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REPORT TO CAPITAL REGIONAL DISTRICT BOARD MEETING OF WEDNESDAY, FEBRUARY 14, 2024

SUBJECT **AAP Results & Adoption for Bylaw 4552 – Borrowing for Land Assembly, Housing and Land Banking Service**

ISSUE SUMMARY

To report back on the results of the Alternate Approval Process for Bylaw No. 4552 and advance the bylaw for adoption.

BACKGROUND

At its meeting held September 13, 2023, the Capital Regional District (CRD) Board gave third reading to Bylaw No. 4552, “Land Assembly, Housing and Land Banking Loan Authorization Bylaw No. 3, 2023” (Appendix A). The bylaw authorizes the borrowing of eighty-five million dollars (\$85,000,000) for the purposes of the Land Assembly, Housing and Land Banking Service, including to support future housing partnership opportunities and to increase the supply of affordable, inclusive, and adequate housing in the region. The debt servicing cost will be recovered over a period not exceeding 30 years through annual requisition for the service.

On December 13, 2023, the CRD Board established that elector assent be obtained by Alternative Approval Process (AAP) for the electors in the entire service area in accordance with section 345 of the *Local Government Act (LGA)*. The number of registered electors was determined to be 331,905 of which 10% is 33,191 electors [the number needed to voice opposition]. Notice was published on January 3, 2024 in the Times Colonist newspaper publications and under Notices on the CRD website in accordance with section 345(2) of the *LGA* and the CRD’s Public Notice Bylaw.

The CRD communicated beyond the statutory public notice requirements to support public awareness and participation in the process. Staff issued a media bulletin that garnered widespread local media coverage, posted details of the AAP on the CRD website, posted about the process on social media, and responded to public questions about both the land banking service and the AAP process. An opinion editorial was also submitted on behalf of the CRHC Chair and Vice-Chair to further outline the rationale for the proposed bylaw.

The CRD received 1,859 valid response forms indicating opposition to the adoption of the bylaw by the closing date of February 5, 2024. As the response rate was less than 10% of electors, elector approval was received for Bylaw No. 4552. In accordance with section 86(8) of the *LGA*, the Corporate Officer’s certification of results is attached as Appendix B.

ALTERNATIVES

Alternative 1

1. That the attached Certificate of Results of Alternative Approval Process for Bylaw No. 4552 (Appendix B) be received; and
2. That Bylaw No. 4552, “Land Assembly, Housing and Land Banking Loan Authorization Bylaw No. 3, 2023” be adopted.

Alternative 2

That this report be referred back to staff for additional information.

CONCLUSION

On February 5, 2024, elector approval was obtained by an Alternative Approval Process (AAP) for Bylaw No. 4552, “Land Assembly, Housing and Land Banking Loan Authorization Bylaw No. 3, 2023”. The bylaw authorizes the borrowing of eighty-five million dollars (\$85,000,000) for the purposes of the Land Assembly, Housing and Land Banking Service, including to support future housing partnership opportunities and to increase the supply of affordable, inclusive, and adequate housing in the region. The debt servicing cost will be recovered over a period not exceeding 30 years through annual requisition for the service. The Bylaw received approval from the Inspector of Municipalities on September 25, 2023, prior to elector approval by AAP, and is now ready for adoption.

RECOMMENDATION

1. That the attached Certificate of Results of Alternative Approval Process for Bylaw No. 4552 (Appendix B) be received; and
2. That Bylaw No. 4552, “Land Assembly, Housing and Land Banking Loan Authorization Bylaw No. 3, 2023” be adopted.

Submitted by:	Marlene Lagoa, MPA, Manager, Legislative Services & Deputy Corporate Officer
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT(S)

Appendix A: Bylaw No. 4552

Appendix B: Certificate of Results for Bylaw No. 4552