONS

- In April 2017, the federal government tabled proposed legislation (the *Cannabis Act*) for the legalization and regulation of cannabis. The *Cannabis Act* is still making its way through the federal legislative process but is anticipated to be enacted in July 2018. Key points of the *Cannabis Act* include:
  - Production will be federally regulated, including licensing and import/export.
  - Distribution/retail will be regulated by the provinces, in close cooperation with local governments.

Honourable Selina Robinson

Date: April 13, 2018

- Until new federal legislation is in force, the laws regarding cannabis remain the same. Currently, cannabis may only be grown by licensed producers for medical purposes; unlicensed possession of cannabis is illegal and cannabis dispensaries are not federally authorized businesses.

### Key Considerations for Local Governments in B.C.:

- **Dispensaries:** Although it is currently illegal to sell medical and recreational cannabis through dispensaries, dispensaries operate in some B.C. municipalities, such as the City of Vancouver and Victoria. These municipalities have used their limited business licensing authorities and zoning to regulate these dispensaries and to date such regulation has been upheld in court. However, issuing a municipal business license does not make these dispensaries “legal”. There is an expectation from local governments that once the provincial retail licensing framework is in place, the Province will enforce that framework; this would include shutting down existing dispensaries that do not meet the provincial retail licensing requirements.
- **Retail sales:** Local governments will be able to set additional regulatory requirements for retailers, including where retailers can be located or limit the number of stores in their communities. Some municipalities (e.g. Richmond) have proposed outlawing the sale of cannabis in their jurisdictions. Regional districts may not have sufficient authorities under current local government legislation to further regulate cannabis retail stores.
- **Personal cultivation:** B.C. will allow adults to grow up to four cannabis plants per household. Local governments will be able to set additional restrictions, based on the needs in their communities. However, personal production through home cultivation may present a variety of issues for local governments, including effective oversight and enforcement on the local level which may prove challenging.
- **Enforcement:** The provincial regulatory framework, such as for the sale and distribution of cannabis and additional local requirements, such as for personal cultivation, are to be enforced by the Province and/or local governments. Effective oversight and enforcement of a provincial and local government regulatory framework for the legalization of cannabis may prove quite difficult regardless of the jurisdiction due to conflicting enforcement priorities and lack of resources.



Honourable Selina Robinson

Date: April 13, 2018

- **Local Government authority to regulate:** Local governments have a number of existing tools that can be used to regulate in relation to cannabis. These authorities include powers in relation to zoning, business licensing, public health, and nuisance. Municipalities have the ability to regulate in relation to business (business licensing) but regional districts do not have the authority to regulate in relation to business. However, the Community Charter permits a regional district to apply to the Province to enable this power by regulation. (Central Okanagan Regional District has business licensing enabled by regulation. Two other regional districts have recently requested consideration of providing them authority to regulate in relation to business, which would allow business regulation in a non-municipal area or potentially to a regional business licensing service.)
- **Consultation:** The Province is working closely with local governments through the Joint Provincial-Local Government Committee on Cannabis Regulation (JCCR), established at the Union of British Columbia Municipalities (UBCM) Convention in September 2017. The Minister of Public Safety and Solicitor General is the lead.
- **Revenue sharing:** In December, 2017 the Province and the Government of Canada reached an agreement in principle in relation to federal- provincial sharing of tax revenue from cannabis. More policy decisions regarding revenue sharing between the Province and local governments are still to come. The Minister of Finance is the lead.

**CONTACT:** Kara Woodward, Director, Local Government Policy, Research and Legislation, 778 698 3465

## Clean Water and Wastewater Fund

### ISSUE

- Ongoing administration of the Clean Water and Wastewater Fund

### RECOMMENDED RESPONSE

- **Our government is committed to making life more affordable for British Columbians and improving the services you can count on. That is why our government continues to support the Clean Water and Wastewater Fund (CWWF).**
- **The Ministry of Municipal Affairs and Housing is the lead ministry on the CWWF which, outside of the Gas Tax Fund, was the largest local government infrastructure funding program in B.C. in the last 15 years.**
- **This program was a significant opportunity for local governments, with their cost share reduced from the traditional 33 per cent to 17 per cent.**
- **This funding is helping communities move ahead with important improvements to their water, wastewater and storm water systems, and ensuring residents enjoy safe and reliable access to drinking water, improving environmental protection and is assisting local governments in their efforts to comply with senior government regulations.**
- **An extension to the bilateral agreement is underway with our federal partners. This will create more time for projects to complete as 2017 had a number of external factors which impacted project schedules.**
- **The CWWF program allocated \$148.5 million in Provincial funds to 180 projects between Fall 2016 and Spring 2017.**

### KEY CONSIDERATIONS

- The CWWF is a three-year joint federal-provincial infrastructure funding program for the rehabilitation and renewal of drinking water, wastewater and storm water infrastructure and the planning and design upgrades for future facilities.



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- The CWWF bilateral agreement was signed on September 30, 2016, with \$225.1 million federal funding and \$148.5 million provincial.
- In December 2017 the federal government approved a two-year program extension, to March 31, 2020, as a result of Provincial/Territorial pressure to extend the timelines for projects to complete under the program.

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575

### Capital Regional District Wastewater Treatment Project

#### ISSUE

- The Capital Regional District (CRD) wastewater treatment project is underway with significant construction planned for 2018.

#### RECOMMENDED RESPONSE

- **Our government is committed to making life more affordable and improving the services British Columbians count on, and that is why our government is committed to maintaining the contribution agreement as signed on March 10, 2017.**
- **I am confident that the wastewater project can continue on a progressive course to serve the best interests of taxpayers and communities in the region.**
- **The project will provide wastewater treatment and biosolids treatment, with resource recovery, for the seven Core-Area communities of Victoria, Oak Bay, Saanich, Esquimalt, View Royal, Colwood and Langford.**
- **The Province will contribute one-third of eligible costs, to a maximum of \$248 million, dependent on the completion of all project components.**
- **To ensure the project meets its goals and objectives, and to protect provincial interests, the provincial contribution was made with certain conditions.**
- **If conditions are met, payments will likely occur in 2020/21 and 2021/22. This type of funding commitment is not uncommon for complex projects such as this.**

#### KEY CONSIDERATIONS

- The Minister responsible and the Capital Regional District (CRD) signed the original Contribution Agreement in March 2013.

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Date: February 26, 2018

- The Project involves four separate senior-government contribution agreements, two with Infrastructure Canada (\$170 million), one with PPP Canada (now the Canadian Infrastructure Bank - \$83 million), and one with the Province (\$248 million).
- In 2014, the CRD was unable to secure necessary re-zoning and development permit approvals to enable the wastewater treatment plant to be built at McLoughlin Point in the Township of Esquimalt.
- The project was delayed and the project commission, called SeaTerra, was disbanded while the CRD and member municipalities reconsidered options.
- In March 2016, the Minister responsible announced that the Province would help facilitate a path forward with the CRD and the CRD establish a new Project Board with greater autonomy and authority than the previous project commission.
- In September 2016, the CRD approved the recommendations put forward by the Project Board, including construction of a single 108 mega litre/day plant for tertiary treatment of wastewater at McLoughlin Point, to be in operation by December 31, 2020.
- This recommendation forms the basis of Amendment # 11 to the Core Area Liquid Waste Treatment Plan that was submitted and conditionally approved by the Minister of Environment in September 2016.
- The Project Board and Esquimalt council completed the necessary re-zoning and development permit application in February 2017.
- To meet the 2020 timelines, the CRD signed agreements with preferred proponents for the McLoughlin Wastewater Treatment Plant (McLoughlin WWTP), the Residuals Treatment Facility at Hartland Landfill (RTF), the Clover Point Pump Station and the Macauley Point Pump Station.
- Construction on the project is underway and will be significant in 2018 with several components that will impact the public, including:
  - Clover Point Pump Station: Construction to start early 2018.
  - Clover Forcemain: Construction to start in 2018. Pipe will be installed along Dallas Road from Clover Point to Ogden Point, where it will connect to the Victoria Harbour Crossing.
  - Victoria Harbour Crossing: Construction began in 2017, and continues in 2018, to connect Ogden Point to McLoughlin Point with an undersea pipe.
  - Macauley Point Pump Station and Forcemain: Construction to start mid spring-summer 2018.

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- McLoughlin Point WWTP: Construction began in 2017 and will continue in 2018 with work beginning on foundations and buildings. The site is visible from the ocean and from Ogden Point.
- Residuals Solids Conveyance Line (sludge pipeline): Construction is expected to begin in late 2018 once coordination with Saanich, Esquimalt, and Victoria is complete. The pipeline will follow an existing right-of-way from McLoughlin WWTP to the RTF at the Hartland Landfill.
- Deadlines:
  - May 31, 2017 – CRD to submit a plan to the Minister of Environment and Climate Change Strategy that outlines procedural steps and schedule it will implement to achieve a definitive plan for beneficial use of biosolids.
    - CRD met the deadline with minimal requirements – a more detailed plan will be completed.
  - June 30, 2019 – CRD to submit to the Minister of Environment and Climate Change Strategy a plan for beneficial use of biosolids.
  - December 31, 2020, – The federal government's Environment and Climate Change Department has confirmed that the CRD wastewater systems proposed for Macaulay Point and Clover Point are well above the "high risk" designation threshold. The CRD must comply with federal standards for wastewater treatment by the end of 2020.
- Funding:
  - **Federal government:** Original federal funding commitment to the project was \$253.4 million (agreements in principle) from three different programs:
    - \$120 million from the Building Canada – Major Infrastructure Component (Infrastructure Canada);
    - \$50 million from the Green Infrastructure Fund (Infrastructure Canada); and
    - \$83.4 million from PPP Canada.
  - However, now, with the project scope being reduced at the Hartland Landfill (Residuals Treatment Facility), the PPP Canada contribution needed to be reduced from \$83.4 million to \$33.4 million. The scope reduction resulted in reduced eligible costs, and the P3 Fund has a strict allocation rule of only 25 per cent to eligible costs.



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- **Provincial government:** \$248 million (operating) is identified in a Contribution Agreement to be signed by MAH and the CRD.
  - The provincial contributions will be made in two separate payments, with the first being made once the project achieves clearly defined payment terms and conditions in the agreement and reaches substantial completion, with the second payment being made upon commissioning of the entire system (a fully operational system).

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575

## ***Cultus Lake Park Act – Legislative Revisions***

### **ISSUE**

- Proposed amendments to the *Cultus Lake Park Act*

### **RECOMMENDED RESPONSE**

- **The Cultus Lake Park Board requested consideration of a number of amendments to modernize elements of the *Cultus Lake Park Act*.**
- **Ministry staff have consulted with the Park Board and continue to undertake work on targeted amendments to address some issues of most concern to the Park Board about the Act. These matters are largely administrative and procedural in nature.**
- **The Park Board and the Fraser Valley Regional District support the requested changes.**

### **KEY CONSIDERATIONS**

- Cultus Lake Park (the Park) is a large park within an electoral area of the Fraser Valley Regional District (FVRD) that has evolved into a community of approximately 1100 people. The Park is governed by the *Cultus Lake Park Act* (the Act) that establishes the Park's governing body, the Cultus Lake Park Board (Park Board).
- The Park Board is a special-purpose governance body, and not a local government. Under the Act, the Park Board's powers and duties are more limited than the powers and duties of municipalities and regional districts. The Act has not been significantly modernized since it was passed.
- s.13,s.14,s.16





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○ s.13,s.14,s.16

○

**CONTACT:** Kara Woodward, Director, Local Government Policy, Research and Legislation,  
778 698 3465

## Dogs – Various Issues

### ISSUE

- Dog Related Issues with Impacts for Local Governments

### RECOMMENDED RESPONSE

- We recognize that there are a variety of issues that are raised in relation to the keeping and treatment of dogs—and we also recognize that there are varied and passionate views on all sides of these issues.
- Local governments have the authority to regulate, prohibit and impose requirements in relation to dogs and their owners under the *Community Charter* and the *Local Government Act*. This includes the authority to implement breed specific bans at the local level and to use special powers in relation to dangerous dogs. Additionally, local governments may use their animal control authority to create a registry of dangerous dogs within their jurisdictions.
- In relation to animals in overheated vehicles, these rules are currently enforced by the BC Society for the Prevention of Cruelty to Animals (BCSPCA) under the *Prevention of Cruelty to Animals Act*. The Act carries the toughest penalties in Canada, with maximum penalties of \$75,000 fines and two years' imprisonment.
- In addition, the Ministry encourages local governments to use existing tools to address this issue, such as passing ticketing bylaws prohibiting individuals from leaving animals in overheated vehicles, with a fine as a penalty.

### KEY CONSIDERATIONS

The various concerns relate to:

- **Distressed animals in overheated vehicles:** The Ministry undertook significant policy work on this matter, determining that proposed legislative amendments would involve significant complexity and legal implications (liability and constitutional concerns, such as the constitutionally protected right against unreasonable search and seizure).

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- The Ministry explored alternative non-legislative responses to the issue and reached out to stakeholders, including the BCSPCA, Union of BC Municipalities (UBCM) and the BC College of Veterinarians. All stakeholders emphasized that they would rather focus on the prevention of such incidents and education of pet owners than having to deal with actual incidents of distressed animals left in hot cars.
- **Dangerous dogs:** Under s. 49 of the *Community Charter*, local governments have special powers in relation to “dangerous dogs” (i.e. dogs that have or are likely to kill or seriously injure a person). There has been significant stakeholder and public interest in these special powers, which have led to several, sometimes conflicting, issues, including:
  - Public concerns regarding the seizure of dangerous dogs by animal control officers (powers and their exercise either too much or not enough);
  - Public concerns regarding the prolonged impounding of seized dogs; and
  - Requests from local governments for strengthening the provision to allow for the euthanization of dogs that have been judicially determined to be dangerous and enable the courts to make orders against owners of dangerous dogs.
- **Breed bans:** There have been requests from some members of the public for a province-wide ban of particular breeds of dogs (e.g. pit bulls). Local governments currently have the authority to implement a local breed ban bylaw if they wish to do so. However, most local governments focus their bylaws on dangerous dog behaviours and owner responsibilities, rather than specific breeds.
- **Provincial registry of dangerous dogs:** A 2016 UBCM resolution requested the implementation of a province wide registry of dangerous dogs. There is currently no legislative authority for a province wide registry; however, local governments may maintain a local registry of dangerous dogs within their jurisdiction and may share such information with other local governments and other authorities such as the municipal police or the RCMP so long as they comply with the provisions of the *Freedom of Information and Protection of Privacy Act*.
- **Liability for pet owners:** In April 2016, a private member's bill M212, the *Animal Liability Act, 2016*, was introduced in the Legislature, proposing changes to liability rules for damages caused by animals. The bill did not pass first reading.

**CONTACT:** Kara Woodward, Director, Local Government Policy, Research and Legislation, 778 698-3465  
Miriam Starkl-Moser, Manager, Policy & Legislation, 250 387-4017

## Infrastructure Planning Grant Program

### ISSUE

- Status update of the ongoing Infrastructure Planning Grant Program

### RECOMMENDED RESPONSE

- **The Infrastructure Planning Grant Program offers grants up to \$10,000 to support local government projects for the development of sustainable infrastructure.**
- **The grant program helps local governments create a vision for the future – one that embraces sustainability, resilience and livability.**
- **The current intake closed on January 17, 2018, and announcements are planned for April 2018. The next intake is open for local governments.**
- **Grants support activities related to assessing technical, environmental and/or economic feasibility of local government infrastructure. It provides a solid foundation for future capital projects helping plan successful implementation.**

### KEY CONSIDERATIONS

- Grants up to \$10,000, are available to help develop long-term comprehensive plans and feasibility studies including: asset management; integrated storm water management plans; water master plans; and liquid waste management plans.
- The grant formula provides 100 per cent of the first \$5,000 and 50 per cent of the next \$10,000. The Minister approves the final list of funded projects.
- The Infrastructure Planning Grant Program (IPGP) is highly regarded by local governments as an effective program. It is well subscribed by small and medium sized local governments. Most local governments have applied to the program.
- There are two rounds of approvals. The first aligned with the annual UBCM Convention where the Minister announces approved projects during individual local government meetings. The second is based on the end of the fiscal year.
- Round 1 announcements were made at UBCM Convention in September 2017. Thirty projects were approved totalling \$282,180.
- The current intake closed January 17, 2018. Fifty six applications were submitted resulting in 23 projects approved for \$217,999.



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- In fiscal 2017/18, 53 projects in communities across the province were approved providing up to \$500,179 in funding.

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250-356-6575

## Local Government Elections – Contribution Limits

### ISSUE

- In fall 2017, Government passed amendments to the *Local Elections Campaign Financing Act* (LECFA) that banned corporate, union, and out-of-province contributions in local elections, and established limits on contributions provided to candidates and elector organizations.

### RECOMMENDED RESPONSE

- **Government recognizes the important role that contribution limits play in enhancing the fairness of elections and ensuring that personal resources cannot be used to unduly influence the political process.**
- **In fall 2017, government took action to level the playing field in time for the 2018 general local elections by introducing the *Local Elections Campaign Financing Amendment Act*, which was passed by the legislature in November.**
- **The legislation banned corporate, union, and out-of-province contributions at the local level and established a limit of \$1,200 on contributions made to candidates and elector organizations.**
- **Candidates may also contribute an additional \$1,200 to their campaign – or to their elector organization’s campaign, if endorsed – in 2018.**
- **The legislation includes flexibility for contribution limits for future local elections to be set by provincial regulation, which could take into account community differences, such as population.**
- **The experience of the 2018 general local elections, as well as the feedback of local governments through the Union of BC Municipalities, will help government understand whether future changes are needed to the framework.**

### KEY CONSIDERATIONS

- Government consulted with key stakeholders in developing the legislation, such as Elections BC and the Union of BC Municipalities.

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Date: February 16, 2018

- As committed by the Minister during Committee stage debate on the Bill, the regulation that accompanies LECFA was amended to allow candidates to contribute an additional amount to their own campaigns in 2018.
- The *Local Elections Campaign Financing Amendment Act* focused on key campaign financing reforms that could be implemented in time for the 2018 general local elections. As such, the legislation did not implement public financing in local elections, nor did it establish limits on contributions provided to third party advertising sponsors in local elections, which were implemented at the provincial level by amendments to the *Election Act* in Fall 2017.
- Implementing public financing in local elections would be complex and require significant policy work and consultation. Government is open to discussing public financing with local governments if they decide that exploring public financing measures is a priority for future elections (after 2018).
- Significant additional work and consultation would be needed to understand how to effectively apply limits to contributions made to third party advertising sponsors in local elections, who may be advertising in a number of different elections and on numerous different issues. Establishing these rules in local elections may raise unique constitutional issues that did not affect the proposed amendments to the *Election Act*.
- Contribution limit amounts (including amounts candidates can contribute to their own campaigns) and rules related to third party advertising sponsors will be monitored in 2018 to determine if any changes are needed to the framework.
- 2018 will be the first local elections in which expense limits and contribution limits apply. Education and outreach activities are being undertaken by Elections BC, the Local Government Management Association and the Ministry of Municipal Affairs and Housing.

**CONTACT:** Kara Woodward, Director, Local Government Policy, Research and Legislation, 778 698-3465  
Lesley Scowcroft, Manager, Local Government Policy, Research Legislation, 778 698-3469

## Local Government Elections – Expense Limits

### ISSUE

- Implementation of local elections expense limits for the 2018 general local elections (and subsequent elections).

### RECOMMENDED RESPONSE

- **The *Local Elections Campaign Financing Act* (LECFA) was amended in 2016 to implement expense limits. Expense limits will help to level the playing field for all local government election candidates, including those for councils and school boards.**
- **Expense limits are based on set amounts and formulas all linked to population.**
- **The changes come into effect for the 2018 general local elections and go a long way to strengthening local democracy in our province.**
- **The amendments to implement expense limits for local elections followed a process that included the 2009 Local Government Elections Task Force, an all-party Special Committee of the Legislature and public consultations.**

### KEY CONSIDERATIONS

- The *Local Elections Campaign Financing Act* (LECFA) was initially passed in 2014 and sets out the framework for local elections campaign financing and third party advertising. LECFA implemented most of the recommendations of the Local Government Elections Task Force (which made recommendations in 2010) and first applied to the 2014 general local elections. LECFA was then amended in 2016 to add expense limits for the 2018 general local elections.
- Limits apply to spending by candidates, elector organizations, and third party advertising sponsors during the campaign period for an election (the 29-day period up to and including General Voting Day).
- Expense limits for candidates are based on the population of the corresponding community; mayoral candidates have a higher expense limit to reflect that, typically, it is more expensive to run a mayoral campaign.





## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 16, 2018

- Under the third party advertising framework, limits apply to both directed advertising (advertising that identifies a candidate or elector organization) and issue advertising (advertising respecting a public policy issue).
- Limits for directed advertising are 5 per cent of the mayoral candidate (or candidate if no mayoral office) of the relevant community. The limit for issue advertising is not easily tied to a particular community and is a flat rate of \$150,000 (this limit also serves as an overall, cumulative limit).
- 2018 will be the first local elections in which expense limits and contribution limits apply. Education and outreach activities are being undertaken by Elections BC, the Local Government Management Association and the Ministry of Municipal Affairs and Housing.

**CONTACT:** Kara Woodward, Director, Local Government Policy, Research and Legislation,  
778 698-3465

Lesley Scowcroft, Manager, Local Government Policy, Research and Legislation,  
778 698-3469

### **New Building Canada Fund – Small Communities Fund**

#### **ISSUE**

- Administration of the New Building Canada Fund – Small Communities Fund

#### **RECOMMENDED RESPONSE**

- **The Ministry of Transportation and Infrastructure (MoTI) is the lead ministry on the overarching New Building Canada Fund. The Ministry of Municipal Affairs and Housing co-leads the New Building Canada Fund – Small Communities Fund with MoTI, and holds the budget for all Small Communities Fund projects.**
- **The Province signed the bilateral agreement for the Small Communities Fund with Canada on March 12, 2015, committing to matching \$109 million federal dollars with equivalent provincials dollars.**
- **The program was fully allocated by March 2017 approving 80 projects for \$218 million in combined federal/provincial funds.**
- **Approvals were made by a joint Oversight Committee with representation from the Province, Canada and UBCM (as a non-voting member).**
- **The Ministry is committed to collaborating with our funding partners to ensure both provincial and local priorities are included in discussions about future infrastructure funding programs with the federal government.**

#### **KEY CONSIDERATIONS**

- The New Building Canada Fund (NBCF) supports investments in a wide range of infrastructure projects of national, regional and local significance that meet national objectives of economic growth, a clean environment, and stronger communities. Eligible Projects are for the construction, renewal, rehabilitation or material enhancement of infrastructure for public use or benefit.



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 2, 2018

- The Provincial Territorial Infrastructure Component (PTIC) funding is allocated across P/Ts with each receiving a \$250 million base amount plus a per capita allocation. B.C.'s allocation is \$1.09 billion over 10 years. Ten per cent of this is reserved for the Small Communities Fund (\$109 million) which is focused on local government projects. The program is scheduled to complete in 2024 with the final projects completing construction by March 31, 2023.

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575

## NORTHERN DEVELOPMENT INITIATIVE TRUST PROFILE

**Statutory Authority:** *Northern Development Initiative Trust Act*

**Type of Organization:** Regional Economic Development Trust – operationally independent of government

**Appointment Process:** Order in Council (5/13 directors)

### Background:

- The Northern Development Initiative Trust (NDIT) was created by the Government of B.C. in 2004 through the *Northern Development Initiative Trust Act*.
- NDIT received an allocation of \$135 million in 2005 from the proceeds of the sale of BC Rail and a further \$50 million from the Province in 2006.
- NDIT supports economic development initiatives in central and northern British Columbia.
- NDIT is guided by a Board of Directors and four Regional Advisory Committees (RACs), which include dozens of locally elected officials and MLAs. The Board includes eight members elected by the RACs and five members appointed by Order in Council.

### Program Description:

NDIT is an independent regional economic development corporation focused on stimulating economic growth and job creation in central and northern British Columbia in the following key sectors: Agriculture; Economic Development; Energy; Forestry; Mining; Pine Beetle Recovery; Small Business; Tourism; and Transportation.

### Current Appointees:

The 5 members appointed by Order in Council are:

- Evan S. Saugstad, Chair, expiry date April 30, 2020
- Gerald D. Wesley, Vice Chair, expiry date May 1, 2019
- Wendy J. Benyk, Director, expiry date April 30, 2020
- Thomas W. Hoffman, Director, expiry date April 30, 2019
- Daniel J. Schilds, Director, expiry date April 30, 2020

### Appointments required:

- No appointments are required until April 30, 2019.

**Issues:**

- N/A

**Success to Date:**

- NDIT provides direct funding to communities for economic development and grant writing support. Since inception in 2005, and as of September 30, 2017, NDIT reports that its Board has approved \$167.5 million in funding committed to 2,771 projects, with 72 per cent of investments going to small communities with populations of less than 5,000.
- NDIT also reports that 6,238 jobs have been created and over \$1.3 billion invested to the region through 4,478 partnerships with 1,148 organizations.
- Through their popular community grant writing program, an additional \$119.6 million in funding has been approved since 2010.

**Website:** <http://www.northerndevelopment.bc.ca/>

**Contacts:**NDIT:

Joel McKay  
CEO  
250 561-2525

Ministry:

Greg Goodwin, Executive Director  
Technology, Innovation and Economic  
Development Division  
250 356-0778

## Northwest BC Resource Benefits Alliance

### ISSUE

- Twenty-one communities in northwest B.C. have formed the RBA to negotiate a long-term grant agreement with the Province.

### RECOMMENDED RESPONSE

- **Our Government is pleased that we have been able to meet with the Northwest BC Resource Benefits Alliance (RBA) over the last number of months including a number of meetings during the week of UBCM Convention with our Premier, many of our Cabinet Ministers and a detailed meeting with the Deputy Minister of Finance.**
- **Personally, I have had good discussions with members from the RBA during the summer and early autumn of 2017.**
- **At the request of the Deputy Minister of Finance, the RBA committed to providing the Province with a business case outlining the rationale for their funding request to the Province. This was received on October 17, 2017.**
- **Staff from the Ministry of Finance and the Ministry of Municipal Affairs have reviewed the business case and have had multiple meetings with RBA representatives (including consultants who prepared the business case).**
- **Provincial staff are currently analysing the subsequent information provided by the RBA in February.**
- s.13,s.16,s.17

Honourable Selina Robinson

Date: March 27, 2018

## KEY CONSIDERATIONS

- The membership of the RBA includes the Regional District of Kitimat-Stikine, North Coast Regional District and Bulkley Nechako Regional District, as well as all of the local governments within them, for a total of 21 (See Appendix 1).
- The RBA was born out of the Northwest Readiness Initiative (2014-16), which was designed to prepare the Northwest for future LNG development. The initiative supported the region with Community Land Use Planning Grants, Asset Management Capacity Building, planning interns and industry liaison supports. Through this initiative, the Province provided the Northwest approximately \$1.2 million in funding.
- The Province provided additional funding through the Rural Dividend program (administered by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development), which provided \$25 million per year over four years to assist rural communities with diversifying their local economies.
- The RBA would like to negotiate a provincial grant program in lieu of being unable to tax rural industry and utilities located within the Northwest. The RBA would like to loosely base this funding model on the Peace River Agreement, which provides \$50 million in annual funding to eight Northeastern local governments over 20 years.
- The RBA is also requesting legacy resources for Northwestern communities after industrial development has diminished in the future.
- During the summer and early autumn of 2017, RBA representatives met with various government representatives to gain support for grant funding negotiations, including one meeting with the Premier and a more detailed meeting with the Deputy Minister of Finance at the annual UBCM convention.
- The RBA believes their communities need approximately \$600 million in new and upgraded infrastructure based on an informal survey of local governments in the region.
- The Honourable Selina Robinson wrote to the Chairs of the Regional Districts explaining that further research and analysis is required to gain clarity on the unique needs and desires of the Northwest region that set it apart. <sup>s.13,s.16,s.17</sup>
- In late October 2017, the RBA presented its business case to the Province. This was followed by a series of technical meetings between Provincial staff and representatives and consultants from the RBA.



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 27, 2018

- The business case stated the rationale for funding was based on four principles:
  - The RBA is a “have not” region;
  - The RBA has a large amount of rural industrial/utility infrastructure;
  - The RBA was historically underfunded by senior governments; and
  - The RBA is the location for a large amount of potential future investment.
- s.13,s.16,s.17

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s.13,s.16,s.17

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s.12,s.13,s.16,s.17

s.12,s.13,s.  
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**Attachment:** Appendix 1 – Local Government Participants in the Northwest  
Resource Benefits Alliance

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575



## 2018/19 Estimates Note

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### **Appendix 1 – Local Government Participants in the Northwest Resource Benefits Alliance**

#### **Regional Districts:**

Regional District of Bulkley-Nechako  
North Coast Regional District  
Regional District of Kitimat-Stikine

#### **Municipalities:**

Burns Lake, The Corporation of the Village of  
Fort St. James, District of  
Fraser Lake, Village of  
Granisle, Village of  
Hazelton, The Corporation of the Village of  
Houston, District of  
Kitimat, District of  
Masset, Village of  
New Hazelton, District of  
Port Clements, Village of  
Port Edward, District of  
Prince Rupert, City of  
Queen Charlotte, Village of  
Smithers, Town of  
Stewart, District of  
Telkwa, The Corporation of the Village of  
Terrace, City of  
Vanderhoof, District of

## Rental Zoning

### ISSUE

- UBCM and some local governments have requested a new authority to zone for rental.

### RECOMMENDED RESPONSE

- **We know that local governments are also on the front lines of the housing crisis and are well positioned to advance the delivery of new homes.**
- **Local governments and UBCM have clearly shown that they are interested in innovative new land use planning tools, such as rental zoning, to help them deliver the housing that people need.**
- **Ministry staff will be working with UBCM, local government and other partners in the near term to explore and move forward on these new ideas.**

### KEY CONSIDERATIONS

- A new authority for rental zoning has been requested by the City of Vancouver in UBCM's newly released Housing Strategy.
- The February 2018 Speech from the Throne committed to enabling local governments to zone areas of their communities for rental housing.
- Such a tool would allow land to be zoned such that rental is the primary permitted use in specified areas. Unlike housing agreements or density bonusing, rental zoning would not require land owner approval or negotiations.
- Creating this tool would require an expansion of local government authorities in the *Local Government Act* and the *Vancouver Charter*.
- s.13,s.14,s.16
- 

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575

## Secondary Suites

### ISSUE

- Secondary suites are widely permitted in some capacity in most communities; additional policy measures could help ensure that the authority to build secondary suites is fully enabled across BC communities struggling with adequate housing.

### RECOMMENDED RESPONSE

- **B.C. local governments are key partners in addressing housing supply and housing affordability due to their important role in land use planning, development and building approvals.**
- **Secondary suites can provide an effective means of gently densifying neighbourhoods and providing more housing options for people.**
- **The vast majority of local governments in B.C. permit secondary suites or garden suites in some capacity.**
- **The Ministry is working closely with our local government partners to ensure that they are supported in addressing local housing needs**

### KEY CONSIDERATIONS

- Under legislation, local governments have the authority to allow secondary suites (additional unit within the primary dwelling) and garden suites (additional dwelling on the property) through zoning bylaws.
- To determine the extent to which these tools are used, Ministry staff undertook a province-wide survey of local governments in January 2018. s.16
- The ministry will continue to work with local government partners to advance the adoption of secondary suite policies in those communities that do not already have them via policy and other incentive based approaches.

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575

## Local Governments and Affordable Housing

### ISSUE

- Government's 30 Point Housing Plan identifies the need to work closely with local government partners, to eliminate barriers to affordable housing and develop new tools

### RECOMMENDED RESPONSE

- **Our government is committed to housing affordability; the effects of housing affordability have a big impact on communities of all sizes.**
- **Local governments are key partners in addressing the housing crisis due to their role in land use planning and development, and building approvals**
- **We are committed to working with local governments to better understand local housing needs, and to ensure that the people who need new homes are getting them as efficiently as possible.**
- **We welcome UBCM's recent housing strategy and look forward to working with local governments and the UBCM to put shared solutions into action.**

### KEY CONSIDERATIONS

- Local governments are responsible for ensuring a suitable supply of housing, to meet community needs. This can be accomplished through land use planning, zoning land, regulating development and providing services.
- UBCM released a housing strategy on February 1, 2018, that expressed support for the Province's goal of 114,000 units over ten years.
- The report provided for 32 recommendations that address: increasing rental housing (supply), managing demand through tax and regulatory changes and addressing homelessness through prevention.
- The Ministry has begun working with UBCM staff to get feedback on potential policy, legislative and program initiatives that would impact or involve local governments
- The issue of housing affordability and local delays in development approvals is a recurring topic in the media.



Date: March 19, 2018

- UBCM has expressed concerns that local governments, and local approval processes, are considered a primary driver of affordability issues. UBCM's housing strategy emphasizes demand-side measures and supports that the housing crisis is not solely related to the housing supply concerns.

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575

## Vancouver Vacancy Tax

### ISSUE

- The City of Vancouver (Vancouver) approved its vacancy tax in November 2016, effective for the 2017 and following taxation years.

### RECOMMENDED RESPONSE

- **Addressing housing affordability for British Columbians is a top priority for our government.**
- **The Province amended the Vancouver Charter in 2016 to authorize the City of Vancouver to design and implement a vacancy tax, the first of its kind in Canada.**
- **Vancouver's "Empty Homes Tax" bylaw took effect for the 2017 taxation year.**
- **The Province is not currently considering extending authority to impose a similar vacancy tax for other local governments in the Province.**
- **Other communities are encouraged to observe Vancouver's experience as to whether these tax measures have the desired effect.** s.13,s.16

s.13,s.16

*If asked about fairness to non-resident property owners with sporadic use...*

- **The Ministry is aware of concerns of unfairness expressed by a number of property owners who use their properties intermittently and who are subject to the tax.**
- **The legislation enabling the Empty Homes Tax provided Vancouver with flexibility to determine the rules for the application of and exemptions from the tax. As it implements and monitors the tax, the City has the opportunity to consider the impacts of the tax and to assess whether changes to the bylaw are needed.**

*Continued...*

Honourable Selina Robinson

Date: March 19, 2018

*If asked about the new Provincial Speculation Tax...*

- **The speculation tax announced in the February 13, 2018, budget is a provincial tax. The vacancy tax imposed by the City of Vancouver is a local authority created in the Vancouver Charter and specific to Vancouver. The speculation tax is the responsibility of my colleague, the Honourable Carole James, Minister of Finance.**

### KEY CONSIDERATIONS

- In July 2016, in response to a request from the City of Vancouver, the Province introduced amendments to the *Vancouver Charter* enabling Vancouver to impose a tax on unoccupied residential properties. The enabling amendments provide Vancouver with full authority to design and implement the tax without involvement from the Province, including defining vacant property, identifying exemptions, providing for a complaint/appeal process, establishing all administrative requirements and preparing an annual summary report of the program for the public. Revenue from the Empty Homes Tax is restricted to use for affordable housing initiatives.
- Vancouver's Empty Homes Tax is in effect from the 2017 tax year, and in 2018 all property taxpayers are required to make a vacancy status declaration in respect of the 2017 tax year. Vancouver has extended the deadline for 2017 declarations to March 5, 2018. Under the tax, properties that are occupied for any six (non-consecutive) months within each tax year are not subject to the tax, provided each period of occupation is 30 days or longer or no exemption is applicable.
- Vancouver consulted extensively in designing the tax and has continued with multi-faceted communications to help property owners understand their obligations in relation to the tax. Most recently, Vancouver extended the deadline for property status declarations following an information campaign in relation to those declarations.





## 2018/19 Estimates Note

Honourable Selina Robinson

Date: March 19, 2018

- A number of concerns have been raised with the tax (e.g., that a tax to support affordable housing initiatives should be spread evenly over the entire property tax base and not borne by a select group of property holders). The key concern voiced the most has been from property owners who reside in their Vancouver properties part-time, but are below the time threshold for principal residency under the bylaw. The 6-month/30 day occupancy threshold is perceived by some to be too high – for example, by property-owners who commute to Vancouver for regular but part time employment. Other persons in this category are retired former residents of Vancouver who maintain a second home to facilitate frequent visits for family and health reasons. Media interest is being raised by such property owners.
- The Empty Homes Tax applies only to the City of Vancouver. A number of other local governments requested similar authority when Vancouver's authority was initially provided, but have not specifically requested that authority since. s.13,s s.13,s.16
- The new Provincial speculation tax was announced in the February 13, 2018 budget, effective for 2018. The speculation tax will initially apply to homes that are not principal residences or used for long-term rental in identified areas of the Province including Metro Vancouver, Greater Victoria, Fraser Valley, Capital and Nanaimo Regional Districts and in the municipalities of Kelowna and West Kelowna. The speculation tax is the responsibility of the Ministry of Finance.

**CONTACT:** Kara Woodward, Director, Local Government Policy, Research and Legislation,  
778 698-3465

## City of Vancouver New Zoning Authorities

### ISSUE

- MLA Sullivan has suggested that the Province work with City of Vancouver to delegate all zoning and permitting decisions, and extend this model to other local governments. Mayor Robertson has requested other zoning-related legislative amendments to support the City in addressing housing affordability.

### RECOMMENDED RESPONSE

- **B.C. local governments are key partners in addressing housing affordability due to their important role in land use planning, development and building approvals.**
- **The Province appreciates all suggestions for addressing housing affordability, and looks forward to working with local governments, the UBCM and other stakeholders on this and other important issues.**
- **Work is underway to consider rental zoning as well as to research best practices and new opportunities to help local governments expedite, facilitate and preserve more affordable housing.**
- **Ministry staff have begun reaching out to local governments to better understand the opportunities and how these could be achieved.**

### KEY CONSIDERATIONS

- The City of Vancouver is undertaking new measures to tackle housing affordability including developing a new Housing Vancouver strategy that seeks to deliver 72,000 new homes over the next decade.
- MLA Sullivan has proposed allowing all local governments to delegate individual rezoning and development permit applications.
- The decision to delegate rezoning decisions to another body or staff would be a significant departure from current practice. The discretionary nature of rezoning decisions provides Councils and Boards with the opportunity to negotiate and make agreements with applicants on a range of matters. Re-zonings can be controversial due to local resistance to increased density.



## 2018/19 Estimates Note

Honourable Selina Robinson

Date: February 18, 2018

- Mayor Robertson has requested new authorities that would enable the City to zone for rental and to require rental housing as a condition of bonus density. UBCM's recent Housing Strategy recommends a similar authority for rental zoning. Rental zoning is undergoing policy work to determine a path forward.

**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575



Ministry of  
Municipal Affairs  
and Housing

## 2018/19 Estimates Note

Honourable Selina Robinson

Date: April 3, 2018

s.12,s.13,s.16



Ministry of  
Municipal Affairs  
and Housing

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Date: April 3, 2018

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**CONTACT:** Tara Faganello, ADM, Local Government Division, 250 356-6575

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Withheld pursuant to/removed as

s.16;s.13;s.17