

Considered at December 3, 2019 Regular Council Meeting

244



City of Port Moody Report/Recommendation to Council

Date: September 30, 2019
Submitted by: Planning and Development Department – Policy Planning
Subject: Market-Rental Policy and Inclusionary Zoning Policy: Proposed Work Plan

Purpose

To provide Council with an update regarding the Market-Rental Policy and Inclusionary Zoning Policy, and for Council to direct staff to apply for funding to support the Housing Needs Report.

Recommended Resolutions

THAT staff be directed to apply for funding to undertake a Housing Needs Report as recommended in the report dated September 30, 2019 from the Planning and Development Department – Policy Planning regarding Market-Rental Policy and Inclusionary Zoning Policy: Proposed Work Plan;

AND THAT the City provide overall grant management as required by the UBCM Housing Needs Report Program.

Background

On December 4, 2018, Council passed the following resolution:

RC18/610-611

THAT staff be directed to consult the owners of 3370 Dewdney Trunk Road (PC Urban), 125 Moray Street (Moray Place), 3131-3137 St. Johns Street (Woodbridge), and 1030 Cecile Drive (Woodlands) prior to bringing draft Bylaw No. 3173, Bylaw No. 3174, and Bylaw No. 3175 to Council for further consideration as recommended in the report dated November 14, 2018 from the Planning and Development Department - Policy Planning Division regarding Rental Multi Residential Zoning;

AND THAT staff be directed to explore and report back on a potential Inclusionary Zoning program to require market-rental units, below-market-rental units, or cash equivalent for all new residential developments in the City;

Considered at December 3, 2019 Regular Council Meeting

245

AND THAT consultation on potential Inclusionary Zoning be conducted with the following stakeholders: Landlord BC, BCNPHA, SHARE Community Services, and CATALYST.

On February 26, 2019, Council passed resolution RC19/090,

RC19/090

THAT Rental Multi-Residential Zoning for 3370 Dewdney Trunk Road (PC Urban), 125 Moray Street (Metro Vancouver Housing Corporation), 3131-3137 St. Johns Street (Woodbridge Homes), and 1030 Cecile Drive (Edgar Development) not be pursued at this time.

This report addresses the second part of the resolution, detailing the work plan to explore an inclusionary zoning program, and to direct staff to apply for funding offered by the Union of British Columbia Municipalities (UBCM) for the Housing Needs Report.

Discussion

Access to affordable housing has become increasingly difficult for households in Port Moody. Escalated housing costs, exacerbated by record-low vacancy rates throughout Metro Vancouver has led to greater number of households struggling to find shelter that is within their means. This housing insecurity has meant many households paying beyond what is considered an affordable portion of 30% of their income to housing, and accepting housing conditions that do not meet their needs, either in terms of not having enough bedrooms or the housing unit is in need of repair.

Council had directed staff to explore and report back on a potential inclusionary zoning program to require market-rental units, below-market-rental units, or cash equivalent for all new residential developments in the City.

The purpose of an inclusionary zoning policy is ensure new development includes housing opportunities for those households that cannot afford the units produced at market prices. Currently five Metro Vancouver municipalities have inclusionary zoning policies (Burnaby, New Westminster, City of North Vancouver, Richmond, and Vancouver). These policies work in conjunction with municipal rezoning powers through the provision of incentives to lever a voluntary inclusion of below-market rental units. Such incentives can include:

- reduced parking requirements;
- increased density;
- Development Cost Charges and permit fee waivers;
- density bonus and community amenity contribution waivers;
- property tax waivers; or
- a combination of the municipal measures listed above.

The provision of the above incentives are necessary to ensure the economic feasibility of proposed development projects.

Considered at December 3, 2019 Regular Council Meeting

246

While the City of Port Moody does not currently have an inclusionary zoning policy, the City has been able to secure affordable housing units through two approaches: first, through securing a voluntary contribution to the Affordable Housing Reserve Fund; and second, through negotiating with a development applicant as part of the rezoning process. In some cases, these have involved OCP amendments increasing density, reduced parking requirements, and contributions to a project from the City's Affordable Housing Reserve Fund. The other incentives listed have not been used in Port Moody to date. **Attachment 1** lists below-market and rental-market units that the City has secured through new developments.

Inclusionary Zoning Policy Report Work Plan

Staff has developed a work plan to guide the development of the inclusionary zoning policy as follows:

1. Housing Needs Analysis

In April 2019, the Province of British Columbia required all municipalities and regional districts to complete housing needs reports. These reports are meant to identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. Metro Vancouver Regional District has agreed to compile the base data for member municipalities that will then be used to identify the City's needs.

2. Research Policies to Incentivize/Leverage the Creation of Market-Rental and Below-Market Rental Units.

Staff will undertake an analysis of Metro Vancouver municipalities that have inclusionary zoning policies in place. This review will inform the development of Port Moody's inclusionary zoning policies as to what affordable housing opportunities are possible in current housing market conditions, and to see how it compares to the City's negotiated results.

3. Land Economic Analysis

The mandatory inclusion of below-market and market-rental units in development applications can affect the financial viability of residential projects. The purpose of an inclusionary zoning policy is to ensure that units are created for those that cannot afford to buy or rent at market-rates. By inhibiting the development of market housing, an inclusionary zoning policy could contribute to greater affordability issues through slowing the supply of housing units in a community. To avoid that, staff is recommending that a consultant specializing in land economics be hired to look at the right balance between incentives and requirements to ensure the inclusion of below-market units in ownership projects.

Considered at December 3, 2019 Regular Council Meeting

247

4. Policy Development

Staff will develop policy options that can incentivize the inclusion of market-rental units, below-market-rental units, or cash equivalent for all new residential developments in the City. The policies will be informed by the housing needs report, the land economic analysis report, case study research, and staff consultations.

5. Consultation with Stakeholders

Staff will consult with stakeholder groups in order to garner feedback on the policy options developed. Stakeholder groups will include non-profit housing providers (including the organizations previously noted in RC18/610-611), and the development community.

Once these steps are completed, staff will bring a draft policy report back to Council's consideration. In the meantime, staff will continue the current practice of negotiating affordable housing contributions in each development on a case-by-case basis.

Housing Needs Report Program

As part of this work, staff is requesting direction from Council to apply for the Housing Needs Report funding opportunity with UBCM. Staff intends to apply for the funding in order to support this work, and seeks a formal resolution from Council in support. The Housing Needs Report Program requires a Council resolution indicating support to apply for the Housing Needs Report project and willingness to provide overall grant management. The City of Port Moody is eligible for up to \$30,000 in funding, which is sufficient to complete the work related to the Housing Needs Component (**Attachment 2**).

Timelines

In regards to the timing of the Market-Rental and Inclusionary Zoning Policy, staff are currently focused on completing the Age-Friendly Plan and the Child Care Needs Plan, which will be in February 2020 and June 2020, respectively.

If the City is successful in its UBCM funding application, an RFQ will be issued for a consultant to undertake the housing needs report component of this project in February 2020. The draft policy report will be completed by fall 2020.

Other Option

That staff be directed to not apply for funding.

Financial Implications

The estimated cost associated with the land economic analysis is \$40,000. This has been identified as a capital project in the proposed 2020 budget.

It is proposed that the Housing Needs Report be funded through the \$30,000 available through UBCM.

Considered at December 3, 2019 Regular Council Meeting

248

Communications and Civic Engagement Initiatives

Consultation with stakeholders, including Landlord BC, BCNPHA, SHARE Community Services, CATALYST, and the development community will take place as part of the Inclusionary Zoning policy development process.

Council Strategic Plan Objectives

The recommendation in this report aligns with the Council Strategic Objectives of:

- Plan for a variety of housing types to meet community needs.
- Ensure future community growth is carefully considered and strategically managed consistent with the targets approved in our Official Community Plan.

Attachments

1. Summary of Development-Related Affordable Housing Contributions.
2. UBCM – Housing Needs Report Program Guide (2019).

Report Author

Liam McLellan, Social Planner.

Considered at December 3, 2019 Regular Council Meeting

249

Report Approval Details

Document Title:	Market-Rental Policy and Inclusionary Zoning Policy - Proposed Work Plan .docx
Attachments:	- Summary of Development-Related Affordable Housing Contributions.XLSX - UBCM - Housing Needs Report Program Guide (2019).pdf
Final Approval Date:	Nov 19, 2019

This report and all of its attachments were approved and signed as outlined below:

Rosemary Lodge, Manager of Communications and Engagement - Nov 15, 2019 - 2:59 PM

Paul Rockwood, General Manager of Finance and Technology - Nov 18, 2019 - 8:38 AM

André Boel, General Manager of Planning and Development - Nov 18, 2019 - 10:47 AM

Tim Savoie, City Manager - Nov 19, 2019 - 12:35 PM

Considered at December 3, 2019 Regular Council Meeting

Summary of Development-Related Affordable Housing Contributions

Project Address	Project Name - Developer	Uses and Number of units	Approval Date	Affordable Housing Contribution (Units, \$)	Port Moody Support	Additional Info
300 Morrissey Road	The Grande (Suterbrook Parcel D) - Onni	Apartment Residential - 512 units: 436 Market Condos 50 Below Market Rental 26 Market Rental	9-Oct-18	50 below market rental	222 unit increase to max permitted uses for the Suter Brook Site as a whole; increase in overall site FSR for all uses from 1.75 to 2.0; for Parcel D an increase to the height of Building 6 from 4 storeys to 26 storeys and Building 7 from 4 storeys to 6 storeys; 172 unit increase from 340 to 512; parking reduction	Rental tenure limited to the useful life of the building
3131 St Johns Street	Woodbridge	142 market rental	23-Jan-18	N/A	Parking reduction of 61 spaces	Rental tenure limited to 20 years
3370 Dewdney Trunk Road	PC Urban	229 units: 224 market rental 5 below market rental	9-Oct-18	5 below market rental	Parking reduction of 184 spaces; OCP amendment to increase height from 4 storeys to 6 storeys	Rental tenure in perpetuity
3010-3042, 3013-3029, 3037-3015 and 3111-3113 St George Street	The George - Marcon	73 townhouse units 179 apartment units	13-Feb-18	6 below market rental (Kinsight)	OCP amendment to increase height for apartment buildings from 4 storeys to 6 storeys; stream setback relaxation from 15m to 10m; parking reduction of 41 spaces for the six storey building; visitor parking reduction of 2 spaces for the townhouses	Rental tenure in perpetuity
50 Electronic Avenue	Panatch Group	358 apartment units 10 commercial units	25-Sep-18	Rent to Own Program - 30 units	Parking reduction of 56 spaces (based on old zoning bylaw)	Rent collected for 2 years and applied to purchase price
2318 St Johns St	The Springs - BC Conference Property Development Council of the United Church of Canada	55 below market rental units; office space and church	9-Oct-18	55 below market rental units	Affordable Housing Reserve Fund contribution of \$527,796.50 OCP Amendment to increase height from 3 storeys to 4 storeys Parking reduction of 40 spaces	Rental tenure in perpetuity
2740 St Johns Street	The Station - Aragon Properties Ltd.	106 apartments	14-Jun-11	AHRF contribution of \$250,000	OCP amendment to increase allowable density from 95 upa to 106 upa	N/A
2721 Clarke Street	The Platform - Aragon Properties Ltd.	92 apartments 12 townhouses	11-Jul-17	AHRF contribution of \$250,000	Parking reduction of 26 spaces	N/A

Housing Needs Reports Program

2019 Program & Application Guide

REVISED AUGUST 2019

1. Introduction

Starting in April 2019, local governments are required to develop housing needs reports on a regular basis. The reports will strengthen the ability of local governments to understand what kinds of housing are most needed in their communities, and help inform local plans, policies, and development decisions.

Housing Needs Reports Program

The Housing Needs Reports program supports local governments in undertaking housing needs reports in order to meet the provincial requirements. The Ministry of Municipal Affairs & Housing (MMAH) has confirmed \$5 million over three years for this program.

The program is structured to reflect the planning areas for which local governments are required to complete housing needs reports: municipalities, electoral areas, and local trust areas (within the Islands Trust). Funding is scaled based on the net population of each planning area.

Refer to Section 6 and Appendix 1 for eligible funding amounts.

2. Eligible Applicants

All local governments in BC (municipalities, regional districts, and the Islands Trust) are eligible to apply. Local Trust Committees must apply through the Islands Trust.

Each planning area (municipality, electoral area, and local trust area) can only be funded once over the full span of the program.

Updated August 2019 - Funding permitting, the Islands Trust and regional districts can submit one application per intake to undertake separate housing needs reports for different trust areas/electoral areas, including regional applications and participation as a partnering applicant in a regional application.

Planning areas that were funded in the May 2019 intake are not eligible for subsequent intakes. Refer to Appendix 1 for eligible planning areas.

3. Eligible Projects

To qualify for funding, a project must:

- Be a new project or an update to an existing, eligible housing needs report. Retroactive funding is not available.

Considered at December 3, 2019 Regular Council Meeting

252

- Result in a housing needs report for at least one entire planning area: municipality, electoral area, or local trust area.
- Be capable of completion by the applicant within one year from the date of funding approval.

Regional Projects

Funding requests for a combination of planning areas (municipalities, electoral areas, and/or local trust areas) may be submitted as a single application for eligible, collaborative projects. In this case, the maximum funding available would be based on the number of eligible planning areas included in the application and the funding maximums for each as identified in Appendix 1. It is expected that regional projects will demonstrate cost-efficiencies in the total grant request.

The primary applicant submitting the application for a regional project is required to submit a Council, Board, or Local Trust Committee resolution as outlined in Section 7 of this guide. If the additional planning areas are outside of the primary applicant's jurisdiction, each partnering local government is required to submit a Council, Board, or Local Trust Committee resolution that clearly states their approval for the primary applicant to apply for, receive, and manage the funding on their behalf.

The total funding request for regional projects cannot exceed \$150,000.

4. Requirements for Funding

To qualify for funding, housing needs reports must:

- Meet the requirements of the *Local Government Act* (or *Vancouver Charter*) in relation to the development of a new or updated housing needs report;
- Result in a housing needs report for at least one entire planning area: municipality, electoral area, or local trust area;
- Be received by the local government Council, Board, or Local Trust Committee in a meeting open to the public. In the case of regional projects, the report must be received by the Council, Board, or Local Trust Committee responsible for each planning area that is included in the project; and
- Be published online for free public access.

5. Eligible & Ineligible Costs & Activities

Eligible Costs & Activities

Eligible costs are direct costs that are approved by the Evaluation Committee, properly and reasonably incurred, and paid by the applicant to carry out eligible activities. Eligible costs can only be incurred from the date of application submission until the final report is submitted (unless specified below).

Under the Housing Needs Reports program, eligible costs and activities must be cost-effective and include:

- Development of new or updated housing needs reports (as required by the *Local Government Act* and *Vancouver Charter*), including:

Considered at December 3, 2019 Regular Council Meeting

253

- Project management and coordination;
 - **Updated August 2019** - Data collection (from public agencies and/or other data sources), compilation and analysis, not including the collection and compilation of [data made available at no cost via the Ministry of Municipal Affairs & Housing](#) for the purpose of developing housing needs reports;
 - Research specific to the development of housing needs reports;
 - Community engagement, such as collaboration with neighbouring local governments and partner organizations, community surveys, and engagement activities.
- Publication of housing needs reports including editing, proofing, graphic design, etc.
 - Presentation of housing needs reports to Council, Board, or Local Trust Committee.

The following expenditures are also eligible, provided they relate directly to the eligible activities identified above:

- Consultant costs;
- Incremental staff and administration costs;
- Public information costs;
- Training and capacity building for local government staff specific to developing housing needs reports.

Ineligible Costs & Activities

Any activity that is not outlined above or is not directly connected to activities approved in the application by the Evaluation Committee is not eligible for funding. This includes:

- Collection of data similar to that made available at no cost [via the Ministry of Municipal Affairs & Housing](#) for the purpose of housing needs reports;
- Routine or ongoing operating and/or planning costs or activities (e.g. tracking and reporting of development and building permits);
- Capital costs;
- Purchase of software, software licences, or service subscriptions;
- Preparation of maps and spatial data.

6. Grant Maximum

Funding maximums are based on the population of the planning area (using the 2016 Census data).

The Program can contribute a maximum of 100% of the cost of eligible activities – to a maximum of the amounts identified in Table 1. For certainty, Appendix 1 outlines the net population and eligible funding for each planning area (municipality, electoral area, and local trust area) in BC.

Considered at December 3, 2019 Regular Council Meeting

254

Table 1: Funding Maximums

Population	Funding Maximum
Under 5,000	\$15,000
5,000 to 14,999	\$20,000
15,000 to 49,999	\$30,000
50,000 to 99,999	\$50,000
100,000 or greater	\$70,000

As noted in Section 3, the funding maximum for all regional projects is \$150,000.

In order to ensure transparency and accountability in the expenditure of public funds, all other contributions for eligible portions of the project must be declared and, depending on the total value, may decrease the value of the funding.

7. Application Requirements & Process

Application Deadline

Applicants will be advised of the status of their application within 60 days of the following application deadline: November 29, 2019.

Funding permitting, program information for 2020 intakes will be available following this deadline.

Required Application Contents

- Completed Application Form;
- Detailed project budget;
- Council, Board, or Local Trust Committee resolution, indicating support for the current proposed activities and willingness to provide overall grant management;
- For regional projects only: Each partnering local government must submit a Council, Board, or Local Trust Committee resolution indicating support for the primary applicant to apply for, receive, and manage the grant funding on their behalf;

Resolutions from partnering applicants must include the language above.
--

- Optional: Up to five letters of support as evidence of partnership or collaboration with community organizations and/or other local stakeholders.

Submission of Applications

Applications should be submitted as Word or PDF files. If you choose to submit your application by e-mail, hard copies do not need to follow.

All applications should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: lqps@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8

Considered at December 3, 2019 Regular Council Meeting

255

Review of Applications

UBCM will perform a preliminary review of applications to ensure the required application contents have been submitted and to ensure that eligibility criteria have been met. Only complete application packages will be reviewed.

Following this, all eligible applications will be reviewed and scored by the Evaluation Committee. Higher application review scores will be given to projects that:

- Are for planning areas that are required under the *Local Government Statutes (Housing Needs Reports) Amendment Act* to complete a housing needs report;
- Are from communities that do not currently have a housing needs report, or have a report that is more than five (5) years old;
- Demonstrate community consultation and public engagement, including:
 - Neighbouring local governments
 - First Nations and local Indigenous organizations
 - Non-profit service providers, health authorities, and/or post-secondary institutions
 - Non-profit and for-profit development sector
 - Vulnerable populations (e.g. individuals experiencing homelessness, those at risk of experiencing homelessness, youth, seniors, new immigrants or refugees, etc.)
- Include strategies for training and capacity building for local government staff to undertake housing needs reports and subsequent updates;
- Are cost-effective;
- Include in-kind or cash contributions to the project from the eligible applicant, regional partners, or other grant funding.

Point values and weighting have been established within each of these scoring criteria. Only those applications that meet a minimum threshold point value will be considered for funding.

The Evaluation Committee will consider the population and provincial, regional, and urban/rural distribution of proposed projects. Funding decisions will be made on a provincial priority basis.

8. Grant Management & Applicant Responsibilities

The applicant is responsible for completion of the project as approved and for meeting reporting requirements.

Applicants are also responsible for proper fiscal management, including maintaining acceptable accounting records for the project. UBCM reserves the right to audit these records.

Notice of Funding Decision

All applicants will receive written notice of funding decisions. Approved applicants will receive an Approval Agreement, which will include the terms and conditions of any grant that is awarded, and that is required to be signed and returned to UBCM.

Grants under the Housing Needs Report program will be awarded in two payments: 50% at the approval of the project and when the signed Approval Agreement has been returned to UBCM and 50% when the project is complete and the final reporting requirements have been met.

Considered at December 3, 2019 Regular Council Meeting

256

Please note that in cases where revisions are required to an application, or an application has been approved in principle only, the applicant has 30 days from the date of the written notice of the status of the application to complete the application requirements. Applications that are not completed within 30 days may be closed.

Progress Payments

In exceptional circumstances, to request a progress payment, approved applicants are required to submit:

- Written rationale for receiving a progress payment;
- Description of activities completed to date; and
- Description of funds expended to date.

Changes to Approved Projects

Approved funds are specific to the project as identified in the application, and not transferable to other projects. Approval from the Evaluation Committee will be required for any significant variation from the approved project.

To propose changes to an approved project, approved applicants are required to submit:

- Revised application package, including updated, signed application form, revised budget, and updated Council, Board, or Local Trust Committee resolution(s); and
- Written rationale for proposed changes to activities and/or expenditures.

The revised application package will then be reviewed by the Evaluation Committee.

Applicants are responsible for any costs above the approved funds unless a revised application is submitted and approved prior to work being undertaken.

Extensions to Project End Date

All approved activities are required to be completed within one year of approval and all extensions beyond this date must be requested in writing and be approved by UBCM. Extensions will not exceed one year.

9. Final Report Requirements & Process

Applicants are required to submit an electronic copy of the complete final report, including the following:

- Completed Final Report Form;
- Financial summary;
- Completed Housing Needs Report(s).

Submission of Final Reports

All final reports should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: lgps@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8

Considered at December 3, 2019 Regular Council Meeting

257

All final reports will be shared with the Province of BC
--

10. Additional Information

For enquiries about the application process or program, please contact:

Union of BC Municipalities
525 Government Street
Victoria, BC, V8V 0A8

Email: lqps@ubcm.ca
Phone: (250) 952-9177

For more on the Housing Needs Reports requirements, supporting data, and guidance, please visit the Ministry of Municipal Affairs & Housing [website](#).

Considered at December 3, 2019 Regular Council Meeting

258

Appendix 1: Funding Maximums by Planning Areas

As outlined in Section 6, funding maximums are based on net population of the planning area (using the 2016 Census data).

The following tables outline the net population and eligible funding for each municipality, electoral area, and Local Trust Area in BC, and is organized by Regional District and Islands Trust.

Please note that, where applicable, the populations of Local Trust Areas have been removed from the electoral area in which the island(s) are located. In these cases, funding maximums for the electoral areas are based on net populations.

Alberni-Clayoquot Regional District

Planning Area	Net Population	Funding Maximum
Alberni-Clayoquot A	243	\$15,000
Alberni-Clayoquot B	443	\$15,000
Alberni-Clayoquot C	677	\$15,000
Alberni-Clayoquot D	1,616	\$15,000
Alberni-Clayoquot E	2,754	\$15,000
Alberni-Clayoquot F	1,935	\$15,000
Port Alberni, City of	17,678	Funded
Tofino, District of	1,932	\$15,000
Ucluelet, District of	1,717	\$15,000

Regional District of Bulkley-Nechako

Planning Area	Net Population	Funding Maximum
Bulkley-Nechako A	5,256	\$20,000
Bulkley-Nechako B	1,938	\$15,000
Bulkley-Nechako C	1,415	\$15,000
Bulkley-Nechako D	1,472	\$15,000
Bulkley-Nechako E	1,593	\$15,000
Bulkley-Nechako F	3,665	\$15,000
Bulkley-Nechako G	903	\$15,000
Burns Lake, Village of	1,779	\$15,000
Fort St. James, District of	1,598	\$15,000
Fraser Lake, Village of	988	\$15,000
Granisle, Village of	303	\$15,000
Houston, District of	2,993	\$15,000
Smithers, Town of	5,401	Funded
Telkwa, Village of	1,327	Funded
Vanderhoof, District of	4,439	\$15,000

Capital Regional District

Planning Area	Net Population	Funding Maximum
Juan de Fuca EA	4,860	\$15,000

Considered at December 3, 2019 Regular Council Meeting

259

Salt Spring Island EA	0	\$0
Southern Gulf Islands EA	0	\$0
Central Saanich, District of	16,814	\$30,000
Colwood, City of	16,859	\$30,000
Esquimalt, Township of	17,655	\$30,000
Highlands, District of	2,225	\$15,000
Langford, City of	35,342	\$30,000
Metchosin, District of	4,708	\$15,000
North Saanich, District of	11,249	\$20,000
Oak Bay, District of	18,094	Funded
Saanich, District of	114,148	\$70,000
Sidney, Town of	11,672	Funded
Sooke, District of	13,001	Funded
Victoria, City of	85,792	\$50,000
View Royal, Town of	10,408	Funded

Cariboo Regional District

Planning Area	Net Population	Funding Maximum
Cariboo A	6,265	\$20,000
Cariboo B	3,842	\$15,000
Cariboo C	1,225	\$15,000
Cariboo D	2,929	\$15,000
Cariboo E	4,064	\$15,000
Cariboo F	4,554	\$15,000
Cariboo G	5,156	\$20,000
Cariboo H	1,784	\$15,000
Cariboo I	1,440	\$15,000
Cariboo J	642	\$15,000
Cariboo K	398	\$15,000
Cariboo L	4,204	\$15,000
100 Mile House, District of	1,980	\$15,000
Quesnel, City of	9,879	\$20,000
Wells, District of	217	\$15,000
Williams Lake, City of	10,753	\$20,000

Central Coast Regional District

Planning Area	Net Population	Funding Maximum
Central Coast A	203	Funded
Central Coast C	653	Funded
Central Coast D	399	Funded
Central Coast E	148	Funded

Considered at December 3, 2019 Regular Council Meeting

260

Regional District of Central Kootenay

Planning Area	Net Population	Funding Maximum
Central Kootenay A	1,930	Funded
Central Kootenay B	4,657	Funded
Central Kootenay C	1,482	Funded
Central Kootenay D	1,343	Funded
Central Kootenay E	3,772	Funded
Central Kootenay F	3,963	Funded
Central Kootenay G	1,623	Funded
Central Kootenay H	4,667	Funded
Central Kootenay I	2,534	Funded
Central Kootenay J	3,137	Funded
Central Kootenay K	1,681	Funded
Castlegar, City of	8,039	\$20,000
Creston, Town of	5,351	Funded
Kaslo, Village of	968	Funded
Nakusp, Village of	1,605	Funded
Nelson, City of	10,572	\$20,000
New Denver, Village of	473	\$15,000
Salmo, Village of	1,141	Funded
Silverton, Village	195	\$15,000
Slocan, Village of	272	\$15,000

Regional District of Central Okanagan

Planning Area	Net Population	Funding Maximum
Central Okanagan	3,824	\$15,000
Central Okanagan J	1,981	\$15,000
Kelowna, City of	127,380	\$70,000
Lake Country, District of	12,922	\$20,000
Peachland, District of	5,428	\$20,000
West Kelowna, City of	32,655	\$30,000

Columbia Shuswap Regional District

Planning Area	Net Population	Funding Maximum
Columbia-Shuswap A	3,148	\$15,000
Columbia-Shuswap B	598	\$15,000
Columbia-Shuswap C	7,921	Funded
Columbia-Shuswap D	4,044	\$15,000
Columbia-Shuswap E	1,185	Funded
Columbia-Shuswap F	2,454	\$15,000
Golden, Town of	3,708	Funded
Revelstoke, City of	7,547	\$20,000
Salmon Arm, City of	17,706	\$30,000

Considered at December 3, 2019 Regular Council Meeting

261

Sicamous, District of	2,429	\$15,000
-----------------------	-------	----------

Comox Valley Regional District

Planning Area	Net Population	Funding Maximum
Comox Valley A	5,032	Funded
Comox Valley B	7,095	Funded
Comox Valley C	8,617	Funded
Comox, Town of	14,028	Funded
Courtenay, City of	25,599	Funded
Cumberland, Village of	3,753	Funded

Cowichan Valley Regional District

Planning Area	Net Population	Funding Maximum
Cowichan Valley A	4,733	\$15,000
Cowichan Valley B	8,558	\$20,000
Cowichan Valley C	5,019	\$20,000
Cowichan Valley D	3,243	\$15,000
Cowichan Valley E	4,121	\$15,000
Cowichan Valley F	1,629	\$15,000
Cowichan Valley G	1,936	\$15,000
Cowichan Valley H	2,446	\$15,000
Cowichan Valley I	1,206	\$15,000
Duncan, City of	4,944	\$15,000
Ladysmith, Town of	8,537	\$20,000
Lake Cowichan, Town of	3,226	\$15,000
North Cowichan, District of	29,676	\$30,000

Regional District of East Kootenay

Planning Area	Net Population	Funding Maximum
East Kootenay A	1,943	\$15,000
East Kootenay B	1,976	\$15,000
East Kootenay C	6,036	\$20,000
East Kootenay E	1,753	\$15,000
East Kootenay F	2,726	\$15,000
East Kootenay G	1,462	\$15,000
Canal Flats, Village of	668	\$15,000
Cranbrook, City of	20,047	Funded
Elkford, District	2,499	\$15,000
Fernie, City of	5,249	\$20,000
Invermere, District	3,391	\$15,000
Jumbo Glacier Mtn Resort Municipality	0	\$0
Kimberley, City of	7,425	\$20,000
Radium Hot Springs, Village of	776	\$15,000
Sparwood, District of	3,784	\$15,000

Considered at December 3, 2019 Regular Council Meeting

262

Fraser Valley Regional District

Planning Area	Net Population	Funding Maximum
Fraser Valley A	405	\$15,000
Fraser Valley B	915	\$15,000
Fraser Valley C	1,023	\$15,000
Fraser Valley D	1,529	\$15,000
Fraser Valley E	1,540	\$15,000
Fraser Valley F	1,293	\$15,000
Fraser Valley G	1,776	\$15,000
Fraser Valley H	1,847	\$15,000
Abbotsford, City of	141,397	\$70,000
Chilliwack, City of	83,788	Funded
Harrison Hot Springs, Village of	1,468	Funded
Hope, District of	6,181	\$20,000
Kent, District of	6,067	\$20,000
Mission, District of	38,883	Funded

Regional District of Fraser-Fort George

Planning Area	Net Population	Funding Maximum
Fraser-Fort George A	3,463	\$15,000
Fraser-Fort George C	3,527	\$15,000
Fraser-Fort George D	4,278	\$15,000
Fraser-Fort George E	526	\$15,000
Fraser-Fort George F	1,246	\$15,000
Fraser-Fort George G	334	\$15,000
Fraser-Fort George H	1,586	\$15,000
Mackenzie, District of	3,714	\$15,000
McBride, Village of	616	\$15,000
Prince George, City of	74,003	\$50,000
Valemount, Village of	1,021	\$15,000

Greater Vancouver Regional District (Metro)

Planning Area	Net Population	Funding Maximum
Greater Vancouver A	16,133	\$30,000
Anmore, Village of	2,210	\$15,000
Belcarra, Village of	643	\$15,000
Bowen Island Municipality	3,680	Funded
Burnaby, City of	232,755	\$70,000
Coquitlam, City of	139,284	\$70,000
Delta, City of	102,238	Funded
Langley, City of	25,888	\$30,000
Langley, Township of	117,285	Funded
Lions Bay, Village of	1,334	\$15,000

Considered at December 3, 2019 Regular Council Meeting

263

Maple Ridge, City of	82,256	\$50,000
New Westminster, City of	70,996	\$50,000
North Vancouver, City of	52,898	\$50,000
North Vancouver, District of	85,935	\$50,000
Pitt Meadows, City of	18,573	\$30,000
Port Coquitlam, City of	58,612	\$50,000
Port Moody, City of	33,551	\$30,000
Richmond, City of	198,309	\$70,000
Surrey, City of	517,887	\$70,000
Vancouver, City of	631,486	\$70,000
West Vancouver, District of	42,473	\$30,000
White Rock, City of	19,952	\$30,000

Regional District of Kitimat-Stikine

Planning Area	Net Population	Funding Maximum
Kitimat-Stikine A	20	\$0
Kitimat-Stikine B	1,473	Funded
Kitimat-Stikine C	2,839	\$15,000
Kitimat-Stikine D	99	\$0
Kitimat-Stikine E	3,993	\$15,000
Kitimat-Stikine F	360	\$15,000
Hazelton, Village of	313	Funded
Kitimat, District of	8,131	\$20,000
New Hazelton, District of	580	Funded
Stewart, District of	401	\$15,000
Terrace, City of	11,643	\$20,000

Regional District of Kootenay Boundary

Planning Area	Net Population	Funding Maximum
Kootenay Boundary A	1,891	Funded
Kootenay Boundary B	1,442	Funded
Kootenay Boundary C	1,337	Funded
Kootenay Boundary D	3,225	Funded
Kootenay Boundary E	2,155	Funded
Fruitvale, Village of	1,920	Funded
Grand Forks, City of	4,049	Funded
Greenwood, City of	665	Funded
Midway, Village of	649	Funded
Montrose, Village of	996	Funded
Rossland, City of	3,729	Funded
Trail, City of	7,709	Funded
Warfield, Village of	1,680	Funded

Considered at December 3, 2019 Regular Council Meeting

264

Regional District of Mount Waddington

Planning Area	Net Population	Funding Maximum
Mount Waddington A	885	Funded
Mount Waddington B	60	Funded
Mount Waddington C	750	Funded
Mount Waddington D	228	Funded
Alert Bay, Village of	489	Funded
Port Alice, Village of	664	Funded
Port Hardy, District of	4,132	Funded
Port McNeill, Town of	2,337	Funded

Regional District of Nanaimo

Planning Area	Net Population	Funding Maximum
Nanaimo A	7,058	\$20,000
Nanaimo B	0	\$0
Nanaimo C	2,808	\$15,000
Nanaimo E	6,125	\$20,000
Nanaimo F	7,724	\$20,000
Nanaimo G	7,465	\$20,000
Nanaimo H	3,884	\$15,000
Nanaimo, City of	90,504	\$50,000
Lantzville, District of	3,605	\$15,000
Parksville, City of	12,514	\$20,000
Qualicum Beach, Town of	8,943	\$20,000

North Coast Regional District

Planning Area	Net Population	Funding Maximum
North Coast A	41	\$0
North Coast C	68	\$0
North Coast D	539	\$15,000
North Coast E	340	\$15,000
Masset, Village of	793	Funded
Port Clements, Village of	282	Funded
Port Edward, District of	467	\$15,000
Prince Rupert, City of	12,220	\$20,000
Queen Charlotte, Village of	852	\$15,000

Regional District of North Okanagan

Planning Area	Net Population	Funding Maximum
North Okanagan B	3,203	Funded
North Okanagan C	3,870	Funded
North Okanagan D	2,672	Funded
North Okanagan E	1,010	Funded

Considered at December 3, 2019 Regular Council Meeting

265

North Okanagan F	4,000	Funded
Armstrong, City of	5,114	Funded
Coldstream, District of	10,648	Funded
Enderby, City of	2,964	Funded
Lumby, Village of	1,833	Funded
Spallumcheen, Township of	5,106	Funded
Vernon, City of	40,116	Funded

Northern Rockies Regional Municipality

Northern Rockies Regional Municipality	4,831	\$15,000
--	-------	----------

Regional District of Okanagan-Similkameen

Planning Area	Net Population	Funding Maximum
Okanagan-Similkameen A	1,858	\$15,000
Okanagan-Similkameen B	1,047	\$15,000
Okanagan-Similkameen C	3,557	\$15,000
Okanagan-Similkameen D	5,874	\$20,000
Okanagan-Similkameen E	1,903	\$15,000
Okanagan-Similkameen F	2,014	\$15,000
Okanagan-Similkameen G	2,236	\$15,000
Okanagan-Similkameen H	1,953	\$15,000
Keremeos, Village of	1,502	\$15,000
Oliver, Town of	4,928	\$15,000
Osoyoos, Town of	5,085	\$20,000
Penticton, City of	33,761	\$30,000
Princeton, Town of	2,828	Funded
Summerland, District of	11,615	\$20,000

Peace River Regional District

Planning Area	Net Population	Funding Maximum
Peace River B	5,628	\$20,000
Peace River C	6,772	\$20,000
Peace River D	5,920	\$20,000
Peace River E	2,949	\$15,000
Chetwynd, District of	2,503	\$15,000
Dawson Creek, City of	12,178	\$20,000
Fort St. John, City of	20,155	\$30,000
Hudson's Hope, District of	1,015	\$15,000
Pouce Coupe, Village of	792	\$15,000
Taylor, District of	1,469	\$15,000
Tumbler Ridge, District of	1,987	\$15,000

Considered at December 3, 2019 Regular Council Meeting

266

qathet Regional District

Planning Area	Net Population	Funding Maximum
qathet A	1,105	\$15,000
qathet B	1,541	\$15,000
qathet C	2,064	\$15,000
qathet D	1,076	\$15,000
qathet E	0	\$0
Powell River, City of	13,157	\$20,000

Squamish-Lillooet Regional District

Planning Area	Net Population	Funding Maximum
Squamish-Lillooet A	187	\$15,000
Squamish-Lillooet B	363	\$15,000
Squamish-Lillooet C	1,663	\$15,000
Squamish-Lillooet D	1,057	\$15,000
Lillooet, District of	2,275	\$15,000
Pemberton, Village of	2,574	\$15,000
Squamish, District of	19,512	\$30,000
Whistler, Resort Municipality of	11,854	\$20,000

Strathcona Regional District

Planning Area	Net Population	Funding Maximum
Strathcona A	764	\$15,000
Strathcona B	1,035	\$15,000
Strathcona C	2,431	\$15,000
Strathcona D	4,396	\$15,000
Campbell River, City of	32,588	Funded
Gold River, Village of	1,212	\$15,000
Sayward, Village of	311	\$15,000
Tahsis, Village of	248	\$15,000
Zeballos, Village of	107	\$15,000

Sunshine Coast Regional District

Planning Area	Net Population	Funding Maximum
Sunshine Coast A	2,624	Funded
Sunshine Coast B	2,726	Funded
Sunshine Coast D	3,421	Funded
Sunshine Coast E	3,664	Funded
Sunshine Coast F	1,796	Funded
Gibsons, Town of	4,605	Funded
Sechelt, District of	10,216	Funded
Sechelt Indian Government District	692	\$15,000

Considered at December 3, 2019 Regular Council Meeting

267

Thompson Nicola Regional District

Planning Area	Net Population	Funding Maximum
Thompson-Nicola A	1,493	\$15,000
Thompson-Nicola B	233	\$15,000
Thompson-Nicola E	1,094	\$15,000
Thompson-Nicola I	1,262	\$15,000
Thompson-Nicola J	1,580	\$15,000
Thompson-Nicola L	2,955	\$15,000
Thompson-Nicola M	1,598	\$15,000
Thompson-Nicola N	762	\$15,000
Thompson-Nicola O	1,323	Funded
Thompson-Nicola P	3,672	\$15,000
Ashcroft, Village of	1,558	Funded
Barriere, District of	1,713	Funded
Cache Creek, Village of	963	\$15,000
Chase, Village of	2,286	\$15,000
Clearwater, District of	2,324	\$15,000
Clinton, Village of	641	\$15,000
Kamloops, City of	90,280	Funded
Logan Lake, District of	1,993	\$15,000
Lytton, Village of	249	\$15,000
Merritt, City of	7,139	\$20,000
Sun Peaks Mountain Resort Municipality	616	\$15,000

Islands Trust

Denman Island Local Trust Area	1,165	\$15,000
Gabriola Island Local Trust Area	4,033	\$15,000
Galiano Island Local Trust Area	1,044	\$15,000
Gambier Island Local Trust Area	247	\$15,000
Hornby Island Local Trust Area	1,016	\$15,000
Lasqueti Island Local Trust Area	399	\$15,000
Mayne Island Local Trust Area	949	\$15,000
North Pender Island Local Trust Area	2,067	\$15,000
Salt Spring Island Local Trust Area	10,640	\$20,000
Saturna Island Local Trust Area	354	\$15,000
South Pender Island Local Trust Area	235	\$15,000
Thetis Island Local Trust Area	389	\$15,000