

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for
Tuesday, November 21, 2023 at 7:00 p.m. in **Multipurpose Room at Anmore
Elementary School, 30 Elementary Road, Anmore, BC**



NOTE: Members of the public not attending in person may view our Regular Council meeting by accessing the meeting via our YouTube channel. For those who are not attending in person, questions/comments under Item 3 Public Input, or Item 17 Public Question Period may be submitted up to 4:00pm on meeting days to rhonda.schell@anmore.com to be read by the Corporate Officer during the meeting.

https://www.youtube.com/channel/UCeLV-BY6qZzAVEKX5cMWcAQ?view_as=subscriber

THIS MEETING'S PROCEEDINGS WILL BE BROADCAST LIVE VIA YOUTUBE AND AVAILABLE AS A RECORDED ARCHIVE ON THE VILLAGE WEBSITE

1. Call to Order

2. Approval of the Agenda

Recommendation: THAT the Agenda be approved as circulated.

3. Public Input

**Note: To encourage civic engagement, Council welcomes your participation in the public portion of our meeting. We want to remind members of the public that matters raised here are for Council's consideration and should be constructively focused on agenda items only and not individuals. To ensure that we are providing a positive work environment in alignment with Council's Strategic Plan and the Village's Respectful Workplace Policy, we ask that Council is engaged in a manner that is respectful and productive. Please limit comments to two-minutes and save any questions for Question Period later in the meeting.*

4. Delegations

(a) Anmore Photo Album Contest Winners

Council to present prizes to the Anmore Photo Album Contest Winners.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on November 7, 2023

Recommendation: THAT the Minutes of the Regular Council Meeting held on November 7, 2023, be adopted, as circulated.

6. Business Arising from Minutes**7. Consent Agenda**

None.

8. Items Removed from the Consent Agenda**9. Legislative Reports**

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(a) 2192 Sunnyside Road Zoning Amendment – Bylaw No. 669-2023

Memo to Council and report dated January 6, 2023 from the Manager of Development Services attached for information.

Recommendation: THAT Council adopt Anmore Zoning Amendment Bylaw No. 669-2023.

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(b) Anmore Five-Year Financial Plan Amendment – Bylaw No. 688-2023

Report dated November 17, 2023 from the Manager of Financial Services.

Recommendation: THAT Council give first, second and third reading to Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023.

10. Unfinished Business

None.

11. New Business

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(a) BC Vision Zero in Road Safety Grant Program

Report dated November 17, 2023 from the Chief Administrative Officer.

Recommendation: THAT Council direct staff to apply to British Columbia Vision Zero in Road Safety Grant Program for \$20,000 and ensure the application meets all eligibility requirements.; and,

THAT the Village provide overall grant management should the application be successful.

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**(b) UBCM Community Resiliency Investment Program – 2024 FireSmart
Community Funding and Supports Grant**

Report dated November 17, 2023 from the Manager of Community Services.

Recommendation: THAT staff apply to the 2024 FireSmart Community Funding and Supports program to develop a Community Wildfire Resiliency Plan; and,

THAT the Village provide overall grant management should the application be successful.

12. Items from Committee of the Whole, Committees, and Commissions

13. Mayor's Report

14. Councillors Reports

15. Chief Administrative Officer's Report

16. Information Items

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(a) General Correspondence

- Metro Vancouver Board in Brief for meetings held on October 27, 2023
- Letter from Honourable Ravi Kahlon, Minister of Housing dated November 9, 2023 regarding new legislation to support local government housing initiatives

17. Public Question Period

**Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.*

18. Adjournment

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for
Tuesday, November 7, 2023 at 7:00 p.m. in **Multipurpose Room at Anmore
Elementary School, 30 Elementary Road, Anmore, BC**



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Kim Trowbridge (attended electronically)
Councillor Doug Richardson
Councillor Polly Krier
Councillor Paul Weverink

ABSENT

OTHERS PRESENT

Karen Elrick, Chief Administrative Officer
Rhonda Schell, Manager of Corporate Services
Lena Martin, Manager of Financial Services
Chris Boit, Manager of Development Services

1. Call to Order

The meeting was called to order at 7:12 p.m.

2. Approval of the Agenda

Mayor McEwen mentioned a correction needing to be made to a committee member's name under item 7 (a) from Xang to Chiang.

It was MOVED and SECONDED:

R114/23: THAT the Agenda be approved as amended.

Carried Unanimously

3. Public Input

None.

4. Delegations**(a) Ugly Christmas Sweater Dash**

Jordan Birch provided an overview of the 2023 Ugly Christmas Sweater Dash and requested event support from the Village.

It was MOVED and SECONDED:

R115/23: THAT staff provide a letter of support for the Ugly Christmas Sweater Dash event liquor licence, in-kind support from Public Works with barricades, cones, and tents, and the promotion of the event through social media and email notification.

Carried Unanimously

5. Adoption of Minutes**(a) Minutes of the Regular Council Meeting held on October 3, 2023**

It was MOVED and SECONDED:

R116/23: THAT the Minutes of the Regular Council Meeting held on October 3, 2023, be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

None.

7. Consent Agenda

It was MOVED and SECONDED:

R117/23: THAT the Consent agenda be adopted.

Carried Unanimously

(a) Release of Resolutions from In Camera Meetings

At the October 3, 2023 In Camera Council Meeting, Council authorized the release of the following resolutions to a future open Council meeting:

“THAT Council appoint the following individuals as members of the Finance Committee for the term commencing October 3, 2023 to March 31, 2025:

David Gregory
Celia Chiang

THAT Council appoint the following individuals as members of the Advisory Planning Commission for the term commencing October 3, 2023 to December 31, 2025:

John Burgess
Fiona Cherry
Tony Barone
Olen Vanderleen
Darren Smurthwaite
Denny Arsene
Peter Ludeman

THAT Council appoint the following individuals as members of the Environment Committee for the term commencing October 3, 2023 to March 31, 2025:

Trudy Schneider
Cathy Morton
Ryan Froese
Craig Coveney

THAT Council appoint the following individuals as members of the Parks and Recreation Committee for the term commencing October 3, 2023 to March 31, 2025:

Kathy Sweetable
Addie Southam
James McConville
Susan Mueckel

THAT Council appoint the following individuals as members of the Public Safety Committee for the term commencing October 3, 2023 to March 31, 2025:

Gordon McRae
Kathy Sweetable
Robert Boies
John Burgess

THAT Council appoint the following individuals as members of the Community, Engagement, Culture, and Inclusion Committee for the term commencing October 3, 2023 to March 31, 2025:

Xiaoxiao (Bella) Geng
Kerri Palmer Isaac
Dayana Cardenas
Beth Payne

THAT Council direct Staff to contact all applicants to inform them of Council's decision and ask if there is any interest in other committees and further authorize release of the successful applicants for the Council Committee appointments to a future open meeting of Council."

(b) 2023 Local Government Management Association CAO Forum

Recommendation: THAT the Chief Administrative Officer be authorized to attend the 2024 Local Government Management Association CAO Forum scheduled to be held in Vancouver in February 2024, as budgeted for in the 2023 – 2027 Financial Plan.

8. Items Removed from the Consent Agenda

None.

9. Legislative Reports

(a) 68 Elementary Road Zoning Amendment – Bylaw No. 655-2023

Councillor Weverink recused himself at 7:24 p.m. due to a conflict of interest as the subject property abuts on his property.

The Manager of Development Services provided background information on the infill rezoning application and clarified the example in the Zoning Bylaw on calculating the FAR.

R118/23: THAT Council adopt Anmore Zoning Amendment Bylaw No. 665-2023.

Carried Unanimously

Councillor Weverink returned to the meeting at 7:27 p.m.

10. Unfinished Business

None.

11. New Business

(a) Award of Heron Drive PRV Station

The Chief Administrative Officer provided an overview of the staff report.

Discussion points included:

- the purpose of a PRV and how it works within the Anmore water system
- the service life of a PRV and maintenance

It was MOVED and SECONDED:

R119/23: THAT Council approve the award of the contract for the Heron Way PRV Station for a total contract price of \$521,325.00, including GST, to Drake Excavating (2016) Ltd.

Carried Unanimously

(b) COVID-19 Restart Grant and BC Growing Communities Fund request for allocation

The Chief Administrative Officer provided an overview of the staff report.

Discussion points included:

- that fixtures had not already been purchased and costs to the Village will be

- reduced by these upgrades
- maintenance costs of recommendations
- upgrades relating to accessibility and age-friendly initiatives

It was MOVED and SECONDED:

R120/23: THAT Council allocate the amount of \$461,136 from the COVID-19 Restart Grant to the Anmore Community Hub project; and,

THAT Council allocate the amount of \$150,000 from the BC Growing Communities Fund to the Ma Murray Lane project.

Carried Unanimously

(c) 2024 Council Calendar and Council Appointments

Manager of Corporate Services provided comments on the report dated November 3, 2023.

It was MOVED and SECONDED:

R121/23: THAT the 2024 Council Calendar as attached to the report dated November 3, 2023 from the Manager of Corporate Services be approved; and

THAT the following Acting Mayor Schedule for 2024 be approved:

Nov/Dec/Jan	Councillor Krier
Feb/Mar/Apr	Councillor Richardson
May/Jun/Jul	Councillor Trowbridge
Aug/Sep/Oct	Councillor Weverink

Carried Unanimously

12. Items from Committee of the Whole, Committees, and Commissions

(a) Zoning Bylaw Update – Coach House

It was MOVED and SECONDED:

R122/23: THAT council refer the Coach House report from the Manager of Development Services, dated October 20th, 2023 to the APC for comment.

Carried Unanimously

13. Mayor's Report

Mayor McEwen reported that:

- The Anmore Community Hub construction is progressing but there is an electrical parts delay. The new Grand Opening date will be January 7, 2024
- Light Up Sprit Park is cancelled this year due to staff shortage and ongoing construction at Sprit Park
- He attended the 2023 Zero Waste Conference November 1-2
- There were no safety incidents reported on Halloween but expressed concerns regarding cars parked on Ravenswood Drive
- He will attend the Port Moody Power and Sail Squadron Remembrance Day Ceremony on November 11
- He attended the Committee of the Whole meeting on October 24
- He attended the SVFD Board of Trustees meeting on October 26 and encouraged members of the public to attend these meetings

14. Councillors Reports

Councillor Weverink reported that:

- Approximately 250 children visited the Birch Wynde area on Halloween
- He attended the 2023 Zero Waste Conference November 1-2
- He attended the HAVAN CONNECT Municipal Dinner on November 1
- He will attend the Port Moody Power and Sail Squadron Remembrance Day Ceremony on November 11
- He toured the Anmore Community Hub Construction site and commended the quality of the workmanship
- He attended the SVFD Board of Trustees meeting on October 26

Councillor Krier reported that:

- She attended the HAVAN CONNECT Municipal Dinner on November 1
- She toured the Anmore Community Hub Construction site
- She contributed to the Scouts bottle drive
- She attended the Tri-Cities Joint Council Workshop on October 19

Councillor Trowbridge reported that:

- He attended the Tri-Cities Joint Council Workshop on October 19
- He attended the SVFD Board of Trustees meeting on October 26
- He toured the Anmore Community Hub Construction site

15. Chief Administrative Officer's Report

- Reminder that utilities bills are due on November 30 and were mailed out last week

- The Anmore Photo Album contest is open for voting until November 15 on Facebook or in the Village Hall
- The Tri-Cities Bear Aware group has been visiting neighbourhoods with high bear activity providing bear aware education to residents
- While the Anmore Community Hub Grand Opening will be on January 7 there will be activity throughout November and December with the move. Any closures or interruptions will be communicated

16. Information Items

(a) Committees, Commissions and Boards – Minutes

- DRAFT Committee of the Whole Minutes for meeting held on October 24, 2023

(b) General Correspondence

- Metro Vancouver Board in brief for meetings held on September 29, 2023
- Letter dated October 18, 2023 from the Okanagan Basin Water Board regarding Prevention of Invasive Mussel Introduction to BC
- Letter dated October 31, 2023 from the Honourable Mitzi Dean, Minister of Children and Family Development regarding Adoption Awareness Month
- Letter dated October 31, 2023 from Metro Vancouver regarding Streamlining the Delivery of Rental Housing
- Sasamat Volunteer Fire Department Board of Trustees minutes for meetings held on March 2, 2023, June 1, 2023, and September 6, 2023

17. Public Question Period

Members of the public asked questions regarding:

- Ravenswood lot tree removal, natural regrowth cycle, associated costs, authorization of the works.

18. Adjournment

It was MOVED and SECONDED:

R123/23: That the meeting be adjourned at 8:14 pm.

Carried Unanimously

Rhonda Schell
Corporate Officer

John McEwen
Mayor



Village of Anmore

Memo

Date: November 17, 2023
Re: 2192 Sunnyside Road Zoning Amendment – Bylaw No. 669-2023
To: Council

Bylaw No. 669-2023 was presented to Council for first and second readings on January 17, 2023. A public hearing was held for this bylaw on April 4, 2023 and received third reading at the April 4, 2023 Regular Meeting of Council. The Bylaw is now before Council for adoption and the January 17, 2023 report is attached for Council's information.



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: January 6, 2023

File No. 3900-30

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: 2192 Sunnyside Rd - Zoning Amendment – Bylaw No 669 -2023

Purpose / Introduction

The purpose of this report is to provide Council the opportunity to give first and second reading to the Anmore Zoning Bylaw Amendment Bylaw No 669-2023 (**Attachment 1**) and direct staff to set a date for a public hearing for the proposed infill property

Recommended Option

THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 669-2023; and

That Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw No. 669-2023.

Background

In July of 2018, the Village of Anmore adopted an Official Community Plan (OCP) amendment to enable infill development, OCP Policy RLU -16. The OCP amendment was accompanied by an Infill Development Policy that provided further direction and clarity as to what the Village's expectations were.

A zone entitled Infill Development – INF was established for infill developments.

Report/Recommendation to Council

2192 Sunnyside Rd - Zoning Amendment – Bylaw No 669 -2023

January 6, 2023

Discussion

The proposed property is 4047m² parcel of land and within an RS-1 zone. The proponent wishes to rezone and subdivide their property into 2 parcels under the Village's Infill policy 61. The policy permits 2 units per acre and the proposed development would meet that criteria.

The following is a review for eligibility as per the OCP and Infill Policy requirements:

1. Not have been created through a previous comprehensive development plan or subdivided in the past 5 years
 - a. This Parcel of land has not been subject to a CD rezoning or subdivided in the past 5 years
2. The Parcel must be between 0.98 Ac to 2.04 acres
 - a. The Parcel is 1.0 acres.
3. Does the proposed parcel of land have an appropriate graded area?
 - a. The existing land has adequate area for development
4. Is there a requirement to extend or expand Municipal infrastructure?
 - a. The parcel of land fronts existing road right ways that contains all required infrastructure
5. Does the property have at least 50 m of frontage on a public highway?
 - a. The property has approximately 95m of road frontage onto Sunnyside

The proposed parcel of land meets the requirements as described in Infill Policy – 61.

Advisory Planning Commission

This application could be referred to the APC committee. However, this application is consistent with the requirements of the Infill Policy. For context, APC recently reviewed 4 similar infill applications and were supportive of the applications and the Bylaw Amendment as presented

It would be staff's recommendation to not pass this rezoning application to the APC for comment.

Report/Recommendation to Council

2192 Sunnyside Rd - Zoning Amendment – Bylaw No 669 -2023

January 6, 2023

Zoning Amendment

The proposed Zoning Bylaw Amendment (**Attachment 1**) is attached and there are no modifications recommend to this zone, other than amending the maps and schedule A of the Bylaw to include this parcel of land.

Financial Implications

A target community amenity contribution of \$150,000 will be negotiated in good faith with the proponent

Options

1. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 669-2023, and THAT Council direct staff to set a date for the public hearing for the Anmore Zoning Amendment Bylaw 669-2023.
(recommended)

OR

2. THAT Council grant first, and second reading to Anmore Zoning Amendment Bylaw 669-2023 and refer Anmore Zoning Amendment Bylaw 669-2023 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Anmore Zoning Amendment Bylaw 669-2023.

OR

3. That Council advise staff of any further changes they would like made to Anmore Zoning Amendment Bylaw 669-2023

OR

4. That Council not proceed with the infill rezoning.

Report/Recommendation to Council

2192 Sunnyside Rd - Zoning Amendment – Bylaw No 669 -2023

January 6, 2023

Attachments

1. Anmore Zoning Bylaw Amendment 669-2023

Prepared by:



Chris Boit, P.Eng
Manager of Development Services

Reviewed for Form and Content / Approved for Submission to Council:

Chief Administrative Officer's Comment/Concurrence



Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 669 - 2023

A bylaw to amend the Village of Anmore Zoning Bylaw No. 568-2017

WHEREAS the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

- 1) That this bylaw may be cited for all purposes as “Anmore Zoning Bylaw Amendment Bylaw No. 669 - 2023”.
- 2) That the Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for the following parcels from Residential 1 – RS1 to INFILL DEVELOPMENT – INF

2192 SUNNYSIDE ROAD, ANMORE
PID: 016-135-164

READ a first time the	day of
READ a second time the	day of
PUBLIC HEARING HELD the	day of
READ a third time the	day of,
ADOPTED the	day of,

MAYOR

MANAGER OF CORPORATE SERVICES

ZONING MAP

INFILL-9

INFILL ZONE



VILLAGE OF ANMORE

BYLAW NO. 669 - 2023

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2192 SUNNYSIDE ROAD, ANMORE PID: 016-135-164

READ a first time the 17th day of January, 2023

READ a second time the 17th day of January, 2023

PUBLIC HEARING HELD the 4th day of April, 2023

READ a third time the 4th day of April, 2023

ADOPTED the day of,

MAYOR

MANAGER OF CORPORATE SERVICES



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: November 17, 2023 File No. 3900-30
Submitted by: Lena Martin
Subject: Anmore Five-Year Financial Plan Amendment Bylaw

Purpose / Introduction

To amend Anmore Five-Year Financial Plan Bylaw No. 680-2023.

Recommended Option

That Council give First, Second and Third Reading to Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023.

Background

Section 165 (1) of the *Community Charter* states that a municipality must have a financial plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted. And that, (2) For certainty, the financial plan may be amended by bylaw at any time.

The Village of Anmore adopted Anmore Five-Year Financial Plan Bylaw No. 680-2023 on May 2, 2023.

Discussion

Resolution to the annual budget were carried throughout 2023, these adjustments are included in the Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023.

Other Options

That Council give First, Second and Third Reading to Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023.

OR

That Council request further information to be provided by Staff.

Report/Recommendation to Council

Anmore Five-Year Financial Plan Amendment Bylaw

November 17, 2023

Financial Implications

The Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023 adjusts the transfers to/ from reserves for 2023 and transfers operating surplus to current projects from council resolutions throughout the year.

Resolution	Description	Amount
R024/23	2023 Emergency Operations Centres and Training Grant	\$30,000
R077/23	Allocate BC Growing Communities Fund to the following projects	
	Public Works Yard Improvements for Equipment and Vehicles	\$1,000,000
	Enhancements to Anmore HUB and surrounding area	\$200,000
	Ravenswood Drive realignment and tree management	\$330,000
	Water System Service Planning	\$50,000
R083/23	Allocate \$3,000 from surplus general fund reserve for Administrative minute taking	\$3,000
	Allocate \$10,000 from taxation in 2024 for Administrative minute taking	\$10,000
R090/23	Increase budget for dump truck from 380,000 to award \$366,500 contract (366,500 * 1.07pst=392,155)	\$12,155
R100/23	Received 2023 Next Generation 911 Grant from UBCM	\$45,000
	2022 Spirit Park Federal Grant - \$500,000 project with \$375,000 grant funded, received higher amount	\$500,000
	Remaining 2022 Capital Project Fire Pump Flow Repair carried forward	\$12,277.48
R120/23	\$461,136 allocated from the COVID-19 Restart Grant to the Anmore Community Hub	\$461,136
	\$150,000 allocated from the BC Growing Communities Fund to the Ma Murray Lane project.	\$150,000

There are no 2023 tax revenue adjustments to the budget amendment.

Communications / Civic Engagement

There are no additional communications required.

Report/Recommendation to Council

Anmore Five-Year Financial Plan Amendment Bylaw


November 17, 2023

Council Strategic Plan Objectives

To provide responsive, efficient, transparent, and engaged service to ensure long term fiscal responsibility.

Attachments:

1. Anmore Five-Year Financial Plan Bylaw No. 680-2023
2. Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023

Prepared by:
<i>Lena Martin</i> _____
Lena Martin Manager of Financial Services
Reviewed for Form and Content / Approved for Submission to Council:
Chief Administrative Officer's Comment/Concurrence <div style="text-align: right;"> _____ Chief Administrative Officer</div>

VILLAGE OF ANMORE

BYLAW NO. 680-2023

A bylaw to adopt the 2023 Five-Year Financial Plan

WHEREAS pursuant to section 165 of the *Community Charter*, requires that every municipality must have a five-year financial plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted;

AND WHEREAS the Municipal Council has caused to be prepared a Five-Year Financial Plan for the period 2023-2027 inclusive;

NOW THEREFORE the Council of the Village of Anmore enacts as follows:

1. This bylaw may be cited for all purposes as “Anmore Five-Year Financial Plan Bylaw No. 680-2023”.
2. Council hereby adopts the Five-Year Financial Plan for the years 2023-2027 inclusive, for each year of the plan, as set out in Schedules A and B, attached hereto and forming part of this bylaw.
3. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.
4. That “Anmore Five-Year Financial Plan Bylaw No. 658-2022” is hereby repealed in its entirety.

READ a first time the	18th	day of April, 2023
READ a second time the	18th	day of April, 2023
READ a third time the	18th	day of April, 2023
ADOPTED the	2nd	day of May, 2023

“John McEwen”

MAYOR

“Karen Elrick”

MANAGER OF CORPORATE SERVICES

SCHEDULE "A"

2023-2027 FINANCIAL PLAN STATEMENT OF OBJECTIVES AND POLICIES

1. In accordance with the *Community Charter*, the Village of Anmore is required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:
 - (a) The proportion of total revenue that comes from each of the funding sources described in the *Community Charter*;
 - (b) The distribution of property taxes among the property classes; and
 - (c) The use of permissive tax exemptions.

2. Funding Sources

Table 1, below, shows the proportion of total revenue proposed to be raised from each fund source in 2023.

Government grants provide the largest proportion of revenue in 2023 thanks to additional funds from Growing Great Communities grant of \$1.73 Million and BC Active Transportation grant of \$500 Thousand. Other grants are sourced from the Major Road Network Fund (MRN), the Small Communities Fund, remaining Investing in Canada Infrastructure grant revenues and other miscellaneous grants.

Property value tax revenues are the largest portion of planned revenues. Property Taxation provides a stable and consistent revenue source for general services that cannot be recovered from user-pay fees. It is simple to administer and easy for residents to understand.

Fees & charges provide the next largest proportion of planned revenue and are sourced from the utility fees collected for water and garbage & organic waste collection, as well as various development and permit fees.

Objectives

- Over the next five years, the Village will increase the portion of revenue received from user fees and charges to reflect service levels and changes in inflation.

Policies

- All user-fee levels will be reviewed, on an annual basis, to ensure they are adequately meeting both the respective service delivery and capital costs.
- Revenues will be recovered from user fees and charges or grants where possible, rather than general taxation, to lessen the burden on the Village's limited property tax base.

Table 1 – Sources of Revenue

REVENUE SOURCE	% OF TOTAL REVENUE	DOLLAR VALUE
Taxation	33%	2,869,296
Fees and Charges	16%	1,359,477
Grants	49%	4,301,468
Interest and Other	2%	160,000
TOTAL	100%	8,690,241

3. Distribution of Property Tax Rates

Table 2 outlines the distribution of property taxes among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class also forms the largest portion of the assessment base and consumes most Village services.

Objectives

- Tax rates maintain tax stability in accordance with the Village's operational and capital requirements.

Policies

- Supplement, where possible, revenues from user fees and charges to help to offset the burden on the entire property tax base.
- Regularly review and compare the Village's distributions of tax burden relative to other municipalities having similar property class composition.

Table 2 – Distribution of Property Tax Rates

PROPERTY CLASS	% OF TOTAL PROPERTY TAXATION
Residential (1)	99.81%
Utilities (2)	0.00001%
Business and Other (6)	0.00045%
Rec/Non Profit (8)	0.00144%
TOTAL	100%

4. Permissive Tax Exemptions

No property in the Village of Anmore is permissively exempt. Village properties do not meet the legislated criteria.

SCHEDULE "B"

Village of Anmore						
Financial Plan						
2023 - 2027						
		2023	2024	2025	2026	2027
REVENUES						
	Property Tax	\$ 2,869,296	\$ 3,250,144	\$ 3,398,805	\$ 3,528,905	\$ 3,567,640
	Permits, Fees and Charges	\$ 1,359,477	\$ 1,413,201	\$ 1,458,329	\$ 1,493,529	\$ 1,517,700
	Grants	\$ 4,301,468	\$ 712,643	\$ 738,557	\$ 758,770	\$ 772,650
	Interest & Other	\$ 160,000	\$ 128,000	\$ 102,400	\$ 102,400	\$ 102,400
	SUBTOTAL REVENUES	\$ 8,690,241	\$ 5,503,989	\$ 5,698,092	\$ 5,883,604	\$ 5,960,389
EXPENSES						
	General Government	\$ 1,320,636	\$ 1,424,723	\$ 1,481,712	\$ 1,556,163	\$ 1,556,687
	Public Works	\$ 852,534	\$ 895,161	\$ 930,967	\$ 958,896	\$ 978,074
	Protective Services	\$ 349,129	\$ 261,585	\$ 272,049	\$ 280,210	\$ 285,815
	Planning & Development	\$ 117,900	\$ 123,795	\$ 128,746	\$ 132,609	\$ 135,261
	Water Utility	\$ 604,853	\$ 635,095	\$ 660,499	\$ 680,314	\$ 693,920
	Debt Interest	\$ 20,000	\$ 107,750	\$ 107,750	\$ 107,750	\$ 107,750
	Amortization of TCAs	\$ 1,071,135	\$ 1,241,135	\$ 1,235,864	\$ 1,235,864	\$ 1,235,864
	SUBTOTAL EXPENSES	\$ 4,336,187	\$ 4,689,245	\$ 4,817,588	\$ 4,951,807	\$ 4,993,371
SURPLUS / (DEFICIT)		\$ 4,354,054	\$ 814,744	\$ 880,504	\$ 931,797	\$ 967,018
INTERNAL TRANSFERS						
	Capital	\$ 10,344,759	\$ 873,960	\$ 430,594	\$ 259,099	\$ 401,506
	Transfer to (from) Reserves	\$ (2,385,970)	\$ 1,155,120	\$ 1,665,658	\$ 1,889,546	\$ 1,783,116
	Transfer to (from) Surplus	\$ (33,600)	\$ (35,280)	\$ (36,691)	\$ (37,792)	\$ (38,548)
	Debt	\$ (2,500,000)	\$ 62,079	\$ 62,079	\$ 62,079	\$ 62,079
	Investment in TCA	\$ (1,071,135)	\$ (1,241,135)	\$ (1,241,135)	\$ (1,241,135)	\$ (1,241,135)
	SUBTOTAL INTERNAL EXPENSES	\$ 4,354,054	\$ 814,744	\$ 880,504	\$ 931,797	\$ 967,018
FINANCIAL PLAN BALANCE		\$ -	\$ 0	\$ 0	\$ 0	\$ 0

VILLAGE OF ANMORE

BYLAW NO. 688-2023

A bylaw to amend the Five-Year Financial Plan for the years 2023 through 2027

WHEREAS pursuant to the provisions of the *Community Charter* the Municipal Council adopted a Five-Year Financial Plan Bylaw for the period 2023-2027 inclusive;

AND WHEREAS the Financial Plan Bylaw may be amended at any time;

NOW THEREFORE the Council of the Village of Anmore enacts as follows:

1. This bylaw may be cited as "Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023".
2. Council hereby amends the Five-Year Financial Plan Bylaw No. 680-2023, as set out in Schedules A and B attached hereto and forming part of this bylaw.
3. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause, or phrase.

READ a first time the

READ a second time the

READ a third time the

ADOPTED the

MAYOR

CORPORATE OFFICER

SCHEDULE “A”

2023-2027 FINANCIAL PLAN STATEMENT OF OBJECTIVES AND POLICIES

1. In accordance with the *Community Charter*, the Village of Anmore is required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:
 - (a) The proportion of total revenue that comes from each of the funding sources described in the *Community Charter*;
 - (b) The distribution of property taxes among the property classes; and
 - (c) The use of permissive tax exemptions.
2. Funding Sources

Table 1, below, shows the proportion of total revenue proposed to be raised from each fund source in 2023.

Government grants provide the largest proportion of revenue in 2023 thanks to additional funds from Growing Great Communities grant of \$1.73 Million and BC Active Transportation grant of \$500 Thousand. Other grants are sourced from the Major Road Network Fund (MRN), the Small Communities Fund, remaining Investing in Canada Infrastructure grant revenues and other miscellaneous grants.

Property value tax revenues are the largest portion of planned revenues. Property Taxation provides a stable and consistent revenue source for general services that cannot be recovered from user-pay fees. It is simple to administer and easy for residents to understand.

Fees & charges provide the next largest proportion of planned revenue and are sourced from the utility fees collected for water and garbage & organic waste collection, as well as various development and permit fees.

Objectives

- Over the next five years, the Village will increase the portion of revenue received from user fees and charges to reflect service levels and changes in inflation.

Policies

- All user-fee levels will be reviewed, on an annual basis, to ensure they are adequately meeting both the respective service delivery and capital costs.
- Revenues will be recovered from user fees and charges or grants where possible, rather than general taxation, to lessen the burden on the Village’s limited property tax base.

Table 1 – Sources of Revenue

REVENUE SOURCE	% OF TOTAL REVENUE	DOLLAR VALUE
Taxation	31%	2,869,296
Fees and Charges	15%	1,359,477
Grants	52%	4,810,550
Interest and Other	2%	160,000
TOTAL	100%	\$9,199,323

3. Distribution of Property Tax Rates

Table 2 outlines the distribution of property taxes among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class also forms the largest portion of the assessment base and consumes most Village services.

Objectives

- Tax rates maintain tax stability in accordance with the Village's operational and capital requirements.

Policies

- Supplement, where possible, revenues from user fees and charges to help to offset the burden on the entire property tax base.
- Regularly review and compare the Village's distributions of tax burden relative to other municipalities having similar property class composition.

Table 2 – Distribution of Property Tax Rates

PROPERTY CLASS	% OF TOTAL PROPERTY TAXATION
Residential (1)	99.81%
Utilities (2)	0.00001%
Business and Other (6)	0.00045%
Rec/Non Profit (8)	0.00144%
TOTAL	100%

4. Permissive Tax Exemptions

No property in the Village of Anmore is permissively exempt. Village properties do not meet the legislated criteria.

SCHEDULE "B"

Village of Anmore							
Financial Plan							
2023 - 2027							
		2023	2024	2025	2026	2027	
REVENUES							
	Property Tax	\$ 2,869,296	\$ 3,260,144	\$ 3,409,205	\$ 3,539,617	\$ 3,578,566	
	Permits, Fees and Charges	\$ 1,359,477	\$ 1,413,201	\$ 1,458,329	\$ 1,493,529	\$ 1,517,700	
	Grants	\$ 4,810,550	\$ 712,643	\$ 738,557	\$ 758,770	\$ 772,650	
	Interest & Other	\$ 160,000	\$ 128,000	\$ 102,400	\$ 102,400	\$ 102,400	
	SUBTOTAL REVENUES	\$ 9,199,323	\$ 5,513,989	\$ 5,708,492	\$ 5,894,316	\$ 5,971,316	
EXPENSES							
	General Government	\$ 1,323,636	\$ 1,434,723	\$ 1,492,112	\$ 1,566,875	\$ 1,567,613	
	Public Works	\$ 852,534	\$ 895,161	\$ 930,967	\$ 958,896	\$ 978,074	
	Protective Services	\$ 349,129	\$ 261,585	\$ 272,049	\$ 280,210	\$ 285,815	
	Planning & Development	\$ 117,900	\$ 123,795	\$ 128,746	\$ 132,609	\$ 135,261	
	Water Utility	\$ 604,853	\$ 635,095	\$ 660,499	\$ 680,314	\$ 693,920	
	Debt Interest	\$ 20,000	\$ 107,750	\$ 107,750	\$ 107,750	\$ 107,750	
	Amortization of TCAs	\$ 1,071,135	\$ 1,241,135	\$ 1,235,864	\$ 1,235,864	\$ 1,235,864	
	SUBTOTAL EXPENSES	\$ 4,339,187	\$ 4,699,245	\$ 4,827,988	\$ 4,962,519	\$ 5,004,297	
SURPLUS / (DEFICIT)		\$ 4,860,136	\$ 814,744	\$ 880,504	\$ 931,797	\$ 967,018	
INTERNAL TRANSFERS							
	Capital	\$ 13,439,257	\$ 873,960	\$ 430,594	\$ 259,099	\$ 401,506	
	Transfer to (from) Reserves	\$ (4,971,386)	\$ 1,155,120	\$ 1,665,658	\$ 1,889,546	\$ 1,783,116	
	Transfer to (from) Surplus	\$ (36,600)	\$ (35,280)	\$ (36,691)	\$ (37,792)	\$ (38,548)	
	Debt	\$ (2,500,000)	\$ 62,079	\$ 62,079	\$ 62,079	\$ 62,079	
	Investment in TCA	\$ (1,071,135)	\$ (1,241,135)	\$ (1,241,135)	\$ (1,241,135)	\$ (1,241,135)	
	SUBTOTAL INTERNAL EXPENSES	\$ 4,860,136	\$ 814,744	\$ 880,504	\$ 931,797	\$ 967,018	
FINANCIAL PLAN BALANCE		\$ -	\$ 0	\$ 0	\$ 0	\$ 0	



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: November 17, 2023 File No. 1855-03
Submitted by: Karen Elrick, Chief Administrative Officer
Subject: BC Vision Zero in Road Safety Grant Program

Purpose / Introduction

The purpose of this report is to present Council an opportunity to apply for grant funding under the BC Injury Research and Prevention Unit - BC Vision Zero in Road Safety Grant Program.

Recommended Option

That Council direct staff to apply to British Columbia Vision Zero in Road Safety Grant Program for \$20,000 and ensure the application meets all eligibility requirements.

And, that the Village to provide overall grant management should the application be successful.

Background

The British Columbia Vision Zero in Road Safety Grant Program is a funding program administered by the BC Injury Research and Prevention Unit in partnership with the Province of British Columbia and Fraser Health which provides funding up to \$20,000 for projects intended to protect vulnerable road users, people who walk, cycle, or scoot, when they travel around their communities. Funding can be used to make infrastructure improvements to make travelling safer and more equitable.

Discussion

Maintaining dark skies throughout the Village of Anmore poses some challenges in terms of risk to safety of road users, particularly those who are walking, cycling, or scooting. Installation of rapid flashing beacons at identified crosswalks would help increase the safety of those intersections by increasing visibility and providing drivers with notice of persons entering the crosswalk. Staff has identified two areas within the Village at the crosswalk at Sunnyside and Elementary and at the crosswalk at Sunnyside and East Road that would benefit from installation of flashing solar powered beacons.

Report/Recommendation to Council

BC Vision Zero in Road Safety Grant Program

November 17, 2023



If awarded, this grant funding opportunity would facilitate purchasing and installation of equipment and supplies for four units which would be installed at each side of the identified crosswalks. The grant stream is open for application until January 15, 2024 with notice of decisions expected in February/March 2024.

Options

1. That Council direct staff to apply to British Columbia Vision Zero in Road Safety Grant Program for \$20,000 and ensure the application meets all eligibility requirements.

And, that the Village to provide overall grant management should the application be successful.

OR

1. THAT Council direct staff not to proceed with the grant application

Report/Recommendation to Council

BC Vision Zero in Road Safety Grant Program

November 17, 2023

Prepared by:



Karen Elrick

Chief Administrative Officer



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: November 17, 2023 File No. 1855-05-05

Submitted by: Rhonda Schell, Manager of Corporate Services

Subject: UBCM Community Resiliency Investment Program – 2024 FireSmart Community Funding and Supports Grant

Purpose / Introduction

The purpose of this report is to present Council an opportunity to apply for grant funding under the UBCM Community Resiliency Investment Program – 2024 FireSmart Community Funding and Supports program.

Recommended Option

THAT staff apply to the 2024 FireSmart Community Funding & Supports program to develop a Community Wildfire Resiliency Plan.; and,

THAT the Village to provide overall grant management should the application be successful.

Background

At the July 18, 2023 Regular Council Meeting, council directed staff to apply to the 2023 FireSmart Community Funding & Supports program to develop a Community Wildfire Resiliency Plan.

Discussion

The FireSmart Community Funding and Supports program provides funding to local governments and First Nations in BC to increase community resiliency by undertaking community-based FireSmart planning and activities that reduce the community's risk from wildfire. The 2023 funding intake was originally open until December 31st. However, the program was updated in July to allow for the 2024 intake to open in October. As such, staff is seeking an updated resolution to apply to the 2024 intake of this program to develop a Community Wildfire Resiliency Plan.

Report/Recommendation to Council

UBCM Community Resiliency Investment Program – 2024 FireSmart Community Funding and Supports Grant

November 17, 2023

Options

1. THAT staff apply to the 2024 FireSmart Community Funding & Supports program to develop a Community Wildfire Resiliency Plan.; and,

THAT the Village to provide overall grant management should the application be successful.

OR

2. THAT Council direct staff not to proceed with the grant application.

Prepared by:



Rhonda Schell
Manager of Corporate Services

Reviewed for Form and Content / Approved for Submission to Council:

Chief Administrative Officer's Comment/Concurrence



Chief Administrative Officer

For Metro Vancouver meetings on Friday, October 27, 2023

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact:

media@metrovancover.org.

Metro Vancouver Regional District

E1.1 Request for Sanitary Service Connection at 1565 200 Street and 19925 12 Avenue, Township of Langley

APPROVED

The Township of Langley requested an extension of sewer services to 1565 200 Street and 19925 12 Avenue. The Board resolved that sewer service for those properties is generally consistent with the provisions of *Metro 2050* and forwarded the requested amendment application to the GVS&DD Board for consideration.

E2.1 Waste-to-Energy Facility District Energy System Stage Gate

APPROVED

A district energy system for the Waste-to-Energy Facility will provide the opportunity to triple the energy recovery efficiency of the facility. The project will provide heat and hot water for up to 50,000 homes and reduce greenhouse gas emissions by up to 70,000 tonnes per year, equivalent to the ongoing emissions of approximately 15,000 automobiles.

The Board approved advancing the Waste-to-Energy Facility District Energy System as follows: Phase 1: Energy Centre and River District Hot Water Pipe System advancing to detailed design (Stage Gate 2); and Phase 2: Burnaby Metrotown and Edmonds Hot Water Pipe System advancing to preliminary design (Stage Gate 1).

E3.1 Strategic Industries Analytics Project: Discovering Opportunities in the Metro Vancouver Region's Export Industries Report

RECEIVED

Invest Vancouver has gathered granular data covering export-oriented industries to support data-driven identification of economic development opportunities and to guide investment attraction efforts in the region. The project reveals the strong performance of the life sciences, digital media and entertainment, and high-tech services industries in the region. Granular data covering components of digital media and entertainment shows that content generation (production, post-production, and video game design, development, and publishing) is driving the growth in that industry. Similarly, high-tech services are powering growth in high-tech in the region. Invest Vancouver will use insights gained from the project in strategic planning and industry development efforts, while recognizing that this type of research is a starting point rather than the finish line.

The Board received the report for information.

E3.2 Regional Economic Development Strategy

RECEIVED

Other levels of government and many of Metro Vancouver member jurisdictions have or are in the process of updating and developing economic development strategies. These strategies (often delivered with action plans) can help achieve goals as they relate to investment, trade, innovation, workforce development, capital deployment, and infrastructure. Currently, Invest Vancouver operates under the guidance of a number of base documents, such as the *Metro Vancouver Regional Economic Prosperity Service Business Plan* (2018), and a series of annual plans but without the guidance of a regional economic development strategy. *Metro 2050*, the regional growth strategy, provides some policy guidance for Metro Vancouver and member jurisdictions. A key 2024 deliverable will be a *Regional Economic Development Strategy*. This strategy is intended to guide and support Invest Vancouver, member jurisdictions, and the broader economic community to 2030.

The Board received the report for information.

E3.3 Investment Attraction Update – Third Quarter 2023

RECEIVED

Invest Vancouver saw significant growth in leads during Q2 of 2023 with 54 prospects. As of June 30, the pipeline of prospective investors was 75 companies representing a potential 1,693 jobs and \$2.47 billion in investment. Given the high volume of prospects, the Invest Vancouver team reduced travel in Q3 to focus more attention on the growing roster of prospects. The current pipeline as of September 30 is 86 companies representing a potential 2,027 jobs and \$2.57 billion in investment potential. Invest Vancouver hosted or participated in five inbound delegations in Q3. The key performance indicators related to the strategic investment function include the value of new investment (\$ millions); number of jobs associated with investment; number of leads identified; and, percentage of leads identified within the seven priority industry clusters. The Board received the report for information.

E4.1 Regional Park at Cape Roger Curtis – Project Update and Phase II Engagement Summary

RECEIVED

Metro Vancouver continues to work through the Bowen Island Municipality rezoning and Official Community Plan (OCP) amendment process required to allow for supervised overnight tent camping in the proposed regional park at Cape Roger Curtis. This report summarizes engagement activities and feedback received. On August 25, 2023, the Islands Trust Executive Committee resolved that the BIM rezoning and OCP amendment bylaws are contrary to or at variance with the *Islands Trust Policy Statement*. Through fall 2023, the BIM referral process will continue in advance of an anticipated second reading in November 2023.

The Board received the report for information.

E4.2 Regional Parks Pilot Project to Permit Alcohol Consumption in 2024 – Update

RECEIVED

At its June 7, 2023 meeting, the Regional Parks Committee passed a motion requesting that staff report back on the feasibility of a pilot project that would allow for the consumption of alcohol in specified areas of select regional parks in 2024.

Since that time, staff completed research to understand how other jurisdictions are addressing this trend locally. Staff determined that the current *Regional Parks Regulation Bylaw* would require amending to allow for general public alcohol consumption. Staff will report back early in 2024 with details of a recommended pilot project for a seasonal approach to allowing alcohol consumption next spring/summer in specific areas of select regional parks. In addition, staff will report back to ensure that our bylaw(s) provide the necessary legal authorization for the MVRD Board to permit alcohol consumption under the terms of the pilot project.

The Board received the report for information.

E5.1 Metro Vancouver External Agency Activities Status Report – October 2023

RECEIVED

The Board received for information the following summaries of Metro Vancouver representatives' activities at external organizations:

- Agricultural Advisory Committee
- Delta Heritage Airpark Management Committee
- Fraser Basin Council Lower Mainland Flood Management Strategy Leadership Committee
- Fraser Basin Council Society
- Fraser Valley Regional Library Board
- Howe Sound Biosphere Region Ocean Watch Action Committee
- Katzie Treaty Negotiation Table
- Lower Mainland Local Government Association
- Municipal Finance Authority of BC
- National Zero Waste Council
- Regional Parks Foundation
- Sasamat Volunteer Fire Department Board of Trustees
- Solid Waste and Recycling Industry Advisory Committee
- Solid Waste Management Plan Public/Technical Advisory Committee
- UBCM Indigenous Relations Committee
- Union of BC Municipalities
- Western Transportation Advisory Council
- Zero Emissions Innovation Centre

G1.1 Development Cost Charge Engagement Update and Proposed Rate Bylaws

APPROVED

In April 2023, the Metro Vancouver Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the 2024-2028 financial plan, and directed staff to approach the 2024-2028 financial plan with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Furthermore, at the July 28 Board meeting, the Board directed staff to consult with member jurisdictions, the Urban Development Institute, and other parties on proposed updates to DCCs.

The Board approved the DCC rates as proposed in the following schedules:

- Schedules A to D in *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*
- Schedule A in the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*
- Schedule A in the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*

The Board endorsed the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the GVS&DD and GVWD Development Cost Charge initiatives. The Board directed staff to conduct annual reviews of the DCC bylaws, including economic analysis, and annual reviews of the waiver program, with the aim of supporting rental housing and incentivizing affordable housing and report results to the Board.

The Board gave first, second, and third readings to the aforementioned bylaws and directed staff to forward all three to the Inspector of Municipalities for approval.

G2.1 MVRD 2024 Budget and 2024 - 2028 Financial Plan and Five Year Bylaw 1371

APPROVED

The *2024-2028 Metro Vancouver Financial Plan* has been prepared following direction received at the April 19, 2023 Board Budget Workshop. The direction followed the recommendations of the Financial Plan Task Force, which included the following household impact targets: 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027, as well as direction to move Liquid Waste Development Cost Charges (DCCs) and Water DCCs to a one-per-cent assist factor and implement a new Regional Parks DCC and move it to a one-per-cent assist factor over the financial plan.

Metro Vancouver has met the household impact targets and the *MVRD 2024 Annual Budget and 2024-2028 Financial Plan* is now being brought forward to the Board for consideration and approval. The financial plan has been developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures, and debt servicing costs over the next five years.

The Board approved the *2024 Annual Budget* and endorsed the *2024-2028 Financial Plan* as presented, in the following schedules:

- Revenue and Expenditure Summary
- Air Quality and Climate Action
- E911 Emergency Telephone Service
- Electoral Area Service
- General Government Administration
- General Government Zero Waste Collaboration Initiatives
- Housing Planning and Policy
- Invest Vancouver
- Regional Emergency Management
- Regional Employer Services
- Regional Global Positioning System
- Regional Parks
- Capital Portfolio - Regional Parks
- Regional Planning

The Board approved the *2024 Annual Budget* and endorsed the *2024-2028 Financial Plan* for the Sasamat Fire Protection Service, and shown in the following schedules:

- Revenue and Expenditure Summary
- Sasamat Fire Protection Service

The Board approved the 2024 reserve applications as shown in *MVRD 2024 Budget and 2024 - 2028 Financial Plan and Five Year Bylaw 1359*.

Finally, the Board gave first, second, and third readings to *Metro Vancouver Regional District 2024 to 2028 Financial Plan Bylaw No. 1371, 2023* then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

Climate Action Committee – Thursday, October 5, 2023

Delegations:

3.1 Ken Carrusca, Vice President, Environment and Marketing, Cement Association of Canada

Concrete Zero: Canada's Cement and Concrete Industry Action Plan to Net-Zero

Information Items:

5.3 Regional Electric Vehicle Charging Analysis and Guidance

Metro Vancouver, with partners BC Hydro and TransLink, has produced the Regional EV Charging Guidance as a resource to guide and align deployment of public and multifamily residential building EV charging in the region, supporting progress towards greenhouse gas reduction targets. Meeting the targets outlined in the Transportation Roadmap requires shifting to sustainable modes and vehicle

electrification. There has been strong uptake of electric vehicles (EVs) in the Metro Vancouver region, and momentum in EV sales is expected to grow. Consequently, there will be a need for the rapid deployment of EV charging infrastructure across the region over the next 30 years. Between 4,600 to 7,700 public direct current fast charging ports and 54,700 to 97,600 public Level 2 ports will be needed to meet demand. Significant capital investment is needed in both public charging and multifamily building retrofits, estimated to total \$2.1 billion to \$2.9 billion by the year 2050. Responsibilities for the planning, investment, and operation of EV charging are shared among multiple orders of government, as well as BC Hydro and the private sector.

Indigenous Relations Committee – Thursday, October 5, 2023

Information Items:

5.3 Quarterly Update Report on Reconciliation Activities

This update report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past three months of 2023 as well as information on upcoming events and activities over the next three months. Thirty-one activities took place in this reporting period, including nine training sessions and 18 meetings or events intended to strengthen relationships with local First Nations. The report also highlights that, over the next quarter, there are five planned training sessions on various topics for staff as well as 13 other meetings or relationship-building activities scheduled with First Nations. To this point in 2023, Metro Vancouver has already undertaken, scheduled, or identified a total of 115 reconciliation-related activities. This number will continue to increase as the rest of the year unfolds. By comparison, the total number of reconciliation-related activities undertaken in 2022 was 101.

Zero Waste Committee – Thursday, October 12, 2023

Information Items:

5.5 Construction and Demolition Materials Waste Composition, Reuse and Recycling

In 2021, 1,805,905 tonnes of construction and demolition waste were generated in the region, of which 79 per cent was recycled, compared to an overall regional diversion rate of 65 per cent. Additional diversion opportunities continue to emerge for wood products. The 2022 Construction and Demolition Waste Composition Study found that disposed wood decreased from 2018 to 2022 and represents half of the construction and demolition waste stream. Member jurisdictions and Metro Vancouver promote a range of initiatives to encourage reduction, reuse, and recycling of construction and demolition materials, including: a disposal ban program that helps keep readily recyclable materials and materials that pose operational risks and are hazardous out of the waste stream; the recently revised Construction and Demolition Waste Reduction and Recycling Toolkit that aims to increase awareness of reuse and recycling options for building materials; and Metro Vancouver's collaboration with a house moving company to provide a temporary storage location at the Coquitlam Landfill for relocated houses that would otherwise be demolished.

5.6 2023 Single-Use Item Reduction "What's Your Superhabit?" Campaign Results

The 2023 "What's Your Superhabit?" campaign ran from May 29 to July 30, 2023. The objective was to reduce the use and disposal of single-use items among Metro Vancouver residents, particularly those aged 18-44, who are more likely to have received a single-use item in the past day. A regional paid media buy was complemented by a social media strategy to create and amplify moments of celebration. The campaign performed strongly with over 42 million total impressions and over 22,500 likes, comments, and shares on social media. The campaign will run again in mid-2024.

5.7 2023 Zero Waste Conference Update

The 2023 Zero Waste Conference, taking place November 1 and 2, will provide a dynamic, curated program bringing together keynote speakers and panelists who will challenge participants to envision a circular future that is resilient, carbon neutral, and economically sound. The narrative and speakers are chosen to address the challenges relevant in the 2020s. Hosted by Metro Vancouver, the conference includes international, national, and local speakers and stories. The overarching theme of the Zero Waste Conference for 2023 is "Climate Action Through Circularity." The second day of the conference introduces an intensive exploration of four more circular topics through workshops co-hosted by Metro Vancouver, the National Zero Waste Council, and multiple national partners. The conference is held at the Vancouver Convention Centre, with in-person and virtual options.

Regional Parks Committee – Wednesday, October 18, 2023

Delegation Summaries:

3.1 Julie Vik

Subject: Cape Roger Curtis on Bowen Island

3.2 Owen Plowman, President, Bowen Island Conservancy

Subject: Proposal to Metro Vancouver Regarding Cape Roger Curtis on Bowen Island

3.3 David Hocking

Subject: Regional Park at Cape Roger Curtis

Information Items:

5.3 Development Cost Charge Engagement Update and Proposed Rate Bylaws

In April 2023, the Metro Vancouver Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the *2024-2028 Financial Plan*, and directed staff to approach the *2024-2028 Financial Plan* with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Furthermore, at the July 28 Board meeting, GVS&DD/GVWD/MVRD Boards directed staff to consult with member jurisdictions, the Urban Development Institute, and other parties on proposed updates to DCCs.

Communication and engagement on updating the Liquid Waste and Water DCC rates and establishing a regional parkland acquisition DCC took place in August and September 2023. Staff met with members of the development industry, member jurisdictions, First Nations, and the public where feedback and comments were received and addressed. One hundred sixty-six people primarily from industry and

member jurisdictions participated in the engagement sessions. There was an overall appreciation for the transparency and a shared acknowledgement that the critical growth infrastructure needs to continue, however, there was concern that the rates would impact affordability and potentially add to the rising cost of housing. In addition, there were questions on the sharing of growth costs, the administration and coordination of DCCs across the region and the impacts on housing delivery.

Metro Vancouver has endeavored to reduce the financial impact of the rate changes as much as possible, while pursuing the Board endorsed goals of “growth pays for growth” and financial sustainability and regional affordability. Measures to reduce the financial impact have included phasing in the rate increase over a three-year period, with a proposed effective date of January 1, 2025.

Greater Vancouver Sewage and Drainage District

E1.1 Award of Phase 2 and 3 Services from RFP No. 20-225 for the Design and Fabrication of a Hydrothermal Processing Facility

APPROVED

Hydrothermal Processing (HTP) produces low-carbon transportation fuels from wastewater biomass and offers environmental and economic benefits to wastewater treatment. Metro Vancouver plans to construct and operate a demonstration-scale HTP facility at Annacis Island Wastewater Treatment Plant to evaluate this emerging technology. Metro Vancouver awarded a contract for Progressive Design-Build of Hydrothermal Processing Demonstration Plant to Merrick Canada ULC in January 2022. The initial award amount was \$1,640,000 for Phase 1 (detailed design). The contract contains provisions to award Phase 2 (fabrication, delivery, and commissioning) and Phase 3 (operational support and post construction services). Merrick has completed the Phase 1 services and submitted a proposal for Phase 2 and 3 services.

The Board approved award of Phase 2 and 3 services from RFP No. 20-225: Progressive Design-Build of Hydrothermal Processing Demonstration Plant at Annacis Island Wastewater Treatment Plant in the amount of up to \$16,437,000 (exclusive of taxes) to Merrick Canada ULC, subject to final review by the Commissioner.

E2.1 Waste-to-Energy Facility District Energy System Stage Gate

APPROVED

A district energy system for the Waste-to-Energy Facility will provide the opportunity to triple the energy recovery efficiency of the facility. The project will provide heat and hot water for up to 50,000 homes and reduce greenhouse gas emissions by up to 70,000 tonnes per year, equivalent to the ongoing emissions of approximately 15,000 automobiles.

The Board approved advancing the Waste-to-Energy Facility District Energy System as follows: Phase 1: Energy Centre and River District Hot Water Pipe System advancing to detailed design (Stage Gate 2); and Phase 2: Burnaby Metrotown and Edmonds Hot Water Pipe System advancing to preliminary design (Stage Gate 1).

G1.1 GVS&DD Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 368, 2023 – Fraser Sewerage Area – 1361 200 St, Township of Langley **APPROVED**

At its January 27, 2023 meeting, the MVRD Board resolved that the extension of GVS&DD sewerage services for the property at 1361 200 Street in the Township of Langley was generally consistent with the provisions of *Metro 2040*. A Liquid Waste Services technical review indicated no material financial impact and negligible impact on the regional sewerage system. The Board gave first, second, and third readings to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 368, 2023* then passed and finally adopted said bylaw.

G1.2 GVS&DD Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 369, 2023 – Fraser Sewerage Area – Gloucester Industrial Park – Township of Langley **APPROVED**

At the July 28, 2023 MVRD Board meeting, the Board adopted an amending bylaw that converted the land-use designation for eight properties in the Township of Langley from Agricultural to Industrial, making the properties eligible for sewer service. The Board gave first, second, and third readings to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 369, 2023* then passed and finally adopted said bylaw.

G2.1 Development Cost Charge Engagement Update and Proposed Rate Bylaws **APPROVED**

In April 2023, the Metro Vancouver Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the *2024-2028 Financial Plan*, and directed staff to approach the *2024-2028 Financial Plan* with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Furthermore, at the July 28 Board meeting, the Board directed staff to consult with member jurisdictions, the Urban Development Institute, and other parties on proposed updates to DCCs.

The Board approved the DCC rates as proposed in the following schedules:

- Schedules A to D in *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*
- Schedule A in the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*
- Schedule A in the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*

The Board endorsed the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the GVS&DD and GVWD Development Cost Charge initiatives. The Board directed staff to conduct annual reviews of the DCC bylaws, including economic analysis, and annual reviews of the waiver program, with the aim of supporting rental housing and incentivizing affordable housing and report results to the Board.

The Board gave first, second, and third readings to the bylaws and directed staff to forward all three to the Inspector of Municipalities for approval.

G3.1 GVS&DD Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 370, 2023 **APPROVED**

The Board approved the following amendments to the *Tipping Fee Bylaw* effective January 1, 2024:

- Increase garbage tipping fees by \$7 per tonne; which will result in the following rates:
 - Municipal garbage \$134 per tonne
 - Up to 0.99 tonne \$168 per tonne
 - 1 to 7.99 tonnes \$146 per tonne
 - 8 tonnes and over \$120 per tonne
- Increase the generator levy by \$5 per tonne to \$64 per tonne
- Increase the following rates by approximately five per cent:
 - construction and demolition processing residual waste to \$158 per tonne
 - special handle waste to \$281 per tonne
 - source-separated organic waste, green waste, and clean wood to \$113 per tonne
 - surcharge for loads containing banned materials to \$73 per load
 - increase municipal organics by \$3 per tonne to \$113 per tonne

The Board gave first, second, and third readings to *Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Amendment Bylaw No. 370, 2023* then passed and adopted the bylaw.

G4.1 GVS&DD 2024 Budget and 2024-2028 Financial Plan **APPROVED**

The *2024-2028 Metro Vancouver Financial Plan* has been prepared following direction received at the April 19, 2023 Board Budget Workshop. The direction followed the recommendations of the Financial Plan Task Force, which included the following household impact targets: 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027, as well as direction to move Liquid Waste Development Cost Charges (DCCs) and Water DCCs to a one-per-cent assist factor and implement a new Regional Parks DCC and move it to a one-per-cent assist factor over the financial plan.

Metro Vancouver has met the household impact targets and the MVRD *2024 Annual Budget and 2024-2028 Financial Plan* is now being brought forward to the Board for consideration and approval. The financial plan has been developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures, and debt servicing costs over the next five years.

The Board approved the *2024 Annual Budget* and endorsed the *2024-2028 Financial Plan* in the following schedules:

- Revenue and Expenditure Summary
- Liquid Waste Services
- Capital Portfolio – Liquid Waste Services
- Solid Waste Services
- Capital Portfolio – Solid Waste Services

The Board approved the 2024 reserve applications as presented.

I 1 Committee Information Items and Delegation Summaries

The Board received information items from standing committees.

Liquid Waste Committee – October 11, 2023

Information Items:

5.3 Real Time Public Notification of Sewer Overflows Update

Metro Vancouver is notifying the public, in real time, of all combined and sanitary sewer overflows, as well as wastewater treatment process interruptions through an interactive map on its website. The map also includes historical information about the number of sewer overflows since the previous year. Interested parties can sign up to receive notification when events occur in any given area. Information about water quality at monitored beaches and swimming areas continues to be available on the health authorities' websites.

Finance Committee – October 12, 2023

Information Items:

5.5 Semi-Annual Report on GVS&DD Development Cost Charges

Total GVS&DD DCCs collected in the first half of 2023 were \$45.5 million, up from \$32.1 million for the first half of 2022. This is due primarily to increases in development permit activity and collections in the region the first half of 2023 compared to the same period last year. Building permit activity in the region has been relatively consistent over the last 18 months, with permit values from January 2023 to June 2023 approaching \$7.1 billion. The bulk of this activity has been in the residential development sector (averaging close to 70 per cent of building permit values from January to June 2023) with the balance being generated in industrial (three per cent), commercial (22 per cent), institutional/governmental (five per cent), and development sectors over the same period. The GVS&DD DCCs that were held in reserve at December 31, 2022 totalled \$273.6 million.

Greater Vancouver Water District

E1.1 Seymour Salmonid Society – Contribution Agreement Renewal 2024 – 2026

APPROVED

The GVWD has a long-standing relationship with the Seymour Salmonid Society and their primary operation, the Seymour River Hatchery, located immediately downstream of Seymour Falls Dam on GVWD land. The GVWD has provided funding for core hatchery operating costs to the society since 1996. The current three-year contribution agreement ends on December 31, 2023. The GVWD contribution to the Seymour Salmonid Society is critical to the operation of the Seymour River Hatchery, outdoor education programs, and Pacific Salmon restoration and conservation in the Seymour River Watershed and the region at large.

The Board approved the renewal of the contribution agreement between the Greater Vancouver Water District and the Seymour Salmonid Society for a three-year term, and annual contribution amounts of \$153,500 (2024), \$156,500 (2025), and \$160,000 (2026), commencing on January 1, 2024 and ending on December 31, 2026.

E1.2 Stanley Park Water Supply Tunnel – Stage Gate 3 Report

APPROVED

The Stanley Park Water Supply Tunnel project is ready to advance to construction (Stage Gate 3). The proposed capital budget increase is \$55 million, bringing the total revised construction budget to \$370 million. This estimate factors in cost escalation since 2021, as updated in the summer of 2023. Conditional on GVWD Board approval of Stage Gate 3 and the budget increase, the project is expected to commence construction in late 2024, and be completed in 2029, with commissioning taking place in 2030.

The Board approved the Stanley Park Water Supply Tunnel advancing to construction (Stage Gate 3) as presented.

E1.3 Award of Phase C2 Construction Consulting Engineering Services from RFP No. 16 - 151 Consulting Engineering Services - Backup Power for Capilano Raw Water Pump Station and Westburnco Pump Stations No. 1 and 2

APPROVED

The provision of backup power for the Capilano Raw Water Pump Station will ensure that water is pumped from Capilano Reservoir to the Seymour Capilano Filtration Plant to be treated and returned to the Capilano Distribution area, in the event of a power outage.

The Board approved the award of Phase C2 construction consulting engineering services from an RFP in the amount of up to \$3,577,012 (exclusive of taxes) to WSP Canada Inc., subject to final review by the Commissioner.

E1.4 Award of RFP No. 22-514 - Coquitlam Lake Water Supply Project - Project Definition Phase 2 - Geotechnical Investigations **APPROVED**

Metro Vancouver is proposing to double its capacity to withdraw water from Coquitlam Lake, the largest of our three drinking water sources, through the Coquitlam Lake Water Supply Project. Planning is currently underway to determine the scope of work and design of a new water intake, water supply tunnel, and water treatment plant. This contract is for award of geotechnical borehole investigations from 2024 to 2026. Geotechnical information is critical for the design and development of a cost estimate for the tunnel portion of the project.

The Board approved award of a contract for geotechnical investigations in the amount of up to \$9,260,414 (exclusive of taxes) to WSP Canada Inc., subject to final review by the Commissioner.

G1.1 Development Cost Charge Engagement Update and Proposed Rate Bylaws **APPROVED**

In April 2023, the Metro Vancouver Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the *2024-2028 Financial Plan*, and directed staff to approach the *2024-2028 Financial Plan* with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Furthermore, at the July 28 Board meeting, the Board directed staff to consult with member jurisdictions, the Urban Development Institute, and other parties on proposed updates to DCCs.

The Board may or may not have approved the DCC rates as proposed in the following schedules:

- Schedules A to D in *Greater Vancouver Sewerage and Drainage District Development Cost Charge Bylaw No. 371, 2023*
- Schedule A in the *Greater Vancouver Water District Development Cost Charge Amendment Bylaw No. 260, 2023*
- Schedule A in the *Metro Vancouver Regional District Development Cost Charge Bylaw No. 1369, 2023*

The Board endorsed the inclusion of interest costs directly related to those activities that are approved by the Inspector of Municipalities in the GVS&DD and GVWD Development Cost Charge initiatives. The Board directed staff to conduct annual reviews of the DCC bylaws, including economic analysis, and annual reviews of the waiver program, with the aim of supporting rental housing and incentivizing affordable housing and report results to the Board.

The Board gave first, second, and third readings to the bylaws and directed staff to forward all three to the Inspector of Municipalities for approval.

G2.1 GVWD 2024 Budget and 2024-2028 Financial Plan

APPROVED

The *2024-2028 Metro Vancouver Financial Plan* has been prepared following direction received at the April 19, 2023 Board Budget Workshop. The direction followed the recommendations of the Financial Plan Task Force, which included the following household impact targets: 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027, as well as direction to move Liquid Waste Development Cost Charges (DCCs) and Water DCCs to a one-per-cent assist factor and implement a new regional parkland acquisition DCC and move it to a one-per-cent assist factor over the financial plan.

Metro Vancouver has met the household impact targets and the *GVWD 2024 Annual Budget and 2024-2028 Financial Plan* is now being brought forward to the Board for consideration and approval. The financial plan has been developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures, and debt servicing costs over the next five years. The proposed water rate increase to the peak season is expected to pay dividends over the next few years by supporting the transition to a stronger culture of water conservation regionally (especially during summer months).

The Board approved the *2024 Annual Budget* and endorse the *2024-2028 Financial Plan* in the following schedules:

- Revenue and Expenditure Summary
- Water Services
- Capital Portfolio – Water Services

The Board approved the 2024 Reserve Applications and set the Water Rate for 2024 at:

- \$1.2537 per cubic metre for June through September
- \$0.7119 per cubic metre for January through May and October through December

I 1 Committee Information Items and Delegation Summaries

The Board received one information item from a standing committee.

Water Committee – October 11, 2023

Information Items:

5.3 Development Cost Charge Engagement Update and Proposed Rate Bylaws

In April 2023, the Metro Vancouver Board endorsed moving toward a one-per-cent assist factor for water and liquid waste development cost charges (DCCs), and implementing a new parkland acquisition DCC and moving it to a one-per-cent assist factor within the *2024-2028 Financial Plan*, and directed staff to approach the *2024-2028 Financial Plan* with targets of 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027. Furthermore, at the July 28 Board meeting, GVS&DD/GVWD/MVRD Board directed staff to consult with member jurisdictions, the Urban Development Institute, and other parties on proposed updates to DCCs.

Communication and engagement on updating the Liquid Waste and Water DCC rates and establishing a regional parkland acquisition DCC took place in August and September 2023. Staff met with members of the development industry, member jurisdictions, First Nations, and the public where feedback and comments were received and addressed. In total, 166 people, primarily from industry and member jurisdictions, participated in the engagement sessions. There was an overall appreciation for the transparency and a shared acknowledgement that the development of critical growth infrastructure needs to continue, however, there was concern that the rates would impact affordability and potentially add to the rising cost of housing. In addition, there were questions on the sharing of growth costs, the administration and coordination of DCCs across the region, and the impacts on housing delivery.

Metro Vancouver has endeavored to reduce the financial impact of the rate changes as much as possible, while pursuing the Board endorsed goals of “growth pays for growth” and financial sustainability and regional affordability. Measures to reduce the financial impact have included phasing in the increase in rates over a three-year period, with a proposed effective date beginning January 1, 2025.

Metro Vancouver Housing Corporation

G1.1 MVHC 2024 Budget and 2024 – 2028 Financial Plan

APPROVED

The *2024-2028 Metro Vancouver Financial Plan* has been prepared following direction received at the April 19, 2023 Board Budget Workshop. The direction followed the recommendations of the Financial Plan Task Force, which included the following household impact targets: 12 per cent for 2024, 11 per cent for 2025, five per cent for 2026, and five per cent for 2027, as well as direction to move Liquid Waste Development Cost Charges (DCCs) and Water DCCs to a one-per-cent assist factor and implement a new regional parkland acquisition DCC and move it to a one-per-cent assist factor over the financial plan. Metro Vancouver has met the household impact targets and the *MVHC 2024 Annual Budget and 2024-2028 Financial Plan* is now being brought forward to the Board for consideration and approval. The financial plan has been developed based on a detailed budgeting process that is designed to forecast anticipated future revenue requirements to cover operating expenditures, capital expenditures, and debt servicing costs over the next five years.

A request to authorize the application of 2024 reserve funds is also being brought forward, which requires the approval of the MVHC Board pursuant to the Board’s *Operating, Discretionary, and Statutory Reserves Policy*.

That the MVHC Board approved the *2024 Annual Budget* and endorse the *2024-2028 Financial Plan* in the following schedules:

- Revenue and Expenditure Summary
- Housing
- Capital Portfolio – Housing

The Board approved the 2024 reserve applications as well.



VIA EMAIL

Ref: 62641

November 9, 2023

Their Worship John McEwen
Mayor of the Village of Anmore
Email: john.mcewen@anmore.com

Dear Mayor John McEwen:

RE: New legislation to support local government housing initiatives

Over the past week, I have introduced several pieces of legislation to support local governments to get more homes built faster while enabling updated and new tools to effectively fund the costs of infrastructure and amenities to support increased housing supply and growth. Taken together, these changes are critical to getting more of the right kind of housing built in the right places to provide homes for British Columbians.

Last week, I introduced Bill 44, to support communities to deliver the homes people need quickly by allowing small-scale multi-unit housing across BC. These homes, including townhomes, triplexes, and secondary suites, can generally be built in a reasonable timeframe and blend more seamlessly into neighbourhoods. The legislation will apply to many areas of the province, and we anticipate it will allow up to 4 units in single-detached and duplex zones (or 3 depending on the size/type of lot) and up to 6 units permitted in single-detached and duplex zones close to bus stops with frequent service. It will also allow secondary suites or an accessory dwelling unit on single-detached lots throughout BC.

Bill 44 will also speed up the approvals process by moving away from spot zoning to ensure more comprehensive upfront planning and zoning to meet current and future housing needs. The changes include using a robust, standard methodology for calculating long-term housing needs for all Housing Needs Reports to ensure consistency across the

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**Office of the
Minister of Housing**

Website:
www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Phone: 236 478-3970

Location:
Parliament Buildings
Victoria BC V8V 1X4
Email: HOUS.Minister@gov.bc.ca

province. Municipalities will also be required to update Official Community Plans (OCPs) and zoning bylaws to ensure their communities have sufficient land designated and zoned to meet long-term housing needs and continue to make these updates on a regular basis. The new legislation will also remove the option for local governments to hold public hearings for rezonings for housing projects consistent with OCPs.

Today, I announced new legislation, Bill 47, to support new housing to get built near high-frequency transit, and yesterday Bill 46, to ensure local governments have tools to collect amenity and infrastructure contributions outside of the re-zoning process.

Bill 47 will require local governments to designate areas near high frequency transit stations as 'TOD Areas.' TOD Areas are near SkyTrain stations and busy bus exchanges and are expected to be identified in 29 municipalities in BC. This is different from the 6-unit requirements in the small-scale multi-unit housing legislation which will focus on properties within 400 metres of bus stops with frequent service. TOD areas will include minimum levels of density, size, and dimension prescribed by regulation. Similar to implementing small-scale multi-unit housing requirements, local governments will have a comprehensive provincial policy manual to assist in making bylaw amendments consistent with the TOD legislation. Off-street parking spaces in TOD areas will be determined by the market; local governments will not be able to require off-street residential parking, other than spaces for other uses like commercial, spaces for disabled persons and loading spaces. These changes will help get more of the right kind of housing built in the right places to provide homes for British Columbians. A subsequent letter will notify the identified municipalities in December.

The new legislation will expand the scope of infrastructure for which Development Cost Charges (DCCs) can be collected to include fire protection facilities, police facilities, and solid waste facilities. It also allows local governments to collect DCCs for provincial highway infrastructure projects where there is a cost-sharing arrangement between the municipality and the Province.

The new Amenity Cost Charges (ACCs) tool will allow local governments to collect monetary and in-kind contributions for amenities (e.g., community centres, recreation centres, libraries) to support liveable communities in areas where new housing is going. This tool will provide certainty and transparency for local governments and developers.

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We are aware that local governments require tools and supports to facilitate the delivery of affordable housing in their communities. We are currently exploring policy options and additional tools, including the potential for inclusionary zoning, and I look forward to sharing more about this in the coming months.

I know that the new housing initiatives announced over the past week will take work to implement and require additional resources for your local government to meet the requirements. We have committed to \$51 million in funding for local governments to support planning and capacity to meet these new requirements. The funding will be allocated based on population and the volume of work needed because there are different requirements for municipalities and regional governments. The funding will be distributed in early 2024.

The Province has also provided another \$10 million for a second intake of the Local Government Development Approvals Program (LGDAP), managed by the Union of B.C. Municipalities (UBCM). This funding is in addition to the \$1 billion provided to local governments through the Growing Communities Fund to support the delivery of infrastructure projects needed to support increasing density.

The Ministry of Housing is committed to working together and supporting every community as we move forward with new approaches and new ways to deliver the housing supply our province needs. In the coming weeks, we will be providing policy manuals detailing the site-level specifications for small-scale multi-unit housing and TOD areas. Further guidance will be coming in the new year to support implementation of the development finance tools and pro-active zoning requirements. Ministry of Housing staff will be in touch with your administration in the coming weeks to provide more detail about the changes and about funding and educational support and opportunities.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ravi Kahlon', written in a cursive style.

Ravi Kahlon
Minister of Housing

pc: Honourable Rob Fleming, Minister of Transportation and Infrastructure
Honourable Anne Kang, Minister of Municipal Affairs
Teri Collins, Deputy Minister, Ministry of Housing
Kaye Krishna, Deputy Minister, Ministry of Transportation and Infrastructure
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing
Kevin Volk, Assistant Deputy Minister, Ministry of Transportation and Infrastructure
Karen Elrick, Chief Administrative Officer, Village of Anmore
(karen.elrick@anmore.com)

Links:

Local Government Housing Initiatives Webpage: [Local government housing initiatives - Province of British Columbia](#)

Bill 44 Announcement: news.gov.bc.ca/releases/2023PREM0062-001706

Bill 46 Announcement: news.gov.bc.ca/releases/2023HOUS0063-001737

Bill 47 Announcement: news.gov.bc.ca/releases/2023HOUS0063-001748