Capital Regional District

625 Fisgard St.,
Victoria, BC V8W 1R7

Notice of Meeting and Meeting Agenda
Capital Regional District Board

Wednesday, June 11, 2025 | **12:05 PM** | **6th Floor Boardroom, 625 Fisgard Street, Victoria, BC**

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. TERRITORIAL ACKNOWLEDGEMENT

2. APPROVAL OF THE AGENDA

3. ADOPTION OF MINUTES

3.1. 25-0555 Minutes of the Capital Regional District Board meeting of May 14, 2025

Recommendation: That the minutes of the Capital Regional District Board meeting of May 14, 2025 be adopted as circulated.

Attachments: Minutes - May 14, 2025

4. REPORT OF THE CHAIR

5. PRESENTATIONS/DELEGATIONS

5.1. Presentations

5.1.1. 25-0664 Presentation: Vice Chair Little; Re: Ed MacGregor Memorial Bursary 2025

5.1.2. 25-0665 Presentation: Vice Chair Little; Re: Nils Jensen Memorial Bursary 2025

5.1.3. 25-0666 Presentation: Paul Gerrard (CRD Representative) and Elizabeth Brown (President/CEO), Victoria Airport Authority; Re: Report to Nominators

Attachments: Presentation: VAA Report to Nominators

5.2. Delegations

5.2.1. 25-0731 Delegation - Victoria Klassen Jeffery; Representing Capital Bike: Re: Agenda Item: 7.4. AAP Results & Adoption for Bylaw No. 4630 - Regional Transportation Service Establishment Bylaw No. 1, 2024

6. CONSENT AGENDA

6.1. 25-0699 Ed MacGregor Memorial Bursary 2025

Recommendation: There is no recommendation. This report is for information only.

Attachments: Staff Report: Ed MacGregor Memorial Bursary 2025

6.2. 25-0700 Nils Jensen Memorial Bursary 2025

Recommendation: There is no recommendation. This report is for information only.

Attachments: Staff Report: Nils Jensen Memorial Bursary 2025

6.3. 25-0589 CRD Arts and Culture: 2024 Impact Report

Recommendation: The Arts Commission recommends to the Capital Regional District Board:
That staff distribute the CRD Arts and Culture: 2024 Impact Report virtually through the CRD website and as physical copies to all councils and electoral area directors to raise awareness about the positive impact of the Arts and Culture Support Service throughout the capital region.
(NWA)

Attachments: Staff Report: Arts & Culture 2024 Impact Report

Appendix A: 2024 Impact Report

Appendix B: Presentation of Impact Report

Appendix C: List of 2024 Grant Recipients

6.4. 25-0496 Development Variance Permit for the Northerly 50 Feet of Lot 111, Malahat District - Wellswood Road/Trans Canada Highway

Recommendation: [At the May 20, 2025 Juan de Fuca Land Use Committee meeting, the recommendation was amended and carried as below.]
The Land Use Committee recommends to the Capital Regional District Board:
That Development Variance Permit VA000166 for the Northerly 50 Feet of Lot 111, Malahat District, to vary Malahat Use Bylaw, 1981, Bylaw No. 980, Section 3.2.04(2), by reducing the side yard setback requirement from 3 m to 1.5 m for the purpose of constructing a single-family dwelling, be denied.
(NWP - Voting Block B: JDF EA, Central Saanich, Highlands, Langford (Goodmanson), Saanich (Murdock)

Attachments: Staff Report: Development Variance Permit VA000166

Appendix A: Subject Property Map

Appendix B: Driveway Access – Wellswood Road

Appendix C: Site Plan

Appendix D: Requested Variance

Appendix E: Building Design Concept

Appendix F: Permit VA000166

6.5. 25-0501 Temporary Use Permit Renewal for Lot 4, Section 47, Otter District, Plan VIP52344 - 7861 Tugwell Road

Recommendation: The Land Use Committee recommends to the Capital Regional District Board:
That a three-year renewal for Temporary Use Permit TP000011, to allow the operation of a microbrewery with outdoor patio and food service in the Rural Residential 2 (RR-2) zone, on Lot 4, Section 47, Otter District, Plan VIP52344, be approved.
(NWP - Voting Block A: JDF EA, Colwood, Langford (Goodmanson), Metchosin, Sooke)

Attachments: Staff Report: Temporary Use Permit Renewal TP000011

Appendix A: Subject Property Map

Appendix B: Site and Building Plans

Appendix C: TP000011 – Renewal

6.6. 25-0561 Regional Emergency Management Partnership - 2024 Annual Report

Recommendation: There is no recommendation. This staff report is for information only.

Attachments: Staff Report: REMP Annual Report

Appendix A: 2024 Annual Report - REMP in the Capital Region

6.7. 25-0562 Regional Context Statement Alignment Review - District of Highlands

Recommendation: The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the District of Highlands regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the Local Government Act.
(NWP - All except SGI & SSI)

Attachments: Staff Report: RCS Alignment Review - District of Highlands

Appendix A: District of Highlands RCS Referral

Appendix B: Regional Context Statement Evaluation

Appendix C: District of Highlands Draft Regional Context Statement

6.8. 25-0563 Regional Context Statement Alignment Review - City of Victoria

Recommendation: The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Victoria's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the Local Government Act.
(NWP - All except SGI & SSI)

Attachments: Staff Report: RCS Alignment Review - City of Victoria

Appendix A: City of Victoria Regional Context Statement Referral

Appendix B: Regional Context Statement Evaluation

Appendix C: City of Victoria Draft Regional Context Statement

6.9. 25-0564 Regional Context Statement Alignment Review - City of Langford

Recommendation: The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Langford's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the Local Government Act.
(NWP - All except SGI & SSI)

Attachments: Staff Report: RCS Alignment Review - City of Langford
Appendix A: City of Langford Regional Context Statement Referral
Appendix B: Regional Context Statement Evaluation
Appendix C: City of Langford Draft Regional Context Statement

6.10. 25-0523 Greater Victoria Drinking Water Quality - 2024 Annual Report

Recommendation: The Regional Water Supply Commission recommends to the Capital Regional District Board:
That the Greater Victoria Drinking Water Quality 2024 Annual Report be approved.
(NWA)

Attachments: Staff Report: Greater Victoria Drinking Water Quality 2024 Annual Report
Appendix A: Greater Victoria Drinking Water Quality 2024 Annual Report

7. ADMINISTRATION REPORTS

7.1. 25-0702 Biosolids Beneficial Use Management - May Update

Recommendation: There is no recommendation. This report is for information only.

Attachments: Staff Report: Biosolids Beneficial Use Management May Update

7.2. 25-0618 Operating Budget Amendment for Biosolids Disposal

Recommendation: That staff be directed to amend the Core Area Wastewater Operations Service Financial Plan to increase the 2025 budget by $1.6 million due to biosolids management cost variances with such expenditures to be funded from operational reserves.
(WA)

Attachments: Staff Report: Operating Budget Amendment For Biosolids Disposal

7.3. 25-0681 AAP Results & Adoption for Bylaw No. 4634 - Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025

Recommendation: 1. That the attached Certificate of Results of Alternative Approval Process for Bylaw No. 4634 (Appendix B) be received; and
(NWA)
2. That Bylaw No. 4634, "Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025" be adopted.
(WA)

Attachments: Staff Report: AAP Results & Adoption for Bylaw No. 4634

Appendix A: Bylaw No. 4634

Appendix B: Certificate of Results

7.4. 25-0680 AAP Results & Adoption for Bylaw No. 4630 - Regional Transportation Service Establishment Bylaw No. 1, 2024

Recommendation: 1. That the attached Certificate of Results of Alternative Approval Process for Bylaw No. 4630 (Appendix B) be received; and
(NWA)
2. That Bylaw No. 4630, "Regional Transportation Service Establishment Bylaw No. 1, 2024" be adopted.
(WA)

Attachments: Staff Report: AAP Results & Adoption for Bylaw No. 4630

Appendix A: Bylaw No. 4630

Appendix B: Certificate of Results

8. REPORTS OF COMMITTEES

Accessibility Advisory Committee

8.1. 25-0639 Motion with Notice: CRD Parks Parking Policy (M. Essery)

Recommendation: [At the May 20, 2025 Accessibility Advisory Committee Meeting, the Committee passed the following motion with notice and is requesting that the Board refer the motion to the next meeting of the Regional Parks Committee for consideration:]

That the following motion be referred to the Regional Parks Committee:
"The Accessibility Advisory Committee recommend to the Regional Parks Committee recommends to the Capital Regional District Board:
That the CRD Parks waive parking fees for people with disabilities where they require an extra accessible vehicle, similar to BC Parks parking policy."
(NWA)

Attachments: Background: Draft Minutes (Excerpt) of Accessibility Advisory Committee Meetir

Electoral Areas Committee

8.2. 25-0478 Bylaw No. 4686, “Animal Regulation and Impounding Bylaw No. 1, 1986, Amendment Bylaw No. 12, 2025”

Recommendation: The Electoral Areas Committee recommends to the Capital Regional District Board:
1. That Bylaw No. 4686, "Animal Regulation and Impounding Bylaw No. 1, 1986, Amendment Bylaw No. 12, 2025" be introduced and read a first, second and third time; and
(NWA)
2. That Bylaw No. 4686 be adopted.
(NWA, 2/3rds on adoption)

Attachments:
- Staff Report: Bylaw No. 4686 - Animal Regulation Amendment
- Appendix A: Dog Licence Fee Comparison (Current 2025 Rates)
- Appendix B: Schedule A – Dog Licence Fees (Proposed)
- Appendix C: Schedule B – Animal Shelter Fees (Proposed)
- Appendix D: Bylaw No. 4686
- Appendix E: Consolidated Bylaw No. 1465 (Redlined)

8.3. 25-0683 Bylaws No. 4696, 4697, 4698 Electoral Area Grants-in-Aid: Conversion of Letters Patent to Establishing Bylaws

Recommendation: That the Electoral Areas Committee recommend to the Capital Regional District Board:
1. That Bylaw No. 4696, "Juan de Fuca Grant-In-Aid Service Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
(NWA)
2. That Bylaw No. 4697, "Salt Spring Island Grant-In-Aid Service Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
(NWA)
3. That Bylaw No. 4698, "Southern Gulf Islands Grant-In-Aid Services Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
(NWA)
4. That participating area approval to the conversion of SLP Division XIX, OIC 1013/1977 and OIC722/1985 in Bylaws No. 4696, 4697, and 4698, be obtained by Electoral Area Director Consent on behalf;
5. That if successful, Bylaws No. 4696, 4697, and 4698 be forwarded to the Inspector of Municipalities for review and approval.
(NWA)

Attachments:
- Staff Report: EA Grants-in-Aid: Conversion of Letters Patent to Est Bylaws
- Appendix A: Bylaw No. 4696
- Appendix B: Bylaw No. 4697
- Appendix C: Bylaw No. 4698
- Appendix D: Orders In Council 1013 & 722
- Appendix E: Draft Bylaw No. 4186 Language

Hospitals and Housing Committee

8.4. 25-0485 Forest Homes Project Funding Shortfall

Recommendation: [At the June 4, 2025 Hospitals and Housing Committee meeting, there was no mover of the recommendation or alternatives in the staff report, instead the following motion arising was carried:]
The Hospitals and Housing Committee recommends to the Capital Regional District Board:
That staff be directed to prepare and launch an application to the BC Housing Community Housing Fund with the Capital Regional Housing Corporation (CRHC) as the lead proponent and consider a future property management agreement with the Galiano Affordable Living Initiative (GALI).
(NWA)

Attachments:
Staff Report: Forest Homes Project Funding Shortfall
Appendix A: Forest Homes Project Timeline
Appendix B: CRD to CRHC Lease Agrmt-280 Georgeson Bay Road
Appendix C: CRD to CRHC Operator Agrmt-280 Georgeson Bay Road
Appendix D: Galiano Project Projected Rents & Operational Details
Appendix E: Cost Management – LCC Class 'B' Model Report
Appendix F: Galiano Project Capital Budget Details

9. BYLAWS

10. NOTICE(S) OF MOTION

11. NEW BUSINESS

12. MOTION TO CLOSE THE MEETING

12.1. 25-0714 Motion to Close the Meeting

Recommendation: 1. That the meeting be closed for Appointments in accordance with Section 90(1)(a) of the Community Charter. [1 item]
2. That the meeting be closed for Land Acquisition/Disposition in accordance with Section 90(1)(e) of the Community Charter. [1 Item]
3. That such disclosures could reasonably be expected to harm the interests of the Regional District. [1 Item]
4. That the meeting be closed for Proposed Service and Contract Negotiations in accordance with Section 90(1)(k) of the Community Charter. [2 Items]
5. That such disclosures could reasonably be expected to harm the interests of the Regional District. [2 Items]
6. That the meeting be closed for Intergovernmental Negotiations in accordance with Section 90(2)(b) of the Community Charter. [1 Item]

13. RISE AND REPORT

14. ADJOURNMENT

Votinq Key:
NWA - Non-weighted vote of all Directors
NWP - Non-weighted vote of participants (as listed)
WA - Weighted vote of all Directors
WP - Weighted vote of participants (as listed)

Meeting Minutes

Capital Regional District Board

Wednesday, May 14, 2025 **12:10 PM** **6th Floor Boardroom**
625 Fisgard Street
Victoria, BC

PRESENT
DIRECTORS: C. McNeil-Smith (Chair), M. Little (Vice Chair), M. Alto, P. Brent, S. Brice, J. Brownoff (EP), J. Caradonna, C. Coleman, Z. de Vries, B. Desjardins, S. Goodmanson, C. Harder, G. Holman, D. Kobayashi, K. Murdoch, C. Plant, M. Tait, D. Thompson, S. Tobias (EP), A. Wickheim, K. Williams, R. Windsor

STAFF:T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer/General Manager, Finance and Technology; A. Fraser, General Manager, Infrastructure and Water Services; L. Jones, General Manager, Parks, Recreation and Environmental Services; K. Lorette, General Manager, Housing, Planning and Protective Services; K. Morley, Corporate Officer/General Manager, Corporate Services; R. Tooke, Senior Manager, Environmental Innovation; M. Lagoa, Deputy Corporate Officer; S. Orr, Senior Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Directors P. Jones, D. Murdock

The meeting was called to order at 12:17 pm.

1. TERRITORIAL ACKNOWLEDGEMENT

A Territorial Acknowledgement was provided in the preceding meeting.

2. APPROVAL OF THE AGENDA

MOVED by Director Brice, SECONDED by Director Desjardins,
That the agenda for the Capital Regional District Board meeting of May 14, 2025 be approved.
CARRIED

3. ADOPTION OF MINUTES

3.1. 25-0537 Minutes of the Capital Regional District Board meetings of April 9, 2025 and April 30, 2025

MOVED by Director Kobayashi, SECONDED by Director Coleman,
That the minutes of the Capital Regional District Board meetings of April 9, 2025 and April 30, 2025 be adopted as circulated.
CARRIED

3.2. 25-0538 Minutes of the Committee of the Whole meeting of April 30, 2025

MOVED by Director Coleman, SECONDED by Director Little,
That the minutes of the of the Committee of the Whole meeting of April 30, 2025 be adopted as circulated.
CARRIED

4. REPORT OF THE CHAIR

I am pleased to announce that Director Goodmanson is now appointed to the Hospitals and Housing Committee, as Acting Chair of the Hospital District, I felt it was appropriate to make that appointment. I was recently invited and presented, to what I'll call a CRD-101 presentation to a newcomers club with members from around the region. It was well received and the audience showed their appreciation for the important services we provide in the region. I indicated that the CRD annual report is a great starting place for new residents or those taking an interest in our CRD local government services. While I don't anticipate a surge in inquiries for the annual report, I believe it's an important record of the CRD's accomplishments each year. After reviewing this year's annual report, I want to take a moment to acknowledge the commitment and the work of directors serving not only on the three CRD boards, but also on the many CRD committees and commissions. We receive a tremendous volume of information on the various agendas and while meeting preparation is expected, I want to acknowledge how well prepared directors are for our meetings. This sets the groundwork for the important decisions that we make, which in turn sets in motion the work of staff that leads to the many significant accomplishments, as highlighted in this year's annual report. And all the great ideas that make their way to the board from the public, stakeholders, staff and directors and those that are set in motion by the board, don't become a success until and without the remarkable work of CRD staff. So on behalf of the board, thank you to our staff across the organization and thank you for this year's annual report.

5. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

6. CONSENT AGENDA

Item 6.13 was removed from the consent agenda and moved to be considered under Administration Reports as item 7.4.

MOVED by Director Kobayashi, SECONDED by Director Murdoch,
That consent agenda items 6.1. through 6.12. be approved.
CARRIED

6.1. 25-0477 Appointment of Officers - Bylaw Enforcement

That for the purpose of Section 233 of the Local Government Act and Section 28(3) of the Offence Act, and in accordance with Capital Regional District Bylaw No. 2681, Stephen Ford, Sam Skelcher, Kambiz Rezaie, Shubhro Barua, Brendan Dyck, Jorden Tytgat and Naunihal Singh be appointed as Bylaw Enforcement Officers.
CARRIED

6.2. 25-0480 Union of British Columbia Municipalities - Public Notification and Evacuation Route Planning Grant 2025 - Motion of Support

That staff be instructed to apply for, negotiate, and if successful, enter into an agreement, and do all such things necessary for accepting grant funds and overseeing grant management for the proposed project.
CARRIED

6.3. 25-0560 Connected Coast: Last Mile Network Infrastructure Contribution Agreement

That the Last Mile Network Infrastructure Contribution Agreement with City West Cable & Telephone Corporation be approved and that the Chief Administrative Officer be authorized to execute the agreement.
CARRIED

6.4. 25-0442 Hartland Public Drop-off - Extension of Expanded Hours Pilot

That the Hartland Landfill and Public Drop-off Depot expanded hours pilot be extended until October 31, 2025.
CARRIED

6.5. 25-0441 Solid Waste Management Plan - 2024 Progress Report

This report was received for information.

6.6. 25-0440 Climate Action Strategy – 2024 Progress Report

This report was received for information.

6.7. 25-0310 Capital Regional District 2024 Audit Findings Report and Statement of Financial Information.

That the Capital Regional District 2024 Statement of Financial Information be approved.
CARRIED

6.8. 25-0311 Capital Regional District External Grants 2024 Annual Report

This report was received for information.

6.9. 25-0309 Capital Regional District External Grants Update

This report was received for information.

6.10. 25-0351 Island View Beach Regional Park - Accessibility Improvements

That CRD Regional Parks staff continue to collaborate with the District of Central Saanich and Tsawout First Nation, through the Island View Beach Working Group, to identify opportunities for partnership, on new initiatives to improve meaningful accessibility at Island View Beach Regional Park.
CARRIED

6.11. 25-0447 2024 Regional Parks & Trails Strategic Plan Progress Report

This report was received for information.

6.12. 25-0451 Goldstream Water Treatment Plant Ultraviolet and Controls Upgrade Project Update and Capital Plan Amendment

That the 2025 Regional Water Supply Five Year Capital Plan be amended to reallocate the $750,000 of remaining budget from Capital Project #18-07-Replacement of Ultraviolet System and Controls Upgrades to a new Capital Project, #25-24-Water Treatment Plant Improvements Program.
CARRIED

7. ADMINISTRATION REPORTS

7.1. 25-0519 Capital Region Housing Corporation Annual General Meeting

K. Lorette spoke to Item 7.1.

MOVED by Director Little, SECONDED by Director Caradonna,
That the unanimous shareholder's resolution attached as Appendix A to the Capital Region Housing Corporation Annual General Meeting report be approved, and the Chair and Corporate Officer execute it on behalf of the Capital Regional District.
CARRIED

7.2. 25-0545 Capital Regional District 2024 Annual Report

T. Robbins presented Item 7.2. for information.

7.3. 25-0546 AAP Requirements for Bylaw No. 4664: Regional Water Watershed Land Acquisition Loan Authorization Bylaw No. 1, 2025

K. Morley spoke to Item 7.3.

Discussion ensued regarding:
- additional placement of notification at the recreation centre
- whether there are any existing mineral rights on the property
- cost of a referendum

MOVED by Director Plant, SECONDED by Director Windsor,
1. That in accordance with section 86(3) of the Community Charter, the date of June 30, 2025 be confirmed as the deadline by which elector responses, under the alternative approval process for CRD Bylaw No. 4664, must be submitted to the Capital Regional District by qualified electors within the service participating area;
2. That the attached Synopsis of Bylaw No. 4664 (Appendix B), Notice of Alternative Approval Process (Appendix C), Elector Response Form (Appendix D), and AAP communication channels (Appendix E) be approved; and
3. That the total number of registered electors within the service participating area is 315,117 and that 10% of that number is 31,512 electors.
CARRIED

7.4. 25-0533 Biosolids Beneficial Use Management - April Update

L. Jones presented Item 7.4. for information.

Discussion ensued regarding:
- future planning and budgeting for the service
- alignment of service costs compared with other regional districts
- operating budget for the core area service
- current status of contractor operations
- whether or not alternate strategies are being researched

8. REPORTS OF COMMITTEES

Finance Committee

8.1. 25-0313 Bylaw No. 4676: 2025 to 2029 Financial Plan Bylaw, 2025, Amendment Bylaw No. 1, 2025

MOVED by Director Brice, SECONDED by Director Little,
1. That Bylaw No. 4676, "2025 to 2029 Financial Plan Bylaw, 2025, Amendment Bylaw No. 1, 2025", be introduced and read a first, second and third time.
CARRIED

MOVED by Director Brice, SECONDED by Director Little,
2. That Bylaw No. 4676 be adopted.
CARRIED

8.2. 25-0191 2026 Service and Financial Planning Guidelines

N. Chan spoke to Item 8.2.

Discussion ensued regarding:
- target inflation rate and financial planning
- non-discretionary costs
- 2025 budget targets
- inclusion of solid waste in the five year requisition

MOVED by Director Brice, SECONDED by Director Desjardins,
That the service and financial planning guidelines be approved, and that staff be directed to prepare the draft financial plan review based on the timeline presented.
CARRIED

Director Murdoch left the meeting at 1:02 pm.
Directors Desjardins and Plant left the meeting at 1:03 pm.

9. BYLAWS

9.1. 25-0541 Adoption of Bylaw No. 4550 - Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 160, 2023

MOVED by Director Wickheim, SECONDED by Director Tait,
That Bylaw No. 4550 - "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 160, 2023" be adopted.
CARRIED

9.2. 25-0542 Adoption of Bylaw No. 4599 - Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 162, 2024

MOVED by Director Wickheim, SECONDED by Director Tait,
That Bylaw No. 4599 - "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 162, 2024" be adopted.
CARRIED

9.3. 25-0543 Adoption of Bylaw No. 4615 - Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 165, 2024

MOVED by Director Wickheim, SECONDED by Director Tait,
That Bylaw No. 4615 - "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 165, 2024" be adopted.
CARRIED

9.4. 25-0550 Adoption of Bylaw No. 4669 - Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000, Amendment Bylaw No. 10, 2025

MOVED by Director Wickheim, SECONDED by Director Tait,
That Bylaw No. 4669 - "Development Cost Charges Bylaw (Juan de Fuca Water Distribution), No. 1, 2000, Amendment Bylaw No. 10, 2025" be adopted.
CARRIED

Directors Desjardins and Plant returned to the meeting at 1:05 pm.

10. NOTICE(S) OF MOTION

There were no notice(s) of motion.

11. NEW BUSINESS

There was no new business.

12. MOTION TO CLOSE THE MEETING

12.1. 25-0548 Motion to Close the Meeting

MOVED by Director Little, SECONDED by Director Goodmanson,
1. That the meeting be closed for Appointments in accordance with Section 90(1)(a) of the Community Charter.
CARRIED

MOVED by Director Little, SECONDED by Director Goodmanson,
2. That the meeting be closed for Labour Relations under Section (90)(1)(c) of the Community Charter.
CARRIED

MOVED by Director Little, SECONDED by Director Goodmanson,
3. That the meeting be closed for contract negotiations in accordance with Section (90)(1)(k) of the Community Charter.
CARRIED

MOVED by Director Little, SECONDED by Director Goodmanson,
4. That such disclosures could reasonably be expected to harm the interests of the Regional District.
CARRIED

MOVED by Director Little, SECONDED by Director de Vries
That the meeting be recessed for the meeting of the Capital Regional Hospital District Board in closed session.
CARRIED

The meeting recessed at 1:06 pm to convene the meeting of the Capital Regional Hospital District Board in closed session.

The meeting reconvened and went into the Closed Session at 1:11 pm.

13. RISE AND REPORT

The Capital Regional District Board rose from the closed session at 1:31 pm and reported on the following:

In accordance with Bylaw No. 3654, that the following be appointed to the East Sooke Fire Protection and Emergency Response Service Commission for a term expiring December 31, 2025: Edward Helm, Wendy Herring, Mike Yeager

In accordance with Bylaw No. 3654, that the following be appointed to the East Sooke Fire Protection and Emergency Response Service Commission for a term expiring December 31, 2026: Jacqueline Brown, John A. Clarkson, Jonathan Kuzyk, Simon Miles

In accordance with Bylaw No. 2339, that the following be appointed to the Magic Lake Estates Water and Sewer Committee for a term expiring December 31, 2026: Candace Aldridge Sanchez

In accordance with Bylaw No. 2339, that the following be appointed to the Magic Lake Estates Water and Sewer Committee for a term expiring December 31, 2025: Samantha Kobierski

In accordance with Bylaw No. 3523, that the following be appointed to the Southern Gulf Islands Public Library Commission for a term expiring December 31, 2026: Stephen Rybak

That the Capital Regional District Board appoint John Rice to the Royal & McPherson Theatres Society Board for a term ending no later than May 31, 2027.

14. ADJOURNMENT

MOVED by Director Little, SECONDED by Director Murdoch,
That the Capital Regional District Board meeting of May 14, 2025 be adjourned at 1:31 pm.
CARRIED

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CHAIR

CERTIFIED CORRECT:

_____

CORPORATE OFFICER

Victoria International Airport Report to Nominators

President and Chief Executive Officer
Victoria Airport Authority
June 11, 2025

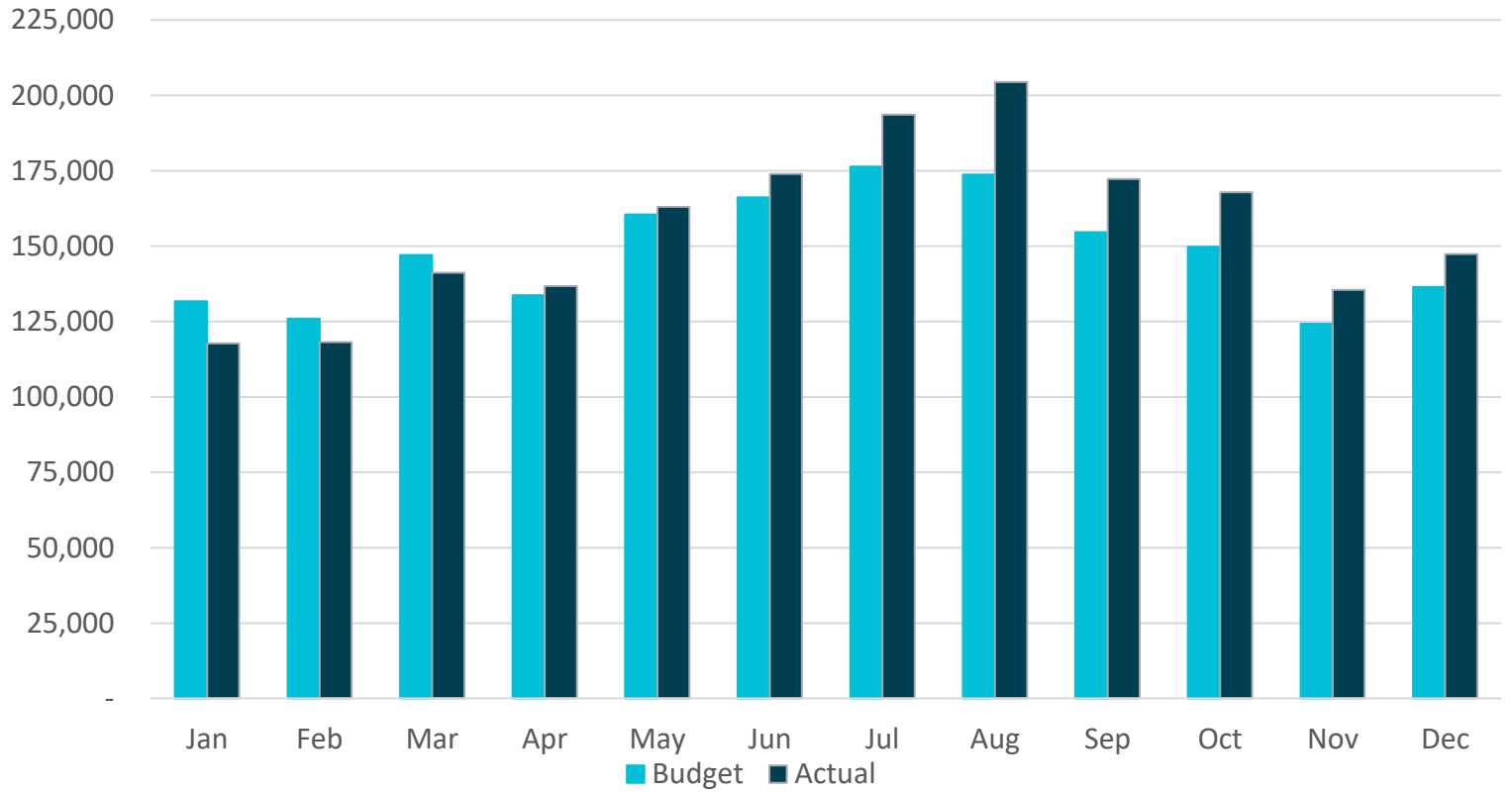
YYJ

Highlights of 2024

- Organisational Review and Change
- WSANEC Nation Friendship Agreement
- Stakeholder/Partner Development
- Terminal Expansion and 5 Year Capital Plan

- Other:
  - SSP takeover of F&B Contract
  - BC Top 100 Employer
  - Successful AIF increase
  - Regulatory: accessibility and pay equity
  - Hotel and Tower groundbreaking
  - Hawaii Mars arrival
  - Harbour Air and Alaska capacity increases

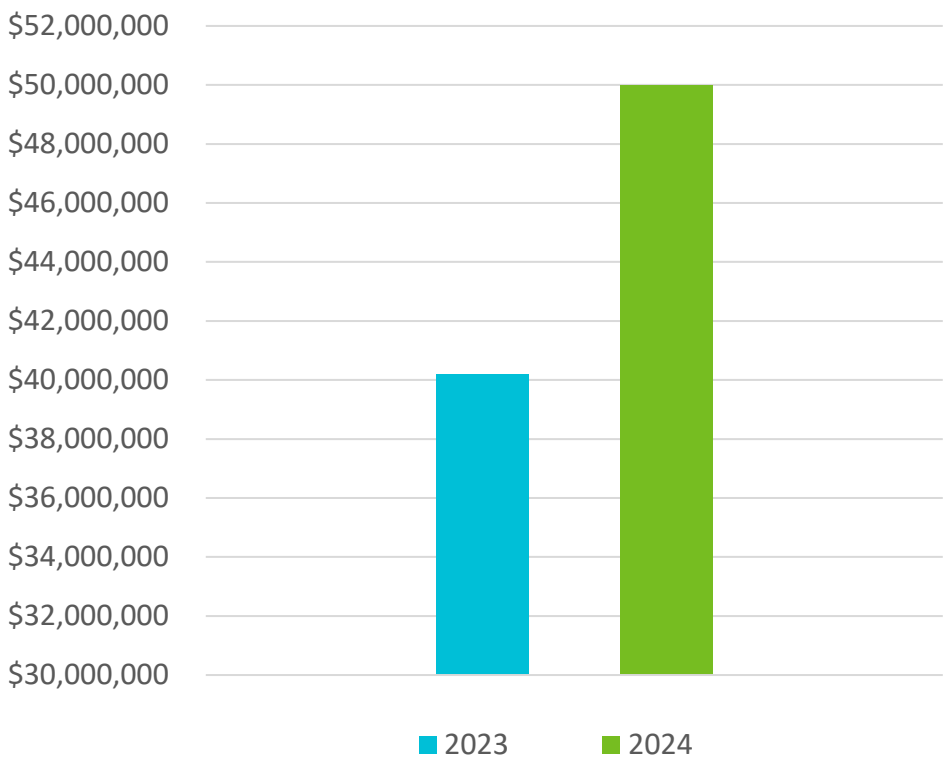
1.87m Passengers 5.2% Ahead of Budget (7.4% ahead of 2023)



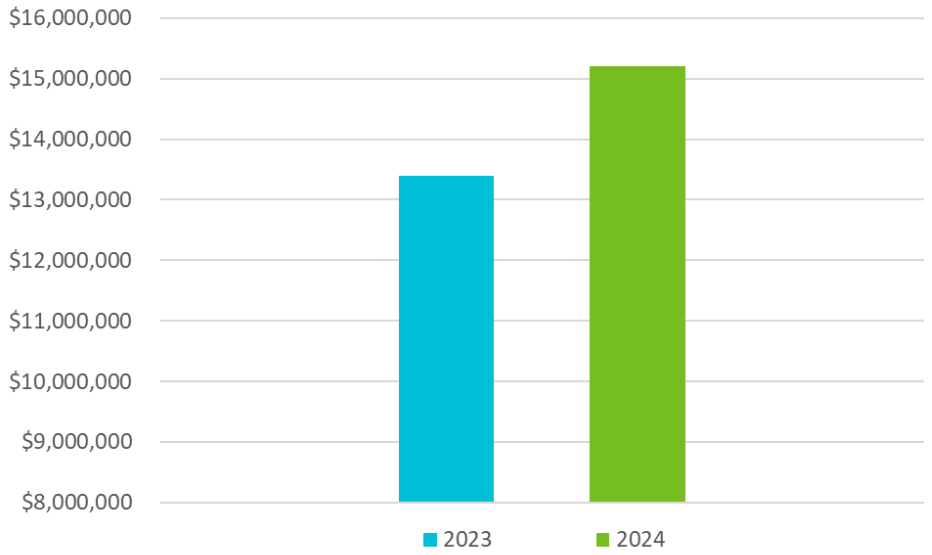
Domestic		1,678,176
Transborder		149,980
International		43,877
Total		1,872,033

Total Revenue

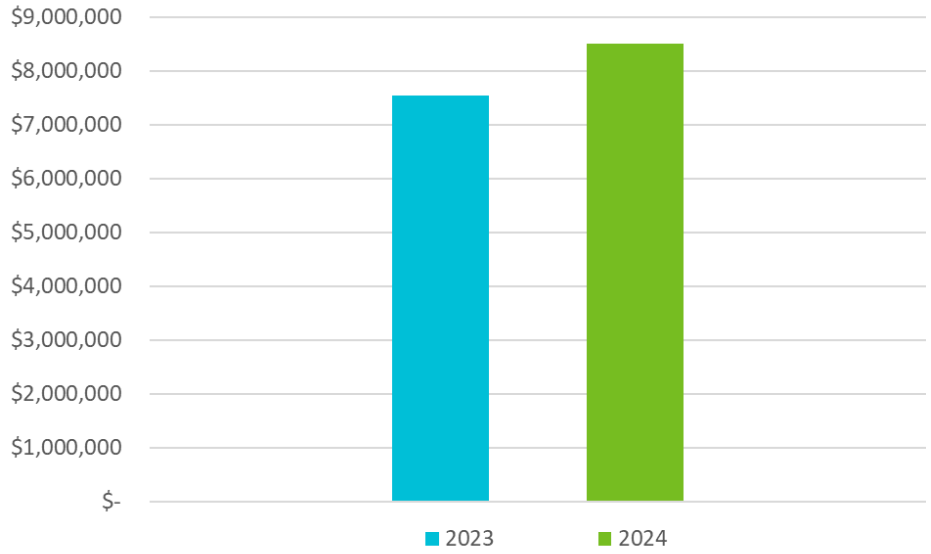
Revenue = Passengers + Land + Aircraft Movements



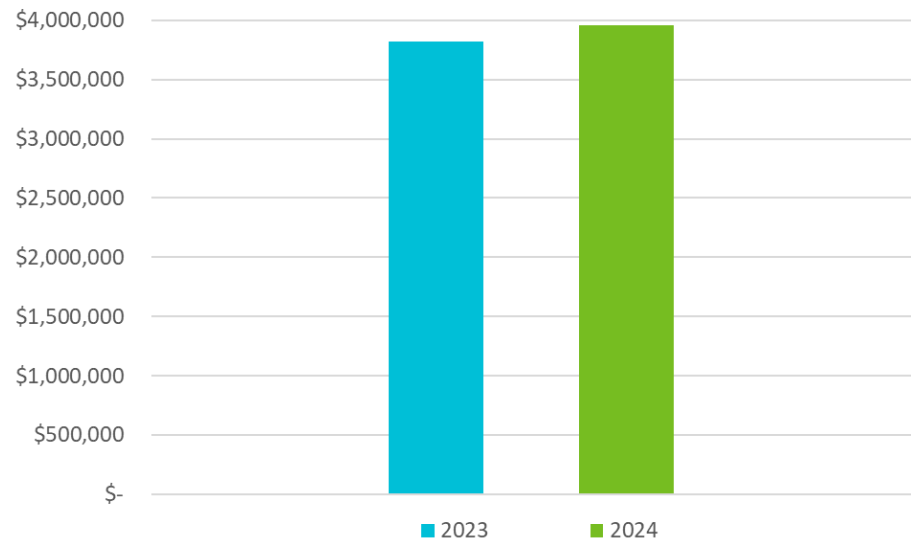
Concessions Revenue



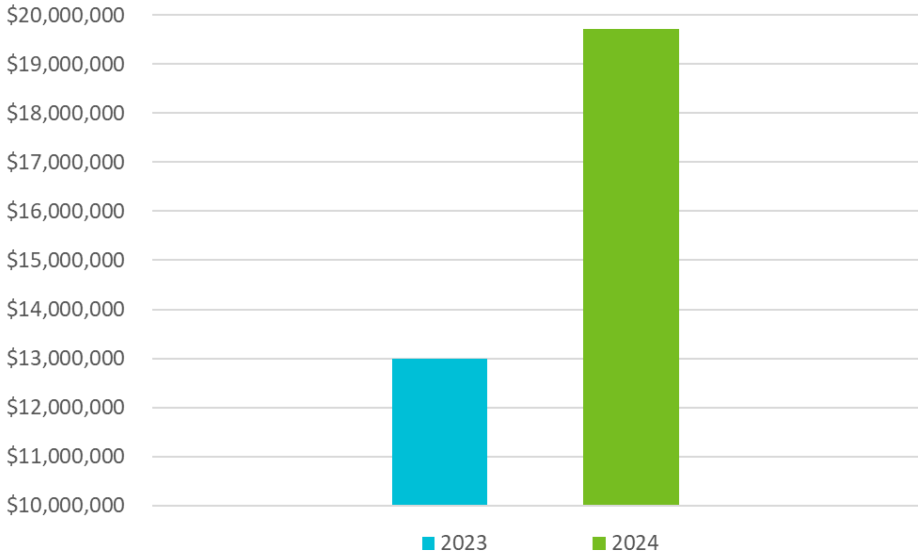
Aeronautical Revenue



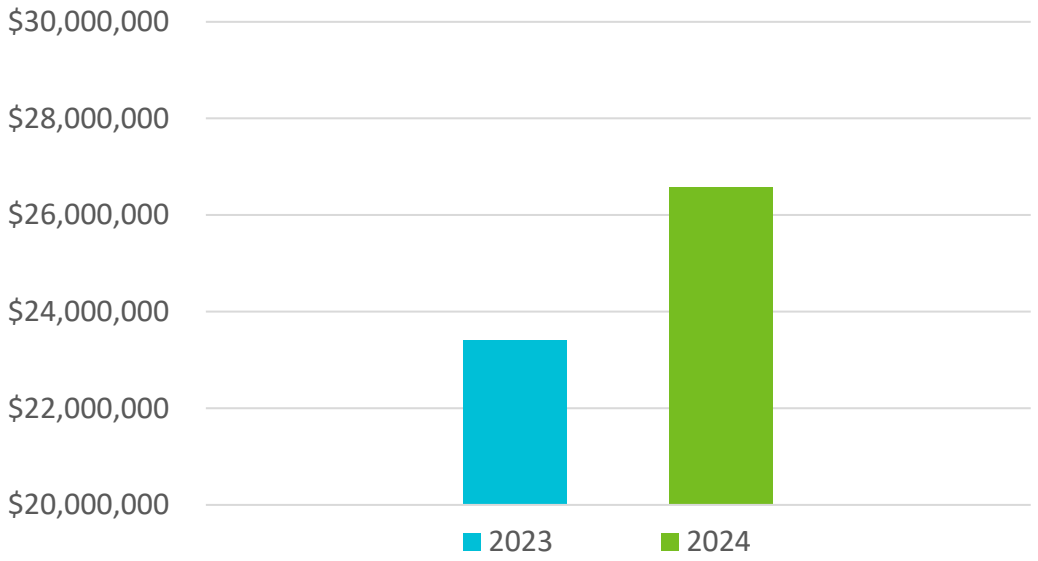
Land Revenue



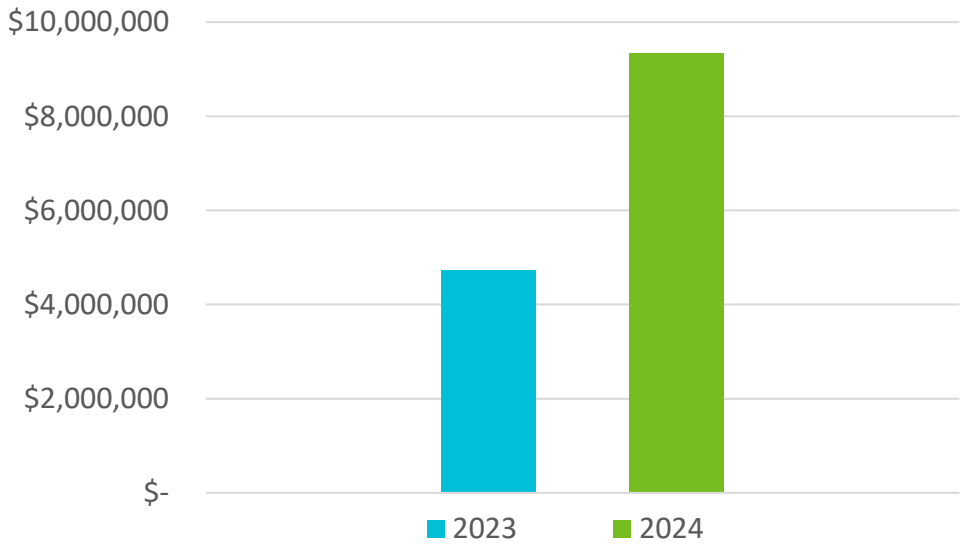
AIF Revenue



Operations Expense



Net Income



Operations and Regulatory Compliance

Safe & Secure Airport

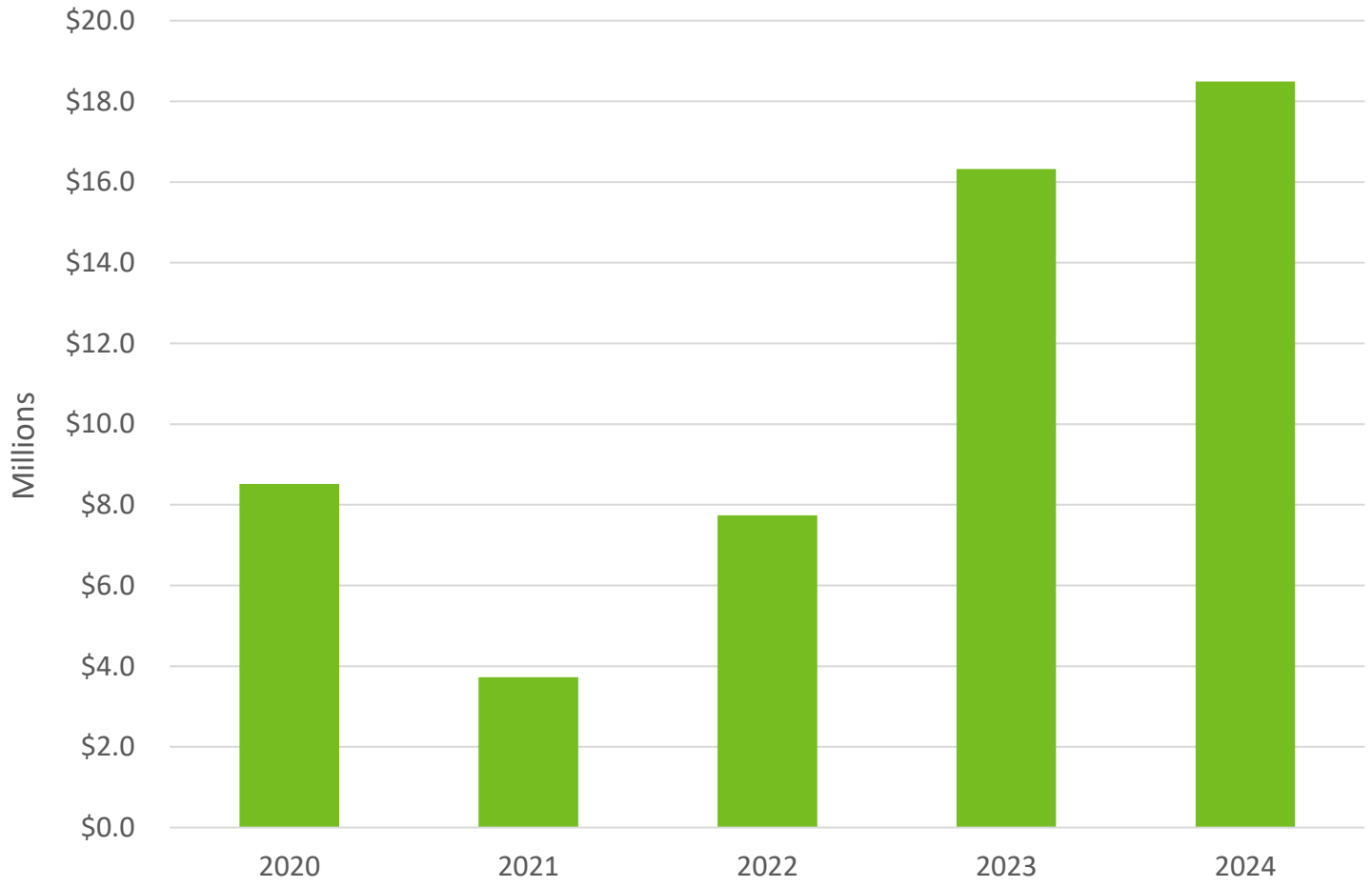
- Significant FOD (Foreign Object Debris): Limited to no more than six incidents on runways, this goal was achieved with only four occurrences.
- AVOP Infractions: Set at 3.0 or fewer per 100,000 passengers, this goal was met with an infraction rate of 1.5.
- Runway Incursions: Targeted at a rate of 7.0 /100,000 aircraft movements, actual rate of 23.5
- Wildlife Strikes: Aimed to limit bird strikes and near misses to 35.0 / 100,000 aircraft movements, recorded rate of 45.9, result in more active and frequent patrols, review and update deterrence tools.
- Successful Audits on SMS, Airfield and Transport Canada Lease

Regulatory Compliance

- TC Head Lease Audit
- Full Scale Exercise
- Completion of the Accessibility Plan
- Launch of the Sunflower Program
- Completion and posting of the Pay Equity review
- Completion of the Land Use Plan

2024 Capital Program

Capital Additions 2024, $18.5 million



Runway 09-27 RESA
$3.27m

Taxiway Echo/Sierra Rehabilitation
$5.74m

New Fire Truck
$2.2m

New Landside Plow/Salt Truck
$425K

INVESTMENT
PLAN
INNOVATION
BUSINESS DEVELOPMENT
PROJECT
MARKETING
STRATEGY
RESEARCH

Focus on the Business

- New Food & Beverage Operator
- Hotel Groundbreaking: Mariott Towne Suites – Arriving 2026
- Air Traffic Control Tower Groundbreaking – Arriving 2027
- Terminal Redevelopment
- Terminal Solutions Workshop
- 2nd busiest August, September and October on record!
- Welcome new Harbour Air Flights

SSP Canada

YYJ

Air Service Priorities

Domestic

- ✓Ottawa (Porter Airlines)
- Halifax
- ✓Montreal (Air Canada)

Transborder

- ✓Seattle (increased capacity/frequency): Alaska Airlines
- Los Angeles/San Francisco: United, AA
- Denver: United
- Salt Lake City: Delta (instead of Seattle)

International

- London
- Outbound Sunspot
- Promote strong connectivity through Canadian hubs and with new codeshares (Porter ⟷ Air Transat)

Development of Charter Market

- Air/sea packaging
- Double drop with other CDN destinations

Community Engagement

- Greater Victoria Chamber of Commerce
- ‘New to Canada’ sponsorship and program launch
- First Annual Airport Workers Day
- AirportNEXT Stakeholder Survey
- Media coverage on creek restoration at YYJ
- W̱SÁNEĆ First Nations Friendship Agreement and Engagement

Town of Sidney

CITY OF VICTORIA

north saanich

THE CHAMBER.
GREATER VICTORIA CHAMBER OF COMMERCE

DESTINATION GREATER VICTORIA

SOUTH ISLAND PROSPERITY PARTNERSHIP

What do our Customers Think about YYJ?

- ✓ ACI ASQ Passenger Intercept Survey
- ✓ AirportNEXT Stakeholder Survey
- ✓ Customer Feedback
- ✓ Community Based Board of Directors

ACI Airport Service Quality Index *(based on a 5 pt scale)*

ACI ASQ Passenger Survey	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024
Overall Emotional	4.14	4.12	4.14	4.13	4.15
Overall Satisfaction	4.31	4.33	4.35	4.29	4.32
Overall Experience	4.14	4.17	4.14	4.09	4.11
Average	4.20	4.21	4.21	4.17	4.19

YYJ

Environment and Sustainability

Sustainability Plan 2020-2024

Victoria Airport Authority
2020 - 2024 Sustainability Plan
Achievements

YYJ
VICTORIA INTERNATIONAL AIRPORT

GHG Emissions

Goal: Reduce carbon emissions by 50% over 2013 levels by 2030

Fleet Management

Explore opportunities for clean energy

Partnered with Malahat Fuels to supply renewable diesel to the airport

Replaced three fleet vehicles with electric vehicles, reducing 5,000 L of fuel or 11.5 tCO$_2$e annually

Operations & Maintenance

Invest in electric ground maintenance equipment

Upgraded all VAA grounds maintenance equipment to electric

Supported Island Earth, a landscaping contractor, in transitioning to fully electric landscaping equipment by installing electrical utility upgrades to meet their charging needs

Building & Facilities

Explore solar installation opportunities

Conducted a solar feasibility assessment with Synergy Enterprises

Replace aging HVAC and building systems with energy efficient alternatives

Repaired existing and installed new heat pumps, improved chiller pump and cooling units, installed energy efficient hardware upgrades

Ecology & Biodiversity

Goal: Restore 600m of creek by 2025 and increase airport biodiversity by 20% by 2030

Planted a pollinator garden to create habitat for pollinators and enhance biodiversity on airport lands while educating the public

Partner with local stakeholders to collaborate on installing similar pollinator gardens

Developed a Forestry Management Plan for Dickson Woods ivy removal

Renewed the VAA Creek Stewardship Plan in 2023

Received a micro grant through Destination BC for Forest Restoration

Water Quality & Conservation

Goal: Reduce water use per passenger by 15% by 2025 and 25% over 2019 levels by 2030

Installed water meters and low-flow fixtures to monitor and reduce water consumption, with plans for further installations

Installed a new water quality monitoring system in the creeks for real time remote water monitoring and automated testing

Waste Management

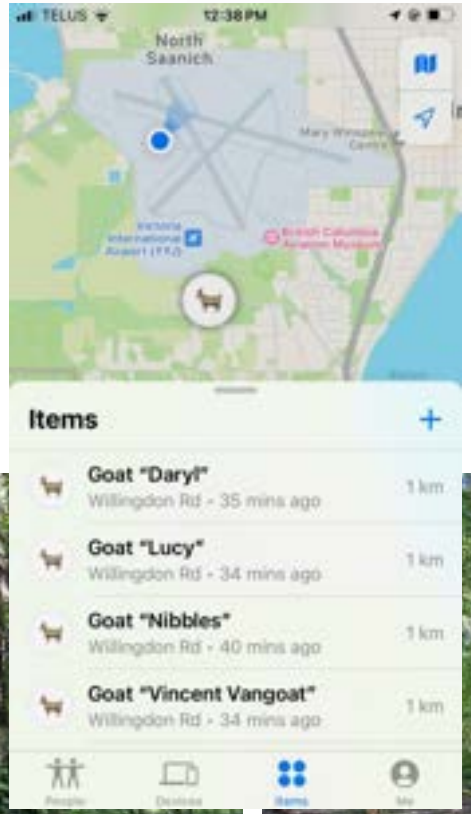
Goal: Achieve a waste diversion rate of 75% by 2025 and 90% by 2030

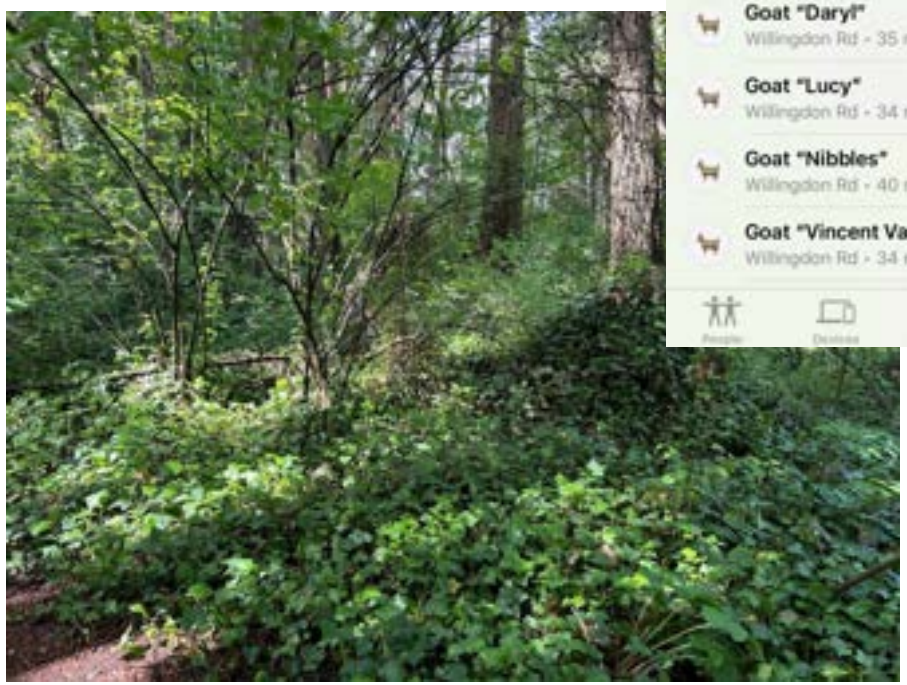
Installed waste sensors in garbage and cardboard compactors to reduce frequency of pick ups by 50%

Acquired liquid disposal stations to reduce liquid waste, which comprises ~15% of total landfill waste

YYJ

Airport Goats!





YYJ

THE HAWAII MARS COMES HOME TO YYJ!

VAA contributions included:

- Building of a road from TXY E to BCAM
- Hours of coordination and problem solving
- Land lease
- Security and support to move across the airfield

On the Horizon

Budget 2025

- *O&M pressures and rising costs*
- *Team growth – investment in people to deliver*

Focus on Revenue Growth

- *New Revenue Strategy Division*
- *Air Service Development*
- *Focus on Concessions*
- *RFP for Parking Operation*
- *Land Development*

Passenger Services

WSANEC First Nation Friendship Agreement

Thank you!

Making a difference...together

REPORT TO THE CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, JUNE 11, 2025

SUBJECT **Ed MacGregor Memorial Bursary 2025**

ISSUE SUMMARY

To announce the student selected from the Greater Victoria School District #61 to receive the Capital Regional District's 2025 Ed MacGregor Memorial Bursary.

BACKGROUND

Ed MacGregor, the first Mayor of the District of Sooke and a Capital Regional District (CRD) Director, passed away in March 2003 while in office. In April 2003 the CRD Board established a bursary fund in his memory. In the earlier years, this bursary was awarded only to students in Sooke; however, in 2008 it was recognized that bursary funds are raised by all municipalities and electoral areas within the Capital Region and in September 2008 the CRD Board amended the criteria to include the following School Districts (SD): Greater Victoria SD #61; Sooke SD #62; Saanich SD #63; and Southern Gulf Islands SD #64 on a rotating basis.

These are the criteria for awarding the Ed MacGregor Memorial Bursary:

- The bursary will be awarded annually, on a rotating basis, to a graduating Grade 12 student from one of the School Districts of Sooke, Greater Victoria, Saanich, or Gulf Islands, to assist the student in pursuing post-secondary education.
- The bursary is to be awarded on the basis of financial need.
- The participating secondary school principals will recommend which student is to receive the award.
- The bursary is to be in the amount of $2,500 per annum.

Last year, the recipient was chosen by the selection committee from the Sooke School District #62. The 2025 recipient, as chosen by the selection committee from the Greater Victoria School District #61, is Maisha Klette.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Carolyn Jenkinson, Manager, Executive Operations
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

Making a difference...together

REPORT TO THE CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, JUNE 11, 2025

SUBJECT **Nils Jensen Memorial Bursary 2025**

ISSUE SUMMARY

To announce the student selected from the Greater Victoria School District #61 to receive the 2025 Nils Jensen Memorial Bursary.

BACKGROUND

Nils was a Councillor for 15 years on the Oak Bay Municipal Council before becoming the Mayor of Oak Bay in 2011, a position he held until 2018. Nils also served the broader community by acting as the Chair of the CRD Board and as Chair of the Regional Water Supply Commission for 12 years during which time he helped preserve water security for the region. In April 2022 the family of Nils Jensen established a bursary fund in his memory. This bursary will be awarded to the following School Districts (SD): Greater Victoria SD #61; Sooke SD #62; Saanich SD #63; and Southern Gulf Islands SD #64 on a rotating basis.

These are the criteria for awarding the Nils Jensen Memorial Bursary:

- The bursary will be awarded annually, on a rotating basis, to a graduating Grade 12 student from one of the School Districts of Sooke, Greater Victoria, Saanich, or Gulf Islands, to assist the student in pursuing post-secondary education.
- The bursary is to be awarded on the basis of financial need and an interest in environmental protection or water security.
- The participating secondary school principals will recommend which student is to receive the award.
- The bursary is to be in the amount of $2,500 per annum.

Last year, the recipient was chosen by the selection committee from the Sooke School District #62. The 2025 recipient, as chosen by the selection committee from the Greater Victoria School District #61, is Mars Alaga.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Carolyn Jenkinson, Manager, Executive Operations
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

Making a difference...together

REPORT TO ARTS COMMISSION
MEETING OF WEDNESDAY, MAY 21, 2025

SUBJECT **CRD Arts and Culture: 2024 Impact Report**

ISSUE SUMMARY

The *CRD Arts and Culture: 2024 Impact Report* has been completed and is ready for review by the CRD Arts Commission before being forwarded to the CRD Board for information, distributed to councils, and made available to the public.

BACKGROUND

Produced annually, the *CRD Arts & Culture Impact Report* provides a glimpse into the social, economic, and artistic impact of the CRD Arts & Culture Support Service. From 2018 to 2021, this report was called a Progress Report. In 2022, after an organization-wide review, it was renamed to "Impact Report," which more accurately reflects its purpose as an outreach initiative to show the impact of CRD arts funding. The 2024 Impact Report will be distributed widely, leveraging CRD digital platforms, including mailing lists, e-newsletters, and social media.

In the previous three years, the Arts Commission has directed staff to advance the annual Impact Report to the CRD Board to raise awareness about the positive impact the service is having across the region; that direction is now incorporated into the staff recommendation.

The 2024 Impact Report presents information through infographics, statistics, images, quotes, and stories around two broad themes: 1) the impact of CRD Arts and Culture Support Service funding through a record-high number of grant recipients, and 2) the sense of belonging that arts activities supported by this funding cultivates in communities throughout the region.

ALTERNATIVES

Alternative 1
The Arts Commission recommends to the CRD Board that staff distribute the *CRD Arts and Culture: 2024 Impact Report* virtually through the CRD website and as physical copies to all councils and electoral area directors to raise awareness about the positive impact of the Arts and Culture Support Service throughout the capital region.

Alternative 2
That this report be referred back to staff for additional information.

IMPLICATIONS

Copies of the 2024 Impact Report will be distributed to councils of participating and non-participating jurisdictions, as well as the CRD Board. The report will be distributed to the regional arts community and broader public through links in the CRD Arts & Culture e-newsletter (which has over 800 subscribers), social media, and the CRD website.

To limit the environmental impact of printing, grant recipients are provided with a link to the Impact

Report as a digital asset with the option to request a physical copy if they require it.

CONCLUSION

The 2024 Impact Report provides a glimpse into the crucial impact of CRD Arts and Culture grant funding and outreach activities. Once reviewed by the CRD Arts Commission and CRD Board, copies will be distributed to all jurisdictions and published on the CRD website.

RECOMMENDATION

The Arts Commission recommends to the CRD Board that staff distribute the *CRD Arts and Culture: 2024 Impact Report* virtually through the CRD website and as physical copies to all councils and electoral area directors to raise awareness about the positive impact of the Arts and Culture Support Service throughout the capital region.

Submitted by:	Chris Gilpin, MPA, Manager, Arts & Culture
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

Appendix A: *CRD Arts and Culture: 2024 Impact Report*
Appendix B: Presentation of 2024 Impact Report
Appendix C: List of 2024 Grant Recipients

Appendix A

2024 Impact Report

CRD Arts & Culture

TERRITORIAL ACKNOWLEDGMENT

The CRD conducts its business within the Territories of many First Nations, including but not limited to BOḴEĆEN (Pauquachin), MÁLEXEŁ (Malahat), paaʔčiidʔatx̣ (Pacheedaht), Spune'luxutth (Penelekut), Sc'ianew (Beecher Bay), Songhees, SḴÁUTW̱ (Tsawout), T'Sou-ke, W̱JOŁEŁP (Tsartlip), W̱SIḴEM (Tseycum), and xʷsepsum (Kosapsum) Nations, all of whom have a long-standing relationship with the land and waters from time immemorial that continues to this day.

We are committed to respectfully and appropriately engaging these First Nations in regional arts and culture strategies, decision-making and shared interests, recognizing that the attitudes, policies and institutions of colonization have changed Indigenous peoples' longstanding relationships with their artistic and cultural practices.

Organizational Overview

Capital Regional District (CRD) delivers regional, sub-regional and local services to 13 municipalities and three electoral areas on southern Vancouver Island and the Gulf Islands. Governed by a 24-member Board of Directors, the CRD works collaboratively with First Nations and all levels of government to enable sustainable growth, foster community well-being, and develop cost-effective infrastructure, while continuing to provide core services to residents throughout the region.

CRD Arts and Culture Support Service (the Arts Service) is a sub-regional service supported by nine jurisdictions providing grants to non-profit organizations for the development of local arts programming, creating artistic, social and economic benefits for the region.

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2024 CRD Arts & Culture Support Service members 26

All photos within this report are provided (with our thanks) courtesy of grant recipients. Unless otherwise noted, images are of 2024 programming.

Cover: Magic Lake Lantern Festival on Pender Island. Parade participants with their paper lanterns. Read about the festival on pg. 14. Photo: Kenta Kikuchi.

Message from the Chair of the Arts Advisory Council

It has been an honour to have been a member of the Arts Advisory council for over three years now – with 2024 being my first as Chair. I am grateful for the Council's dedicated members I get to collaborate with and learn from – and the breadth of inspiring organizations we get to support through our work.

As adjudicators, the Arts Advisory Council saw many, many exciting grant applications in 2024, and I'm pleased that we were able to fund more than ever before, with 101 successful applications. The resulting programming did not disappoint – we were continually impressed by the innovation and artistry of the arts events we attended, and the connection and community they foster.

The Council is also proud to have contributed to the advancement of the Arts Service's new 2024-2027 Strategic Plan in its first year. We advised on the development of a new Communications and Outreach plan for the Arts Service, a full evaluation of the Incubator Grant Program, and the subsequent design of the new Grow Forward Grant Program. Each initiative has resulted in significant improvements in the Arts Service's ability to meet the needs of the arts community.

We've seen the arts sector navigate increasingly difficult circumstances over the past year, and we know that we're not out of the woods. Our support must continue to adapt as well.

In the years to come, the Arts Advisory Council is determined to work closely with the Arts Commission, CRD Staff, and most importantly the arts community to remain responsive to changing funding needs, and to continue advocating for the value of the arts in our communities.

Sarah **REID**
Chair, CRD Arts Advisory Council

Message from the Chair of the Arts Commission

2024 has been a particularly rewarding year. Many months' worth of planning, consultation and hard work came to fruition with the implementation of the Arts Service's new 2024-2027 Strategic Plan. I am delighted to share the remarkable progress we have already made in advancing our new strategic priorities and goals.

To broaden the scope of our funding impact, we enhanced our grant programs in 2024. After a comprehensive review of the underused Incubator Grant program, a new program was designed to take its place: the Grow Forward Grant. A direct response to feedback gathered from community engagement, Grow Forward Grants will better serve the needs of the arts community, helping organizations to build capacity, enhance sustainability, and achieve long-term success. So far, the program's reception has been heartening, and I'm excited to see the positive impact it will have in 2025.

A new Communications and Outreach Plan will work in tandem with our Strategic Plan, acting as a tool to raise awareness about the value of the arts and the importance of regional arts funding. Advocating for both continues to be central to our work, and our ambition to recruit new members to participate in the service.

The Arts Service also continues to meet a growing demand for support. In 2024 we awarded 101 grants totaling over $2.7 million

– both record high amounts. I am grateful to have attended many of these outstanding arts events. Despite the current environment of economic uncertainty, I witnessed the powerful cohesive force these grant recipients create in our communities, fostering a sense of belonging, place, meaning, and connection when we need it most.

Supporting the local arts community remains crucial to our region's wellbeing. As we look ahead to 2025, the Arts Commission remains committed to cultivating a robust and dynamic cultural landscape that uplifts our communities and brings us together in joy, reflection and inspiration.

Marianne **ALTO**
Chair, CRD Arts Commission

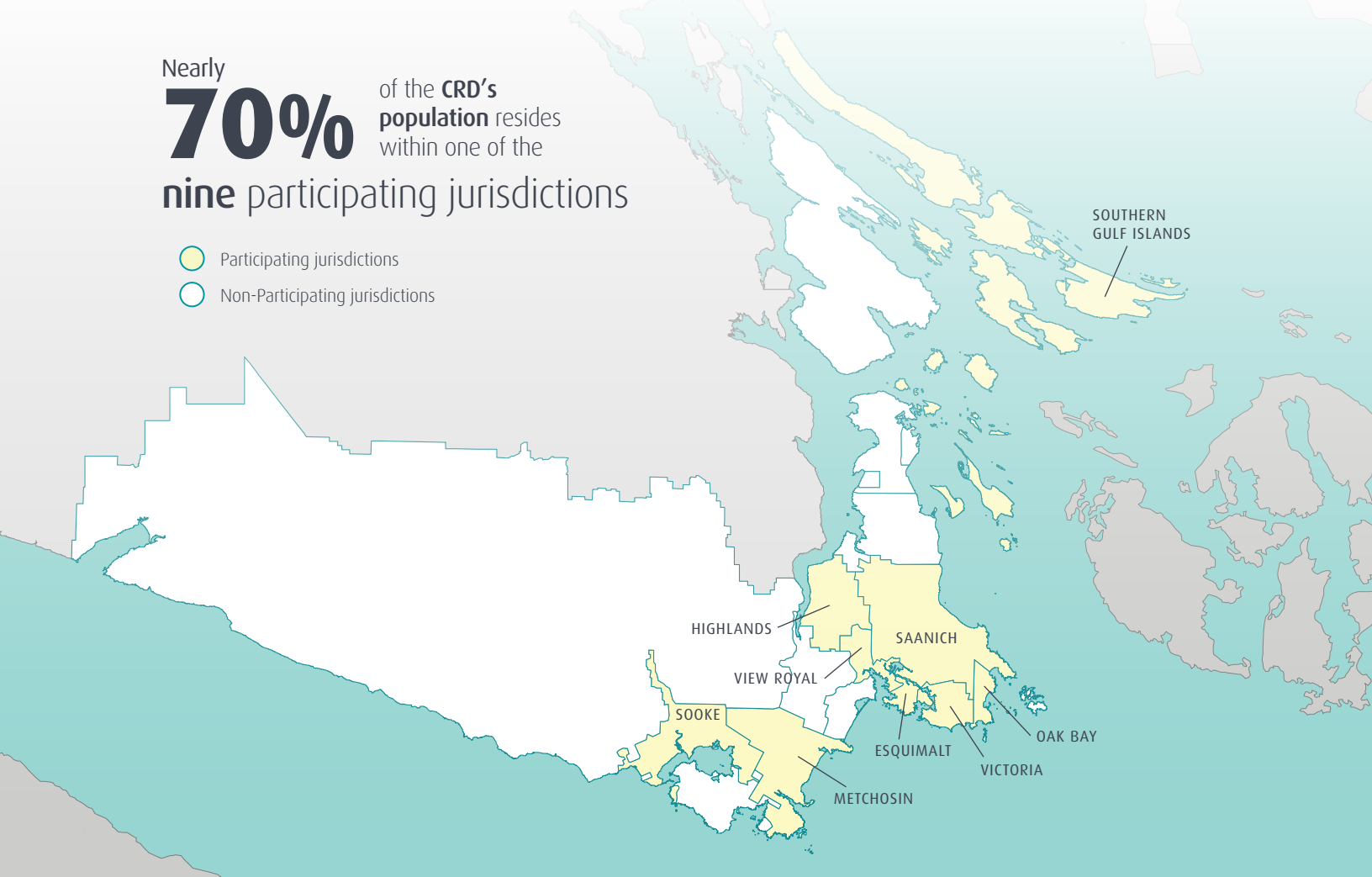
Supporting The Region's Arts

CRD Arts & Culture Support Service is a sub-regional service that distributes grants to non-profit organizations to develop local arts programming. Supported by nine jurisdictions, funding creates artistic, social and economic benefits for the region. Through outreach, the Arts Service fosters collaboration between arts organizations, funders and audiences.

Our mission: To support, champion & develop the arts.

Our vision: The arts are key drivers of community vitality, economic sustainability, and quality of life across the region, and artists and arts organizations are thriving, resilient, and well-supported.

Nearly **70%** of the **CRD's population** resides within one of the **nine** participating jurisdictions



SNAFU Dance Theatre's Unexpected Spectacles at Macaulay Point Park in Esquimalt featuring the large face in 4 parts crafted by Jeni Luther and Operated by Danny Saretsky, Finn Kelly, Stan Lloyd and Logan Pahl Photo: Helene Cyr.

Project Grant recipient | Victoria

Dancers at La Société Francophone de Victoria's Summer Patio Series. Photo: SFV Staff.

Project Grant recipient | Victoria

Strategic Plan Progress Highlights

2024 marked the first year guided by our new 2024–2027 Strategic Plan. Approved in the fall of 2023 after extensive community consultation, the plan included five new strategic priorities, each supported by corresponding goals and actions. The full plan can be found on our website at **www.crd.ca/arts.**

CHAMPION – ADVOCATING FOR THE ARTS

- Continued to communicate benefits of the Arts Service across the region with presentations at council meetings, targeted mailings and social media content
- Developed a data-sharing initiative in partnership with core Operating Grant clients
- Supported sectoral promotion and recognition through the GVRA awards
- Implemented Impact Stories series to demonstrate value of the arts with qualitative data

CONNECT – ENHANCING COLLABORATION

- Designed new Grow Forward Grant program to support sectoral mentorship
- Initiated planning of networking and convening event: 2025 Arts Champions Summit

CULTIVATE – DEVELOPING THE ARTS ECOSYSTEM

- Conducted full review of Incubator grant program
- Designed new Grow Forward Grant program to support planning and capacity
- Record-high applications received and funding amount awarded in 2024 ($2.7 million)

EXTEND – BROADENING THE SCOPE OF IMPACT

- Continued training to provide more accessible service and resources to grant applicants
- Initiated arts career pathways project to support youth in the arts sector
- Gathered community feedback for a program review of Operating Grants

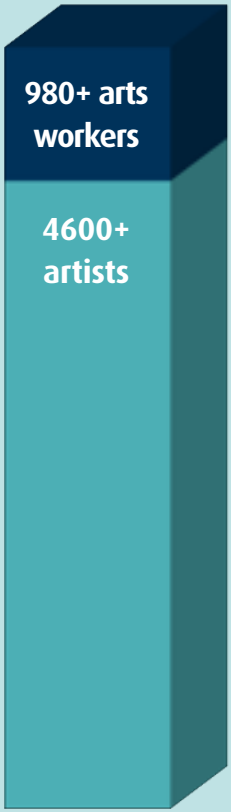
ENGAGE – SHARING OUR STORY AND LEARNING

- Developed and implemented new Communications & Outreach plan for the Arts Service
- Conducted information sessions for over 100 grant applicants

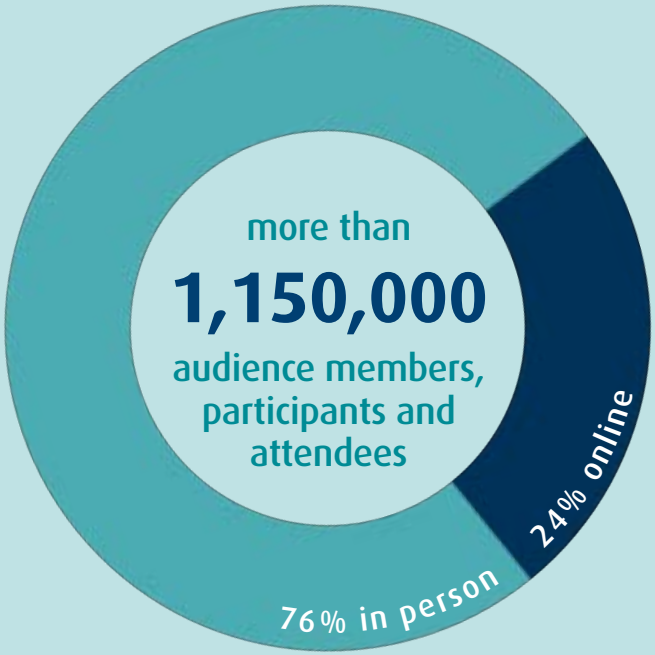
2024 FUNDING IMPACT

ARTS JOBS

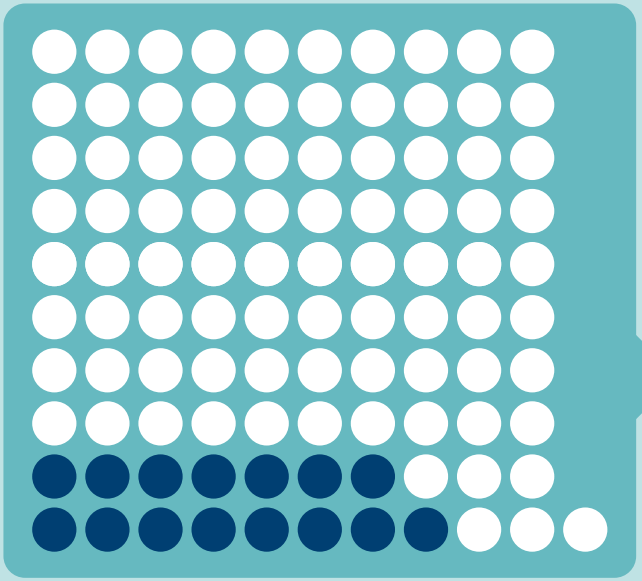
5,580+
people employed



ARTS EVENTS & AUDIENCES



9,500+ arts events
and performances activated



$2.73M

invested in arts through grant programs (record high!)

101 grants awarded

to local not-for-profit arts organizations (record high!)

15 new grant recipients

INVESTING IN THE ARTS

STATE OF THE ARTS

The cultural sector generates ~$9 in GDP for every dollar invested by governments[1]

One in 72 BC workers is an artist, the highest provincial proportion[2]

914,000 people work in the arts, culture, & heritage sector in Canada[2]

[1] Statistical insights by Hill Strategies, *Government investment in culture: Comparisons with other indicators*, 2025.
[2] Statistical insights by Hill Strategies, *Artists in British Columbia in 2021*, 2023.

Stories of Impact

The qualitative impact of funding is often most effectively conveyed through storytelling. Hear from funded organizations what they were able to accomplish with the help of CRD funding this year:

The Furusato Dancers performing Odori at the Newcombe Singers' concert. Photo: David Randall.

NEWCOMBE SINGERS ASSOCIATION

Project Grant | Oak Bay

As part of their Choral Bridges Series, the Newcombe Singers aim to explore music from underrepresented cultural groups in the community. In 2024, they collaborated with the Victoria Nikkei Cultural Society and the Japanese Canadian Artists Directory to perform a special concert to celebrate the region's Japanese community.

The choir performed both contemporary pieces like "Autumn" by Japanese Canadian composer Cait Nishimura, and traditional Japanese folk music, sung in Japanese. Choir members were deeply touched to see people in the audience recognizing and singing along to the folk music.

Nagg and Nell in Timetheft Theatre's production of Samuel Beckett's Endgame. Photo: Haida Davies-McDermot.

TIMETHEFT THEATRE SOCIETY

Incubator Grant | Saanich

Timetheft Theatre Society produced Samuel Beckett's tragicomedy "Endgame" this past fall. The production included five performances and a post-show talkback with experts that offered deeper insights into the play, highlighting its relevance despite being written over 40 years ago. Positive feedback from UVic professor Peter McGuire deemed the production as "a complete success."

As a first-time grant recipient, Timetheft theatre noted that funding allowed them to develop their organization, enhance production quality, pay artists and team members more equitably, and provide honorariums to volunteers.

Masquerader at i-Land Fest's inaugural Carnival Parade. Photo: Avi Creates.

VANCOUVER ISLAND CARIBBEAN HUB

Project Grant | Victoria

i-Land Fest 2024 was a huge success. Despite it being the first year, nearly 6,000 people came out to enjoy the vibrant celebration of Caribbean culture. "We had a blast," said one festivalgoer, "looking forward to next year!"

The event kicked off with a lively parade, captivating a cheering crowd of about 4,000 with colorful costumes, dancing, and traditional Caribbean rhythms. Festivities continued after the parade at Centennial Square, where the community came together to connect and enjoy Caribbean food, dancing, music, art, history and games.

"One of the most powerful moments of i-Land Fest came during the parade" said Board Administrator, Kara Randall: "a fellow Caribbean community member stopped me... gave me the biggest hug, and said, 'Thank you for doing this. You don't even know how much this means to me.'"

Kara says the festival had a powerful impact: "People expressed how they finally felt seen and like they belonged... the emotional responses we witnessed reinforced just how impactful i-Land Fest was... the Caribbean community—and all those interested in learning—could come together, feel celebrated, and share their heritage with pride."

i-Land Fest organizer, Oneil Randall with his daughter at the festival's Caribbean Carnival parade. Photo: Avi creates.

Magic Lake Lantern Festival parade participants with their paper lanterns. Photo: Kenta Kikuchi.

THREE ON THE TREE PRODUCTIONS SOCIETY

Project Grant | Southern Gulf Islands

The Magic Lake Lantern Festival is a unique Pender Island tradition, bringing the community together to celebrate creativity, togetherness, and the joy the new year holds. It features local performers and artists alongside a parade of over 200 people, their handmade paper lanterns made at workshops leading up to the main event.

One performer described the festival as "unique and so organically Gulf Island grown," saying, "I had more fun taking in the community art and magic... than I have in many years of overcrowded New Year's parties."

Shanise Brown performing an acoustic set at Vibes & Verses. Photo: Joshua Telfer.

BC BLACK HISTORY AWARENESS SOCIETY

Equity Grant | Victoria

BC Black History Awareness Society's Vibes & Verses event was a vibrant celebration of the region's Black community, utilizing artistic expression to convey the complexities of the Black experience. By all accounts, it was a huge success.

Featuring performers, storytellers, dancers and musicians, the event was a showcase of local Black artists. The intimate 100-person event opened with performances of solo songs and spoken word poetry, before moving into a drumming and dance performance.

Meanwhile, attendees enjoyed Caribbean food from a local vendor and perused the "artist corridor" where artwork from local Black artists was displayed and available for sale. The night finally wrapped up with an upbeat DJ set and dance party, which attracted dancers young and old.

"The event had such a welcoming, open energy, with people singing along with songs and dancing in and out of their seats..." said a society representative, "People were impressed with the variety of different sounds and styles throughout the evening and commented on how this event is a truly unique experience for the region."

DANCE VICTORIA

Operating Grant | Victoria

Dance Victoria is committed to bringing high-calibre Canadian and international dance to the capital region and expanding the diversity of dance forms they present. A highlight of their 2023–2024 season was the presentation of Ōkāreka Dance Company's Mana Wahine, described as "a work binding Māori culture and dance in a contemporary context."

In planning, Dance Victoria staff learned about traditional protocols essential to the Ōkāreka Dance artists. To support them, they hired Lindsay Delaronde, co-founder of Visible Bodies Collective to act as a cultural liaison. Delaronde organized a welcome ceremony between the Ōkāreka artists and the Songhees nation, a movement workshop, and an Indigenous-led post-show talk.

The performance, which sold out at the McPherson Playhouse, profoundly impacted audiences. "This was the most deeply moving and spiritual performance I have ever attended," said one audience member, "the dance, music, lighting, and incredible storytelling will stay with me forever."

Cultural Advisor Tui Ranapiri-Ransfield with members of the Lekwungen singers at the Ōkāreka Dance Company Welcome ceremony. Photo: Larissa Sharma.

ATOMIC VAUDEVILLE

Operating Grant | Victoria

Over the past 20+ years, Atomic Vaudeville has attracted a devoted local following, creating thought-provoking, joyful productions that both "[blur] the line between spectacle and spectator," and foster a deep sense of community.

The company has also been described as "a central hub" or "springboard" for emerging professionals. "Through performing with [Atomic Vaudeville] for 14 years, my professional career in the performing arts, my business, and my family have all reaped the rewards," said one past performer. "It's an interesting model: hire a core ensemble, invite early career artists to increase the cast numbers, and say yes to anyone who wants to chip in in some way," said another, "It's genuine community building."

Atomic Vaudeville's HOPE SPRINGS INFERNO. Photo: Helene Cyr.

THE ARTS CULTIVATE A SENSE OF BELONGING IN THE REGION

"Small **moments of interpersonal connection** between artists and audience members... make Campbell Bay Music Festival what it is."

– Campbell Bay Music Festival Society

Photo: Wei Chong

Photo: Avi Creates

"People expressed how they finally **felt seen and like they belonged**... the Caribbean community...could come together, feel celebrated, and share their heritage with pride."

– Vancouver Island Caribbean Hub

"I saw the art gallery [as] a more community-oriented space... I **created new connections and friendships** within my community."

– Art Gallery of Greater Victoria workshop participant

Photo: AGGV Staff

Photo: Natalie Senik

"One of the most powerful outcomes... was the **sense of connection and belonging** that formed among participants... [they] built meaningful social connections that continued... fostering a lasting sense of community."

– Greater Victoria Social Gathering Place

Photo: Helene Cyr

"I experienced a **sense of belonging**, being able to laugh alongside hearing people and being able to take in the theatre experience like everyone else. More of this please."

– Deaf audience member at SNAFU's Epidermis Circus

"In times of uncertainty and stress, **art and creativity bring us together**."

– Friends of Sooke Parks Society

Photo: FSPS volunteer

Photo: Victor Zúniga

"Our job is to connect the different cultures in our country, to bring us all together in a conversation through theatrical experience that **deepens our mutual understanding** of each other... We make theatre to build bridges."

– Puente Theatre

"The Downtown neighbourhood [has] benefited from an **increased sense of belonging** and a strengthening of community that comes from social connection."

– Victoria Downtown Residents Association

Photo: James Davis

Photo: Kenta Kikuchi

"At a time of deep division, **singing together creates positive bonds** with others, allowing for community connections and dialogue. This program is making a difference."

– Ptarmigan Arts

2024 Grant Recipients

EQ: EQUITY GRANT **GF:** GROW FORWARD GRANT **ID:** IDEA GRANT **OG:** OPERATING GRANT **PG:** PROJECT GRANT * NEW GRANT RECIPIENT

Active/Passive Performance Society PG

Afro Latin Cultural Exchange PG

Alter Arts Society PG

Art Gallery of Greater Victoria OG

Atomic Vaudeville OG

Aventa Ensemble OG

Ballet Victoria OG

Bayanihan Cultural and Housing Soc. EQ

BC Black History Awareness Society **EQ**

Belfry Theatre OG

Broken Rhythms Victoria Society PG

Campbell Bay Music Festival PG

Caravan World Rhythms PG

Choral Evolution PG

CineVic OG

Civic Orchestra Society of Victoria PG

Cook St. Village Activity Centre ID*

Cook St. Village Business Association ID*

Dance Victoria OG

Deluge Contemporary Art OG

Early Music Society of the Islands OG

Edward Milne Community School ID*

Esquimalt Community Arts Hub PG

Friends of Sooke Parks ID

Function Arts & Culture Assn. EQ*

Galiano Literary Festival Society PG

Galiano Trails Society ID*

Garden City Electronic Music PG

Greater Victoria Performing Arts Fest OG

Greater Victoria Social Gathering Place ID*

Greater Victoria Youth Orchestra OG

Harmony Project Sooke ID

Hispanic Film Festival PG

Impulse Theatre OG

Int'l Institute for Child Rights & Dev. ID

Intrepid Theatre OG

Island Chamber Winds INC

Island String Players Society PG

Jewish Community Centre of Victoria ID

Kaleidoscope Theatre OG

MediaNet OG

Metchosin Arts & Culture Centre Assn. PG

Ministry of Casual Living Association PG

Monoceros Education Society EQ

Newcombe Singers Association PG*

Noble Riot Dance PG

Oaklands Community Association ID

Oasis Society **EQ**

Open Space OG

Pacific Opera Victoria OG

Planet Earth Poetry PG

Ptarmigan Arts Society OG

Puente Theatre OG

Resonance Collective / 14th guest EQ*

Salty Broad Productions Society PG*

SingYourJoy Young Adult Chorus Soc. PG

SNAFU Dance Theatre | H. Brinkman EQ

SNAFU Dance Theatre OG

Societe Francophone de Victoria PG

Sooke Community Choir PG

Sooke Festival Society PG

Sooke Harbour Players PG

Space Blanket Society PG

Story Theatre OG

Suddenly Dance PG

The Other Guys Theatre Company PG

Theatre Inconnu OG

Theatre SKAM OG

Three on The Tree Productions PG

Timetheft Theatre INC*

Township Community Arts Council PG

Vancouver Island Caribbean Hub PG*

Vancouver Island Cordillera Assn ID*

Vancouver Island Visual Arts Society INC

Victoria Arts Council OG

Victoria Baroque Players OG

Victoria BC Ska & Reggae OG

Victoria Brain Injury Society ID

Victoria Childrens Choir OG

Victoria Conservatory of Music OG

Victoria Downtown Residents Assn ID

Victoria Dragon Boat Festival Society EQ

Victoria Festival of Authors PG

Victoria Film Festival OG

Victoria Hospice Society ID

Victoria Italian Assistance Centre ID*

Victoria Jazz Society OG

Victoria Nikkei Cultural Society EQ*

Victoria On Stage OG

Victoria Philharmonic Choir Society PG

Victoria Poetry Project Society PG

Victoria Quilters Guild PG*

Victoria Shakespeare Society OG

Victoria Summer Music Festival PG

Victoria Symphony OG

West Coast Reach Association EQ

William Head on Stage PG

Wonderheads OG

Xchanges Artists Gallery and Studios PG

Yellowhouse Art Centre PG

Credits & Attributions

Active / Passive Performance Society | Coastal Blood Singers performance at Active / Passive Volume 6. Photo: Dayna Szyndrowski.

Afro Latin Cultural Exchange | Ritmo Latina performance at the Gala night At the Convention Centre. Photo: Dominic Tioseco.

Alter Arts Society | Event leads and organizers. Photo: World Enlarged Photography.

Art Gallery of Greater Victoria | Participants at painting workshop with exhibition artist, Elly Smallwood. Photo: AGGV Staff.

Atomic Vaudeville | HOPE SPRINGS INFERNO, Spring 2024. Photo: Helene Cyr.

Aventa Ensemble | Screencapture of Aventa's video recording 'Aventa presents the music of Gilles Tremblay,' (2021).

Ballet Victoria | Swan Lake, Dance of the Small Swans, Tchaikovsky. Photo: Gail Takahashi.

Bayanihan Cultural and Housing Society | Creative Collective's performance of Maria Cacao. Photo: Jun Tanquilut.

BC Black History Awareness Society | Shanise Brown performing acoustic set at Vibes & Verses 2024. Photo: Joshua Telfer.

Belfry Theatre | Brian Markinson, Nigel Shawn Williams and Celine Stubel in The Lehman Trilogy by Stefano Massini, Adapted by Ben Power. Photo: David Cooper.

Broken Rhythms Victoria Society | Chiaroscuro by Dyana Sonik-Henderson (2023). Photo: Helene Cyr.

Campbell Bay Music Festival | BC Fiddle Orchestra at Campbell Bay Music Festival Ag Hall Outdoor Stage. Photo: Wei Chong.

Caravan World Rhythms | Indian percussionist Zakir Hussain Trio performing with Debopriya Chatterjee and Sabir Khan. Photo: Sunny Gil.

Choral Evolution | Full choir concert. Photo: D. Titchkosky.

CineVic | 12th annual Short Circuit Pacific Rim Film Festival – Safety & Survival Panel. Photo: Jacqueline Cooper.

Civic Orchestra Society of Victoria | Performance of 'American Perspectives' program, directed by Nathan Jacklin. Photo: Jon Mark Photography.

Cook St. Village Activity Centre Society | Sue Hara reading her writing from the Writer's Circle anthology. Photo: Jane Reside.

Cook St. Village Business Assn. | Cook Street Village Block Party. Photo: Brett Anderson.

Dance Victoria | Shion Skye Carter with Movement & Calligraphy workshop participants at DV Studios. Photo: Dayna Szyndrowski.

Deluge Contemporary Art | Territorial Imperative (installation view): Sarah Ballard, Big Top Collective, Yusuf Demirors, Kimberly Forero-Arnias, Janelle VanderKelen, Sebastian Weidermann, 2023. Photo: Deluge staff.

Early Music Society | The celebrated French Ensemble, Le Poème Harmonique rehearses for the October, 2023 concert of the Early Music Society of the Islands. Photo: W. Jamieson.

Edward Milne Community School | Stock Photo by ChatkarenStudio from Getty Images.

Esquimalt Community Arts Hub Society | Luke Ramsey working on 'Shadows and Reflection'. Photo: Cameron Lyon.

Friends of Sooke Parks | Solstice Lantern Walk hot chocolate tent. Photo: Phillip Kristiansen

Function Arts & Culture Festival Society | The Function Headliner crowd/performer. Photo: Femi (@indulgentimages).

Galiano Literary Festival Society | Tintype photography session. Photo: Donna Usher.

Galiano Trails Society | Stock photo by jdwfoto from Getty Images.

Garden City Electronic Music | Melchior Productions Ltd. performing live at Songhees Plaza for Wonderment 2024. Photo: Quinn Dawson (@captured.by.quinn)

Greater Victoria Performing Arts Festival | Romy Kashyap from Ballet Victoria Conservatory, performing at the Studio Dance highlights concert. Photo: Phil McOrmond.

Greater Victoria Social Gathering Place | Art of Resilience drawing workshop artwork. Photo: Greater Victoria Social Gathering Place staff.

Greater Victoria Youth Orchestra | GVYO French Horns in rehersal at the Baumann Centre. Photo: Stefan Shandro.

Harmony Project Society Sooke | Senior drumline class. Photo: Sheila Whincup.

Hispanic Film Festival | Dr. Isabel Leal presenting a film during 14th Latin American and Spanish Film Week. Photo: Dan Russek.

I-Land Fest | Section leader Simone Cole at I-Land Fest's inaugural Caribbean Carnival parade. Photo: Avi Creates.

Impulse Theatre | Flight Patterns Pop-Up Performance. Photo: Angus Gaffney.

Int'l Institute for Child Rights & Dev. | Stock photo by JackF from Getty Images.

Intrepid Theatre | Ivan Coyote in Playlist, part of Intrepid Theatre's OUTstages Festival 2024.

Island Chamber Winds | Pender Island performance. Photo: Rachel Lenkowski.

Island String Players Society | Performance of Richard Strauss' Metamorphosen. Photo: Staff.

Jewish Community Centre of Victoria | Ukrainian Bandurist Mariia Smolinska with VIJFF director Deborah Bricks. Photo: Mariia Smolinska.

Kaleidoscope Theatre | Shea O'Connor and Dawson Rutledge in The Lion, The Witch, and the Wardrobe. Photo: Anderson Images.

MediaNet | Installation of photography, audio and collage exhibition 'Seeing Ourselves.' Photo: Cat Lewis.

Metchosin Arts & Culture Centre Association | Stock photo by Uncoated from Pexels.

Ministry of Casual Living Association | Amber E. Powell's mixed media artwork series, 'Wound Surround'. Photo: Sean Brennan.

Monoceros Education Society | Crafternoon participants learning macrame pot holders. Photo: Celeste Macevicius.

Newcombe Singers Association | Traditional Japanese dance performed during Sakura concert. Photo: David Randall.

Noble Riot Dance | 'Luminaries', by Kayla Henry and Christina Medina (2023). Photo: Joshua Lawrence.

Oaklands Community Association | Stock photo by Sisoje from Getty Images.

Oasis Society | Carving Space participant proudly showing their sandblasted design. Photo: Oasis Society Staff.

Open Space | Small Press Fest tabling fair. Photo: Dani Neira.

Pacific Opera Victoria | Miriam Khalil as Margarita Xirgu with dancers from Alma de España Flamenco Dance Company and members of the Pacific Opera Chorus in Ainadamar. Photo: David Cooper.

Planet Earth Poetry | Faith Arkorful reading her poetry. Photo: Kyeren Regehr/Sandy O'Reilly.

Ptarmigan Arts Society | Mosaic Festival 2024 music and dancing. Photo: Kenta Kikuchi.

Puente Theatre | Promotional photo from 'The Party,' performance/film, commissioned by the National Arts Centre Grand Acts of Theatre series. Photo: Victor Zúñiga.

Resonance Collective / 14th guest | Stock photo by Herror Conhache from Pexels.

Salty Broad Productions Society | Julie Mombourquette as Bonnie the Yeti in Hail Santa. Photo: Colin Smith.

SingYourJoy Young Adult Chorus Society | Performance at the Cridge Centre (2023). Photo: SingYourJoy Staff.

SNAFU & Holly Brinkman | Performance of A Woman's Guide to Peeing Outside at Orlando Fringe Festival. Photo: Jodie Christopherson.

SNAFU | Ingrid Hansen in Epidermis Circus. Photo: Helene Cyr.

Societe Francophone de Victoria | Summer Patio series. Photo: SFV staff.

Sooke Community Choir | Soloists performing at December concert. Photo: Lee Andersen.

Sooke Festival Society | Gord Phillips and Friends. Photo: Lindsay Neilson.

Sooke Harbour Players | Stock photo by pidjoe from Getty Images.

Space Blanket Society | Stock photo by Anna Tarazevich from Pexels.

Story Theatre | Lesedi Moyo and Tenyjah I. McKenna sign karaoke for Story Theatre's Art Brunch for Teen Creatives at Victoria Event Centre. Photo: Story Theatre.

Suddenly Dance | Hoyeon Kim & Jung ah Chung in LUCKY MAYBE: HAENYEO episode 3. Photo: Miles Lowry.

The Other Guys Theatre Company | Skatepark shenanigans (2023). Photo: Matthew Payne.

Theatre Inconnu | Significant Other by Joshua Harmon. Kaelan Bain, Mariah Madill Photo by Suzanne Madill.

Theatre SKAM | The cast of SNAFU Society of Unexpected Spectacles in their show, "The Great Triscuit Heist", as part of SKAMpede 2024. Performers: Kathleen Greenfield, Jeni Luther, Logan Pahl, and Stan Lloyd. Photo: Janine Rzeplinski.

Three on the Tree | Magic Lake Lantern Festival. Photo: Kenta Kikuchi.

Time Theft Theatre | Annie Lucas and Morgan Christopher as Nagg and Nell in 'Endgame'. Photo: Haida Davies-McDermot.

Township Community Arts Council | Ken Lavigne concert. Photo: G. Garside.

Vancouver Island Cordillera Assn. | Bontoc and Ifugao tribal dances and regalia mentoring session. Photo: Marcos Ogen.

Vancouver Island Visual Arts Society | students from Camosun College's visual arts program viewing 'The Weight of Absence' exhibition at 780 Blandshard.

Victoria Arts Council | Current Threads artist talk with Vancouver Island Surface Design Assoc. Photo: Victoria Arts Council.

Victoria Baroque Players | Victoria Baroque in concert with guest violinist Aisslinn Nosky. Photo: Michael Bursthyn.

Victoria BC Ska & Reggae | Macka B & the Roots Ragga Band perform at Ship Point at Victoria's 25th Anniversary Ska & Reggae Festival. Photo: Rob Porter.

Victoria Brain Injury Society | Mounted art display, photo: Pam Prewett

Victoria Childrens Choir | Victoria Children's Choir, Full Choir at Songs for a Winters Night. Photo: Carla Unger.

Victoria Conservatory of Music | Issah Contractor performs at Postsecondary Contemporary Showcase. Photo: Jayden Beaudoin.

Victoria Downtown Residents Assn. | Pindian performing at Music on the Green on Pandora Green.

Victoria Dragon Boat Festival Society | Victoria Dragon Boat Festival performer. Photo: Trifecta Productions.

Victoria Festival of Authors | Writing for the Next Generation panel, with Karen Whetung, Ren Louie, Leslie Gentile, and moderator Joseph Kakwinokanasum. Photo: John Harley.

Victoria Film Festival | Victoria's own Atom Egoyan speaks to a group of emerging Victoria Filmmakers. Photo: VFF.

Victoria Hospice Society | Staged representation of music therapy. Photo: Maryann Burrows.

Victoria Italian Assistance Centre | Jagged Roots performance at Victoria Italian Day. Photo: Jennifer Guerra.

Victoria Jazz Society | Lakecia Bejamin at Wicket Hall TD JazzFest 2024 Photo: Alain Bechard.

Victoria Nikkei Cultural Society | Stock photo by lifehouseimage fom Getty Images.

Victoria On Stage | Jennifer Wilde as the Wicked Witch of The West in The Wizard of Oz. Photo: Gord Ruf.

Victoria Philharmonic Choir Society | Rehearsal with Russel Braun. Photo: Megan Mather.

Victoria Poetry Project Society | Victorious Voices organizers and founders. Photo: Natasha Jade.

Victoria Quilters Guild | City of Gardens Quilt Show Guild Store. Photo: MaryAnn Jarvin.

Victoria Shakespeare Society | Grace Martin, Kai Tawil-Morsink, Rosemary Jeffery and Ian Case in Much Ado About Nothing, directed by Willis Taylor, GVSF 2024. Photo: Lara Eichhorn..

Victoria Summer Music Festival | Dover Quartet, Arthur Rowe. Photo: David Zussman.

Victoria Symphony | Victoria Symphony at the Royal Theatre. Photo: Kevin Light Photography.

West Coast Reach Association | Full cast performing finale number at the We Are One! show. Photo: Samuel Navarette.

William Head on Stage Theatre Society | 'Hatched' performance. Photo: Jam Hamidi.

Wonderheads | Kate Braidwood as Ebenezer Scrooge in 'A WONDERHEADS Christmas Carol.' Photo: Daryl Turner.

Xchanges Artists Gallery and Studios | Regan Rasmussen Safety Within exhibition (2023). Photo: Xchanges staff.

Yellowhouse Art Centre | Opening of the Makery. Photo: Roksan Parfitt.

ARTS ADVISORY COUNCIL *(2024)*

Arms-length volunteer group, responsible for adjudicating grants and providing advice to the Arts Commission

Cris Caravaca
Mandart Chan
Rachel Ditor
Sue Donaldson - *Funding Chair*
Richard Gale
Will Greaves
Christina Haska
Ari Hershberg
Eli Mushumanski
Sarah Reid
Jill Smillie
Joanna Verano - *Chair*

ARTS COMMISSION *(2024–2025)*

Elected representatives from participating jurisdictions, responsible for support and development of regional arts

ESQUIMALT	Duncan Cavens / Andrea Boardman / Meagan Brame
HIGHLANDS	Karel Roessingh
METCHOSIN	Sharie Epp
OAK BAY	Carrie Smart
SAANICH	Colin Plant
SOOKE	Dana Lajeunesse / Jeff Bateman
S. GULF ISLANDS	Paul Brent
VICTORIA	Marianne Alto - *Chair*
VIEW ROYAL	Gery Lemon

CRD ARTS & CULTURE STAFF

Administers programs & provides support for regional arts decision making

Abby Gibbs Chris Gilpin Erin Sterling

Victoria Dragon Boat Festival Society performers. Photo: Trifecta Productions.

Equity Grant recipient | Victoria

Capital Regional District

625 Fisgard Street
Victoria, BC V8W 2S6
250.360.3215

www.crd.ca/arts
@crdartsculture

2024 Impact Report

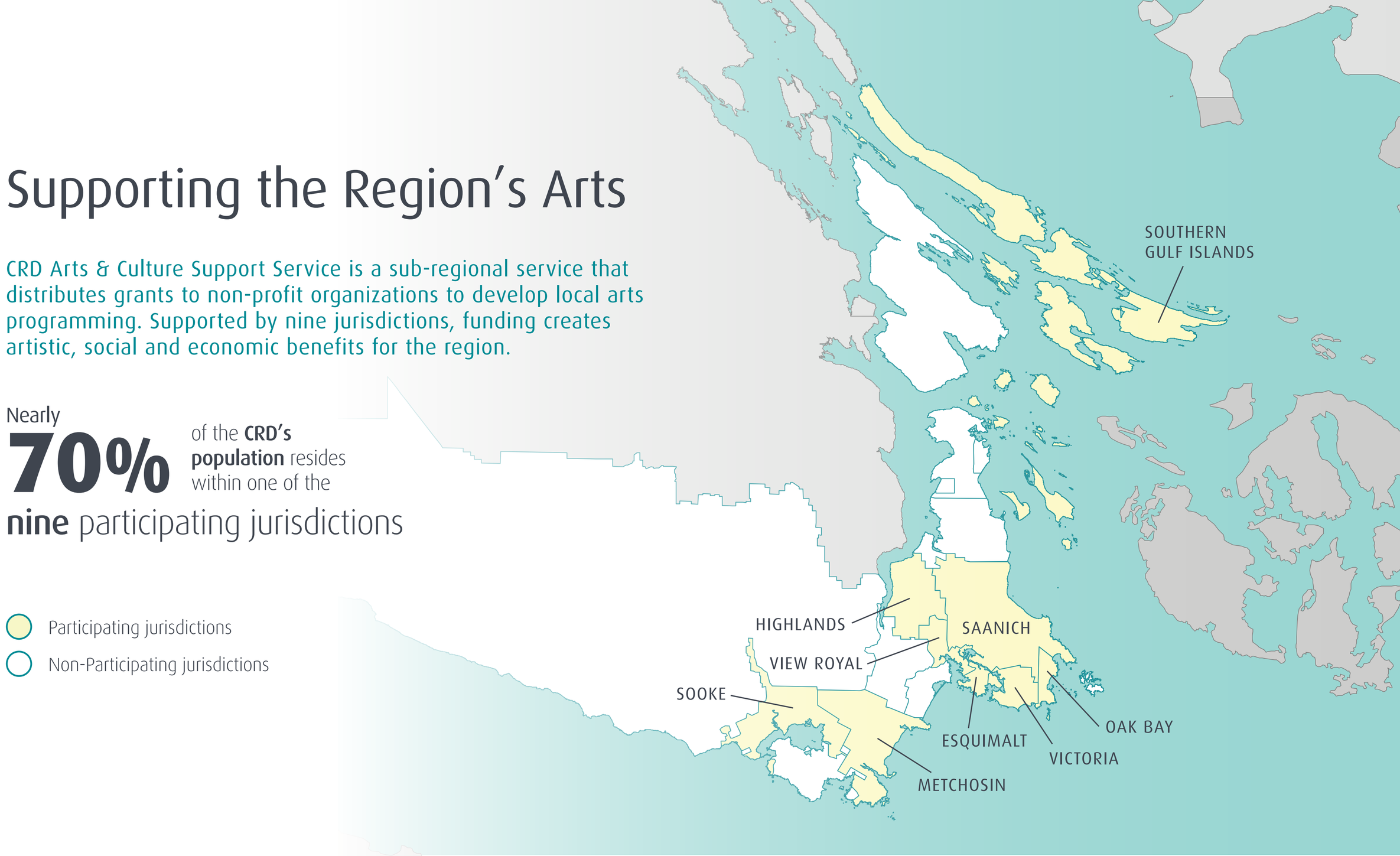
CRD Arts & Culture

Pender Island's Magic Lake Lantern Festival parade participants with their paper lanterns. **Three on the Tree Productions.** Photo: Kenta Kikuchi.

Supporting the Region's Arts

CRD Arts & Culture Support Service is a sub-regional service that distributes grants to non-profit organizations to develop local arts programming. Supported by nine jurisdictions, funding creates artistic, social and economic benefits for the region.

Nearly **70%** of the **CRD's population** resides within one of the **nine** participating jurisdictions



Participating jurisdictions

Non-Participating jurisdictions

Dancers at **La Société Francophone de Victoria**'s Summer Patio Series. Photo: SFV Staff.

Strategic Plan Progress Highlights

CHAMPION – ADVOCATING FOR THE ARTS

- Continued to communicate benefits of the Arts Service across the region with presentations at council meetings, targeted mailings and social media content
- Developed a data-sharing initiative in partnership with core Operating Grant clients
- Supported sectoral promotion and recognition through the GVRA awards
- Implemented Impact Stories series to demonstrate value of the arts with qualitative data

CONNECT – ENHANCING COLLABORATION

- Designed new Grow Forward Grant program to support sectoral mentorship
- Initiated planning of networking and convening event: 2025 Arts Champions Summit

CULTIVATE – DEVELOPING THE ARTS ECOSYSTEM

- Conducted full review of Incubator grant program
- Designed new Grow Forward Grant program to support planning and capacity
- Record-high applications received and funding amount awarded in 2024 ($2.7 million)

EXTEND – BROADENING THE SCOPE OF IMPACT

- Continued training to provide more accessible service and resources to grant applicants
- Initiated arts career pathways project to support youth in the arts sector
- Gathered community feedback for a program review of Operating Grants

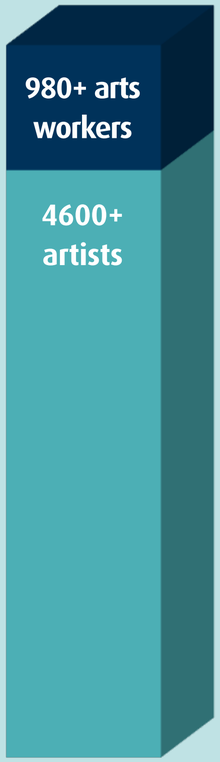
ENGAGE – SHARING OUR STORY AND LEARNING

- Developed and implemented new Communications & Outreach plan for the Arts Service
- Conducted information sessions for over 100 grant applicants

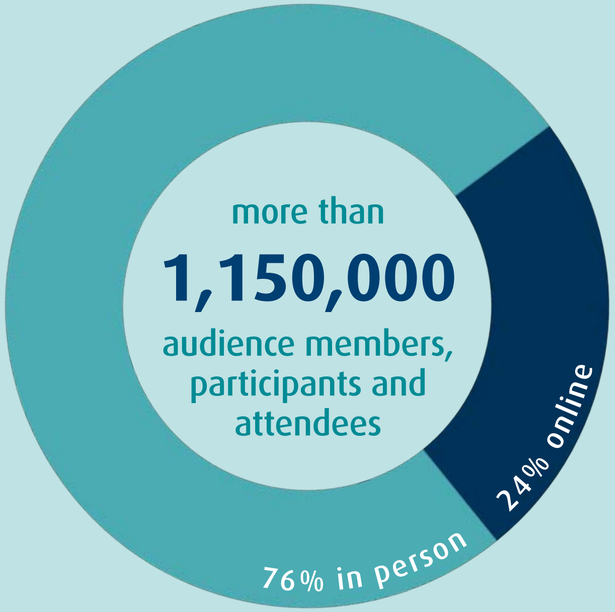
2024 FUNDING IMPACT

ARTS JOBS

5,580+
people employed

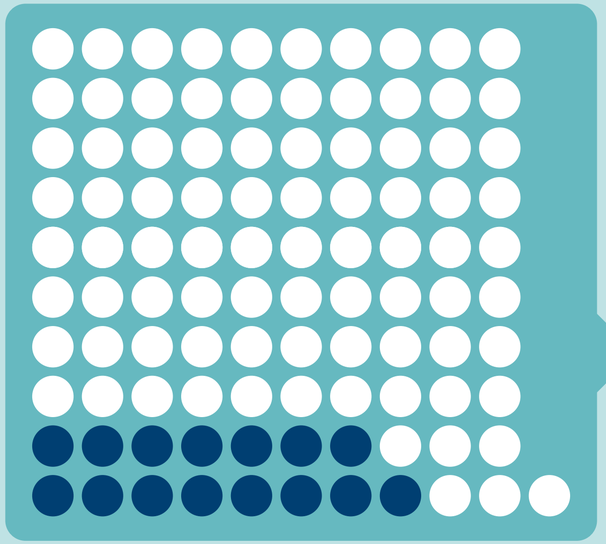


ARTS EVENTS & AUDIENCES



9,500+ arts events
and performances activated

INVESTING IN THE ARTS



$2.73M
invested in arts through grant programs (record high!)

101 grants awarded
to local not-for-profit arts organizations (record high!)

15 new grant recipients

STATE OF THE ARTS

The cultural sector generates ~$9 in GDP for every dollar invested by governments[1]

One in 72 BC workers is an artist, the highest provincial proportion[2]

914,000 people work in the arts, culture, & heritage sector in Canada[2]

[1] Statistical insights by Hill Strategies, *Government investment in culture: Comparisons with other indicators*, 2025.
[2] Statistical insights by Hill Strategies, *Artists in British Columbia in 2021*, 2023.

Cultural Advisor Tui Ranapiri-Ransfield with members of the Lekwungen singers at the Ōkāreka Dance Company Welcome ceremony. **Dance Victoria**. Photo: Larissa Sharma.

Stories of Impact

NEWCOMBE SINGERS ASSOCIATION

Exploring and celebrating the music of underrepresented groups in the community.

TIMETHEFT THEATRE SOCIETY

New grant recipient developing their organization and enhancing production quality.

VANCOUVER ISLAND CARIBBEAN HUB

First inaugural Carnival festival celebrating Caribbean culture and fostering belonging.

THREE ON THE TREE PRODUCTIONS SOCIETY

Bringing the community together on Pender Island to celebrate creativity and togetherness.

BC BLACK HISTORY AWARENESS SOCIETY

Conveying the complexities of the Black experience through artistic expression.

DANCE VICTORIA

Bringing diverse, high-calibre dance to the region and honouring traditional cultural protocols.

ATOMIC VAUDEVILLE

Building community for over 20 years as a springboard for emerging artists.

THE ARTS CULTIVATE A SENSE OF BELONGING IN THE REGION

"People expressed how they finally **felt seen and like they belonged**... the Caribbean community...could come together, feel celebrated, and share their heritage with pride."

– Vancouver Island Caribbean Hub

Photo: Avi Creates

Photo: Natalie Senik

"One of the most powerful outcomes... was the **sense of connection and belonging** that formed among participants... [they] built meaningful social connections that continued... fostering a lasting sense of community."

– Greater Victoria Social Gathering Place

Victoria Dragon Boat Festival Society performers. Photo: Trifecta Productions.

Thank you!

2024 Arts & Culture Support Service Grants

OPERATING GRANT RECIPIENTS

* first time recipient

Annual

Atomic Vaudeville	$25,000
Aventa Ensemble	$22,930
CineVic	$25,000
Deluge Contemporary Art	$38,210
Early Music Society	$12,000
Greater Victoria Performing Arts Festival	$8,000
Greater Victoria Youth Orchestra	$8,000
Impulse Theatre	$12,000
Kaleidoscope Theatre	$59,500
MediaNet / FLUX gallery	$19,000
Open Space	$87,930
Ptarmigan Arts	$19,400
Puente Theatre	$34,500
SNAFU Dance Theatre Society	$14,500
Story Theatre	$40,000
Theatre Inconnu	$27,500
Theatre SKAM	$40,800
Victoria Arts Council	$37,600
Victoria Baroque Players	$9,550
Victoria BC Ska & Reggae	$25,000
Victoria Childrens Choir	$13,930
Victoria On Stage	$21,500
Victoria Shakespeare Society	$20,000
Wonderheads*	$22,000
SUBTOTAL	**$643,850**

Multiyear

Art Gallery of Greater Victoria	$448,000
Ballet Victoria	$47,700
Belfry Theatre	$229,000
Dance Victoria	$68,900
Intrepid Theatre	$112,000
Pacific Opera Victoria	$234,450
Victoria Conservatory of Music	$55,000
Victoria Film Festival	$47,170
Victoria Jazz Society	$66,800
Victoria Symphony	$407,400
SUBTOTAL	**$1,716,420**

OPERATING GRANT TOTAL: $2,360,270

2024 Arts & Culture Support Service Grants

PROJECT GRANT RECIPIENTS

* first time recipient

JANUARY

Active / Passive Performance Society	$12,250
Afro Latin Cultural Exchange	$8,400
Alter Arts Society	$6,000
Campbell Bay Music Festival	$8,475
Caravan World Rhythms	$11,500
Choral Evolution	$2,500
Civic Orchestra Society of Victoria	$3,500
Garden City Electronic Music	$8,000
Hispanic Film Society of Victoria	$2,500
I-Land Fest*	$6,000
Island String Players Society	$4,000
Newcombe Singers Association*	$2,250
Noble Riot Dance Theatre	$7,000
Planet Earth Poetry	$7,560
Societe Francophone de Victoria	$11,250
Sooke Harbour Players	$4,500
Space Blanket Society	$3,315
Suddenly Dance	$4,500
Three on the Tree Productions Society	$2,000
Township Community Arts Council	$5,000
Victoria Festival of Authors	$9,000
Victoria Summer Music Festival	$3,000
Yellowhouse Art Centre	$7,500
SUBTOTAL	**$140,000**

APRIL

Broken Rhythms Victoria Society	$10,500
Embrace Arts Foundation	$8,000
Esquimalt Community Arts Hub Society	$10,000
Galiano Literary Festival Society	$10,000
Metchosin Arts & Culture Centre Assn.	$10,570
Salty Broad Productions Society*	$10,000
SingYourJoy Young Adult Chorus Society	$9,500
Sooke Community Choir	$2,500
Sooke Festival Society	$8,550
The Ministry of Casual Living Association	$10,000
The Other Guise (Guys) Theatre Company	$6,012
Victoria Philharmonic Choir Society	$9,000
Victoria Poetry Project Society	$8,500
Victoria Quilters Guild*	$1,218
William Head on Stage Theatre Society	$16,250
Xchanges Artists Gallery and Studios	$10,000
SUBTOTAL	**$140,000**

PROJECT GRANT TOTAL: $280,000

2024 Arts & Culture Support Service Grants

EQUITY, INCUBATOR & IDEA GRANT RECIPIENTS

* first time recipient

EQUITY

Bayanihan Cultural and Housing Society	$5,000
BC Black History Awareness Society	$7,500
Function Arts & Culture Association*	$5,000
Monoceros Education Society	$7,500
Oasis Society	$2,500
Resonance Collective*	$5,000
SNAFU Dance Theatre	$2,800
Victoria Dragon Boat Festival Society	$5,200
Victoria Nikkei Cultural Society*	$7,500
West Coast Reach Association	$3,250
SUBTOTAL	**$51,250**

INCUBATOR

Island Chamber Winds	$2,500
TimeTheft Theatre Society*	$5,000
Vancouver Island Visual Arts Society	$1,000
SUBTOTAL	**$8,500**

IDEA

Cook St. Village Activity Centre Society*	$1,500
Cook Street Village Business Association	$2,500
Edward Milne Community School*	$2,500
Friends of Sooke Parks*	$3,000
Galiano Trails Society*	$1,950
Greater Victoria Social Gathering Place*	$2,920
Harmony Project Society of BC (Sooke)	$3,000
Int'l Institute for Child Rights & Dev.	$3,000
Jewish Community Centre of Victoria	$3,000
Oaklands Community Association	$2,500
Vancouver Island Cordillera Association*	$2,500
Victoria Brain Injury Society	$2,500
Victoria Downtown Residents Assn.	$3,000
Victoria Hospice Society	$3,000
Victoria Italian Assistance Centre*	$1,480
SUBTOTAL	**$38,350**

EQUITY, INCUBATOR & IDEA GRANTS TOTAL: $98,100

2024 ARTS SERVICE GRANTS TOTAL: $2,738,370

Making a difference...together

REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, MAY 20, 2025

SUBJECT **Development Variance Permit for the Northerly 50 Feet of Lot 111, Malahat District – Wellswood Road/Trans Canada Highway**

ISSUE SUMMARY

A request has been made for a development variance permit to reduce the required side yard setbacks from 3 m to 1.5 m for the purpose of constructing a single-family dwelling (SFD) in the Greenbelt 2 (Gb2) zone.

BACKGROUND

The 0.85 ha waterfront property is located in the Malahat and is split-zoned Greenbelt 2 (Gb2) and Greenbelt 3 (Gb3) under the Malahat Land Use Bylaw 1981, Bylaw No. 980 (Appendix A). The vacant parcel is surrounded by other Greenbelt zoned parcels and has an existing driveway access that originates from the Trans-Canada Highway and traverses two parcels to the south via an easement known as Wellswood Road (Appendix B).

The subject property is approximately 15 m wide and partially designated as Steep Slopes and Foreshore and Marine Shoreline development permit areas. Apart from the steeper slopes located adjacent to the Trans-Canada Highway to the west and Saanich Inlet to the east, the property has a gradual slope that descends approximately 70 m over a distance of 560 m.

The applicant has requested a variance to reduce the required side yard setback in the Gb2 zone to provide an adequate building footprint. The site plan submitted in support of the application indicates that a proposed SFD would be sited a distance of 1.5 m from both side yards (Appendices C and D).

ALTERNATIVES

Alternative 1
The Land Use Committee recommends to the Capital Regional District Board:
That Development Variance Permit VA000166 for the Northerly 50 Feet of Lot 111, Malahat District, to vary Malahat Use Bylaw, 1981, Bylaw No. 980, Section 3.2.04(2), by reducing the side yard setback requirement from 3 m to 1.5 m for the purpose of constructing a single-family dwelling, be approved.

Alternative 2
That the development variance permit be denied.

IMPLICATIONS

Legislative Implications
The Malahat Land Use Bylaw 1981, Bylaw No. 980, Section 3.2.04(2) specifies that side yards shall be provided of not less than 3 m in width. A variance is required in order to permit the single-family dwelling to be located within this setback requirement.

Public Consultation Implications
Pursuant to Section 499 of the *Local Government Act*, if a local government is proposing to pass a resolution to issue a development variance permit, it must give notice to each resident/tenant within a given distance as specified by bylaw. Capital Regional District Bylaw No. 3885, Fees and Procedures Bylaw, states that the Board at any time may refer an application to an agency or

organization for their comment. In addition, it states that a notice of intent must be mailed to adjacent property owners within a distance of not more than 500 m. Any responses received from the public will be presented at the May 20, 2025, Land Use Committee meeting.

Land Use Implications
The Malahat Land Use Bylaw specifies that in the Greenbelt 2 zone, side yards shall be provided of not less than 3 m in width. Since the dwelling is proposed to be located 1.5 m from each of the side yards, a variance is required. Although the Gb2 zone specifies a minimum parcel size for subdivision of 12 ha, the subject property was created prior to adoption of the bylaw and is only 0.85 ha in size, being approximately 15 m wide and 560 m long.

The applicant submitted a desired building design concept drawing since they wish to have the variance request considered prior to finalizing plans for a building permit application (Appendix E). Upon referral of the variance request to CRD Building Inspection, the Building Inspector confirmed that there were no siting concerns with the proposal.

Staff are of the opinion that the proposal shown on the site plan and desired building design concept drawing, is considered appropriate for the site and otherwise complies with the regulations of the Gb2 zone. The development is not expected to adversely affect the natural environment and, as proposed, is located on a flatter area outside the Steep Slopes and Foreshore and Marine Shoreline development permit areas. Should the variance be approved, the extent of all proposed works will be reviewed during the building permit referral process by JdF Planning staff to confirm compliance with the requirements of the zone and other applicable land use regulations. The variance is not anticipated to substantially alter the use and enjoyment of adjacent land. Staff recommend approval of VA000166 subject to public notification (Appendix F).

CONCLUSION

The applicant has requested a development variance permit for the purpose of constructing a single-family dwelling. As proposed, the dwelling will encroach into both of the 3 m side yard setback requirements of the Greenbelt 2 (Gb2) zone. Since no significant impacts are anticipated to result from reducing the setback, staff recommend approval of the development variance permit subject to public notification. If the Permit is approved by the Board, the Corporate Officer will proceed to issue the Permit and register a Notice of Permit on Title.

RECOMMENDATION

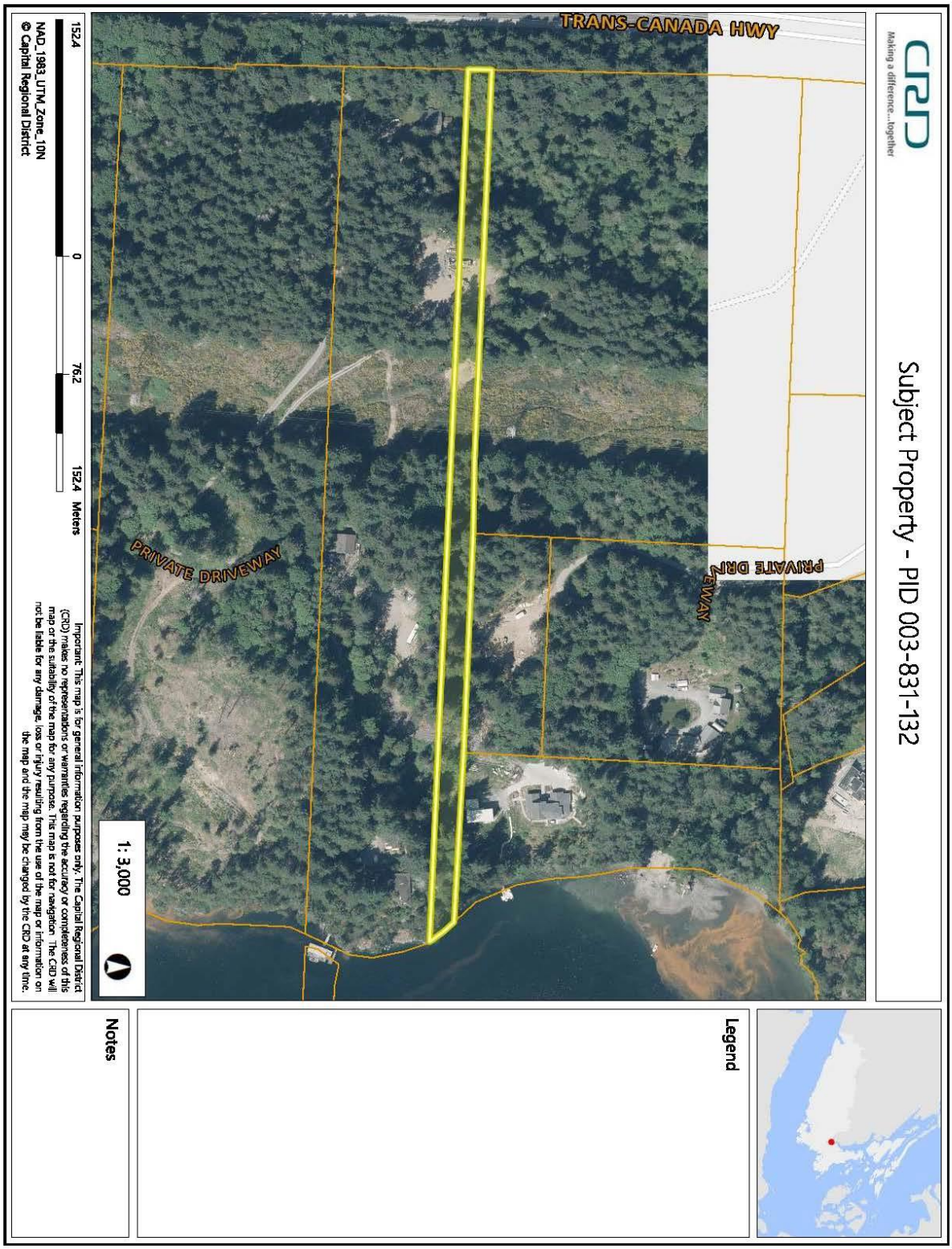
The Land Use Committee recommends to the Capital Regional District Board:
That Development Variance Permit VA000166 for the Northerly 50 Feet of Lot 111, Malahat District, to vary Malahat Use Bylaw, 1981, Bylaw No. 980, Section 3.2.04(2), by reducing the side yard setback requirement from 3 m to 1.5 m for the purpose of constructing a single-family dwelling, be approved.

Submitted by:	Iain Lawrence, RPP, MCIP, Senior Manager, Juan de Fuca Local Area Services
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Housing, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

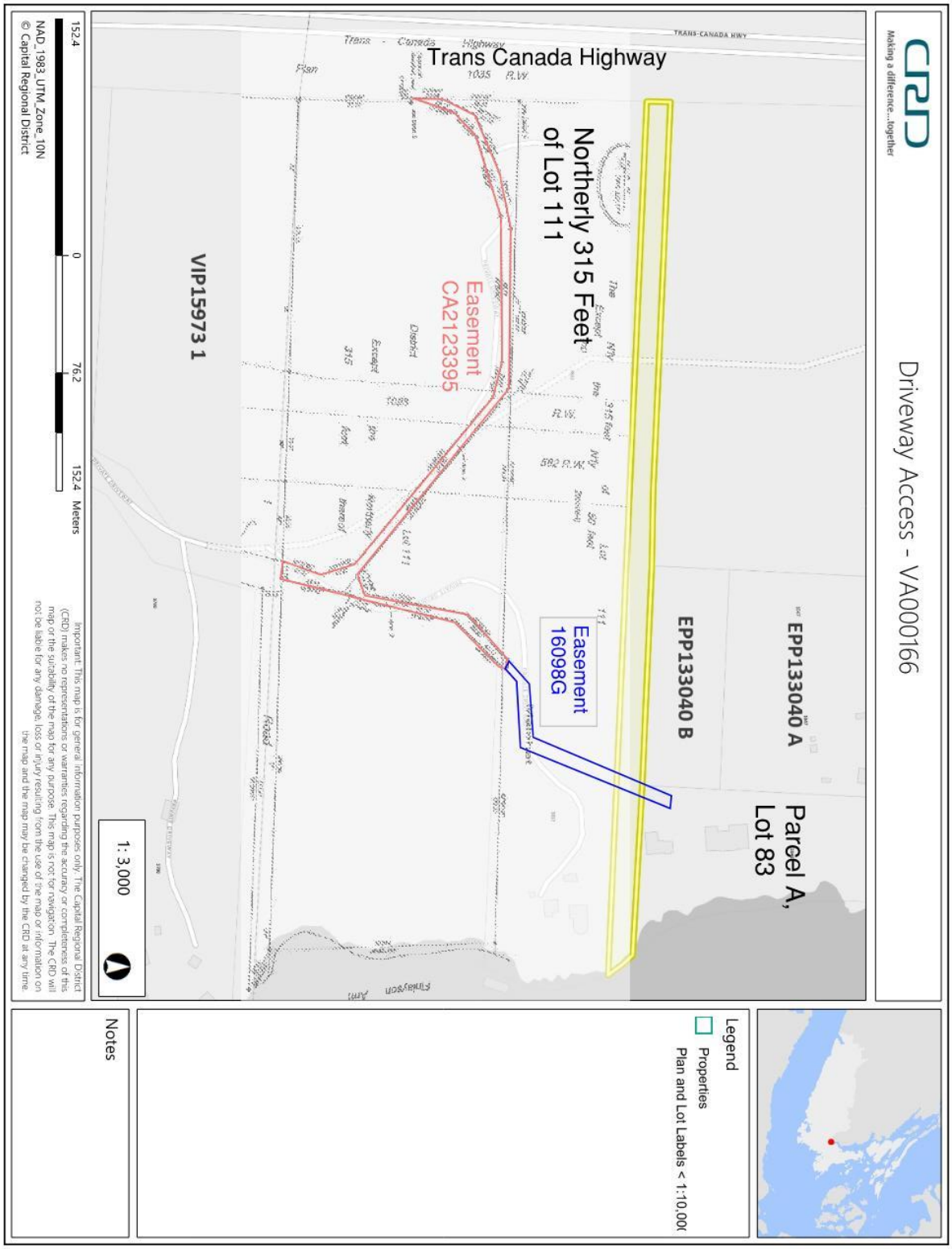
ATTACHMENTS

Appendix A: Subject Property Map
Appendix B: Driveway Access – Wellswood Road
Appendix C: Site Plan
Appendix D: Requested Variance
Appendix E: Building Design Concept Drawing
Appendix F: Permit VA000166

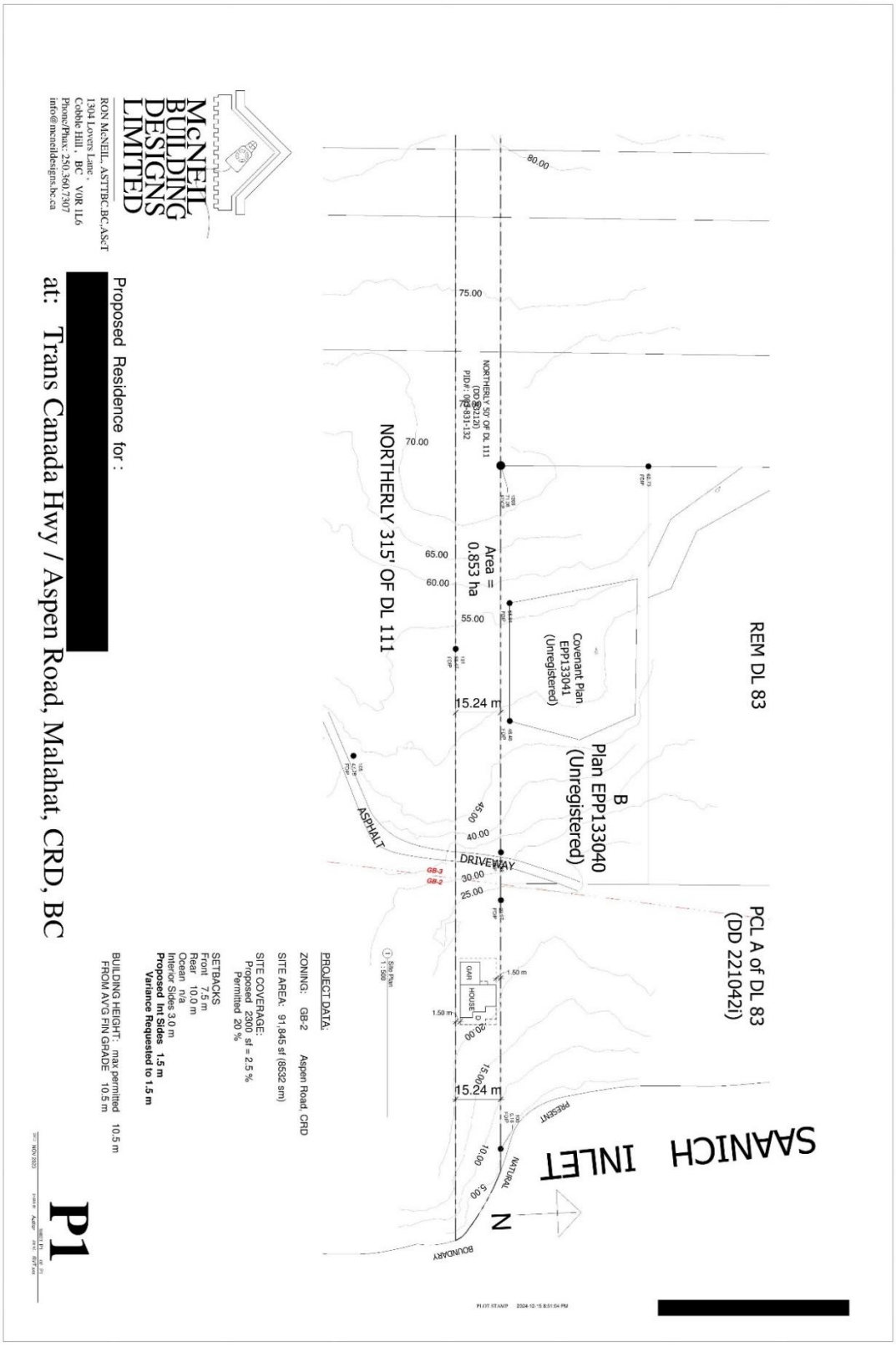
Appendix A: Subject Property Map



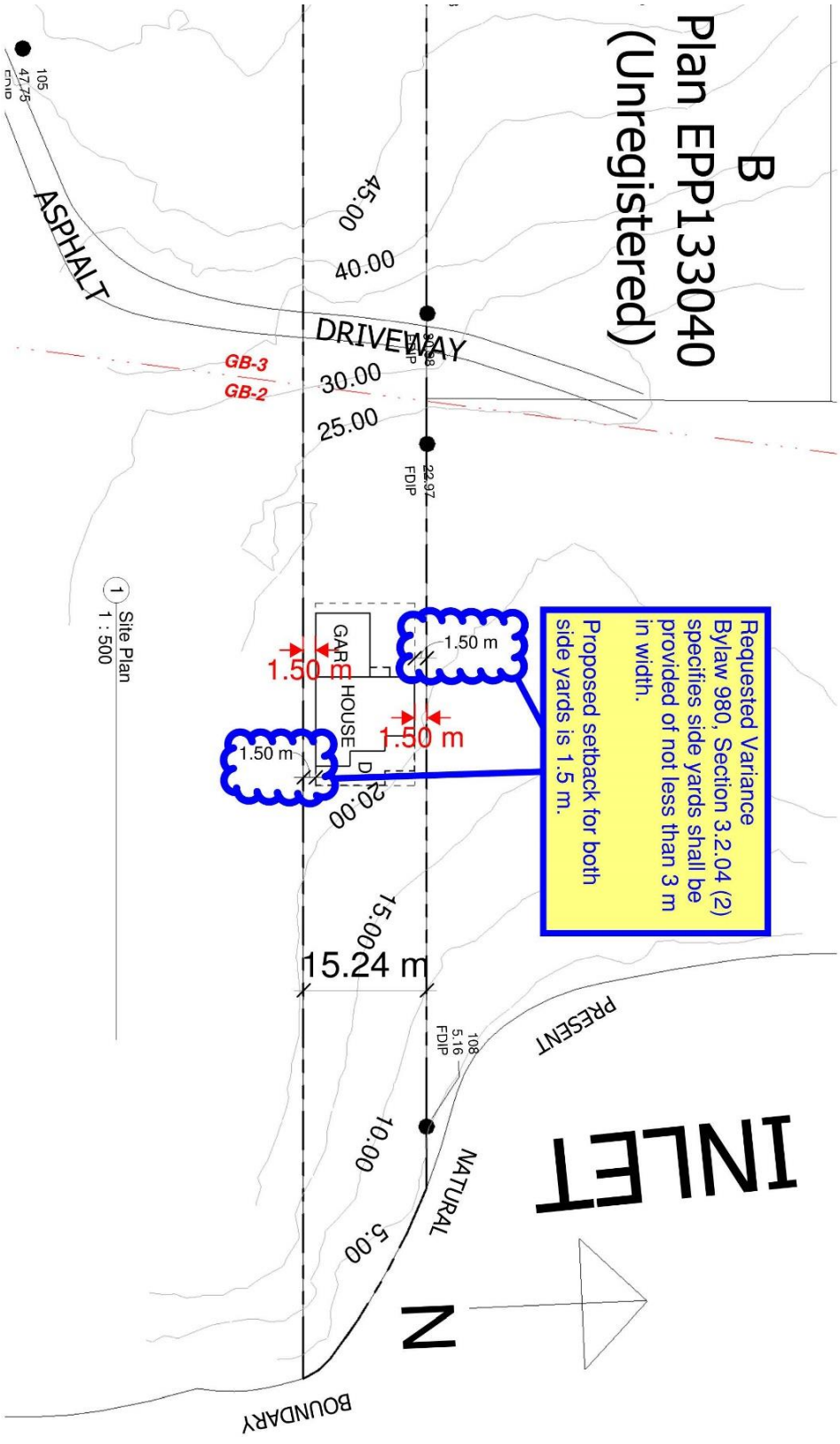
Appendix B: Driveway Access – Wellswood Road



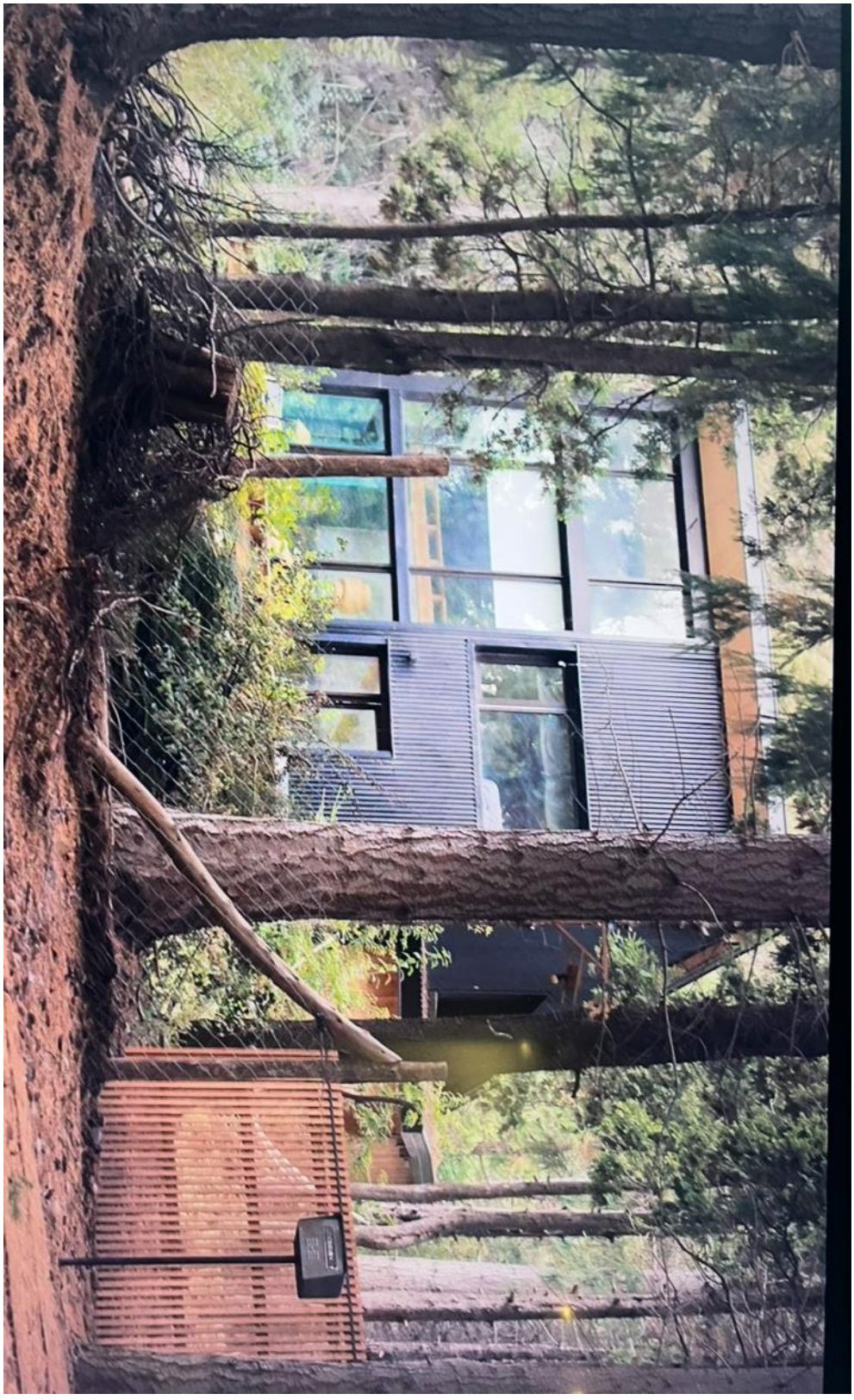
Appendix C: Site Plan



Appendix D: Requested Variance



Appendix E: Building Design Concept



Appendix F: Permit VA000166

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CAPITAL REGIONAL DISTRICT

DEVELOPMENT VARIANCE PERMIT NO. VA000166

1. This Development Variance Permit is issued under the authority of Section 498 of the *Local Government Act* and subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically authorized by this Permit.

2. This Development Variance Permit applies to and only to those lands within the Regional District described below (legal description), and any and all buildings, structures, and other development thereon:

   PID: 003-831-132;
   Legal Description: Northerly 50 Feet of Lot 111, Malahat District

3. The Capital Regional District's **Bylaw No. 980,** is varied under Section 498 of the *Local Government Act* as follows:

   a. Section 3.2.04 (2) is varied by reducing the side yard setback requirement from 3 m to 1.5 m

   for the purpose of constructing a single-family dwelling.

4. Notice of this Permit shall be filed in the Land Title Office at Victoria as required by Section 503 of the *Local Government Act*, and the terms of this Permit (VA000166) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.

5. If the holder of a permit does not substantially start any construction permitted by this Permit within 2 years of the date it is issued, the permit lapses.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.

7. The following plan and specification is attached:
   a. Attachment 1: Site Plan

8. This Permit is NOT a Building Permit.

RESOLUTION PASSED BY THE BOARD, THE ____day of _____, 2025.

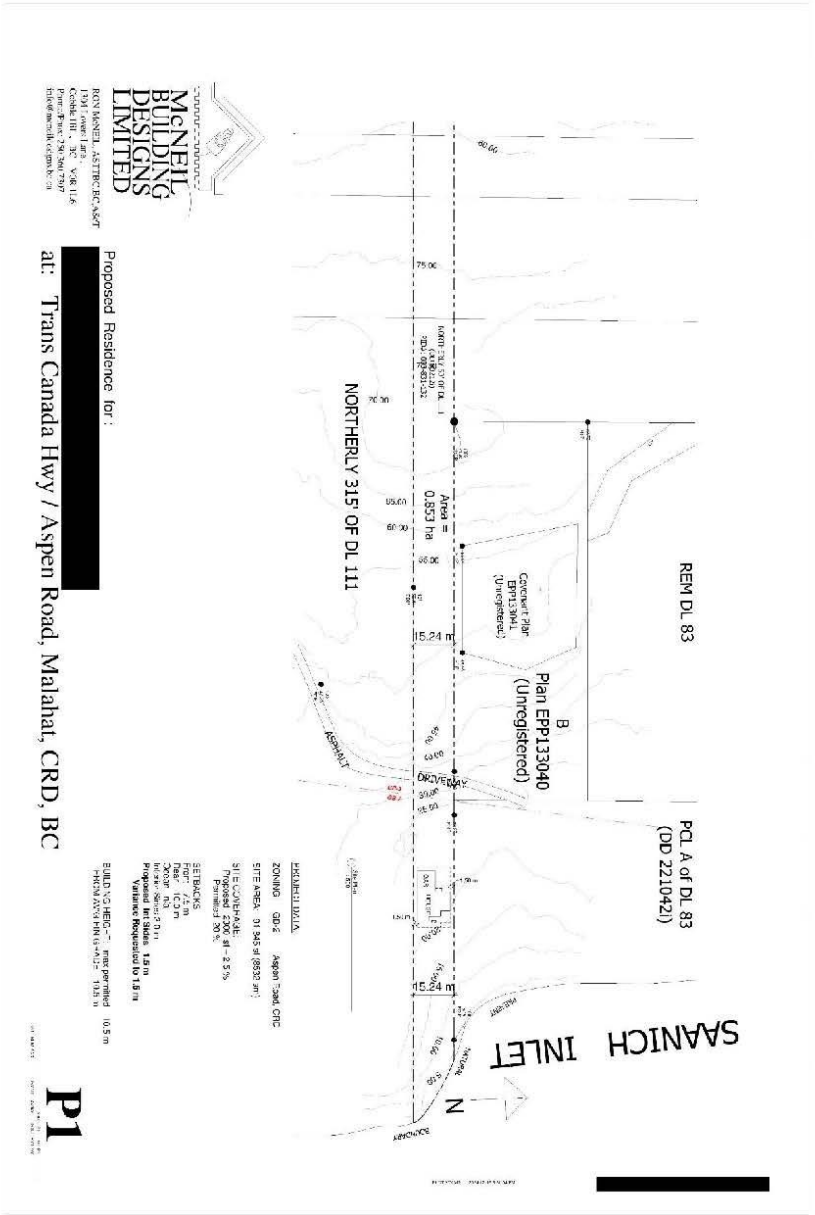
ISSUED this _____ day of _____, 2025

_____
Corporate Officer
Kristen Morley

Making a difference...together

VA000166

Attachment 1: Site Plan



2

Making a difference...together

REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, MAY 20, 2025

SUBJECT **Temporary Use Permit Renewal for Lot 4, Section 47, Otter District, Plan VIP52344 – 7861 Tugwell Road**

ISSUE SUMMARY

A request has been made for a three-year renewal of a temporary use permit to allow for the continued operation of a microbrewery in the Rural Residential 2 (RR-2) zone.

BACKGROUND

The 1.0 ha property is located at 7861 Tugwell Road in Otter Point (Appendix A) and is zoned Rural Residential 2 (RR-2) under the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040. The property lies adjacent to Tugwell Road to the north and to other RR-2 zoned properties to the east, west and south.

The owner applied for a temporary use permit in 2018 to expand a microbrewery operation beyond what would be permitted under the Home Based Business Category 3 (Home Industry) regulations.

On April 10, 2019, the CRD Board passed a resolution approving the issuance of TP000009 subject to conditions. The permit was issued on August 30, 2019, following registration of a restrictive covenant and indemnity. The microbrewery was then issued a manufacturer's brewing licence with on-site store and picnic area endorsements from the Liquor and Cannabis Regulation Branch (LCRB). The picnic area endorsement allows the operator to host up to 30 persons on the property for the purpose of consuming products outdoors.

In order to authorize changes to the operation, which included an outdoor patio and food service (Appendix B), temporary use permit TP000011 was considered by the Land Use Committee and approved by the CRD Board on July 13, 2022. The Permit was issued by the CRD Corporate Officer on August, 25, 2022, prior to the expiry of TP000009 on August 30, 2022.

TP000011 will expire on August 25, 2025, and the owner has now applied for a three-year renewal of temporary use permit TP000011 to allow for the continued operation of the microbrewery. Staff have prepared temporary use permit TP000011 – RENEWAL (Appendix C) for consideration.

ALTERNATIVES

Alternative 1:
The Land Use Committee recommends to the Capital Regional District (CRD) Board:
That a three-year renewal for Temporary Use Permit TP000011, to allow the operation of a microbrewery with outdoor patio and food service in the Rural Residential 2 (RR-2) zone, on Lot 4, Section 47, Otter District, Plan VIP52344, be approved.

Alternative 2:
That the temporary use permit renewal be denied.

IMPLICATIONS

Legislative Implications

Section 497 (2) of the *Local Government Act (LGA)* states that a temporary use permit holder may apply to have the permit renewed, but that the permit may only be renewed once.

The *LGA* does not require that notice be given of the CRD's intent to pass a resolution regarding the renewal of a temporary use permit. CRD Bylaw No. 3885, Juan de Fuca Development Applications Procedures Bylaw, has no requirement for public notification of a temporary use permit renewal.

Land Use Implications

The subject property is designated as Settlement Area 1 under the Otter Point Official Community Plan, Bylaw No. 3819. In accordance with Section 4.1(b), the Settlement Area 1 designation supports industrial uses on lands zoned industrial, as well as temporary industrial uses with a valid temporary use permit on non-industrial zoned lands. The designation also supports home based business uses that are compatible with the community's character, including having minimal traffic, parking, noise or nuisance impacts.

The existing microbrewery operation was established in 2017 under the Home Based Business Category 3 (Home Industry) regulations. Based on the size of the dwelling, the area devoted to the microbrewery was restricted to 60 m^2. This allowed the brewery to occupy only part of an existing accessory building. Temporary use permit TP000009 was issued in 2019 to authorize the brewery to occupy the entire 96.7 m^2 accessory building, as well as 82 m^2 of additional outdoor covered storage space. The permit also allowed that up to 30 members of the public and a total of up to 10 vehicles, could be present at the facility at one time.

The owner then obtained a manufacturer's brewing licence with picnic endorsement from the BC LCRB. The picnic endorsement allows the operator to designate an area to host up to 30 members of the public where liquor may be consumed provided that is served or sold from the on-site store and is registered under the manufacturer's licence.

The CRD Board approved TP000011 on July 13, 2022, and the Permit was issued on August 25, 2022. To date, the Juan de Fuca planning office has received no complaints from neighbouring residents regarding noise, odour or traffic related to the existing use. Given the scale of the use and the lack of complaints from the neighbouring property owners regarding the operation, staff recommend that temporary use permit TP000011 be renewed for a period of three years.

CONCLUSION

The CRD Board passed a resolution to approve the issuance of temporary use permit TP000011 on July 13, 2022. The Permit was issued by the CRD Corporate Officer on August 25, 2022, for a period of three years. The owner has now applied to renew the Permit for an additional three years. If the brewery is to continue to operate at the subject property on a permanent basis, the owner will be required to rezone the property prior to expiration of the temporary use permit.

RECOMMENDATION

The Land Use Committee recommends to the Capital Regional District Board:
That a three-year renewal for Temporary Use Permit TP000011, to allow the operation of a microbrewery with outdoor patio and food service in the Rural Residential 2 (RR-2) zone, on Lot 4, Section 47, Otter District, Plan VIP52344, be approved.

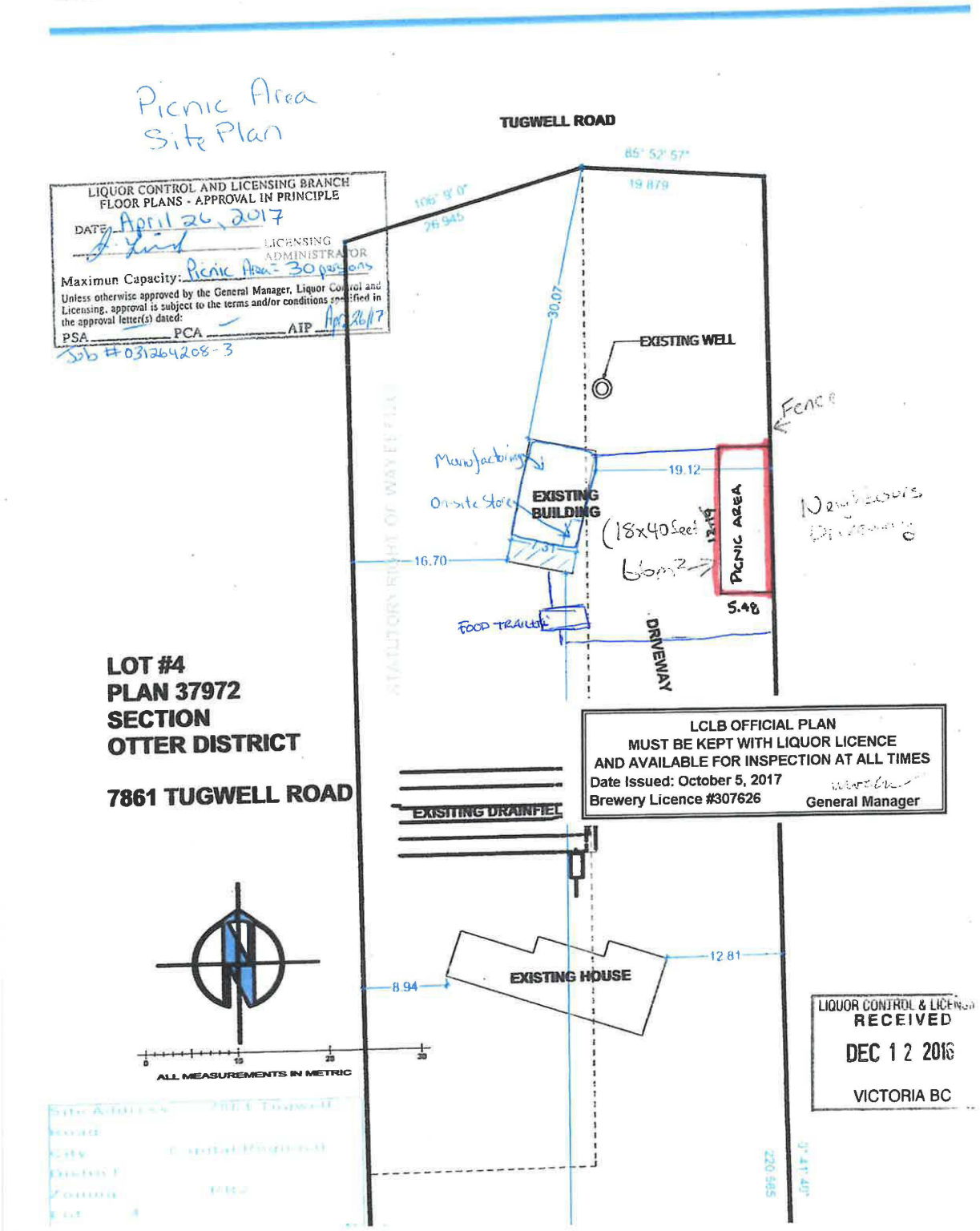
Submitted by:	Iain Lawrence, MCIP, RPP, Senior Manager, JdF Local Area Services
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Housing, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

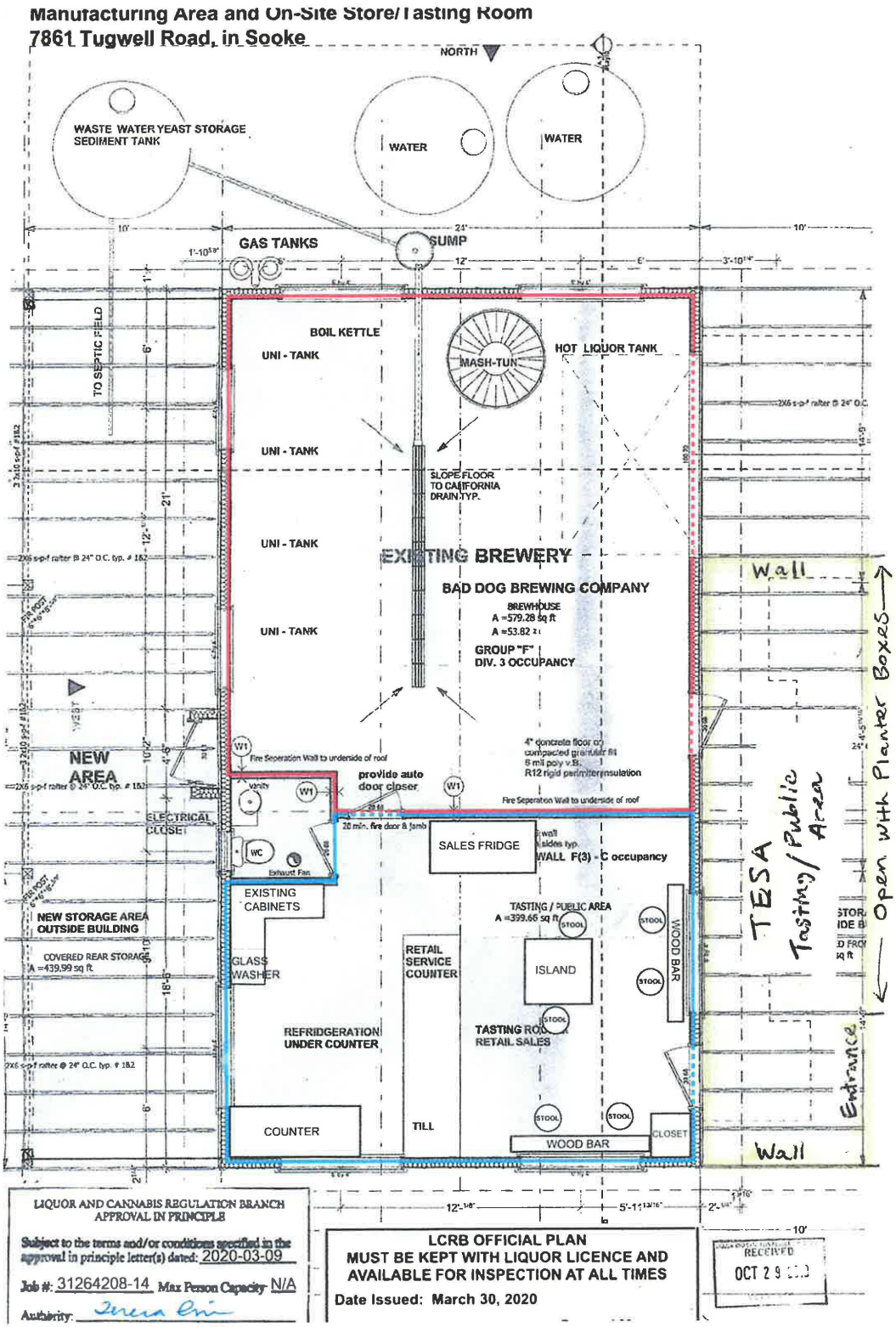
ATTACHMENTS

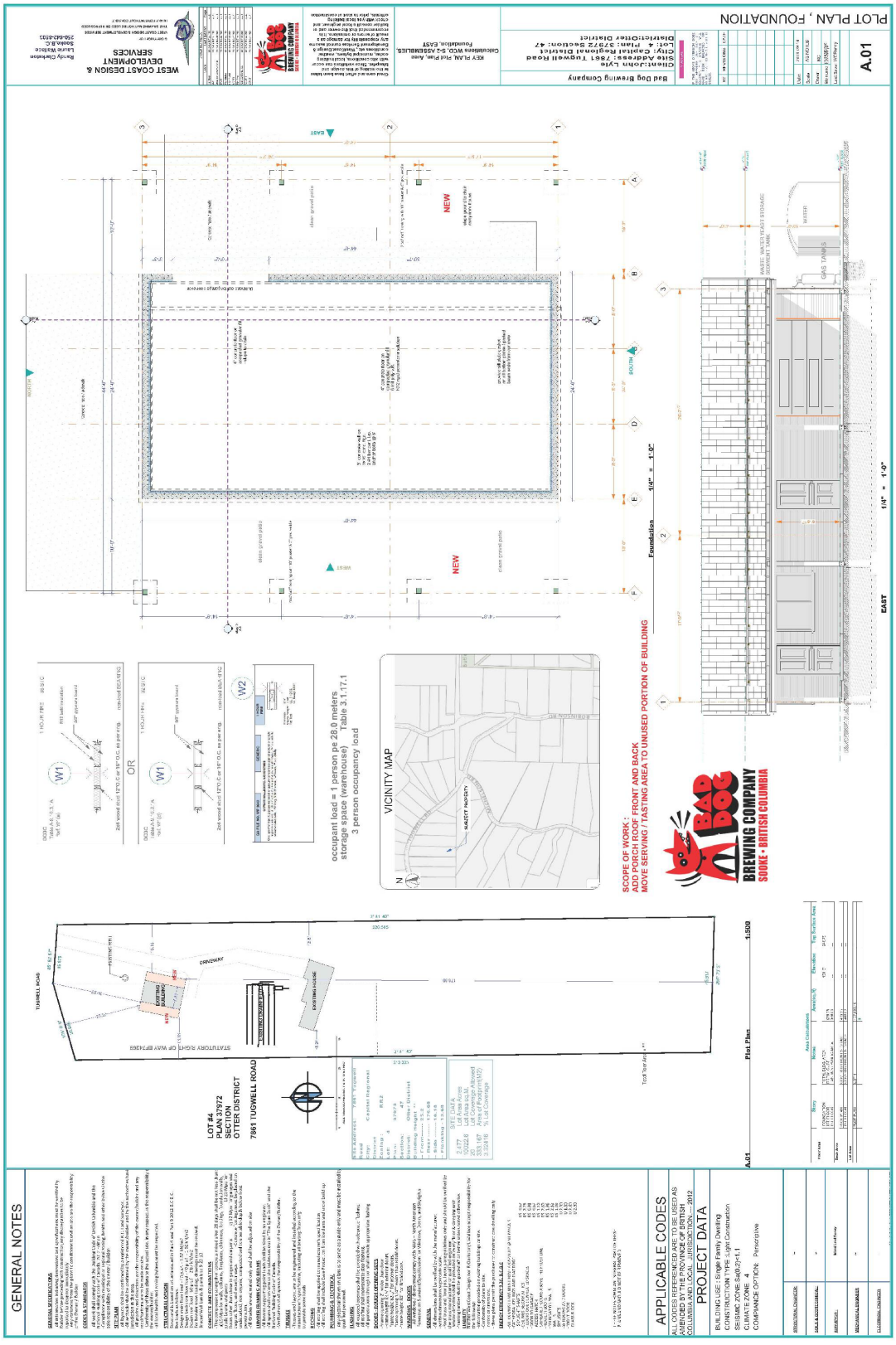
Appendix A: Subject Property Map
Appendix B: Site and Building Plans
Appendix C: Temporary Use Permit TP000011 - Renewal

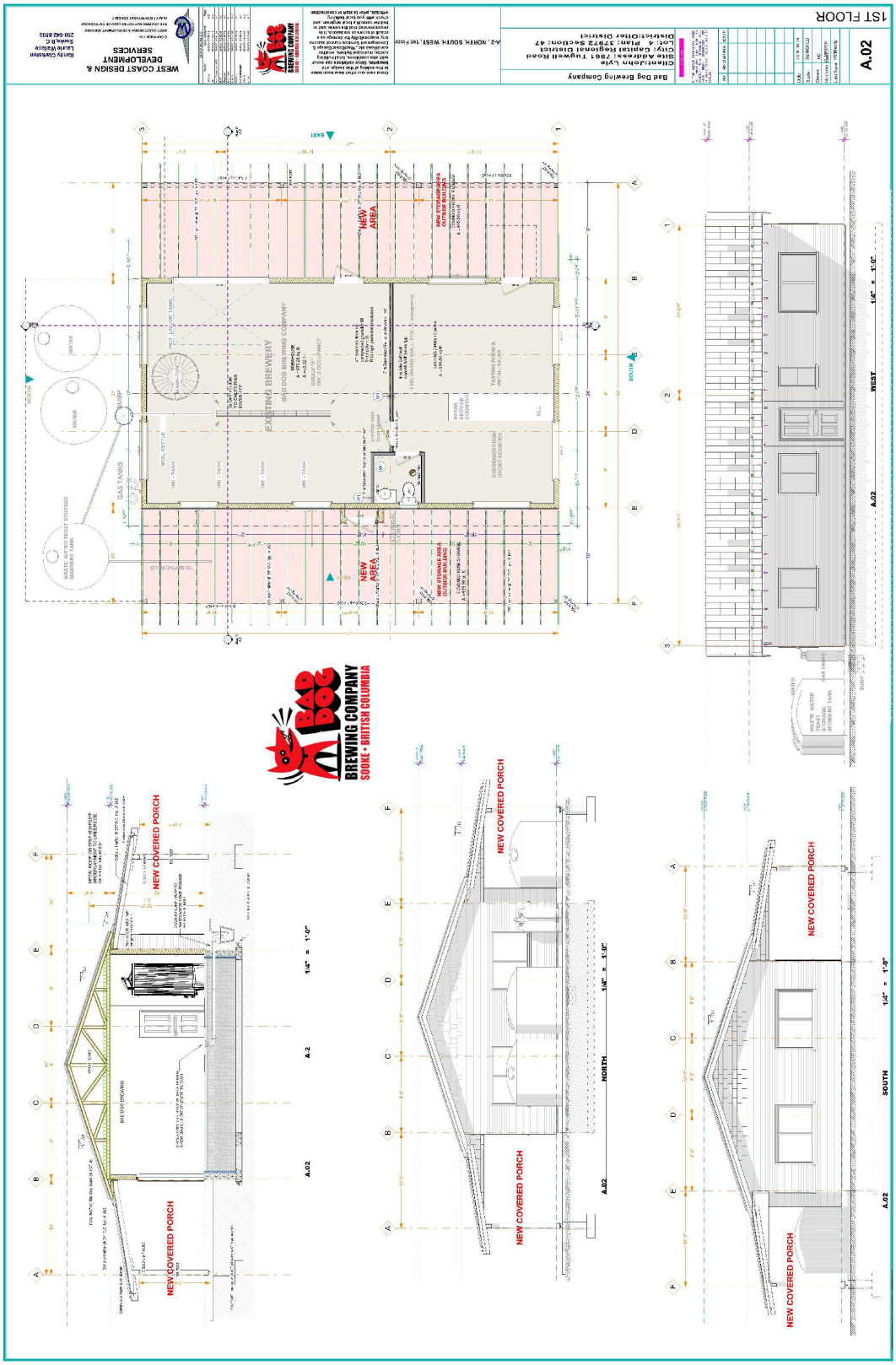
Appendix A: Subject Property Map

Appendix B: Site and Building Plans




Manufacturing Area and On-Site Store/Tasting Room
7861 Tugwell Road, in Sooke
NORTH
WASTE WATER YEAST STORAGE SEDIMENT TANK
WATER
WATER
GAS TANKS
SUMP
TO SEPTIC FIELD
BOIL KETTLE
UNI - TANK
MASH-TUN
HOT LIQUOR TANK
UNI - TANK
SLOPE FLOOR TO CALIFORNIA DRAIN TYP.
UNI - TANK
EXISTING BREWERY
BAD DOG BREWING COMPANY
BREWHOUSE
A =579.28 sq ft
A =53.82 sq ft
GROUP "F"
DIV. 3 OCCUPANCY
UNI - TANK
NEW AREA
Fire Seperation Wall to underside of roof
provide auto door closer
4" concrete floor on compacted granular fill
6 mil poly v.b.
R12 rigid perimeter insulation
Fire Seperation Wall to underside of roof
ELECTRICAL CLOSET
vanity
WC
Exhaust Fan
20 min. fire door & frame
SALES FRIDGE
wall sides typ.
WALL F(3) - C occupancy
EXISTING CABINETS
NEW STORAGE AREA OUTSIDE BUILDING
COVERED REAR STORAGE A =439.99 sq ft
TASTING / PUBLIC AREA
A =399.66 sq ft
STOOL
STOOL
STOOL
STOOL
WOOD BAR
GLASS WASHER
RETAIL SERVICE COUNTER
ISLAND
REFRIDGERATION UNDER COUNTER
TASTING ROOM RETAIL SALES
COUNTER
TILL
STOOL
STOOL
WOOD BAR
CLOSET
Wall
TESA
Tasting / Public Area
Open with Planter Boxes
Entrance
Wall
LIQUOR AND CANNABIS REGULATION BRANCH
APPROVAL IN PRINCIPLE
Subject to the terms and/or conditions specified in the approval in principle letter(s) dated: 2020-03-09
Job #: 31264208-14 Max Person Capacity: N/A
Authority:
LCRB OFFICIAL PLAN
MUST BE KEPT WITH LIQUOR LICENCE AND AVAILABLE FOR INSPECTION AT ALL TIMES
Date Issued: March 30, 2020
RECEIVED
OCT 2 9


PLOT PLAN , FOUNDATION
A.01
Bad Dog Brewing Company
Site Address: 7661 Tugwell Road
City: Capital Regional District
District: Otter District
Lot: 4 Plan: 37972 Section: 47
Client: John Lyle
KEY PLAN 3/4" = 1'-0"
Foundation 1/4" = 1'-0"
EAST 1/4" = 1'-0"
VICINITY MAP
SCOPE OF WORK :
ADD PORCH ROOF FRONT AND BACK
MOVE SERVING / TASTING AREA TO UNUSED PORTION OF BUILDING
BAD DOG BREWING COMPANY
SOOKE • BRITISH COLUMBIA
WEST COAST DESIGN & DEVELOPMENT SERVICES
GENERAL NOTES
APPLICABLE CODES
PROJECT DATA
LOT #4
PLAN 37972
SECTION
OTTER DISTRICT
7661 TUGWELL ROAD
TUGWELL ROAD
STATUTORY RIGHT OF WAY EF74369
EXISTING HOUSE
EXISTING BUILDING
NEW
Plot Plan
1:500


1ST FLOOR
A.02
Bad Dog Brewing Company
Client:John Lyle
Site Address: 7801 Tugwell Road
City: Capital Regional District
Lot: 4 Plan: 37972 Section: 47
District:Otter District
A-2, NORTH, SOUTH, WEST, 1st Floor
WEST COAST DESIGN & DEVELOPMENT SERVICES
EXISTING BREWERY
BAD DOG BREWING COMPANY
NEW AREA
NEW COVERED PORCH
BAD DOG BREWING COMPANY
SOOKE • BRITISH COLUMBIA
NORTH
SOUTH
WEST
1/4" = 1'-0"

Appendix C: TP000011 – Renewal

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CAPITAL REGIONAL DISTRICT

TEMPORARY USE PERMIT NO. TP0000011 – RENEWAL

1. This Permit is issued under the authority of Section 493 of the *Local Government Act* and subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically authorized by this Permit.
2. This Permit applies to and only to those lands within the Regional District described below (legal description), and to any and all buildings, structures, and other development thereon:

   PID: 017-338-085;
   Legal Description: Lot 4, Section 47, Otter District, Plan VIP52344 (the "Land")
3. This Permit authorizes the operation of a micro-brewery, including brewing, fermenting, packaging and canning, kegging, keg cleaning, tasting and sales, outdoor patio and food service establishment (the "temporary use") on the Land, in accordance with the plans submitted to the CRD and subject to the conditions set out in this Permit.
4. The conditions under which the temporary use referred to in Section 3 may be carried out are as follows:
   a) The components of the temporary use shall occur within the areas identified on the Site and Building Plans attached to this Permit.
   b) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical or navigation interference.
   c) The temporary use shall not be open to members of the public, except during the hours of 11:00 am and 7:00 pm.
   d) Not more than thirty (30) members of the public may be present on the Land at any one time.
   e) A minimum of thirteen (13) parking spaces shall be provided on the Land.
   f) The use of commercial vehicles for the delivery of materials to and from the premises shall be limited to a maximum of two vehicles per day.
5. Notice of this Permit shall be filed in the Land Title Office at Victoria as required by Section 503 of the *Local Government Act*, and the terms of this Permit (TP000011) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.
7. The following plans and specifications are attached:

   Appendix 1: Site and Building Plans
8. In default of compliance with any of the provisions of this Permit, the Permit shall lapse.
9. The owner agrees to indemnify and save harmless the CRD against all costs and expenses incurred by the CRD, in default by the owner, in the conversion, demolition or removal of the temporary use, and/or legal costs incurred in pursuing such legal remedies as the CRD sees fit.

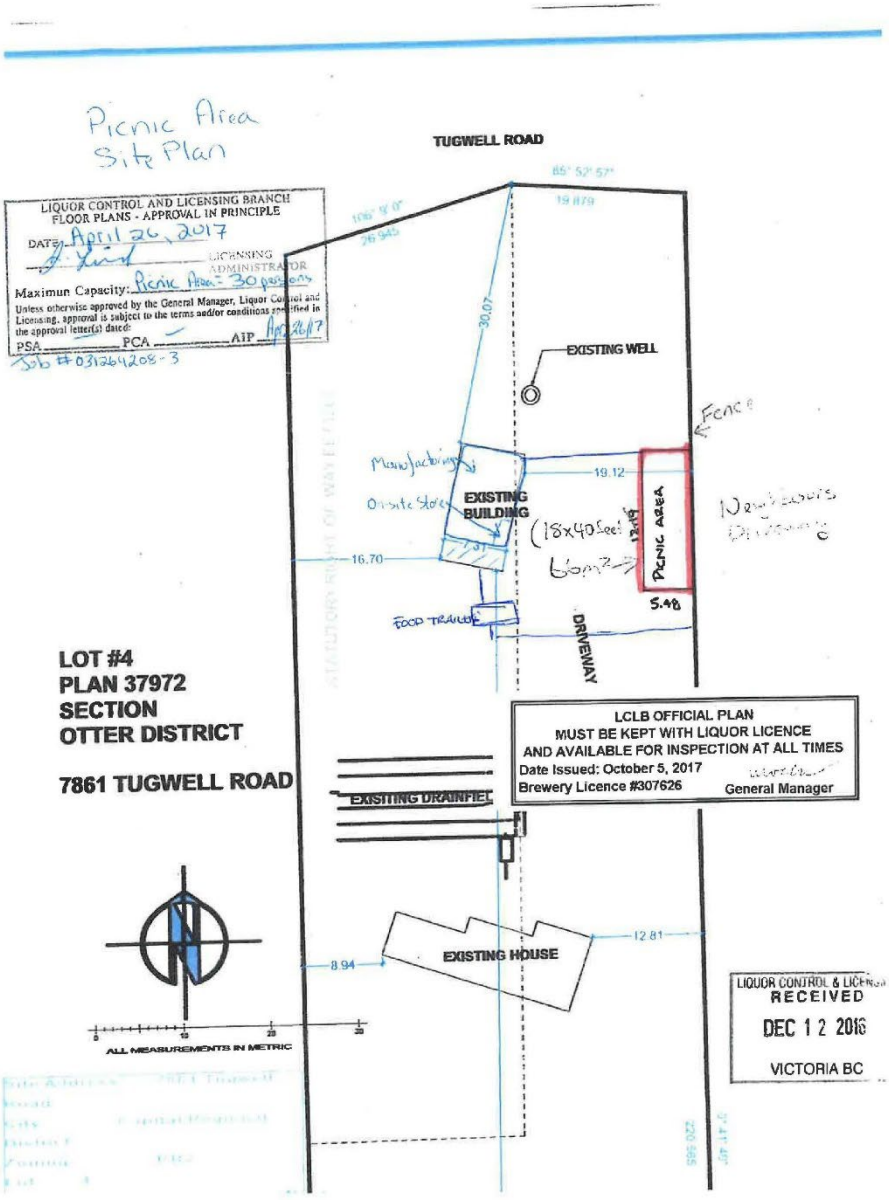
10. This Permit is NOT a Building Permit.
11. This Permit shall expire 3 years after the date of issuance of the permit.

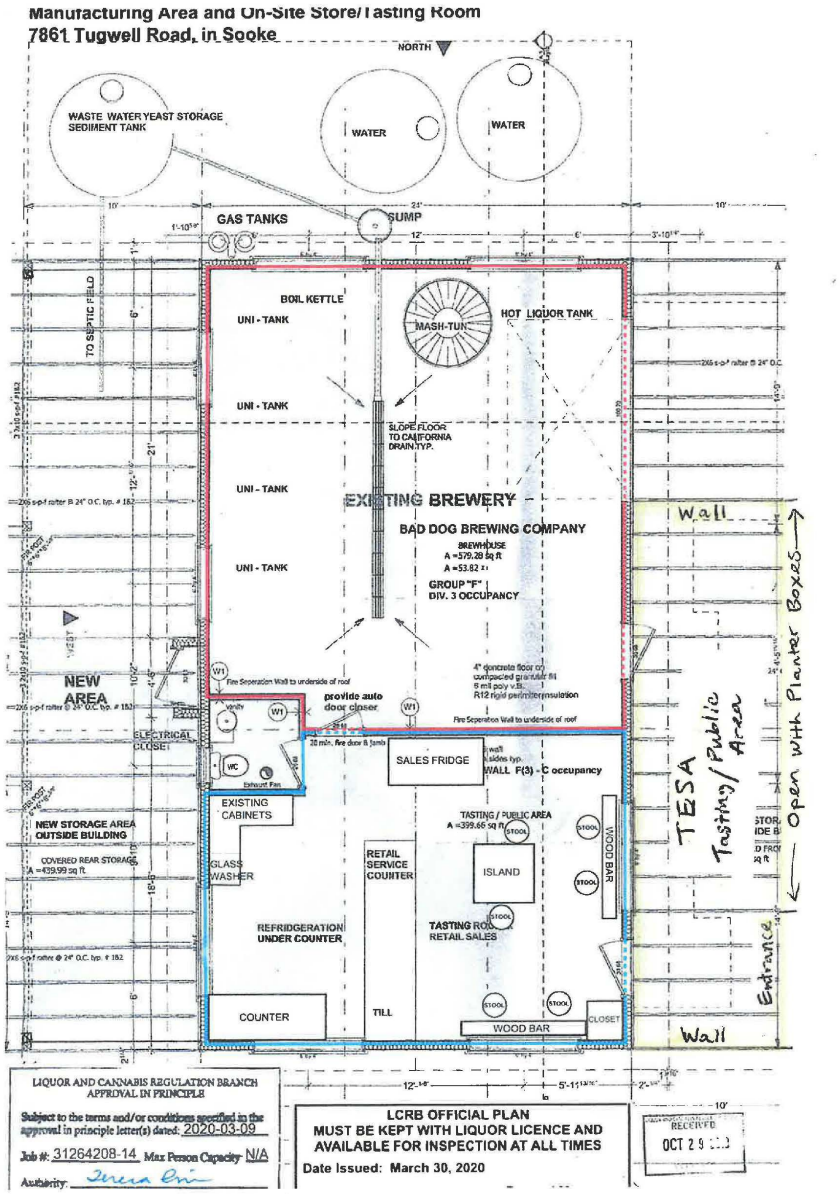
RESOLUTION PASSED BY THE BOARD, THE ____ day of _____, 2025

ISSUED this ____ day of _____, 2025

_____
Corporate Officer

Appendix 1: Site and Building Plans




Manufacturing Area and On-Site Store/Tasting Room
7861 Tugwell Road, in Sooke
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WASTE WATER YEAST STORAGE SEDIMENT TANK
WATER
WATER
GAS TANKS
SUMP
TO SEPTIC FIELD
BOIL KETTLE
UNI - TANK
MASH-TUN
HOT LIQUOR TANK
UNI - TANK
SLOPE FLOOR TO CALIFORNIA DRAIN TYP.
UNI - TANK
EXISTING BREWERY
BAD DOG BREWING COMPANY
BREWHOUSE
A =579.28 sq ft
A =53.82
GROUP "F"
DIV. 3 OCCUPANCY
UNI - TANK
Wall
NEW AREA
Fire Seperation Wall to underside of roof
provide auto door closer
4" concrete floor on compacted granular fill 6 mil poly v.b. R12 rigid perimeter insulation
ELECTRICAL CLOSET
SALES FRIDGE
WALL F(3) - C occupancy
EXISTING CABINETS
NEW STORAGE AREA OUTSIDE BUILDING
COVERED REAR STORAGE A =459.99 sq ft
GLASS WASHER
RETAIL SERVICE COUNTER
TASTING / PUBLIC AREA
ISLAND
WOOD BAR
STOOL
REFRIDGERATION UNDER COUNTER
TASTING ROOM RETAIL SALES
TESA Tasting / Public Area
Open with Planter Boxes
Entrance
COUNTER
TILL
WOOD BAR
CLOSET
Wall
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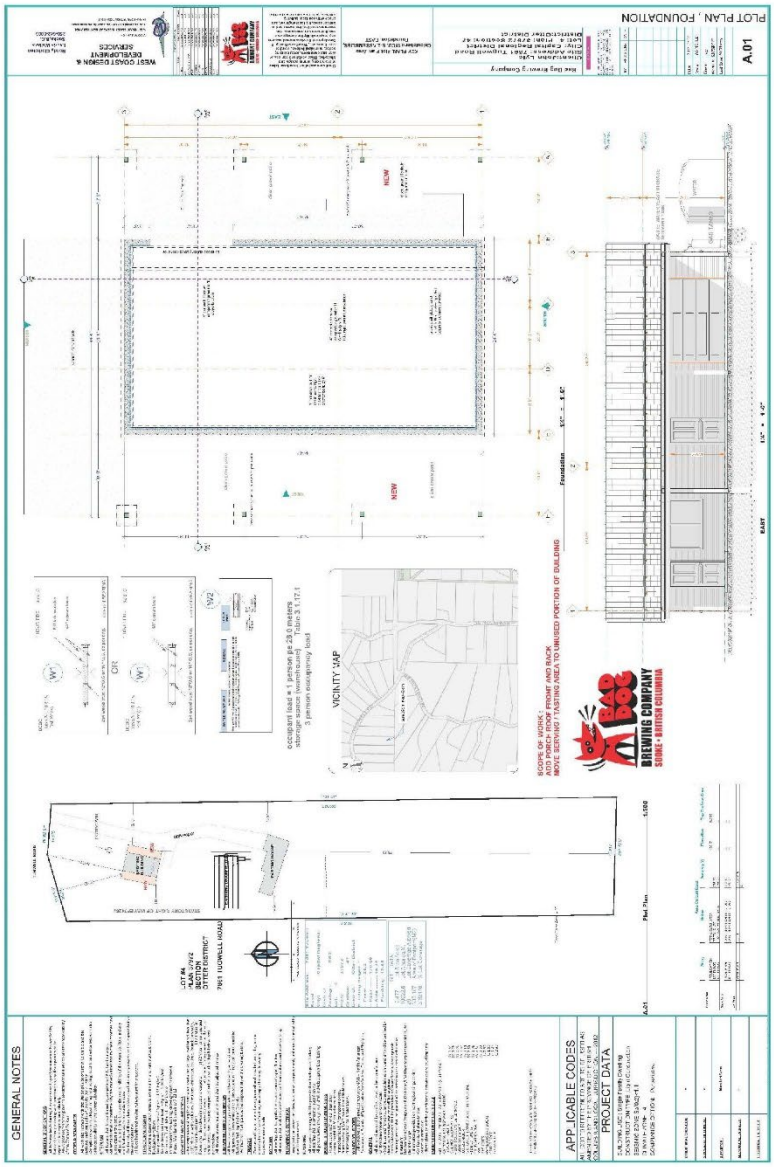
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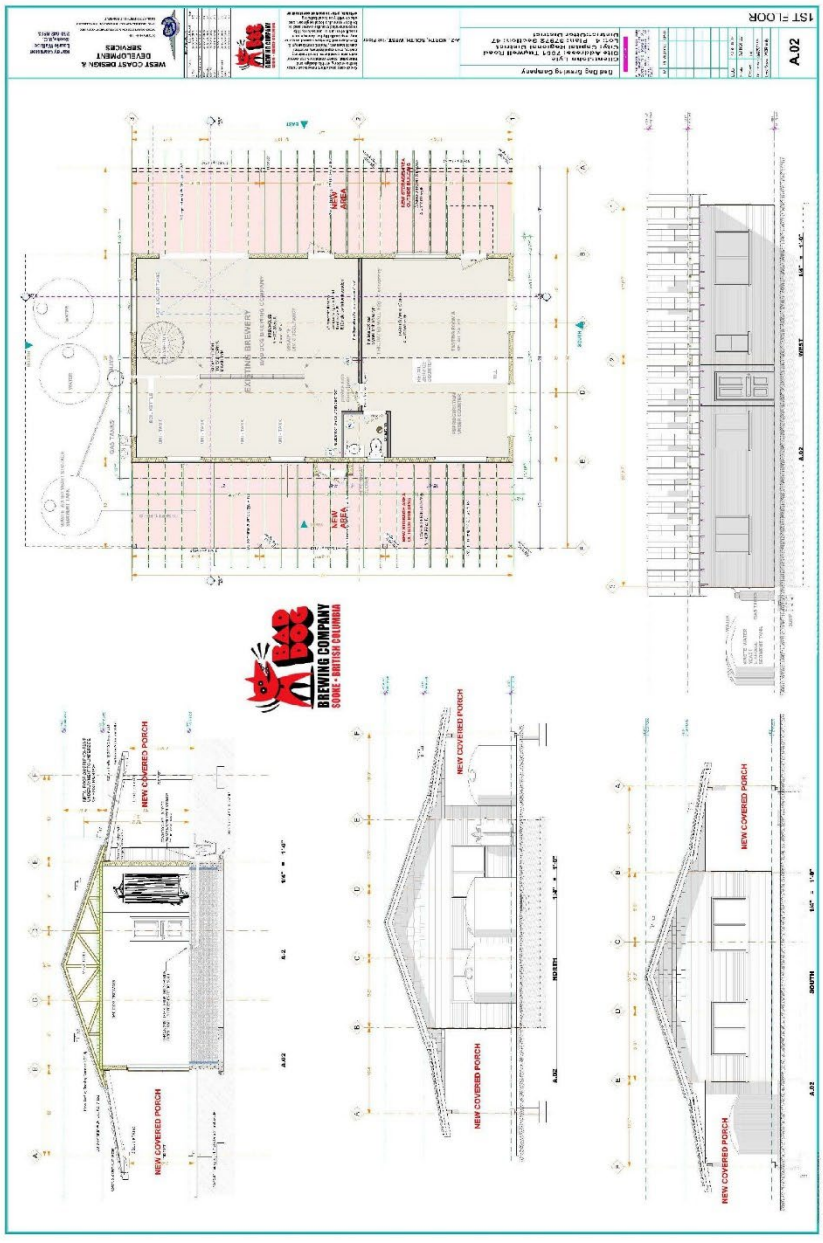
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REPORT TO PLANNING & PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY, MAY 28, 2025

SUBJECT **Regional Emergency Management Partnership – 2024 Annual Report**

ISSUE SUMMARY

To provide the Planning and Protective Services Committee with the 2024 Annual Report (Appendix A) of the work of the Regional Emergency Management Partnership (REMP) in the Capital Regional District (CRD) for information.

BACKGROUND

REMP is an intergovernmental entity that was established in 2016 through a Memorandum of Understanding between the Province of BC through Emergency Management and Climate Readiness (EMCR) and the CRD on behalf of the 13 member municipalities, the three electoral areas, and First Nations communities, to enhance regional emergency management by providing regional planning on priority emergency management activities; the REMP does not have an emergency response role. The REMP Steering Committee, co-chaired by EMCR's Assistant Deputy Minister Monica Cox and the CRD's Chief Administrative Officer Ted Robbins, sets the direction for REMP's work. The REMP's regional planning initiatives are supported by integrated working groups consisting of all levels of government, First Nations, and partner agencies.

One of the key elements of the REMP is the establishment of a regional concept of operations that can be initiated at the onset of a regional emergency, to support enhanced regional situation awareness, regional priority setting, resource sharing, joint public messaging and decision making on regional issues, while ensuring that local autonomy is respected and maintained.

The REMP does not have authority under the *Emergency and Disaster Management Act* (*EDMA*); therefore, each member government is responsible for developing and implementing their own emergency management plans. However, municipal representatives and agency stakeholders share emergency management and coordination information through two regional commissions established through the CRD to further aid in regional emergency coordination, the Local Government Emergency Program Advisory Commission (LGEPAC) and the Regional Emergency Coordinators Advisory Commission (RECAC). REMP, LGEPAC and RECAC collaborate and integrate information for improved regional emergency management coordination. In this jurisdictionally complex region, the REMP serves as conveners, facilitators and relationship builders in support of the vision of a disaster resilient region.

The REMP 2024 Annual Report was presented to the Minister for Emergency Management and Climate Readiness, the Honourable Kelly Greene and the CRD Board Chair, Cliff McNeil-Smith, at the annual REMP Policy Group meeting on April 14, 2025.

2024 Annual Report Highlights

The annual report provides an overview of the REMP governance structure, the 2024 initiatives, a look ahead to the 2025 business plan and 2024 year-end financial statements. A summary of the 2024 initiatives and 2025 business plan is highlighted below.

Regional Exercise Strait Flush

On June 26, 2024, REMP conducted a functional Emergency Operations Centre exercise called Exercise Strait Flush, which used a low-impact tsunami advisory event affecting the region. The exercise brought together seven local authority emergency programs to test communication protocols between emergency programs and the public. The exercise revealed strengths in informal communication channels but also identified areas for improvement.

Regional Forum on Climate Change

On December 2, 2024, REMP hosted its annual Regional Forum on Climate Change at the University of Victoria. This in-person event brought together the capital region's emergency practitioners and subject matter experts to explore the intersection of climate change and emergency management. The forum featured presentations from the Pacific Climate Impacts Consortium, the CRD Climate Action Program and EMCR.

Extreme Heat Information Portal

The Extreme Heat Information Portal, launched on April 10, 2024, was led by the CRD with support from GeoBC and REMP throughout the project. REMP's participation in this collaboration involved supporting initial engagement to establish the project scope and participating in review groups to refine the final product. The resulting interactive tool identifies areas most vulnerable to extreme heat by analyzing demographic and built environment factors. The portal provides residents, planners and emergency managers with essential information to better understand and address heat-related risks, guiding urban planning, emergency preparedness and investments in cooling infrastructure.

Community Visits

Throughout June and July 2024, REMP conducted virtual community visits with the capital region's 13 municipalities and three electoral areas to strengthen collaboration and ensure alignment with the needs of emergency programs across the region. These discussions aimed to gather insights into local priorities for the remainder of 2024, identify projects for inclusion in the 2025 Business Plan and explore potential topics for a regional forum.

2025 Business Plan

REMP met with communities to discuss regional priorities for consideration in REMP's 2025 Business Plan. Tabletop exercises were selected for REMP's 2025 Business Plan due to their effectiveness in improving peer collaboration and communication in realistic hazard scenarios. Other proposed work included updating the Tsunami Alert Communication Plan, Regional Communications Framework, updating Disaster Mutual Aid Framework, supporting *EDMA* regulations once developed and, as appropriate, assisting with Indigenous Engagement Requirements Funding (pending Local Government Emergency Program Advisory Commission guidance) and hosting regional forums. Beyond these immediate priorities, suggestions for future projects included updating the region's Hazard, Risk and Vulnerability Assessment, identifying water and fuel resources, and developing a mass care plan.

REMP's 2024-2027 Strategic Plan

The REMP's 2024-2027 strategic plan (Appendix A to the Annual Report) outlines a vision for a disaster-resilient region. Rooted in disaster risk reduction, shared accountability, and evidence-based decision-making principles, the plan emphasizes a proactive, multi-sectoral approach to

identifying, assessing, and mitigating hazards while building community capacity. By prioritizing innovation, inclusivity, and flexibility, REMP aims to effectively address diverse needs, viewing planning as a continuous improvement process that fosters community resilience.

IMPLICATIONS

Service Delivery Implications

The REMP initiatives contribute to a greater emergency management collaboration within the region and with the provincial ministries through EMCR.

Financial Implications

The 2025 budget has been approved by the REMP Steering Committee and the CRD Board.

First Nations Implications

The REMP Steering Committee includes three ex-officio members from T'Sou-ke First Nation, Tseycum First Nation, and Songhees First Nation. The Ministry of Indigenous Relations and Reconciliation staff also participate in the Steering Committee, to guide how the partnership can strengthen relationships with Indigenous communities. The CRD will be actively engaging First Nations in support of the *EDMA* requirements.

Alignment with Board & Corporate Priorities

The REMP activities align with the Board's priority "We envision increased regional co-operation in protecting public safety and preparing for, responding to and recovering from emergencies", and aligns with the following corporate priority:

> *7a-1 Support CRD Board in exploring more comprehensive regional coordination of emergency services, including an assessment of regional hazards, risks & vulnerabilities*

CONCLUSION

The Regional Emergency Management Partnership continues with a number of initiatives to help improved regional cooperation in emergency management. The 2024 Annual Report is attached for information.

RECOMMENDATION

There is no recommendation. This staff report is for information only.

Submitted by:	Shawn Carby, CD, BHSc, MAL, Senior Manager Protective Services
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT

Appendix A: 2024 Annual Report – Regional Emergency Management Partnership in the Capital Region

Appendix A

2024 ANNUAL REPORT

REMP | REGIONAL EMERGENCY MANAGEMENT PARTNERSHIP in the Capital Region

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Message from the Co-Chairs

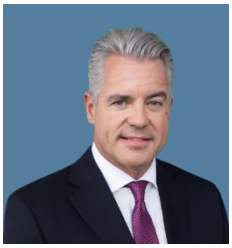
In 2024, the Regional Emergency Management Partnership (REMP) continued to advance its vision of a disaster resilient region during a year of progress and adaptation. On July 8, 2024, new Emergency and Disaster Management Act (EDMA) regulations were introduced that include new requirements for Indigenous engagement, hazard-specific risk assessments, comprehensive emergency management plans, and business continuity plans to modernize emergency management practices. REMP balanced emerging priorities with long-term strategic goals by hosting a functional Emergency Operations Centre exercise framed around a tsunami advisory scenario and hosted a forum on climate change and its impacts on emergency programs. In ongoing work to share knowledge and strengthen regional collaboration, REMP completed a regional emergency support services map, published the updated Prepare Yourself Guide and supported three Regional Emergency Coordinators Advisory Commission meetings, six Local Government Emergency Program Advisory Commission meetings, four Steering Committee meetings and one REMP Policy Group meeting.

We want to extend our gratitude to Deputy Minister Tara Richards, for her time as the Provincial Co-Chair (March 2022 to November 2024) on the REMP Steering Committee and congratulate her on her appointment as the Deputy Minister for the Ministry of Public Safety and Solicitor General. Tara's leadership over the past two years was instrumental in shaping REMP's vision and priorities over her tenure.

In November 2024, REMP welcomed Monica Cox, Assistant Deputy Minister, Partnerships, Engagement and Legislation with the Ministry of Emergency Management and Climate Readiness as the new Provincial Co-Chair for the REMP Steering Committee. Monica brings extensive experience and dedication to the co-chair role as we advance regional emergency management planning initiatives.

In 2025, intergovernmental collaboration will remain central as emergencies grow more complex in scope and frequency. We remain committed to building a disaster resilient region through collaboration, innovation, and equity.

Finally, we want to extend our sincere appreciation to all who have contributed to the partnership. As we move forward, we remain committed to building on this momentum and advancing our shared goal of a disaster-resilient region.



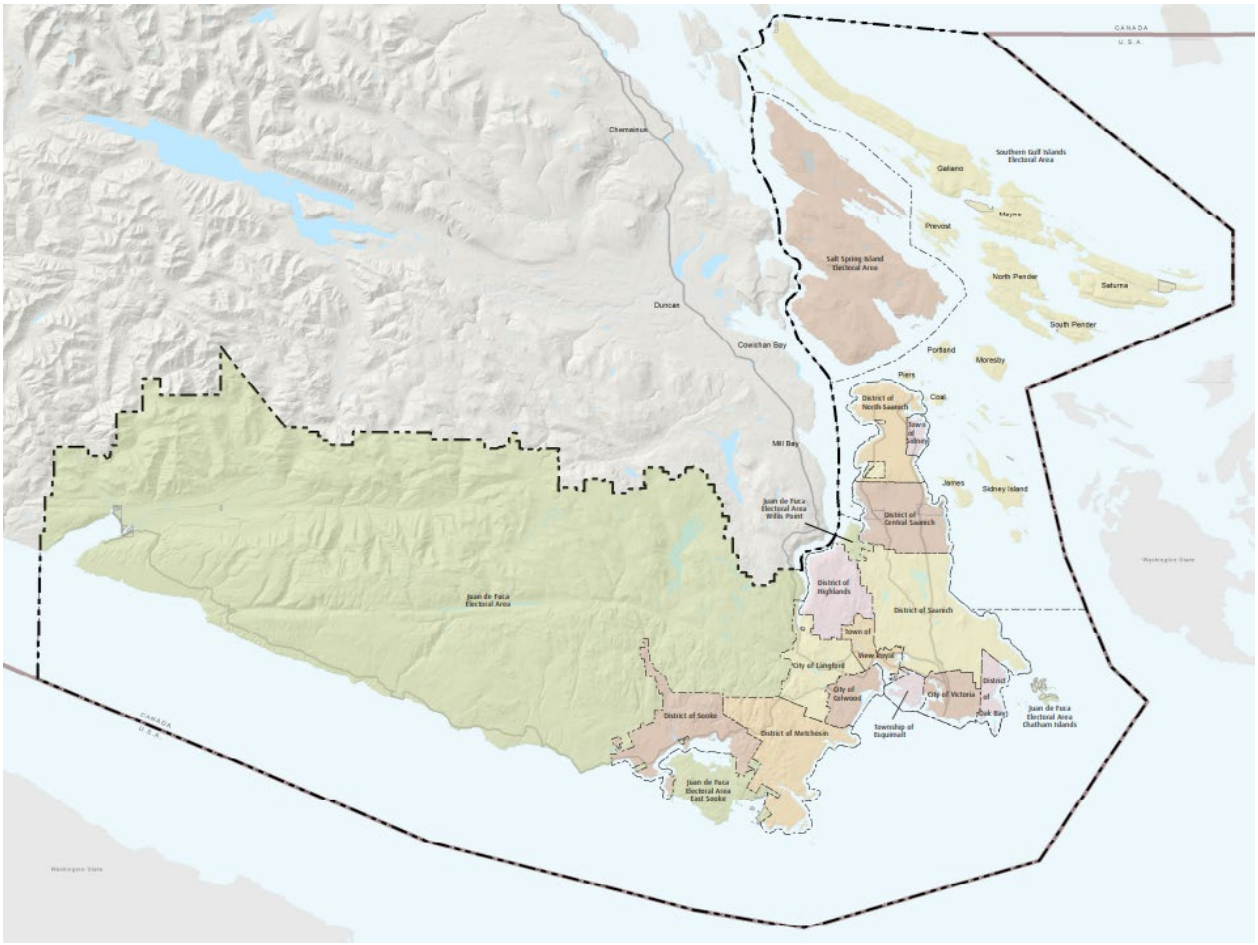
Ted Robbins, Local Co-Chair
Chief Administrative Officer
Capital Regional District

Monica Cox, Provincial Co-Chair
Assistant Deputy Minister
Ministry of Emergency Management and Climate Readiness

About the Regional Emergency Management Partnership in the Capital Region

Since its establishment in 2016, the Regional Emergency Management Partnership (REMP) has worked to build a disaster resilient region by enhancing regional emergency management planning and coordination.

This partnership supports collaboration between the region's 13 municipalities, three electoral areas and the many First Nations whose territories the region's business is conducted. While the Capital Regional District, First Nations and municipalities are responsible for their own emergency management plans, REMP supports regional planning efforts where coordination extends beyond the legal mandates of local, regional, and provincial organizations. REMP organizes workshops and forums, coordinates regional exercises to identify and address gaps, develops tools and resources, provides in-kind support for grant applications and project facilitation, and facilitates post-event debriefs and after-action reviews to enhance learning and continuous improvement.



CRD Administrative Boundaries retrieved from https://www.crd.bc.ca/about/document-library/documents/maps/administrative-boundaries

REMP operates as a 50/50 partnership between the BC Government and the Capital Regional District and was established through a Memorandum of Understanding (MOU) in 2016. The Steering Committee, composed of equal representation from both partners, sets the strategic direction for REMP's work in alignment with the strategic plan and the annual work planning process.

Strategic Plan

REMP's 2023-2027 strategic plan (Appendix A) outlines a vision for a disaster-resilient region. Rooted in disaster risk reduction, shared accountability, and evidence-based decision-making principles, the plan emphasizes a proactive, multi-sectoral approach to identifying, assessing, and mitigating hazards while building community capacity. By prioritizing innovation, inclusivity, and flexibility, REMP aims to effectively address diverse needs, viewing planning as a continuous improvement process that fosters community resilience.

Governance

REMP's governance structure ensures transparent and effective decision-making, guided by a Steering Committee of senior representatives from the Province of British Columbia and the CRD. This Steering Committee reports to a Policy Group, which includes the Minister of Emergency Management and Climate Readiness (BC Government) and the Chair of the Capital Regional District Board. The Steering Committee is responsible for decision-making and oversight, incorporating the BC Government and local government representatives. Indigenous Nations on the Steering Committee participate as ex-officio members and do not have voting rights. Their representation is currently interim, with plans for co-development in 2023 to 2027. REMP's planning initiatives are supported by working groups, advisory groups, and advisory commissions. These groups bring together all levels of government, First Nations, and partner agencies and rely on collaboration and relationship building so that all communities can contribute and that initiatives remain adaptable and responsive to regional needs.

Commissions

In addition to REMP, two regional commissions established through the Capital Regional District support regional emergency coordination: the Local Government Emergency Program Advisory Commission (LGEPAC) and the Regional Emergency Communications Advisory Commission (RECAC). These commissions serve as forums for collaboration, knowledge sharing, and strengthening emergency communication strategies, enhancing cross-jurisdictional coordination, and integrating community-specific preparedness into the broader regional framework. While REMP operates independently from these commissions, it provides administrative support to LGEPAC and RECAC. This support includes securing meeting locations, arranging speakers, coordinating agendas, and taking minutes.

Staffing

In 2024, REMP welcomed Samantha Watkins as the new Director of Strategic Partnerships, and Alesha Hayes as the Acting Senior Project Coordinator. REMP welcomed back Ruth Fernandes as the Senior Project Manager who returned from maternity leave.

2024 REMP Initiatives

2024 Highlights

Regional Exercise Strait Flush

On June 26, 2024, REMP conducted a functional Emergency Operations Centre (EOC) exercise called Exercise Strait Flush, which used a low-impact tsunami advisory event affecting the region. The exercise brought together seven local authority emergency programs to test communication protocols between emergency programs and the public. The exercise revealed strengths in informal communication channels but also identified areas for improvement. Inconsistent terminology caused confusion during response efforts, highlighting the need for standardized hazard terminology across EOCs.

Additionally, varying approaches to risk assessment emphasized the importance of aligning protective actions regionally. Despite some challenges, all EOCs successfully activated and communicated with each other, and all took action to warn the public within the appropriate timelines. As a result of this exercise, REMP will update the 2018 Tsunami Alert Emergency Communication Plan in 2025 to address these findings. This update will enhance communication protocols during future emergencies and strengthen regional coordination.

Regional Forum on Climate Change

On December 2, 2024, REMP hosted its annual Regional Forum on Climate Change at the University of Victoria. This in-person event brought together the Capital region's emergency practitioners and subject matter experts to explore the intersection of climate change and emergency management. The forum featured presentations from the Pacific Climate Impacts Consortium (PCIC), the Capital Regional District Climate Action Program, and the Ministry of Emergency Management and Climate Readiness (EMCR).

Key findings from the 2024 Climate Projections for the Capital region report highlighted regional climate shifts, including:

- Rising summer temperatures
- More frequent extreme heat events
- Changing precipitation patterns
- Heightened risks from wildfires and floods.

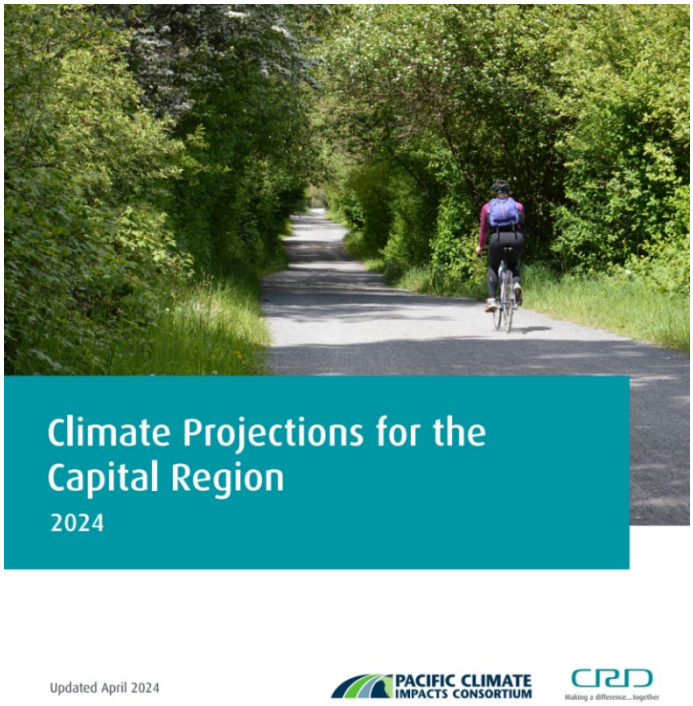


Image Source: Capital Regional District

Additionally, EMCR shared insights from the Provincial Disaster and Climate Risk and Resilience Assessment (DCRRA), which aims to support local governments and First Nations in conducting climate risk assessments. Participants engaged in two interactive breakout sessions to discuss how climate projections are integrated into emergency management plans. These sessions focused on identifying priority climate impacts and exploring strategies for adaptation.

Common themes included the need for enhanced collaboration between emergency management and climate action teams, challenges related to capacity constraints and resource limitations, and the importance of consistent methodologies for risk assessments across authorities. Participants also emphasized gaps such as unclear roles, outdated building codes, and limited access to tools like Plan2Adapt and ClimateData.ca.

The forum reinforced the urgency of integrating climate resilience into emergency management planning. Early adaptation efforts were identified as necessary to address escalating risks proactively. The event underscored that strategic leadership and coordinated action are essential to safeguarding the Capital region against future climate-related risks.

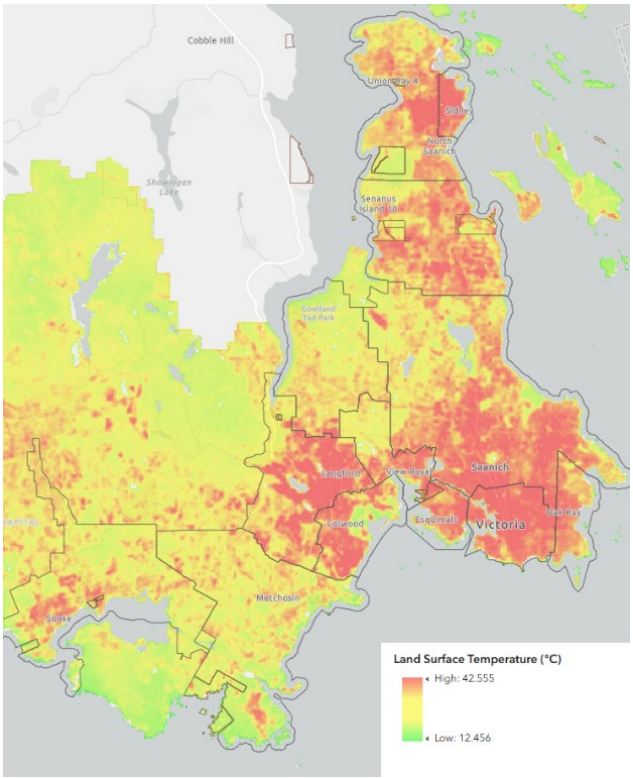
Community Visits

Throughout June and July 2024, REMP conducted virtual community visits with the Capital region's 13 municipalities and three electoral areas to strengthen collaboration and ensure alignment with the needs of emergency programs across the region. These discussions aimed to gather insights into local priorities for the remainder of 2024, identify projects for inclusion in the 2025 Business Plan, and explore potential topics for a regional forum.

Extreme Heat Information Portal

The Extreme Heat Information Portal, launched on April 10, 2024, was led by the Capital Regional District with support from GeoBC and REMP throughout the project. REMP's participation in this collaboration involved supporting initial engagement to establish the project scope and participating in review groups to refine the final product.

The resulting interactive tool identifies areas most vulnerable to extreme heat by analyzing demographic and built environment factors. The portal provides residents, planners, and emergency managers with essential information to better understand and address heat-related risks, guiding urban planning, emergency preparedness, and investments in cooling infrastructure.



Strengthening the Partnership

REMP 2023-2027 Strategic Plan Accomplishments

Since its establishment in 2016, REMP has worked to build a disaster-resilient region by enhancing regional emergency management planning and coordination. In 2024, REMP focused on strengthening the structures and systems needed to advance its 2023-2027 Strategic Plan.

Key efforts included regional exercises and engagement to deepen the understanding of hazards, risks, and vulnerabilities while enhancing governance and collaboration with partners such as Indigenous communities and local governments. These initiatives set the stage for continued progress in building resilience and preparedness across the Capital region.

This work aligned with the strategic plan's priorities to:

Strategic Plan Priority	Initiative	Description
1. *Strengthen Knowledge of Regional Hazards, Risks, And Vulnerabilities*	Extreme Heat Information Portal	Launched in April 2024, this interactive tool identifies areas most vulnerable to extreme heat by analyzing demographic and environmental factors. It supports emergency preparedness and guides investments in cooling infrastructure.
	Updated Prepare Yourself Guide	The fifth edition of this emergency preparedness guide was completed, providing residents with actionable steps to prepare for disasters like earthquakes, tsunamis, and extreme weather. The guide reflects updated best practices and regional needs.
	Regional Forum on Climate Change	This forum brought together experts and practitioners to address the intersection of climate change and emergency management. Discussions focused on integrating climate resilience into planning and addressing risks like wildfires, floods, and extreme heat.
2. *Strengthen Coordinated and Integrated Regional Emergency Management Planning*	Exercise Strait Flush	Conducted in June 2024, this functional Emergency Operations Centre exercise tested communication protocols during a tsunami advisory scenario. It identified the need for standardized hazard terminology and improved regional alignment in protective actions.
	Community Visits	Virtual visits with the region's municipalities and electoral areas helped align local emergency program priorities with regional goals.
3. *Strengthen The Effectiveness and Reach Of The Partnership*	Local Government Emergency Program Advisory Commission (LGEPAC)	REMP coordinated presentations for LGEPAC meetings, including Shake Alarm Systems, ESS support for provincial-level events, and Health GIS Software Platforms, ensuring relevant expertise was shared with LGEPAC members to strengthen local response capabilities. Additionally, REMP worked with LGEPAC to deliver the updated Guide to Emergency Preparedness in the Capital Region, incorporating regional feedback to improve its effectiveness as a public preparedness resource.
	Regional Emergency Coordination Advisory Commission (RECAC)	RECAC held three meetings in 2024 to strengthen connections. REMP delivered several presentations, including a historical review of RECAC's history and role, an overview of REMP's Exercise Strait Flush, and insights into CRD commissions to clarify RECAC's advisory role. REMP coordinated discussions on extreme weather preparedness and disaster response transportation.
	Communication Tools	REMP supported the operationalization of Connect Rocket as a communication tool for emergency programs.

Local Government Emergency Program Advisory Commission

In 2024, LGEPAC increased its meeting frequency from four to six sessions in response to the growing need for enhanced communication and collaboration among local government emergency programs. REMP supported LGEPAC by providing essential administrative and operational assistance. REMP arranged meeting venues, developed agendas, recorded minutes, and coordinated action items to ensure smooth operation. REMP also coordinated presentations on key topics, such as Shake Alarm Systems and ESS support for provincial-level events, to inform discussions on emerging issues and strengthen regional emergency management capabilities. Additionally, REMP contributed to the development of the updated Prepare Yourself Household Preparedness Guide, incorporating regional feedback to enhance its effectiveness as a public resource. These efforts amplified the partnership's impact, fostering collaboration and advancing emergency preparedness across the region.

Regional Emergency Coordination Advisory Commission

RECAC, comprising over 50 organizations, resumed meetings in May 2024 to enhance regional emergency coordination and foster stronger relationships. To support its relaunch, REMP conducted a historical review, interviewed key participants, facilitated the planning process along with preparatory activities including identifying co-chairs and inviting participants. This effort highlighted the importance of collaboration among local governments, NGOs, critical infrastructure providers, and post-secondary institutions. REMP supported RECAC by providing essential administrative and operational assistance. REMP arranged meeting venues, developed agendas, recorded minutes, and coordinated action items to ensure smooth operation.

In 2024, RECAC hosted three meetings with robust participation. Presentations covered diverse topics such as RECAC's history, CRD commissions, the Emergency Management and Disaster Act, BC Transit's Emergency Program and Disaster Response Transportation, REMP's Exercise Strait Flush, Island Health's Primary Care EOC, and Extreme Weather Preparedness Funding. These sessions helped shape the commission's focus and objectives while fostering meaningful collaborations.

Emergency Program Public Education Support

In the spring of 2024, REMP staff completed an update to the *Prepare Yourself: A Guide to Emergency Preparedness in the Capital Region*. This comprehensive guide, originally developed by the Public Education Working Group of LGEPAC, serves as a vital resource for residents across the region, providing actionable steps to prepare for emergencies.

The fifth edition of the guide reflects the first update in five years and incorporates feedback from regional partners to ensure its content aligns with current best practices and local needs. The guide includes detailed sections on creating emergency plans, assembling emergency kits, and understanding local risks such as earthquakes, tsunamis, severe weather, and more. It also provides practical worksheets to help households plan for reunification, evacuation, and sheltering during emergencies.

Additionally, the guide emphasizes community resilience by encouraging collaboration among neighbours and local authorities. This milestone ensures that residents have access to up-to-date information and tools to enhance their preparedness for potential disasters in the Capital region.

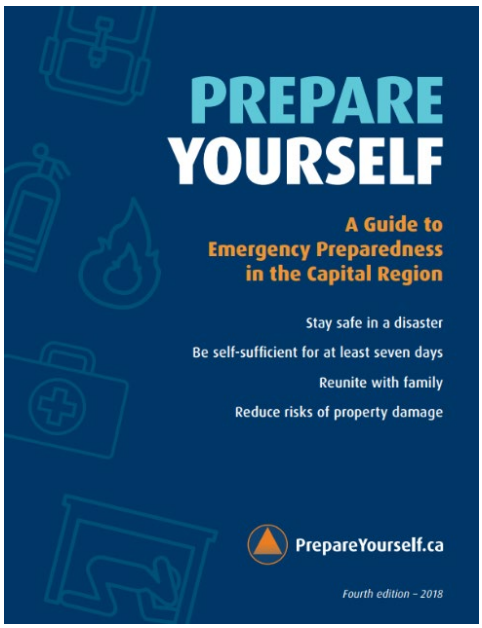


Image Source: Capital Regional District

REMP staff continued to manage and maintain the *Prepare Yourself* website. PrepareYourself.ca is a public education site that shares emergency preparedness information for the thirteen municipalities and three electoral areas in the Capital region.

REMP Administration and Governance

2024 Business Planning

The 2025 REMP Business Plan was created with feedback that was gathered during community visits with emergency practitioners. The plan was subsequently reviewed and approved by Emergency Program Coordinators through both a survey and discussions at LGEPAC meetings and was ultimately approved by the REMP Steering Committee.

2024 Priorities

During community visits, when asked to rank outstanding projects from REMP's 2024 Business Plan, many suggested developing a regional emergency communication plan as the top priority, with suggestions of creating a framework for how the region could work together and templates for suggested public messaging. Additionally, some individuals expressed interest in updating the *Integrated Tsunami Communication Plan* as a starting point.

Annual Policy Group Meeting

As outlined in the REMP Memorandum of Understanding (MOU), the Policy Group comprises the CRD Board Chair, representing the CRD, and the Minister of Emergency Management and Climate Readiness, representing the Province. This group is responsible for setting policy and direction,

recommending regulatory or legislative changes, ratifying the business plan and budget, and liaising with other elected officials as needed. On June 20, 2024, the Policy Group convened to officially ratify the 2024 Business Plan and budget. The meeting also included a review of the partnership's accomplishments to date and a forward-looking discussion on its strategic direction, reinforcing the group's commitment to advancing emergency management initiatives in the region.

Quarterly Steering Committee Meetings

The REMP Steering Committee collaborates to set priorities, allocate resources, and engage with senior decision-makers to advocate for REMP's initiatives. Effective communication and engagement with the Steering Committee are integral to REMP's operations and decision-making processes. In 2024, the Steering Committee held four regular meetings. These meetings supported discussions on the Indigenous Engagement Requirements (IER), earthquake early warning, the Capital Regional District Emergency Dashboard, and regional exercises and forums.

Communication Tools

REMP assisted with updates to a digital tool developed by Connect Rocket to streamline operational and emergency communications for emergency programs during an emergency.

Looking Ahead: Building Resilience in 2025

As we look ahead to 2025, REMP remains committed to advancing its strategic priorities while addressing emerging challenges.

2025 Business Plan

REMP met with communities to discuss regional priorities for consideration in REMP's 2025 Business Plan. Tabletop exercises were selected for REMP's 2025 Business Plan due to their effectiveness in improving peer collaboration and communication in realistic hazard scenarios. Other proposed work included updating the *Tsunami Alert Communication Plan*, supporting EDMA regulations once developed and as appropriate, assisting with Indigenous Engagement Requirements Funding (pending LGEPAC guidance), and hosting regional forums. Beyond these immediate priorities, suggestions for future projects included updating the region's Hazard, Risk, and Vulnerability Assessment, identifying water and fuel resources, and developing a mass care plan.

Regional Communication Framework

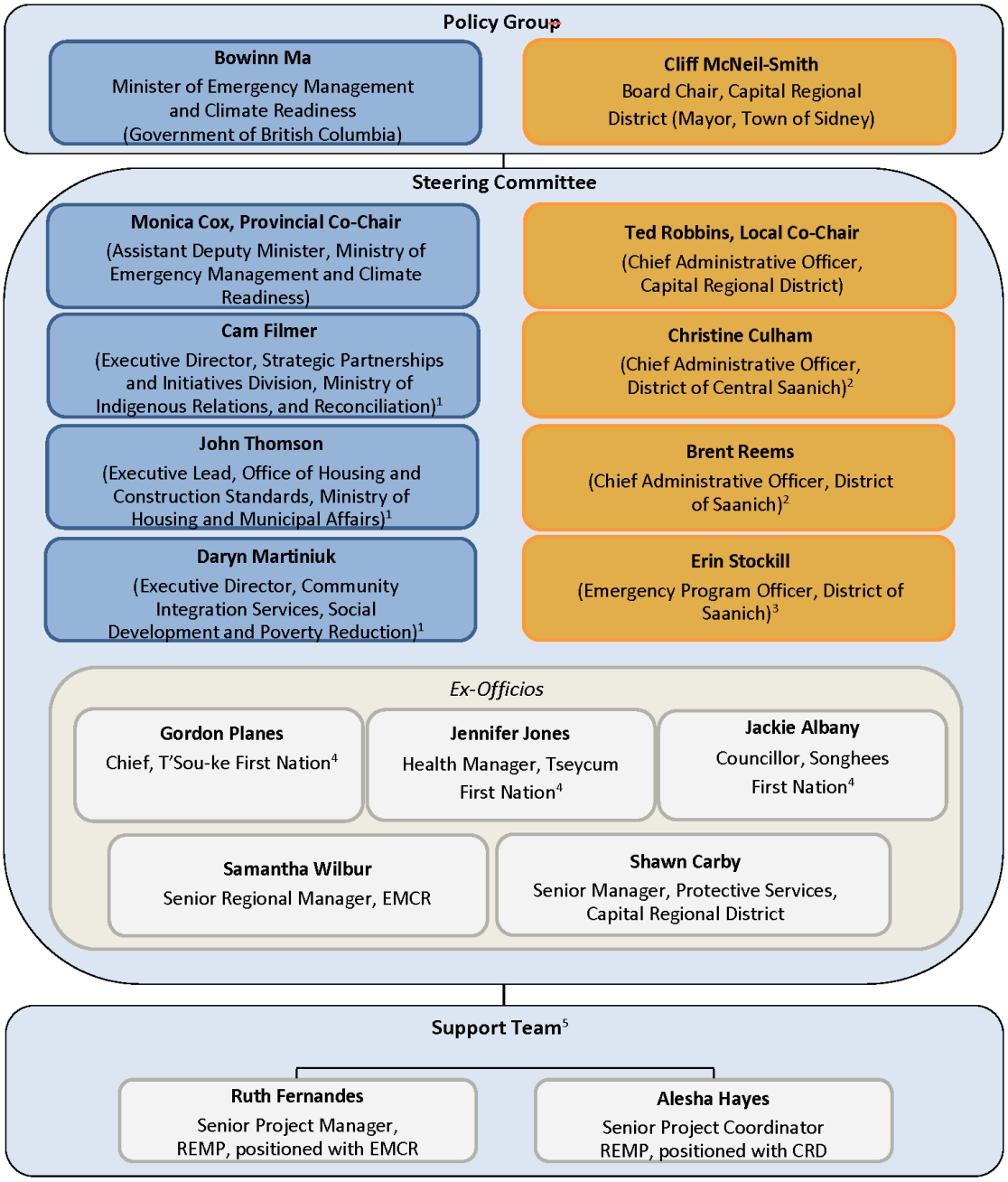
This project aims to gather input from partners on their specific needs and preferences for a regional communication framework designed for emergency and disaster response.

Disaster Mutual Aid

On June 28, 2024, REMP attended an engagement session on the Disaster Mutual Aid Agreement (DMAA), with the Chief Administrative Officers (CAOs). The session provided an opportunity to discuss the draft agreement and identify next steps. Participants highlighted potential resource imbalances between larger and smaller municipalities, raising concerns about equitable distribution of aid during emergencies, the province's role in funding and resource allocation, the interplay between federal and provincial responsibilities, and the involvement of elected officials. Discussions involved identifying the legal and liability implications and integrating the CRD into the agreement. Participants emphasized the need to revise the agreement as new regulations emerge.

Overall, there was a strong consensus that a disaster mutual aid framework would benefit the region, with an interest in accelerating its implementation. Steering Committee members recommended incorporating the DMAA into the 2025 REMP business plan, with municipalities reviewing their participation. REMP has committed to project managing the agreement’s development, ensuring a structured approach to implementation that addresses these concerns while enhancing regional resilience. Past work will be reviewed, and recommendations will be presented for the next steps to the Steering Committee.

Organizational Chart



Notes:

1) Provincial representatives are recommended by the Assistant Deputy Minister's Committee on Disaster Risk and Emergency Management
2) CAO representatives are appointed by the Local Area Administrators and approved by the CRD Board
3) Representative elected by the Local Government Emergency Program Advisory Commission
4) Interim First Nations Representative
5) Partnership oversight is provided by EMCR (supervision of staff, finance, agenda coordination for Policy Group and Steering Committee)

2024 Year-End Financial Statement

REVENUE

CRD Requisition	146,500
Provincial Government	125,000
Reserve Account	6,699
Grant - Provincial	43,161
Total Revenue	**$ 321,360**

EXPENDITURES

Salaries and Benefits	216,894
Consulting – REMP Projects	2,833
Regional Concept of Operations	-
Cross-Jurisdictional Evacuation Coordination	2,833
Conference Registrations	-
Professional Development	715
Travel	34
Catering	2,791
Workshop Supplies	152
Allocations (Network support and other administrative services from the CRD)	25,516
Total Expenditures	**$ 248,935**

Note: Unspent funds from previous years are tracked and set aside for future REMP initiatives

Appendix A: REMP 2024-2027 Strategic Plan

VISION	A disaster resilient region				
MISSION	REMP works collaboratively with local, Indigenous, provincial (federal) governments, community, and organizational partners to advance coordinated regional emergency management planning to prepare the Capital region for emergencies and disasters				
GUIDING PRINCIPLES	Disaster risk reduction approach	Planning as a process	Shared accountability	Increased Connectedness	Evidence and experience-based decision making
	REMP takes a proactive and multi-sectoral approach to reducing the risk of disasters by bringing partners and communities together to identify, assess, and address/prevent exposure to hazards, reduce vulnerabilities to disasters, and build community capacity.	REMP undertakes planning with the view it is a process of continuous improvement and not an end-product. REMP will draw on our collective strengths and capabilities to absorb the impact of a disruption, to reorganize, change, learn, share, and adapt our work.	We rely on the participating agencies to implement regional solutions at an organizational level. REMP encourages ownership and respects the autonomy of communities.	REMP supports increased connectedness through activities that create and strengthen relationships between partners that enhance resilience.	REMP uses a risk-informed, systems-based approach in project management planning and decision-making that considers global good practices, and local and Indigenous knowledge in disaster risk reduction.
CORE VALUES	Collaborative	Innovative	Flexible	Inclusive	Compassionate
	Emergency events continue to intensify and create impacts throughout the Capital region. Teaming up with community leaders, other practitioners and researchers from the onset supports the proactive development of resilient solutions.	REMP acknowledges the changing field of emergency management when planning for complex, concurrent, and compounding hazards. Our focus on innovation enables us to be more effective in the design, engagement, and delivery of our work.	Increased risk and severity of emergency management is a dynamic field that requires flexibility to adapt to changing circumstances. REMP strives to be an agile partnership capable of responding to changing regional needs, balanced by our commitment to ongoing priorities.	REMP acknowledges that the Capital region is a diverse region with communities of all sizes facing a multitude of hazards with a broad spectrum of needs. REMP employs a lens of inclusivity to ensure equal opportunity.	REMP and partners place community and people at the centre of all our work. We lead with compassion and empathy, recognizing the profound impacts emergencies and disasters have on individuals, families, and communities.
PRIORITIES	Strengthen knowledge of regional hazards, risks, and vulnerabilities	Strengthen coordinated and integrated regional emergency management planning	Strengthen the effectiveness and reach of the partnership		

PRIORITIES	GOALS	STRATEGIES	Key Activities	Targets
Areas of focus	Long-term outcomes we hope to achieve	High level courses of action for achieving our goals	Major projects and initiatives	Measurable desired outcomes
Strengthen knowledge of regional hazards, risks, and vulnerabilities	Build a common understanding of the distribution of hazards, risks, and vulnerabilities across the region to prioritize REMP's emergency management planning initiatives	1. Collaborate with diverse knowledge bases to produce tools and materials supporting partners' understanding of hazards, risks, and vulnerabilities	*To be informed in collaboration with LGEPAC*	*To be informed in collaboration with LGEPAC*
		2. Develop a framework to help target and prioritize REMP initiatives that support risk mitigation planning		
Strengthen coordinated and integrated regional emergency management planning	Advance regional emergency management planning priorities	1. Develop collaborative regional emergency management plans, resources, and tools		
		2. Facilitate the integrated implementation of regional emergency management plans, resources, and tools		
		3. Develop a plan for a sub-regional and/or regional emergency response and recovery structure		
Strengthen the effectiveness and reach of the partnership	Ensure REMP thrives as a regional emergency management partnership	1. Engage Indigenous partners to explore a regional co-development model		
		2. Create and maintain staff well-being, professional development, and a positive work environment		
		3. Ensure effective governance, operational systems, and human and financial resources to fulfill REMP's new strategic plan		
		4. Propose legal, policy, and networking initiatives to advance effective regional emergency management governance		

Making a difference...together

REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY, MAY 28, 2025

SUBJECT **Regional Context Statement Alignment Review – District of Highlands**

ISSUE SUMMARY

To review the District of Highlands Regional Context Statement (RCS) in relation to the Capital Regional District's (CRD) Regional Growth Strategy (RGS) Bylaw (Bylaw No. 4017).

BACKGROUND

The RGS is a vision for the future of the capital region, guiding decisions on regional issues such as transportation, population growth and settlement patterns. The RGS promotes the long-term livability of the region with policy intended to enhance social, economic and environmental performance. The current RGS was adopted by the CRD Board on March 14, 2018 (Bylaw No. 4017). On April 14, 2021 the CRD Board amended the RGS with updated population projections (Bylaw No. 4328).

An RCS, adopted within a local government's Official Community Plan (OCP), sets out the relationship between the RGS and OCP and how they will be made compatible over time. Per section 446 of the *Local Government Act* (the *Act*), an OCP in a local government to which an RGS applies must include an accepted RCS. The *Act* stipulates that upon receipt of a proposed RCS, the CRD Board must respond by resolution within 120 days to the municipal council to indicate whether or not it accepts the RCS. The Board is deemed to have accepted the RCS if it does not respond within the 120-day period.

On April 11, 2018, the CRD Board approved a framework to guide the evaluation of regional context statements.

On February 28, 2025, the District of Highlands submitted an updated RCS for Board acceptance (see Appendix A). The RCS was prepared to reflect the content of an OCP update to approve the South Highlands Local Area Plan (Bylaw No. 450, 2025) and the adoption of an updated Housing Needs Report. The CRD Board previously approved the District of Highlands RCS on March 11, 2020.

Regional Planning staff have evaluated the updated RCS in accordance with the Board-approved Regional Context Statement Framework. This framework identifies three criteria against which staff should evaluate an RCS:

1) **All relevant content is included:** The RCS addresses all RGS content relevant to the OCP. Content that is not applicable in the context of the OCP should be identified as "not applicable".
2) **Clearly articulates relevant content:** The RCS provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.
3) **Plan to be consistent over time:** The RCS identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

Appendix B presents a summary of the evaluation.

ALTERNATIVES

Alternative 1
The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the District of Highlands Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 2
The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the District of Highlands Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and not be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 3
That the District of Highlands Regional Context Statement report be referred back to staff for additional information based on Planning and Protective Services Committee direction.

IMPLICATIONS

Intergovernmental Implications
Board acceptance of the RCS is a key RGS implementation tool as the context statement relates a local government's OCP to the RGS. The OCP provides policies that guide decisions related to land use, infrastructure, mobility, housing, parks and other content under the authority of a local government. The District of Highlands has submitted a proposed RCS to fulfill its statutory obligation to have an accepted RCS that demonstrates the relationship of its new OCP to the RGS. An accepted RCS is necessary in order for the adoption of an updated OCP.

Regional Growth Strategy Implications
The District of Highlands' proposed RCS demonstrates a strong relationship to the RGS that supports the RGS vision and objectives, based on staff's analysis against the RCS evaluation criteria. The RCS fully captures all relevant OCP content (*criteria #1*) and identifies how the OCP relates to the RGS (*criteria #2*). The RCS notes policy areas where the OCP will become consistent with the RGS over time as additional planning work is undertaken *(criteria #3).*

As outlined in Appendix B, the RCS is aligned with the vision and objectives for growth management, environment and infrastructure, housing and community, transportation, economic development, food systems and climate action. The District of Highlands supports slow growth and maintaining the rural character of the community, which is aligned with RGS goals for lands outside of the Urban Containment Policy Area (UCPA). Limited employment and economic land uses are supported in the areas of the District that are within the UCPA. The proposed OCP provides detailed policy for these lands as the update is focused on the approval of the South Highlands Local Area Plan.

Environmental & Climate Implications
The CRD Climate Action Strategy identifies sustainable land use, planning and preparedness as an important goal area to reduce greenhouse gas (GHG) emissions. RGS implementation, including the approval of RCSs that will help reduce community-based GHG emissions, is a key action.

As shown in Appendix B, the District of Highlands RCS continues to support limited development in the District that is in keeping with its rural character. The RCS references OCP policy that support the ongoing protection of rural lands and natural areas, policies to identify, protect, enhance, and restore healthy ecosystems, and policies regarding Environmentally Sensitive Areas, and ongoing support for the protection of regional parks.

Alignment with Board & Corporate Priorities
Reviewing RCSs for consistency addresses the Planning Community Need from the 2023-2026 CRD Corporate Plan goal 8a for managed growth. The RCS review is an on-going initiative, which is part of Regional Planning's core service delivery.

Alignment with Existing Plans & Strategies
The District of Highlands' RCS is aligned with existing CRD plans and strategies that detail and enact the seven primary objectives of the RGS.

CONCLUSION

Provincial legislation requires that a municipal OCP contain an accepted RCS. Board acceptance of the RCS is a key tool for RGS implementation. Staff have reviewed the District of Highlands proposed RCS in accordance with the Board-approved evaluation framework. The RCS demonstrates a strong relationship to the RGS and will work toward achieving RGS vision and objectives.

RECOMMENDATION

The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the District of Highlands regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Submitted by:	Patrick Klassen, MCIP, RPP, Senior Manager, Regional Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

Appendix A: District of Highlands Regional Context Statement Referral
Appendix B: Regional Context Statement Evaluation
Appendix C: District of Highlands Draft Regional Context Statement

Appendix A

File: 3900.450

February 28, 2025

Capital Regional District Board
Attention: Aggie Chan, Senior Administrative Secretary, Real Estate Services Department
Via Email: AChan@crd.bc.ca

Dear Ms Chan,

RE: Submission of Proposed Regional Context Statement for CRD Board Acceptance AND Referral of OCP Amendment Bylaw No. 450 ("South Highlands Local Area Plan")

At its February 3, 2025 meeting, District of Highlands Council gave first reading to an Official Community Plan (OCP) amending bylaw that also proposes to change Highlands' regional context statement. Pursuant to the *Local Government Act*, Highlands Council submits this draft regional context statement for acceptance by the CRD Board. As the Board may be aware, the CRD through two of its departments were involved in the development of the proposed amendment. Highlands Council also provides the full bylaw for the Board's review.

Please find attached Highlands Official Community Plan Bylaw, 2007, Amendment No. 7 (South Highlands Local Area Plan) Bylaw No. 450, 2025 and an excerpt of it showing only the changes to Highlands' regional context statement for ease of reference.

As the Board may recall, the District has worked on the details of this OCP amendment since early 2020. Full details of this process can be found at this link: https://highlands.ca/504/South-Highlands-Local-Area-Plan . Key elements of the OCP amendment include:

- Adding the "South Highlands Local Area Plan" document, as amended by Council on February 3, 2025, to the OCP.
- Establishing a new land use designation called, "Regenerative Development," over the lands currently designated, "Commercial Industrial." The new designation seeks to prioritize responding to the climate emergency response through environmental restoration, regenerative uses and activities, accounting for ecosystem services, accommodating innovative and emerging solutions, and securing community amenities and benefits.

- Updating Development Permit Area 4: This development permit area is specific to lands within the above new land use designation and consequently has been updated to be consistent with the new policy direction.

We understand that consideration of the regional context statement has legislated timing. If the Board has any other comments on Bylaw No. 450, we request a reply by April 14, 2025. Please contact Laura Beckett, Municipal Planner, at LBeckett@highlands.ca if you have any questions.

Sincerely,

Amanda Irving
Corporate Officer

LB/lc

Attachments:

- Highlands Official Community Plan Bylaw, 2007, Amendment No. 7 (South Highlands Local Area Plan) Bylaw No. 450, 2025
- Excerpt Bylaw No. 450 showing only the changes to Highlands' regional context statement

cc:

- Noah Brotman and Patrick Klassen, Housing, Planning and Protective Services NBrotman@crd.bc.ca, PKlassen@crd.bc
- Stephen Henderson, Senior Manager of CRD Real Estate, the Southern Gulf Islands Electoral Area, and the Salt Spring Local Community Commission shenderson@crd.bc.ca
- Peter Kickham, Acting Senior Manager Environmental Innovation and Strategy pkickham@crd.bc.ca

Appendix B

REGIONAL CONTEXT STATEMENT EVALUATION

The Regional Context Statement (RCS) has been reviewed in accordance with the evaluation framework approved by the CRD Board on April 11, 2018. The evaluation framework relies on the three criteria shown below.

1. **All relevant content is included:** The regional context statement addresses all Regional Growth Strategy (RGS) content relevant to the Official Community Plan (OCP). Content that is not applicable in the context of the OCP should be identified as "not applicable".

   Example: *The regional context statement contains headers, sections, a table or other such format that clearly identifies each applicable RGS objective. Should an objective not apply, such as if a municipality contains no identified food or farmlands, the context statement would note that the objective does not apply.*

2. **Clearly articulates relevant content:** The regional context statement provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.

   Example: *The regional context statement provides content specificity such that it is clear what the Board is accepting. An example is: "RGS Objective X is implemented by building in "…" location, at a range of "…" densities and proximate to "…" services." A context statement with content as follows: "RGS Objective X is implemented with OCP policies A, B and C" would not be sufficiently specific.*

3. **Plan to be consistent over time:** The regional context statement identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

   Example: *A regional context statement identifies that a municipality will undertake a population projection to determine how to align with the RGS population projections over time.*

Table 1. Regional Context Statement Evaluation Framework

LGA	RCS Content	Relationship to Legislative Requirement For CRD* Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		✓	✓	N/A
429(2)(a)	Identify how the OCP relates to the RGS vision on p. 1 of the RGS.	The RCS addresses all seven topic areas from the RGS and identifies alignment with all objectives.	Identifies how the objectives and policies are to be implemented.	
		−	✓	N/A
429(2)(b)	Identify how the OCP relates to the projections provided in Table 1 of the RGS.	The RCS does not directly identify how the OCP relates to projections in RGS Table 1, however the dwelling projection provided is aligned with RGS projections.	The RCS is aligned with RGS growth targets of approximately 1% per year.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

− Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD* Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Managing and Balancing Growth (Objectives 1.1 & 1.2)		
429(2)(c) and (d); 429(3)	Identify how the OCP relates to the RGS.	✅ The RCS identifies how the OCP aligns with RGS objectives for managing and balancing growth.	✅ The RCS confirms that Highlands will continue to support its historical slow growth in rural areas, with the objective of preserving large areas of natural green space. This approach is aligned with the RGS and upholds the concept of the Urban Containment Boundary.	N/A
		Environment and Infrastructure (Objective 2.1 & 2.2)		
		✅ The RCS identifies how the OCP aligns with RGS objectives for environmental protection, sustainability, and the efficient delivery of infrastructure.	✅ The RCS supports RGS principles of protecting, conserving, and managing ecosystem health. OCP policies are referenced that support the Capital Greenlands Policy Area, the CRD Parks Master Plan, and targets for the Sea to Sea Green/Blue Belt. The RCS notes that the District of Highlands is not part of regional water or sewer systems. This is appropriate for the rural character of the district and the RCS upholds that the majority of its area is not intended for future urban/suburban growth. This is aligned with RGS objectives to manage regional infrastructure efficiently and sustainably.	N/A

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	Relationship to Legislative Requirement For CRD* Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Housing and Community (Objectives 3.1 & 3.2)			
		✓	✓	N/A
		The RCS identifies how the OCP aligns with RGS objectives for housing and complete communities.	The RCS notes that the majority of the District is outside of the Urban Containment Policy Area and is designated Rural/Rural Residential. The RGS acknowledges that that notions of what makes a community complete in a rural area may be different and that the criteria for complete communities don't apply in Rural/Rural Residential Areas. On the RGS objective to improve housing affordability, the RCS reference policy on the need to encourage housing for a broad spectrum of housing needs. This is being supported through policy supporting secondary housing. It should also be noted that the RCS references the Bear Mountain Comprehensive Development Area, which will provide a mix of housing, employment, services, and recreation.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

– Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	Relationship to Legislative Requirement For CRD Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Transportation (Objective 4.1)			
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for transportation.	The RCS references OCP policies that support the continued development of roadside trails and encouraging residents to increase transit use. The RCS supports the RGS targets for multi-modal travel.	
	Economic Development (Objective 5.1)			
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for economic development.	The RCS notes that the rural character of the District provides limited opportunity for economic development and that it is not expected to be a significant contributor to the job/population ration in the region. Though it is noted that the OCP acknowledges and supports ongoing commercial, industrial, and forest activities. The RCS notes that the Regenerative Development area established in the South Highlands Local Area Plan, and the Bear Mountain Comprehensive Development Area both support employment and economic uses that contribute to the region.	

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	Relationship to Legislative Requirement For CRD Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Food and Agricultural Systems (Objective 6.1)			
		✅	✅	✅
		The RCS identifies how the OCP aligns with RGS objectives for food and agricultural systems.	The RCS notes that the OCP supports a strong and sustainable regional agriculture and food system. The RCS references policies that support food production on private properties and community food gardens.	The RCS notes that consideration of RGS targets for increase food production will be included in the next OCP review.
	Climate Action (Objective 7.1)			
		✅	✅	✅
		The RCS identifies how the OCP aligns with RGS objectives for climate action.	The RCS aligns with the RGS objective and policies of reducing community-based greenhouse gas emissions. However, it should be noted that the greenhouse gas reduction targets are lower than the targets established in the RGS.	The RCS notes that consideration of RGS targets for greenhouse gas reduction will be reviewed and updated in the next OCP update.

Acronym*	
CRD	Capital Regional District
LGA	*Local Government Act*
OCP	Official Community Plan
RCS	Regional Context Statement
RGS	Regional Growth Strategy

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

Chapter 10 – Regional Context Statement

***replaced by Bylaw No. 418, 2019*

The Board of the Capital Regional District formally approved an updated Regional Growth Strategy (RGS) in March 2018. The District of Highlands is a signatory to the RGS. As a partner, Highlands has established its commitment to the following:

- To plan and manage growth in a collaborative manner by participating in achieving the regional vision and the objectives.
- To consider the cross-boundary impacts of all development-related decisions.
- To work toward a more sustainable region by considering the environmental, economic and social implications of local government decisions.

The *Local Government Act* requires municipalities to adopt a "regional context statement." This statement must identify the relationship between an Official Community Plan (OCP) and the RGS and, if applicable, must specify how the OCP will be made consistent with the RGS over time.

Regional context statements are a key implementation mechanism for the RGS. They also protect a municipal council's authority to make local planning decisions while ensuring that the council and the regional board agree upon matters of legitimate regional interest. While the RGS is not binding on the member municipalities, the regional context statements are.

Table 10.1 identifies the relationship between Highlands' OCP and the RGS.

Regional Context Statement – Objectives

- To plan and manage growth in a collaborative manner by participating in achieving the regional vision and the objectives in the RGS.
- To consider the cross-boundary impacts of all development-related decisions.
- To work toward a more sustainable region by considering the environmental, economic and social implications of local government decisions.

CONSOLIDATED

RGS Objectives	Relationship to Highlands OCP
Managing and Balancing Growth	
1.1 Keep Urban Settlement Compact	• Only a small percentage of land in the Highlands falls into the Highlands Servicing Area Boundary (HSAB) as shown on Map 2.1. The Servicing Area is contiguous with the Regional Urban Containment Policy Area (RUCPA) as set out on Map 3a of the RGS with the purpose of limiting expansion of urban settlement. ~~This area contains industrial and commercial type uses, as well as relatively higher density residential uses.~~ • Policy 2.2 (22) of the OCP further supports the implementation of the RUCPA and states: "All land use and design decisions will seek to prevent unplanned growth." • Section 2.2 describes growth within Highlands as occurring slowly, at a rate of approximately 15 new homes per year. This contributes to slow growth in rural areas, which is in keeping with the RGS target of 95% of growth taking place within the Urban Containment Boundary (UCB) and only 5% growth outside of the UCB. • Residential development within the HSAB is guided by Development Permit Area 5 – Intensive Residential. Guidelines promote: clustering and screening by native vegetation of housing; maintenance of natural drainage patterns; drought-resistant plantings; minimal alteration of natural features; maintaining or improving stormwater runoff in order to protect ground and surface water; enhancement of riparian areas; conservation and/or enhancement of identified green space areas; downward illumination; and design supporting transit.
1.2 Protect the Integrity of Rural Communities	• The OCP supports the continued conservation of and support for the rural community and lifestyle in Highlands. This is consistent with the RGS Rural/Rural Residential Policy Area objectives. The vast majority of Highlands (approximately 90%) is designated Park, Rural Residential and Rural land use in the OCP. These designations seek to protect rural character. • The Rural and Managed Forest designations allow for agriculture and forestry, while the Rural Residential and Institutional (where determined by zoning) designations allow for agriculture. • Policy 2.2 (7) encourages development applicants to explore various means to develop land that minimizes impacts on the natural environment. • Policy 2.2 (17) encourages the retention of the visual landscape, including retention of naturally vegetated buffer zones adjacent to parks and road rights-of-way.

CONSOLIDATED

RGS Objectives	Relationship to Highlands OCP
Environment and Infrastructure	
2.1 Protect, Conserve and Manage Ecosystem Health	• Highlands' OCP acknowledges and supports the Capital Green Lands Policy Area (CGLPA) as set out on Map 3a of the RGS and the targets for completion of the sea-to-sea green blue belt and the regional trail network. These areas were originally defined in the previous RGS under the CRD Parks Master Plan. • Policies in Chapter 4 specifically discuss cooperation with the Regional District and Province in the conservation, continued establishment, development and management of regional parks, trails and natural areas. • Policy 4.2.1 states that: "Decisions regarding parks, trails and recreation should be guided, along with other relevant information, by the Highlands Parks and Recreation Master Plan and the Trails Master Plan. The CRD Parks Master Plan and BC Parks should also be consulted as well as affected landowners". • Highlands is home, in part, to a number of regionally significant parks, as acknowledged in the RGS, including Thetis Lake and Mount Work Regional Parks, and home in entirety to Lone Tree Regional Park. • The OCP also recognizes the importance of identifying, protecting, enhancing and restoring healthy ecosystems consistent with the RGS policies for the CGLPA. • Section 3.2, Natural Hazard Conditions, discusses and provides policy direction for areas with steep slopes. Section 3.3 discusses Environmentally Sensitive Areas, and sets out detailed policies for sensitive vegetation, water features and riparian areas, and marine waters and shore lands. All of these policies are further supported by Development Permit Areas (Chapter 11) for Steep Slopes, Water and Riparian Areas, and Sensitive Vegetation, and are shown on Maps 11.1 and 11.2. By regulating land use and development, these policies and regulatory powers contribute to the RGS target for the reduction of contaminants in fresh and marine water bodies. • Policies 3.1 (2) and (3) encourage environmental information sharing, stewardship, and responsibility-taking among the District, its residents and landowners, and environmental groups and agencies. • Section 11.8 establishes Development Permit Area 6 – Promotion of Energy and Water Conservation and the Reduction of Greenhouse Gases. The entire District is subject to this Development Permit under the following circumstances: (1) construction requiring a building permit and (2) any other project requiring a Development Permit. • Section 2.1 draws attention to the importance of considering water in all land use decisions.

CONSOLIDATED

RGS Objectives	Relationship to Highlands OCP
2.2 Manage Regional Infrastructure Services Sustainably	• The majority of land in the Highlands (approximately 90%) is outside of the Regional Urban Containment Boundary Area and not part of regional water or sewer systems. Policy 7.2 (11) includes Map 2.1 that shows Highlands' Servicing Area, which is consistent with the RGS. Limiting significant growth to this area supports the sustainability of the regional infrastructure system. • Policy 7.3 (6) provides for the servicing by public sewers or an alternative method of sewage disposal, which involves the use of reclaimed water, within the Bear Mountain Comprehensive Development Area. • Section 7.4 discusses managing solid waste, focusing on reducing, reusing and recycling. • Policy 7.4 (4) supports reduction of waste, reuse of materials, recycling, and backyard composting. • Policy 7.4 (7) states that the District will actively pursue ways to allow for the conversion, and rehabilitation of existing landfill, waste burning and demolition sites. • The OCP places a high level of importance on protection and management of the groundwater resources. Consistent with the RGS, appropriate management of groundwater resources will help to limit the need for extensions of the regional water system and is critical to preserving rural and rural residential areas and ecosystem health. • Section 2.1 draws attention to the importance of considering water in all land use decisions. • Section 3.5 discusses and sets policies for watershed and groundwater management. • Section 7.2 discusses and sets policies for water supply and well protection. Some specific policies: o Policy 7.2 (3) states, "In considering land use activity or change, the District of Highlands will consider the ability of surface water and groundwater to support human use without damaging ecosystems and aquifers..." o Policy 7.2 (4) encourages water conservation. o Policy 7.2 (5) encourages the use of drought-resistant native plant species in order to reduce irrigation need and to control potentially invasive species.

CONSOLIDATED

RGS Objectives	Relationship to Highlands OCP
Housing and Community	
3.1 Create Safe and Complete Communities	• **Not applicable** for the most part because the vast majority of Highlands is outside of the Regional Urban Containment Boundary. • Lands designated as Bear Mountain Comprehensive Development provide for a mix of housing, employment, services and recreation.
3.2 Improve Housing Affordability	• Policy 2.2.13 addresses the need to encourage housing for a broad spectrum of housing needs and states that "Housing for people with special needs by reason of age, income or disability is encouraged to meet the community's anticipated needs." • Given the Rural/Rural Residential nature of the majority of Highlands, there is little opportunity to meet the RGS target to increase housing affordability. However, the OCP recognizes this limitation and encourages consideration of "a strategy for affordable housing stock through consideration of secondary housing" (Policy 2.2.24).
Transportation	
4.1 Improve Multi-Modal Connectivity and Mobility	• The OCP supports the RGS goal to improve the regional multi-modal transportation network through development of roadside trails and to encourage increased transit use. This supports the RGS target for 42% of all trips in the region to be by walking, cycling and transit. • Section 6.3 discusses roadside trails, the objective of which is "To develop and maintain a network of roadside trails, as outlined in the 2010 Trails Master Plan, for a variety of means of non-motorized travel that is consistent with the character and activities of the Highlands." • Considerations for transit with respect to land use are directed through policies 2.2 (25), 2.2 (27), and 2.6 (8). ~~For the Commercial Industrial area, there is policy support to replace parking stalls with the provision of transit passes.~~ • Policies in section 6.5 support public transit, and an arrangement with a private provider in order to provide additional options for Highlanders.
Economic Development	
5.1 Realize the Region's Economic Potential	• Given the limited nature of the industrial and commercial lands in the Highlands, there is little opportunity to add to the Region's economic potential and the target to increase the jobs/population ratio as contemplated in the RGS. However, policies in the OCP do acknowledge and support ongoing commercial, industrial and forestry activity. • Section 2.9 discusses the Managed Forest land use designation. An objective is, "To encourage good forestry practices." Policy 2.9 (2) states that the District will seek to ensure long term protection of lands designated Managed Forest. • Uses allowed within the ~~Commercial/Industrial~~ Regenerative Development and Bear Mountain Comprehensive Development OCP designated lands are intended for regional or greater market areas.

CONSOLIDATED

RGS Objectives	Relationship to Highlands OCP
Food Systems	
6.1 Foster a Resilient Food and Agriculture System	• The OCP supports a strong and sustainable regional agriculture and food distribution system. While the OCP does not explicitly include targets to increase the amount of land in food production, it does include policies that support food production on private properties, as well as community food gardens in new and existing development and on other underutilized lands. Emphasis is given to food production methods that are environmentally sustainable and do no harm to local ecosystems. • Policy 8.3.2 – "The District will support community food gardens in new and existing developments and in areas where lands are underutilized or residents do not have space on their own properties for gardens". • Policy 8.3.4 – "The District encourages food production on private properties…" • Policy 8.3.5 – "Highlands will support the maintenance of a strong and sustainable regional agricultural and food distribution system". • Policy 8.3.6 – "The District of Highlands may undertake an agricultural and Local Food planning process to support and guide future agricultural activities and to evaluate whether specific land use regulations may be necessary to help balance the full range of values expected by the community". • Consideration of the RGS target for increased food production will be included in the next OCP review. • Section 8.3 sets out a number of policies in support of local food production and consumption.
RGS Objectives	**Relationship to Highlands OCP**
Climate Action	
7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions	• The OCP establishes policies and targets for Greenhouse Gas reduction. While the targets, a proposed 20% reduction from 2007 emissions by 2020, a 26% reduction by 2030 and an 80% reduction by 2050 do not mirror the RGS targets of a 33% reduction by 2020 and a 61% reduction by 2038, the goal is the same. These target dates will be reviewed and updated as part of the next OCP update. • Policies specifically in chapter 5, "Energy, Greenhouse Gases and Climate Change Adaptation," and generally throughout the OCP seek to promote greenhouse gas reduction, energy efficiency, renewable energy production, water conservation, waste reduction and use or reuse of waste as resource. • Development Permit Area 6, "Promotion of Energy and Water Conservation and the Reduction of Greenhouse Gases," implements this policy direction. The entire District is subject to this Development Permit under the following circumstances: (1) construction requiring a building permit and (2) any other project requiring a Development Permit.

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REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY, MAY 28, 2025

SUBJECT **Regional Context Statement Alignment Review – City of Victoria**

ISSUE SUMMARY

To review the City of Victoria Regional Context Statement (RCS) in relation to the Capital Regional District's (CRD) Regional Growth Strategy (RGS) Bylaw (Bylaw No. 4017).

BACKGROUND

The RGS is a vision for the future of the capital region, guiding decisions on regional issues such as transportation, population growth and settlement patterns. The RGS promotes the long-term livability of the region with policy intended to enhance social, economic and environmental performance. The current RGS was adopted by the CRD Board on March 14, 2018 (Bylaw No. 4017). On April 14, 2021 the CRD Board amended the RGS with updated population projections (Bylaw No. 4328).

An RCS, adopted within a local government's Official Community Plan (OCP), sets out the relationship between the RGS and OCP and how they will be made compatible over time. Per section 446 of the *Local Government Act* (the *Act*), an OCP in a local government to which an RGS applies must include an accepted RCS. The *Act* stipulates that upon receipt of a proposed RCS, the CRD Board must respond by resolution within 120 days to the municipal council to indicate whether or not it accepts the RCS. The Board is deemed to have accepted the RCS if it does not respond within the 120-day period.

On April 11, 2018, the CRD Board approved a framework to guide the evaluation of regional context statements.

On April 22, 2025, the City of Victoria submitted an updated RCS for Board acceptance (see Appendix A). The RCS was prepared as part of the city's comprehensive update to its OCP, titled Victoria 2050, and adoption of an updated Housing Needs Report. The CRD Board approved the City of Victoria's previous RCS on March 11, 2020.

Regional Planning staff have evaluated the updated RCS in accordance with the Board-approved Regional Context Statement Framework. This framework identifies three criteria against which staff should evaluate an RCS:

1) **All relevant content is included:** The RCS addresses all RGS content relevant to the OCP. Content that is not applicable in the context of the OCP should be identified as "not applicable".
2) **Clearly articulates relevant content:** The RCS provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.
3) **Plan to be consistent over time:** The RCS identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

Appendix B presents a summary of the evaluation.

ALTERNATIVES

Alternative 1
The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Victoria Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 2
The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Victoria Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and not be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 3
That the City of Victoria Regional Context Statement report be referred back to staff for additional information based on Planning and Protective Services Committee direction.

IMPLICATIONS

Intergovernmental Implications
Board acceptance of the RCS is a key RGS implementation tool as the context statement relates a local government's OCP to the RGS. The OCP provides policies that guide decisions related to land use, infrastructure, mobility, housing, parks and other content under the authority of a local government. The City of Victoria has submitted a proposed RCS to fulfill its statutory obligation to have an accepted RCS that demonstrates the relationship of its new OCP to the RGS. An accepted RCS is necessary in order for the adoption of an updated OCP.

Regional Growth Strategy Implications
The City of Victoria's proposed RCS demonstrates a strong relationship to the RGS that supports the RGS vision and objectives, based on staff's analysis against the RCS evaluation criteria. The RCS fully captures all relevant OCP content (*criteria #1*) and identifies how the OCP relates to the RGS (*criteria #2*). The RCS does not note any specific policy areas where the OCP will become consistent with the RGS over time but does reference ongoing collaboration with regional partners and the provincial government to update and align OCP policy over time as needed *(criteria #3).*

As outlined in Appendix B, the RCS is aligned with the vision and objectives for growth management, environment and infrastructure, housing and community, transportation, economic development, food systems and climate action. The City of Victoria will continue to be a key centre of employment growth and commercial activity, population growth, and residential development. This is aligned with RGS goals for lands within of the Urban Containment Policy Area (UCPA) and with the City of Victoria's designation as a Metropolitan Centre in the RGS Settlement Concept. The proposed OCP provides a wide range of policies that uphold this position and strongly align with the RGS vision and objectives.

Environmental & Climate Implications
The CRD Climate Action Strategy identifies sustainable land use, planning and preparedness as an important goal area to reduce greenhouse gas (GHG) emissions. RGS implementation, including the approval of RCSs that will help reduce community-based GHG emissions, is a key action.

As shown in Appendix B, the City of Victoria's RCS shows a strong alignment with the RGS objectives for efficient and compact urban settlement patterns that minimize GHG emissions by promoting complete communities, more dense housing typologies, low carbon transportation options, and preservation of ecosystem health.

Alignment with Board & Corporate Priorities
Reviewing RCSs for consistency addresses the Planning Community Need from the 2023-2026 CRD Corporate Plan goal 8a for managed growth. The RCS review is an on-going initiative, which is part of Regional Planning's core service delivery.

Alignment with Existing Plans & Strategies
The City of Victoria's RCS is aligned with existing CRD plans and strategies that detail and enact the seven primary objectives of the RGS.

CONCLUSION

Provincial legislation requires that a municipal OCP contain an accepted RCS. Board acceptance of the RCS is a key tool for RGS implementation. Staff have reviewed the City of Victoria's proposed RCS in accordance with the Board-approved evaluation framework. The RCS demonstrates a strong relationship to the RGS and will work toward achieving RGS vision and objectives.

RECOMMENDATION

The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Victoria's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Submitted by:	Patrick Klassen, MCIP, RPP, Senior Manager, Regional Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

Appendix A: City of Victoria Regional Context Statement Referral
Appendix B: Regional Context Statement Evaluation
Appendix C: City of Victoria Draft Regional Context Statement

CITY OF VICTORIA

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Planning and Development | Citywide Planning

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citywideplanning@victoria.ca | 250.361.0382

April 22, 2025

Capital Regional District Board
Attn: Kevin Lorette
General Manager, Housing, Planning and Protective Services
625 Fisgard Street
Victoria, BC V8W 1R7

Dear Kevin Lorette:

For consideration of acceptance by the Capital Regional District (CRD) Board, please find attached a copy of the updated regional context statement for Victoria's draft Official Community Plan.

Background

The City of Victoria is undertaking a comprehensive update to its Official Community Plan (OCP). The update is aimed at providing meaningful solutions to the housing crisis and the climate emergency and is in line with provincial requirements, including the legislative requirement to update the OCP by December 31, 2025, based on the City's Interim Housing Needs Report.

At its regular meeting of April 17, 2025, Victoria City Council passed the following motions to advance the updated OCP to initial bylaw readings and, subsequently, a public hearing:

> *That Council instruct the Director of Planning and Development to advance the following recommendations from the March 6 OCP Report [as amended]:*
>
> a. *Refer the regional context statement, as provided in Schedule B of Attachment A to the Capital Regional District Board for consideration of acceptance.*
>
> b. *Bring forward, for first and second readings prior to consideration at a public hearing, a bylaw that repeals the Official Community Plan (Bylaw No. 12-013) originally adopted in 2012 and replaces it with the new Official Community Plan, generally in the form as provided as a draft in Attachment A ("Victoria 2050"), following acceptance or deemed acceptance after the 120-day wait period of the regional context statement by the Capital Regional District Board.*

In addition to the attached regional context statement, the full OCP has been attached for convenience, and a summary of the update is provided below.

Summary of Updated Regional Context Statement

As the core municipality in the Capital Region, the City of Victoria plays a vital role in achieving the vision and objectives of the Regional Growth Strategy (RGS). The proposed OCP, *Victoria 2050*, embraces a new urban form that accommodates diverse, compact housing to address Victoria's housing needs while continuing to meet the city's employment land needs. Together, these moves meet current and future community needs, support economic development and strengthen the case for transit service improvements across the region.

The policies in *Victoria 2050* support each of the objectives, policies and approaches of the RGS, but the policies addressing the OCP's housing, employment and climate goal posts have an especially direct connection to achieving the following RGS objectives:

1.1 Keep Urban Settlement Compact
1.2 Protect the Integrity of Rural Communities
2.2 Manage Regional Infrastructure Services Sustainably
3.1 Create Safe and Complete Communities
3.2 Improve Housing Affordability
4.1 Improve Multi-Modal Connectivity and Mobility
5.1 Realize the Region's Economic Potential
7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions

Victoria 2050 also provides policy direction to expand the city's functional, connected green spaces and to ensure sustainable, equitable delivery of strong community infrastructure. Proposed OCP policies related to Victoria's community, blue green and mobility networks advance the following RGS objectives:

2.1 Protect, Conserve and Manage Ecosystem Health
6.1 Foster a Resilient Food and Agriculture System

It is our understanding that the CRD Board will consider the updated regional context statement and provide a decision to accept or refuse within 120 days of receiving it in accordance with section 448 of the *Local Government Act*.

If you require further information please contact Lauren Klose, Manager of Community Planning, at lklose@victoria.ca or 778-747-0397.

Sincerely,

Karen Hoese
Director, Planning and Development
City of Victoria

encl:

- Victoria 2050 Regional Context Statement (draft Official Community Plan Schedule B)
- Victoria 2050 (draft Official Community Plan)

cc:

- Curt Kingsley, City Clerk, City of Victoria
- Andrea Hudson, Assistant Director, Citywide Planning, City of Victoria
- Lauren Klose, Manager of Community Planning, City of Victoria
- Kristen Morley, Corporate Officer, Capital Regional District
- Patrick Klassen, Senior Manager, Regional and Strategic Planning, Capital Regional District

Appendix B

REGIONAL CONTEXT STATEMENT EVALUATION

The Regional Context Statement (RCS) has been reviewed in accordance with the evaluation framework approved by the CRD Board on April 11, 2018. The evaluation framework relies on the three criteria shown below.

1. **All relevant content is included:** The regional context statement addresses all Regional Growth Strategy (RGS) content relevant to the Official Community Plan (OCP). Content that is not applicable in the context of the OCP should be identified as "not applicable".

   Example: *The regional context statement contains headers, sections, a table or other such format that clearly identifies each applicable RGS objective. Should an objective not apply, such as if a municipality contains no identified food or farmlands, the context statement would note that the objective does not apply.*

2. **Clearly articulates relevant content:** The regional context statement provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.

   Example: *The regional context statement provides content specificity such that it is clear what the Board is accepting. An example is: "RGS Objective X is implemented by building in "…" location, at a range of "…" densities and proximate to "…" services." A context statement with content as follows: "RGS Objective X is implemented with OCP policies A, B and C" would not be sufficiently specific.*

3. **Plan to be consistent over time:** The regional context statement identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

   Example: *A regional context statement identifies that a municipality will undertake a population projection to determine how to align with the RGS population projections over time.*

Table 1. Regional Context Statement Evaluation Framework

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD* Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		✓	✓	N/A
429(2)(a)	Identify how the OCP relates to the RGS vision on p. 1 of the RGS.	The RCS addresses all seven topic areas from the RGS and identifies alignment with all objectives.	The RCS references a wide range of OCP policy that identify how the vision of the RGS will be supported.	
		−	✓	N/A
429(2)(b)	Identify how the OCP relates to the projections provided in Table 1 of the RGS.	The RCS does not directly address RGS Table 1 for population, dwelling, and employment projections, but does reference OCP sections where projections by the City of Victoria are provided.	The RCS references OCP Goal Posts that include projections for population, dwelling, and employment growth. The projections provided are aligned with the RGS.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

− Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD* Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Managing and Balancing Growth (Objectives 1.1 & 1.2)		
		✓	✓	N/A
429(2)(c) and (d); 429(3)	Identify how the OCP relates to the RGS.	The RCS identifies how the OCP aligns with RGS objectives for managing and balancing growth.	The RCS appropriately acknowledges Victoria's role within the region as a prominent population centre and the primary regional employment, business, and cultural centre. The RCS references OCP policies for managing and balancing growth, with a focus on strengthening complete communities, including supporting a new urban form that allows for diverse housing and business types in the downtown core. Policy supporting the alignment of growth with transit and multi-modal transportation is also noted. The RCS notes that while the city is entirely within the Urban Containment Policy Area, it has a role to play in protecting the integrity of rural communities by accommodating a significant proportion of the regional population and employment.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

– Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Environment and Infrastructure (Objective 2.1 & 2.2)		
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for environmental protection, sustainability, and the efficient delivery of infrastructure.	The RCS supports RGS principles of protecting, conserving, and managing ecosystem health. OCP policies related to RGS objectives for reducing the demand for natural resources, minimizing waste, and supporting sustainable energy use and urban food system. The RCS references and supports RGS policy for Green Blue Networks, supporting biodiversity, and preserving natural assets. The OCP views ecosystem and population health as core priorities of land use and transportation network planning. The RCS references OCP policy that aligns with RGS Objective 2.2 to manage regional infrastructure services sustainably by focusing growth in the downtown core and primary growth areas. The OCP includes policies for sustainable efficient management of municipal infrastructure and alignment with regional infrastructure plan. The OCP also supports a zero net solid waste in partnership with the CRD to avoid negative impacts to the long-term availability of utility services.	

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Housing and Community (Objectives 3.1 & 3.2)		
		✓	✓	N/A
		The RCS identifies how the OCP aligns with RGS objectives for housing and complete communities.	The RCS is aligned with RGS goals for growth in complete communities. Growth is primarily targeted to Priority Growth Areas near community and commercial nodes and along the Transit Priority Network. High density residential and significant employment, institutional, and cultural uses are directed to the Town Centre area. The RCS references OCP policies that support safe and welcoming public spaces for a demographically diverse community, alignment with seismic and tsunami hazard mapping from the CRD, and promoting resilient urban infrastructure that can withstand and adapt to climate impacts. The RCS displays OCP alignment with RGS goals for improving housing affordability. The OCP provides strategies for meeting the targets of most recent Housing Needs Report, which includes both projected population growth and latent demand. The OCP's plan for urban form and land use is aligned with the RGS vision for the region.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

– Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Transportation (Objective 4.1)		
		✓	✓	N/A
		The RCS identifies how the OCP aligns with RGS objectives for transportation.	The RCS references OCP policies that support the RGS objective to improve multi-modal connectivity and mobility across there region. Residential growth and trip-generating land uses are guided towards transit-oriented nodes and corridors. Support is expressed for strategic investment in public transit, including street improvements that support rapid transit corridors. The RCS notes that the OCP supports RGS objectives to emphasize transit and active transportation.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

– Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	Relationship to Legislative Requirement For CRD* Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Economic Development (Objective 5.1)			
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for economic development.	The RCS shows alignment with the economic development objectives of the RGS through OCP policies focused on maintaining and enhancing employment lands and supporting the RGS target of a jobs to population ratio of 0.60 for the core area. This includes policy to protect industrial lands for future use. Other economic policies that the RCS highlights are focused on attracting new businesses, maintaining a highly skilled workforce, and supporting innovative and adaptable use of commercial space. The RCS references OCP policy supporting the marine sector, both for tourism and industrial marine uses. The RCS also notes OCP policy in support of economic reconciliation and to pursue collaborative economic development with Indigenous communities.	

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD* Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Food and Agricultural Systems (Objective 6.1)		
		✅	✅	
		The RCS identifies how the OCP aligns with RGS objectives for food and agricultural systems.	The RCS displays alignment between OCP and RGS policy to foster a resilient food and agriculture system. The RCS supports local and regional food production, processing, and distribution. The OCP is supporting of urban food production and appropriately notes that while the City of Victoria does not have farmland, it is supportive of urban farming approaches Despite this, the City of Victoria still plays a key role in the regional food system through support of food vendors, farmers' markets, and food production facilities. The RCS also notes OCP policy to consider reconciliation in food security actions, and to celebrate local, indigenous, and multicultural food traditions and partners.	

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	Relationship to Legislative Requirement For CRD* Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Climate Action (Objective 7.1)			
		✅	✅	
		The RCS identifies how the OCP aligns with RGS objectives for climate action.	The RCS is aligned with the RGS objectives and policies for reducing community-based greenhouse gas emissions. The land use and compact development approach described in the OCP support resource efficiency and support a low-carbon built form to reduce energy demand. The OCP seeks to minimizes GHG production by supporting low-carbon mobility options, efficient district energy systems, and capital investment in low-carbon mobility options. The RCS notes the importance of ecosystem services provided by the Blue Green Network and natural assets, and provides direction for coastal resiliency and community focused adaptation.	

Acronym*	
CRD	Capital Regional District
LGA	*Local Government Act*
OCP	Official Community Plan
RCS	Regional Context Statement
RGS	Regional Growth Strategy

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

Schedule B

Regional Context Statement

ALIGNMENT WITH CRD REGIONAL GROWTH STRATEGY

This section provides a regional context statement that illustrates how the City of Victoria implements the ten objectives of the Regional Growth Strategy.

Regional Context Statement

The City of Victoria collaborates with 12 partner municipalities and an electoral area to advance regional objectives, including implementation of the Capital Regional District's (CRD) Regional Growth Strategy (RGS). With the Capital Region's population continuing to increase, growth must be managed to ensure that regional sustainability and livability are enhanced over time. As the core municipality in the Capital Region, the City of Victoria plays a vital role in achieving the vision and objectives of the RGS as originally adopted by the CRD Board in 2018 and amended in 2021. In accordance with the Local Government Act, this part of the OCP provides a regional context statement that illustrates how Victoria implements applicable objectives of the RGS, which include:

1. **Managing and Balancing Growth**
   - 1.1. Keep Urban Settlement Compact
   - 1.2. Protect the Integrity of Rural Communities
2. **Environment and Infrastructure**
   - 2.1. Protect, Conserve and Manage Ecosystem Health
   - 2.2. Manage Regional Infrastructure Services Sustainably
3. **Housing and Community**
   - 3.1. Create Safe and Complete Communities
   - 3.2. Improve Housing Affordability
4. **Transportation**
   - 4.1. Improve Multi-Modal Connectivity and Mobility
5. **Economic Development**
   - 5.1. Realize the Region's Economic Potential
6. **Food Systems**
   - 6.1. Foster a Resilient Food and Agriculture System
7. **Climate Action**
   - 7.1. Significantly Reduce Community-Based Greenhouse Gas Emissions

Regional Growth Strategy Consistency

The following sections, ordered by the ten objectives of the RGS, demonstrate the consistency between Victoria's OCP and the RGS.

Managing and Balancing Growth

Keep Urban Settlement Compact

As a municipality entirely within the CRD's Urban Containment Policy Area, Victoria's accommodation of housing and employment plays a central role in achieving the RGS Objective 1.1: Keep Urban Settlement Compact. One of the five Big Moves of the OCP, in pursuit of Vision 2050 and the OCP goal posts, is to embrace a new urban form that makes way for diverse forms of compact housing and businesses within the downtown and in complete, connected, low-carbon communities throughout the city.

Aligning with RGS Policies (1), (2) and (6) as well as Approaches (II) through (IV) of RGS Objective 1.1, the OCP's Urban Form and Land Use policies, as well as policies in the sections related to Mobility and Community, support more people to live, work and play within Victoria's network of complete communities. The focal points of these complete communities are aligned with the OCP's Transit Priority Network and connected by high coverage walking, biking and rolling networks that support safe, affordable and sustainable mobility options. All of these aspects of the OCP help to increase the proportion of apartments, row houses and other attached housing types within complete communities and supports the RGS objective to accommodate the majority of the region's new dwelling units within the Urban Containment Policy Area.

Aligning with Policy (4) and Approach (I) of RGS Objective 1.1, the OCP also continues to emphasize the Downtown Core as a prominent centre for business, government, arts and culture on Vancouver Island. It provides direction for meeting the city's employment land needs in the coming decades and including through an innovative mix of uses in and around the Downtown Core as the primary regional employment, business and cultural centre.

Protect the Integrity of Rural Communities

Victoria is a built-out urban city with no rural areas and is completely located within the Urban Containment Policy Area. Therefore, the rural policies under Objective 1.2 of the RGS are not generally applicable. However, the plan's land use planning and development polices do play a role in protecting the Capital Region's rural communities by accommodating a significant proportion of regional population through a diversity of housing options within walkable, transit accessible communities.

Alignment with Objective 1: Managing and Balancing Growth

Core OCP Policy Sections that support RGS Objective 1: Managing and Balancing Growth include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Population Growth
  - Housing Need
  - Employment Growth
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Strong Community Infrastructure
  - Prosperous, Progressive Economy
- Urban Form and Land Use
- Community Networks
- Mobility Networks and Hubs
- Vibrant and Prosperous Economy

Environment and Infrastructure

Protect, Conserve and Manage Ecosystem Health

In alignment with Principles (I) through (III) of RGS Objective 2.1: Protect Conserve and Manage Ecosystem Health, the OCP provides direction on sustainable planning, circular systems and zero-waste. It encourages practices and approaches that reduce demand for natural resources, minimize waste and mimic natural processes.

The OCP supports regional solid waste and water management efforts and promotes a culture of conservation. It aims to prevent pollution related to air, noise and light to mitigate public and ecological health impacts. Additionally, it focuses on reducing construction waste and emissions, designing for reuse and preventing pollution of watersheds. It promotes sustainable energy use and urban food systems.

In alignment with Principles (IV) and (V) of the RGS Objective 2.1, the OCP recognizes how the city's Blue Green Networks support biodiversity and ecosystem health through a connected system of waterways, open spaces and natural assets. With guidance and direction applicable to both the public and private realms and a vision for broad integration of blue green infrastructure throughout the city, the plan supports protection and enhancement of Victoria's natural assets, shorelines, watersheds and urban forest:

- The OCP integrates ecosystem and population health as a core priority of land use and transportation network planning. Specifically, the OCP's Perimeter Block Concept, where buildings are oriented to green and active streets with functional interior courtyards. This approach to urban form is an essential strategy for addressing housing needs in a manner that contributes to maintaining and enhancing Victoria's Blue Green Network, particularly in the context of increasing extreme rain and heat events due to a changing climate.

- The OCP further strengthens the integration of ecosystem health into land use planning with explicit direction to protect ecological assets in growth and development and especially to pursue sensitive site planning in ecologically rich areas. The plan provides direction to add, expand or enhance Development Permit Areas and associated guidelines for the purpose of environmental protection, including an expanded shoreline protection area.
- The OCP directs the updating and maintenance of an integrated rainwater management plan which plays a vital role in protecting, conserving and managing ecosystem health providing a watershed-focused lens to long range planning.

These directions demonstrate strong alignment with the RGS policies to identify, protect, enhance and restore healthy ecosystems using policies, regulations, Development Permit Areas and other regulatory tools.

The OCP also provides direction for strategic and equitable investment in a multi-functional network of urban parks, including linear parkways. This approach supports enhanced human and ecological connectivity, ecosystem services and access to nature and facilitates long-term protection of the Capital Green Lands identified in the RGS. Major parks identified as Capital Green Lands in Victoria, such as Beacon Hill Park, Summit Park and Gonzales Hill Regional Park, are identified as Public Facilities, Institutions, Parks and Open Spaces by the OCP's Urban Structure Map and on the Parks and Open Spaces Map in Schedule D.

Manage Regional Infrastructure Services Sustainably

Aligning with Principles (I) and (II) of RGS Objective 2.2, the OCP establishes housing and employment Goal Posts and strategies for meeting these needs that focus on the Downtown Core and Priority Growth Areas. This approach promotes settlement patterns that are cost-effective and efficient to service within the regional context. This sustainable approach to land management is further supported by directions to support green infrastructure in concert with the renewal, expansion and adaptation of more traditional engineered infrastructure in the context of a changing climate.

Aligning with Principles (III) and (IV), as well as the Policies of RGS Objective 2.2, the OCP recognizes that, as Victoria advances toward Vision 2050, engineered infrastructure - sanitary sewers, water conveyance and stormwater systems - will need to be renewed to serve a growing population. The plan includes policies for sustainable and efficient management of engineered assets, in alignment with regional infrastructure plans. The management of infrastructure and utilities is also supported through the City's various utility masterplans that are informed by the OCP and population growth projections.

Additionally, the OCP supports a zero net solid waste community in partnership with the CRD as well as closed loop systems in resource recovery. These approaches support the RGS objective of avoiding any negative impacts to the long-term availability of utility services within the Urban Containment Policy Area, and thoughtfully consider the impacts of climate change.

Alignment with Objective 2: Environment and Infrastructure

Core OCP Policy Sections that support RGS Objective 2: Environment and Infrastructure include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Climate Goal Posts
- Five Big Moves Toward Vision 2050
  - Climate Forward City Building
  - Functional, Connected Green Spaces
  - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
- Blue Green Networks
- Climate Forward City
- Healthy, Safe and Resilient City
- Sustainable City
- A City that Speaks, Acts and Listens

Housing and Community

Create Safe and Complete Communities

Aligned with the RGS Complete Communities Criteria, the OCP focuses growth in complete communities. Up to six storey intensive residential development is envisioned in Priority Growth Areas, near community and commercial nodes and along the Transit Priority Network. The OCP further supports development of complete communities by envisioning high-rise mixed use buildings in Town Centres, which are envisioned to be home to high density residential as well as significant employment, institutional and cultural anchors, large programmed public open spaces and major transit exchanges.

In alignment with Policies (1) and (2) of RGS Objective 3.1, the maps and related policies within the OCP demonstrate the existing and envisioned coverage of many of the components of complete communities. Relevant maps include the Urban Structure Map and the maps in Schedule D which show Victoria's Town Centre and Village Network, Parks and Open Spaces, Linear Parkway Opportunities, Cycling Network, Transit Priority Network, and Mobility Hubs that illustrate:

- An urban form and land use pattern that supports continued evolution of a robust range of housing options for people of different ages, incomes, household structures, needs and abilities.
- Enhancement of core employment lands and with opportunities for innovative uses and modern approaches to accommodating a range of office-based, industrial, cultural and tourism sectors within the city, further supporting opportunities to work, shop and learn.

- Strategic guidance to enhance the already robust network of parks, green spaces and community infrastructure to support a growing and urbanizing community.
- Mobility objectives, policies and directions that support complete, connected, low-carbon communities and seamlessly coordinated, future oriented travel options that prioritize people over vehicles.

The OCP also defines and provides direction to enhance Victoria's Community and Mobility Networks. While the vast majority of Victoria is already within a ten-minute walk to many, if not all, components of a complete community as defined by the Complete Communities Criteria in the RGS, the OCP directs approaches and priorities for further enhancing and connecting community infrastructure through redevelopment and capital investment.

In addition to the complete community supporting directions noted above and aligning specifically with criterion (IV) of the RGS' Complete Communities Criteria, the OCP provides direction to ensure Victoria is safe and welcoming for a demographically diverse community. Directions are provided for safe, welcoming public spaces for all, a culture of community support and connection, and contextually appropriate approaches to crisis response and community safety.

Aligning with Policy (3) of RGS Objective 3.1, the OCP identifies areas of seismic and tsunami hazards on the related map in Schedule D and ensures new development in Victoria considers and mitigates seismic and other disaster risks through comprehensive risk assessments and appropriate engineering measures. The City's approach to disaster risk reduction is summarized in the OCP and includes efforts to prepare, mitigate, respond and recover, in line with senior government frameworks.

Addressing Policy (4) of RGS Objective 3.1, the OCP promotes the development and maintenance of resilient urban infrastructure that can withstand and adapt to climate impacts, such as extreme heat and precipitation events. It supports efforts to improve ecological processes and enhance hydrological functions, including through a watershed-focused approach to planning. Specifically, it supports resilient and green infrastructure solutions, restoration of natural hydrological systems, on-site rainwater management and urban forest enhancement.

Furthermore, the OCP encourages innovative approaches to coordinating infrastructure for compatibility, ensuring that public and private utilities are designed in a manner that is compatible with City infrastructure, public space and the urban forest. Through collaboration with regional partners and continuous improvement of hazard understanding, the OCP aims to create a safer, more resilient community that is well-prepared for both seismic and climate-related risks.

Improve Housing Affordability

Aligning with the RGS Approaches to Housing Affordability and Policies of RGS Objective 3.2: Improve Housing Affordability, the OCP defines near and long-term housing Goal Posts which detail both the need to catch up on latent demand and the

need to keep up with projected population growth. Goal Posts are aligned with the City's most recent Housing Needs Report. The plan provides a comprehensive set of strategies for meeting housing needs across the full Housing Continuum and throughout the city. The plan's overall Urban Form and Land Use approach, with an emphasis on Priority Growth Areas in the Residential Fabric, ensures Victoria can meet current and future housing needs within complete, connected, low-carbon communities that reduce the need to rely on travel by car. This land use approach also helps mitigate a risk identified in the RGS related to the potential for growth management measures to have supply-limiting effects.

The OCP provides direction to continue to work with the full range of partners involved in affordable housing provision, which includes ongoing participation in a range of regional strategies, initiatives and programs to support supply across the continuum.

Policy Alignment with Objective 3: Housing and Community

Core OCP Policy Sections that support RGS Objective 3: Housing and Community include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Population and Housing Growth
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Strong Community Infrastructure
- Urban Form and Land Use
  - Meeting Housing Needs
- Community Networks
- Mobility Networks
- Blue Green Networks
- Climate Forward City
- Welcoming, Equitable City
- Healthy, Safe and Resilient City
- A City that Speaks, Acts and Listens

Transportation

Improve Multi-Modal Connectivity and Mobility

Aligning with Policies (1) and (2) and all Principles of RGS Objective 4.1, the OCP helps locate growth and trip-generating uses where they can be efficiently serviced by transit and active transportation through its objectives for a diverse regional downtown core, a network of transit-oriented nodes, and complete communities in between. These objectives are addressed through the plan's close alignment of the Urban Form and Land Use guidance with the Transit Priority Network and Mobility Hubs as also evident through maps in Schedule D.

The plan also reinforces the City's commitment to prioritizing strategic investment in public transit and connecting to the region, including street improvements that align with high-quality transit service and planning for rapid transit on key corridors. The OCP reflects Victoria's ongoing commitment to collaboration in regional transportation planning, including through continued involvement in development of strategies, plans and initiatives and participation in regional programs.

Aligning with Principles (II), (III), and (V) through (VII) as well as Policies (3) and (4) of RGS Objective 4.1, the OCP emphasizes transit and active modes through commitments to incremental improvements in active transportation infrastructure and facilities that support frequent transit services. These commitments are guided by 2050 targets for a greater share of trips being made by walking, rolling, cycling or public transit, and more complete access to an all-ages and abilities cycling route. Achievement of these targets will significantly contribute to the overall RGS target of 42% of all trips being made by walking, cycling and transit.

The OCP's Mobility Networks and Hubs section informs the prioritization of the right-of-way and streetscape design through policies that support and enable:

- Improved pedestrian experience and accessibility
- Improved bike and roll network connections
- A high coverage Frequent Transit Network
- Reliable and safe routes for emergency vehicles and goods and services
- A recognition of streets as places for people, mobility and urban infrastructure

Policy Alignment with Objective 4: Transportation

Core OCP Policy Sections that support RGS Objective 4: Transportation include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Climate Goal Posts
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
  - Linear Parkways
- Mobility Networks
  - Mobility Networks
  - Mobility Hubs
- Blue Green Networks
- Welcoming, Equitable City
- A City that Speaks, Acts and Listens

Economic Development

Realize the Region's Economic Potential

Aligning with Economic Development Considerations (I), (VI), (VII) and (X) as well as Policies (1) and (2) of RGS Objective 5.1, the OCP emphasizes the importance of maintaining and enhancing employment lands to support a diverse regional economy. The OCP's anticipates and seeks to accommodate employment growth that supports the RGS target for a jobs/population ratio of 0.60 for the Core Area. It supports continued economic development in the downtown core and employment districts. It includes strategies to preserve, intensify and diversify employment uses, including deliberate protection of industrial lands for industrial uses.

Aligning with Economic Development Considerations (VIII) and (IX) as well as Policies (3) and (4) of RGS Objective 5.1, the OCP prioritizes the attraction of new businesses, a highly skilled workforce and investment that supports the retention and growth of existing businesses. The OCP's focus on innovative and adaptable use of commercial spaces and support for emerging economic sectors aligns with the RGS goal of fostering a resilient and responsive economy. The OCP also highlights the need to collaborate with educational institutions to promote lifelong learning and skill development, further supporting the region's economic potential.

Although the RGS does not identify any renewable resource lands within the City of Victoria's boundaries, the OCP's directions to support and enhance marine sectors in the Greater Victoria Harbour and tourism-based industries reflects a recognition of Victoria's maritime context and deep water harbour as strategic economic resources.

Furthermore, the OCP's approach to meeting housing needs – focused on residential infill and transit oriented growth – helps take residential development pressure off employment lands. This addresses the RGS Economic Development Consideration related to addressing the shortage of industrial/business land in a manner that is consistent with overall goals related to complete communities and compact settlement.

The OCP's integrative approach to Community Networks and community infrastructure, as well as affordable housing provision, play foundational roles in helping to reduce poverty in the Capital Region. Overall, these approaches ensure an adequate supply of employment and residential land to help achieve the region's economic potential.

Aligning with Economic Development Considerations (II) and (IV) of RGS Objective 5.1, the OCP includes actions to support economic reconciliation as well as continued efforts to understand, reflect and weave in Indigenous land and water management systems, which help to guide collaborative economic development with First Nations and sustainably manage strategic economic resources such as water, aggregate and energy. The earlier-discussed ways that the OCP aligns with the RGS objective to protect, conserve and manage ecosystem health also relate to how the OCP addresses these Economic Development Considerations.

Policy Alignment with Objective 4: Economic Development

Core OCP Policy Sections that support RGS Objective 5: Economic Development include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Employment Growth
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Strong Community Infrastructure
  - Prosperous Progressive Economy
- Urban Form and Land Use
- Community Networks
- Mobility Networks
- Blue Green Networks
- Welcoming, Equitable City
- Vibrant and Prosperous City

Food Systems

Foster a Resilient Food and Agriculture System

Aligning with Principles (I) through (V) as well as Policies (1) and (2) of RGS Objective 6.1, the OCP emphasizes comprehensive food system planning that supports local and regional food production, processing and distribution. The plan encourages developers and community partners to integrate local food growing, sharing and sales opportunities in all community nodes and supports food vendors and farmers markets throughout the city's Community Networks. This approach aligns with the OCP's land use and mobility network planning approach relating to the development of complete, connected, low-carbon communities in the region's core. All together, this integrated approach to food systems, land use and mobility planning advances the RGS goal of fostering a place-based food economy that enhances local food security while helping to avoid urban/agricultural land use conflict at the regional scale.

The OCP's policies to consider reconciliation in food security actions, celebrate local, Indigenous and multicultural food traditions and partner to increase food security and production demonstrate a commitment to regional objectives to support First Nations food interests and a collaborative approach to working with other local governments, organizations and community members on food systems initiatives.

Aligning with Principles (VI) through (VII) as well as Policies (3) and (4) of RGS Objective 6.1, the OCP encourages working with regional partners to support a quality, resilient regional food system that can adapt to a changing climate and withstand other challenges like shocks in the global food system or energy prices. The plan's vision and strategies for Zero Waste Systems align with the RGS policy to support food waste management.

The OCP's focus on supporting and encouraging localized food production, processing and distribution contributes to the regional economy and improves residents' connections to food. Additionally, the OCP's commitment to supporting healthy, dignified food choices and building food system knowledge and skills aligns with the RGS policies related to agricultural viability as well as principles around encouraging food system education and agri-tourism.

Policy Alignment with Objective 6: Food Systems

Core OCP Policy Sections that support RGS Objective 6: Food Systems include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Climate Goal Posts
- Five Big Moves Toward Vision 2050
  - Climate Forward City Building
  - Functional, Connected Green Spaces
  - Strong Community Infrastructure
  - Prosperous Progressive Economy
- Community Networks
- Welcoming, Equitable City
- Sustainable City

Climate Action

Significantly Reduce Community-Based Greenhouse Gas Emissions

Aligning with Principles (I) through (III) as well as Policies (1) and (2) of RGS Objective 7.1, the OCP takes a climate focused approach accommodating growth and housing needs. It continues to emphasize compact development in the regional core, and supports a network of complete, connected communities, served by low carbon mobility options. This directly implements the RGS principles and policies related to a low-carbon built form that supports active transportation modes and transit service.

The plan includes a wide array of policies that support RGS goals for efficient energy use, clean and renewable district energy, and low-zero emissions vehicles, including:

- Encouraging and facilitating low-carbon, efficient and climate resilient buildings.
- Encouraging a low-carbon construction industry.
- Reducing waste and emissions from demolition.
- Collaborating on low-carbon district energy opportunities.
- Encouraging and facilitating low-carbon mobility through land use, capital investment and inter-jurisdictional coordination.
- Supporting electrification through advocacy and collaboration with other levels of government, agencies and utility providers.

- Advocating for renewable energy and promoting fuel switching.
- Facilitating the transition to electric and low-emission vehicles

Aligning with Principles (IV) through (VI) and Policy (3) of RGS Objective 7.1, the OCP recognizes, values and protects the ecosystem services provided by Victoria's Blue Green Network and natural assets. In addition to providing explicit direction to prepare for and respond to climate impacts, the plan integrates proactive climate adaptation planning into all elements of city building. Examples include the Urban Form and Land Use Perimeter Block Concept, the recognition of Modern Street Functions and the approach to Linear Parkways which support the urban forest and the maintenance and enhancement of crucial ecosystem services.

The plan also integrates adaptation measures and the protection of ecosystem services throughout direction for Blue Green Networks and provides directions for coastal resiliency and community focused adaptation.

Policy Alignment with Objective 6: Climate Action

Core OCP Policy Sections that support RGS Objective 6: Climate Action include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
  - Climate Goal Posts
- Five Big Moves Toward Vision 2050
  - Embracing a New Urban Form
  - Climate Forward City Building
  - Functional, Connected Green Spaces
  - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
- Mobility Networks
- Blue Green Networks
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Making a difference...together

REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY, MAY 28, 2025

SUBJECT **Regional Context Statement Alignment Review – City of Langford**

ISSUE SUMMARY

To review the City of Langford Regional Context Statement (RCS) in relation to the Capital Regional District's (CRD) Regional Growth Strategy (RGS) Bylaw (Bylaw No. 4017).

BACKGROUND

The RGS is a vision for the future of the capital region, guiding decisions on regional issues such as transportation, population growth and settlement patterns. The RGS promotes the long-term livability of the region with policy intended to enhance social, economic and environmental performance. The current RGS was adopted by the CRD Board on March 14, 2018 (Bylaw No. 4017). On April 14, 2021 the CRD Board amended the RGS with updated population projections (Bylaw No. 4328).

An RCS, adopted within a local government's Official Community Plan (OCP), sets out the relationship between the RGS and OCP and how they will be made compatible over time. Per section 446 of the *Local Government Act* (the *Act*), an OCP in a local government to which an RGS applies must include an accepted RCS. The *Act* stipulates that upon receipt of a proposed RCS, the CRD Board must respond by resolution within 120 days to the municipal council to indicate whether or not it accepts the RCS. The Board is deemed to have accepted the RCS if it does not respond within the 120-day period.

On April 11, 2018, the CRD Board approved a framework to guide the evaluation of regional context statements.

On May 22, 2025, the City of Langford submitted an updated RCS for Board acceptance (see Appendix A). The RCS was prepared as part of the city's comprehensive update to its OCP, titled "Let's Plan Langford. For 100,000", and adoption of an updated Housing Needs Report. The CRD Board approved the City of Langford's previous RCS on April 8, 2020.

Regional Planning staff have evaluated the updated RCS in accordance with the Board-approved Regional Context Statement Framework. This framework identifies three criteria against which staff should evaluate an RCS:

1) **All relevant content is included:** The RCS addresses all RGS content relevant to the OCP. Content that is not applicable in the context of the OCP should be identified as "not applicable".
2) **Clearly articulates relevant content:** The RCS provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.
3) **Plan to be consistent over time:** The RCS identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

Appendix B presents a summary of the evaluation.

ALTERNATIVES

Alternative 1
The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Langford Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 2
The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Langford Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and not be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 3
That the City of Langford Regional Context Statement report be referred back to staff for additional information based on Planning and Protective Services Committee direction.

IMPLICATIONS

Intergovernmental Implications
Board acceptance of the RCS is a key RGS implementation tool as the context statement relates a local government's OCP to the RGS. The OCP provides policies that guide decisions related to land use, infrastructure, mobility, housing, parks and other content under the authority of a local government. The City of Langford has submitted a proposed RCS to fulfill its statutory obligation to have an accepted RCS that demonstrates the relationship of its new OCP to the RGS. An accepted RCS is necessary in order for the adoption of an updated OCP.

Regional Growth Strategy Implications
The City of Langford's proposed RCS demonstrates a strong relationship to the RGS that supports the RGS vision and objectives, based on staff's analysis against the RCS evaluation criteria. The RCS fully captures all relevant OCP content (*criteria #1*) and identifies how the OCP relates to the RGS (*criteria #2*), and how it will develop policy over time to ensure alignment with RGS goals *(criteria #3).*

As outlined in Appendix B, the RCS is aligned with the vision and objectives for growth management, environment and infrastructure, housing and community, transportation, economic development, food systems and climate action. The City of Langford will continue to be a key centre of population growth, and residential development in the region. This is aligned with RGS goals for lands within of the Urban Containment Policy Area (UCPA) and as a key sub-regional node in the RGS Settlement Concept. Policy support is also shown for protecting and expanding employment, commercial, and tourism opportunities in the city. The proposed OCP provides a wide range of policies that strongly align with the RGS vision and objectives.

Environmental & Climate Implications
The CRD Climate Action Strategy identifies sustainable land use, planning and preparedness as an important goal area to reduce greenhouse gas (GHG) emissions. RGS implementation, including the approval of RCSs that will help reduce community-based GHG emissions, is a key action.

As shown in Appendix B, the City of Langford's RCS shows a strong alignment with the RGS objectives for efficient and compact urban settlement patterns that minimize GHG emissions by promoting complete communities, more dense housing typologies, low carbon transportation options, and preservation of ecosystem health.

Alignment with Board & Corporate Priorities
Reviewing RCSs for consistency addresses the Planning Community Need from the 2023-2026 CRD Corporate Plan goal 8a for managed growth. The RCS review is an on-going initiative, which is part of Regional Planning's core service delivery.

Alignment with Existing Plans & Strategies
The City of Langford's RCS is aligned with existing CRD plans and strategies that detail and enact the seven primary objectives of the RGS.

CONCLUSION

Provincial legislation requires that a municipal OCP contain an accepted RCS. Board acceptance of the RCS is a key tool for RGS implementation. Staff have reviewed the City of Langford's proposed RCS in accordance with the Board-approved evaluation framework. The RCS demonstrates a strong relationship to the RGS and will work toward achieving RGS vision and objectives.

RECOMMENDATION

The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Langford's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Submitted by:	Patrick Klassen, MCIP, RPP, Senior Manager, Regional Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

Appendix A: City of Langford Regional Context Statement Referral
Appendix B: Regional Context Statement Evaluation
Appendix C: City of Langford Draft Regional Context Statement

CITY OF Langford

where it all happens.

2025/05/21

Capital Regional District Board
Attn: Kevin Lorette
General Manager, Housing, Planning and Protective Services
625 Fisgard Street
Victoria, BC V8W 1 R7

Dear Kevin Lorette:

RE: City of Langford Official Community Bylaw No. 2200

For consideration of acceptance by the Capital Regional District (CRD) Board, please find attached a copy of the updated Regional Context Statement for Langford's proposed new Official Community Plan.

Background

In October 2023, Council directed staff to undertake a comprehensive "refresh" of Langford's 2008 Official Community Plan (OCP) to reflect emerging community priorities and to respond to evolving Provincial legislation. The resulting refreshed and reimagined OCP is the product of a multi-phase planning process shaped by three rounds of meaningful public engagement, input from subject matter experts, and a strong commitment to inclusive, transparent policy development.

The refresh process unfolded over four key phases, each designed to progressively build on public feedback and technical analysis to deliver a plan that is both visionary and grounded in community values. At every stage of the planning process, public engagement was not just a component—it was the foundation. The resulting proposed OCP captures input from thousands of voices, ranging from casual conversations at pop-up events to formal submissions from community partners. It connects what matters most to residents with the policies that will guide how Langford grows and prospers. The refreshed plan is action-oriented, measurable, and reflective of a shared vision for a sustainable, equitable, and thriving city.

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Langford, BC V9B 2X8

These four phases included:

- Phase 1: Community Vision and Priorities (Summer 2024)
- Phase 2: From Big Ideas to Initially Preferred Options (Fall 2024)
- Phase 3: Building the Draft OCP (Winter 2024/2025)
- Phase 4: Preparing the OCP Bylaw (Spring 2025)

Throughout this process, the conversation has been built around developing an OCP that strategically meets the needs of 100,000 residents while addressing the challenges of affordability, housing, climate change, social equity, rising infrastructure costs, and improved transportation options.

The CRD Regional Growth Strategy contains a series of objectives related to managing and balancing growth, environment and infrastructure, housing and community, transportation, economic development, food systems, and climate action. The City of Langford's proposed OCP aligns with and supports these objectives, and contributes significantly to the implementation of this regionally coordinated approach to a successful and sustainable Capital Region. The Regional Context Statement that forms part of Bylaw No. 2200 identifies the OCP policies that relate to each objective and demonstrate this alignment.

At the regular meeting held May 20, 2025, Langford City Council gave first reading to Bylaw No. 2200, with minor amendments. A certified copy of the resolution and Appendix B – Regional Context Statement are attached.

It is our understanding that the CRD Board will consider the updated Regional Context Statement and provide a decision to accept or refuse within 120 days of receiving it, in accordance with Section 448 of the Local Government Act.

If you require any further information, please contact Leah Stohmann, Director of Community Planning and Climate Change at lstohmann@langford.ca or (250) 478-7882.

Sincerely,

Leah Stohmann, RPP, MCIP
Director of Community Planning and Climate Change

Appendix B

REGIONAL CONTEXT STATEMENT EVALUATION

The Regional Context Statement (RCS) has been reviewed in accordance with the evaluation framework approved by the CRD Board on April 11, 2018. The evaluation framework relies on the three criteria shown below.

1. **All relevant content is included:** The regional context statement addresses all Regional Growth Strategy (RGS) content relevant to the Official Community Plan (OCP). Content that is not applicable in the context of the OCP should be identified as "not applicable".

   Example: *The regional context statement contains headers, sections, a table or other such format that clearly identifies each applicable RGS objective. Should an objective not apply, such as if a municipality contains no identified food or farmlands, the context statement would note that the objective does not apply.*

2. **Clearly articulates relevant content:** The regional context statement provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.

   Example: *The regional context statement provides content specificity such that it is clear what the Board is accepting. An example is: "RGS Objective X is implemented by building in "…" location, at a range of "…" densities and proximate to "…" services." A context statement with content as follows: "RGS Objective X is implemented with OCP policies A, B and C" would not be sufficiently specific.*

3. **Plan to be consistent over time:** The regional context statement identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

   Example: *A regional context statement identifies that a municipality will undertake a population projection to determine how to align with the RGS population projections over time.*

Table 1. Regional Context Statement Evaluation Framework

LGA	RCS Content	Relationship to Legislative Requirement For CRD* Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		✓	✓	N/A
429(2)(a)	Identify how the OCP relates to the RGS vision on p. 1 of the RGS.	The RCS addresses all seven topic areas from the RGS and identifies alignment with all objectives.	The RCS references a wide range of OCP policy that identify how the vision of the RGS will be supported.	
		✓	✓	N/A
429(2)(b)	Identify how the OCP relates to the projections provided in Table 1 of the RGS.	The RCS references OCP policy and targets that are aligned with the population, dwelling, and employment projections from RGS Table 1.	The RCS references OCP sections that address the updated 5 and 20 year Housing Needs Report targets as well as policies and actions to support these population and dwelling targets. The RCS references a wide range of OCP policies that align with the RGS Table 1 employment projections and support a strong local economy.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

– Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Managing and Balancing Growth (Objectives 1.1 & 1.2)			
		✓	✓	N/A
429(2)(c) and (d); 429(3)	Identify how the OCP relates to the RGS.	The RCS identifies how the OCP aligns with RGS objectives for managing and balancing growth.	The RCS appropriately acknowledges the City of Langford's place within the region as a key population growth centre that is entirely within the Urban Containment Policy Area. The RCS references OCP policies that focus growth in areas that are aligned with the RGS Settlement Concept (Map 3b). The RCS references the City Centre (sub-regional node) and the Westhills Urban Centre (node) and the OCP has policy that supports an appropriate level of density and land use mix. OCP policies are referenced that encourage ongoing development of complete communities and support a robust local economy. The OCP is supportive of the regional goal to protect the integrity of rural communities through its position as an urban centre supportive of growth, thereby mitigating growth pressures on rural areas.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

– Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Environment and Infrastructure (Objective 2.1 & 2.2)			
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for environmental protection, sustainability, and the efficient delivery of infrastructure.	The RCS supports RGS principles of protecting, conserving, and managing ecosystem health. Reference is made to alignment with the Capital Green Lands Policy Area and highlights the importance of the recreational and environment values of connected parks and greenspaces. This is of particular interest for Langford due to the presence of numerous regional and provincial parks within the city, as well as regionally significant local parks. The RCS references OCP policies that help ensure the protection of environmentally sensitive areas. Development permit guidelines are present in the OCP and will be reviewed and updated over time to ensure desired outcomes. The RCS references OCP policy that aligns with RGS Objective 2.2 to manage regional infrastructure services sustainably by working with service providers to prioritize system expansions and upgrades to existing systems that support intended growth areas.	

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	Relationship to Legislative Requirement For CRD Board consideration All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Housing and Community (Objectives 3.1 & 3.2)			
		✓	✓	N/A
		The RCS identifies how the OCP aligns with RGS objectives for housing and complete communities.	The RCS is aligned with RGS goals for growth in complete communities. The OCP seeks to create a compact, mixed-use community with diverse housing and transportation options. The focus on complete communities can be seen in a wide range of policies throughout the OCP. The RCS references OCP designation of lands with natural hazards as development permit areas to identify areas where development should not occur and where mitigation of the risk of hazards may be required. Housing affordability is addressed through the updated Housing Needs Report which supports the development of a range of housing options to accommodate the needs of all ages, abilities, household sizes, and stages of life. The OCP policies are aligned with RGS policies for improving housing affordability.	

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

– Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Transportation (Objective 4.1)		
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for transportation.	The RCS references OCP policies that the RGS objective to improve multi-modal connectivity and mobility across there region. OCP policies are referenced that guide increasing density to areas of Langford with current or planned multi-modal transportation options. The RCS note alignment between the OCP and the RGS in the goal of having walking, biking, and transit account for 42% of trips. The RCS expresses support for the continued development of transit and mobility hubs, and for active transportation corridors including the E&N Rail Trail and the Galloping Goose Regional Trail.	

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Economic Development (Objective 5.1)		
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for economic development.	The RCS shows alignment with the economic development objectives of the RGS through a wide range of OCP policies. OCP policy is referenced related to the designation and protection of employment lands for industrial activities and incentivizing commercial land use in the intended growth areas of the city. The RCS emphasizes the OCP's commitment to supporting and expanding Langford's role as a regional shopping and tourist destination. The importance of arts and culture as an economic driver and a key part of social and cultural expression is also noted.	The RCS references the OCP designation of Future Policy Areas that include forested lands. These areas are intended to be assessed in the future for further policy development. At the moment, these areas act as a buffer between currently more rural areas and existing or intended settled areas.

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Food and Agricultural Systems (Objective 6.1)		
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for food and agricultural systems.	The RCS displays alignment between OCP and RGS policy to foster a resilient food and agriculture system. The RCS expresses the intentions to encourage active farming of agricultural lands. The agricultural land use designation reinforces the protection of agricultural lands. Reference is made to OCP policies that support food growing opportunities in new developments, enabling community gardens in all neighbourhoods, and supporting the local food economy. The RCS references the goal of increasing the amount of agricultural land in food production and supporting urban agriculture. This includes the OCP goal of establishing one community garden in each neighbourhood.	

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

LGA	RCS Content	**Relationship to Legislative Requirement** For CRD Board consideration		
		All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Climate Action (Objective 7.1)		
		✅	✅	N/A
		The RCS identifies how the OCP aligns with RGS objectives for climate action.	The RCS is aligned with the RGS objectives and policies for reducing community-based greenhouse gas emissions. OCP policy is referenced that promotes the development of energy-efficient, high-performance, low-carbon buildings. This is applied to both new buildings and retrofits of existing buildings. The RCS notes a focus on incorporating climate resilience consideration into asset management and infrastructure design. Support for increased use of renewable, efficient and clean energy sources is expressed. The OCP's overall approach to growth in complete communities and transportation will help to minimize greenhouse gas emissions. The RCS notes that the OCP is aligned with the RGS goal to reduce GHG emissions in the region by 61% (from 2007 levels) by 2038.	

Legend: Regional Context Statement Evaluation

✅ Strong alignment with evaluation criteria; recommend approval

➖ Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

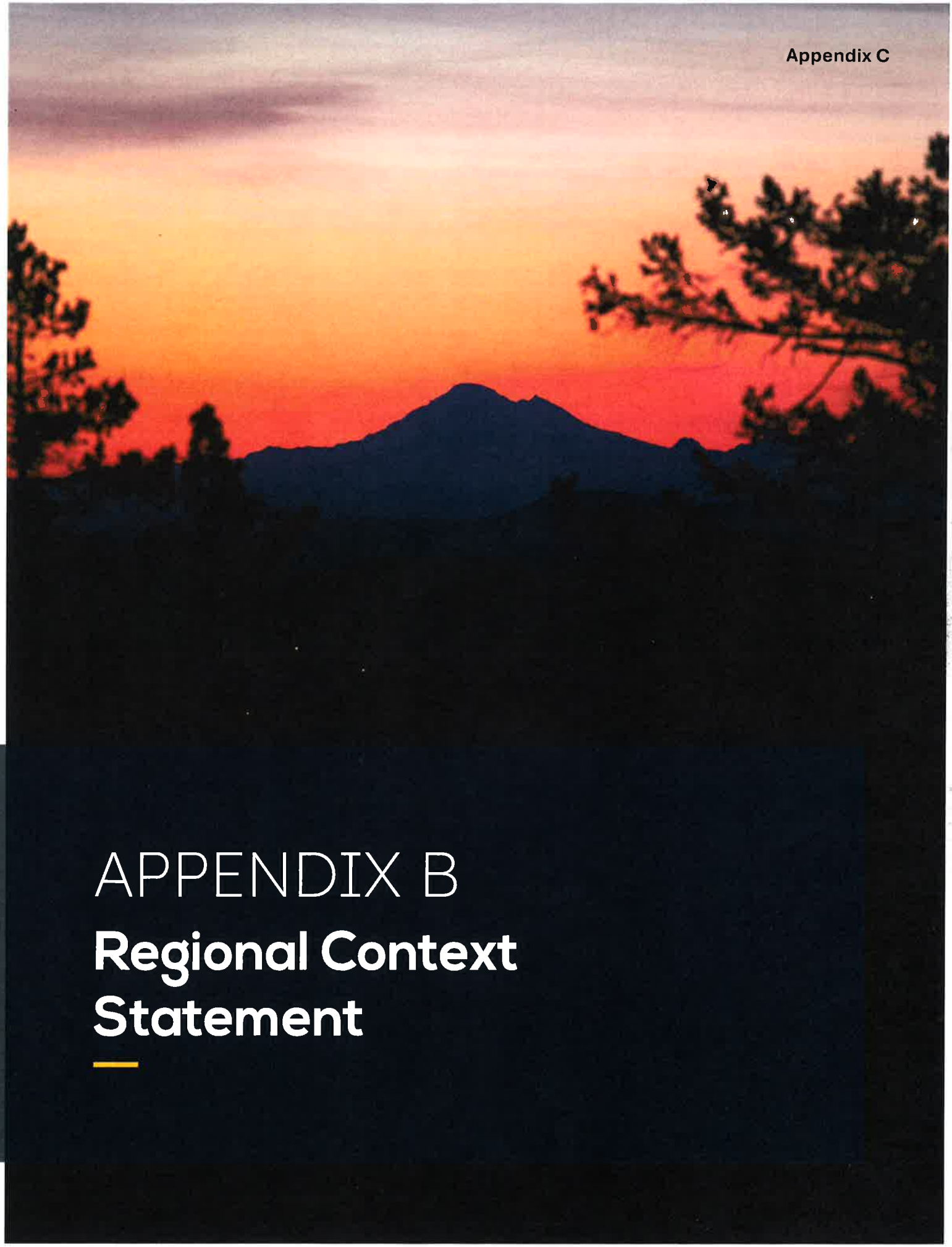
Acronym*	
CRD	Capital Regional District
LGA	*Local Government Act*
OCP	Official Community Plan
RCS	Regional Context Statement
RGS	Regional Growth Strategy

Legend: Regional Context Statement Evaluation

✓ Strong alignment with evaluation criteria; recommend approval

– Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval



APPENDIX B
Regional Context Statement

Appendix B: Regional Context Statement

A Regional Growth Strategy (RGS) is a regional planning framework developed in partnership by the regional district and member municipalities in order to promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land, and other resources (Section 428 of the *Local Government Act*).

The current RGS that applies within the Capital Regional District (CRD) was approved by the CRD Board in March 2018, and amended in 2021. A regional context statement (RCS) must be incorporated in the OCP of all local governments included within a RGS in order to identify the policy links that exist between an OCP and a RGS. This acknowledges that local planning and land use policies are expected to align with and work towards the goals and objectives established in the RGS.

The RGS contains a series of objectives related to managing and balancing growth, environment and infrastructure, housing and community, transportation, economic development, food systems, and climate action. The City of Langford's OCP aligns with and supports these objectives, and contributes significantly to the implementation of this regionally coordinated approach to a successful and sustainable Capital Region. The following sections identify the OCP policies that relate to each objective and demonstrate this alignment.

1. Managing and Balancing Growth

1.1 Keep Urban Settlement Compact

The City of Langford's municipal boundary is coincident with the Urban Containment Boundary designated on Map 3a (Growth Management Concept Plan) of the RGS.

Part 6 (the Growth Management & Land Use Strategy) of this OCP designates areas where growth is intended, controlled, or limited so as to ensure a compact urban settlement. Intended growth areas include a range of land use designations that enable mid- to higher density development, including City Centre, Urban Centres, and Corridors.

The City Centre is identified as one of five "sub-regional nodes" in the RGS Map 3b (Settlement Concept - Detail) in Langford. The density and land-use mix enabled and/or mandated within the City Centre supports the RGS intention for sub-regional nodes, which states: *scale and intensity of development supports the area as a sub-regional employment, commercial and community destination and serves as a commuter destination from within the sub-region. Surrounding areas feature a mix of uses and higher density residential development.*

The Westhills Urban Centre is further identified as one of 15 "nodes" in the RGS Map 3b (Settlement Concept - Detail) in Langford. Nodes are intended to enable the following: *scale and intensity of development supports local-serving employment, commercial and community services and serves as a destination for residents proximate to the node. Surrounding areas feature residential uses of varying densities. The policies and intent for lands within the Urban Centres designation of this OCP aligns with the objectives of the node designation within the RGS.*

While the role of the City Centre and Westhills Urban Centre within the region is specifically acknowledged by the RGS, the development of additional nodes in Langford is not precluded. Langford's OCP does include (and has included in past OCPs) several additional Urban Centres that function at the RGS "node" level in order to enable such destinations in proximity to a wider range of neighbourhoods.

Other intended growth areas include Employment Lands, where industrial uses are protected and further enabled; and Corridors, where mid-rise buildings and a mix of land uses are permitted.

These primary intended growth areas are supported by lands within the Complete Communities designation, the policy intent of which is to enable a range of ground-oriented housing types. This designation also enables mid-rise, mandated mixed-use Neighbourhood Villages and Corner Convenience buildings at locations meeting certain criteria to incentive the incorporation of new shops, services, and amenities within neighbourhoods.

The Pre-Committed Growth Area designation acknowledges where previous approvals for significant, longer-term, master-planned communities have already been granted; and the Future Policy Areas designation identifies those lands where development is not expected to occur in this planning phase due to various constraints such as lack of access to roads, transportation options, and municipal services, and other factors such as interface fire hazard risk.

This OCP further aligns with and supports the 2038 employment and population projections for the West Shore, as stated in Table 1 of the RGS. Part 8 (Emphasizing Housing Action) includes the five- and 20-year housing needs targets from the Langford Housing Needs Report, as well as policies and actions to support these targets. Part 6 (Land-Use and Growth Management Strategy) identifies the areas of Langford where this population growth will occur, as well as the areas where industrial and commercial development is mandated or enabled to support the creation of additional employment opportunities. Part 11 (Economic Resilience and Prosperity), Part 12 (Embracing the Creative City), and Part 14 (Parks, Places, and Services for People) further outline policies and actions to support a robust local economy in a diverse range of sectors. These policies act together to support local resilience, enhance quality of life, shorten commute times, and keep economic benefits within the community.

This OCP is highly focused on implementing RGS Objective 1.1 by focusing new development approvals on urban infill development, further densifying existing serviced and built-up areas, and completing the build-out of the Pre-Committed Growth Areas.

This OCP supports Langford's ongoing alignment with the RGS target to accommodate a minimum of 95% of the region's new dwelling units within the Urban Containment Policy Area.

1.2 Protect the Integrity of Rural Communities

Rural/Rural Residential policies of the RGS do not apply to the City of Langford, as the City is entirely within the Urban Containment Boundary identified on Map 3a of the RGS.

The policies of this OCP with respect to patterns of compact urban settlement within the Urban Containment Boundary should alleviate the pressure to develop areas designated Rural/Rural Residential in the RGS that occur within other municipalities within the region.

2.Environment and Infrastructure

2.1 Protect, Conserve and Manage Ecosystem Health

Areas in the City included in the Capital Green Lands Policy Area include local, regional, and provincially managed park and recreational spaces. Part 14 (Parks, Places, and Services for People) reinforces the recreational and environmental value of connected parks and greenspaces within and beyond the City.

The City of Langford contains numerous significant Regional and Provincial Parks, including Goldstream Provincial Park, Mount Wells Regional Park, Sooke Hills Wilderness Regional Park, Thetis Lake Regional Park, and Mill Hill Regional Park. Adding to this are many regionally significant local parks, including, but not limited to, Centennial Park, Veterans Memorial Park, Langford Lake Park, Glen Lake Park, as well as the Jordie Lunn Bike Park and Langford Gravity Zone.

The protection and acquisition of additional parkland to support Langford's growing population remains a top priority. The creation and implementation of a Parks and Trail Master Plan is a key action identified within this OCP, and this process will consider and support the expansion of regionally connected parks and trail networks, including the sea-to-sea green/blue belt and the completion of the Regional Trail Network.

Part 10 (Protecting Ecological Systems and Biodiversity) recognizes the value of the urban forest, natural areas, and environmentally sensitive areas. This Part includes policies and actions to ensure these areas continue to provide important community benefits as Langford continues to grow, including mitigating the effects of climate change, and by providing ecosystem services, health benefits, placemaking opportunities, and economic benefits.

The City has development permit area guidelines in place to protect environmental features on public and private property, including wetlands, watercourses, lakes, sensitive plant communities, and natural habitat and biodiversity features. Part 10 includes policies to review and update these guidelines to ensure they are successfully achieving desired outcomes, and to explore other tools to incentivize the retention of natural ecosystems, environmentally sensitive areas, and urban forests.

Part 9 (Climate Action and Sustainable Infrastructure) includes policies that support waste reduction, water conversation, sustainable wastewater management practices, renewable and efficient energy systems, and the expanded use of green infrastructure practices to support sustainable site design strategies.

2.2 Manage Regional Infrastructure Services Sustainably

The City of Langford is entirely within the Urban Containment Policy Area, so all lands within Langford can be connected to the regional water system in line with this Objective. Section 6.10 of this OCP requires all growth and development to be connected to both water and sewer systems, and that the City work with service providers to prioritize any expansions and upgrades to these existing systems to accommodate growth within the intended growth areas, as outlined in Part 6 (Land-Use and Growth Management Strategy). This will support the intention of this objective to promote settlement patterns that are cost effective and efficient to service, and further identifies the priority lands for service expansions.

3. Housing and Community

3.1 Create Safe and Complete Communities

The central framework of this OCP is to create a compact, mixed-use community that offers diverse housing and transportation choices throughout, and enables a variety of shops, services, amenities, and parks within a short walk/bike/roll of where people live. The maps and policies in Part 6 (Land-Use and Growth Management Strategy) set out how and where this will be achieved at different scales throughout the intended growth areas enabled by this OCP.

Part 5 (Mobility Choice, Not Car Dependency), Part 7 (High Quality City-Building), Part 8 (Emphasizing Housing Action), and Part 14 (Parks, Places, and Services for People) provide further policy support and implementation details regarding the City's commitment to the principles of RGS Objective 3.1 and the associated target to increase the number of people living with complete communities.

This OCP designates lands with natural hazards, including the 200-year floodplain and areas of drainage concern, high and extreme interface fire hazard, and steep slopes as development permit areas. The identified hazard must be assessed by a qualified professional and a development permit may identify areas where development may not occur and/or measures to mitigate risk of the hazard to both the development and surrounding lands. Part 9 (Climate Action and Sustainable Infrastructure) includes support to update the City's policies to integrate a climate adaptation and mitigation lens, which will be applied to the development permit area guidelines

3.2 Improve Housing Affordability

Policies in Part 8 (Emphasizing Housing Action) of this OCP incorporate the findings of Langford's Housing Needs Report and support the development of a range of housing choices along the housing continuum to accommodate the needs of all ages, abilities, household sizes, and stages of life. The key areas of housing need identified in the Housing Needs Report, including affordable housing, rental housing, and special needs housing, are enabled throughout the city. This Part also includes policies that emphasize and incentivize the incorporation of these housing types in key growth areas, including the City Centre and Urban Centres. The five-year and 20-year housing need projections are included in this OCP and will be monitored over time.

These policies of this Part align with RGS objective 3.2 and will support the associated targets to increase the supply of affordable housing and reduce the number of people in core housing need or experiencing homelessness within the region.

4. Transportation

4.1 Improve Multi-Modal Connectivity and Mobility

Part 6 (Land-Use and Growth Management Strategy) of this OCP integrates transportation planning and land use planning by directing density to the areas of the City with current or planned multi-modal transportation choices, and where shops, services and amenities can be accessed within a short walk, bike, or roll from homes.

This multi-modal transportation network will link neighbourhoods to the City Centre, Urban Centres, Corridors, transit hubs, and active transportation corridors including the E&N Rail Trail and the Galloping Goose Regional Trail.

Part 5 (Mobility Choice, Not Car Dependency) and Part 7 (High Quality City-Building) also emphasize the alignment of the OCP with RGS objective 4.1 through policies that identify how the City, community partners such as BC Transit, other levels of government, and new development can coordinate and support improvements to the multi-modal network such that the mode-share of all trips made by walking, rolling, cycling, and/or public transit increases to 42% by the time Langford reaches 100,000 residents. This mode-share target for Langford aligns with the associated target of the RGS.

These policies prioritize infrastructure improvements according to the modal hierarchy, incorporate “complete streets” and all ages and abilities design objectives, support transportation demand management, and highlight the critical role of collaborative advocacy and regional coordination to improve public transit ridership and coverage.

5. Economic Development

5.1 Realize the Region’s Economic Potential

The RGS goal of strengthening the regional economy is supported by multiple sections of this OCP, including Part 6 (Land-Use and Growth Management Strategy), Part 11 (Economic Resilience and Prosperity), and Part 12 (Embracing the Creative City).

Part 6 aligns with this objective by designating and protecting employment lands for industrial activities and by enabling, mandating, and incentivizing commercial land uses in the intended growth areas of the city. The OCP supports a variety of economic uses that add to the interesting and dynamic fabric of the community, from home-based businesses to large scale mixed-use Centres. An important objective of this OCP is to provide suitable land areas for industrial, commercial, and business activities to provide local job opportunities and strengthen the City’s tax base.

Part 11 emphasizes the City’s commitment to supporting and expanding Langford’s role as a regional shopping and tourism destination, fostering a diverse and adaptable economy that includes a wide range of sectors, and supporting innovation and entrepreneurship. Part 12 acknowledges that arts and culture are an important economic driver, and an essential component of city-building that promotes social connections and cultural expression.

The Renewable Resource Lands identified in the RGS include areas that are within the Agricultural Land Reserve and privately held forested lands. Through Part 6, the ALR lands are designated for agricultural use (see additional alignment below) and the forested lands are within a block of lands designated as Future Policy Areas that will be further assessed in the future, and act as a buffer between more rural areas and existing or intended settled areas in the meantime.

Through these policies, this OCP will help achieve this RGS objective and the associated jobs/population ratio target.

6. Food Systems

6.1 Foster a Resilient Food and Agriculture System

Policies in Part 13 (Food Systems and Security) of this OCP align with this objective of the RGS by promoting and supporting food production and access to locally sourced food. This Part highlights the City's intention to protect and encourage the active farming of agricultural lands, including through innovative and sustainable methods. Policies also incentivize the inclusion of food growing opportunities into new developments, enable community gardens in all neighbourhoods, and support the expansion and celebration of a local food economy. The Agricultural land-use designation of Part 6 (Land-Use and Growth Management Strategy) reinforces the protection of agricultural lands, while Part 7 (High Quality City-Building) further supports the incorporation of community or private gardens into the design of new developments.

These policies aim to increase the amount of agricultural land in food production and support urban agriculture throughout the city. While the OCP doesn't include a municipal target for increasing agricultural land in food production, it does include a target to establish one community garden in each Langford neighbourhood as well as a commitment to establish a local food production target.

7. Climate Action

7.1 Significantly Reduce Community Based Greenhouse Gas Emissions

Part 9 (Climate Action and Sustainable Infrastructure) aligns with RGS objective 7.1 through policies that promote the development of energy-efficient, high-performance, and low-carbon buildings, including both new buildings and retrofits to existing buildings. Policies further support incorporating climate resilience considerations into asset management and infrastructure practices and seek opportunities to increase use of renewable, efficient, and clean energy sources. The development of a climate action plan to identify climate-related risks and a strategy to adapt to and mitigate the effects of these changes and risks is identified as an action to implement components of this OCP.

The central framework of this OCP is to create a compact, mixed-use city that offers diverse housing and transportation choices throughout, protects local employment lands, and enables a variety of shops, services, amenities, and parks within a short walk/bike/roll of where people live. In addition to many other public benefits, the integration of land-use and transportation decisions in conjunction with the policies of Part 9 provide a solid foundation from which the City can make progress towards reducing GHG emissions locally and regionally. The OCP supports the policies of this objective and aligns with the RGS target to reduce GHG emissions within the region by 61% (from 2007 levels) by 2038.

Making a difference...together

EEP 25-19

REPORT TO REGIONAL WATER SUPPLY COMMISSION
MEETING OF WEDNESDAY, MAY 21, 2025

SUBJECT **Greater Victoria Drinking Water Quality – 2024 Annual Report**

ISSUE SUMMARY

To present the Greater Victoria Drinking Water Quality 2024 Annual Report to the Regional Water Supply Commission prior to submission to the provincial regulator.

BACKGROUND

The Capital Regional District (CRD) undertakes a comprehensive water quality monitoring program as part of its multi-barrier approach to provide a safe drinking water supply to the region. This Water Quality Monitoring Program is directly linked to CRD's commitment to "safe drinking water and a resilient water supply" in the 2023-2026 Corporate Plan. The program reports water trends on a regular basis to the Regional Water Supply Commission, along with a comprehensive annual report for each calendar year. The Greater Victoria Drinking Water Quality 2024 Annual Report (Appendix A) presents the most recent findings and analysis. Water suppliers in BC are responsible for monitoring and providing an annual report to the provincial regulator (i.e., Island Health). To assist in meeting these responsibilities, the CRD has prepared this report, which will be distributed to Island Health, all municipal water suppliers and posted on the CRD website.

ALTERNATIVES

Alternative 1

The Regional Water Supply Commission recommends to the Capital Regional District Board: That the Greater Victoria Drinking Water Quality 2024 Annual Report be approved.

Alternative 2

That the Regional Water Supply Commission direct staff to provide further information.

IMPLICATIONS

Environmental & Climate Implications

The report indicates that our source water remains in good condition and there is good drinking water quality in all system components of the Greater Victoria Drinking Water System. The system is monitored for physical, chemical and biological water quality parameters. Overall, trends are relatively stable and indicate good conditions; however, there were three events of note in 2024:

- For the second time since 2017, Sooke Lake Reservoir was affected by a total coliform bacteria event in the summer. Test results indicated that during the period of highest bacterial

load in raw water, short-term bacterial breakthroughs (the treatment plant failed to inactivate all indicator bacteria) occurred on seven days during peak water demand periods. The breakthroughs were limited to a few morning hours, in low concentrations and only immediately downstream of the Goldstream Water Treatment Plant (GWTP) and prior to the first customer. Working together with Island Health, the risk to public health was assessed as low throughout this event and no public advisory was required. The cause and mechanism of these total coliform events remains unclear and will be studied further.

- On September 27, a turbidity event occurred at the Sooke Water Treatment Plant. The event was caused by a break in Main #15, the sole supply main for raw water to the Sooke plant. A fallen tree was the cause for the main break. The Sooke system was supplied with treated water from storage reservoirs while the complex repair was successfully completed without water quality impacts to customers.

- Peak watering demands in early summer caused several turbidity exceedances at the GWTP. Staff are taking measures to manage these events through an annual springtime main flushing program and working with communities and industry sectors to reduce peak outdoor watering demands.

Monitoring results indicate the CRD continues to meet guidelines for maintaining an unfiltered source water supply. Further monitoring within the distribution system indicates a good balance between managing bacterial growth and ensuring good water quality with low concentrations of disinfection byproducts.

Financial and Regulatory Implications

The reporting function is included within the overall budget for the Water Quality Monitoring Program. This task ensures there is adequate information to inform and work with Island Health officials, meet provincial regulatory requirements and federal guidelines, and ensure CRD staff have sufficient information to maintain proper oversight of the water supply system.

The CRD continues to provide compliance monitoring of the municipal systems within the region to deliver effective and efficient oversight for both monitoring and reporting of water quality within the overall distribution system. Responsibility for any issues that may arise in the municipal infrastructure remains with local governments.

Social Implications

The full disclosure of water quality monitoring data maintains public confidence that the CRD is effectively managing the regional drinking water supply. The data and reports are available online through the CRD public website. Staff respond directly to any customer concerns or questions, and work with CRD operational staff, municipal staff, small system operators and Island Health officials to ensure good communication and support for the overall system.

CONCLUSION

The Water Quality Monitoring Program remains an essential component in the delivery of a safe drinking water supply to the region. Monitoring results summarized in the Greater Victoria Drinking Water Quality 2024 Annual Report indicate that overall water quality was good and has been effectively managed through the CRD's multi-barrier approach. Once the report is approved by the Board, it will be submitted to Island Health, as per the requirement under the BC Drinking Water Protection Act.

RECOMMENDATION

The Regional Water Supply Commission recommends to the Capital Regional District Board:
That the Greater Victoria Drinking Water Quality 2024 Annual Report be approved.

Submitted by:	Peter Kickham, M.E.T., R.P.Bio., Acting Senior Manager, Environmental Protection
Concurrence:	Russ Smith, Acting General Manager, Parks, Recreation & Environmental Services
Concurrence:	Alicia Fraser, P. Eng., General Manager, Integrated Water Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT

Appendix A: Greater Victoria Drinking Water Quality – 2024 Annual Report

APPENDIX A

Making a difference...together

Greater Victoria Drinking Water Quality
2024 Annual Report

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May 2025

Greater Victoria Drinking Water Quality
2024 Annual Report

BACKGROUND

This report provides the annual overview of the Capital Regional District (CRD) Water Quality Monitoring Program and 2024 water quality results within the Greater Victoria Drinking Water System (GVDWS) and its individual system components (see Map 1). The results indicate that Greater Victoria's drinking water continues to be of good quality and is safe to drink.

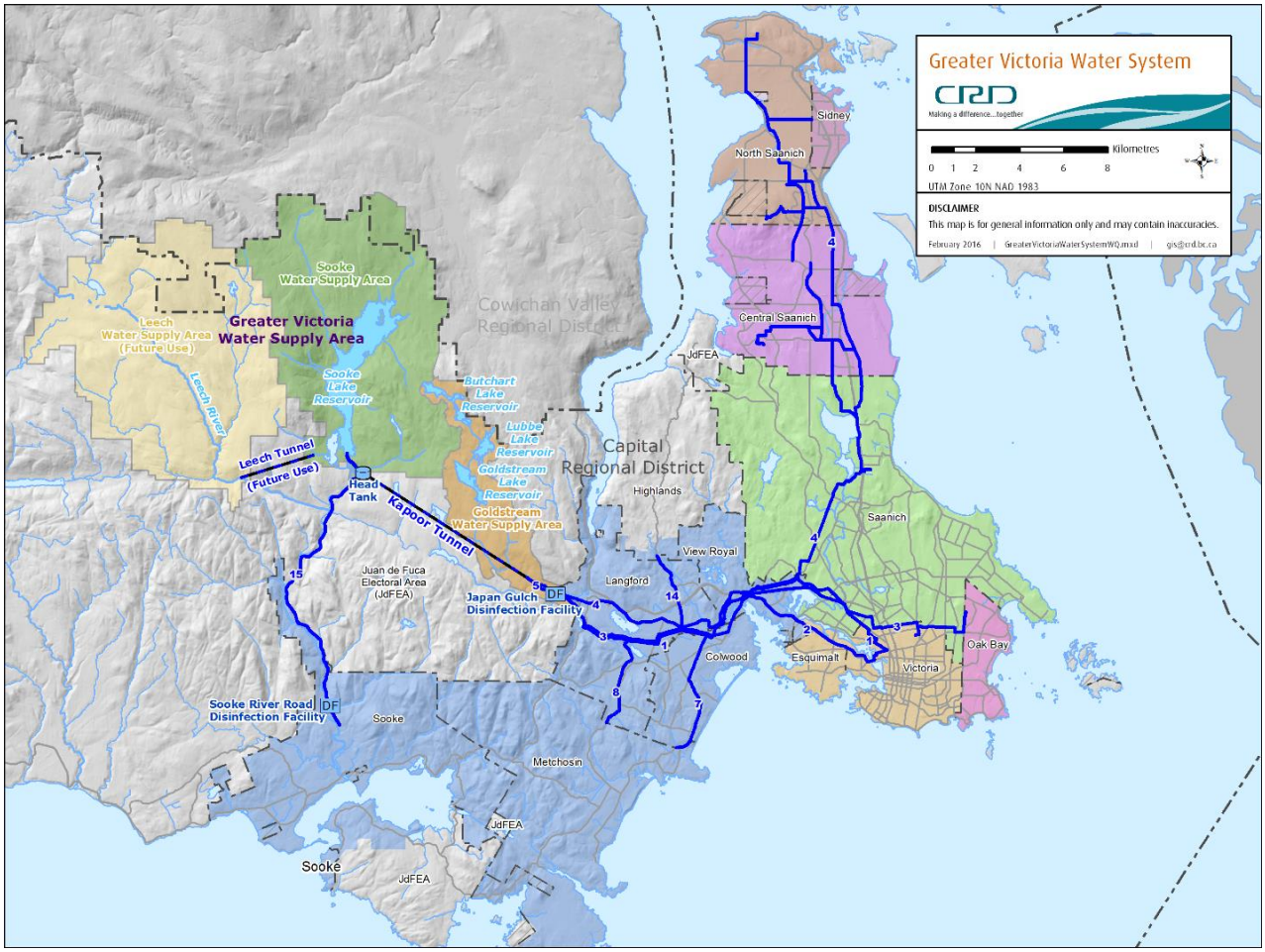
The monitoring program is designed to meet the requirements of the provincial regulatory framework, which is defined by the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation*, and to follow the federal guidelines for drinking water quality.

The approximately 11,000 hectares of the Sooke and Goldstream watersheds comprise the source of our regional drinking water supply area. Water flows from the reservoirs to the Sooke and Goldstream water treatment plants and then through large-diameter transmission mains and a number of storage reservoirs into eight different distribution systems, which in turn deliver drinking water to the consumers. The monitoring program covers the entire system to anticipate any issues (i.e., source water monitoring), ensure treatment is effective (i.e., monitoring at the treatment facilities), and confirm a safe conveyance of the treated water to customers (i.e., transmission and distribution system monitoring). It also enables CRD staff to address any concerns or questions by the general public. The program adopts a multiple-lines-of-evidence approach (biological, chemical and physical) to ensure all aspects of water quality are considered. The program is comprehensive, collecting approximately 6,000 samples and conducting approximately 60,000 individual analyses annually. The results are discussed with Island Health, which oversees compliance with drinking water standards, and with CRD operations and municipal staff, who rely on the information to properly operate and maintain the system components.

The source water reservoirs, with established and intact ecosystems, provide raw water of good water quality that can be utilized unfiltered for the preparation of potable water. Water quality monitoring in the watersheds serves several purposes: 1) to verify that the CRD continues to comply with the criteria for an unfiltered surface water source; 2) to understand the quality of the water flowing into the reservoirs; 3) to ensure that staff are aware of the presence and absence of water quality-relevant organisms, including specific pathogens in the lakes, prior to any treatment; 4) to confirm that the water quality parameters remain within the effectivity range of the disinfection treatment; and 5) to detect any taste and odour or other aesthetic concerns that could then pass through the system.

This annual water quality report separates the water system components that are the CRD's responsibility from system components that are the responsibility of the municipalities. The CRD provides water quality sampling and testing services for compliance purposes to all municipal water systems. Each water distribution system was assessed for compliance with the regulatory requirements. This annual report contains the compliance summary for the CRD and municipal water distribution systems in the GVDWS.

Map 1. Greater Victoria Drinking Water System



Greater Victoria Drinking Water Quality
2024 Annual Report

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List of Acronyms and Units of Measurement

<	Less than
≤	Less than or equal to
=	Equal to
>	Greater than
°C	Degrees Celsius
µg/L	Micrograms per litre
µS/cm	Microsiemens per centimeter
AC pipe	Asbestos Cement pipe
AO	Aesthetic Objective
BCWWA	British Columbia Water and Wastewater Association
$CaCO_3$	Calcium Carbonate
CALA	Canadian Association for Laboratory Accreditation
CCC	Cross Connection Control Program
CFU	Colony-Forming Units
Cl_2	Chlorine
Cm	Centimeter
cm_2	Square centimeter
CRD	Capital Regional District
CT	Concentration x Contact Time
CWWA	Canadian Water and Wastewater Association
DI	Ductile Iron
E. coli	Escherichia coli
GVDWS	Greater Victoria Drinking Water System
ha	Hectares
HAA/HAA5	Haloacetic acid
HPC	Heterotrophic Plate Count
IEC	International Electrotechnical Commission
ISO	International Organization for Standardization
km	Kilometers
m^3	Cubic Meter
M	Million
MAC	Maximum Acceptable Concentration
Median	Middle point of all values
mg/L	Milligrams per litre
mJ	Millijoules
mL	Milliliters
mm	Millimeters
ND	Not Detected
NDMA	Nitrosodimethylamine
ng/L	Nanograms per litre
NTU	Nephelometric Turbidity Unit
NU	Natural Units
PFAS	Per- and Polyfluoroalkyl Substances
pH	potential of Hydrogen
PRV	Pressure Regulating Valve
PVC	Polymerizing Vinyl Chloride
QA	Quality Assurance
QC	Quality Control
SCADA	Supervisory Control and Data Acquisition
SOL	Sooke Lake Reservoir
TC	Total Coliform Bacteria
TCU	True Colour Units
TTHM	Total Trihalomethane
USEPA	United States Environmental Protection Agency
UV	Ultraviolet

Greater Victoria Drinking Water Quality
2024 Annual Report

1.0 INTRODUCTION

This report is the annual overview of the results from water quality samples collected in 2024 from the Greater Victoria Drinking Water System (GVDWS) (see Map 1). The report summarizes data from the Capital Regional District (CRD) owned and operated water infrastructure that includes the source reservoirs, the Regional Transmission System and the Juan de Fuca Water Distribution System, as well as data from the municipal distribution systems. Monthly and weekly summary reports on water quality data are posted on the CRD's website at: https://www.crd.ca/about/data/drinking-water-quality-reports.

2.0 WATER SYSTEM DESCRIPTION

In 2024, the GVDWS supplied drinking water to approximately 425,000 people and is the third-largest drinking water system operating in British Columbia. It comprises two separate service areas:

1. The **Goldstream Service Area** that supplies water to approximately 407,000 people in Victoria, Saanich, Oak Bay, Esquimalt, Central Saanich, North Saanich, Sidney, Highlands, Colwood, Langford and Metchosin via the Goldstream Water Treatment Plant.

2. The **Sooke Service Area** that supplies water to approximately 18,000 people in Sooke and East Sooke via the Sooke River Road Water Treatment Plant.

2.1 Source Water Systems

Drinking water for the GVDWS comes from protected watersheds called the Greater Victoria Water Supply Area (see Map 1). This CRD-owned and managed area, which is approximately 20,500 hectares (ha) in size, is located about 30 km northwest of Victoria and encompasses about 98% of Sooke Lake, 98% of Goldstream Lake and 92% of the Leech River catchment areas. The Goldstream and Sooke watersheds, with 11,000 ha area, comprise the active water supply area, whereas 9,500 ha of the Leech watershed are currently inactive and designated for future water supply.

Goldstream Service Area

The five reservoirs in the supply area have been used as a source of drinking water since the early 1900's. The Sooke Lake Reservoir, the largest of the reservoirs, is the primary water source for this system, supplying typically between 98% and 100% of Greater Victoria's drinking water. In 2024, Sooke Lake Reservoir supplied 100% of the source water. The four reservoirs in the Goldstream system (Butchart, Lubbe, Goldstream and Japan Gulch) are typically off-line and are used only as a backup water supply. Controlled releases from the Goldstream watershed provide water for salmon enhancement in the lower Goldstream River. The Leech River watershed does not yet contribute to the water supply for the GVDWS.

Water at the southern end of Sooke Lake Reservoir enters two of the variable depth gates in the intake tower and is screened through a stainless-steel travelling screen (openings of 0.5 mm). From the intake tower, the water passes through two 1,200 mm-diameter pipelines to the head tank and then through the 8.8 km-long, 2.3 m-diameter Kapoor Tunnel and then into 1,525 mm- and 1,220 mm-diameter pipes connecting the Kapoor Tunnel to the Goldstream Water Treatment Plant, where it is disinfected.

During occasional brief periods of use (typically used only when the Kapoor Tunnel is out of service for inspection by CRD staff), water in the Goldstream Watershed is released from Goldstream Reservoir and flows down the upper reaches of Goldstream River into Japan Gulch Reservoir. Water from Japan Gulch Reservoir enters the Japan Gulch intake tower through a low-level and a high-level intake, passing through a 14-mesh, stainless steel screen and is then carried in a 1,320 mm-diameter pipe into the Goldstream Water Treatment Plant.

Sooke Service Area

Drinking water for the Sooke Service Area is only supplied from Sooke Lake Reservoir but travels a different route. This water is passed through a 14.5 km-long (9 miles), 600 mm-diameter PVC and ductile iron pipe from a point just above the head tank to the Sooke River Road Water Treatment Plant. The Sooke Service Area has no backup water source.

2.2 Water Disinfection

The drinking water of the GVDWS is only treated by a multi-stage disinfection process. Further treatment such as filtration is not required due to compliance with the BC Ministry of Health requirements for a Filtration Exemption (Drinking Water Treatment Objectives for Surface Water Supplies in BC). A Filtration Exemption is also supported by meeting the United States Environmental Protection Agency (USEPA) requirements under the Surface Water Treatment Rules for unfiltered water systems. The disinfection process in the GVDWS is both simple and effective and uses two water treatment plants to provide disinfected drinking water to the two main service areas.

Both water treatment plants utilize the same disinfection concepts and process methods. The Goldstream Water Treatment Plant uses delivered liquid sodium hypochlorite and liquid ammonia for the disinfection process. The Sooke River Road Water Treatment Plant generates sodium hypochlorite on site and injects delivered liquid ammonia to achieve the disinfection effect.

At both water treatment plants, the water passes through a three-part disinfection process in sequential order - two primary disinfection steps that provide disinfection of the water entering the system, followed by a secondary disinfection step that provides continuing disinfection throughout the transmission system and the distribution systems:

1. **UV Disinfection**. Ultraviolet (UV) disinfection provides the first step in the primary disinfection process (disinfection of the raw source water entering the plants) and inactivates parasites, such as *Giardia* and *Cryptosporidium* [3-log (99.9%) inactivation], as well as reducing the level of bacteria in the water. Based on the consistently applied high UV dosage at the Goldstream plant (50-90 mJ/cm^2), it can be assumed that it is also effective in inactivating certain viruses (66-99% rotavirus inactivation). The newer Sooke River Road Water Treatment Plant applies a much lower dosage of UV (15-25 mJ/cm^2), in accordance with the Operating Permit requirements and current industry standards.

2. **Free Chlorine Disinfection**. Free chlorine disinfection provides the second step in the primary disinfection process, using a free chlorine dosage of approximately 1.5-2.5 mg/L and a minimum of 10-minute (depending upon flow) contact time between the free chlorine and the water. By achieving the minimum CT (Concentration x Contact Time) of 12 (chlorine concentration multiplied by contact time) at all times, the free chlorine disinfection step inactivates bacteria and provides a 4-log (99.99%) reduction of viruses.

3. **Ammonia Addition**. The secondary disinfection process consists of the addition of ammonia to form chloramines at a point downstream where the water has been in contact with the free chlorine for approximately 10 minutes or more. The ammonia is added at a ratio of approximately one part ammonia to four-five parts chlorine. In the water, these chemicals combine to produce a chloramine residual (measured as total chlorine). Monochloramine is the desired residual product, which typically represents 90% of the total chlorine when leaving the plants. This residual remains in the water and continues to protect the water from bacterial contamination (secondary disinfection), as it travels throughout the pipelines of the distribution systems.

In East Sooke, at the Iron Mine Reservoir, the CRD re-chloraminates the water to boost the chlorine residual provided to the extremities of that system. In Metchosin, at Rocky Point Reservoir, the CRD maintains another re-chloramination station, which has not been in service for approximately eight years. It has been deemed unnecessary for maintaining adequate residuals. Currently, there are no provisions to re-chloraminate the water at the far reaches of the distribution system on the Saanich Peninsula; however, emergency re-chlorination stations are provided at Upper Dean Park Reservoir and Deep Cove pump station, supplying Cloake Hill Reservoir. These re-chlorination stations are able to add free chlorine to the system if the total chlorine residuals were to drop to inadequate levels or during water quality emergencies.

2.3 CRD Transmission System

The CRD Transmission System comprises a number of large-diameter transmission mains and several connected supply storage reservoirs. Almost all of the supply storage reservoirs are on the Saanich Peninsula, leaving the Core Area municipalities without any supply storage. Using a series of large-diameter transmission mains, the CRD supplies treated water to its downstream customers. These large-diameter transmission mains are sorted into three sections:

1. Regional Transmission System, that supplies the Westshore and Core Area municipalities, and up to the Saanich Peninsula boundary;

2. The Saanich Peninsula Trunk Water Distribution System that receives water at two points on the Saanich Peninsula from the Regional Transmission System and supplies it to the three municipalities and other customers on the Saanich Peninsula; and

3. The Sooke Supply Main.

2.3.1 Regional Transmission System

The CRD currently uses eight large-diameter transmission mains to supply drinking water to the municipal distribution systems in the Goldstream Service Area. These transmission mains range in diameter from 1,525 mm (60”) down to 300 mm (12”) and transfer water from the Goldstream Water Treatment Plant to the distribution systems listed in Section 2.4.

- Main #1 is a 1,067 mm-diameter (42”) cement mortar-lined, welded steel pipe that starts at the Humpback pressure regulating valve (PRV) below the Humpback Reservoir Dam and ends at the David Street vault. This transmission main provides water primarily to the City of Victoria, but also services portions of Saanich and the Westshore communities.

- Main #2 is a 910 (36”) to 780 mm-diameter (31”) steel and ductile iron pipe, which starts at the Colwood overpass and runs primarily through View Royal, Esquimalt and Vic West along the Old Island Highway and Craigflower Road. Main #2 joins Main #1 at the David Street vault after crossing the Bay Street Bridge. This supply main is 7.6 km in length and provides water to View Royal, Victoria and Esquimalt.

- Main #3 is primarily a 990 mm-diameter (39”) steel pipe that supplies water from the Humpback PRV and terminates at the CRD’s Mt. Tolmie Reservoir. There are several sections in this line that include 1,220 mm-diameter (48”) and 810 mm-diameter (32”) pipes. The 810 mm-diameter pipe terminates at the Oak Bay meter vault. This supply main is 21.3 km in length and provides water to the Westshore communities, Saanich, Victoria and Oak Bay.

- Main #4, a high-pressure transmission main, is primarily a 1,220 mm-diameter (48”) welded steel pipe that supplies water from the Goldstream Water Treatment Plant primarily to Saanich and the Saanich Peninsula. There are two small sections of 1,320 mm (52”) and 1,372 mm (54”) reinforced concrete pipe. This transmission main is 26.2 km in length and terminates near the Saanich-Central Saanich boundary, where it transfers water to the 762 mm (30”) trunk main, which extends to McTavish Reservoir. It supplies the municipalities on the Saanich Peninsula and to Bear Hill Reservoir and Hamsterly pump station, near Elk Lake.

- Main #5 is a 1,524 mm-diameter (60”) pipe that connects the Kapoor Tunnel via the Goldstream Water Treatment Plant to the Humpback PRV just below the old Humpback Reservoir dam. It is approximately 1.6 km in length and provides water to mains #1 and #3.

- Main #7 is a 610 mm-diameter (24”) steel pipe that runs from Goldstream and Whitehead Road to Metchosin and Duke Road. It is 4 km in length and provides water to portions of Colwood, Langford and Metchosin.

- Main #8 is a 457 mm-diameter (18”) steel and asbestos cement pipe that runs from Glen Lake School, primarily along Happy Valley Road to Happy Valley and Glen Forest Way. It is 3.6 km in length and provides water to Langford, Colwood and Metchosin.

- Main #16 is a 300 mm-diameter (12”) ductile iron pipe that comes off Main #2 at the intersection Island

Highway and Admirals Road and follows Admirals Road until its terminus at Maple Bank Road where is transitions to the Victoria/Esquimalt distribution system. It was formerly part of the Juan de Fuca Water Distribution System but recently transferred to the CRD Regional Water Service and included in the Regional Transmission System.

There are three active inter-connections between the high-pressure Main #4 and the low pressure mains #1 and #3, where water can be transferred from Main #4 to the other two mains via PRV stations. These stations are located at Watkiss Way, Millstream at Atkins, Goldstream/Veteran's Memorial Parkway, and Burnside at Wilkinson Road. There is also a series of inter-connections between mains #1 and #3, with the major inter-connections being at Price, Station, Tillicum and Dupplin roads.

2.3.2 Saanich Peninsula Trunk Water Distribution System

The Saanich Peninsula Trunk Water Distribution System receives water at two points on the Saanich Peninsula from the Regional Transmission System and supplies it to four customers on the Saanich Peninsula: the municipalities of Central Saanich, North Saanich, Sidney and the Agricultural Research Station. Several First Nations distribution systems are supplied via a short proxy-connection by either the Central Saanich or North Saanich municipality.

The Saanich Peninsula Trunk Water Distribution System is comprised of 46 km of transmission mains, including the 762 mm (30") Bear Hill Main, the 400 mm (16") Martindale Main, the 300 to 400 mm (12"-16") Dean Park Main and the 250-500 mm (10-20") Saanich Peninsula mains.

The McTavish Reservoir is the terminus of the Regional Transmission System and Main #4, a 610 mm-diameter (24") concrete cylinder pipe. The Saanich Peninsula Trunk Water Distribution System begins with pipes from or bypassing McTavish Reservoir, which then continue further along the peninsula. In the vicinity of the airport at Mills Road, the main from McTavish Reservoir reduces from a 500 mm (20") to a 406 mm-diameter (16") asbestos cement pipe that terminates at the Deep Cove pump house. A dedicated 300 mm-diameter (12") ductile iron (DI) supply main from Deep Cove pump station transitions at the end of Hillgrove Road to 250 PVC pipe just before it connects with Cloake Hill Reservoir. A 457 mm-diameter (18") AC (asbestos cement) pipe along Mills Road connects the trunk main to the northwest end of the Sidney Distribution System.

The CRD also operates five major pumping stations located at Hamsterly, Lowe Road, Dean Park Lower, Dean Park Middle and Deep Cove, along with one minor pumping station located at Dawson Upper Reservoir, which are all considered part of the transmission system.

2.3.3 Sooke Supply Main

The Sooke Drinking Water Service Area is supplied by Main #15, a 600 mm pipe (upper section, PVC; lower high-pressure section, ductile iron) that conveys raw water from Sooke Lake Reservoir to the Sooke River Road Water Treatment Plant. Main #15 feeds directly into the Sooke Distribution System downstream of the water treatment plant.

2.3.4 Supply Storage Reservoirs

A number of supply storage reservoirs are considered part of the transmission system, even though most of them technically operate as a distribution reservoir with all of its typical functions: balancing, fire and emergency storage.

The only CRD-owned and operated transmission system storage reservoir in the Regional Transmission System is:

- Mt. Tolmie Reservoir, a two-cell concrete in-ground reservoir, 27,300 m^3 (6M gallon), located on Mt. Tolmie at the terminus of Main #3 near the Oak Bay-Saanich boundary.

Haliburton Reservoir, a one-cell concrete in-ground reservoir, 22,700 m^3 (5M gallon), located off Haliburton Road in Saanich, has been disconnected from the system (off Main #4) and is empty. It is anticipated that this reservoir will not be used for drinking water purposes again.

The CRD-owned and operated transmission system storage reservoirs in the Saanich Peninsula Trunk Water Distribution System are:

- Bear Hill Reservoir, a two-cell concrete above-ground reservoir, 4,546 m^3 (1M gallon), located on Bear Hill in Saanich.

- Cloake Hill Reservoir, a one-cell, 4,546 m^3 (1M gallon) reservoir located on Cloake Hill in North Saanich.

- Dawson Upper Reservoir, a one-cell, 455 m^3 (100,000 gallon) reservoir located off Benvenuto Avenue in Central Saanich.

- Dean Park Lower Reservoir, a two-cell concrete above-ground reservoir, 4,546 m^3 (1M gallon), located beside Dean Park Road in North Saanich.

- Dean Park Middle Reservoir, two cylindrical concrete above-ground tanks, 2,730 m^3 (600,000 gallon), located near the bottom of Dean Park in North Saanich.

- Dean Park Upper Reservoir, a two-cell concrete partly in-ground reservoir, 4,546 m^3 (1M gallon), located near the top end of Dean Park in North Saanich.

- McTavish Reservoir, a two-cell concrete in-ground reservoir, 6,820 m^3 (1.5M gallon), located on the south side of McTavish Road in North Saanich.

2.4 Distribution Systems

The GVDWS contains eight individual distribution systems. Six distribution systems are separately owned and operated by the municipalities of Central Saanich, North Saanich, Oak Bay, Saanich, Sidney and Victoria. Victoria owns and operates the distribution system in Esquimalt. Two distribution systems are owned by the CRD and operated by the CRD Infrastructure & Water Services Department. These latter two systems include the combined distribution system in the Westshore communities of Langford, Colwood, Metchosin, View Royal and a small portion of the Highlands, and a separate system supplying water to Sooke and parts of East Sooke. Each distribution system owner/operator is defined as a water supplier and is responsible for providing safe water to their individual customers and meeting all the requirements under the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation*.

2.4.1 Juan de Fuca Water Distribution System – CRD

In 2024, water was supplied to the Juan de Fuca Water Distribution System primarily from mains #1 and #3. In this report, the Juan de Fuca Water Distribution System does not include Sooke. For Sooke/East Sooke, see Section 2.4.2 Sooke/East Sooke Distribution system below. Parts of Langford and View Royal were supplied from Main #4. The development at Bear Mountain in Langford was supplied by Main #4. The Westhills development, serviced by its own privately-operated distribution system, was supplied via mains #1 and #3. In the Juan de Fuca Water Distribution System, water flowed generally in a northerly and southerly direction away from the supply mains. The federal William Head Institution and the Beecher Bay meter vault are located at the southern extremities of this system. The Beecher Bay meter registers flows to the Sc'ianew First Nation community water system.

The Juan de Fuca Water Distribution System includes the following distribution reservoirs:

- Bear Mountain Reservoir #1, a two-cell, 1,250 m^3 (275,000 gallon) reservoir located on the lower slopes of the Bear Mountain development in Langford.

- Deer Park Reservoir, a one-cell, 1,657 m^3 (365,000 gallon) reservoir located downstream of Rocky Point Reservoir re-chloramination station near the extremity of the water system off of Deer Park Trail in Metchosin (new in 2022).

- Fulton Reservoir, a two-cell, 4,580 m^3 (1,007,459 gallon) reservoir located at the end of Fulton Road in Colwood.

- Rocky Point Reservoir, a three-cell, 546 m^3 (120,000 gallon) reservoir located near the end of Rocky Point Road in Metchosin.

- Skirt Mountain Reservoir, a three-cell, 6,525 m^3 (1,435,300 gallon) reservoir located near the top of Skirt Mountain in the Bear Mountain development in Langford.

- Stirrup Place Reservoir, a two-cell, 242 m^3 (53,300 gallon) reservoir located off of Stirrup Place Road in Metchosin.

- Walfred Reservoir, a three-cell, 560 m^3 (123,180 gallon) reservoir located on Triangle Mountain in Colwood.

- Flint North Reservoir, currently one-cell steel tank with area for proposed and future tanks (current cell 2,750 m^3 (605,000 gallons), (new in 2023).

Peacock Reservoir, consisting of two steel tanks with a total storage volume of 583.8 m^3 (128,420 gallon), located north of the Trans-Canada Highway off of Peacock Place in Langford, was drained and taken offline in early 2025. It is anticipated that this now redundant asset including its former supply pump station (Gourman Pump Station) will be dismantled and removed from the system in the near future. The former Peacock zone is now being supplied from another zone through a newly looped connection.

2.4.2 Sooke/East Sooke Distribution System – CRD

The Sooke/East Sooke Distribution System begins downstream of the Sooke River Road Water Treatment Plant, at the end of Main #15 on Sooke River Road, where the ammonia storage and metering building is located. The primary water supply main to the community follows Sooke River Road downstream and splits at Milne's Landing going east toward Saseenos and west toward the central area of Sooke. Near the eastern and the southern ends of the distribution system, two parts of the T'Sou-ke First Nation community are being supplied. Two underwater pipelines across Sooke Basin, one at and another just east of Billings Spit, supply East Sooke. Sunriver Estates came on-line in 2006 and is serviced by a 300 mm (12") pipeline on Phillips Road and the Sunriver Reservoir complex consisting of a two-cell concrete plus a one-cell steel tank. In 2020, the water main along West Coast Road was extended to connect the formerly self-sufficient Kemp Lake Waterworks District to the Sooke/East Sooke Distribution System. At this most western extremity of the Sooke/East Sooke Distribution system, the CRD now supplies bulk water to the Kemp Lake District. The CRD infrastructure ends with a meter station on West Coast Road before a Kemp Lake District-owned and operated pump station supplies their distribution system.

The Sooke/East Sooke Distribution System includes the following distribution reservoirs:

- Coppermine Reservoir, a one-cell concrete partly in-ground reservoir, 455 m^3 (100,000 gallon), located off of Coppermine Road in East Sooke.

- Helgesen Reservoir, a four-cell concrete partly in-ground reservoir, 6,973 m^3 (1,533,850 gallon), located at the west end of Helgesen Road in Sooke.

- Henlyn Reservoir, a one-cell steel tank tower, 224 m^3 (49,270 gallon), located off of Henlyn Drive in Sooke.

- Silver Spray Reservoir, a two-cell cylindrical concrete tank, 841 m^3 (185,000 gallon), located off of Silver Spray Drive in East Sooke.

- Sunriver Reservoir, a two-cell concrete above-ground reservoir, 1,800 m^3 (395,944 gallon) plus a single cell 1,355 m^3 (300,000 gallon) steel tank (new in 2022), located off of Sunriver Way in Sooke.

2.4.3 Central Saanich Distribution System – District of Central Saanich

In 2024, drinking water was supplied to the Central Saanich Distribution System via ten pressure zones (seven off the Bear Hill main and three off the Martindale Valley main). The Bear Hill main supplied the Tanner Ridge area by direct feed, the central area in one pressure zone through three PRVs, the Saanichton area in two pressure zones through two PRVs, the Brentwood Bay area, and the Tsartlip First Nation through a PRV. Five smaller pressure zones served the rest of Central Saanich. Dawson Upper Reservoir (CRD-owned and operated) supplied a small area of higher elevation residences in Brentwood Bay. Martindale metering station supplied an agricultural area in the southeast corner of the municipality. The Island View Road area was supplied by the Lochside metering station. The Mount Newton metering station provided water to the northeast corner and to the Tsawout First Nation lands. A municipally-owned pump station on Oldfield Road serviced a small area in the southwest corner.

Bear Hill Reservoir (CRD-owned and operated) has the largest service population in Central Saanich, providing approximately 80% of Central Saanich's water. It is the primary supply to most of Central Saanich (south of Haldon Road), including Brentwood Bay.

The Central Saanich Distribution System has technically no balancing, fire or emergency storage, but relies on the CRD Transmission System infrastructure to provide this. One CRD-owned reservoir (Dawson Upper) in Central Saanich, that is considered part of the transmission system, functions as a distribution reservoir for the Central Saanich Distribution System.

2.4.4 North Saanich Distribution System – District of North Saanich

In 2024, drinking water was supplied to the North Saanich Distribution System from a number of points along the Saanich Peninsula Trunk Water Distribution System. This included Dean Park via the Lowe Road pump station, Dean Park pump stations and Dean Park Reservoirs (all CRD-owned and operated), Deep Cove/Lands End area via connections upstream of the Deep Cove pump station, Cloake Hill Reservoir via Deep Cove pump station (all CRD-owned and operated), and Swartz Bay. In the North Saanich Distribution System, Cloake Hill Reservoir (CRD-owned and operated) was the largest pressure zone. Water flowed generally in an easterly direction through the Dean Park pressure zone, northwest into the Deep Cove/Lands End area and northeast to the Swartz Bay area. Dean Park Upper Reservoir (CRD-owned and operated) supplied a small portion of the Dean Park Estates.

The North Saanich Distribution System has technically no balancing, fire or emergency storage, but relies on the CRD Transmission System infrastructure to provide this. Several CRD-owned reservoirs in North Saanich, which are considered part of the transmission system, function as distribution reservoirs for the North Saanich Distribution System.

North Saanich provides water to the Victoria Airport Authority via the water main on the south side and the east side of the airport. As water quality in the airport distribution system falls under federal jurisdiction, it was not monitored by the CRD in 2024 and is, therefore, not included in this report.

2.4.5 Oak Bay Distribution System – District of Oak Bay

In 2024, drinking water was supplied to the Oak Bay Distribution System at Lansdowne and Foul Bay roads from Main #3. The water flowed in a west to east direction across Lansdowne with north and south branches. Oak Bay conveys water via a 406 mm main, which crosses Oak Bay diagonally from northwest to southeast. Water was distributed from the north end to the south end via the 406 mm main. Oak Bay has an outer loop flow on Beach Drive to the Victoria boundary. The Oak Bay Distribution System has no balancing, fire or emergency storage and the CRD Transmission System infrastructure has limited provisions for this.

Oak Bay used four local pressure zones supplied by booster pumps. Sylvan Lane pump station supplied the Barkley-Sylvan area; Plymouth supplied the north Henderson area; Foul Bay supplied the south Henderson area; and Uplands pump station (seasonal) supplied the Uplands area. There are two inter-connections with the Victoria/Esquimalt Distribution System, which are normally closed, but can be used in emergencies.

2.4.6 Saanich Distribution System – District of Saanich

In 2024, drinking water was supplied to the Saanich Distribution System at a number of points from the CRD's transmission mains. Water was supplied from Main #1 at Dupplin, Wilkinson and Marigold, Holland/Burnside and Admirals/Burnside; from Main #3 at Douglas, Tillicum, Admirals, Shelbourne, Richmond, Foul Bay, Mt. Tolmie and Maplewood pump house; and from Main #4 at Burnside, Blue Ridge, Roy Road, Markham, Layritz, Cherry Tree Bend and Sayward. In the Saanich Distribution System, water flowed generally in a northerly direction from mains #1 and #3 and both east and west from Main #4.

There are four major pumping systems in the Saanich Distribution System. Maplewood pumps water north from Main #3, ending in the Gordon Head area. Cherry Tree Bend pumps from Main #4 to Wesley Reservoir and the west central high elevation area. The Mt. Tolmie/Plymouth pump station pumps water from Main #3 and the CRD Mt. Tolmie Reservoir to Saanich's Mt. Tolmie Reservoir and the Gordon Head area via a 610 mm-diameter (24") main.

Water from Sayward supplies the north end of the Saanich Distribution System via Main #4 with a southerly flow through Cordova Bay. Saanich also has a number of other small pressure zones controlled by pump stations.

The Saanich Distribution System includes some storage for balancing, fire and emergency purposes. The following distribution reservoirs are owned and operated by Saanich:

- Hartland Reservoir, a one-cell, 769 m^3 (170,000 gallon) reservoir located on Hartland Road in Saanich. This new one-cell steel tank reservoir was constructed in 2020 to replace the smaller old reservoir.

- Mt. Tolmie Reservoir (Saanich), a one-cell, 4,545 m^3 (1M gallon) reservoir located on the east side of the summit of Mt. Tolmie near Cromwell Reservoir in Saanich.

- Rithet Reservoir, a one-cell, 16,807 m^3 (3.7M gallon) reservoir located at the end of Perez Drive in Broadmead in Saanich.

- Wesley Reservoir, a two-cell, 3,182 m^3 (700,000 gallon) reservoir located at the end of Wesley Road on Haliburton Ridge in Saanich.

2.4.7 Sidney Distribution System – Township of Sidney

In 2024, drinking water was supplied to the northern portion of the Sidney Distribution System from the 457 mm CRD transmission main on Mills Road from upstream of the Deep Cove pump station. The southern portion of the distribution system is supplied from a 300 to 400 mm ductile iron main that is connected to the CRD Transmission System and McTavish Reservoir. Within the Sidney Distribution System, water flowed generally from the west via Mills Road and from the south via McTavish Reservoir and met in the middle of the distribution system, with approximately 60% of the water coming from the Mills Road supply.

The Sidney Distribution System has no balancing, fire or emergency storage, but rather relies on the CRD Transmission System infrastructure to provide this.

2.4.8 Victoria/Esquimalt Distribution System – City of Victoria/Township of Esquimalt

Note: The City of Victoria also owns and operates the Water Distribution System in the Township of Esquimalt.

In 2024, drinking water was supplied to the Victoria/Esquimalt Distribution System from mains #1 and #2 at David Street/Gorge Road and David Street/Rock Bay Avenue. From these supply points, the system divides into several smaller looped water mains within the distribution system. Water was also supplied to Victoria from Main #3 at Cook Street/Mallek Crescent, Somerset Street/Tolmie Avenue, Douglas Street/Tolmie Avenue and Shelbourne Street/North Dairy Road. In general, water flows from a north to south direction.

Water was supplied at multiple locations to Vic West and Esquimalt from Main #2. These locations include

Tyee Road/Bay Street, Burleith Crescent/Craigflower Road, Garthland Road/Craigflower Road and Admirals Road/Maple Bank Road.

The Victoria/Esquimalt Distribution System has no balancing, fire or emergency storage and the CRD Transmission System infrastructure has limited provisions for this.

3.0 MULTIPLE BARRIER APPROACH TO WATER QUALITY

The CRD and the municipalities that operate their distribution systems use a multiple barrier approach to prevent the drinking water in the GVDWS from becoming contaminated. Multiple barriers can include procedures, operations, processes and physical components. In a drinking water system, any individual contamination barrier used in isolation has an inherent risk of failure and may result in contamination of the drinking water. However, if a number of individual barriers are used together in combination with each other and, especially if they are arranged so that they complement each other, these multiple barriers are a very powerful means of preventing drinking water contamination. All CRD-owned and operated, and most other large drinking water utilities, use the multiple barrier approach to prevent drinking water contamination. The exact types and applications of barriers are unique for each system, to address the system-specific risks.

The following barriers are used in the GVDWS to prevent the drinking water from becoming contaminated:

1. **Good Water System Design**. Good water system design is one of the preeminent barriers to drinking water contamination, as it allows all of the other components within the water system to operate in an optimal fashion and does not contribute to the deterioration of the quality of the drinking water contained within the system. Good water system design includes such aspects as: drinking water treatment plants that are easy to operate; piping appropriately sized to the number of users being supplied; and the use of appropriate pipe materials. All new designs are designed by qualified professionals registered in BC, reviewed and approved by qualified CRD or municipal staff, and approved and permitted by a Public Health Engineer from Island Health. This acts as a multiple check on good system design.

2. **Source Water Protection**. The CRD uses what is considered the ultimate source water protection: ownership of the catchment (watershed) lands surrounding the source reservoirs. This land area is called the Greater Victoria Drinking Water Supply Area. Within this area, no public access, commercial logging, farming, mining or recreation is permitted, and no use of herbicides, pesticides or fertilizers is allowed. This source water protection barrier eliminates many of the organic and inorganic chemicals that can contaminate the source water and virtually eliminates the potential for human disease agents being present. Very few drinking water utilities in Canada and the United States can claim this type of protection. In addition, the CRD Watershed Protection Division operates a complete and comprehensive watershed management program that provides additional protection to the quality of Greater Victoria's source water.

3. **Water Treatment/Disinfection**. The GVDWS is an unfiltered drinking water system that continues to meet the provincial, as well as the stringent USEPA criteria, to remain an unfiltered surface water supply. The treatment process consists of primary disinfection (ultraviolet light and free chlorine) of the raw source water entering the treatment plant, and secondary disinfection (chloramination) that provides a disinfectant residual throughout the transmission and distribution systems. Although the water treatment barrier used in Greater Victoria is not as rigorous as that provided by most drinking water utilities using a surface water supply, the microbiological quality of the source water is exceptionally good and the chief medical health officer for Island Health has approved this treatment process as providing safe drinking water for the public.

   In 2022, the CRD released the new Regional Water Supply Master Plan, which identified the need for additional water treatment, in the form of filtration, to increase resiliency from future water quality risks. In February 2024, the chief medical health officer for Island Health issued a statement concurring with the requirement for water filtration in the mid-to-long term perspective.

4. **Distribution System Maintenance**. All water suppliers in the GVDWS provide good distribution system maintenance, including activities such as annual water main flushing, hydrant maintenance, valve exercising, leak detection, and reservoir cleaning and disinfection. This barrier helps to promote good water quality within the distribution systems.

5. **Infrastructure Replacement**. The timely replacement of aging water system infrastructure is an important mechanism to prevent the deterioration of water quality in the pipes and provides a continual renewal of the water system. The CRD's water infrastructure replacement program is informed by its asset management system thereby ensuring that critical components are replaced before their end of service life.

6. **Well Trained and Experienced Staff**. All water system operators must receive regular training and be certified to operate water system components. In addition, the laboratory staff cannot analyze drinking water samples in accordance with the *BC Drinking Water Protection Regulation* unless the laboratory has been inspected by representatives of the BC Ministry of Health and issued an operating certificate. CRD and municipal staff meet these requirements.

7. **Cross Connection Control**. Cross connection control provides a barrier to contamination by assisting in the detection of conditions that have the potential to introduce contaminants into the drinking water from another type of system. Therefore in 2005, in cooperation with the other water suppliers, the CRD implemented a regional Cross Connection Control Program throughout the GVDWS. 2008 saw the implementation of the first CRD Cross Connection Control Bylaw for the GVDWS. This bylaw was reviewed and updated last in 2019 to its current form as CRD Bylaw No. 3516.

8. **Water Quality Monitoring**. Rigorous water quality monitoring can be considered a barrier not only because it verifies the satisfactory operation of other barriers and detects contaminations quickly, but comprehensive monitoring data may also allow water suppliers to see trends and react proactively, before a contamination occurs. The CRD has designed and executes a comprehensive water quality monitoring program for the GVDWS that collects daily bacteriological samples across the entire region for compliance purposes (on CRD water infrastructure and in the municipal water distribution systems). This CRD water quality monitoring program tests for water quality parameters beyond the legislated requirements to verify good drinking water quality in the GVDWS.

4.0 WATER QUALITY REGULATIONS

The CRD and the municipal water suppliers in the GVDWS must comply with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation*. The regulation stipulates the following water quality and sampling criteria for water supply systems:

- No detectable *Escherichia coli (E.coli)* per 100 milliliters (mL)

- At least 90% of samples have no detectable total coliform bacteria per 100 mL and no sample has more than 10 total coliform bacteria per 100 mL

- 5,000-90,000 population served: one sample per month per 1,000 population served

- >90,000 population served: 90 + 1 samples per month per 10,000 in excess of 90,000 population served

In addition to the aforementioned water quality monitoring criteria by the *Drinking Water Protection Regulation*, as due diligence to ensure public safety and maintain public trust, the CRD Water Quality Monitoring Program also uses the much larger group of water quality parameters listed in the current version of the *Guidelines for Canadian Drinking Water Quality* (the Canadian guidelines) for compliance purposes. These limits are provided in Appendix A, Tables 1 to 5, under the column titled 'Canadian Guidelines'. The water quality limits in the Canadian guidelines[1] fall into one of the following five categories:

1. **Maximum Acceptable Concentration**. This is a health-related limit and lists the maximum acceptable concentration (MAC) of a substance that is known or suspected to cause adverse effects on health. Thus, an exceedance of a MAC can be quite serious and requires immediate action by the water supplier.

[1] (see: https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/water-quality/guidelines-canadian-drinking-water-quality-summary-table.html)

2. **Aesthetic Objectives**. These limits apply to certain substances or characteristics of drinking water that can affect its acceptance by consumers or interfere with treatment practices for supplying good quality drinking water. These limits are generally not health related, unless the substance is well above the aesthetic objectives (AO).

3. **Parameters Without Guidelines**. Some chemical and physical substances have been identified as not requiring a numerical guideline because data currently available indicate that it poses no health risk nor aesthetic problem at the levels currently found in drinking water in Canada. These substances are listed as 'No Guideline Required' in Appendix A, Tables 1 to 5.

4. **Archived Parameters**. Guidelines are archived for parameters that are no longer found in Canadian drinking water supplies at levels that could pose a risk to human health, including pesticides that are no longer registered for use in Canada, and for mixtures of contaminants that are addressed individually. Some of these parameters are still being included in the current water quality monitoring program because the analytical laboratory includes them in their scans. These parameters are listed as 'Guideline Archived' in Appendix A, Tables 1 to 5.

5. **Operational Guidance**. The limit was established based on operational considerations and listed as an operational guidance value. For example, the limit for aluminum is designed to apply only to drinking water treatment plants using aluminum-based coagulants.

It should be noted that not all of the water quality parameters analyzed by the CRD Water Quality Monitoring Program have the Canadian guidelines' limits, since some of these parameters are used for operational purposes. Where the Canadian guidelines are silent for a particular parameter, the limit for that parameter is left blank in Appendix A, Tables 1 to 5.

In addition to the Canadian provincial regulations and federal guidelines, on a voluntary basis, the CRD also complies with most of the USEPA rules and regulations. Some of the limits in the USEPA rules are used as the basis for the CRD's water treatment goals.

The GVDWS, as an unfiltered surface water system, must meet the provincial Drinking Water Treatment Objectives for Surface Water Supplies in BC, which includes similar criteria as the conditions for filtration exemption in the Canadian guidelines. In summary, the applicable criteria are:

- 4-log inactivation of viruses (met with chlorination)
- 3-log removal or inactivation of parasites (*Giardia* and *Cryptosporidium*) (met with UV disinfection)
- Two forms of disinfection (UV and chlorination)
- Water entering disinfection facilities has an average daily turbidity of <1 Nephelometric Turbidity Unit (NTU) and not more than two days/year with an average daily turbidity of >5 NTU
- No *E. coli* or total coliform in treated water
- A watershed control program to minimize fecal, parasite and viral contamination of source water (in place)
- Detectable disinfectant residual in distribution system
- *E. coli* in source water ≤20 CFU/100 mL

5.0 OPERATIONAL CHANGES AND EVENTS – CRD SYSTEMS

5.1 Use of Goldstream Water

In 2024, the Goldstream Supply System was not used at all. A Kapoor Tunnel inspection project, necessitating a switch to the Goldstream Supply System, was not scheduled for 2024. The last time this project was conducted was in 2017. Throughout 2024, the Goldstream System remained filled and ready for emergency use.

5.2 Main #15 Break

During the early morning hours of September 27, a dead tree fell down a steep embankment upstream of the Sooke Water Treatment Plant and penetrated the shallow buried Main #15 which supplies the Sooke plant with raw water from Sooke Lake. The pipe break resulted in a sudden increase of flows which dislodged sediments in this raw water main. This caused a sudden turbidity spike at the Sooke plant and the plant was shut off after the turbidity reached 3.6 NTU within a few minutes. While staff investigated and planned the repair, the Sooke system was supplied with treated water from the storage reservoirs within the distribution system. Then the main was flushed to remove any pipe sediments that could cause another turbidity excursion. Upon completion of the flushing the turbidity dropped to < 1 NTU and remained under this threshold for the entire period required to refill all Sooke storage reservoirs. At noon on September 28, the Sooke plant was shut off again to begin the repair works on Main #15. At midnight, the repair works were successfully completed and the Sooke plant was turned on again without any further turbidity excursion.

5.3 Mt. Tolmie Reservoir Roof Leaks

Potential water quality risks related to structural damage at the Mount Tolmie Reservoir that were identified in the 2023 Annual Water Quality Report have been mitigated. Repairs to leaks identified in the roof structure have been spot sealed.

5.4 Chlorine Dosage

In 2024, the CRD made some minor adjustments to the chlorine dosage rate at both plants, based on daily or weekly monitoring results. The goal of chlorine dosing is to use just enough chlorine to ensure both effective primary and secondary disinfection, while minimizing the amount of chemicals used to manage both cost and aesthetics.

For primary disinfection, it is essential to meet the required CT value (the product of chlorine concentration and contact time). This target was consistently met at both water treatment plants in 2024.

For secondary disinfection, a high ratio of monochloramine to total chlorine is important. The Goldstream Water Treatment Plant consistently maintained ratios above 90%, while the Sooke River Road Plant generally maintained ratios between 85% and 95%.

During the unusual total coliform event in July and August (see Section 7.1 below), UV and chlorination dosages were temporarily increased to maximize disinfection efficacy. During expected turbidity excursions on peak watering days, the UV dosage was increased to compensate for the negative impact of elevated turbidity on the disinfection process.

5.5 CRD Reservoir Maintenance

The CRD has followed the reservoir cleaning schedule developed through the reservoir review project led by CRD Water Quality Operations. This schedule is based on a thorough water quality data review for each CRD-owned and operated transmission or distribution reservoir and is regularly updated based on new data and information. Following this cleaning schedule has resulted in improved water quality conditions and operational efficiencies in a number of reservoirs.

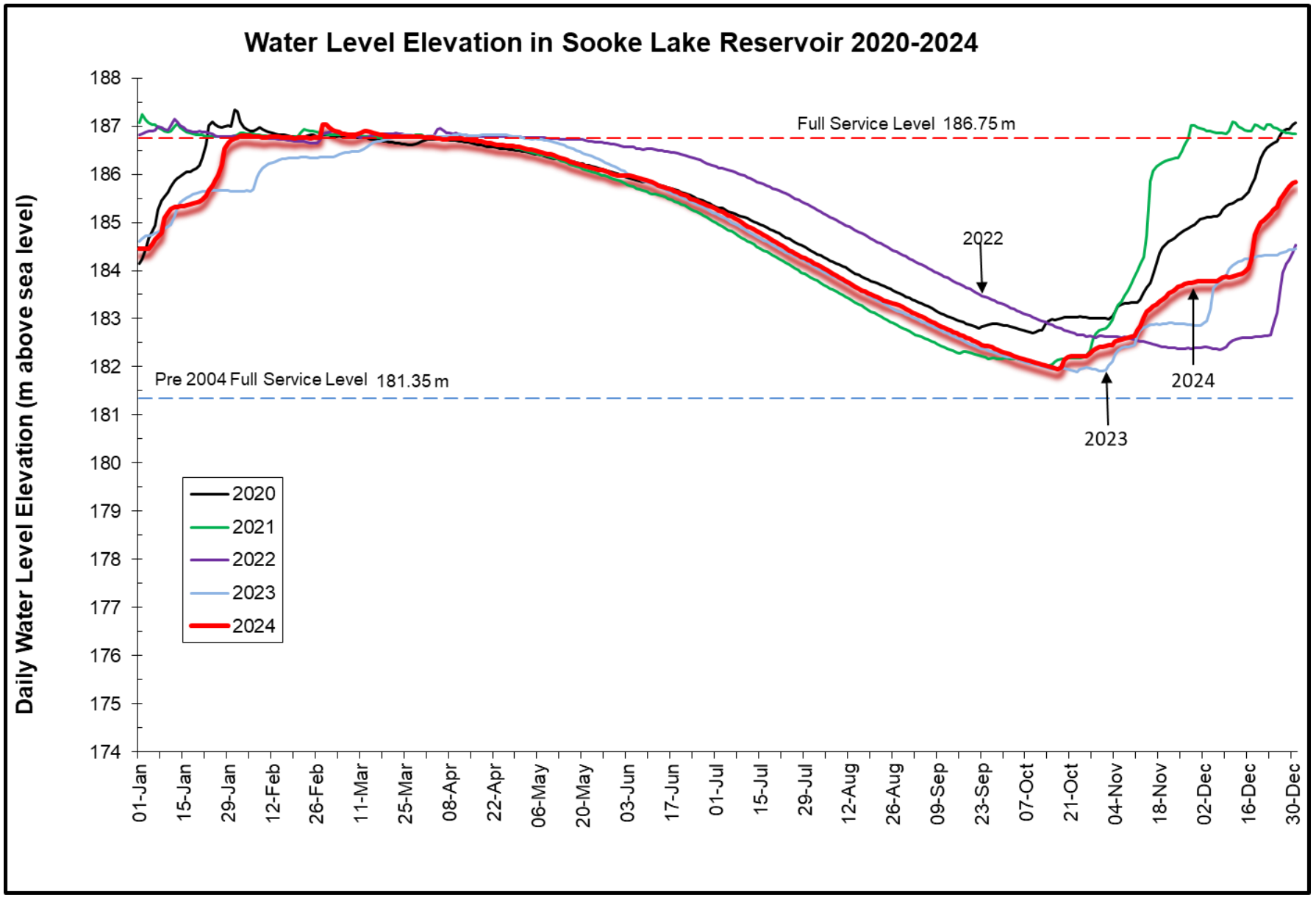

Figure 1 Water Level Elevation in Sooke Lake Reservoir 2020-2024

6.0 WATER QUALITY MONITORING

The CRD Water Quality Program includes the collection, analysis and reporting of water quality information in all CRD-owned and operated portions of the GVDWS from the source reservoirs to the point of delivery (typically the water meter) to each consumer. While the municipal water suppliers are responsible for water quality and any potential corrective measures within their particular distribution system, CRD staff provide water sampling and testing for regulatory compliance monitoring to these municipalities.

The CRD Water Quality Program has dedicated professional staff who are trained to collect water samples from source water and treated water sampling locations across the region, as well as technical staff trained to analyze and interpret water quality data in support of operational decisions. The CRD Laboratory is certified for a number of water quality test methods and is staffed with highly-trained laboratory technicians. The CRD Aquatic Ecology Laboratory has professional staff specialized to analyze phyto- and zooplankton in lake water, periphyton communities in lakes and streams, to test for cyanotoxins and understand the source water limnology. The Cross Connection Control division includes certified plumbing and cross connection control inspectors, as well as staff trained to process data in order to administer the requirements of the BC Building Code and the CRD Cross Connection Bylaw No. 3516.

6.1 CRD Water Quality Monitoring Program

The CRD Water Quality Monitoring Program consists of the following three components that provide direction for the collection and analysis of water quality samples from the water systems:

- **Compliance Monitoring:** The goal of the compliance monitoring is to ensure that water quality from source to consumer meets the relevant drinking water regulations and guidelines. Island Health, as the provincial regulator, has issued the CRD two operating permits (for CRD water infrastructure in the Goldstream Service Area and in the Sooke Drinking Water Service Area). These operating permits require, in addition to the water quality and sampling criteria, as per the *Drinking Water Protection Regulation*, continuous monitoring of turbidity. The CRD Water Quality Operations Section, therefore, conducts bacteriological monitoring on the raw water entering the treatment plants, treated water after leaving the plants, at the first customer sampling locations, sampling locations on the large transmission mains and sampling locations in the CRD-owned distribution systems, including distribution reservoirs. Bacteriological samples are collected at a frequency that meets the regulatory requirements and provides a consistent and day-to-day system-wide water quality oversight. Continuous turbidity monitoring, as per operating permits, is accomplished by on-line turbidity meters (monitored via Supervisory Control and Data Acquisition (SCADA)) at each water treatment plant (at each plant: two analyzers in line to provide redundancy). Part of the compliance monitoring program are the services provided by the CRD to the municipal water suppliers where CRD staff collect and analyze bacteriological samples from inside the municipal water distribution systems, report monthly results on the CRD website and include the results and findings in this annual report.

  Island Health has granted the GVDWS an exemption from filtration treatment, the conventional water treatment requirement for surface water source users in BC, based on the evidence of year-round high source water quality. However, it is expected that the CRD closely monitors a number of water quality parameters, in addition to the criteria listed in the regulations and in the operating permits. As a result, the CRD has included in its compliance monitoring program a number of water quality parameters that are regularly tested on the raw, as well as on the treated water to verify compliance with the Canadian guidelines and USEPA rules and regulations. Such parameters in the raw water include parasites, organic and inorganic compounds, including metals and various water chemistry and physical parameters. On the treated water, these include disinfection byproducts, metals and water chemistry and physical parameters that are used to verify good drinking water quality.

- **Aquatic Ecology Monitoring:** The goal of the aquatic ecology monitoring is to understand and document the components that affect or may affect the natural cycles of the source streams and reservoirs. The source reservoirs and streams in the Greater Victoria Water Supply Area (see Map 1) are monitored according to the recommendations by the CRD Aquatic Ecology Section, as there are

no legislated requirements for either sampling frequency or parameter selection for these water bodies. It is, however, important for the CRD, as the supplier of unfiltered surface water, to have a comprehensive understanding of the natural processes taking place in the source waters and potential implications for the drinking water quality in the GVDWS. Depending on the season, the source lakes and their tributaries are sampled at a frequency ranging from quarterly to weekly for parameters such as algal species, distribution and concentrations, zooplankton species and concentrations, chlorophyll-a concentrations and nutrient concentrations. Additional samples may be collected based on risk management decisions, for instance, as a response to severe weather conditions or unusual observations.

- **Operational Water Quality Monitoring:** The CRD Water Quality Monitoring Program provides an audit function on all water quality-related aspects of the GVDWS, including performance monitoring of the treatment plants and distribution systems. Specific sampling and testing occurs to support operational decisions by the CRD and municipal system operators. Daily field tests of chloramine residual concentrations are conducted to verify the efficiency of the secondary disinfection region-wide. A number of qualitative (e.g., taste and odour) and quantitative tests [e.g., heterotrophic plate count (HPC), turbidity] are regularly performed on samples across the region to verify the need for specific system maintenance. The customer inquiry program is also part of this monitoring program component, as a water quality complaint or observation by the public can give clues to ongoing system issues or identify water quality risks in the system. Water samples are occasionally collected from taps within individual houses or facilities, in response to inquiries from customers about the quality of water being received at their address.

  The CRD Water Quality Monitoring Program also monitors for emerging contaminants that may be highlighted by Health Canada, industry associations such as the British Columbia Water and Wastewater Association (BCWWA), Canadian Water and Wastewater Association (CWWA) or other agencies as a possible risk to public health and drinking water safety. Sometimes, media attention to a certain water quality topic increases customers' desire for additional data and information. Such monitoring may then occur ad hoc and temporary, or long-term in the regular sampling plans. For instance, the CRD has been monitoring Per- and Polyfluoroalkyl Substances (PFAS) in the source water since 2020.

- **Drinking Water Safety Plan:** In 2018, CRD Water Quality Operations developed a Drinking Water Safety Plan, following the principle of a method developed by the Alberta Ministry of Environment for all drinking water systems in Alberta. This plan is a comprehensive water quality risk assessment and registry in the GVDWS. Identified risks have been documented and are being tracked as the CRD Integrated Water Services Department addresses them. At the end of 2024, the Drinking Water Safety Plan included 24 High Risks and 179 Moderate Risks to water quality; 23 and 181 respectively in 2023, for comparison.

6.2 Sampling Plans

The efforts to collect the required number of samples for the CRD Water Quality Monitoring Program are organized into three distinct sampling plans:

1. The **Watershed Sampling Plan** manages the sampling frequency, schedule and parameter list for the source water lakes and tributaries and is based on an up-to-date risk to water quality assessment. Sooke Lake Reservoir is sampled from a boat at three dedicated lake sampling stations from weekly in the summer to bi-weekly in the winter (see Figure 2). Goldstream Reservoir is sampled monthly from a boat at two dedicated lake sampling stations. Tributary creeks to Sooke Lake Reservoir are sampled monthly near their mouths. Significant tributary lakes in the Sooke Lake watershed, as well as Butchart Lake and Japan Gulch Reservoir in the Goldstream System, are sampled quarterly by boat. The Leech watershed is currently sampled monthly in four different locations, following a more comprehensive sampling/testing project in 2019-2020.

2. The **Treatment Plant Sampling Plan** includes the daily samples collected at the Goldstream Water Treatment Plant and the two first customer locations (for mains #4 and #5), the weekly samples collected at the Sooke River Road Water Treatment Plant and the Sooke first customer location. This plan is designed to verify adequate treatment at both treatment plants and to detect unusual water quality conditions, before they spread across the systems.

3. The **Transmission and Distribution System Sampling Plan** is a designed sampling plan that manages sampling at approximately 200 permanent sampling stations across the GVDWS, including all municipal systems. These permanent sampling stations are installed on transmission mains, storage reservoirs, distribution mains, booster pump stations and meter or valve stations. The plan is designed to achieve an evenly distributed two-week rotation for most sampling stations, while providing a representative snapshot of the entire Goldstream Service Area on each business day. The Sooke Drinking Water Service Area is sampled once per week. Samples collected on the daily runs, as part of this plan, are primarily used for compliance monitoring, but also for operational purposes.

   When total coliform-positive bacteriological results are found in a CRD-owned system, CRD sampling staff resample those locations and, depending upon the situation, may direct CRD operators to flush the affected mains and/or drain and clean affected storage reservoirs. Consecutive total coliform positive results in one or more locations trigger the emergency response procedures. When total coliform-positive bacteriological results are found in a municipal system, the CRD sampling staff resample those locations and notify the municipal operators of the results. If a sample tests positive for *E.coli*, Island Health is notified immediately, and emergency response procedures are followed.

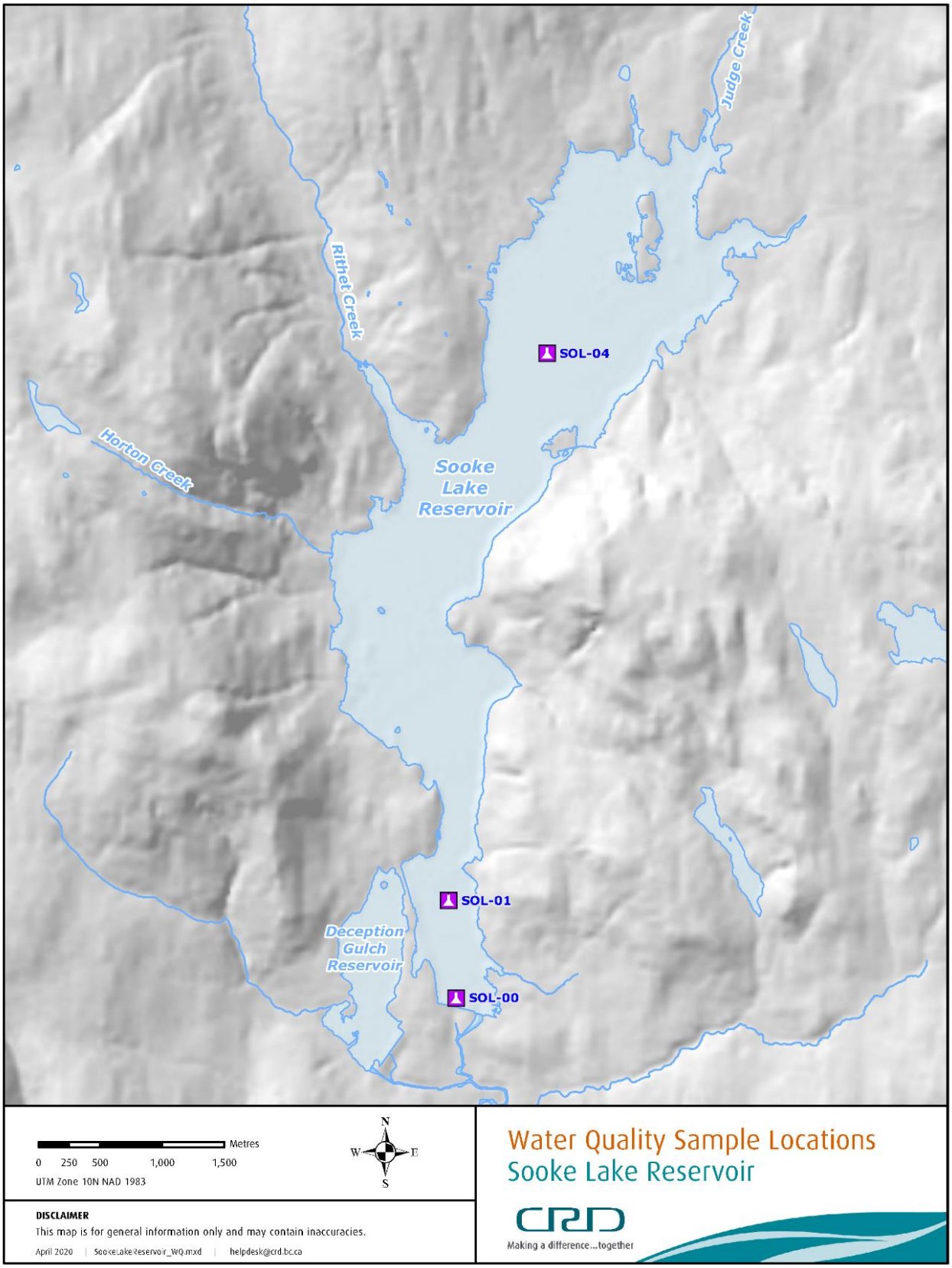

Figure 2 Sooke Lake Reservoir Water Sampling Stations

6.3 Bacteriological Analyses

Outlined below are descriptions of bacteriological parameters used in the CRD Water Quality Monitoring Program and the regulatory limits that were in place in 2024.

Total Coliform Bacteria

Total coliforms. The total coliform bacteria group include those found abundantly in human and animal intestinal (fecal) wastes and in water that has been contaminated with fecal material. Because this coliform are also environmentally ubiquitous (found naturally in water, soil, vegetation), in the absence of *Escherichia (E.) coli,* total coliform detection may indicate surface water infiltration, biofilm sloughing, or the presence of decaying organic matter. Because of its superior survival characteristics, the total coliform group is used as an indicator for treatment efficacy and microbial conditions in drinking water systems.

Test Method. In 2024, the CRD Water Quality Laboratory analyzed total coliform bacteria using the membrane filtration method with Chromocult Coliform Agar. This medium was incubated at 36-38ºC for 21-24 hours. Test results were expressed as colony-forming units (CFU) per 100 mL of water. This testing method utilizes dual chromagen, defined substrate technology, leveraging the presence of the enzyme β-galactosidase in coliforms. This enzyme cleaves a chromogenic substrate, releasing a coloured compound that facilitates quantification. The CRD Water Quality Monitoring Program conducts these tests in accordance with regulations to ensure the effectiveness of water treatment and ongoing monitoring.

Regulatory Limits. Based on the requirements in the *Drinking Water Protection Regulation* and the *Guidelines for Canadian Drinking Water Quality*, the maximum acceptable concentration for the GVDWS is summarized as follows:

- *No sample should contain more than 10 total coliform organisms per 100 mL.*
- *No consecutive sample from the same site should show the presence of coliform organisms.*
- *Not more than 10% of the samples based on a minimum of 10 samples should show the presence of coliform organisms.*

Escherichia coli

E. coli. *E. coli* is a common member of the total coliform group and is abundant in the feces of humans and warm-blooded animals. *E coli* is not naturally found in the environment and can be easily and quickly detected in water, making it an ideal indicator for fecal contamination. Although most members of this species are considered harmless, some strains of *E. coli* can be pathogenic. The presence of *E. coli* in water indicates recent fecal contamination and the possible presence of intestinal disease-causing bacteria, viruses and protozoa. The absence of *E. coli* in drinking water generally indicates that the water is free of intestinal disease-causing bacteria.

Test Method. In 2024, *E.coli* was analyzed using the same medium and method as in total coliforms above. The *E. coli* test measures bacteria possessing the enzymes β-galactosidase and β-glucuronidase.

Regulatory Limits. In disinfected drinking water, the maximum acceptable concentration of *E. coli* (both federal and provincial limits) is zero *E. coli* per 100 mL.

Heterotrophic Plate Count Bacteria

Heterotrophic Plate Count. Microorganisms, such as bacteria, moulds, and yeasts that require organic carbon for growth, are known as heterotrophs and many bacteria associated with drinking water systems are heterotrophs. Heterotrophic plate count (HPC) bacteria are used to monitor trends in water treatment and distribution systems. Under increasing nutrient conditions and/or a reduction in the concentration of chlorine residual, the heterotrophic bacteria are usually the first group to increase and provide an early warning of the potential regrowth of coliforms. In addition, an increase in HPC bacteria in the distribution system will promote more rapid decomposition of chloramines. The CRD Water Quality Monitoring Program uses HPC to monitor treatment efficacy at the disinfection plants and to track the decline in chlorine

residuals in the distribution system and storage reservoirs.

Test Method. In 2024, samples were analyzed for HPC by the CRD Water Quality Laboratory using membrane filtration onto R2A medium and incubated at 21-28°C for seven days. HPC can be measured in several different ways; in this test method, the low incubation temperature and long incubation time improves the recovery of stressed and chlorine-tolerant bacteria. HPC testing was carried out on raw water samples, water leaving the treatment plant, and treated water samples with low chlorine residual levels (below 0.2 mg/L).

Regulatory Limits. There is no federal or provincial regulatory limit for heterotrophic bacteria in drinking water. However, the USEPA Surface Water Treatment Rule considers 500 CFU/mL of heterotrophic bacteria as an indicator for a "detectable chlorine residual" when using membrane filtration onto Standard Methods agar incubated at 35°C for 48 hours. Therefore, in the absence of a Canadian regulatory limit, the CRD Water Quality Monitoring Program uses the USEPA value as a monitoring criterion to trigger site-specific operational measures for assessing and mitigating drinking water quality.

6.4 Certification and Audits

To ensure that analytical testing is carried out to the highest possible standard, the CRD Water Quality Laboratory participates in several types of external quality assurance and quality control (QA/QC) programs, in addition to rigorous internal QA/QC procedures that are included as part of the methodology and are a normal component of good laboratory practice.

6.4.1 Certification

All laboratories analyzing drinking water samples for total coliforms and *E. coli* according to the Drinking Water Protection Act/Regulation are required by the Province of BC to be approved in writing by the Provincial Health Officer. Laboratory approval requires both an approval certificate and a proficiency testing certificate, as noted below:

- **Water Bacteriology Testing Laboratory Approval Certificate**. This certificate is issued by the BC Provincial Health Officer for bacteriological testing of drinking water in the Province of BC. This certificate is renewed every three years via an on-site inspection (audit) of the analytical laboratory.

- **Canadian Microbiology Proficiency Testing Program Certificate of Participation**. This certificate is issued by the Advisory Committee for Water Bacteriology Laboratories, which is operated by the Department of Pathology and Laboratory Medicine at the University of British Columbia. Satisfactory performance is required to maintain laboratory certification. Three rounds of proficiency tests are carried out per year.

6.4.2 Accreditation

In 2017, the CRD Water Quality Laboratory attained accreditation to the global ISO/IEC 17025 standard used by testing and calibration laboratories. The accreditation has management, quality and technical requirements. Accreditation is maintained by successful reassessment every two years by an accrediting body (Canadian Association for Laboratory Accreditation; CALA) and satisfactory participation in an external proficiency testing program for all methods (two rounds per year). The CRD Water Quality Lab was last assessed in 2023 and will be recertified in 2025.

7.0 WATER QUALITY RESULTS

The overview results of the 2024 CRD Water Quality Monitoring Program for the GVDWS are provided below. Water quality data are listed in Appendix A (Tables 1, 2 and 3). Note that the median (middle value between the high and low) is used in these tables rather than the average value, as the median eliminates the effect of extreme values (very high or very low) on the average value and provides a more realistic representation of typical conditions.

7.1 Source Water Quality Results

Total Coliform Bacteria (TC). Similar to previous years, the raw (untreated) source water entering both plants exhibited generally a very low concentration of total coliform bacteria, in particular during the colder seasons (Figure 3). Usually, between July and October, when the Sooke Lake south basin is destratified and fully mixed with warm water, total coliform concentrations in the raw water increase and can reach levels of a few hundred CFU/100 mL. In 2024, the total coliform concentrations suddenly rose on July 16 and spiked to 15,000 CFU/100 mL by the end of July and early August. This unusual but not unprecedented total coliform event lasted until August 16 when the total coliform concentrations fell below the operational alert level of 1,000 CFU/100 mL. A similar total coliform event occurred in 2017, and a subsequent investigation concluded that internal seiches in Sooke Lake Reservoir were likely the cause. Previous studies have shown that Sooke Lake is prone to internal seiche events during the summer and early fall period when the stratification in the south basin breaks down due to hypolimnetic water extraction. It is assumed that the 2024 total coliform event was caused by the same hydrodynamic mechanism although clear evidence for this has not been found yet. The Department of Biochemistry and Microbiology at the University of Victoria conducted a genomic sequencing on a sample collected during the peak of the total coliform event and determined that the species responsible for the high total coliform concentrations was *Lelliottia nimipressurali, a* common decomposing bacteria species that is not known to pose any risk to human health. This finding provided assurance that this total coliform event was not a result of a source water contamination and that the risk to public health was low.

With 244 samples from water entering the Goldstream Water Treatment Plant analyzed in 2024, the total coliform concentration ranged from 0-15,000 CFU/100 mL, with a median value of 5 CFU/100 mL (Appendix A, Table 1).

The USEPA *Surface Water Treatment Rule* for unfiltered systems has a non-critical total coliform criterion of maximum 100 CFU/100 mL at the 90th percentile of a six-month sample set. The 90th percentile of total coliform concentrations in the raw water between January and June 2024 was 6 CFU/100 mL, and between July and December 2024 it was 1,600 CFU/100 mL. Therefore, the source water was compliant with this non-critical USEPA filtration exemption criteria in the first half of 2024 but not in the second half. This is a typical pattern for Sooke Lake Reservoir but the magnitude of exceedances in the second half of 2024 was exacerbated by the occurrence of the total coliform event in July and August. While this is a secondary non-critical filtration assessment criterion, it indicates a vulnerability of the water quality with rising temperatures due to climate change.

***E. coli* Bacteria**. During more than three decades of monitoring bacteria within the GVDWS, it has been found that virtually 100% of the fecal coliform bacteria detected in the source water and the distribution system are *E. coli*. In 2024, as in previous years, the low detection of *E. coli* bacteria indicated that the raw water entering the Goldstream Water Treatment Plant from Sooke Lake Reservoir was good quality source water and complied with the primary criteria in the USEPA *Surface Water Treatment Rule* to remain an unfiltered drinking water supply (Figure 4).

In 2024, about 10.2% of the 245 samples collected from the raw source water contained *E. coli* and those that were positive for *E.coli* had levels well below 20 CFU/100 mL. The concentration ranged from 0-10 CFU/100 mL, with a median value of 0 CFU/100 mL. The low occurrence, as well as the low concentrations of *E.coli* bacteria in Sooke Lake, are in line with long-term historical bacteria concentrations. These results do not indicate a particular source of *E.coli* bacteria, but rather point to low levels of naturally occurring fecal matter in a healthy and unproductive aquatic ecosystem. The few sporadic *E. coli* hits are typically the result of the rainfall and runoff into Sooke Lake, which transported organic matter accumulated

in the watershed to the lake. In years with a Kapoor Tunnel Inspection Project, a slight *E. coli* concentration increase in mid-December can be attributed to the supply from the Goldstream system. In 2024, the Goldstream system was not used as a drinking water source.

***Giardia and Cryptosporidium* Parasites**. In 2024, parasite samples were collected eight times as part of the CRD's routine monitoring program. This sampling frequency was set after an evaluation of long-term data showed extremely low detection of these organisms. The first five parasite samples were collected from the raw water sampling location at the Goldstream Water Treatment Plant while the last three samples in 2024 were collected with a portable pump directly from Sooke Lake Reservoir in 1 m depth in the south basin near the intake tower. This sampling location change was necessary due to the construction works in the UV treatment building which impacted the original parasite sampling location. All samples were shipped for analysis to an external laboratory. It should be noted that the efficiency of the analysis for detecting *Giardia*, and especially *Cryptosporidium*, is quite low (typically in the 15-25% range).

In 2024, no *Giardia* cysts and no *Cryptosporidium* oocysts were detected in all samples on the raw water entering the Goldstream Water Treatment Plant. The 10-year median value for total *Giardia* cyst and total *Cryptosporidium* oocyst concentrations is 0/100 L; however, historical data shows that occasionally very low concentrations of parasites can be found in the raw water from Sooke Lake. While these are extremely low values for a surface water supply, the addition of UV disinfection provides assurance that no infective parasites can enter the GVDWS.

The treatment target specified by the Canadian federal and provincial regulations, as well as the USEPA *Surface Water Treatment Rule*, require 3-log (99.9%) parasite inactivation to meet the filtration exemption criteria for surface water systems. Both CRD disinfection facilities provide UV treatment that, in conjunction with the CRD's drinking watershed management concept, is able to meet these targets and, therefore, adequately protects the public from waterborne parasitic illnesses.

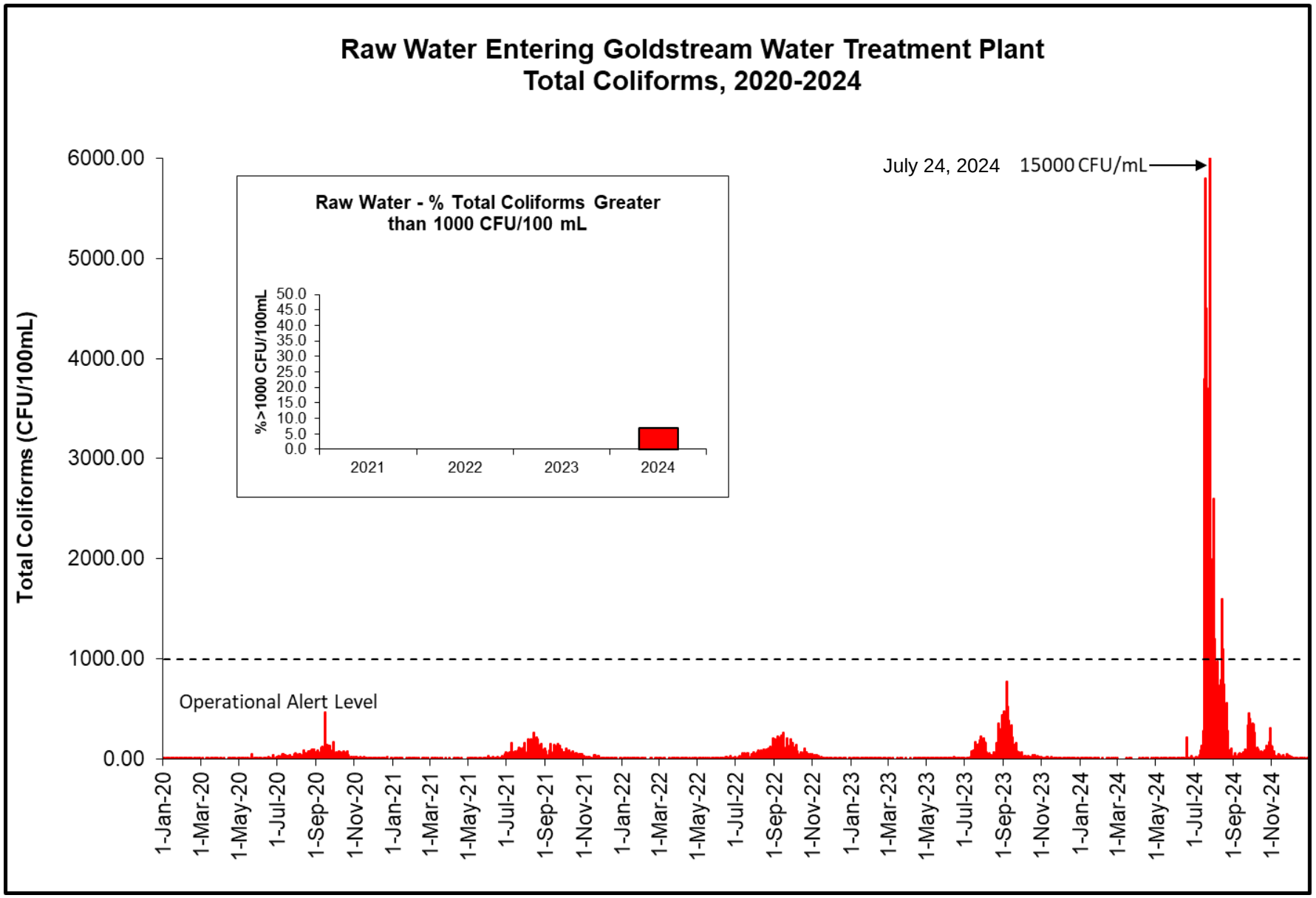

Figure 3 Raw Water Entering Goldstream Water Treatment Plant Total Coliforms 2020-2024

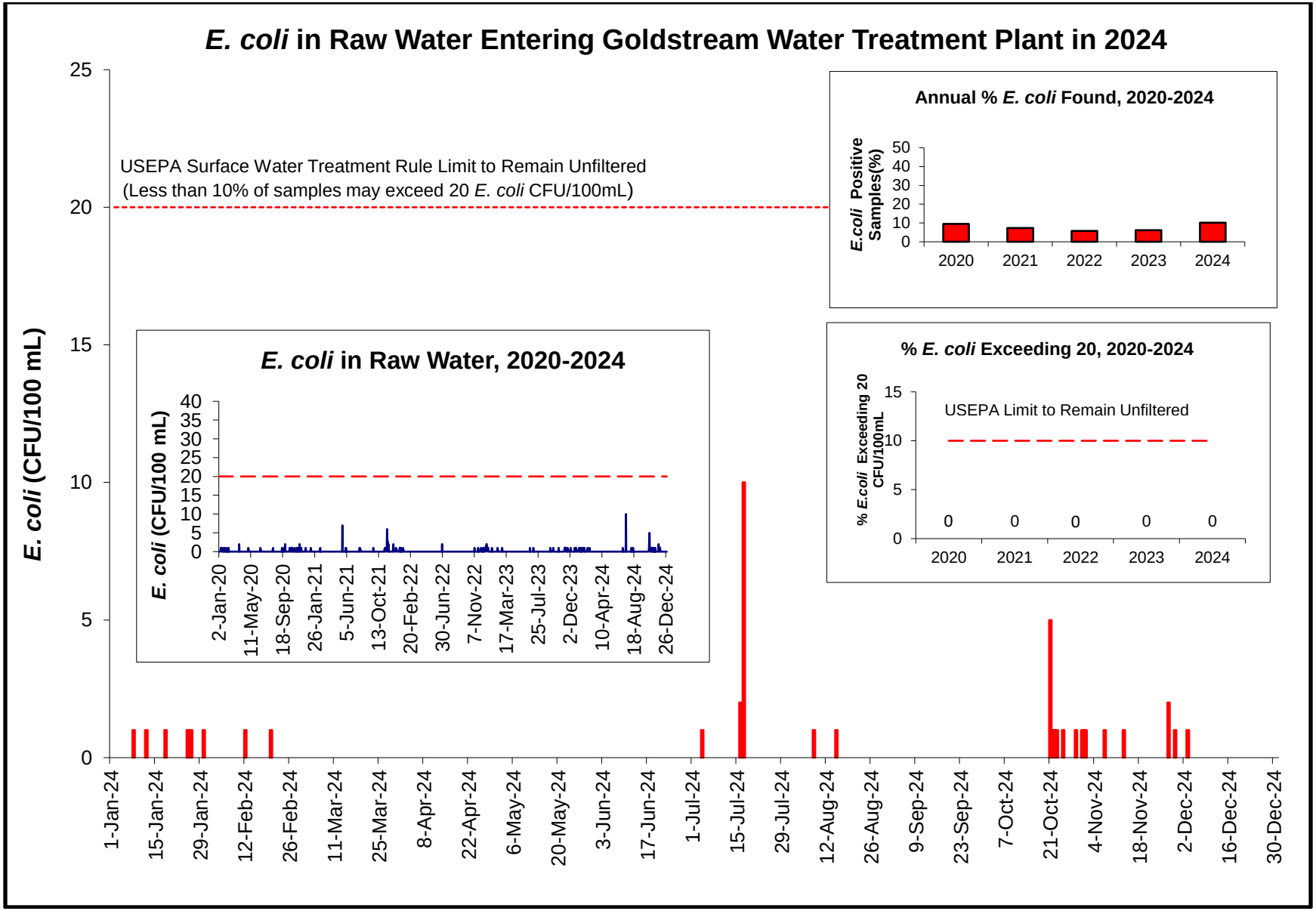

Figure 4 ***E.coli*** **in Raw Water Entering Goldstream Water Treatment Plant in 2024**

Algae – *Sooke Lake Reservoir (SOL)*. In the first half of 2024, the algal dynamics were generally in line with the long-term trend. The typical spring peak occurred in April when several taxa drove up the algae abundance (Chrysophytes, Bacillariophytes – also called Diatoms). This spring peak usually marks the highest algal activity in the year in Sooke Lake Reservoir and this was true again for 2024 (Figure 5, Figure 6 and Figure 7). While the algae concentrations during the spring period were still generally in line with the long-term historical trend, the summer period exhibited notably higher algal concentrations compared to the long-term average trendline. This was much more pronounced in 2024 but already visible in a few previous summers. There appears to be a trend towards generally higher algal activity between July and October. The increase in 2024 was approximately 200% compared to the long-term average. While this increase seems significant, the overall summer algae concentration of 1,500 NU/mL or less is still below bloom conditions for any algae species. While the typical spring peak in algae concentrations is due to favourable environmental conditions such as warming water and increased sunshine, coupled with the availability of freshly introduced nutrients after the reservoir recharge, the increased summer algae concentrations could be due to a growing influence of climate change associated with warmer water temperatures and extended warm water conditions. Sooke Lake water warmed particularly early in 2024 and therefore exhibited the longest warm water season since raising the dam in 2004. Algae have a remarkable ability to quickly adapt to environmental factors, such as temperature, nutrient availability and light intensity. Coincidental with the sudden increase in algal concentration in mid-July is a sudden increase in total nitrogen concentrations in the south basin. The timing of this is interesting as it also coincides with the onset of the unusual total coliform event (see page 21 above). It is possible that these events are linked and that the hydromechanical factors (internal seiches) that may have caused the total coliform event also kicked up nitrogen nutrients from the lake sediments and brought them higher up into the water column where they then induced a spike in algal activity. This theory is supported by the fact that seiche effects are usually limited to the south basin and that the total nitrogen increase is also only recorded in the south basin. The responding algal biomass increase was also most prominent in the south basin, although, with several weeks delay, this higher algal activity seemed to have propagated also towards the north basin, likely as a result of dispersion through wind and wave action.

Sooke Lake Reservoir did not experience an actual bloom of a specific algae species in 2024, which demonstrates the robustness of an intact ecosystem with a balanced and diverse algae population. Sooke Lake exhibited, as in previous years, a high algal diversity, ranging from green algae to diatoms, with some taxa that could potentially have adverse impact on water quality (Figure 8, Figure 9 and Figure 10). For example, the potential cyanotoxin producer *Dolichospermum/Anabaena* spp. was present in Sooke Lake during most months in 2024, in particular during late summer and fall. But the highest cell count for these cyanobacteria was still well below the critical threshold recommended by Health Canada (2017), (i.e., 2,000 cells/mL).

In June, CRD staff received reports from customers related to filter clogging issues. The analysis revealed that these incidents were caused mainly by the big-size diatom of *Lindavia* / *Cyclotella bodanica* (Figure 11). This is a common diatom in Sooke Lake Reservoir. Quantitative analysis showed that the abundance of this diatom started to increase in the middle of May and peaked in June, then decreased significantly in early July. Due to the nature of its rigid silica cell wall, diatoms like this taxon tend to be more concentrated at lower depths and are therefore situated close to the typically used low intake gate in the south basin (Figure 12).

For consistency with historical data, our analysis did not include some small-size single cell algae which do not contribute significantly to the overall algal biomass.

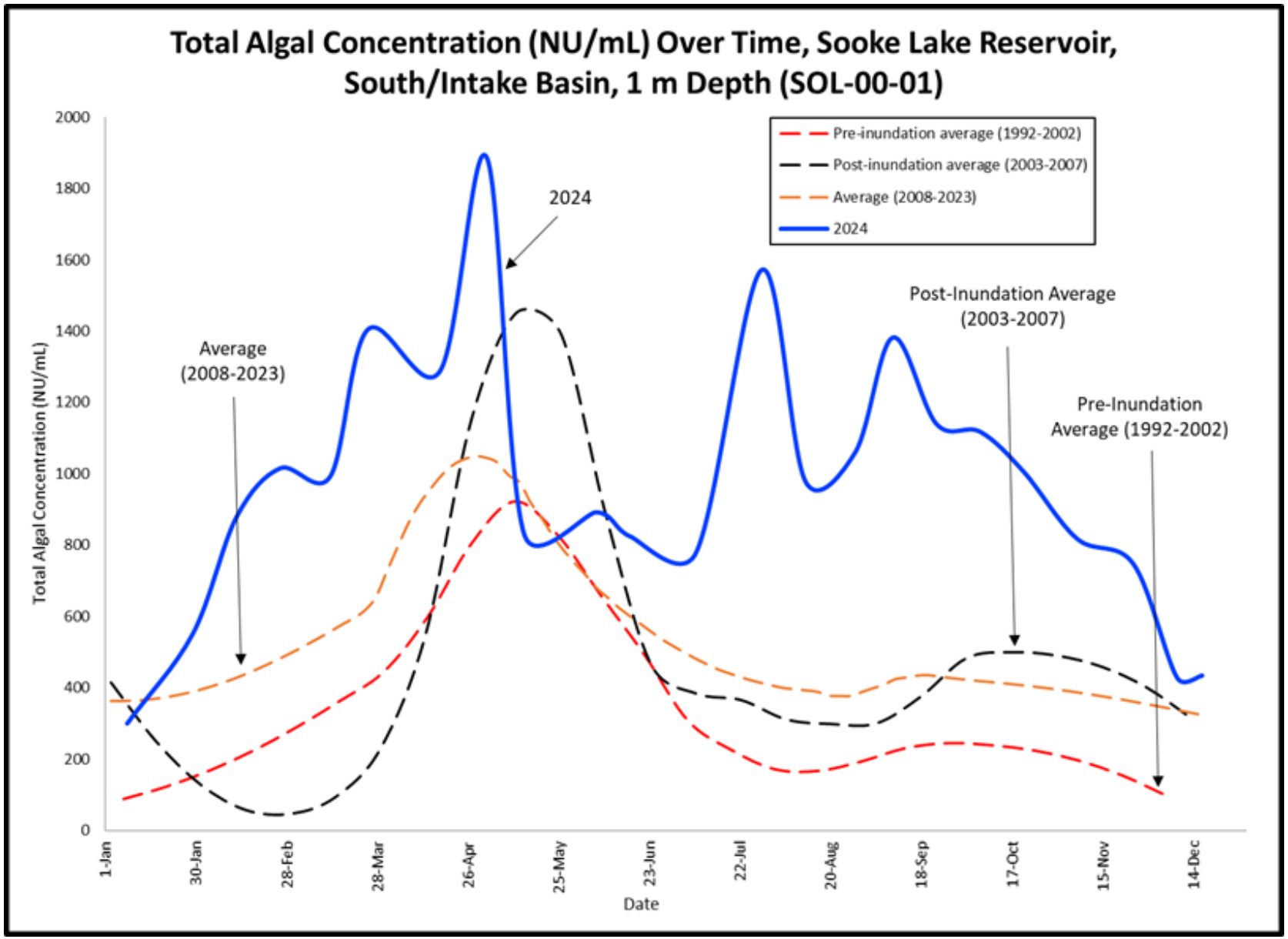

Figure 5 Total Algal Concentration (natural units/mL) Over Time, Sooke Lake Reservoir, South/Intake Basin, 1 m depth (SOL-00-01)

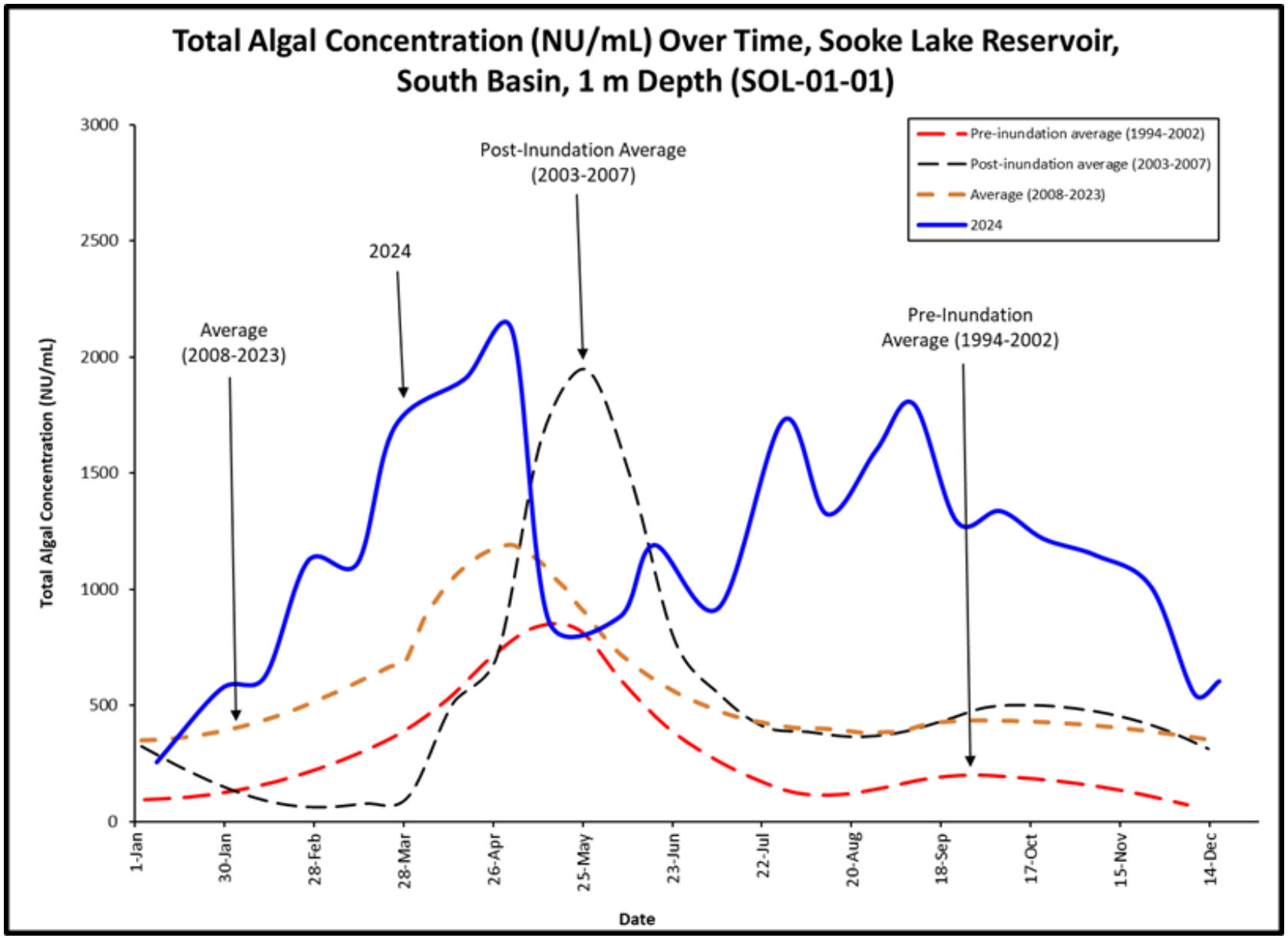

Figure 6 Total Algal Concentration (natural units/mL) Over Time, Sooke Lake Reservoir, South Basin, 1 m depth (SOL-01-01)

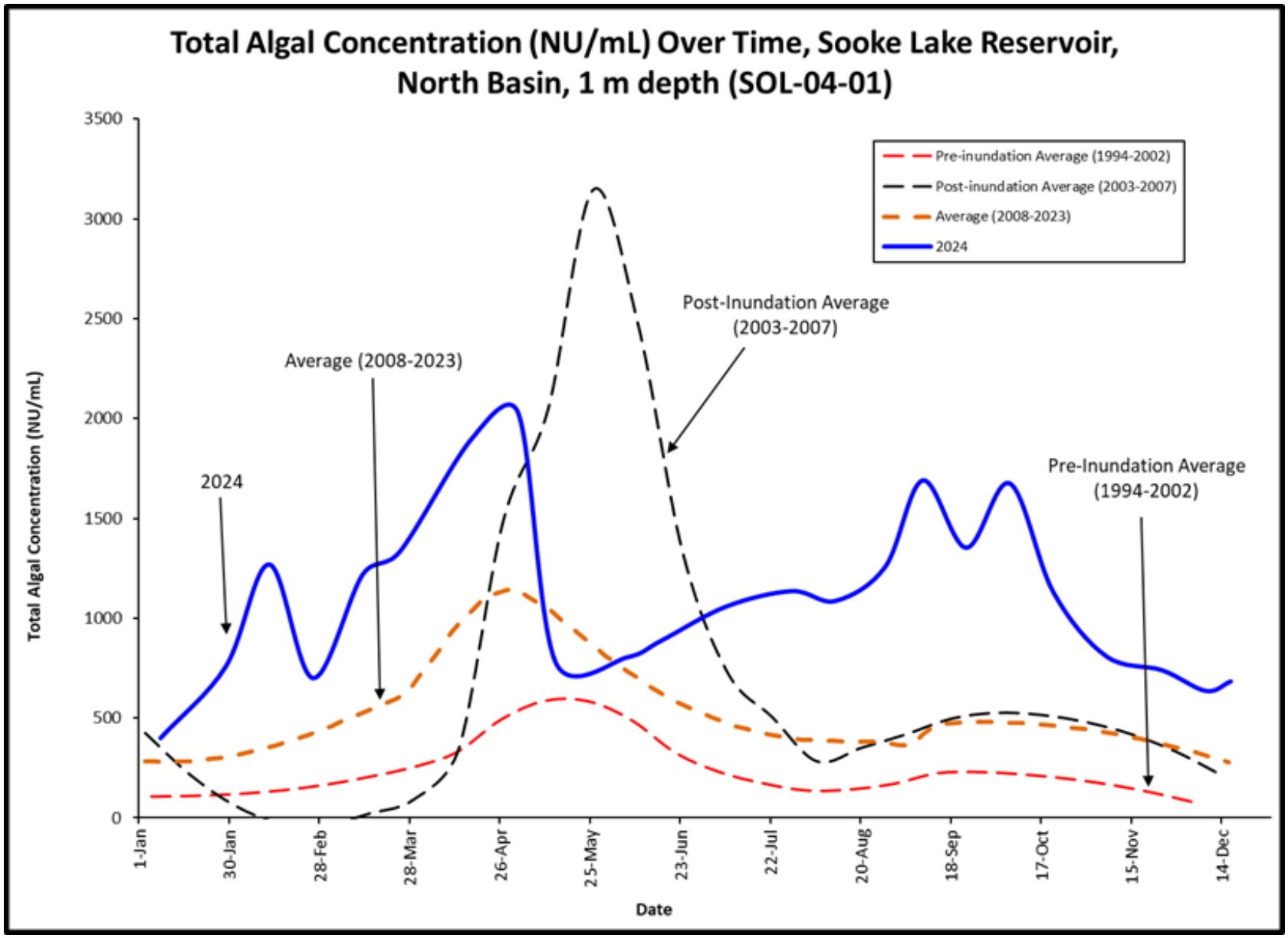

Figure 7 Total Algal Concentration (natural units/mL) Over Time, Sooke Lake Reservoir, North Basin, 1 m depth (SOL-04-01)

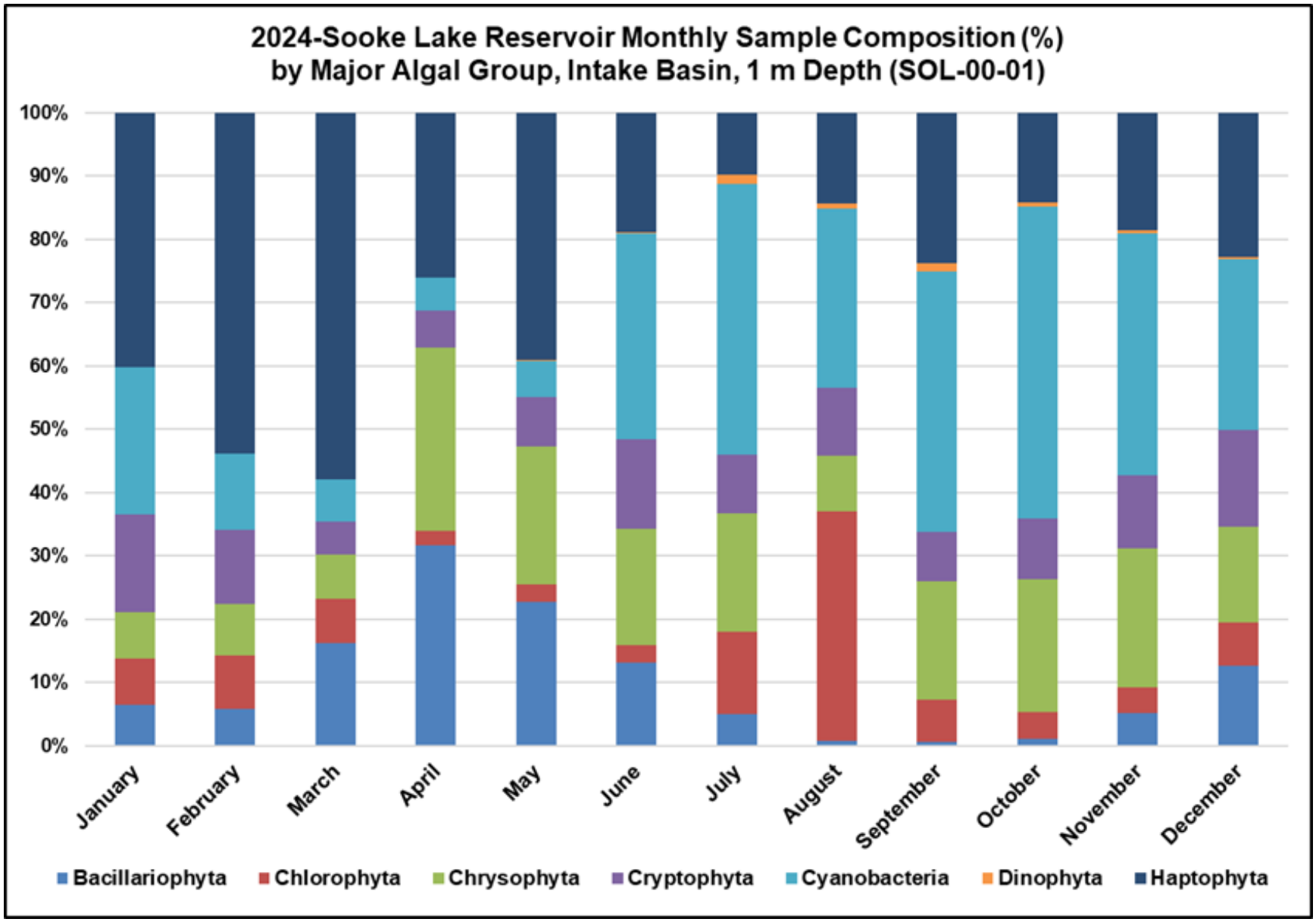

Figure 8 Monthly Abundance Percent of Different Algal Groups, Intake Basin, 1 m depth, SOL-00-01, 2024

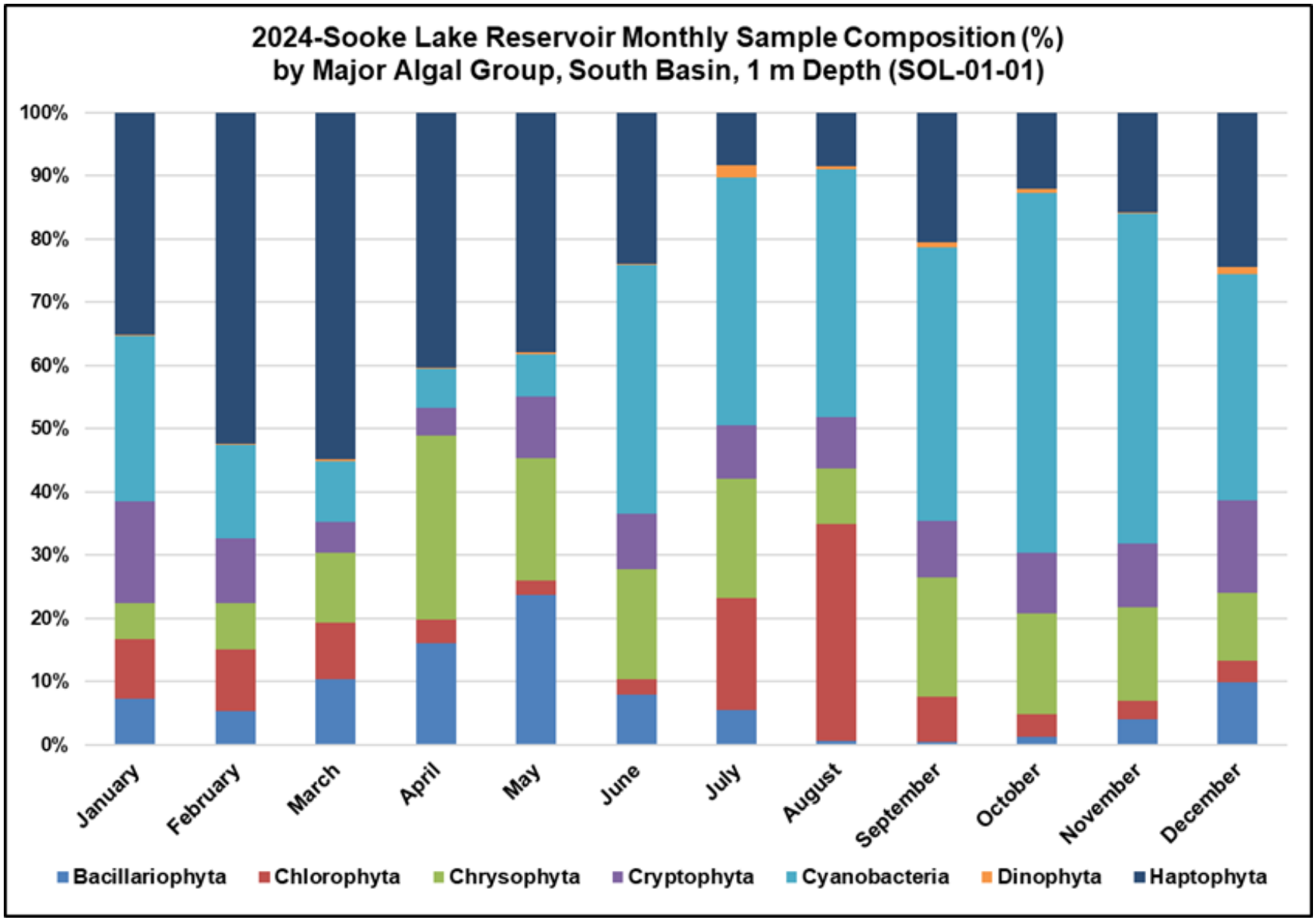

Figure 9 Monthly Abundance Percent of Different Algal Groups, South Basin, 1 m depth, SOL-01-01, 2024

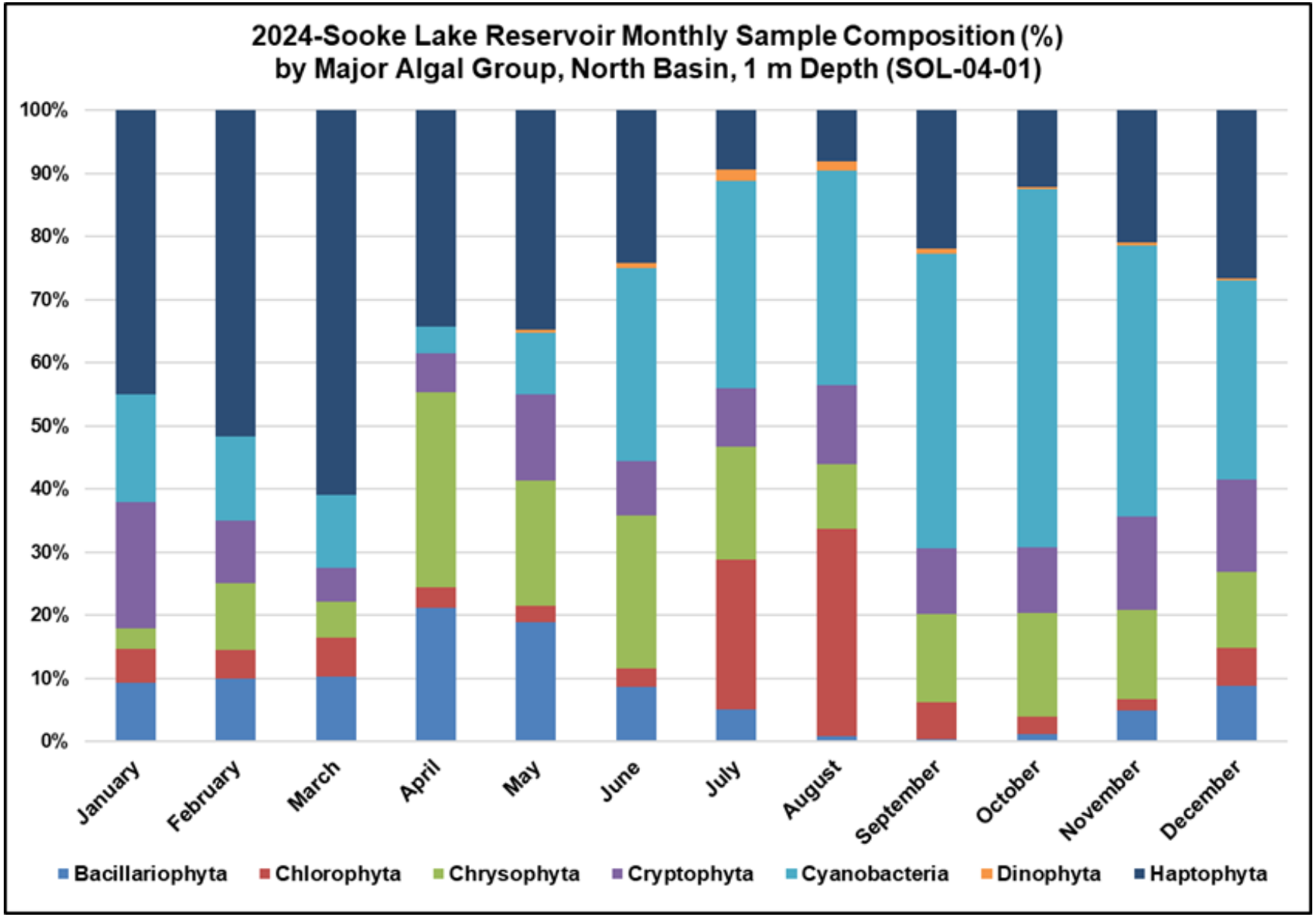

Figure 10 Monthly Abundance Percent of Different Algal Groups, North Basin, 1 m depth, SOL-04-01, 2024

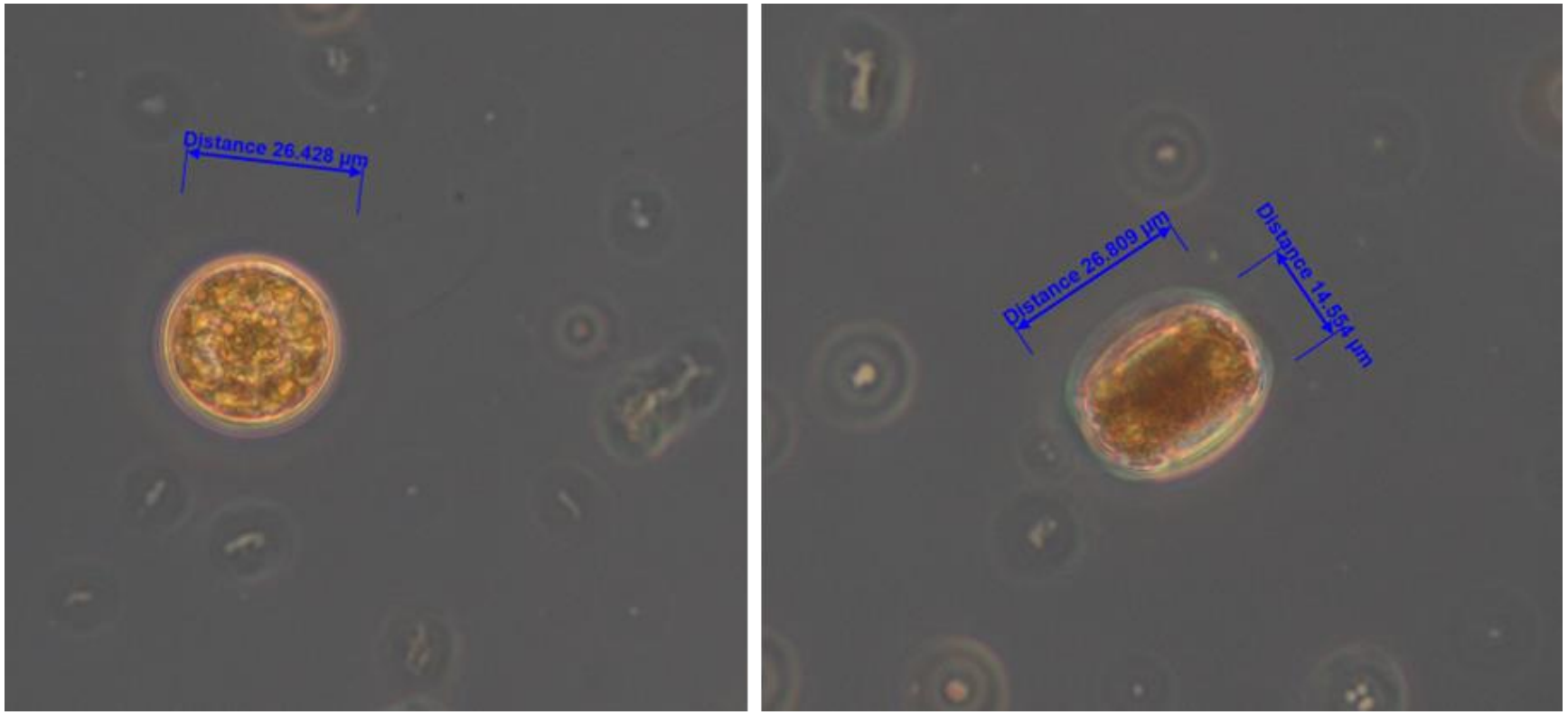

Figure 11 Diatom *Lindavia bodanica* in Sooke Lake in June 2024: Left - top view; Right - side view

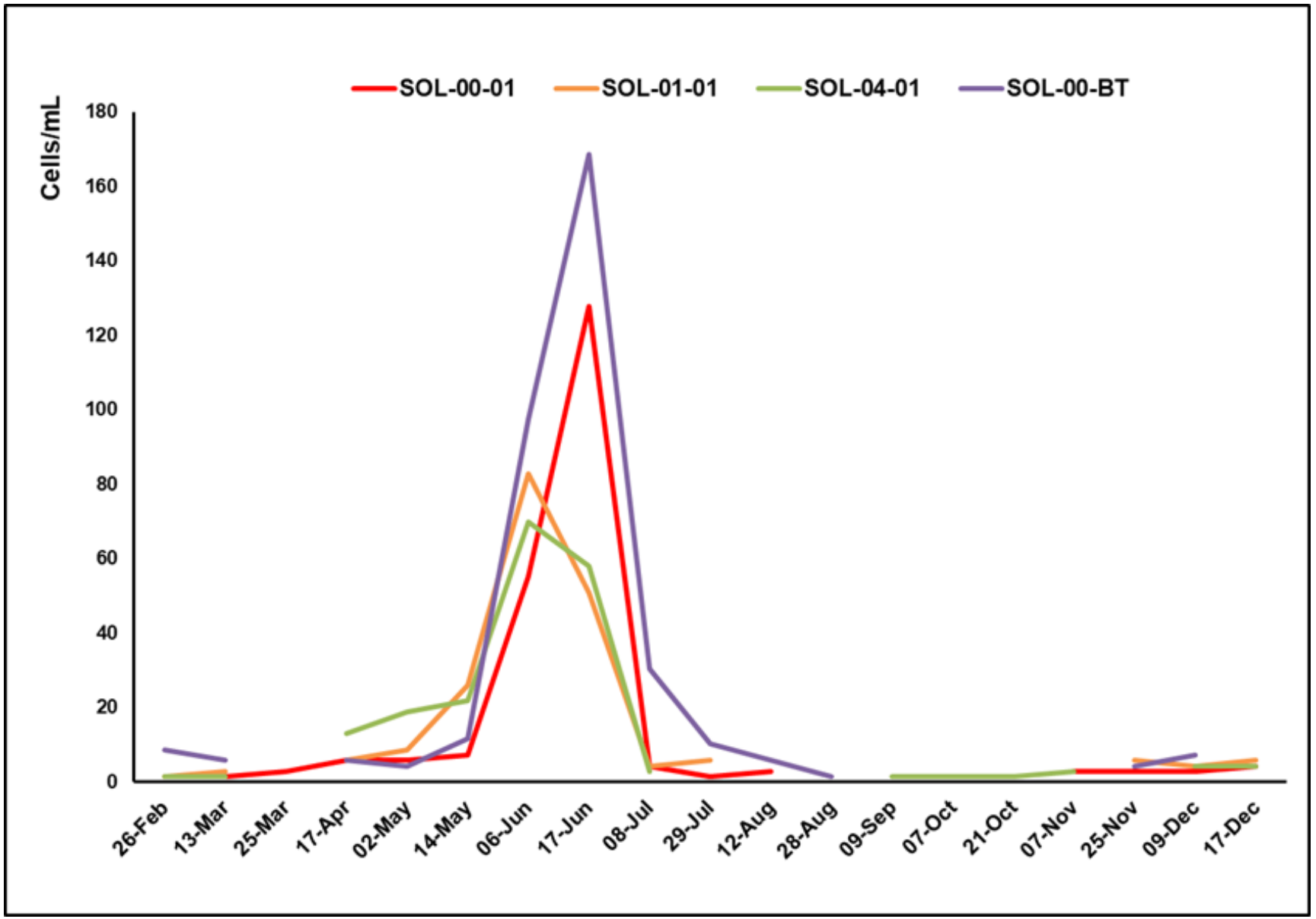

Figure 12 Abundance of *Lindavia bodanica* in Sooke Lake at 3 stations near surface, and at bottom near Intake Tower, 2024

Zooplankton – *Sooke Lake Reservoir (SOL)*. Zooplankton play an important role as an intermediate trophic stage, ensuring the energy flow from primary producers to higher trophic levels, e.g., macroinvertebrates, fish and other aquatic animals in aquatic ecosystems. Previous studies have shown that fish in Sooke Lake Reservoir predominantly rely on zooplankton for forage. Because of this important biological role, the CRD has included a regular zooplankton analysis to its source water monitoring program. Zooplanktonic species themselves can be herbivores, carnivores or omnivores. Studies have shown that any change of zooplankton species composition or densities or both could influence not only the trophic structure, but also physiochemical parameters in the ecosystems. There are three main zooplankton groups: Rotifera, Copepoda and Cladocera. Other aquatic invertebrates found in the collected samples included water mites, insect larvae, and rarely nematodes or tardigrades. In the ecosystems, phytoplankton are considered as a main food source for zooplankton and, therefore, phytoplankton dynamics can significantly reflect the changes of zooplankton and *vice versa*. The peak of zooplankton abundance normally occurs after the peak of phytoplankton. In general, zooplankton tend to have higher density during the spring-to-fall period than in winter.

In Sooke Lake Reservoir, zooplankton mainly consist of Rotifera and Copepoda, although Cladocera taxa, such as *Daphnia* spp., can be occasionally recorded. In 2024, these three main zooplankton groups were recorded in Sooke Lake. Rotifera was the most dominant group. Abundances of Rotifera and Copepoda were consistent with the long-term trends. Cladocera zooplankton, on the other hand, was less common and only observed in some discrete samples and was therefore excluded from the analysis.

As rotifers are considered one of the main food sources for copepods, these two groups might show opposite abundance trends. One of the main food sources of rotifers is phytoplankton and therefore they normally reach the highest density after the peak of phytoplankton. Zooplankton dynamics in Sooke Lake are also regulated by other higher trophic organisms, such as macroinvertebrates and fish.

Zooplankton trends in Sooke Lake Reservoir are typical of ecological succession models. 2024 zooplankton activity was consistent with long-term trends (Figure 13 to 18).

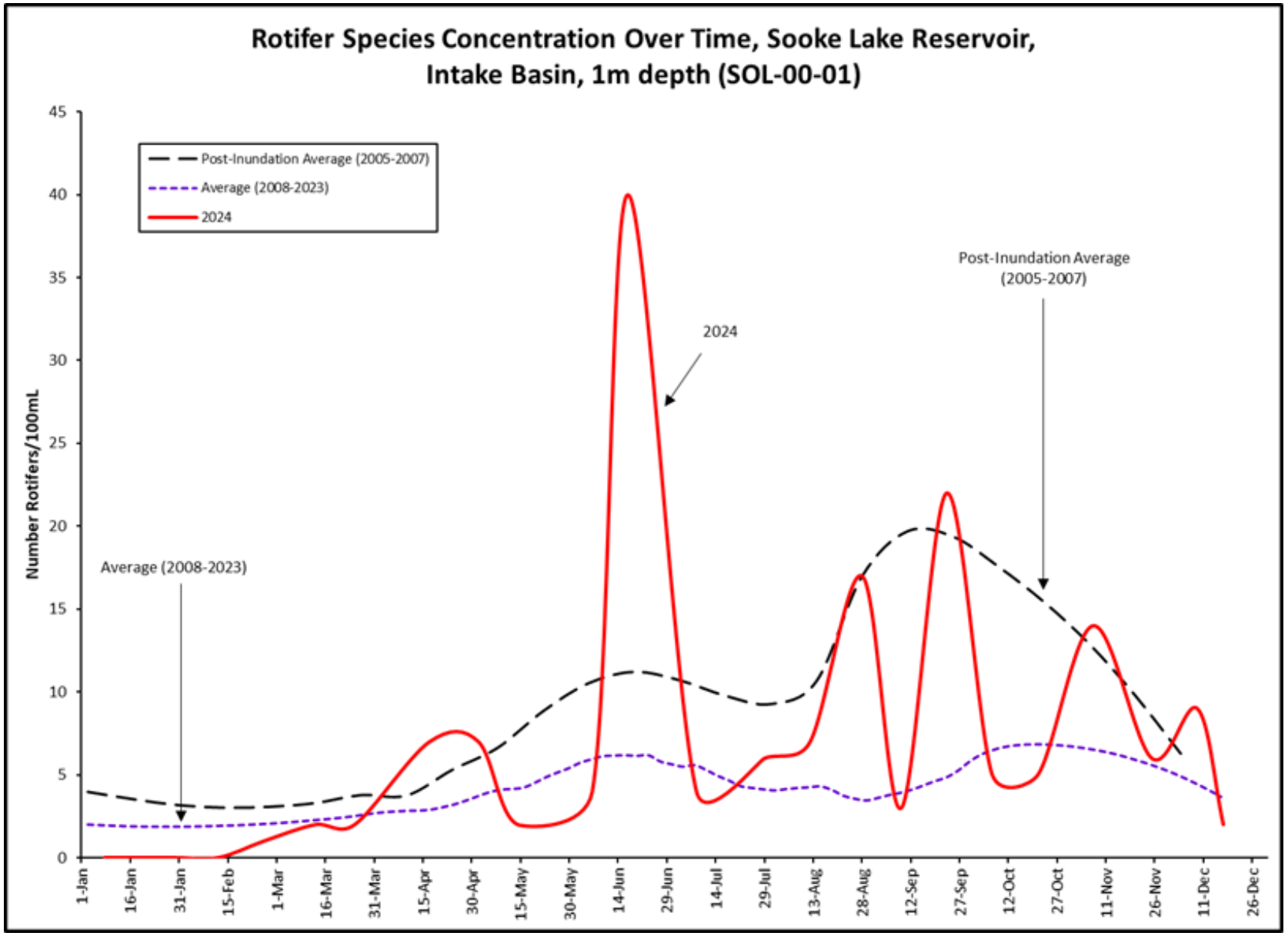

Figure 13 The Total Number of Rotifers Over Time, Sooke Lake Reservoir, Intake Basin, 1 m depth (SOL-00-01)

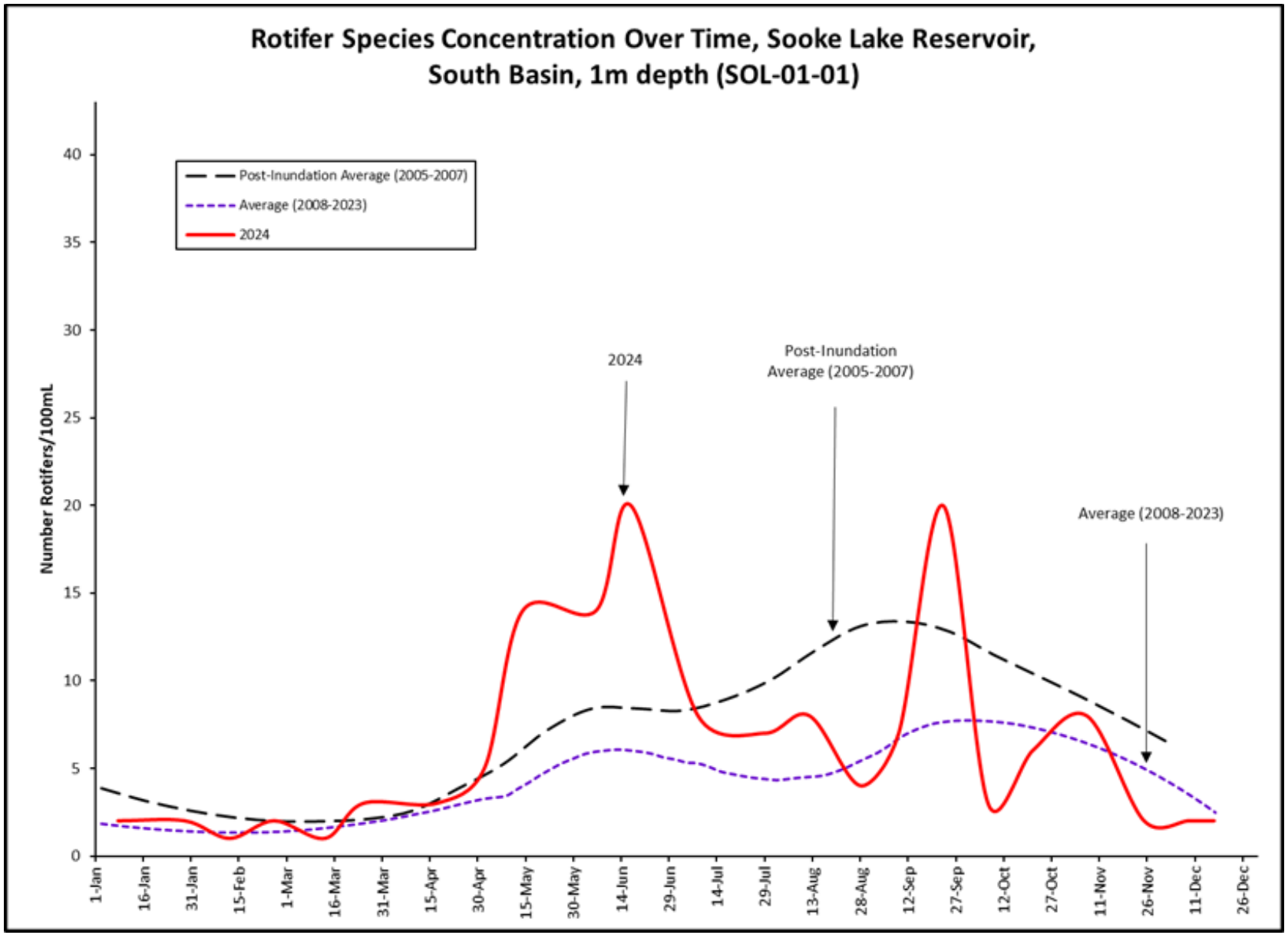

Figure 14 The Total Number of Rotifers Over Time, Sooke Lake Reservoir, South Basin, 1 m depth (SOL-01-01)

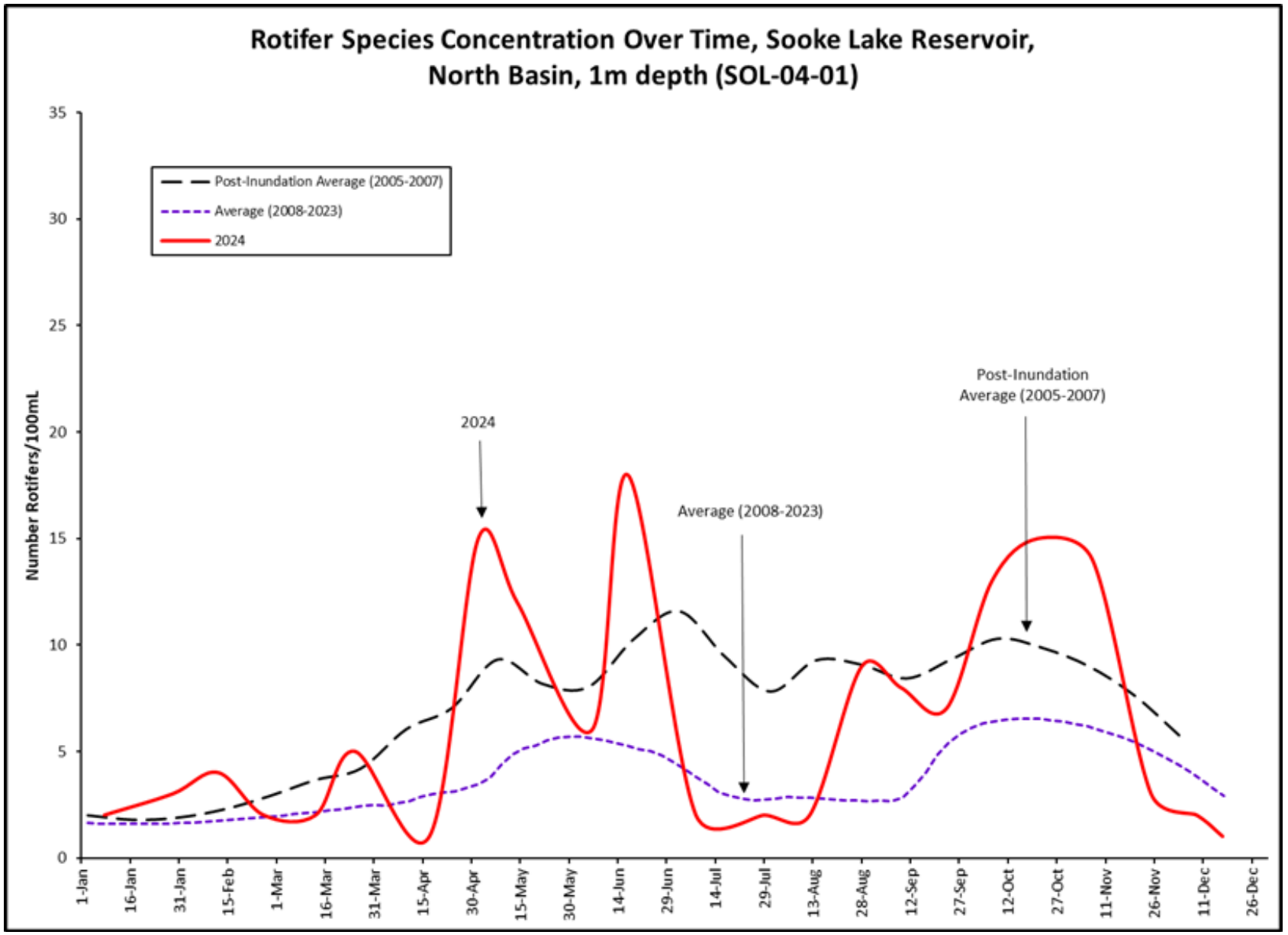

Figure 15 The Total Number of Rotifers Over Time, Sooke Lake Reservoir, North Basin, 1 m depth (SOL-04-01)

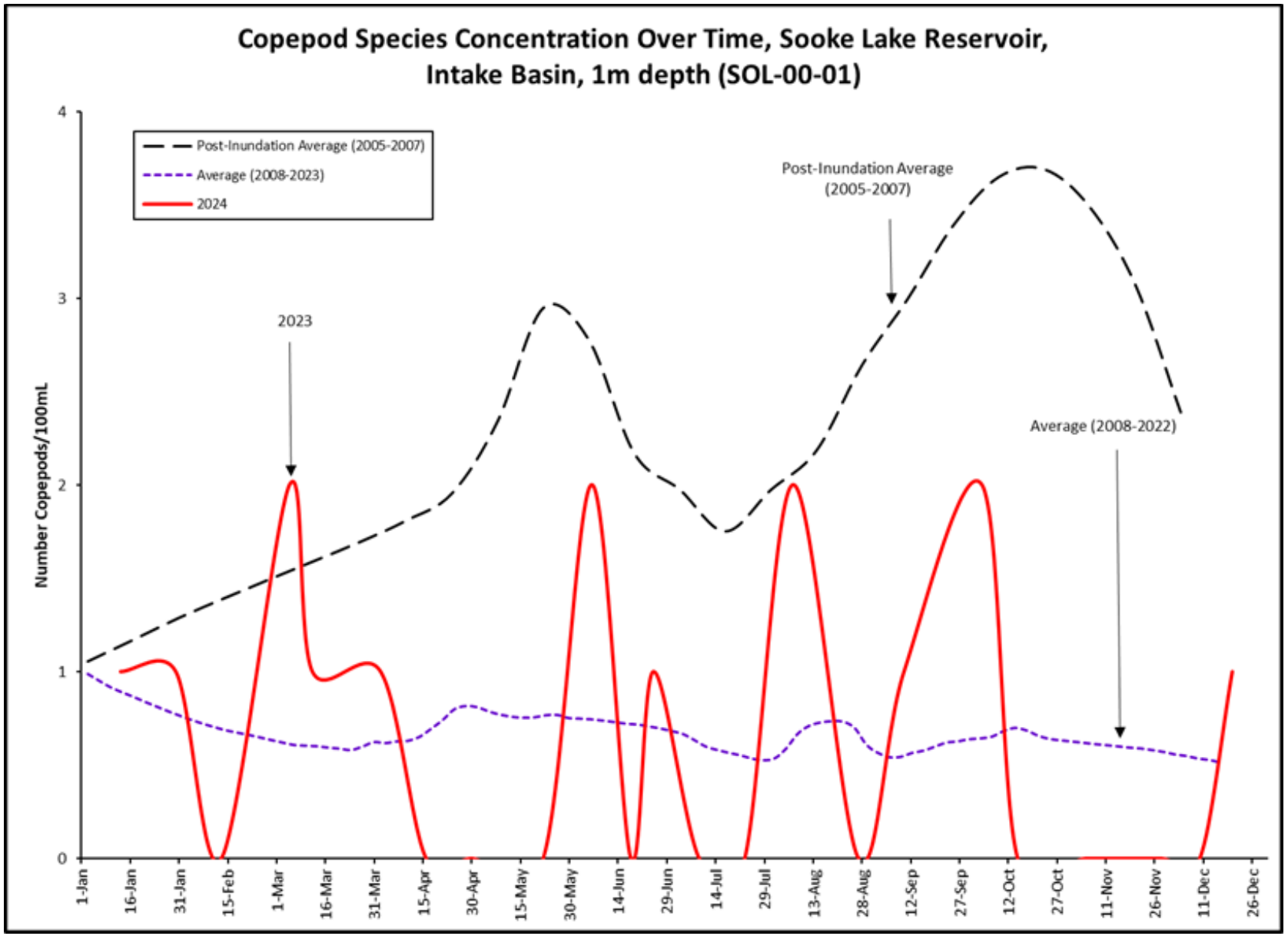

Figure 16 The Total Number of Copepods Over Time, Sooke Lake Reservoir, Intake Basin, 1 m depth (SOL-00-01)

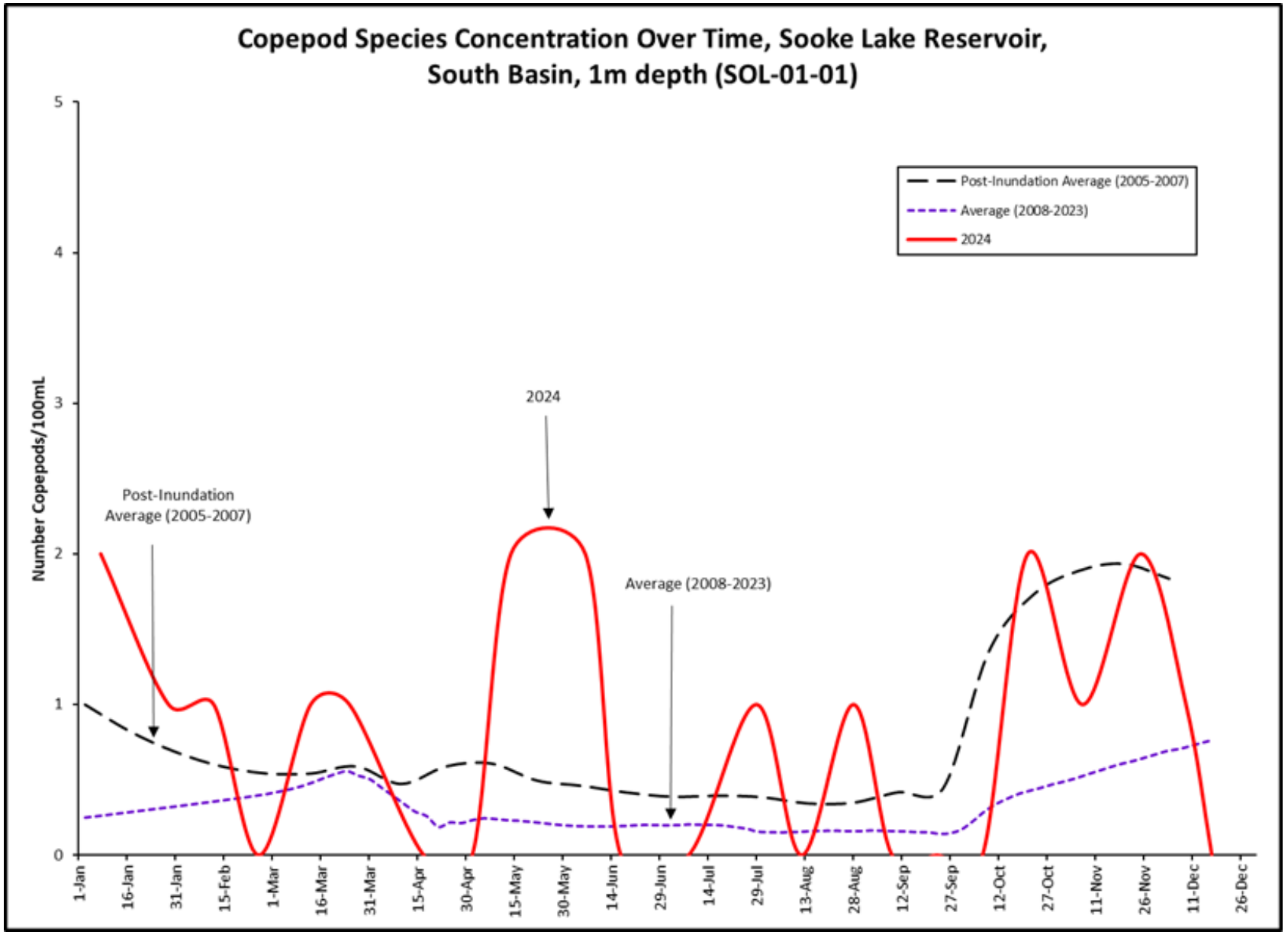

Figure 17 The Total Number of Copepods Over Time, Sooke Lake Reservoir, South Basin, 1 m depth (SOL-01-01)

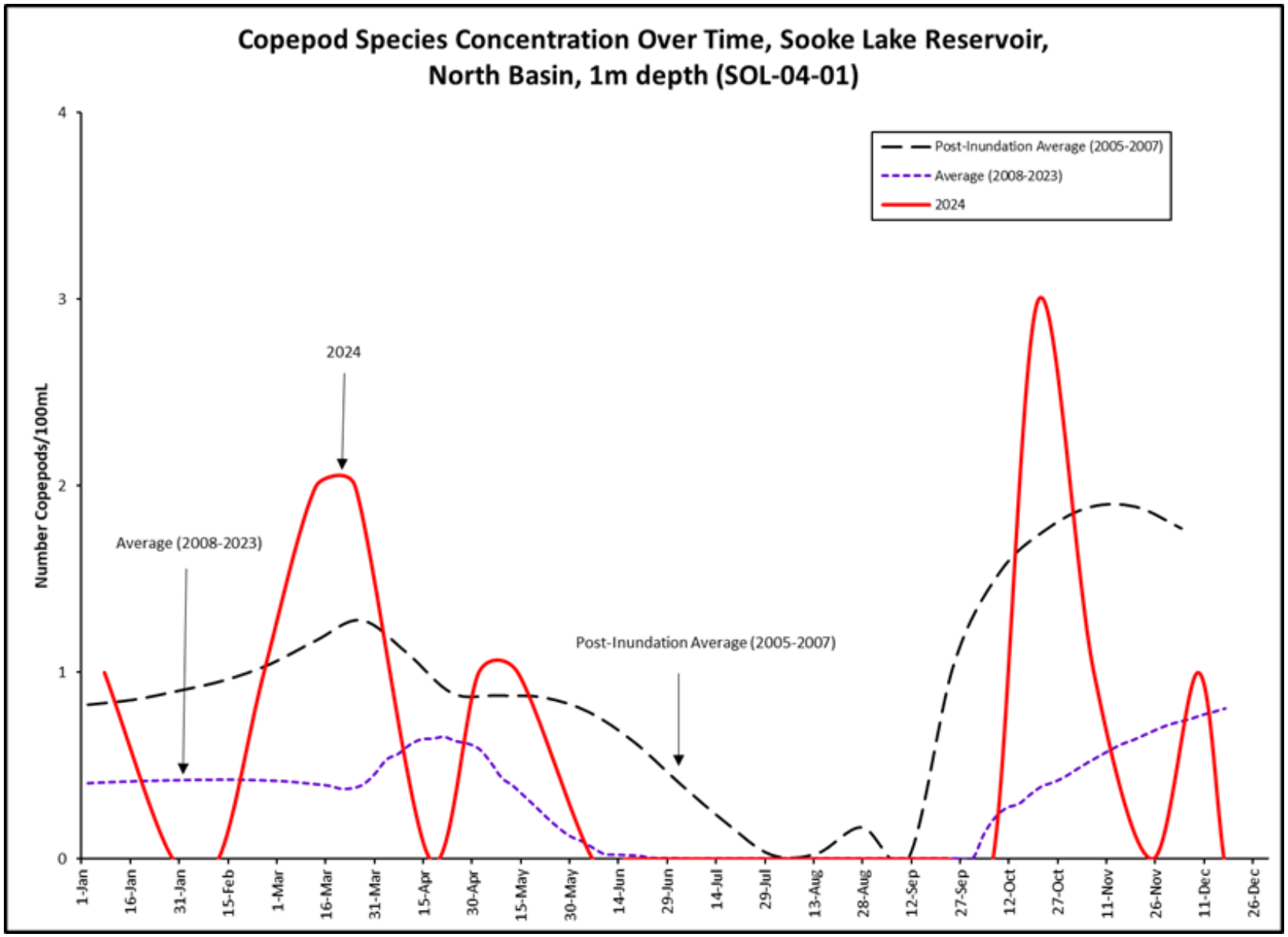

Figure 18 The Total Number of Copepods Over Time, Sooke Lake Reservoir, North Basin, 1 m depth (SOL-04-01)

Stratification: The 2024 thermal stratification pattern in Sooke Lake Reservoir was consistent with historical trends, as stratification occurred during spring, summer and early fall months. This phenomenon happens when the water column is divided into three layers from top to bottom, including: *epilimnion* (atop, warm, circulating and fairly turbulent), *metalimnion* (characterized by a steep thermal gradient or rapid temperature change) and *hypolimnion* (bottom, denser and colder water with little temperature change). The stratification reflects the vertical heat distribution in the water column and, therefore, might have a significant association with the dynamics of plankton communities. The stratified layers can function as barriers for exchanging of heat, chemicals, and nutrients, whereas mixing events could release nutrients from bottom and therefore favour algal growth, as often seen in the fall. CRD staff use a lake profiler with a temperature probe to create a vertical temperature profile once per month at the three usual Sooke Lake sampling stations (Intake Basin, South Basin and North Basin). In 2024, thermistor chains installed in four locations in the lake have provided an even more refined understanding of the reservoir's stratification processes and allowed for a precise determination of when established criteria for stratification were reached in different parts of the reservoir.

The stratification onset and breakdown dates across four distinct lake locations are provided in Table 1 below. It stands out that the reservoir South Basin seems to stratify later than all other more northern parts of the reservoir. In turn, the stratification breaks down earliest in the South Basin. The new data from the profiler seemed to indicate that the area near the intake tower behaves differently from the South Basin overall in that a thermal stratification never really established itself in this location. It appears that the so-called Intake Basin remained fully mixed throughout. This may be due to the submerged old dam (original 1915 dam) acting as a hydraulic barrier in the hypolimnetic zone and the continuous and permanent extraction of the deep cold water from the low-level intake gates prevented a thermal stratification to set in. When the current dam was built in 1970, only one or two small gaps were blasted in the old dam structure to provide some but very limited hydraulic connection below the old dam crest elevation of about 174.50 m above sea level. CRD staff will continue to collect relevant data to study this phenomenon.

While the South Basin began to de-stratify by approximately mid-October and was fully mixed in early November, the North Basin retained its stratification until December 3. These are patterns typical for Sooke Lake Reservoir.

Table 1 2024 Sooke Lake Reservoir Stratification Timing

	Stratification Onset	Stratification Breakdown
Intake Basin*	n/a**	n/a**
South Basin	May 11	October 19
Mid Basin	April 18	October 30
North Basin - Rithet Creek	April 13	December 1
North Basin - Deep Part	April 4	December 3

* Intake Basin is the most southern part of the South Basin, right adjacent to the intake tower

**Based on monthly data sets it appears there was no stratification in this location

Turbidity. The turbidity is continuously measured at both water treatment plants and at the Sooke Lake intake tower, but also sampled and lab tested daily from the Goldstream Water Treatment Plant and weekly at the Sooke River Road Water Treatment Plant. Figure 19 shows that the source water turbidity was generally well under 1 NTU throughout 2024; however, on five early summer days with peak flows due to outdoor water demand, sediments in the raw water mains downstream of the Kapoor Tunnel were dislodged and caused short-period turbidity excursions above 1 NTU (May 31 peak at 3.3 NTU) at the Goldstream Water Treatment Plant. Similar events in the past have usually occurred on Wednesdays or Thursdays from 4 am to approximately 10 am or 11 am during the beginning of the peak summer demand times, only at the Goldstream and not at the Sooke River Road Water Treatment Plant. Supervisory Control and Data Acquisition monitoring data shows that the average daily turbidity was still well below 1 NTU on these turbidity event days. Also, the UV transmittance, a measure of how much ultraviolet light can pass through

the water, was always around 90% during these events and the UV dose at least 60 mJ/cm^2, ensuring effective UV treatment.

The 2024 turbidity exceedance events coincide with the increase in peak demands at the start of the outdoor watering season. During these periods, high velocity in the two raw water mains (Main #4 and #5) between the Kapoor tunnel and the Goldstream plant stir up settled sediment resulting in increased turbidity. The CRD is working to mitigate these exceedances in two ways:

- Reducing Peak Demands: The CRD has implemented changes to the Water Conservation Bylaw and the associated watering rules in 2024 to reduce peak water demands. While this seemed to have limited success in 2024, it is hoped that further refinement and additional public education will eventually reduce extreme demand peaks and therefore the risk of turbidity excursions at the Goldstream plant.

- Flushing Program: Annual flushing of Main #4 and #5 in the springtime to remove pipe sediments prior to the high demand watering season. In 2024, flushing could not be completed due to a valve failure. This has subsequently been repaired and flushing was completed in spring of 2025.

The short duration of these turbidity events, low natural pathogen concentrations in the raw water, the fact that these events were not caused by an actual water contamination, and fully functional treatment processes during these events were the main criteria for assessing these events as very low risks to public health.

Overall, Sooke Lake water was very clear in 2024, and turbidity of the raw water was at no time a factor of concern to the drinking water quality in the GVDWS.

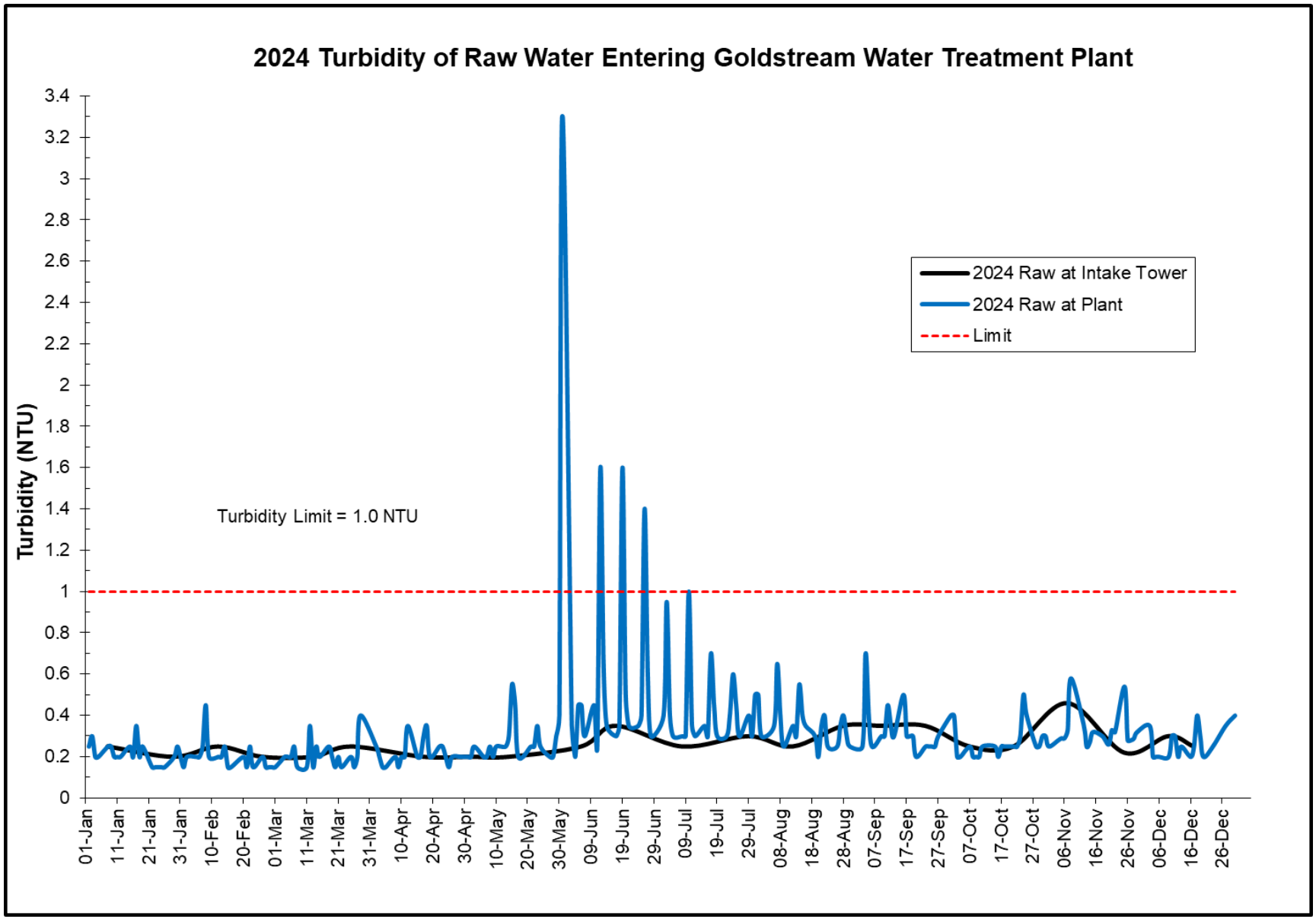

Figure 19 2024 Turbidity of Raw Water Entering Goldstream Water Treatment Plant (from Grab Sampling)

Raw Water Temperature. Cool water is beneficial in a distribution system because it reduces the potential for losses of chlorine residual and regrowth of bacteria. Warm water can also facilitate undesired chemical and biochemical processes during water treatment and in the piping system. It is also unpleasant for customers to consume warm tap water. For these reasons, the Canadian guidelines suggest a temperature limit of 15°C as an aesthetic objective.

In contrast to 2023, the temperature of the water entering the Goldstream Water Treatment Plant in 2024 was notably higher than the long-term average trend line during spring and summer (Figure 20). The trend of warmer water than usual started already in February but was especially pronounced from May to September. Unusually early warm weather conditions resulted in the exceedance of the 15°C aesthetic objective approximately four weeks earlier at the end of June compared with the long-term trend. With about 14 weeks of water temperatures above 15°C, 2024 was likely the year with the longest lasting exceedance of this aesthetic objective since the dam was raised in 2004. The temperature peaked several times at over 20°C throughout July and August. In the fall, the water temperatures were slightly cooler than the long-term trend.

The permanent usage of the lowest intake gates prevented the establishment of a thermal stratification in the Intake Basin and the hydraulic restriction through the old, submerged dam limited the inflow of deep and cool water stored in the hypolimnion of the South Basin. This allowed unusually warm weather conditions to quickly warm the entire water column in the Intake Basin and resulted in the unusually early and high water temperatures during the 2024 summer.

High raw water temperatures during the summer are not a new problem for the CRD. Before the expansion of the Sooke Lake Reservoir in 2004, the water temperature entering the plant reached 15°C as early as mid-June. Warmer and longer summers, as a result of climate change, will likely exacerbate this problem in the future. The cool water stored in the hypolimnion of the much deeper North Basin is currently inaccessible for the CRD with the existing infrastructure. But the CRD Water Supply Master Plan considers a deep North Basin intake in the future which could address this water temperature issue.

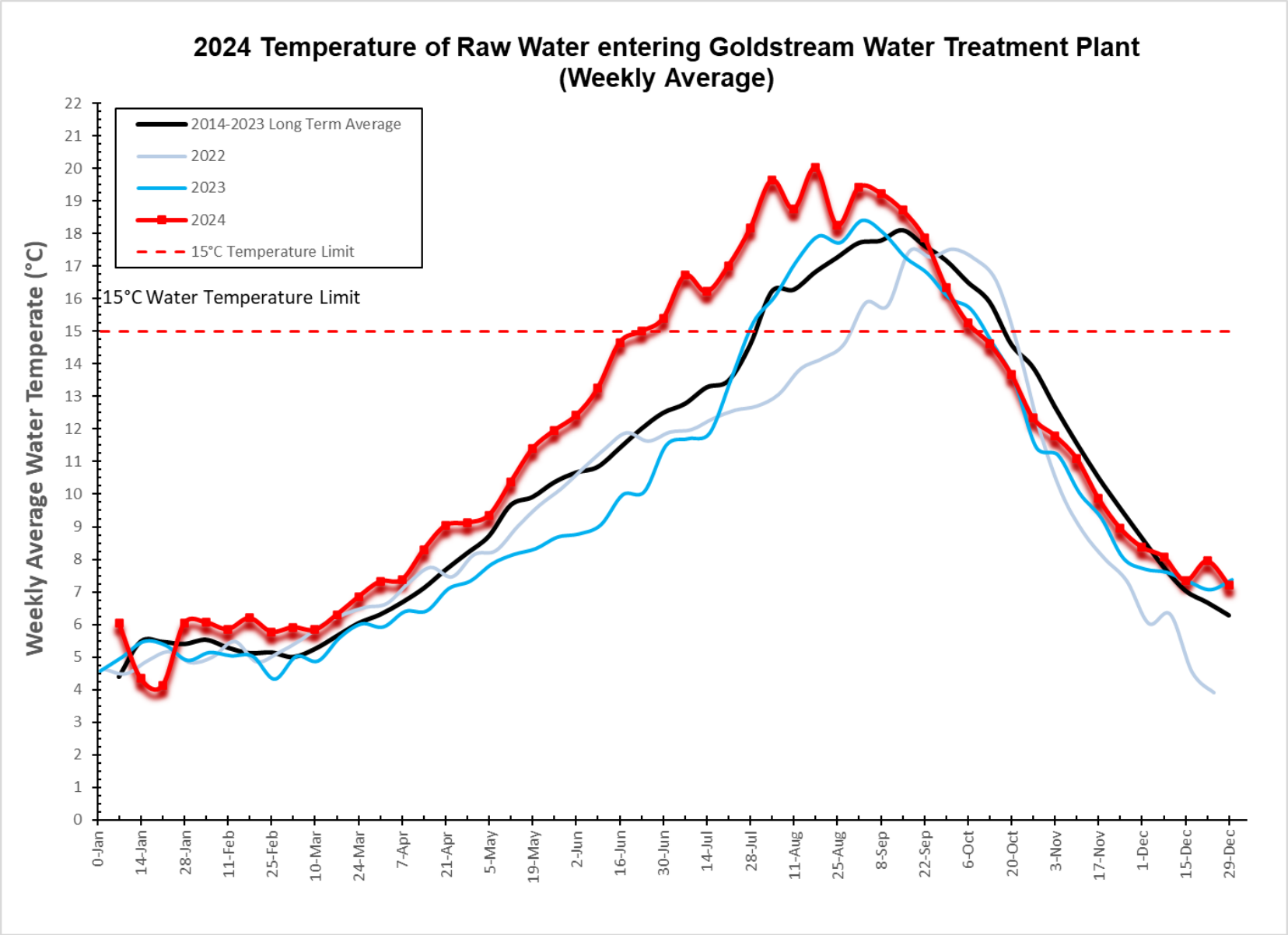

Figure 20 2024 Temperature of Raw Water Entering Goldstream Water Treatment Plant (Weekly Average)

Physical/Chemical Parameters. The raw water entering the Goldstream Water Treatment Plant had the following physical and chemical characteristics:

- Median pH: 7.2
- Median $CaCO_3$ Hardness: 16.80 mg/L
- Median Alkalinity: 15.9 mg/L
- Median Colour: 6.0 True Colour Units (TCU)
- Median Total Organic Carbon: 1.90 mg/L
- Median Conductivity (25ºC): 43.40 µS/cm

The values of the parameters above are consistent with those of previous years.

Inorganics/Metals. Table 1 in Appendix A lists all the inorganic and metal parameters tested in the source water in 2024. No unusual or concerning levels or trends have been detected.

Organics/Radionuclides. Table 1 in Appendix A lists all the organic radiological parameters tested in the source water in 2024. Most of them were not detected or were in insignificant concentrations. These results confirm the high level of protection from any anthropogenic impacts on the supply watershed.

Emerging Contaminants.

- Per- and Polyfluoroalkyl Substances (PFAS): CRD staff have been testing the raw water entering the Goldstream Water Treatment Plant two times per year since December 2020 for PFAS parameters. Since December 2023, all PFAS tests were conducted with a lower lab detection limit of 2 ng/L and following the proposed new Health Canada guidelines and USEPA method 537.1 that includes a total of 28 individual PFAS parameters. Results are compared to a MAC of 30 ng/L for the sum of all these 28 tested parameters. All tests to date yielded non-detectable results. Currently, with a protected watershed, the only pathway for PFAS to enter the source water is via rain and air. As there is currently no industrial PFAS emitter in the region or in British Columbia, this will guarantee very low, or as currently non-detectable, PFAS concentrations in the source water.

  Several PFAS tests were also conducted on treated water samples from various distribution systems across Greater Victoria. A few samples recorded results with low concentrations of one particular PFAS compound. The concentrations found were well below the current MAC. CRD staff will conduct more PFAS testing in the distribution systems in 2025.

- Microplastics: The CRD has not been testing the raw water entering the Goldstream Water Treatment Plant for microplastics because there are no commercial laboratories in Canada performing this analysis yet. Also, Health Canada and other regulatory agencies have not yet formulated any health guidelines for microplastic concentrations. The state of California has developed a standard operating procedure that will allow the state to begin issuing laboratory accreditation to qualified labs. CRD staff continue to investigate this emerging issue and will conduct testing when feasible. But comparable to many other anthropogenic contaminants, with a protected watershed with very limited human activity, the only viable pathway for microplastics to enter the source water is via rain and air.

Nutrients. Figure 21 to 24 show the total nitrogen and the total phosphorus concentrations in both the South and North Basins at 1 m depths in Sooke Lake Reservoir. Total phosphorus concentrations at both stations trended near or below the long-term average. In both lake basins, the total phosphorus concentration dropped at times near levels of the detection limit of 1 µg/L, which indicates that biological activity in the lake used up almost all available phosphorus nutrients. The lack of phosphorus in the middle of spring was a result of increased algal activity prior to this period. Substantial rainfall during the first few days of June likely contributed to the slightly higher phosphorus availability in early summer and may have facilitated the higher algal productivity during the summer of 2024. Nitrogen concentrations have been consistent with the long-term average trend in the North Basin but featured two distinct concentration spikes in the South Basin in July and September. These two total nitrogen spikes correlate well with simultaneous algae concentration spikes which indicates that any availability of nutrients immediately drives up

phytoplankton activity in this otherwise nutrient-poor ecosystem. The triggers of the two nitrogen spikes are currently unknown. Because the nitrogen spikes seemed to be limited only to the South Basin and occurred during the same timeframe when the South Basin experienced the unusual and extreme total coliform event, it could be assumed that there is a correlation. CRD staff will monitor these parameters closely and conduct further investigations into possible interactions and correlations. In general, most of the identified nitrogen was present in the form of organic nitrogen and likely remained available for biological uptake due to the growth limitation dictated by the lack of phosphorus. This confirms previous conclusions that Sooke Lake Reservoir is extremely phosphorus limited.

In general, the nutrient concentrations confirm the ultra-oligotrophic status (extremely unproductive, phosphorus limited) of Sooke Lake Reservoir, which is positive for a drinking water supply source.

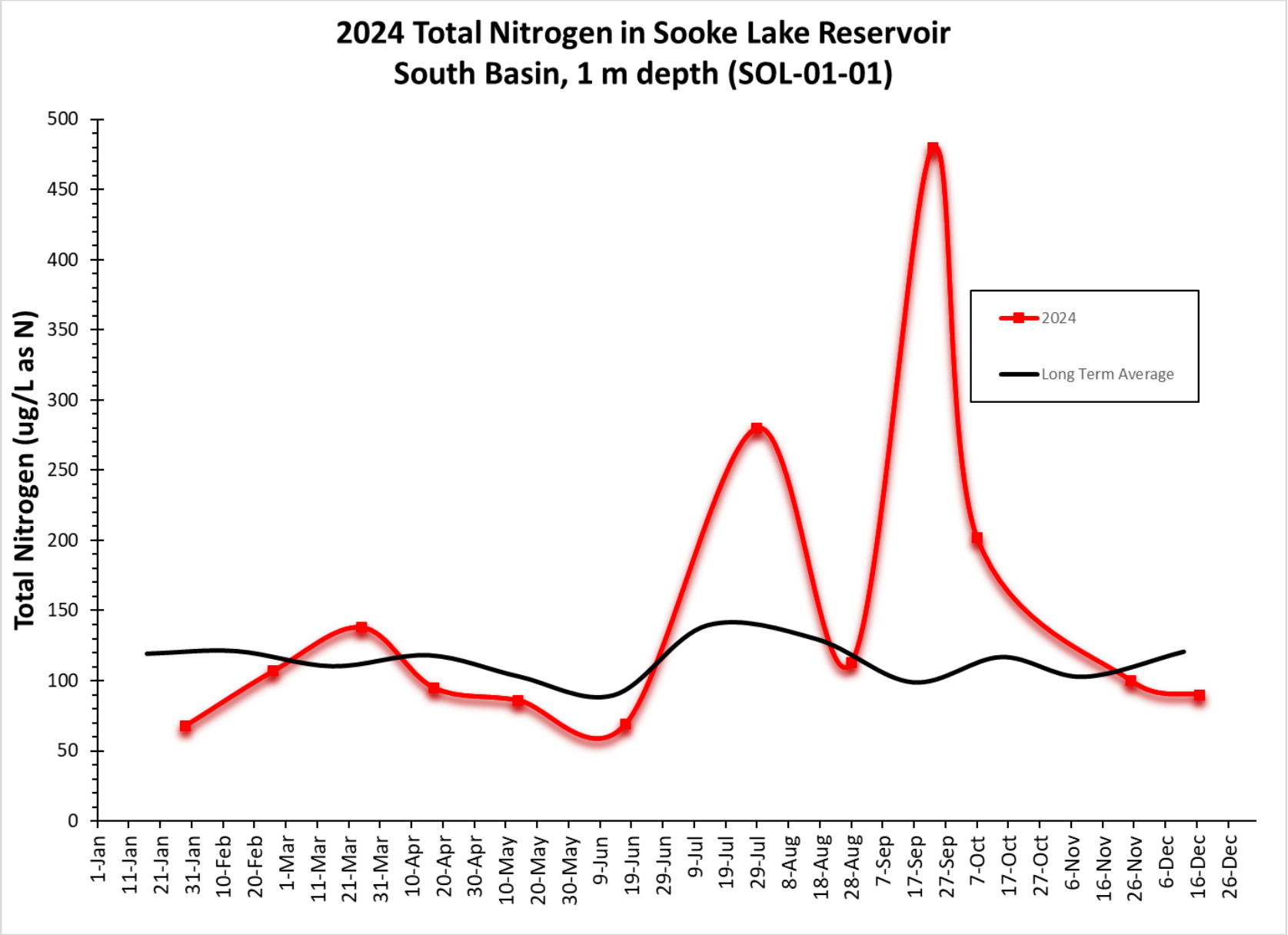

Figure 21 Total Nitrogen in Sooke Lake Reservoir, South Basin, 1 m depth (SOL-01-01)

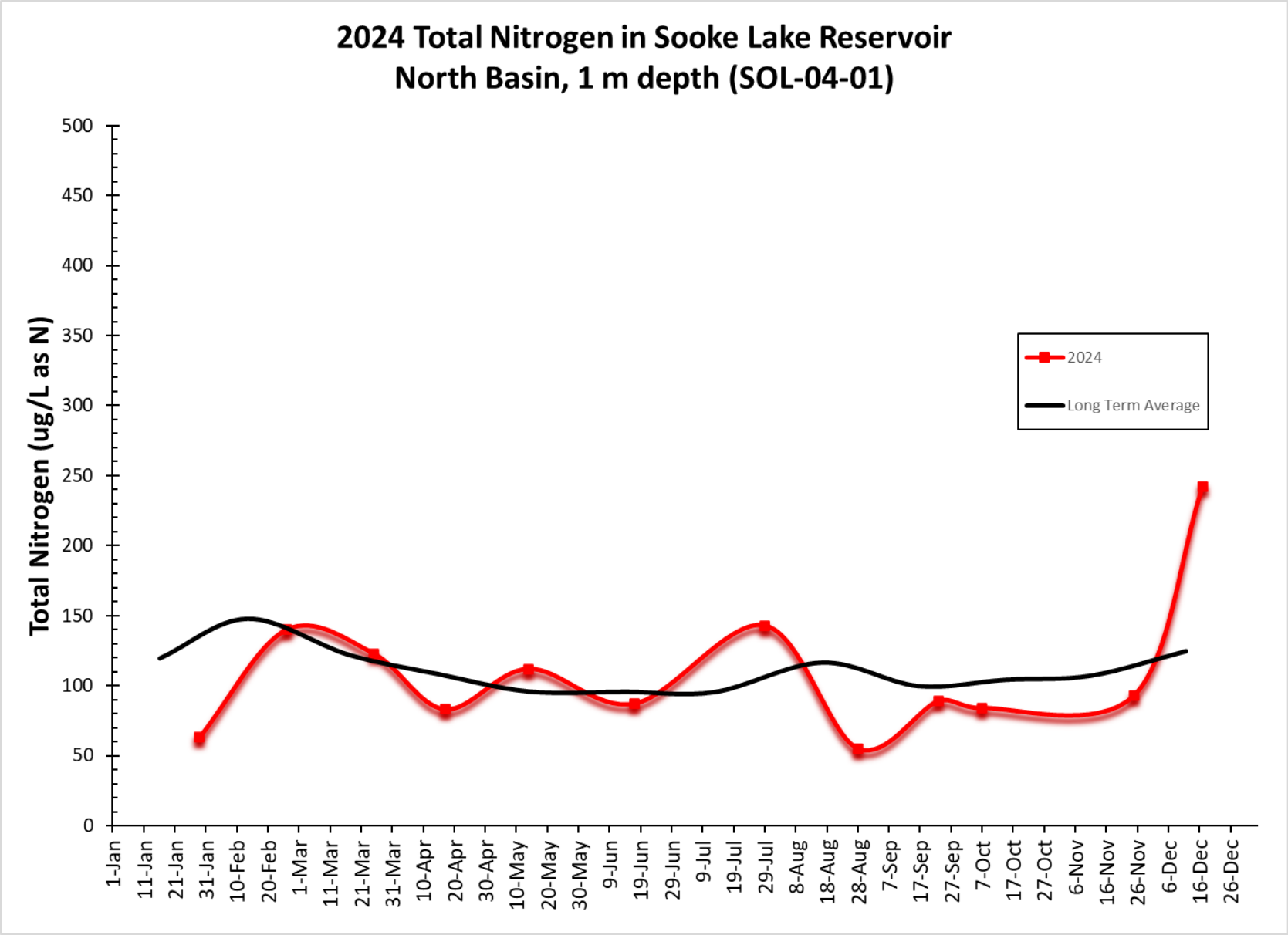

Figure 22 Total Nitrogen in Sooke Lake Reservoir, North Basin, 1 m depth (SOL-04-01)

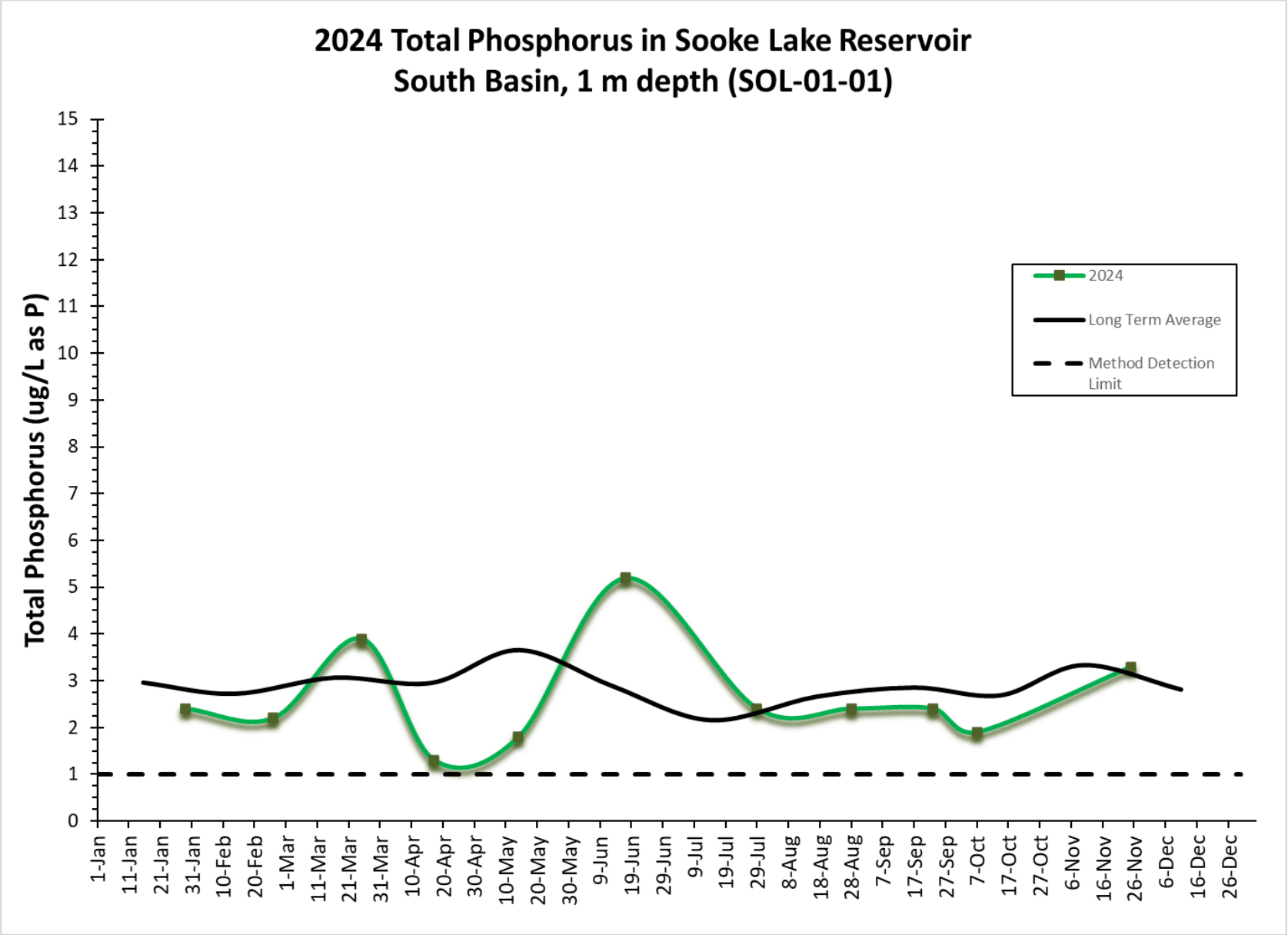

Figure 23 Total Phosphorus in Sooke Lake Reservoir, South Basin, 1 m depth (SOL-01-01)

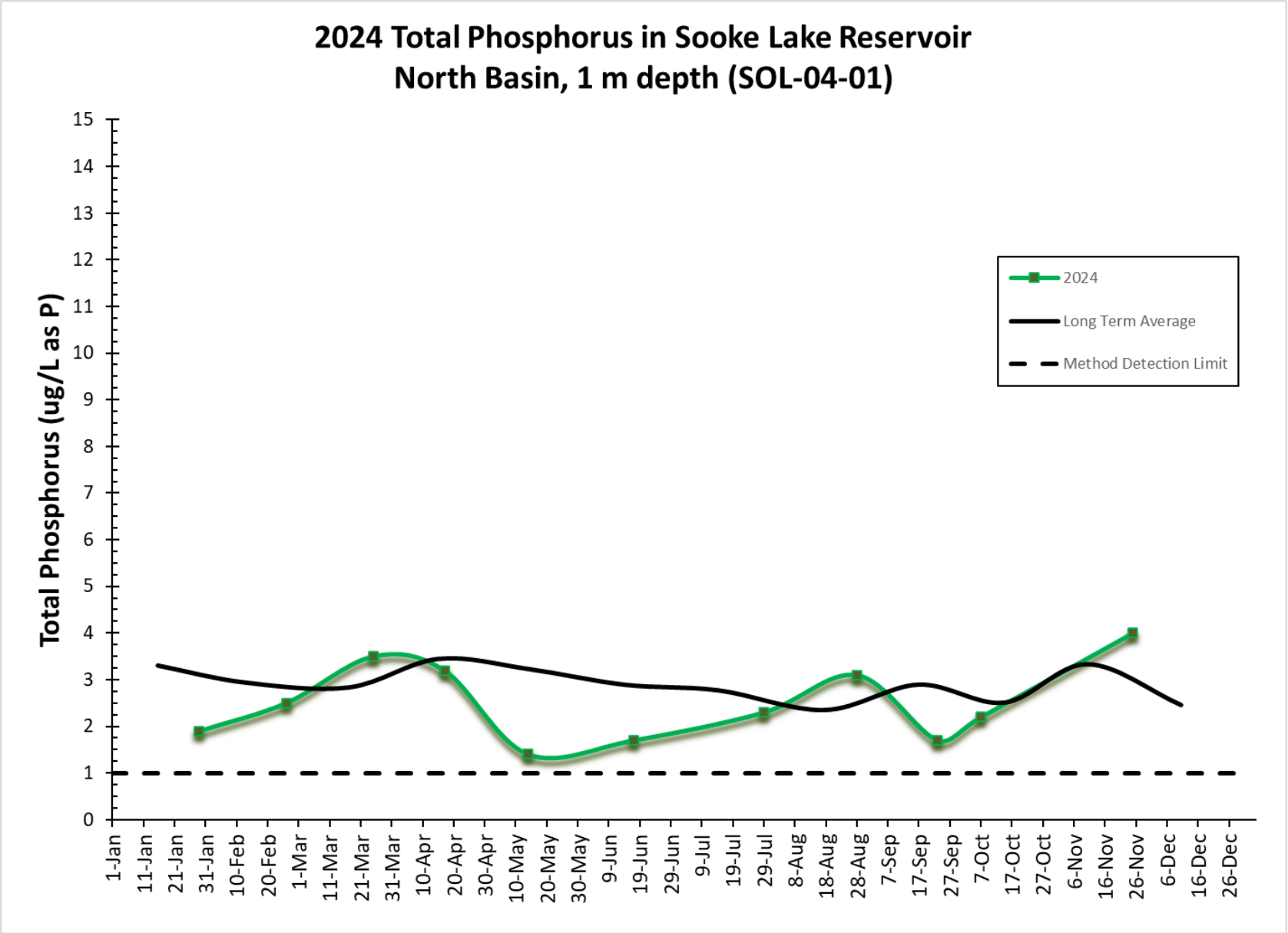

Figure 24 Total Phosphorus in Sooke Lake Reservoir, North Basin, 1 m depth (SOL-04-01)

7.2 Treatment Monitoring Results

The following sections summarize the water quality data collected and analyzed to monitor and verify the effectiveness of the disinfection process at both CRD disinfection facilities in the GVDWS.

7.2.1 Goldstream Water Treatment Plant

Bacteriological Results after UV Treatment. Figure 25 shows the results from 243 samples collected and analyzed just downstream of the UV reactors. The results indicate that the UV treatment is capable of greatly reducing the *E.coli* and total coliform concentrations. On ten occasions, mostly during the total coliform event in July and August, and only in low concentrations, have total coliform bacteria been found downstream of the UV treatment. The UV treatment is followed up by chlorination disinfection, designed to kill viruses and bacteria. These multiple disinfection stages are important components of the multi-barrier concept, which eliminates the reliance on only one module to achieve compliance.

Turbidity. The Goldstream Water Treatment Plant experienced five adverse turbidity events in 2024 (see Figure 19).

May 31, 2024: Fridays are not typical watering days. Therefore, this turbidity event was not related to the peak demand issue on watering days. On that day, a grab sample from the treated water turbidity after treatment recorded a turbidity of 3.3 NTU. Investigations into this event were unable to determine a cause, mainly because both online turbidity analyzers at the Goldstream Water Treatment Plant showed no indication of any unusual turbidity trend that day. It was therefore concluded that this was most likely not a real event, but an erroneous result caused by a sampling error.

June 12, 2024: First high-demand watering day (Wednesday) of the year. With peak demand and high flows due to outdoor watering, sediments in Main #4 and #5 between the Kapoor Tunnel and the Goldstream plant were dislodged and caused a short-period turbidity excursion to above 1 NTU (4.5 hours exceedance with a peak of 2.5 NTU according to SCADA). Lab results of the daily grab sample recorded 1.6 NTU.

June 19, 2024: Second high-demand watering day (Wednesday) of the year. With peak demand and high flows due to outdoor watering, sediments in Main #4 and #5 between the Kapoor Tunnel and the Goldstream plant were dislodged and caused a short-period turbidity excursion to above 1 NTU (4.75 hours exceedance with a peak of 2.2 NTU according to SCADA). Lab results of the daily grab sample recorded 1.6 NTU.

June 26, 2024: Third high-demand watering day (Wednesday) of the year. With peak demand and high flows due to outdoor watering, sediments in Main #4 and #5 between the Kapoor Tunnel and the Goldstream plant were dislodged and caused a short-period turbidity excursion to above 1 NTU (3.5 hours exceedance with a peak of 1.9 NTU according to SCADA). Lab results of the daily grab sample recorded 1.4 NTU.

July 3, 2024: Fourth high-demand watering day (Wednesday) of the year. With peak demand and high flows due to outdoor watering, sediments in Main #4 and #5 between the Kapoor Tunnel and the Goldstream plant were dislodged and caused a short-period turbidity excursion to above 1 NTU (2.5 hours in and out of exceedance with a peak of 1.4 NTU according to SCADA). Lab results of the daily grab sample recorded below 1.0 NTU.

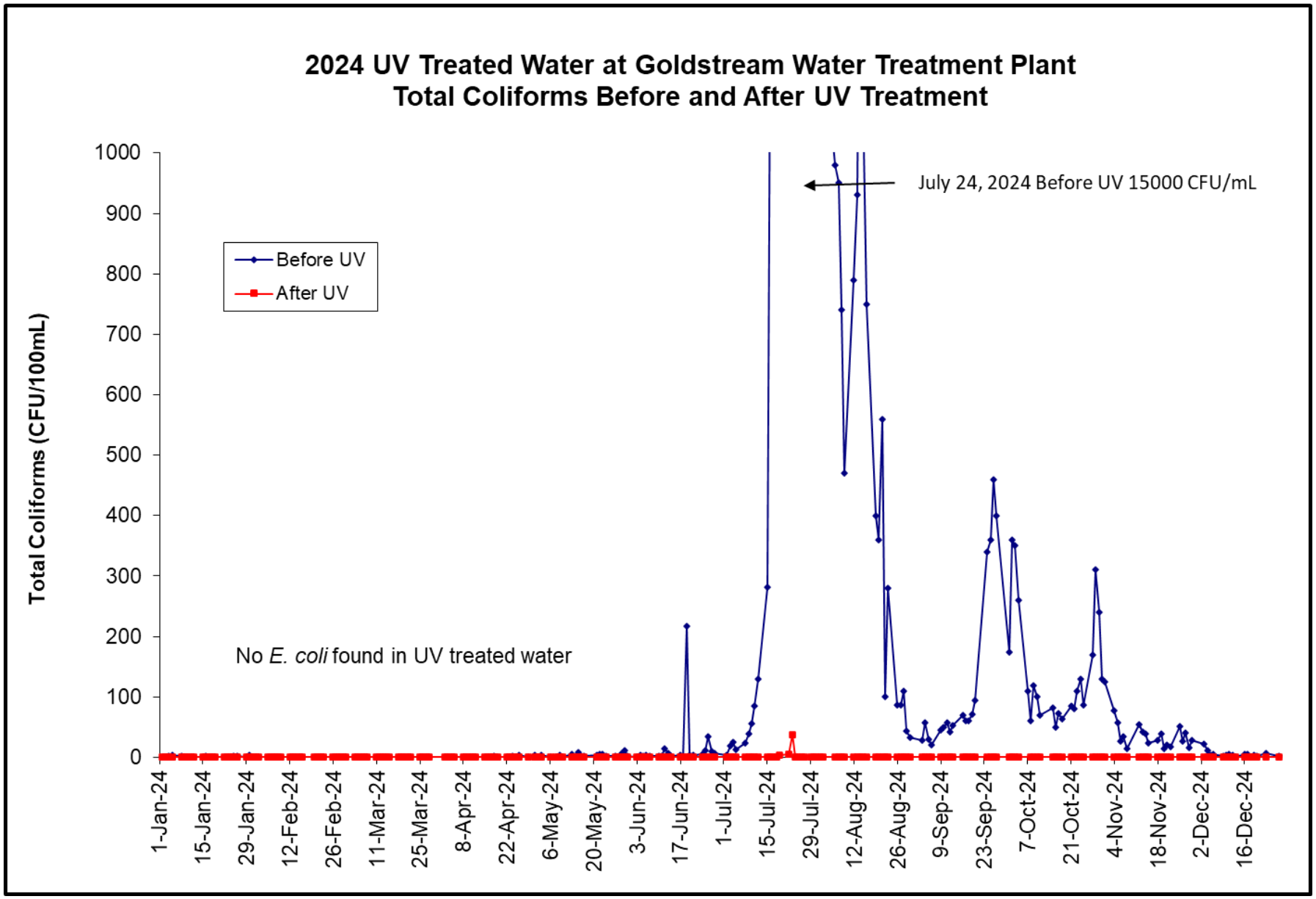

Figure 25 2024 UV Treated Water at Goldstream Water Treatment Plant Total Coliforms Before and After UV Treatment

Treated Water at Both First Customer Sampling Locations. The data collected from the two treated water sampling locations near the first customers below the Goldstream Water Treatment Plant (one at Main #4 and one at Main #5) indicated that the bacteriological quality of the disinfected water was good in all months except in July when approximately 15% of the bacteriological samples from those two locations indicated a presence of total coliform bacteria (Figure 26 and Appendix A, Table 2). This exceedance of the regulatory threshold (10%) in July was caused by the unusual total coliform event in Sooke Lake during which mostly low concentrations of coliform bacteria broke through the disinfection treatment at times of peak demands and flows (watering day mornings). In total, 292 samples were collected from the Main #4 first customer location and 307 samples from the Main #5 first customer location, for a combined total of 599 samples in 2024.

There were only eight total coliform-positive samples from both sampling stations throughout the year. But all adverse results occurred during the peak of the total coliform event at the end of July into early August. Five positive samples registered at the Main #5 first customer sampling station and three at the Main #4 station. Two results had high total coliform concentrations (July 23: 52 CFU/100 mL; July 30: 330 CFU/100 mL). Several of these positive results had a subsequent resample that also tested positive for total coliform bacteria. These are indicators of a limited breakthrough at the Goldstream Water Treatment Plant during the peak of the total coliform event.

Six total coliform-positive results alone in July at both first customer locations led to the exceedance of the 10% threshold for the monthly totals. Two of the positive results were in exceedance of the 10 CFU/100 mL maximum coliform limit, as per *Drinking Water Protection Regulation*. While the regulations require 90% of all monthly samples in the entire system to be free of total coliform bacteria, the CRD monitors the first customer locations based on even more stringent criteria, where water quality is gauged on the bacteriological results of these two first customer locations only.

The total chlorine residual ranged from 1.59-3.14 mg/L (Appendix A, Table 2), with a median value of 2.04 mg/L (Figure 26). During the total coliform event in July and August, the total chlorine dosage was increased to maximum level at the Goldstream plant which resulted in a short-term spike in residuals at both first customer sampling stations of up to 3.14 mg/L.

The treated water leaving the Goldstream Water Treatment Plant had the following physical and chemical characteristics:

- Median pH: 7.6
- Median Alkalinity: 17.90 mg/L
- Median Colour: 4.0 TCU
- Median Total Organic Carbon: 1.90 mg/L
- Median Conductivity (25ºC): 55.10 µS/cm
- Median Turbidity: 0.25 NTU

The values of the parameters above are consistent with those of previous years.

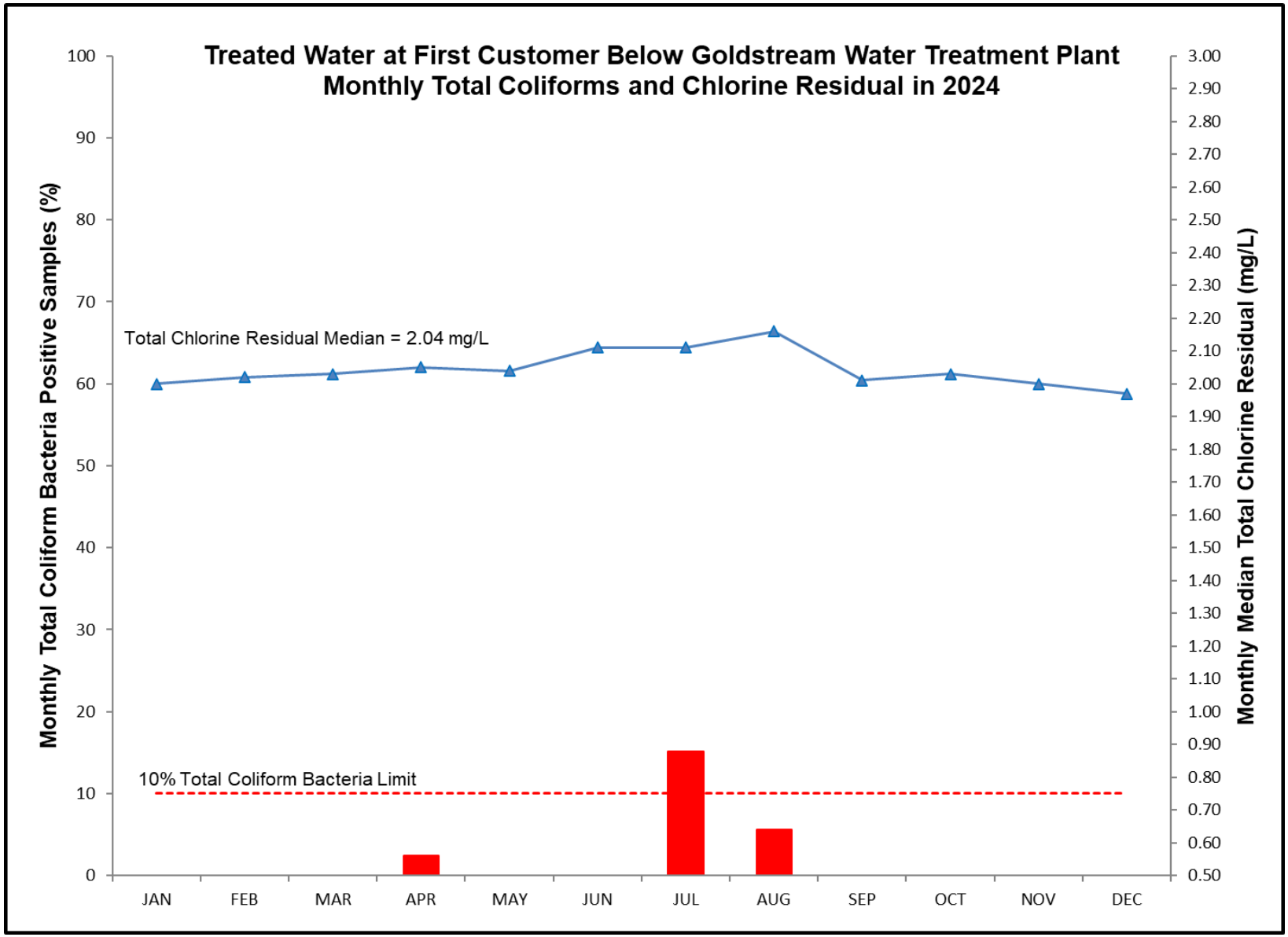

Figure 26 **Treated Water at First Customer Locations below Goldstream Water Treatment Plant; Monthly Total Coliforms and Chlorine Residual in 2024**

7.2.2 Sooke River Road Water Treatment Plant

Bacteriological Results after UV Treatment. Figure 27 shows the results from 36 samples collected and analyzed just downstream of the UV reactors. The results indicate that the UV treatment is capable of greatly reducing the *E. coli* and total coliform concentrations. There were only two occasions when total coliform bacteria had been found downstream of the UV treatment. This is evidence of a very effective UV disinfection stage at this plant. The UV treatment is followed up by chlorination disinfection, designed to kill viruses and bacteria. These multiple disinfection stages are important components of the multi-barrier concept, which eliminates the reliance on only one module to achieve compliance.

Turbidity. The Sooke River Road Water Treatment Plant experienced one adverse turbidity event in 2024.

September 27: Turbidity suddenly spiked up to 3.6 NTU caused by a break in Main #15 which is detailed in Section 5.2.

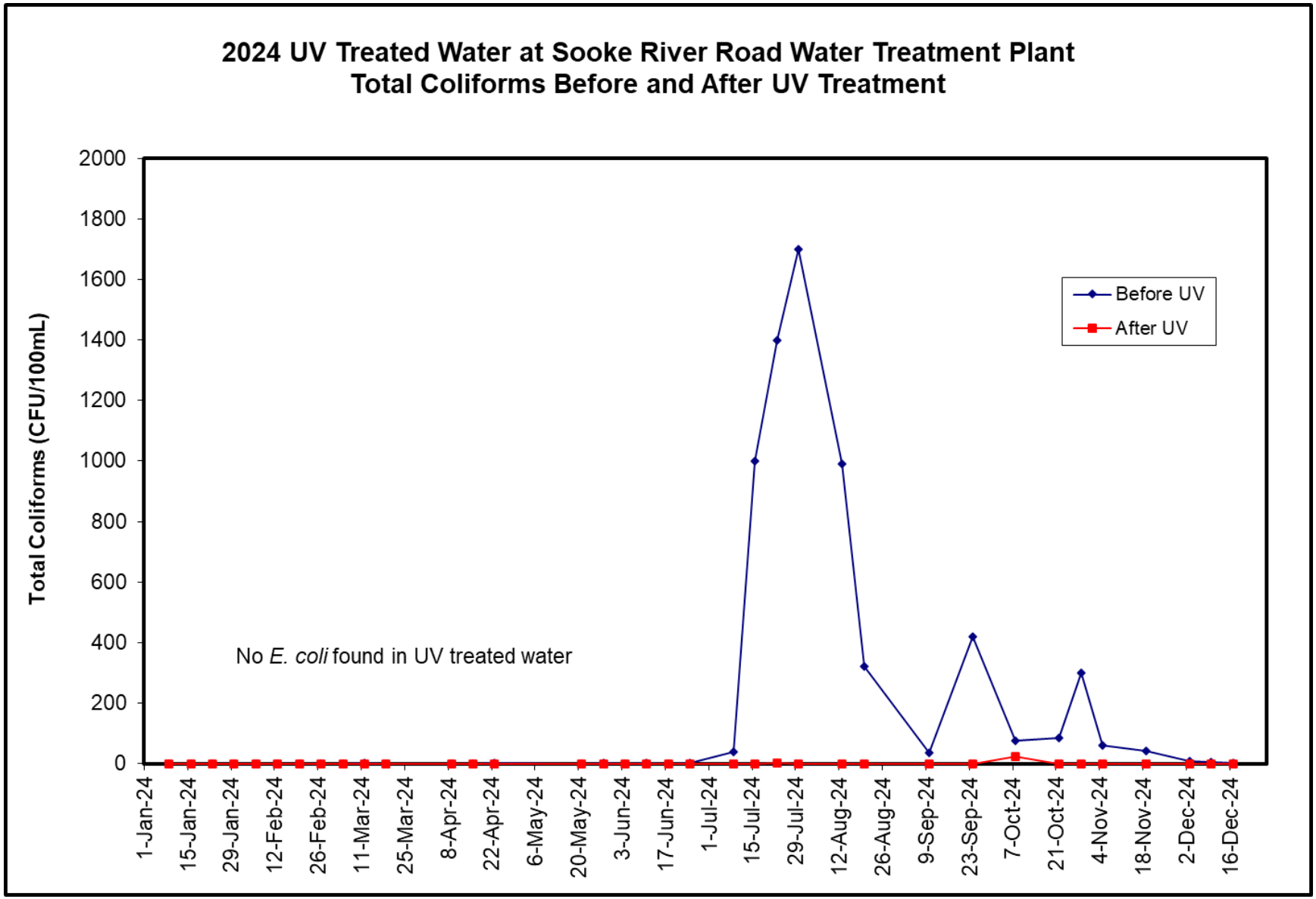

Figure 27 2024 UV Treated Water at Sooke River Road Water Treatment Plant Total Coliforms Before and After UV Treatment

Treated Water at First Customer. The data collected from the treated water sampling location near the first customer below the Sooke River Road Water Treatment Plant indicated that the bacteriological quality of the treated water met Canadian guidelines in all months of 2024 (Figure 28). Even throughout the unusual total coliform event with extremely high bacteria concentrations in the raw water, no bacteria breakthrough was observed at the Sooke plant; in fact, no total coliform bacteria were even registered post UV but before chlorination during this event. This demonstrates the efficacy of the disinfection process at the Sooke plant and highlights the risk posed by the sudden and large flow fluctuations experienced at the Goldstream plant during peak demand times, which showed brief periods of bacterial breakthrough during total coliform event.

No total coliform bacteria were detected in all 44 samples from this sampling station in 2024.

With no total coliform positive results in 2024, this part of the system was in full compliance with the *Drinking Water Protection Regulation*. While the regulations require 90% of all monthly samples in the entire system to be free of total coliform bacteria, the CRD monitors the first customer locations based on even more stringent criteria, where water quality is gauged on the bacteriological results of this first customer locations only.

The total chlorine residual ranged from 1.80-2.30 mg/L with a median value of 2.05 mg/L.

The treated water leaving the Sooke River Road Water Treatment Plant had the following physical and chemical characteristics:

- Median pH: 7.7
- Median Alkalinity: 18.10 mg/L
- Median Colour: 4.0 TCU
- Median Conductivity (25ºC): 59.70 µS/cm
- Median Turbidity: 0.25 NTU

The values of the parameters above are consistent with those of previous years.

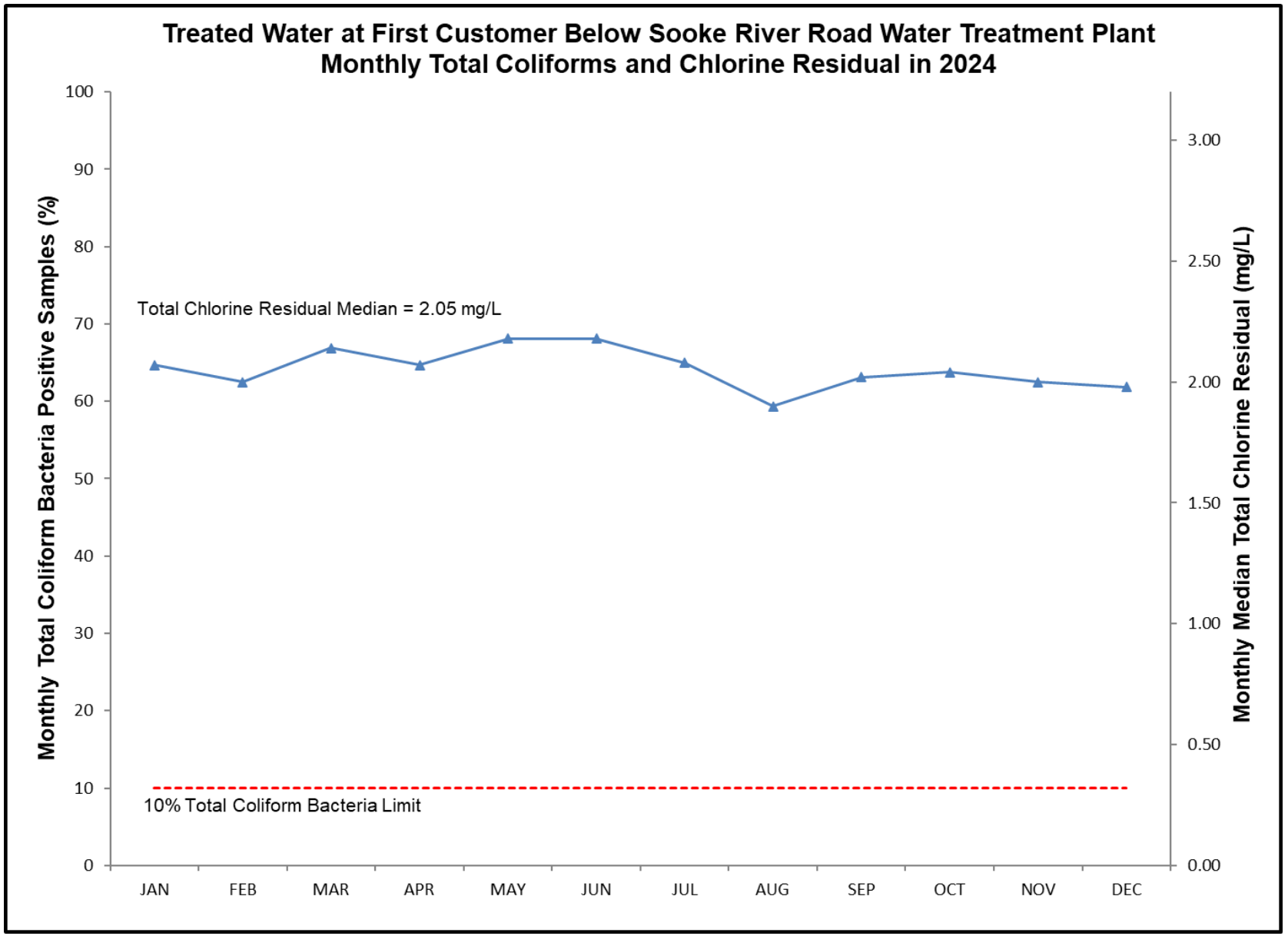

Figure 28 **Treated Water at First Customer below Sooke River Road Water Treatment Plant, Monthly Total Coliforms and Chlorine**

7.3 CRD Transmission System Results

The following sections summarize the water quality data collected and analyzed for monitoring and verifying the safety of the drinking water conveyed through the transmission system before it reaches the municipal distribution systems. Bacteriological results of the samples collected in the transmission system are considered for compliance purposes. There is no applicable requirement for monthly sample numbers for a transmission system. The number of samples collected monthly from the CRD Transmission System infrastructure was based on a water quality risk assessment and based on professional judgement.

7.3.1 Transmission Mains

The CRD transmission mains were sampled in 19 different sampling locations. The sampling locations for CRD transmission mains also include the Main #4 and Main #5 first customer sampling stations. In 2024, a total of 995 bacteriological and 897 water chemistry samples were collected and analyzed.

Bacteriological Results. Table 2 and Figure 29 show the results from 879 CRD transmission main samples collected and analyzed in 2024. In general, the results indicate that the water delivered through the transmission mains was bacteriologically safe. Outside of July, only a few and only low concentrations of total coliform bacteria were detected. In July, during the unusual total coliform event in Sooke Lake, over 10% of all collected bacteriological samples tested positive for total coliform bacteria. Three samples recorded total coliform concentrations over 10 CFU/100 mL. There were also three consecutive positive samples in July, and one in August. While these results are in exceedance of the regulatory thresholds for a drinking water system, they are over-amplified due to the disproportionate sampling effort during the total coliform event.

There were no *E coli* or total coliform positive samples in 2024.

Chlorine Residual. Table 2 and Figure 29 demonstrate that the annual median total chlorine concentration in the transmission mains was 1.83 mg/L and, therefore, provided for adequate secondary disinfection within the transmission system and within most areas of the downstream municipal distribution systems.

Water Temperature. The annual median water temperature in the transmission mains was 11.0°C, with monthly medians ranging between 6.0°C (January) and 18.8°C (September) (Table 2). Based on these results, the water temperatures in the transmission mains were slightly higher than in 2023 and previous years.

Table 2 2024 Bacteriological Quality of the CRD Transmission Mains

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as	Median ° C
JAN	79	0	0	0	0	0	43	0	1.77	6.0
FEB	77	0	0	0	0	0	41	0	1.84	6.3
MAR	72	0	0	0	0	0	42	0	1.8	6.5
APR	76	1	1.3	0	0	0	42	0	1.79	8.3
MAY	75	0	0	0	0	0	46	0	1.76	10.9
JUN	70	0	0	0	0	0	41	3	1.84	13.7
JUL	93	10	10.8	3	3	0	45	0	1.83	16.4
AUG	102	4	3.9	0	1	0	44	0	1.89	18.7
SEP	100	0	0	0	0	0	40	0	1.77	18.8
OCT	112	0	0	0	0	0	46	0	1.83	14.5
NOV	72	0	0	0	0	0	40	0	1.88	11.0
DEC	67	0	0	0	0	0	30	0	1.82	8.2
Total:	995	15	1.5	3	4	0	500	3	1.83	11.0

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli,* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Disinfection Byproducts. The CRD collected six sets of samples for a disinfection byproduct analysis from a transmission main at Mills Road. The annual average total trihalomethane (TTHM) and annual average total haloacetic acid (HAA) concentrations were 21.2 and 16.7 µg/L, respectively, well below the MAC (TTHM = 100 and HAA = 80 µg/L) stipulated in the Canadian guidelines. These annual averages are in-line with the historical disinfection byproduct concentrations. At the beginning of 2021, the GVDWS was switched to free chlorine for about one month, which resulted in higher disinfection byproduct concentrations (see 2021 Annual Report). While this was a short-term effect and concentrations remained below the health limits, these results have demonstrated the importance of using chloramines for secondary disinfection for the purpose of disinfection byproduct management. This sampling location was also sampled and tested for the disinfection byproduct Nitrosodimethylamine (NDMA), a parameter that is classified as "probably carcinogenic" by Health Canada and associated with disinfection using chloramines. The Canadian guidelines MAC for NDMA is 40 ng/L. All NDMA results at this location were below the detection limit of 1.9 ng/L.

The Mills Road main was the only transmission main where disinfection byproduct samples were collected (bi-monthly). The CRD disinfection byproduct monitoring focuses on locations with higher potential for disinfection byproduct formation, such as system extremities with high water age or areas downstream of re-chlorination stations (free chlorine).

Metals. The CRD Water Quality Monitoring Program for the CRD Transmission System included regular metals tests in four strategic locations: at the beginning of the transmission system at the Main #4 first customer location, and three locations where the water transitions from the CRD Transmission System to a downstream distribution system. In particular, the CRD pays attention to metals commonly found in drinking water, such as iron, manganese, copper and lead. All metal results were below the Canadian guideline.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Physical/Chemical Parameters. The drinking water in the regional transmission mains had the following physical and chemical characteristics:

- Median pH: 7.6
- Median $CaCO_3$ Hardness: 16.9 mg/L
- Median Alkalinity: 17.90 mg/L
- Median Colour: 4.0 TCU
- Median Turbidity: 0.25 NTU
- Median Conductivity (25ºC): 55.10 µS/cm

Compliance Status. The transmission mains of the CRD Transmission System were in compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* **except** for July with 10.8% of the monthly samples with the presence of total coliform bacteria - three samples were in exceedance of 10 CFU/100 mL, consecutive coliform positive results occurred on three occasions, and in August with consecutive coliform positive results on one occasion. These non-compliances were directly related to the total coliform event in July and August (see Section 5.2).

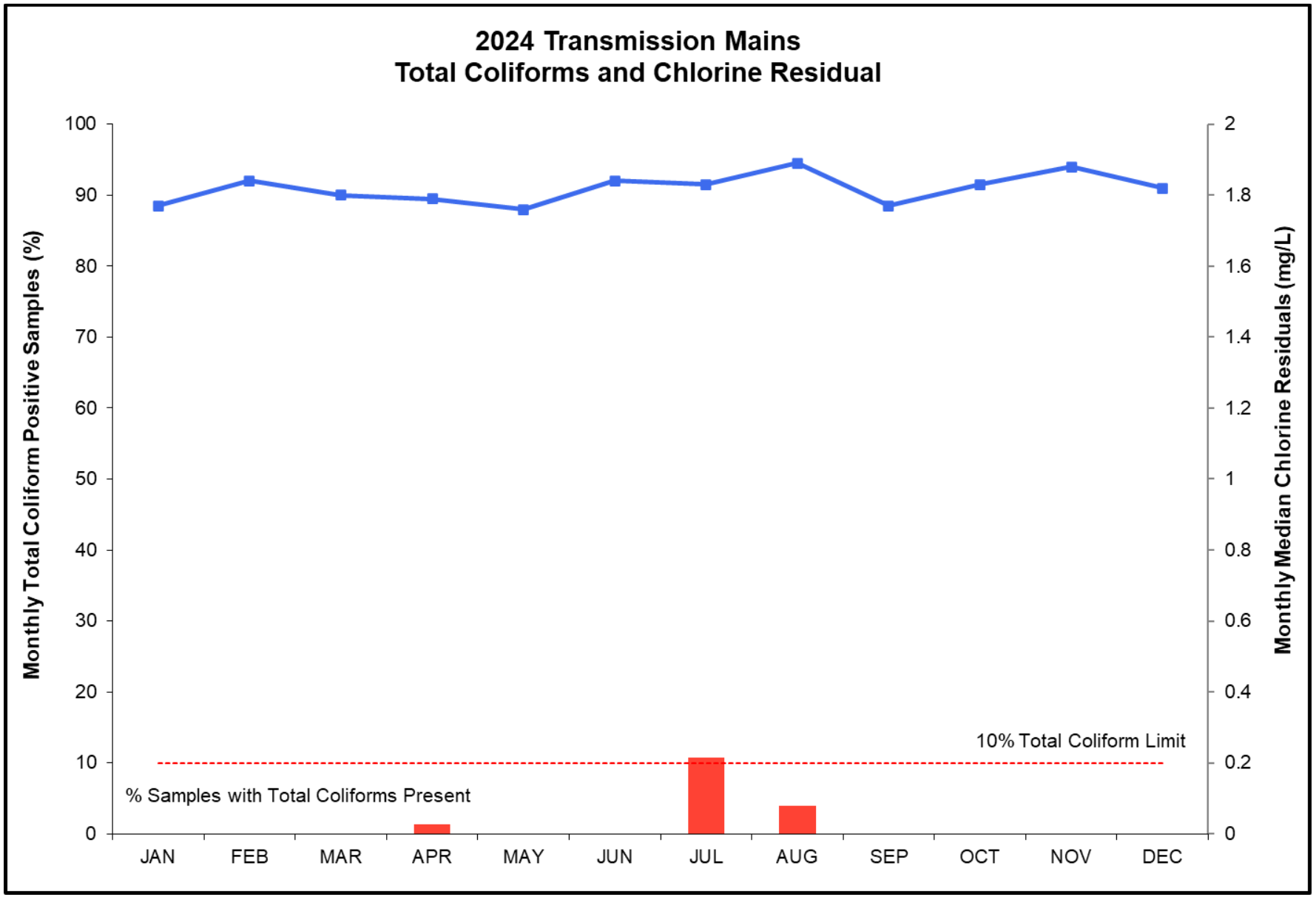

Figure 29 Transmission Mains Total Coliforms and Chlorine Residual in 2024

7.3.2 Supply Storage Reservoirs

The CRD supply storage reservoirs were sampled in seven different sampling locations. In 2024, a total of 182 bacteriological and 82 water chemistry samples were collected and analyzed.

Bacteriological Results. Typically, storage reservoirs are vulnerable to bacteria regrowth and potential contamination, due to the long retention times and generally lower chlorine residual concentrations. Because of the higher risks to water quality in reservoirs compared to pipes, the CRD typically monitors the water quality closely in all of its storage reservoirs and follows a rigorous maintenance schedule at these facilities.

Figure 29 and Table 3 show the 2024 results from the samples on the CRD supply storage reservoirs that are considered part of the CRD Transmission System. No total coliform bacteria were found in any sample from the supply storage reservoirs in 2024. This system therefore complied with the 10% total coliform-positive limit and the 10 CFU/100 mL maximum limit for all months.

There were no *E coli* or total coliform positive samples in 2024.

Table 3 2024 Bacteriological Quality of Storage Reservoirs

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	14	0	0	0	0	0	1	0	1.67	7.3
FEB	13	0	0	0	0	0	1	0	1.67	6.8
MAR	14	0	0	0	0	0	1	0	1.66	7.4
APR	15	0	0	0	0	0	1	0	1.61	9.1
MAY	16	0	0	0	0	0	1	0	1.57	11.5
JUN	16	0	0	0	0	0	1	0	1.5	14.3
JUL	18	0	0	0	0	0	1	0	1.54	16.7
AUG	19	0	0	0	0	0	1	0	1.72	18.7
SEP	16	0	0	0	0	0	1	0	1.49	18.7
OCT	14	0	0	0	0	0	1	0	1.22	15.4
NOV	11	0	0	0	0	0	1	0	1.55	12.4
DEC	16	0	0	0	0	0	1	0	1.48	8.9
Total:	182	0	0.0	0	0	0	12	0	1.56	12.0

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli;* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Chlorine Residual. Table 3 and Figure 30 indicate that the median total chlorine concentration in the storage reservoirs ranged from 1.22-1.67 mg/L, with an annual median total chlorine concentration of 1.56 mg/L. These results demonstrate adequate secondary disinfection within the Supply Storage Reservoirs.

Water Temperature. The annual median water temperature in the storage reservoirs was 10.3°C, with monthly medians ranging between 6.8°C (February) and 18.7°C (July and August) (Table 3).

Disinfection Byproducts. The CRD collected a total of 30 samples for a disinfection byproduct analysis. The samples were collected at two storage reservoirs in the CRD Transmission System (Cloake Hill and Upper Dean Park reservoirs). Upstream of both locations, the CRD maintains a re-chlorination station that can boost free chlorine concentrations, if the residuals fall below 0.2 mg/L. While this procedure is rarely exercised, any free chlorine concentration can lead to an increase in disinfection byproduct formation. The annual average TTHM and HAA concentrations were 21.2 and 16.0 µg/L at Cloake Hill and 18.2 and 5.3 µg/L at Upper Dean, respectively, well below the MAC (TTHM = 100 and HAA = 80 µg/L) stipulated in the Canadian guidelines. These annual averages are in-line with historical disinfection byproduct

concentrations. At the beginning of 2021, the GVDWS was switched to free chlorine for about one month, which resulted in higher disinfection byproduct concentrations (see 2021 Annual Report). While this was a short-term effect and concentrations remained below the health limits, these results have demonstrated the importance of using chloramines for secondary disinfection for the purpose of disinfection byproduct management. In all samples, the NDMA concentrations at both locations were below the detection limit (1.9 ng/L) and therefore well below the Canadian guideline MAC of 40 ng/L.

Physical/Chemical Parameters. The drinking water in the regional supply storage reservoirs had the following physical and chemical characteristics in 2024:

- Median pH: 7.8
- Median Alkalinity: 17.6 mg/L
- Median Colour: 4.0 TCU
- Median Turbidity: 0.25 NTU
- Median Conductivity (25ºC): 56.40 µS/cm

Metals. No data for 2024.

Nitrification. Nitrification occurs in many chloraminated water systems. It is a complex bacteriological process in which ammonia is oxidized initially to nitrite and then to nitrate and is caused by two groups of bacteria that have low growth rates relative to other bacteria. Water temperature seems to be a critical factor for nitrification in distribution systems, as it has been almost exclusively associated with warm water temperatures. Nitrification is also associated with high water age (reservoirs, dead ends, low-flow pipes) and with sediment biofilms.

Monitoring for nitrifying bacteria directly is inefficient; however, the extent of nitrification in the distribution system can be monitored by measuring chlorine residuals and nitrite (also nitrate, free ammonia). When the chlorine residuals drop (in the absence of any pipe break or plant disinfection failure), accompanied by increases of nitrite, then nitrification is occurring. Since Greater Victoria's source water has no background nitrite, the presence of nitrite in the distribution system is the best indicator of nitrification.

The control of nitrification in a chloraminated distribution system involves limiting the excess free ammonia leaving the disinfection plant, maintaining an adequate chlorine residual throughout the distribution system, minimizing water age in storage facilities and in the low-flow areas of the distribution system, and maintaining annual flushing routines to limit the accumulation of sediment and biofilm in the distribution system piping. CRD Water Quality Operations staff, in conjunction with Infrastructure & Water Services Department Operations and Engineering staff, are undertaking projects to optimize the reservoir and pipe-cleaning schedules to address nitrification and other water quality affecting processes throughout the distribution systems. The new hypochlorite plant at the Goldstream Water Treatment Plant has improved the chemical dosing system and reduced the potential for free ammonia in the treated water.

CRD staff will be completing a nitrification study in the GVDWS in 2025 to determine the extent of occurrence, possible water quality or operational impacts and potential mitigation.

Compliance Status. The CRD-owned and operated supply storage reservoirs in the CRD Transmission System were in full compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation*.

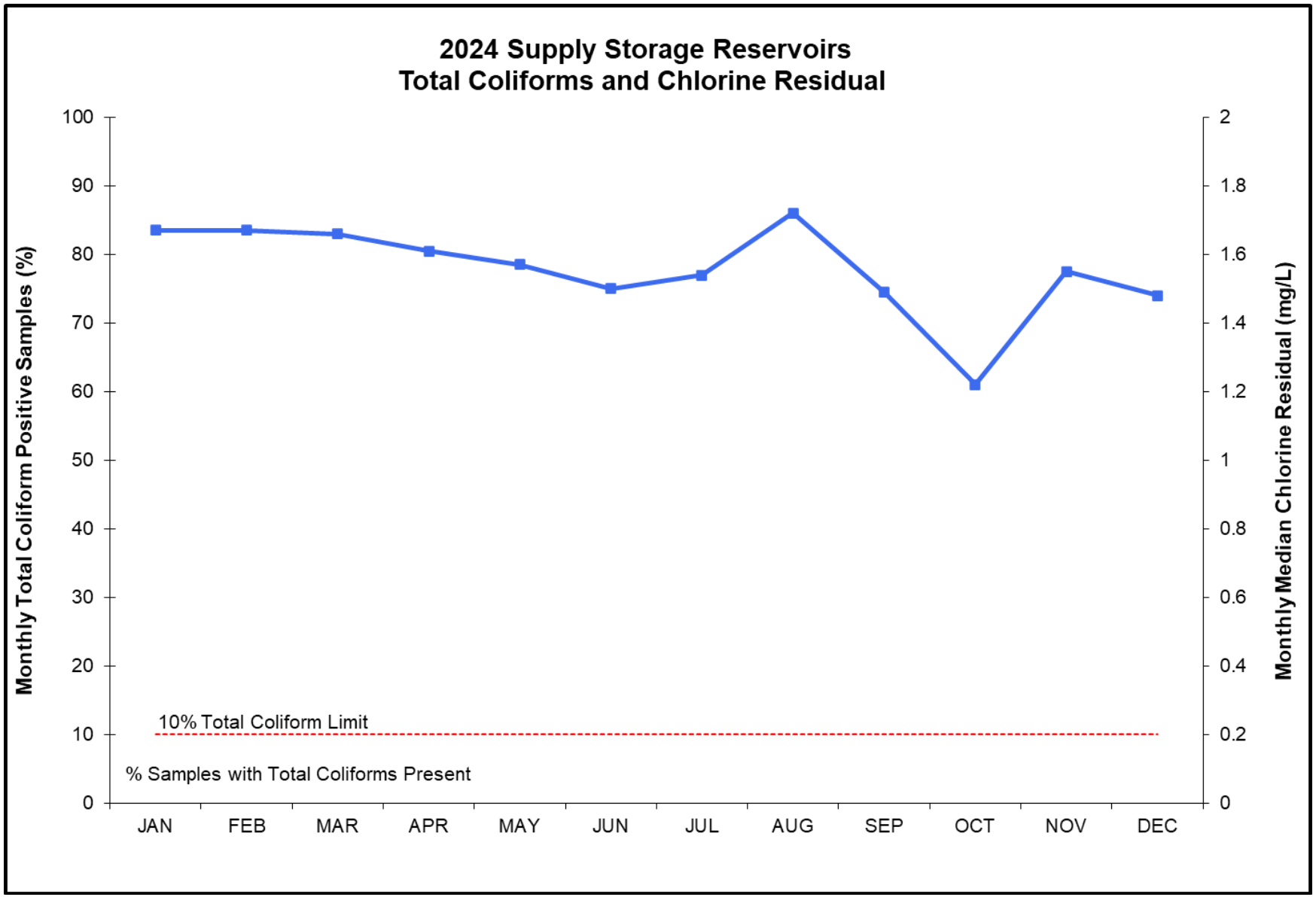

Figure 30 Supply Storage Reservoirs Total Coliforms and Chlorine Residual in 2024

7.4 Distribution System Results

The following sections summarize the water quality monitoring results within the various distribution systems and indicate the compliance status of each system.

7.4.1 Juan de Fuca Water Distribution System – Westshore Municipalities (Owned and Operated by the CRD)

In 2024, 37 distribution system sampling locations were used by the CRD Water Quality Monitoring Program to monitor the bacteriological quality of the water in the Westshore system.

Sample Collection. In 2024, 1,115 bacteriological and 277 water chemistry samples were collected from the Juan de Fuca Water Distribution System (Table 4). Based on current population data for the Westshore municipalities, 82 samples are required for bacteria testing each month. Table 4 shows the number of monthly samples collected and analyzed for compliance.

Bacteriological Results. Total coliforms were found in 15 samples throughout the year. All resamples, immediately collected after a total coliform positive result, were free of total coliform bacteria. One sample exceeded the 10 CFU/100 mL total coliform concentration threshold (August 6). A resample the following day was free of total coliforms but operators were instructed to spot-flush this dead end pipe section weekly to lower water age. This system complied with the 10% total coliform-positive limit for all months of the year during 2024. The annual total coliform positive percentage was well below the 10% limit at 1.3% (Table 4).

There were no *E coli*-positive samples in 2024.

Table 4 2024 Bacteriological Quality of the Juan de Fuca Distribution System – Westshore Municipalities (CRD)

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	88	0	0	0	0	0	5	0	1.61	7.0
FEB	97	0	0	0	0	0	5	0	1.55	7.3
MAR	85	0	0	0	0	0	5	0	1.44	8.0
APR	99	0	0	0	0	0	5	0	1.34	9.7
MAY	95	0	0	0	0	0	5	0	1.31	12.2
JUN	84	0	0	0	0	0	5	0	1.21	14.7
JUL	107	4	3.7	0	0	0	6	0	1.06	17.4
AUG	89	5	5.6	0	1	0	4	0	1.26	19.1
SEP	87	1	1.1	0	0	0	4	0	1.32	18.6
OCT	110	2	1.8	0	0	0	4	0	1.38	15.0
NOV	86	2	2.3	0	0	0	8	0	1.41	11.0
DEC	88	1	1.1	0	0	0	5	0	1.45	8.7
Total:	1115	15	1.3	0	1	0	61	0	1.36	11.6

Notes:
TC = Total Coliforms, E. coli = Escherichia coli, Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Chlorine Residual. The annual median chlorine residual in the Westshore municipalities of the Juan de Fuca Water Distribution System was 1.36 mg/L (Table 4). The lowest monthly median was in July (1.06 mg/L) and the maximum monthly median was in January (1.61 mg/L) (Figure 31, Table 4).

Water Temperature. The annual median water temperature in the Juan de Fuca Water Distribution System was 11.6ºC, with monthly medians ranging between 7.0°C (January) and 19.1ºC (August) (Table 4).

Disinfection Byproducts. One location in the Juan de Fuca Water Distribution System had 18 samples collected for disinfection byproducts. The annual average TTHM and haloacetic acid (HAA5) concentrations in six samples each were 14.7 µg/L and 8.9 µg/L, respectively, far below the Canadian guideline MAC (TTHM = 100; HAA5 = 80). In three of six samples, the NDMA concentrations were below the detection limit of 1.9 ng/L. Three samples registered low NDMA concentrations of up to 2.8 ng/L, well below the Canadian guideline MAC of 40 ng/L.

Physical/Chemical Parameters. The drinking water in the Westshore municipalities of the Juan de Fuca Water Distribution System had the following physical and chemical characteristics in 2024:

- Median pH: 7.5
- Median $CaCO_3$ Hardness: 17.2 mg/L
- Median Alkalinity: 17.60 mg/L
- Median Colour: 5.0 TCU
- Median Conductivity (25ºC): 57.40 µS/cm
- Median Turbidity: 0.25 NTU

No regular grab sample from this distribution system exhibited an elevated turbidity of >1 NTU all year (Table 4). This indicates good drinking water quality in general.

Metals. One sampling station in this system was sampled for metals bi-monthly. All metals were below the Canadian guideline limits.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Compliance Status. The Westshore municipalities of the Juan de Fuca Water Distribution System were in compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* in 2024 **except** for August 6, with one total coliform-positive result in exceedance of 10 CFU/100 mL. In this singular case, an immediate resample confirmed the safety of the drinking water.

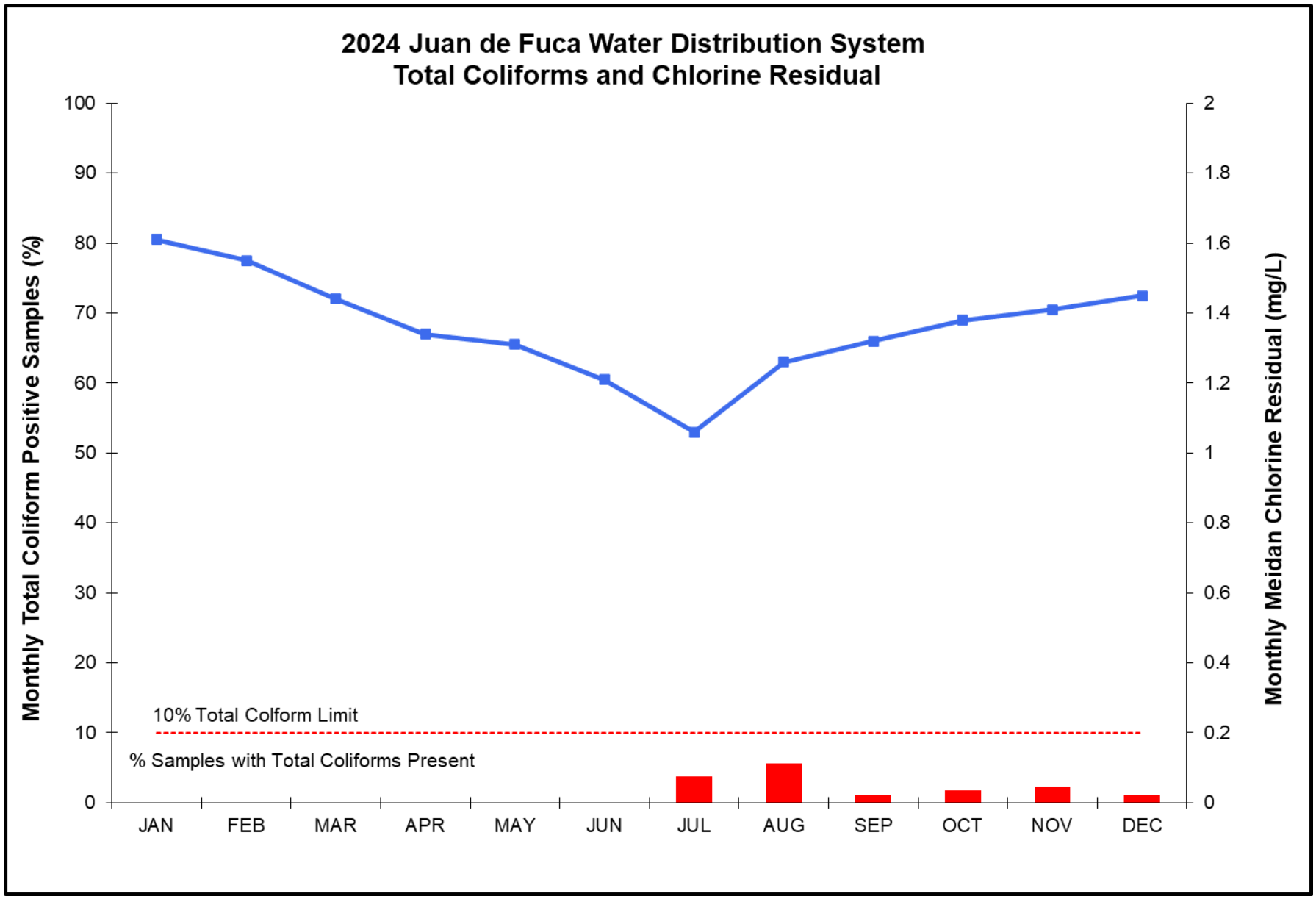

Figure 31 Juan de Fuca – Westshore Distribution System Total Coliforms and Chlorine Residual in 2024

7.4.2 Sooke/East Sooke Distribution System (Owned and Operated by the CRD)

In 2024, 21 sampling locations were used by the CRD Water Quality Monitoring Program to monitor the bacteriological quality of the water in Sooke/East Sooke system. Half of all Sooke/East Sooke sampling stations were typically sampled once per week for a bi-weekly sampling frequency of all stations.

Sample Collection. In 2024, 389 bacteriological and 227 water chemistry samples were collected from the Sooke/East Sooke Distribution System (Table 5). Based on current population data for the District of Sooke, 17 samples are required for bacteria testing each month. Table 5 shows the number of monthly samples collected and analyzed for compliance.

Bacteriological Results. Total coliforms were found in one sample throughout the year; in October. A resample, immediately collected after a total coliform positive result, was free of total coliform bacteria. The same sample also exceeded the 10 CFU/100 mL total coliform concentration threshold. This system complied with the 10% total coliform-positive limit for all months of the year during 2024. The annual total coliform positive percentage was well below the 10% limit at 0.3% (Table 5).

No *E. coli* bacteria were found in any sample collected in 2024 (Table 5).

Table 5 2024 Bacteriological Quality of the Sooke/East Sooke Distribution System (CRD)

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	35	0	0	0	0	0	6	0	1.31	7.1
FEB	37	0	0	0	0	0	8	0	1.26	7.5
MAR	33	0	0	0	0	0	6	0	1.26	7.7
APR	30	0	0	0	0	0	7	0	1.39	9.9
MAY	30	0	0	0	0	0	7	0	1.4	12.7
JUN	42	0	0	0	0	0	8	0	1.11	14.8
JUL	44	0	0	0	0	0	9	0	1.11	18.2
AUG	26	0	0	0	0	0	6	0	0.83	17.9
SEP	24	0	0	0	0	0	6	0	0.54	16.8
OCT	33	1	3	0	1	0	7	0	1.21	13.5
NOV	24	0	0	0	0	0	6	0	1.27	11
DEC	31	0	0	0	0	0	7	0	1.15	8.7
Total:	389	1	0.3	0	1	0	83	0	1.24	11.9

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli,* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Chlorine Residual. The annual median chlorine residual in the Sooke/East Sooke Distribution System was 1.24 mg/L (Table 5, Figure 32). The lowest monthly median was in September (0.54 mg/L), and the maximum monthly median was in April (1.39 mg/L). The Sooke/East Sooke system performed satisfactory in 2024 in terms of maintaining good chlorine residuals during the early fall period when the chlorine demand is typically highest due to warm water conditions.

Water Temperature. The annual median water temperature in the Sooke/East Sooke Distribution System was 11.9°C, with monthly medians ranging between 7.1ºC (January) and 18.2°C (July) (Table 5).

Disinfection Byproducts. One location in the Sooke distribution system had 18 samples collected for disinfection byproducts. The annual average TTHM and HAA5 concentrations from six samples each were 30.2 and 22.2 µg/L, respectively, far below the Canadian guideline MAC (TTHM = 100; HAA5 = 80). In all six samples, the NDMA concentrations were below the detection limit of 1.9 ng/L and therefore well below the Canadian guideline MAC of 40 ng/L.

Physical/Chemical Parameters. The drinking water in the Sooke/East Sooke Distribution System had the following physical and chemical characteristics:

- Median pH: 7.6
- Median $CaCO_3$ Hardness: 17.4 mg/L
- Median Colour: 4.0 TCU
- Median Alkalinity: 17.80 mg/L
- Median Turbidity: 0.25 NTU
- Median Conductivity (25ºC): 60.80 µS/cm

No regular grab sample from this distribution system exhibited an elevated turbidity of >1 NTU all year (Table 5). This indicates good drinking water quality in general.

Metals. The CRD Water Quality Monitoring Program for the Sooke/East Sooke system included bi-monthly metal tests in two strategic locations in 2024: first customer sampling station on Sooke River Road, and Whiffen Spit Road. All metallic parameters, including lead, were well below the Canadian guideline limits.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Compliance Status. The Sooke/East Sooke Distribution System was in compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* in 2024 **except** for October, with one total coliform-positive results in exceedance of 10 CFU/100 mL. In this singular case, an immediate resample confirmed the safety of the drinking water.

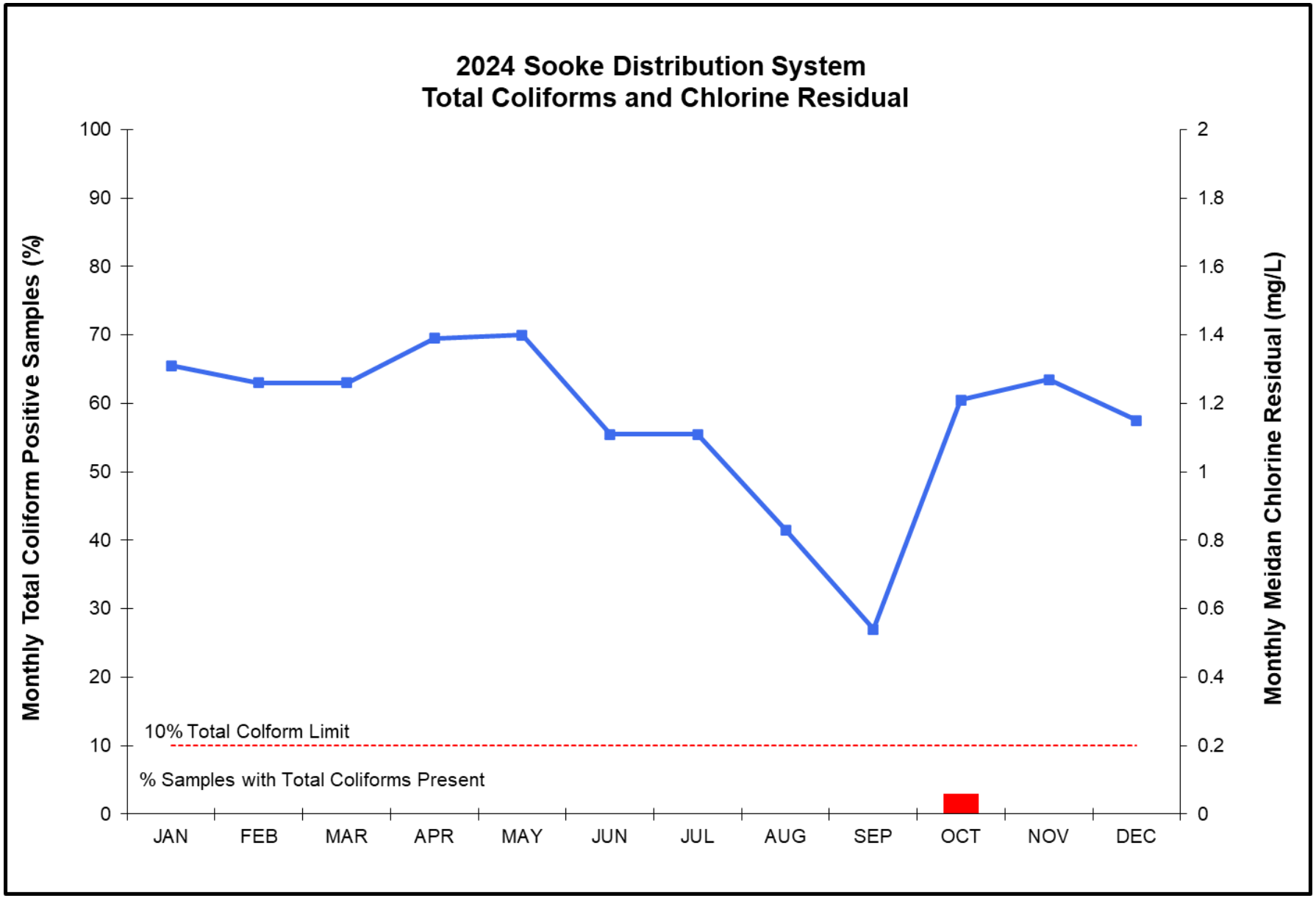

Figure 32 Sooke/East Sooke Distribution System Total Coliforms and Chlorine Residual in 2024

7.4.3 Central Saanich Distribution System (Owned and Operated by the District of Central Saanich)

In 2024, 11 sampling locations were used by the CRD Water Quality Monitoring Program to monitor the bacteriological quality of the water in the Central Saanich Distribution System. Central Saanich sampling stations are part of the daily distribution sampling runs by CRD staff.

Sample Collection. In 2024, 273 bacteriological and 207 water chemistry samples were collected from the Central Saanich Distribution System (Table 6). Based on current population data for the District of Central Saanich, 17 samples are required for bacteria testing each month. Table 6 shows the number of monthly samples collected and analyzed for compliance.

Bacteriological Results. No total coliform bacteria were found in any sample from the Central Saanich Distribution System in 2024. This system therefore complied with the 10% total coliform-positive limit and the 10 CFU/100 mL maximum limit for all months (Table 6).

Chlorine Residual. The annual median chlorine residual in the Central Saanich Distribution System was 1.62 mg/L (Table 6). The lowest monthly median was in October (1.48 mg/L) and the maximum monthly median was in March and July (1.68 mg/L) (Figure 33, Table 6).

Water Temperature. The annual median water temperature in the Central Saanich Distribution System was 12.5°C, with monthly medians ranging between 7.9°C (January) and 19.5°C (August) (Table 6).

Table 6 2024 Bacteriological Quality of the Central Saanich Distribution System

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	25	0	0	0	0	0	8	0	1.59	7.9
FEB	21	0	0	0	0	0	8	0	1.62	8
MAR	23	0	0	0	0	0	8	0	1.68	8.2
APR	23	0	0	0	0	0	8	0	1.62	10.2
MAY	25	0	0	0	0	0	8	0	1.62	12.7
JUN	22	0	0	0	0	0	8	0	1.65	15.2
JUL	24	0	0	0	0	0	8	0	1.68	18.2
AUG	24	0	0	0	0	0	9	1	1.66	19.5
SEP	20	0	0	0	0	0	8	0	1.56	18.5
OCT	25	0	0	0	0	0	9	0	1.48	15
NOV	20	0	0	0	0	0	10	2	1.52	12.3
DEC	21	0	0	0	0	0	7	0	1.59	9.4
Total:	273	0	0.0	0	0	0	99	3	1.62	12.5

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli,* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Disinfection Byproducts. No data for 2024.

Physical/Chemical Parameters. The drinking water in the Central Saanich Distribution System had the following physical and chemical characteristics in 2024:

- Median pH: 7.7
- Median Turbidity: 0.30 NTU
- Median Colour: 4.0 TCU
- Median Alkalinity: 18.00 mg/L
- Median Conductivity (25ºC): 56.30 µS/cm

Three samples in August and November exhibited an elevated turbidity of >1 NTU (Table 6). All three adverse samples came from the same sampling station at 1701 Verling Avenue, which is prone to

accumulating sediments in the long sampling line. Hence, this sampling line requires extensive flushing before sample collection, and sampling staff were reminded of this again.

Metals. No data for 2024.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Compliance Status. The Central Saanich Distribution System was in full compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* in 2024.

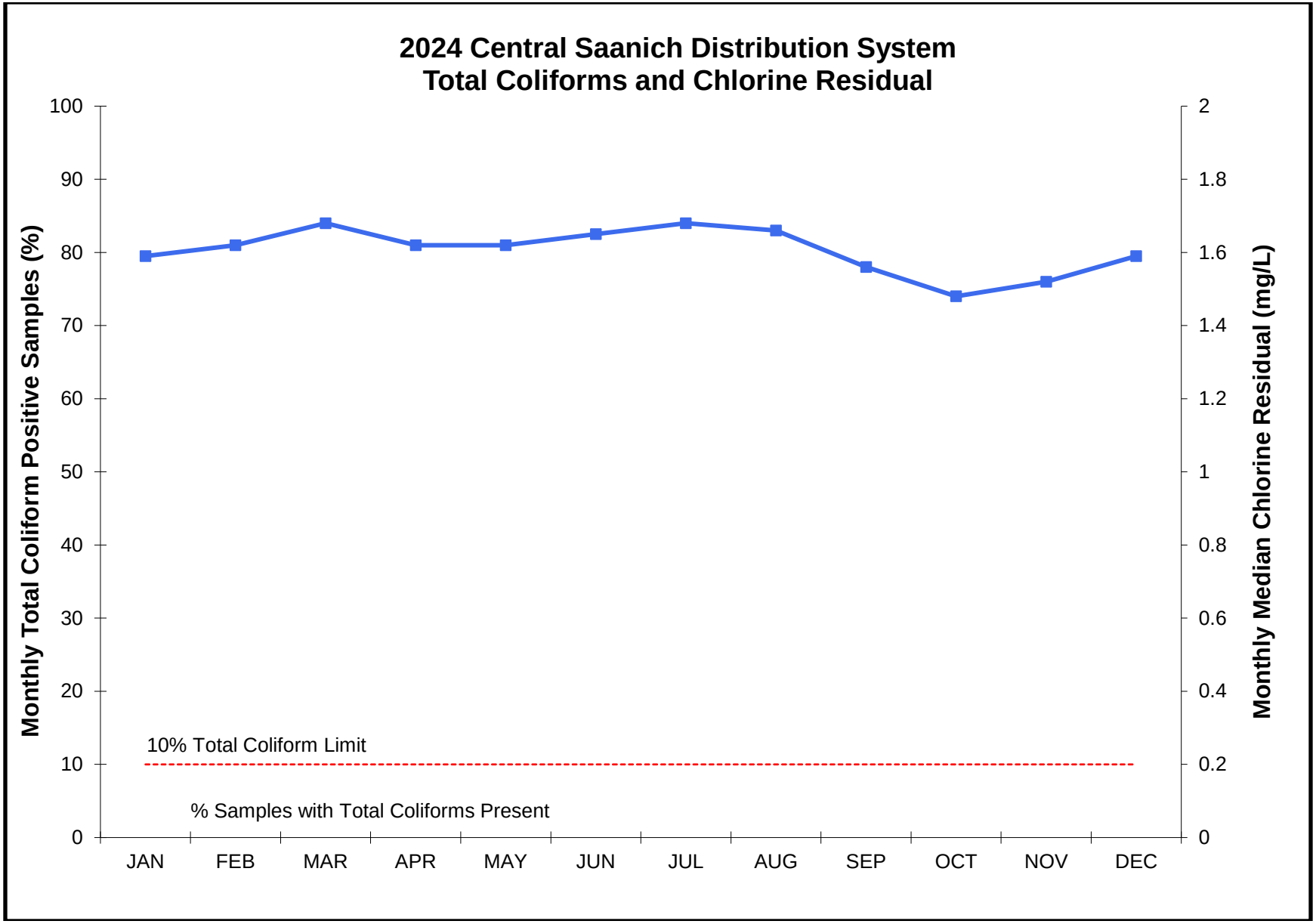

Figure 33 Central Saanich Distribution System Total Coliforms and Chlorine Residual in 2024

7.4.4 North Saanich Distribution System (Owned and Operated by the District of North Saanich)

In 2024, eight sampling locations were used by the CRD Water Quality Monitoring Program to monitor the bacteriological quality of the water in the North Saanich Distribution System. North Saanich sampling stations are part of the daily distribution sampling runs by CRD staff.

Sample Collection. In 2024, 225 bacteriological and 91 water chemistry samples were collected from the North Saanich Distribution System (Table 7). Based on current population data for the District of North Saanich, 13 samples are required for bacteria testing each month. Table 7 shows the number of monthly samples collected and analyzed for compliance.

Bacteriological Results. No total coliform bacteria were found in any sample from the North Saanich Distribution System in 2024. This system therefore complied with the 10% total coliform-positive limit and the 10 CFU/100 mL maximum limit for all months (Table 7).

None of the samples contained *E. coli* in 2024 (Table 7).

Table 7 2024 Bacteriological Quality of the North Saanich Distribution System

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	19	0	0	0	0	0	2	0	1.19	8.1
FEB	17	0	0	0	0	0	1	0	1.35	8.2
MAR	19	0	0	0	0	0	1	0	1.48	8.2
APR	19	0	0	0	0	0	1	0	1.46	10.1
MAY	22	0	0	0	0	0	1	0	1.41	12.2
JUN	18	0	0	0	0	0	1	0	1.4	14.8
JUL	18	0	0	0	0	0	1	0	1.39	17.7
AUG	19	0	0	0	0	0	1	0	1.43	18.7
SEP	17	0	0	0	0	0	1	0	1.35	18.4
OCT	21	0	0	0	0	0	1	0	1.2	15.3
NOV	18	0	0	0	0	0	2	0	1	12.4
DEC	18	0	0	0	0	0	1	0	1.15	9.9
Total:	225	0	0.0	0	0	0	14	0	1.37	12.3

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli,* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Chlorine Residual. The annual median chlorine residual in the North Saanich Distribution System was 1.37 mg/L (Table 7). The lowest monthly median was in November (1.00 mg/L) and the maximum monthly median was in March (1.48 mg/L) (Figure 34, Table 7).

Water Temperature. The annual median water temperature in the North Saanich Distribution System was 12.3°C, with monthly medians ranging between 8.1°C (January) and 18.7°C (August) (Table 7).

Disinfection Byproducts. No data in 2024.

Physical/Chemical Parameters. The drinking water in the North Saanich Distribution System had the following physical and chemical characteristics in 2024:

- Median pH: 7.9
- Median Colour: 4.5 TCU
- Median Turbidity: 0.24 NTU
- Median Alkalinity: 18.50 mg/L
- Median Conductivity (25ºC): 57.80 µS/cm

No regular grab sample from this distribution system exhibited an elevated turbidity of >1 NTU all year (Table 7). This indicates good drinking water quality in general.

Metals. No data in 2024.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Compliance Status. The North Saanich Distribution System was in full compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* in 2024.

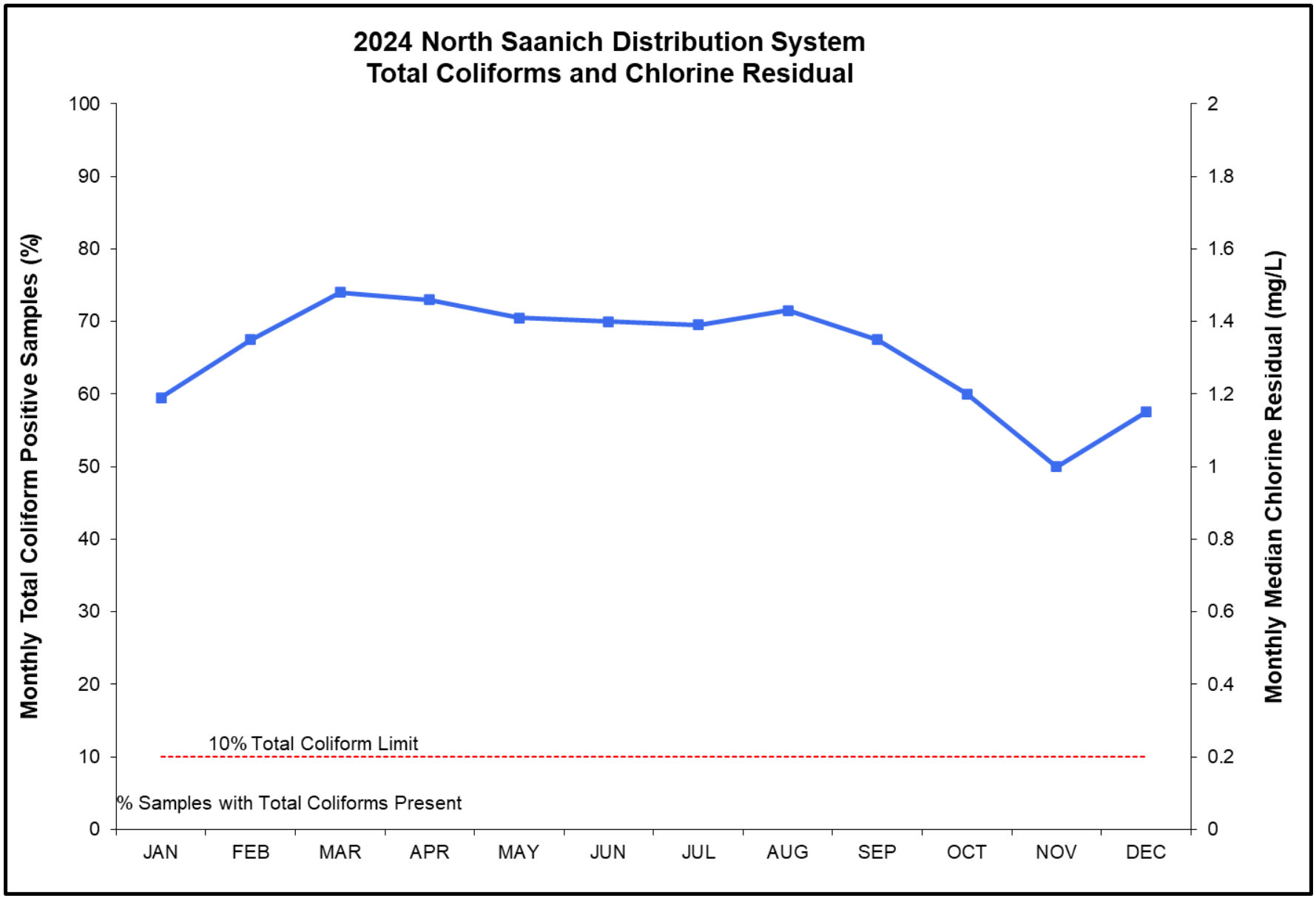

Figure 34 North Saanich Distribution System Total Coliforms and Chlorine Residual in 2024

7.4.5 Oak Bay Distribution System (Owned and Operated by the District of Oak Bay)

In 2024, eight sampling locations were used by the CRD Water Quality Monitoring Program to monitor the bacteriological quality of the water in the Oak Bay Distribution System. Oak Bay sampling stations are part of the daily distribution sampling runs by CRD staff.

Sample Collection. In 2024, 284 bacteriological and 147 water chemistry samples were collected from the Oak Bay Distribution System (Table 8). Based on current population data for the District of Oak Bay, 20 samples are required for bacteria testing each month. Table 8 shows the number of monthly samples collected and analyzed for compliance.

Bacteriological Results. No total coliform bacteria were found in any sample throughout the year. This system therefore complied with the 10% total coliform-positive limit and the 10 CFU/100 mL maximum limit for all months (Table 8).

No *E. coli* bacteria were found in any sample collected in 2024 (Table 8).

Chlorine Residual. The annual median chlorine residual in the Oak Bay Distribution System was 1.68 mg/L (Table 8). The lowest monthly median was in October (1.60 mg/L) and the maximum monthly median was in August (1.87 mg/L) (Figure 35).

Water Temperature. The annual median water temperature in the Oak Bay Distribution System was 12.7°C, with monthly medians ranging between 8.2°C (January/February) and 19.6°C (August) (Table 8).

Table 8 2024 Bacteriological Quality of the Oak Bay Distribution System

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	23	0	0	0	0	0	3	0	1.63	8.2
FEB	24	0	0	0	0	0	2	0	1.68	8.2
MAR	22	0	0	0	0	0	2	0	1.7	8.6
APR	25	0	0	0	0	0	2	0	1.7	10.8
MAY	24	0	0	0	0	0	2	0	1.67	12.8
JUN	22	0	0	0	0	0	2	0	1.78	15.9
JUL	25	0	0	0	0	0	2	0	1.71	18
AUG	25	0	0	0	0	0	2	0	1.87	19.6
SEP	22	0	0	0	0	0	2	0	1.67	19.3
OCT	27	0	0	0	0	0	3	0	1.6	15.6
NOV	22	0	0	0	0	0	2	0	1.65	12.6
DEC	23	0	0	0	0	0	2	0	1.68	9.4
Total:	284	0	0.0	0	0	0	26	0	1.68	12.7

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli,* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Disinfection Byproducts. No data for 2024.

Physical/Chemical Parameters. The drinking water in the Oak Bay Distribution System had the following physical and chemical characteristics:

- Median pH: 7.9
- Median Alkalinity: 18.00 mg/L
- Median Turbidity: 0.25 NTU
- Median Conductivity (25ºC): 57.10 µS/cm
- Median Colour: 5.0 TCU

No regular grab sample from this distribution system exhibited an elevated turbidity of >1 NTU all year (Table 8). This indicates good drinking water quality in general.

Metals. No data in 2024.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Compliance Status. The Oak Bay Distribution System was in full compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* in 2024.

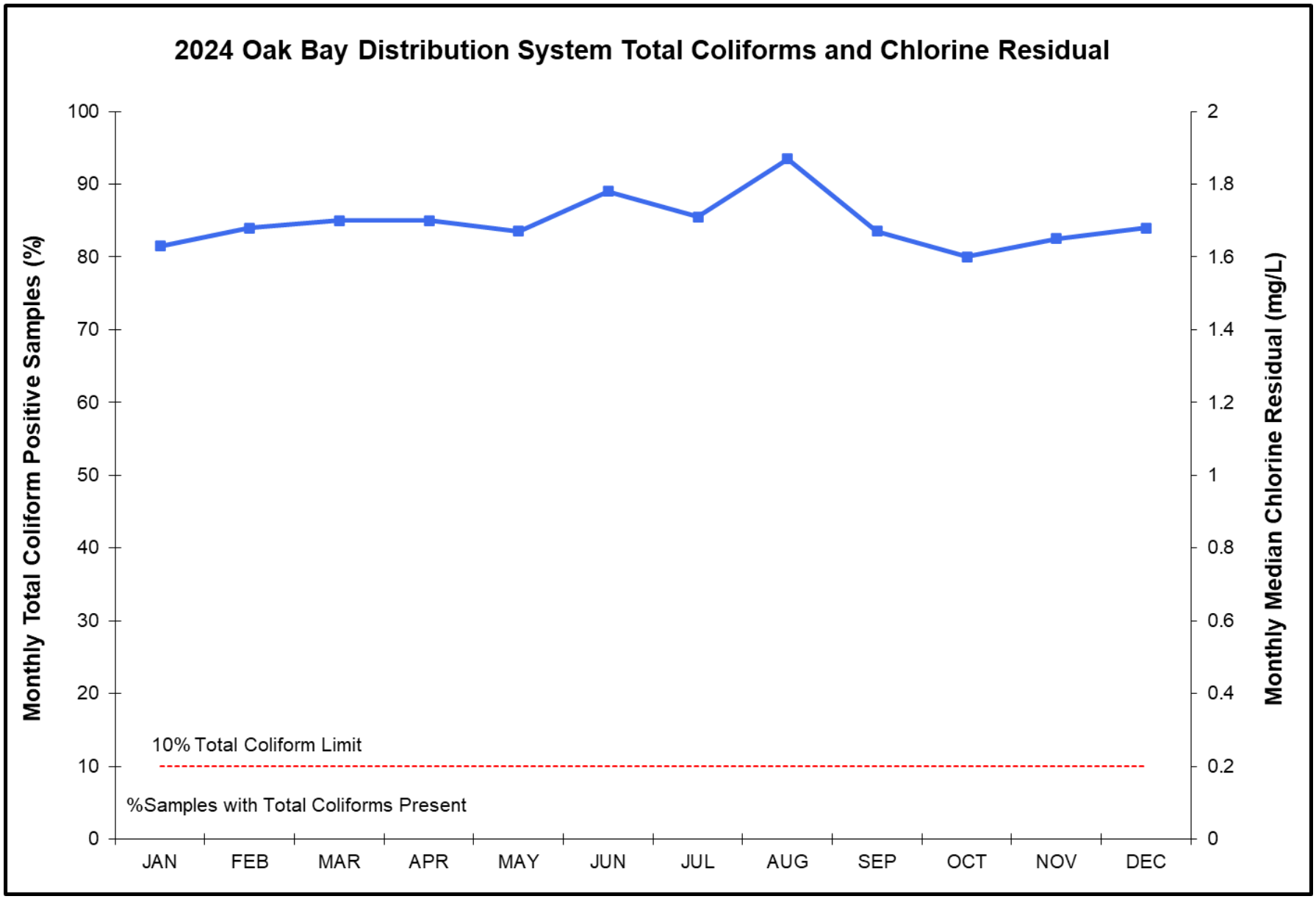

Figure 35 Oak Bay Distribution System Total Coliforms and Chlorine Residual in 2024

7.4.6 Saanich Distribution System (Owned and Operated by the District of Saanich)

In 2024, 66 sampling locations were used by the CRD Water Quality Monitoring Program to monitor the bacteriological quality of the water in the Saanich Distribution System. Saanich sampling stations were part of the daily distribution sampling runs by CRD staff and a weekly run by Saanich staff.

Sample Collection. In 2024, 1,180 bacteriological and 172 water chemistry samples were collected from the Saanich Distribution System (Table 9). Based on current population data for the District of Saanich, 94 samples are required for bacteria testing each month. Table 9 shows the number of monthly samples collected and analyzed for compliance.

Bacteriological Results. No total coliform bacteria were found in any sample throughout the year. This system therefore complied with the 10% total coliform-positive limit and the 10 CFU/100 mL maximum limit for all months (Table 9).

No *E. coli* bacteria were found in any sample collected in 2024 (Table 9).

Chlorine Residual. The annual median chlorine residual in the Saanich Distribution System was 1.59 mg/L (Table 9). The lowest monthly median was in October (1.42 mg/L) and the maximum monthly median was in April (1.81 mg/L) (Figure 36).

Water Temperature. The annual median water temperature in the Saanich Distribution System was 12.3°C, with monthly medians ranging between 7.5°C (January) and 19.5°C (August) (Table 9).

Table 9 2024 Bacteriological Quality of the Saanich Distribution System

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	98	0	0	0	0	0	4	1	1.62	7.5
FEB	96	0	0	0	0	0	5	0	1.67	8.1
MAR	96	0	0	0	0	0	4	0	1.7	7.8
APR	97	0	0	0	0	0	4	0	1.61	10.3
MAY	105	0	0	0	0	0	4	0	1.57	12.6
JUN	95	0	0	0	0	0	3	0	1.66	15.1
JUL	97	0	0	0	0	0	4	0	1.56	17.8
AUG	99	0	0	0	0	0	4	0	1.63	19.5
SEP	96	0	0	0	0	0	4	0	1.53	19
OCT	105	0	0	0	0	0	6	1	1.42	14.8
NOV	98	0	0	0	0	0	2	0	1.43	11.9
DEC	98	0	0	0	0	0	3	0	1.56	9.2
Total:	1180	0	0.0	0	0	0	47	2	1.59	12.3

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli,* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Disinfection Byproducts. No data for 2024.

Physical/Chemical Parameters. The drinking water in the Saanich Distribution System had the following physical and chemical characteristics in 2024:

- Median pH: 7.8
- Median Alkalinity: 18.0 mg/L
- Median Turbidity: 0.25 NTU
- Median Conductivity (25ºC): 56.40 µS/cm
- Median Colour: 5.0 TCU

Two samples in January and October exhibited an elevated turbidity of >1 NTU (Table 9). These two incidents coincided with the timing of municipal water main flushing activities and were likely caused by this.

Metals. No data in 2024.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Compliance Status. The Saanich Distribution System was in full compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* in 2024.

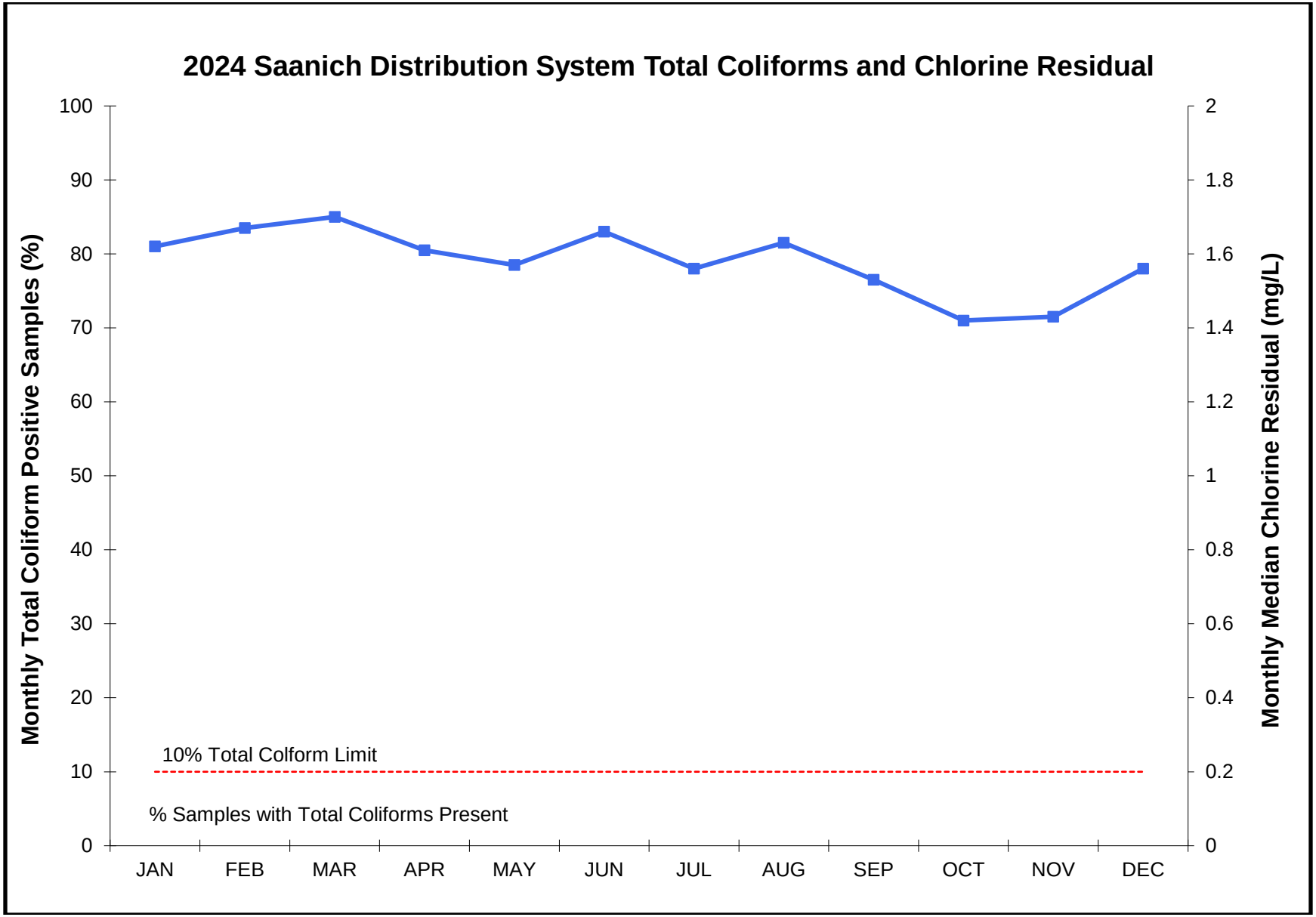

Figure 36 Saanich Distribution System Total Coliforms and Chlorine Residuals in 2024

7.4.7 Sidney Distribution System (Owned and Operated by the Town of Sidney)

In 2024, eight sampling locations were used by the CRD Water Quality Monitoring Program to monitor the bacteriological quality of the water in the Sidney Distribution System. Sidney sampling stations are part of the daily distribution sampling runs by CRD staff.

Sample Collection. In 2024, 211 bacteriological and 85 water chemistry samples were collected from the Sidney Distribution System (Table 10). Based on current population data for the Town of Sidney, 14 samples are required for bacteria testing each month. Table 10 shows the number of monthly samples collected and analyzed for compliance.

Bacteriological Results. No total coliform bacteria were found in any sample throughout the year. This system therefore complied with the 10% total coliform-positive limit and the 10 CFU/100 mL maximum limit for all months (Table 10).

No sample tested positive for *E. coli* in 2024 (Table 10).

Chlorine Residual. The annual median chlorine residual in the Sidney Distribution System was 1.52 mg/L (Table 10). The lowest monthly median was in July/October (1.42 mg/L) and the maximum monthly median was in March (1.70 mg/L) (Figure 37).

Water Temperature. The annual median water temperature in the Sidney Distribution System was 12.6°C, with monthly medians ranging between 7.5°C (January) and 19.4°C (October) (Table 10).

Table 10 2024 Bacteriological Quality of the Sidney Distribution System

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	18	0	0	0	0	0	1	0	1.52	7.5
FEB	20	0	0	0	0	0	7	1	1.62	8.1
MAR	17	0	0	0	0	0	1	0	1.7	8.2
APR	18	0	0	0	0	0	1	0	1.62	10.3
MAY	19	0	0	0	0	0	1	0	1.51	12.5
JUN	16	0	0	0	0	0	1	0	1.66	15.3
JUL	18	0	0	0	0	0	2	0	1.42	18
AUG	17	0	0	0	0	0	1	0	1.57	19.4
SEP	15	0	0	0	0	0	1	0	1.47	19
OCT	20	0	0	0	0	0	1	0	1.42	15.6
NOV	16	0	0	0	0	0	2	0	1.51	12.6
DEC	17	0	0	0	0	0	1	0	1.5	10
Total:	211	0	0.0	0	0	0	20	1	1.52	12.6

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli,* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Disinfection Byproducts. No data for 2024.

Physical/Chemical Parameters. The drinking water in the Sidney Distribution System had the following physical and chemical characteristics in 2024:

- Median pH: 7.8
- Median Alkalinity: 17.70 mg/L
- Median Turbidity: 0.26 NTU
- Median Conductivity (25ºC): 56.60 µS/cm
- Median Colour: 3.0 TCU

One sample in February exhibited an elevated turbidity of >1 NTU (Table 10). This incident coincided with the timing of municipal water main flushing activities and was likely caused by this.

Metals. No data in 2024.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Compliance Status. The Sidney Distribution System was in full compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* in 2024.

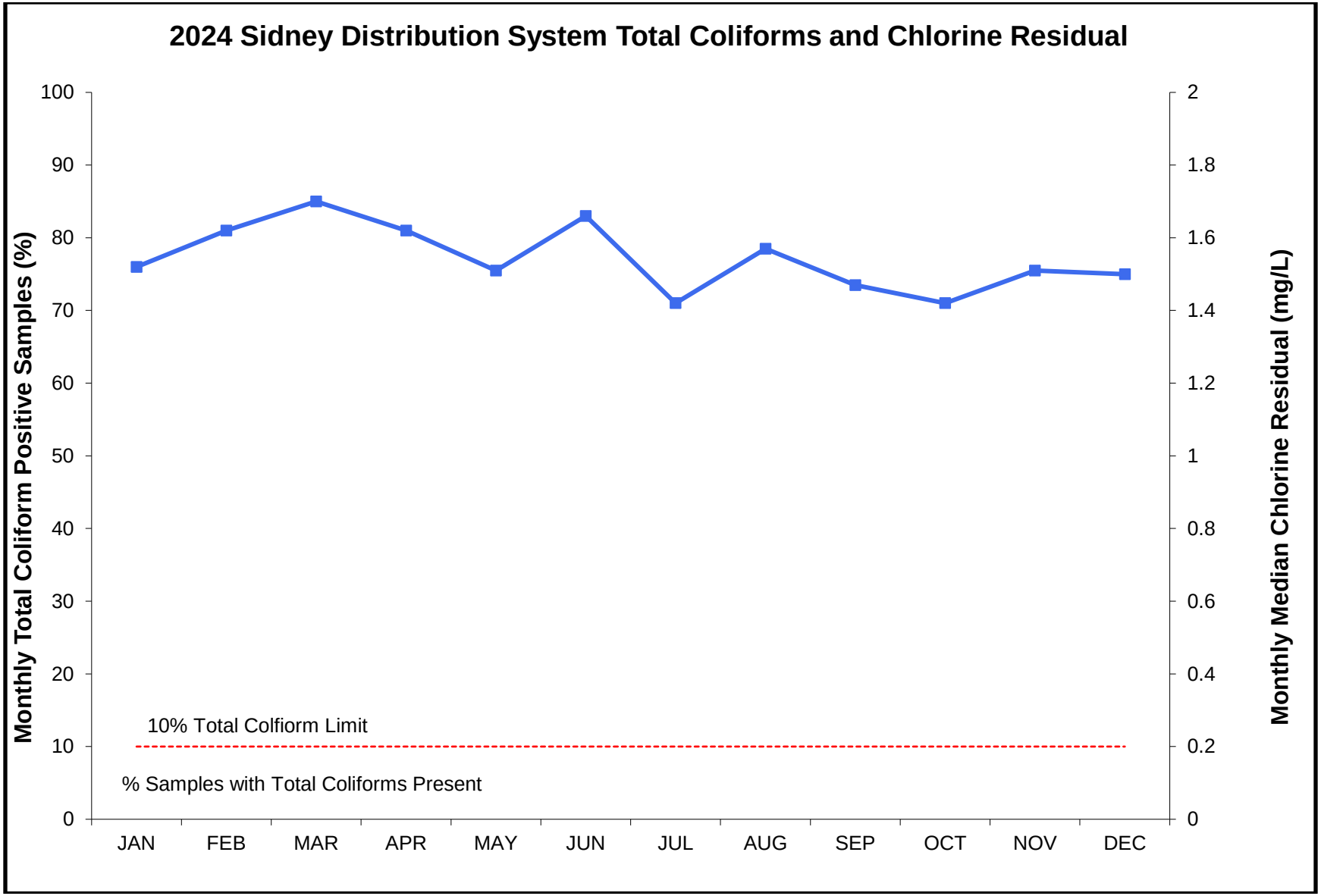

Figure 37 Sidney Distribution System Total Coliforms and Chlorine Residuals in 2024

7.4.8 Victoria/Esquimalt Distribution System (Owned and Operated by the City of Victoria)

In 2024, 17 sampling locations were used by the CRD Water Quality Monitoring Program to monitor the bacteriological quality of the water in the Victoria/Esquimalt Distribution System. Victoria/Esquimalt sampling stations are part of the daily distribution sampling runs by CRD staff.

Sample Collection. In 2024, 1,234 bacteriological and 222 water chemistry samples were collected from the Victoria/Esquimalt Distribution System (Table 11). Based on current population data for Victoria and Esquimalt, 93 samples are required for bacteria testing each month. Table 11 shows the number of monthly samples collected and analyzed for compliance.

Bacteriological Results. No total coliform bacteria were found in any sample throughout the year. This system therefore complied with the 10% total coliform-positive limit and the 10 CFU/100 mL maximum limit for all months (Table 11).

No *E. coli* was detected in any sample in 2024 (Table 11).

Chlorine Residual. The annual median chlorine residual in the Victoria/Esquimalt Distribution System was 1.63 mg/L (Table 11). The lowest monthly median was in September/October (1.57 mg/L) and the maximum monthly median was in March (1.71 mg/L) (Figure 38).

Water Temperature. The annual median water temperature in the Victoria/Esquimalt Distribution System was 13.1°C, with monthly medians ranging between 7.9°C (January) and 20.1°C (August) (Table 11).

Table 11 2024 Bacteriological Quality of the Victoria Distribution System

Month	Samples Collected	Total Coliforms (CFU/100mL)				*E.coli* CFU/100mL)	Turbidity		Chlorine Residual	Water Temp.
		Samples TC > 0	Percent TC>0	Resamples TC > 0	Samples TC > 10	Samples >0	Samples Collected	Samples >1 NTU	Median mg/L as CL2	Median ° C
JAN	109	0	0	0	0	0	7	0	1.65	7.9
FEB	97	0	0	0	0	0	6	0	1.7	8.3
MAR	99	0	0	0	0	0	5	0	1.71	8.6
APR	107	0	0	0	0	0	8	0	1.63	11.1
MAY	107	0	0	0	0	0	7	0	1.6	14
JUN	94	0	0	0	0	0	6	0	1.61	16.9
JUL	105	0	0	0	0	0	7	0	1.6	19.5
AUG	108	0	0	0	0	0	6	0	1.67	20.1
SEP	97	0	0	0	0	0	6	0	1.57	19.6
OCT	118	0	0	0	0	0	8	0	1.57	15.9
NOV	96	0	0	0	0	0	7	0	1.63	12.2
DEC	97	0	0	0	0	0	6	0	1.66	9.2
Total:	1234	0	0.0	0	0	0	79	0	1.63	13.1

Notes:
TC = Total Coliforms, *E. coli* = *Escherichia coli,* Cl_2 = chlorine, NTU = Nephelometric turbidity unit
> = Greater than, mg/L = milligrams per litre, °C = degrees Celsius

Disinfection Byproducts. No data for 2024.

Physical/Chemical Parameters. The drinking water in the Victoria/Esquimalt Distribution System had the following physical and chemical characteristics in 2024:

- Median pH: 7.8
- Median Alkalinity: 18.10 mg/L
- Median Turbidity: 0.25 NTU
- Median Conductivity (25ºC): 57.10 µS/cm
- Median Colour: 5.0 TCU

No regular grab sample from this distribution system exhibited an elevated turbidity of >1 NTU all year (Table 11). This indicates good drinking water quality in general.

Metals. No data in 2024.

The Greater Victoria pH & Corrosion Study completed in 2021 concluded that metal corrosion and lead leaching in the public piping systems, as well as in the vast majority of private plumbing systems, is not an issue in the Greater Victoria Drinking Water System.

Compliance Status. The Victoria/Esquimalt Distribution System was in full compliance with the *BC Drinking Water Protection Act* and *Drinking Water Protection Regulation* in 2024.

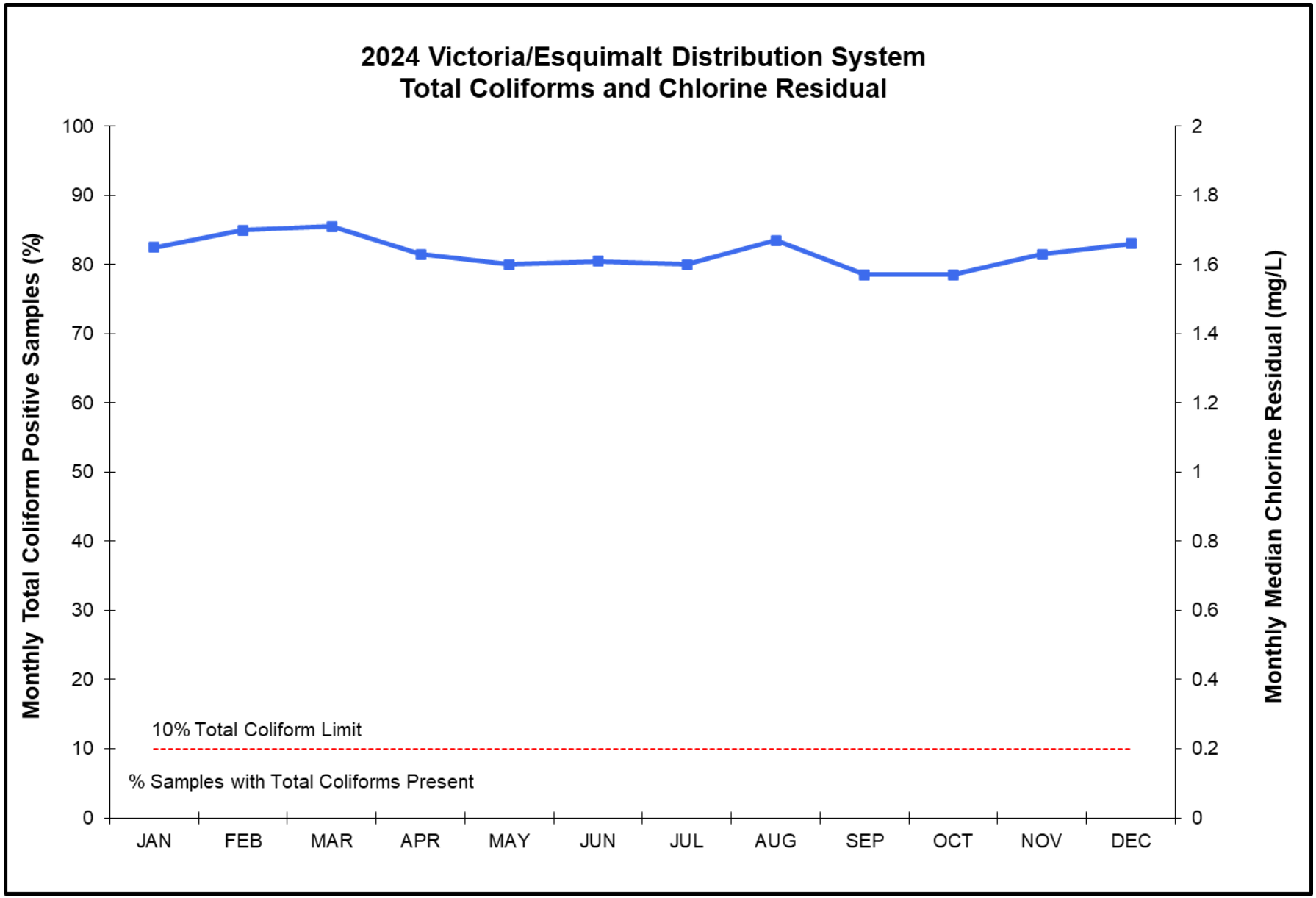

Figure 38 Victoria/Esquimalt Distribution System Total Coliforms and Chlorine Residuals in 2024

7.5 Water Quality Inquiry Program

Records of customer inquiries, including complaints about drinking water quality, have been maintained since 1992. In 2024, with 299 customer inquiries in total, it was typical compared to previous years with no single category represented proportional over another. Figure 39 depicts the distribution of topics and categories of received customer inquiries in 2024.

11% of customer inquiries that CRD staff received were from people concerned about the general safety of their drinking water. These concerns were addressed individually and, in general, most customers are content to know that CRD staff are actively sampling both the source water and the treated drinking water being delivered to their homes. For those people wanting to know more about the composition of their drinking water, they were either provided with the annual tables or directed to the CRD website.

Coloured water inquires encompassed 21%, which was an increase from 15% in 2023. Sediments in pipes can become stirred up during periods of water main flushing activities (January-May, September-December) in the distribution systems, fire hydrant inspections and other operational duties that may change the speed or the direction of the water flow. During such operational procedures, customers may experience over a short time cloudy or coloured water at their taps. CRD proactively communicates large and scheduled procedures, such as the annual water main flushing program, to customers in newspapers and social media. Coloured water can also be caused by seasonal source water quality events. Water can be tinged green in the spring due to an increase in algal activity or tinged yellow in the fall due to tannins in the leaves that have dropped. Some customers noticed the slight increase in water colour during the summer of 2024 which was likely related to the unusual high algal activity during the warm water season.

Customer inquiries regarding water pressure, service line leaks and water meter inquiries were directed to the Infrastructure & Water Services' operators. Similarly, customers requesting information on how and where to have their water tested were provided with contact information for external laboratories.

Throughout the year, several inquiries or complaints regarding taste and odour were received. Taste and odour complaints vary from concerns about chlorine to stale, musty, metallic and/or fishy characteristics. There are a variety of reasons for taste and odour issues. High chlorine taste and odour could be due to high water demand or the annual flushing program. Other tastes and odours observed may be due to natural fluctuations in the source water algal communities or areas in the distribution system that have a higher water age.

CRD staff have communicated regularly with Island Health hospital facility management staff to provide useful water quality information to these facilities. No hospital staff complaints or concerns were raised in 2024.

Metals inquiries, primarily lead, decreased from 6% in 2023 to 2% in 2024. External laboratory information was provided to customers who wanted to have a test completed at their private home. In 2024, customer inquiries about laboratory testing increased from 7% to 11%. CRD staff also provided information to customers inquiring about the potential for lead in their tap water and recommended the steps to take to verify lead levels at the tap. This includes support to customers in interpreting tap sample results.

Newly emerging topics in customer inquiries were related to potential contamination of the drinking water with microplastics and forever chemicals (per- and polyfluoroalkyl substances (PFAS)), both topics that have had a strong presence in the media. About 5% of all inquiries were related to these topics. A few questions to staff were also related to a potential addition of fluoride to the drinking water, with some customers strongly against and some in favour.

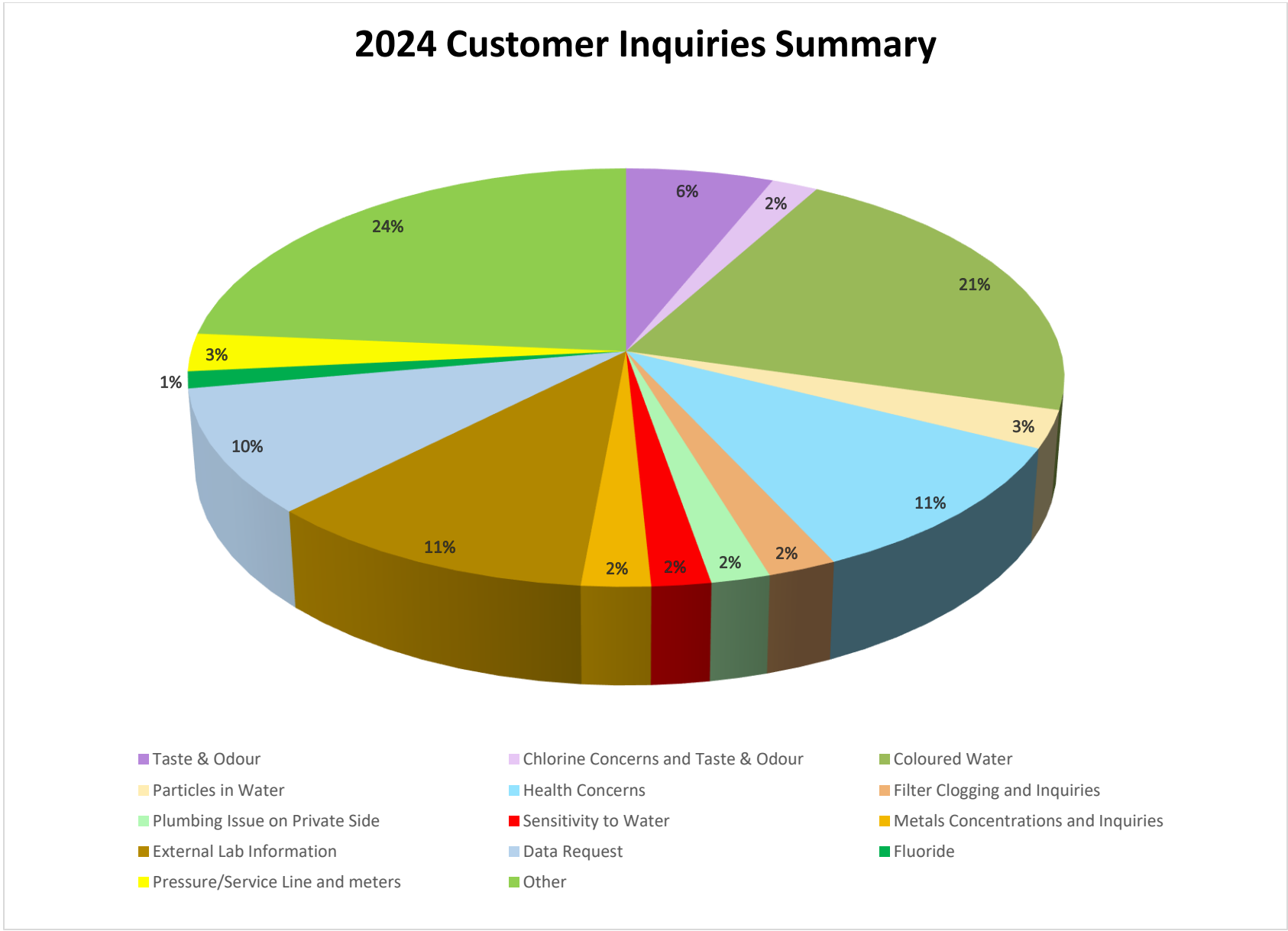

Figure 39 Summary of Customer Inquiries Categories in 2024

7.6 Cross Connection Control Program

2006, the CRD was mandated by the Chief Medical Health Officer from Island Health to design, implement and maintain a Cross Connection Control Program (CCC) on behalf of all the municipalities currently connected to the CRD's Greater Victoria Drinking Water system. Since then, it has become exemplary for an effective and efficient cross connection control program in Canada. Operating under Cross Connection Control Bylaw No. 3516, this program has been referenced as an example of industry standards in the water and wastewater industry, recognized by the BCWWA, local trades and training institutions.

The program is an important component of the multi-barrier concept in the Greater Victoria Drinking Water System. Working alongside Island Health, 13 municipalities and participating electoral areas, the objective of this program is to identify, eliminate and prevent cross connections within the Greater Victoria Drinking Water System that could lead to drinking water contaminations.

CRD CCC staff have taken an active and leading role in the industry to promote cross connection control science and practice and to inform existing industry standards and regulatory requirements. In 2024, CRD CCC staff participated in several industry committees, presenting at local training institutes, trades companies, and most notably hosting the annual CRD Regional Inspectors Roundtable event.

The program met its objectives by enforcing backflow prevention requirements referenced in the *National Building Code* and the Canadian Standard Association's CSAB64 series. This was achieved through facility audits, management of a backflow assembly registry, enforcing required testing and public education. In 2024, the CCC inspections team conducted audits of 408 moderate and 301 severe hazard facilities. Continued focus was on construction sites, agricultural connections and, in addition, medical, manufacturing and educational facilities.

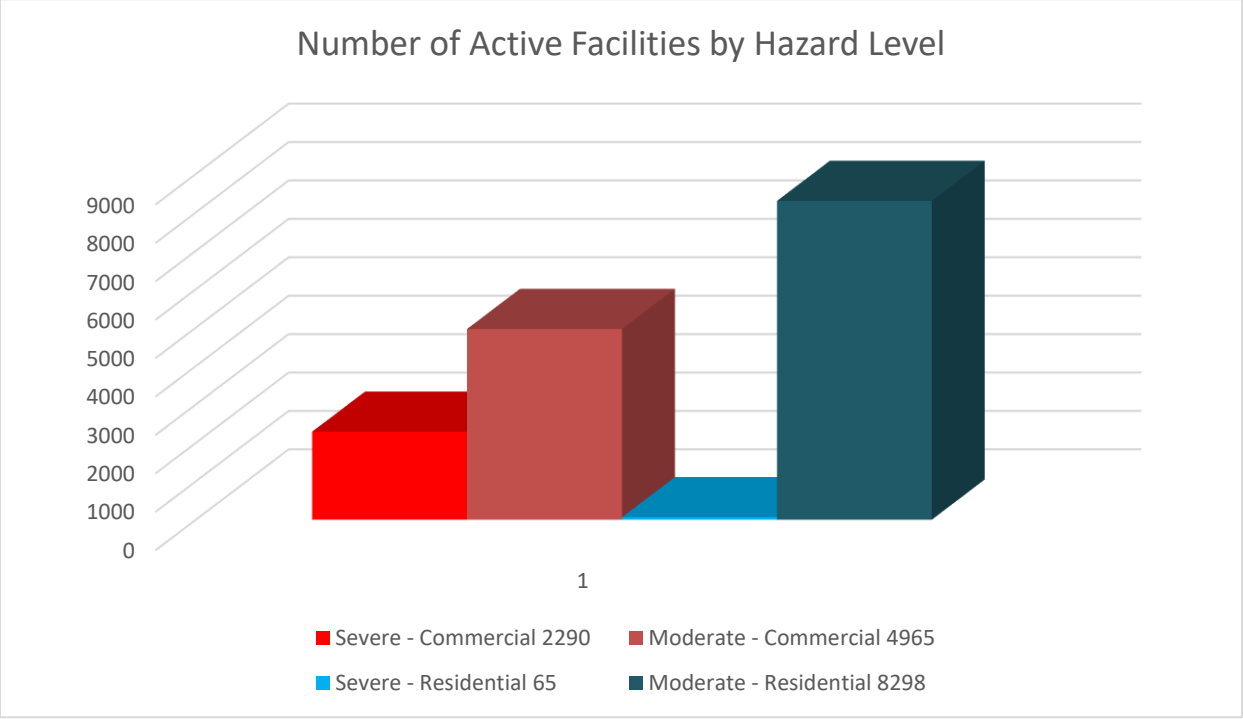

Figure 40 Facilities of Different Hazard Levels in Greater Victoria

In addition to Bylaw No. 3516, one of the key tools used by the CRD CCC program was the Cross Connection & Regional Source Control Information Management System (2016) paired up with the CRD CCC online website portal. In 2025 this data system is expected to be improved with additional features to assist CCC staff monitor the increasing number of connections and hazards due to expected growth in the region.

In 2024, CCC staff processed close to 20,000 assembly test report submissions. Of these, 12,000 (60%) were processed through the CRD CCC online portal and the remaining 8,000 (40%) were manually entered from paper test report submissions, achieving an overall 75% compliance rate. With a planned “Get on The Portal” campaign in 2025, staff expect higher test compliance with the expectations to become a paperless program in 2025.

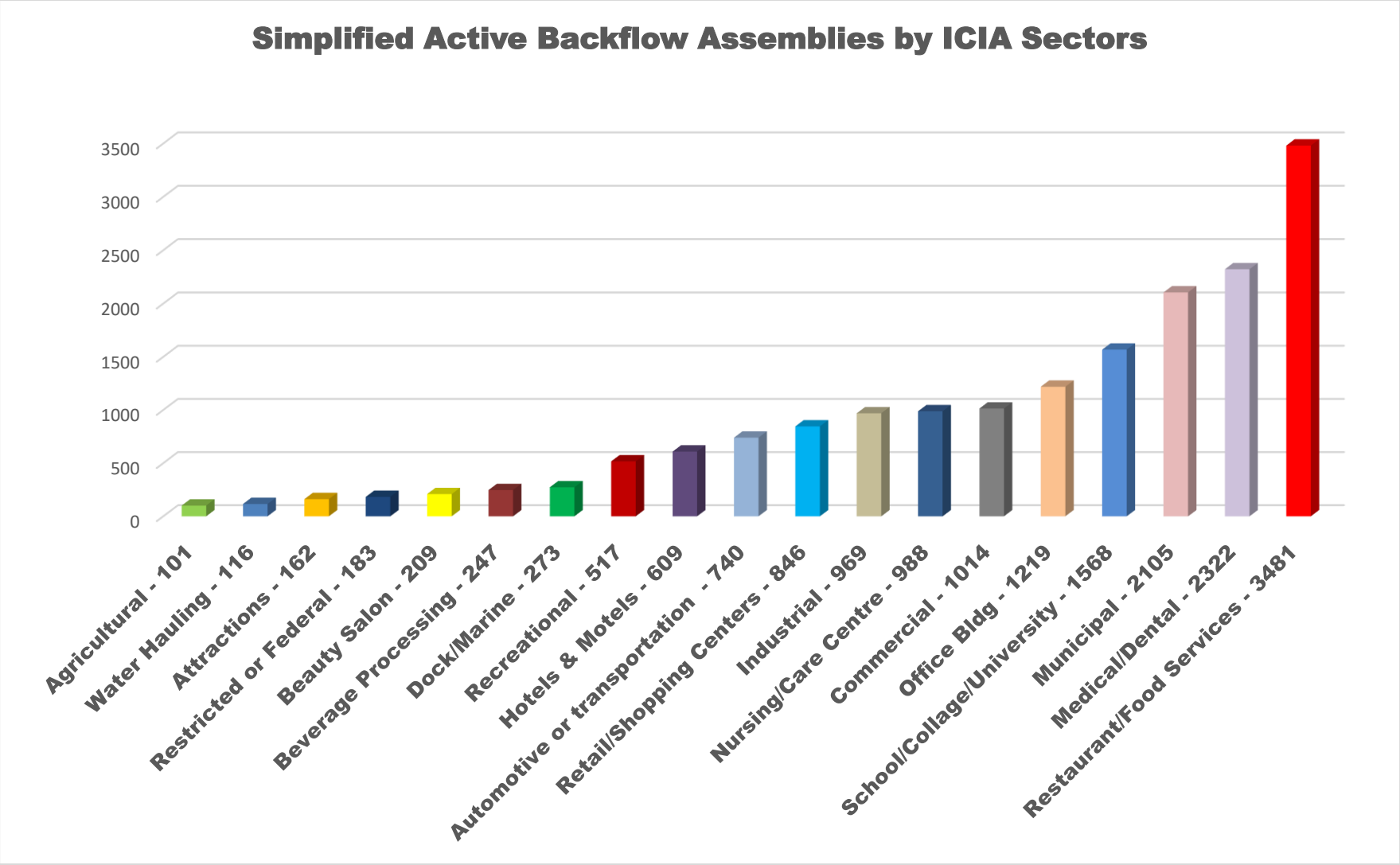

Figure 41 Backflow Devices in Greater Victoria according to their Type and Hazard Category ICIA Facilities

8.0 CONCLUSIONS

1. The water quality data collected in 2024 indicates that the drinking water in Greater Victoria was of good quality and safe to drink. The drinking water temperature exceeded the aesthetic objective of 15°C between the end of June and early October, and with approximately 14 weeks of exceedance of this aesthetic objective, the summer of 2024 recorded the warmest water conditions in Sooke Lake Reservoir since the dam was raised in 2004. This exceedance did have some minor operational implications for the local water suppliers and was a temporary unpleasant experience for the customers.

2. Sooke Lake Reservoir experienced an elevated total coliform event from July 16 to August 16. This is the second time that such a total coliform event was recorded since the inception of the Water Quality program in 1988. The first event occurred in 2017. During this event, total coliform concentrations increased rapidly in mid-July, reaching a maximum concentration of 15,000 CFU/100 mL on July 25. The bacteria concentrations stayed unusually elevated until mid-August. On seven days with high morning water demand, there were indications for brief bacteria breakthroughs at the Goldstream Water Treatment Plant. Test results showed that post-treatment bacterial concentrations remained low and were confined to the area immediately downstream of the Goldstream plant. While the exact mechanisms of this event remain unclear, it is assumed such infrequent events are related to hydrodynamic effects linked to thermal stratification in the reservoir (internal seiches). CRD staff are in the process of developing a hydrodynamic computer model of Sooke Lake Reservoir which will also improve the understanding of such processes and events. The CRD Transmission System was not in full compliance with the *BC Drinking Water Protection Regulation* in July and August due to exceedances of several total coliform rules. The cause of these exceedances was the unusual total coliform event in Sooke Lake which caused short-term and limited breakthroughs at the Goldstream Water Treatment Plant. Due to the limited reach of the breakthrough and the nature of the bacteria involved, the risk to public health was low.

3. *E. coli* bacterial levels in the raw source water were very low for the entire year.

4. Sooke Lake Reservoir experienced higher algal concentrations during the summer, especially in the South Basin. This could be related to the warmer water conditions during the summer of 2024. Coincidental with the total coliform event in July and August, the South Basin also exhibited spikes of nitrogen concentrations, which likely contributed to increased algal growth. The algal species that were active, and relatively abundant in 2024, belonged to known and low-risk (non-toxin producing) algal species. Cyanobacteria, with the potential to produce harmful cyanotoxins under bloom conditions, were present, as usual, throughout the year. However, a stable and nutrient-poor ecosystem, such as the Sooke Lake Watershed, does currently not provide conditions needed for cyanobacteria or other adverse algal blooms with serious implications for the drinking water quality. These natural nutrient-poor conditions limit the biological productivity in Sooke Lake Reservoir, which is very favourable for a drinking water source.

5. Greater Victoria continues to enjoy a water supply in which *Giardia* and *Cryptosporidium* parasites are well below the levels commonly considered by the health authorities to be responsible for disease outbreaks. For many years, including 2024, all tests conducted on Sooke Lake samples did not detect any *Giardia* and *Cryptosporidium* parasites.

6. On four occasions in 2024, the Goldstream Water Treatment Plant experienced turbidity exceedances during peak demand periods on watering days (typically Wednesday). The turbidity events were caused by peak flows dislodging pipe sediments in the raw water mains upstream of the treatment plant. During these events, disinfection capacities were increased to compensate the negative effects of turbidity on the disinfection process.

7. Consumers in the GVDWS received drinking water that had very low disinfection byproducts. Overall levels of trihalomethanes and haloacetic acids remain below the Canadian guideline limits and the USEPA limits. The newly-monitored disinfection byproduct, Nitrosodimethylamine, was, if detected at all, only in concentrations well below the current MAC in the Canadian guidelines.

8. The CRD tested the source water for emerging contaminants such as 28 PFAS compounds and did not have any detections at detection limits of 2 ng/L. Several PFAS tests were also conducted on treated water samples from various distribution systems across Greater Victoria. A few samples recorded results with low concentrations of one particular PFAS compound. The concentrations found were well below the current Health Canada MAC.

9. Greater Victoria's drinking water exhibited a slightly higher colour rating in 2024 compared to 2023, but similar to years prior. This was related to the higher than usual algal activity during the summer. Some retail water customers also noticed this change.

10. CRD staff had to deal with a few operational challenges with water quality impact potential, such as the Main #15 break repair in Sooke. Careful consideration of any water quality risks during planning of any work procedure, as well as water quality monitoring during and after repair activities, has ensured that the safety of the drinking water remained protected and the risk to public health was low. Island Health was informed and consulted during this event.

11. The number of water quality inquiries and complaints received by CRD staff in 2024 was comparable to previous years. Staff noticed more complaints and inquiries about the water colour or noticeable water discolouration. Approximately 5% of all inquiries were related to potential health risks from emerging contaminants, such as PFAS or microplastics.

12. The CRD Juan de Fuca System was non-compliant in August due to one sample containing total coliform concentrations higher than the limit of 10 CFU/100 mL, and CRD Sooke/East Sooke System was non-compliant in October due to one sample exceeding the total coliform limit of 10 CFU/100 mL. In all cases, no evidence of an actual drinking water contamination was found, and it was concluded that no risk to public health existed.

13. The CRD Supply Storage Reservoirs, Sidney, Central Saanich, North Saanich, Saanich, Oak Bay and Victoria/Esquimalt systems were in full compliance with the *BC Drinking Water Protection Regulation.*

14. All systems did meet the monthly sampling requirements, as per *BC Drinking Water Protection Regulation.*

15. The analytical results in all CRD and municipal water systems show that the drinking water was of good quality and was safe for consumption throughout 2024.

APPENDIX A
TABLE 1. 2024 UNTREATED (RAW) WATER QUALITY ENTERING GOLDSTREAM WATER TREATMENT PLANT
(Guideline values provide reference only for untreated water)

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Physical Parameters (ND means less than instrument can detect)										
Alkalinity, Total	mg/L	15.85	16	14.00	19.00		15.20	139	8.84 - 17.1	12/year
Carbon, Dissolved Organic	mg/L as C	1.90	12	1.60	2.40		1.70	116	< 0.5 - 4	12/year
Carbon, Total Organic	mg/L as C	1.90	12	1.70	2.30	Guideline Archived	1.83	117	0.82 - 3.9	12/year
Colour, True	TCU	6.00	53	3.00	10.00	≤15 AO	6.00	512	< 2 - 19	52/year
Conductivity @ 25 C	uS/cm	43.40	53	40.60	49.50		42.35	508	28.2 - 62.9	52/year
Hardness as $CaCO_3$	mg/L	16.75	6	16.20	17.00	No Guideline Required	17.20	107	11.7 - 20.9	6/year
pH	pH units	7.20	47	6.27	7.80	7.0 - 10.5 AO	7.30	543	6.45 - 7.94	52/year
Tannins and Lignins	mg/L	< 0.2	2	< 0.2	0.20	Guideline Archived	< 0.2	23	< 0.1 - 0.38	2/year
Total Dissolved Solids	mg/L	37.00	12	24.00	46.00	≤500 AO	26.8	113	<10 - 58	12/year
Total Suspended Solids	mg/L	< 1	12	< 1	2.00		<1.0	116	0.16 - < 4	12/year
Total Solids	mg/L	37.00	12	16.00	72.00		28	109	1.7 - 110	12/year
Turbidity, Grab Samples	NTU	0.25	241	0.15	RC 3.3	1.0 MAC	0.30	2,408	0.15 - 3.1	250/year
Ultraviolet Absorption, 5 cm	Abs.@ 254 nm	0.24	51	0.19	0.28		0.26	503	0.133 - 88.2	52/year
Ultraviolet Transmittance	%	89.10	52	87.60	92.00		88.70	503	0.20 - 94.4	52/year
Water Temp., Grab Samples	degrees C	11.00	248	3.90	21.50	≤15 AO	10.00	2,453	2.7 - 21.0	250/year
Non-Metallic Inorganic Chemicals (ND means less than instrument can detect)										
Bromide	ug/L as Br	< 0.01	4	< 0.01	0.01		< 0.01	45	0.000011 - 0.013	4/year
Chloride	mg/L as Cl	1.50	2	1.40	1.60	≤ 250 AO	2.35	30	< 0.045 - < 10	4/year
Cyanide	mg/L as Cn	< 0.0005	4	< 0.0005	0.00	0.2 MAC	< 0.0005	30	< 0.0005 - < 0.006	4/year
Fluoride	mg/L as F	< 0.05	4	< 0.05	< 0.05	1.5 MAC	< 0.05	31	< 0.007 - < 0.05	4/year
Iodide, dissolved	mg/L as I	< 0.1	2	< 0.1	< 0.1		< 0.1	14	< 0.1 - < 0.1	4/year
Nitrate, Dissolved	ug/L as N	< 20	12	< 20	28.00	45000 MAC	< 20	110	0.3 - 46.4	12/year
Nitrite, Dissolved	ug/L as N	< 5	12	< 5	< 5	3000 MAC	< 5	109	< 0.3 - < 10	12/year
Nitrate + Nitrite	ug/L as N	< 20	12	< 20	28.00		< 20	111	0.3 - 46.4	12/year
Nitrogen, Ammonia	ug/L as N	< 15	12	< 15	< 15	No Guideline Required	< 15	115	0.079 - 130	12/year
Nitrogen, Total Kjeldahl	ug/L as N	119.00	12	83.00	227.00		105.44	110	59 - 820	12/year
Nitrogen, Total	ug/L as N	128.00	12	83.00	227.00		118.00	115	49.4 - 610	12/year
Phosphate, Ortho, Dissolved	ug/L as P	< 1	12	< 1	1.60		< 3	111	0.1 - 24.3	12/year
Phosphate, Total, Dissolved	ug/L as P	1.45	12	< 1	4.20		2.30	114	0.35 - 31	12/year
Phosphate, Total	ug/L as P	3.20	11	1.90	7.80		3.00	115	<1.0 - <10	12/year
Silica	mg/L as SiO_2	4.35	12	1.60	5.50		4.17	103	2.96 - 5.6	12/year
Silicon	ug/L as Si	1935.00	6	1590.00	2450.00		1940.00	72	1550 - 2520	6/year
Sulphate	mg/L as SO_4	1.10	12	< 1	2.50	≤ 500 AO	1.40	113	< 0.5 - < 10	12/year

Appendix A, Table 1 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Sulphide	mg/L as H_2S	< 0.0018	12	< 0.0018	< 0.0018	≤ 0.05 AO	< 0.0018	35	< 0.0018 - < 0.0019	12/year
Sulphur	mg/L as S	< 3	6	< 3	< 3		< 3	71	< 3 - < 3	6/year
Metallic Inorganic Chemicals (ND means less than instrument can detect)										
Aluminum	ug/L as Al	10.80	6	5.60	22.40	2900 MAC / 100 OG	15.10	72	3.4 - 52.3	6/year
Antimony	ug/L as Sb	< 0.5	6	< 0.5	< 0.5	6 MAC	< 0.5	72	< 0.5 - < 5	6/year
Arsenic	ug/L as As	< 0.1	6	< 0.1	0.10	10 MAC	< 0.1	72	< 0.1 - 0.24	6/year
Barium	ug/L as Ba	3.70	6	3.30	3.90	2000 MAC	3.80	72	3.3 - 5.3	6/year
Beryllium	ug/L as Be	< 0.1	6	< 0.1	< 0.1		< 0.1	72	< 0.1 - < 10	6/year
Bismuth	ug/L as Bi	< 1	6	< 1	< 1		< 1	72	< 1 - < 10	6/year
Boron	ug/L as B	< 50	6	< 50	< 50	5000 MAC	< 50	72	< 50 - < 50	6/year
Cadmium	ug/L as Cd	< 0.01	6	< 0.01	0.01	7 MAC	< 0.01	72	< 0.01 - 0.07	6/year
Calcium	mg/L as Ca	4.88	6	4.65	4.96	No Guideline Required	4.90	72	4.32 - 6.13	6/year
Chromium	ug/L as Cr	< 1	6	< 1	< 1	50 MAC	< 1	72	< 1 - 5.1	6/year
Cobalt	ug/L as Co	< 0.2	6	< 0.2	< 0.2		< 0.2	72	< 0.2 - < 0.5	6/year
Copper	ug/L as Cu	0.84	6	0.37	1.44	2000 MAC / ≤ 1000 AO	1.19	72	0.61 - 13.9	6/year
Iron	ug/L as Fe	25.35	6	11.20	45.00	≤ 100 AO	24.00	72	12 - 217	6/year
Lead	ug/L as Pb	< 0.2	6	< 0.2	0.24	5 MAC	< 0.2	72	< 0.2 - 0.3	6/year
Lithium	ug/L as Li	< 2	6	< 2	< 2		< 5	53	< 2 - 10.4	6/year
Magnesium	mg/L as Mg	1.13	6	1.05	1.13	No Guideline Required	1.16	72	1.01 - 1.42	6/year
Manganese	ug/L as Mn	7.10	6	1.30	15.80	120 MAC / ≤ 20 AO	4.75	72	1.4 - 81.8	6/year
Mercury, Total	ug/L as Hg	< 0.0019	6	< 0.0019	< 0.03	1.0 MAC	< 0.01	71	< 0.0019 - < 10	6/year
Molybdenum	ug/L as Mo	< 1	6	< 1	< 1		< 1	72	< 1 - 4.9	6/year
Nickel	ug/L as Ni	< 1	6	< 1	< 1		< 1	72	< 1 - 21.5	6/year
Potassium	mg/L as K	0.13	6	0.12	0.14		0.13	72	0.117 - 0.214	6/year
Selenium	ug/L as Se	< 0.1	6	< 0.1	< 0.1	50 MAC	< 0.1	72	< 0.1 - < 0.1	6/year
Silver	ug/L as Ag	< 0.02	6	< 0.02	< 0.02	No Guideline Required	< 0.02	72	< 0.02 - 0.071	6/year
Sodium	mg/L as Na	1.61	6	1.50	1.63	≤ 200 AO	1.67	72	1.41 - 2.91	6/year
Strontium	ug/L as Sr	14.35	6	13.60	15.30	7000 MAC	15.10	72	13.2 - 21.8	6/year
Thallium	ug/L as Tl	< 0.01	6	< 0.01	< 0.01		< 0.01	72	< 0.01 - < 0.05	6/year
Tin	ug/L as Sn	< 5	6	< 5	< 5		< 5	72	< 5 - < 5	6/year
Titanium	mg/L as Ti	< 5	6	< 5	< 5		< 5	72	< 5 - < 5	6/year
Uranium	ug/L as U	< 0.1	6	< 0.1	< 0.1	20 MAC	< 0.1	72	<0.01-<0.1	6/year
Vanadium	ug/L as V	< 5	6	< 5	< 5		< 5	72	<5 - <5	6/year
Zinc	ug/L as Zn	< 5	6	< 5	6.30	≤ 5000 AO	< 5	72	<5.0 - 82.9	6/year
Zirconium	ug/L as Zr	< 0.1	6	< 0.1	< 0.1		< 0.1	72	<0.1 - <0.5	6/year

Appendix A, Table 1 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Microbial Parameters										
Coliform Bacteria										
Coliforms, Total	Coliforms/100 mL	5.00	244	< 1	15000.00		10.00	2,413	0 - 24200	250/year
E. coli	*E. coli*/100 mL	< 1	244	< 1	< 10		< 1	2,415	0 - 13	250/year
Heterotrophic / Other Bacteria										
Hetero. Plate Count, 28C (7 day)	CFU/1 mL	370.00	218	23.00	A 3900		340.00	2,300	< 10 - 7200	250/year
Cyanobacterial Toxins										
Anatoxin a	ug/L	Analyzed as required - last analyzed in 2005					Analyzed as required - last analyzed in 2005			
Microcystin-LR	ug/L	Analyzed as required - last analyzed in 2011				1.5 MAC (Total Microcystins)	Analyzed as required - last analyzed in 2011			
Parasites										
Cryptosporidium, Total oocysts	oocysts/100 L	< 0.1	8	< 0.1	< 0.1	Zero detection desirable	< 0.1	90	<1 - 2	8/year
Giardia, Total cysts	cysts/100 L	< 0.1	8	< 0.1	< 0.1	Zero detection desirable	<0.1	84	<1 - 2	8/year
Radiological Parameters (ND means less than instrument can detect)										
Gross alpha radiation	Bq/L	< 0.02	2	< 0.02	0.02	0.5 (Screening Value)	< 0.02	15	< 0.02 - 0.06	2/year
Gross beta radiation	Bq/L	< 0.02	2	< 0.02	0.02	1.0 (Screening Value)	< 0.02	15	< 0.02 - 0.07	2/year
Iodine-131	Bq/L	0.30	2	< 0.2	< 0.4	6 Bq/L	< 0.2	15	< 0.1 - < 0.4	Special
Cesium-137	Bq/L	0.14	2	< 0.08	< 0.2	10 Bq/L	< 0.1	15	< 0.04 - < 0.2	Special
Organic Parameters (ND means less than instrument can detect)										
Pesticides/Herbicides										
1,4-DDD	ug/L	<0.001	2	<0.001	<0.001	Guideline Archived	< 0.001	11	< 0.001 - < 0.005	2/year
1,4'-DDE	ug/L	<0.001	2	<0.001	<0.001	Guideline Archived	< 0.001	11	< 0.001 - < 0.005	2/year
1,4'-DDT	ug/L	<0.001	2	<0.001	<0.001	Guideline Archived	< 0.001	11	< 0.001 - < 0.005	2/year
2,4,5-T	ug/L	< 0.08	2	< 0.08	< 0.08	Guideline Archived	< 1	19	<0.08 - <1	2/year
2,4,5-TP (Silvex)	ug/L	< 0.08	2	< 0.08	< 0.08	Guideline Archived	0.3	14	<0.01 - <1.0	2/year
2,4-D (2,4-Dichlorophenoxyacetic acid)	ug/L	< 0.05	2	< 0.05	< 0.05	100 MAC	< 0.1	15	< 0.05 - < 0.5	2/year
2,4-D (BEE)	ug/L	< 0.5	2	< 0.5	< 0.5		< 2	23	< 0.5 - < 2	2/year
2,4-DP (Dichlorprop)	ug/L	< 0.08	2	< 0.08	< 0.08		< 1	18	<0.08 - <1.0	2/year
4,4'-DDD	ug/L	< 0.001	2	< 0.001	< 0.001	Guideline Archived	< 0.001	16	<0.001 - <0.005	2/year
4,4'-DDE	ug/L	< 0.001	2	< 0.001	< 0.001	Guideline Archived	< 0.001	16	<0.001 - <0.005	2/year
4,4'-DDT	ug/L	< 0.001	2	< 0.001	< 0.001	Guideline Archived	< 0.001	16	<0.001 - <0.005	2/year
Alachlor	ug/L	Not analyzed in 2024				Guideline Archived	< 0.5	4	< 0.5 - < 0.5	2/year
Aldicarb	ug/L	< 0.1	2	< 0.1	< 0.1	Guideline Archived	< 0.1	20	< 0.1 - < 5	2/year
Aldrin	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	18	< 0.003 - < 0.005	2/year
Aldrin + Dieldrin	ug/L	<0.003	2	<0.003	<0.003	Guideline Archived	< 0.003	16	< 0.003 - < 0.005	2/year
Atrazine	ug/L	< 0.05	2	< 0.05	< 0.05	5 MAC	< 0.1	13	< 0.05 - < 0.5	2/year

Appendix A, Table 1 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Azinphos-methyl	ug/L	< 0.2	2	< 0.2	< 0.2	Guideline Archived	<0.01	13	<0.001 - <2	2/year
BHC (alpha)	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	19	< 0.003 - < 0.005	2/year
BHC (beta)	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	19	< 0.003 - < 0.005	2/year
BHC (delta)	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	19	< 0.003 - < 0.5	2/year
Bendiocarb	ug/L	< 0.1	2	< 0.1	< 0.1	Guideline Archived	< 0.1	20	< 0.1 - < 2	Irregular
Bromacil	ug/L	< 0.05	2	< 0.05	< 0.05		< 0.1	19	< 0.05 - < 0.1	2/year
Bromoxynil	ug/L	< 0.02	2	< 0.02	< 0.02	30 MAC	< 0.1	20	< 0.02 - < 0.1	2/year
Captan	ug/L	< 0.1	2	< 0.1	< 0.1		< 0.1	17	< 0.003 - < 1	2/year
Carbaryl	ug/L	< 0.1	2	< 0.1	< 0.1	Guideline Archived	< 0.1	20	< 0.1 - < 5	2/year
Carbofuran	ug/L	< 0.1	2	< 0.1	< 0.1	Guideline Archived	< 0.1	20	< 0.1 - < 5	2/year
Chlordane (alpha)	ug/L	< 0.003	2	< 0.003	< 0.003	Guideline Archived	< 0.003	18	< 0.003 - < 0.005	2/year
Chlordane (gamma)	ug/L	< 0.003	2	< 0.003	< 0.003	Guideline Archived	< 0.003	18	< 0.003 - < 0.005	2/year
Chlorpyearifos (Dursban)	ug/L	< 0.01	2	< 0.01	< 0.01	90 MAC	< 0.01	21	< 0.0008 - < 1	2/year
Chlorothalonil	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	17	< 0.003 - < 0.05	2/year
Cyanazine (Bladex)	ug/L	< 0.05	2	< 0.05	< 0.05	Guideline Archived	< 0.1	20	< 0.05 - < 1	2/year
Demeton	ug/L	< 2	2	< 2	< 2		< 2	16	< 2 - < 2	2/year
Diazinon	ug/L	< 0.02	2	< 0.02	< 0.02	Guideline Archived	< 0.02	21	< 0.002 - < 1	2/year
Dicamba	ug/L	< 0.005	2	< 0.005	< 0.005	110 MAC	< 0.006	20	< 0.005 - < 1	2/year
Diclofop-methyl	ug/L	< 0.05	2	< 0.05	< 0.05	Guideline Archived	< 0.05	19	< 0.0007 - < 0.9	2/year
Dichlorvos	ug/L	< 2	2	< 2	< 2		< 2	19	< 2 - < 2	2/year
Dieldrin	ug/L	< 0.002	2	< 0.002	< 0.002		< 0.002	18	< 0.002 - < 0.005	2/year
Dimethoate	ug/L	< 0.05	2	< 0.05	< 0.05	20 MAC	< 0.05	8	< 0.05 - < 0.05	2/year
Dinoseb (DNBP)	ug/L	< 0.02	2	< 0.02	< 0.02	Guideline Archived	< 0.05	9	< 0.02 - < 0.05	2/year
Diquat	ug/L	< 7	2	< 7	< 7	50 MAC	< 7	19	< 7 - < 350	2/year
Endosulfan I	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	18	< 0.003 - < 0.005	2/year
Endosulfan II	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	18	< 0.003 - < 0.005	2/year
Endosulfan Sulphate	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	19	< 0.003 - < 0.005	2/year
Endosulfan (Total)	ug/L	<0.003	2	<0.003	<0.003		< 0.003	17	<0.003 - <0.005	2/year
Endrin	ug/L	< 0.005	2	< 0.005	< 0.005	Guideline Archived	< 0.005	18	< 0.005 - < 0.005	2/year
Endrin Aldehyde	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	19	< 0.003 - < 0.005	2/year
Endrin Ketone	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	19	< 0.003 - < 0.005	2/year
Ethion	ug/L	< 1	2	< 1	< 1		< 1	20	<0.5 - <1	2/year
Parathion Ethyl	ug/L	Not analyzed in 2024					<1	13	<1.0 - <2.0	2/year
Fenchlorophos (Ronnel)	ug/L	< 2	2	< 2	< 2		< 2	19	< 0.5 - < 2	2/year
Fenthion	ug/L	< 1	2	< 1	< 1		< 1	19	< 0.5 - < 1	2/year
Fonofos	ug/L	< 2	2	< 2	< 2		< 2	19	< 0.5 - < 2	2/year
Glyphosate	ug/L	< 10	2	< 10	< 10	280 MAC	< 10	19	< 10 - < 10	2/year
Heptachlor	ug/L	< 0.003	2	< 0.003	< 0.003	Guideline Archived	< 0.003	18	< 0.003 - < 0.005	2/year
Heptachlor Epoxide	ug/L	< 0.003	2	< 0.003	< 0.003	Guideline Archived	< 0.003	18	< 0.003 - < 0.005	2/year

Appendix A, Table 1 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Imazapyear	ug/L	< 0.1	2	< 0.1	< 0.1		< 0.1	16	< 0.1 - < 0.1	2/year
IPBC	ug/L	< 0.1	2	< 0.1	< 0.1		< 0.1	16	< 0.1 - < 0.1	2/year
Malathion	ug/L	< 0.05	2	< 0.05	< 0.05	190 MAC	< 0.05	21	< 0.002 - < 2	2/year
MCPA	ug/L	0.02	2	< 0.02	0.02	350 MAC	< 0.025	27	< 0.02 - < 2	2/year
MCPP	ug/L	< 0.08	2	< 0.08	< 0.08		< 2	20	< 0.08 - < 2	2/year
Methoxychlor	ug/L	< 0.003	2	< 0.003	< 0.003	Guideline Archived	< 0.003	18	< 0.003 - < 0.01	2/year
Methyl Parathion	ug/L	< 2	2	< 2	< 2	Guideline Archived	< 2	19	< 0.1 - < 2	2/year
Metolachlor	ug/L	< 0.05	2	< 0.05	< 0.05	Guideline Archived	< 0.1	20	< 0.05 - < 0.5	2/year
Metribuzin (Sencor)	ug/L	< 0.1	2	< 0.1	< 0.1	80 MAC	< 0.1	21	< 0.0004 - < 5	2/year
Mevinphos	ug/L	< 2	2	< 2	< 2		< 2	19	< 0.5 - < 2	2/year
Mirex	mg/L	< 0.003	2	< 0.003	< 0.003	Guideline Archived	< 0.003	19	< 0.003 - < 0.005	2/year
Nitrilotriacetic acid (NTA)	ug/L	< 0.05	2	< 0.05	< 0.05	400 MAC	< 0.05	19	< 0.05 - 0.099	Irregular
Oxychlordane	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	17	< 0.003 - < 0.005	2/year
Parathion	ug/L	<0.05	2	< 0.05	<0.05	Guideline Archived	< 0.05	27	< 0.0004 - < 2	2/year
Paraquat (ion)	ug/L	< 1	2	< 1	< 1	Guideline Archived	< 1	19	< 1 - < 1	2/year
Permethrin	ug/L	< 0.05	2	< 0.05	< 0.05		< 0.04	17	< 0.0005 - < 3.3	2/year
Phorate (Thimet)	ug/L	< 0.05	2	< 0.05	< 0.05	Guideline Archived	< 0.05	21	< 0.0003 - < 1	2/year
Phosmet	ug/L	< 2	2	< 2	< 2		< 2	19	< 0.5 - < 2	2/year
Picloram	ug/L	< 0.08	2	< 0.08	< 0.08	Guideline Archived	<0.1	20	<0.08 - <5.0	2/year
Prometryn	ug/L	< 1	2	< 1	< 1		< 1	17	< 0.25 - < 1	Irregular
Simazine	ug/L	< 0.05	2	< 0.05	< 0.05	Guideline Archived	< 0.1	20	< 0.05 - < 1	2/year
Tebuthiuron	ug/L	< 0.1	2	< 0.1	< 0.1		< 0.1	16	< 0.1 - < 0.1	2/year
Temephos	ug/L	Not analyzed in 2024				Guideline Archived	< 10	5	< 10 - < 10	2/year
Terbufos	ug/L	< 0.05	2	< 0.05	< 0.05	Guideline Archived	< 0.05	21	< 0.0002 - < 0.5	2/year
Toxaphene	ug/L	< 0.2	2	< 0.2	< 0.2	Guideline Archived	< 0.2	8	< 0.2 - < 0.2	2/year
Trifluralin	ug/L	< 0.05	2	< 0.05	< 0.05	Guideline Archived	< 0.05	21	< 0.0003 - < 1	2/year
Polycyclic Aromatic Hydrocarbons (PAH's)										
Acenaphthene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	0.03	20	< 0.01 - < 0.2	2/year
Acenaphthylene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	0.03	20	< 0.01 - < 0.2	2/year
Anthracene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	< 0.01	20	< 0.01 - < 0.1	2/year
Benzo(a)anthracene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	< 0.01	20	< 0.01 - < 0.1	2/year
Benzo(a)pyrene	ug/L	< 0.005	2	< 0.005	< 0.005	0.04 MAC	< 0.005	20	< 0.005 - < 0.05	2/year
Benzo(b)fluoranthene	ug/L	<0.01	2	<0.01	<0.01	Guideline Archived	0.04	12	< 0.01 - < 0.2	2/year
Benzo(g,h,i)perylene	ug/L	< 0.02	2	< 0.02	< 0.02	Guideline Archived	0.03	20	< 0.02 - < 0.2	2/year
Benzo(b&j)fluoranthene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	< 0.01	6	< 0.01 - < 0.04	2/year
Benzo(k)fluoranthene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	0.03	20	< 0.01 - < 0.2	2/year
Chrysene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	0.02	20	< 0.01 - < 0.15	2/year
Dibenz(a,h)anthracene	ug/L	< 0.02	2	< 0.02	< 0.02	Guideline Archived	< 0.02	20	< 0.003 - < 0.2	2/year
Fluoranthene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	< 0.02	20	< 0.01 - < 0.1	2/year

Appendix A, Table 1 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Fluorene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	0.02	20	< 0.01 - < 0.15	2/year
Indeno(1,2,3-c,d)pyrene	ug/L	< 0.02	2	< 0.02	< 0.02	Guideline Archived	0.04	20	< 0.02 - < 0.3	2/year
Naphthalene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	< 0.04	19	< 0.01 - < 2.5	2/year
Phenanthrene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	0.03	20	< 0.01 - < 0.15	2/year
Pyrene	ug/L	< 0.01	2	< 0.01	< 0.01	Guideline Archived	< 0.02	20	< 0.01 - < 0.15	2/year
Volatile Hydrocarbons	ug/L	< 300	4	< 300	< 300	Guideline Archived	< 300	29	< 300 - < 300	2/year
Phenols										
2,3,4,5-Tetrachlorophenol	ug/L	0.45	2	< 0.4	< 0.5		< 0.5	16	< 0.1 - < 1	2/year
2,3,4,6-Tetrachlorophenol	ug/L	0.45	2	< 0.4	< 0.5	Guideline Archived	< 0.5	19	< 0.1 - < 1	2/year
2,3,5,6-Tetrachlorophenol	ug/L	0.45	2	< 0.4	< 0.5		< 0.5	16	< 0.1 - < 1	2/year
2,4,6-Trichlorophenol	ug/L	0.45	2	< 0.4	< 0.5	5.0 MAC and ≤ 2.0 AO	< 0.5	20	< 0.1 - < 2	2/year
2,4-Dichlorophenol	ug/L	< 0.5	2	< 0.5	< 0.5	Guideline Archived	< 0.1	7	< 0.1 - < 0.5	2/year
2,4-Dimethylphenol	ug/L	2.25	2	< 2	< 2.5		<0.05	19	<0.05 - <10.0	2/year
2,4-Dinitrophenol	ug/L	5.85	2	< 5.2	< 6.5		< 6.5	20	< 0.05 - < 26	2/year
2-Chlorophenol	ug/L	0.45	2	< 0.4	< 0.5		< 0.5	20	< 0.1 - < 2	2/year
2-Nitrophenol	ug/L	2.25	2	< 2	< 2.5		< 0.5	13	< 0.5 - < 2.5	2/year
4,6-Dinitro-2-Methylphenol	ug/L	2.25	2	< 2	< 2.5		< 2.5	20	< 0.5 - < 10	2/year
4-Chloro-3-Methylphenol	ug/L	< 0.25	2	< 0.25	< 0.25		< 0.2	13	< 0.2 - < 1	2/year
4-Nitrophenol	ug/L	2.25	2	< 2	< 2.5		< 2.5	20	< 0.5 - < 10	2/year
Alpha-Terpineol	ug/L	4.50	2	< 4	< 5		< 5	20	< 1 - < 20	2/year
Pentachlorophenol	ug/L	0.45	2	< 0.4	< 0.5	60 MAC and ≤ 30 AO	< 0.5	20	< 0.1 - < 2	2/year
Phenol	ug/L	2.25	2	< 2	< 2.5	Guideline Archived	< 1.5	28	< 0.5 - < 10	2/year
Polychlorinated Biphenyls (PCBs)										
PCB-1016	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	17	< 0.00005 - < 0.0001	Irregular
PCB-1221	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	17	< 0.00005 - < 0.0001	Irregular
PCB-1232	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	17	< 0.00005 - < 0.0001	Irregular
PCB-1242	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	17	< 0.00005 - < 0.0001	Irregular
PCB-1248	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	17	< 0.00005 - < 0.0001	Irregular
PCB-1254	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	17	< 0.00005 - < 0.0001	Irregular
PCB-1260	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	18	< 0.00005 - < 0.0001	Irregular
PCB-1262	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	13	< 0.00005 - < 0.0001	Irregular
PCB-1268	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	13	< 0.00005 - < 0.0001	Irregular
Total PCBs	ug/L	< 0.00005	2	< 0.00005	< 0.00005	Guideline Archived	< 0.00005	18	< 0.00005 - < 0.0001	Irregular
Other Synthetic Chemicals										
1,1,1-Trichloroethane	ug/L	< 0.5	2	< 0.5	< 0.5		< 0.5	20	< 0.5 - < 0.5	2/year
1,1,1,2-Tetrachloroethane	ug/L	< 0.5	2	< 0.5	< 0.5		< 0.5	20	< 0.5 - < 0.5	2/year
1,1,2,2-Tetrachloroethane	ug/L	< 0.5	2	< 0.5	< 0.5		< 0.5	19	< 0.5 - < 0.5	2/year
1,1,2-Trichloroethane	ug/L	< 0.5	2	< 0.5	< 0.5		< 0.5	20	< 0.5 - < 0.5	2/year

Appendix A, Table 1 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
1,1-Dichloroethane	ug/L	< 0.5	2	< 0.5	< 0.5		< 0.5	20	< 0.5 - < 0.5	2/year
1,1-Dichloroethene (1,1-Dichloroethylene)	ug/L	< 0.5	2	< 0.5	< 0.5	14 MAC	< 0.5	18	< 0.5 - < 0.5	2/year
1,2,3-Trichlorobenzene	ug/L	< 2	2	< 2	< 2		< 2	20	< 2 - < 2	2/year
1,2,4-Trichlorobenzene	ug/L	< 2	2	< 2	< 2		< 2	20	< 0.04 - < 2	2/year
1,2-Dibromoethane	ug/L	< 0.2	2	< 0.2	< 0.2		< 0.2	20	< 0.2 - < 0.2	2/year
1,2-Dichlorobenzene	ug/L	< 0.5	2	< 0.5	< 0.5	Guideline Archived	< 0.5	20	< 0.5 - < 0.5	2/year
1,2-Dichloroethane	ug/L	< 0.5	2	< 0.5	< 0.5	5.0 MAC	< 0.5	20	< 0.5 - < 0.5	2/year
1,2-Dichloroethene (cis)	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
1,2-dichloroethene (trans)	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
1,2-Dichloropropane	ug/L	< 0.5	2	< 0.5	< 0.5		< 0.5	20	< 0.5 - < 0.5	2/year
1,2-Diphenylhydrazine	ug/L	0.05	2	< 0.04	< 0.05		< 0.05	20	< 0.01 - < 0.2	2/year
1,3-Dichlorobenzene	ug/L	< 0.5	2	< 0.5	< 0.5		< 0.5	19	< 0.5 - < 0.5	2/year
1,3-Dichloropropene (cis)	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
1,3-Dichloropropene (trans)	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
1,4-Dichlorobenzene	ug/L	< 0.5	2	< 0.5	< 0.5	5.0 MAC and ≤ 1.0 AO	< 0.5	20	< 0.5 - < 0.5	2/year
1,4-Dioxane	ug/L	< 1	2	< 1	< 1					2/year
2,4-Dinitrotoluene	ug/L	0.23	2	< 0.2	< 0.25		< 0.25	20	< 0.05 - < 1.3	2/year
2,6-Dinitrotoluene	ug/L	0.23	2	< 0.2	< 0.25		< 0.25	20	< 0.05 - < 1	2/year
2-Chloronaphthalene	ug/L	0.23	2	< 0.2	< 0.25		< 0.25	20	< 0.05 - < 1	2/year
1-Methylnaphthalene	ug/L	< 0.01	2	< 0.01	< 0.01		< 0.01	12	< 0.01 - < 0.05	2/year
2-Methylnaphthalene	ug/L	< 0.01	2	< 0.01	< 0.01		0.02	20	< 0.01 - 0.16	2/year
3,3'-Dichlorobenzidene	ug/L	0.45	2	< 0.4	< 0.5		< 0.5	20	< 0.1 - < 2	2/year
4-Bromophenyl-phenylether	ug/L	0.05	2	< 0.04	< 0.05		< 0.05	20	< 0.01 - < 0.2	2/year
4-Chlorophenyl-phenylether	ug/L	0.23	2	< 0.2	< 0.25		< 0.25	20	< 0.05 - < 1	2/year
Atrazine	ug/L	< 0.05	2	< 0.05	< 0.05	5.0 MAC	< 0.1	20	< 0.05 - < 0.5	2/year
Benzene	ug/L	< 0.4	4	< 0.4	< 0.4	5.0 MAC	< 0.4	30	< 0.4 - < 0.4	2/year
Benzidine	ug/L	Not analyzed in 2024					< 10	7	< 10 - < 50	2/year
Bis(-2-chloroethoxy) methane	ug/L	Not analyzed in 2024					< 0.25	1	< 0.25 - < 0.25	2/year
Bis(-2-chloroethyl) ether	ug/L	0.23	2	< 0.2	< 0.25		< 0.25	20	< 0.05 - < 1	2/year
Bis(2-chloroisopropyl) ether	ug/L	Not analyzed in 2024					< 0.25	1	< 0.25 - < 0.25	2/year
Bis(2-ethylhexyl) phthalate	ug/L	4.50	2	< 4	< 5	Guideline Archived	< 5	20	< 1 - < 20	2/year
Bromodichloromethane	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
Bromobenzene	ug/L	< 2	2	< 2	< 2		< 2	18	< 2 - < 2	2/year
Bromoform	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
Bromomethane	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
Butylbenzyl phthalate	ug/L	Not analyzed in 2024				Guideline Archived	< 0.5	13	< 0.5 - < 2.5	2/year
Carbon Tetrachloride (Tetrabromomethane)	ug/L	< 0.5	2	< 0.5	< 0.5	2.0 MAC	< 0.5	20	< 0.5 - < 0.5	2/year
Chloroform	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
Chloroethane	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year

Appendix A, Table 1 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Chloromethane	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
Desethyl Atrazine	ug/L	< 0.05	2	< 0.05	< 0.05		< 0.1	15	< 0.05 - < 0.5	2/year
Dibromochloromethane	ug/L	< 1	2	< 1	< 1		< 1	20	< 1 - < 1	2/year
Dichlorodifluoromethane	ug/L	< 2	2	< 2	< 2		< 2	20	< 2 - < 2	2/year
Dichloromethane	ug/L	< 2	2	< 2	< 2	50 MAC	< 2	19	< 2 - < 2	2/year
Diethyl phthalate	ug/L	< 0.25	2	< 0.25	< 0.25	Guideline Archived	< 0.25	19	< 0.05 - 1	2/year
Dimethyl phthalate	ug/L	0.23	2	< 0.2	< 0.25	Guideline Archived	< 0.25	19	< 0.05 - < 1	2/year
Di-n-butyl phthalate	ug/L	Not analyzed in 2024				Guideline Archived	< 2.5	18	< 0.05 - < 10	2/year
Di-n-ocyl phthalate	ug/L	0.23	2	< 0.2	< 0.25	Guideline Archived	< 0.25	19	< 0.05 - < 1	2/year
Diuron	ug/L	< 0.1	2	< 0.1	< 0.1	Guideline Archived	< 0.1	20	< 0.1 - < 10	2/year
Ethylbenzene	ug/L	< 0.4	4	< 0.4	< 0.4	140 MAC and ≤ 1.6 AO	< 0.4	30	< 0.4 - < 0.4	2/year
Formaldehyde	ug/L	< 10	2	< 10	< 10	No Guideline Required	< 10	18	< 10 - < 10	2/year
Hexachlorobenzene	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	19	< 0.003 - < 0.5	2/year
Hexachlorobutadiene	ug/L	0.38	4	< 0.2	< 0.5		< 0.25	29	< 0.004 - < 1	2/year
Hexachlorocyclopentadiene	ug/L	0.23	2	< 0.2	< 0.25		< 0.05	21	< 0.01 - < 1	2/year
Hexachloroethane	ug/L	0.23	2	< 0.2	< 0.25		< 0.05	21	< 0.003 - < 1	2/year
Isophorone	ug/L	0.23	2	< 0.2	< 0.25		< 0.25	20	< 0.05 - < 1	2/year
Methyltertiarybutylether (MTBE)	ug/L	< 4	4	< 4	< 4	15 AO	< 4	36	< 4 - < 4	2/year
Monochlorobenzene	ug/L	< 0.5	2	< 0.5	< 0.5	Guideline Archived	< 0.5	20	< 0.5 - < 0.5	2/year
N-Nitrosodimethylamine (NDMA)	ug/L	0.90	2	< 0.8	< 1	0.04 MAC	< 0.2	14	< 0.2 - < 1	2/year
Nitrobenzene	ug/L	0.23	2	< 0.2	< 0.25		< 0.25	20	< 0.05 - < 1	2/year
N-nitroso-di-n-propylamine	ug/L	0.90	2	< 0.8	< 1		< 1	20	<0.2 - <4	2/year
N-nitrosodiphenylamine	ug/L	0.90	2	< 0.8	< 1		< 1	6	< 1 - < 4	2/year
Octachlorostyrene	ug/L	< 0.003	2	< 0.003	< 0.003		< 0.003	19	< 0.003 - < 0.005	2/year
Styrene	ug/L	0.45	4	< 0.4	< 0.5		< 0.5	30	< 0.4 - < 0.5	2/year
Tetrachloroethene	ug/L	< 0.5	2	< 0.5	< 0.5	10 MAC	< 0.5	20	< 0.5 - < 0.5	2/year
Toluene	ug/L	< 0.4	4	< 0.4	< 0.4	60 MAC and ≤ 24 AO	< 0.4	30	< 0.4 - < 0.4	2/year
Triallate	ug/L	< 0.05	2	< 0.05	< 0.05	Guideline Archived	< 0.05	21	< 0.0003 - < 1	2/year
Trichloroethylene	ug/L	< 0.5	2	< 0.5	< 0.5	5.0 MAC	< 0.5	17	< 0.5 - < 0.5	2/year
Trichlorofluoromethane	ug/L	< 4	2	< 4	< 4		< 4	20	< 4 - < 4	2/year
Trichlorotrifluoroethane	ug/L	< 2	2	< 2	< 2		< 2	16	< 2 - < 2	2/year
Vinyl Chloride (Chloroethene)	ug/L	< 0.5	2	< 0.5	< 0.5	2.0 MAC	< 0.5	20	< 0.5 - < 0.5	2/year
o-Xylene	ug/L	< 0.4	4	< 0.4	< 0.4		< 0.4	30	< 0.4 - < 0.4	2/year
m&p-Xylene	ug/L	< 0.4	4	< 0.4	< 0.4		< 0.4	30	< 0.4 - < 1	2/year
Xylenes (Total)	ug/L	< 0.4	4	< 0.4	< 0.4	90 MAC and ≤ 20 AO	< 0.4	30	< 0.4 - < 0.4	2/year
Miscellaneous										
Perfluoropentanoic Acid (PFPeA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorohexanoic Acid (PFHxA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluoroheptanoic Acid (PFHpA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year

Appendix A, Table 1 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Perfluorooctanoic Acid (PFOA)	ng/L	< 2	2	< 2	< 2	200 MAC	< 20	7	< 2 - < 20	2/year
Perfluorononanoic Acid (PFNA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorododecanoic acid (PFDoA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorodecanoic Acid (PFDA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluoroundecanoic Acid (PFUnA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perflurotridecanoic Acid (PFTRDA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorotetradecnoic Acid (PFTEDA)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorobutanesulfonic Acid (PFBS)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluoropentanesulfonic Acid (PFPes)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorohexanesulfonic Acid (PFHxS)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluoroheptanesulfonic Acid (PFHpS)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorooctanesulfonic Acid (PFOS)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorononane sulfonic Acid (PFNS)	ng/L	< 2	2	< 2	< 2	600 MAC	< 20	7	< 2 - < 20	2/year
Perfluorodecanesulfonic Acid (PFDS)	ng/L	< 2	2	< 2	< 2		< 20	7	< 2 - < 20	2/year
Perfluorooctane Sulfonamide (PFOSA)	ng/L	< 4	2	< 4	< 4		< 20	7	< 4 - < 20	2/year
4:2 Flurotelomer Sulfonic Acid	ng/L	< 4	2	< 4	< 4		<20	7	<4 - <20	2/year
6:2 Flurotelomer Sulfonic Acid	ng/L	< 4	2	< 4	< 4		<20	7	<4 - <20	2/year
8:2 Flurotelomer Sulfonic Acid	ng/L	< 4	2	< 4	< 4		<20	7	<4 - <20	2/year

Notes: mg/L = milligrams per litre; ug/L = micrograms per litre; ND = Not Detected; CFU = Colony Forming Units; NTU = Nephelometric Units; TCU = True Colour Units; AO = Aesthetic Objective; MAC = Max. Acceptable Conc.; Median = middle point of all values

APPENDIX A
TABLE 2. 2024 TREATED WATER QUALITY AFTER GOLDSTREAM WATER TREATMENT PLANT

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Physical Parameters (ND means less than instrument can detect)										
Alkalinity, Total	mg/L	17.85	20	15.4	23		13.90	135	6.92-18.3	12/year
Carbon, Dissolved Organic	mg/L	1.9	11	1.6	2.6		1.80	113	< 0.5-370	12/year
Carbon, Total Organic	mg/L	1.9	11	1.6	2.5	Guideline Archived	1.80	113	0.93 - 4.99	12/year
Colour, True	TCU	4	52	< 2	12	≤ 15 AO	3.40	498	< 1.4-17	52/year
Conductivity @ 25 C	uS/cm	55.1	53	50	65.5		46.95	496	31.1-98.6	52/year
Hardness as $CaCO_3$	mg/L	16.4	11	15.7	18.6	No Guideline Required	17.10	144	12-22.1	12/year
Odour	Odour Profile	1	221	1	1	Inoffensive	1.00	2,286	1-1	250/year
pH	pH units	7.6	56	6.42	8.33	7.0-10.5 AO	7.13	523	6.54-8.24	52/year
Taste	Flavour Profile	1	220	1	1	Inoffensive	1.00	2,274	1-1	250/year
Total Dissolved Solids	mg/L	30	11	26	50	≤500 AO	28.00	102	<10 - 78.0	12/year
Total Suspended Solids	mg/L	< 1	11	< 1	2		< 1	112	0.1-10.9	12/year
Total Solids	mg/L	44	11	30	70		32.00	98	<1 - 110	12/year
Turbidity, Grab Samples	NTU	0.25	239	0.1	1.4	1.0 MAC	0.30	2,340	2.5-21.1	250/year
Water Temp., Grab Samples	degrees C	11.4	253	3.7	21.1	≤ 15 AO	10.40	2,343	0.00	250/year
Non-Metallic Inorganic Chemicals (ND means less than instrument can detect)										
Bromate	mg/L as BrO3	< 0.0095	8	< 0.0095	< 0.0095	0.01 MAC	< 0.0095	33	< 0.0095-0.011	12/year
Bromide	ug/L as Br	0.101	4	0.093	0.256		< 0.01	44	0.000018-0.046	4/year
Chloride	mg/L as Cl	4.75	2	4.4	5.1	≤ 250 AO	4.20	31	< 0.045-< 10	4/year
Chlorate, dissolved	mg/L as ClO2	< 0.1	10	< 0.1	0.38	1 MAC	< 0.1	39	< 0.1-< 0.1	4/year
Chlorite, dissolved	mg/L as ClO3	Not analyzed in 2024				1 MAC	< 0.1	10	< 0.1-< 0.1	12/year
Cyanide	mg/L as Cn	< 0.0005	4	< 0.0005	< 0.0005	0.2 MAC	< 0.0005	30	< 0.0005-< 0.006	4/year
Fluoride	mg/L as F	< 0.05	4	< 0.05	< 0.05	1.5 MAC	<0.02	27	<0.02 - <0.05	4/year
Nitrate, Dissolved	ug/L as N	< 20	17	< 20	26	45000 MAC	< 20	109	< 0.02-47.5	12/year
Nitrite, Dissolved	ug/L as N	< 5	17	< 5	< 5	3000 MAC	< 5	108	< 0.3-5	12/year
Nitrate + Nitrite	ug/L as N	< 20	17	< 20	26	_	< 20	109	2.9-47.5	12/year
Nitrogen, Ammonia	ug/L as N	250	11	170	370	No Guideline Required	210.00	113	0.11-760	12/year
Nitrogen, Total Kjeldahl	ug/L as N	460	11	332	590		367.50	108	74-950	12/year
Nitrogen, Total	ug/L as N	460	11	352	590		360.00	113	75.6-976	12/year
Phosphate, Ortho, Dissolved	ug/L as P	< 1	11	< 1	3		< 3	109	0.1-6.2	12/year
Phosphate, Total, Dissolved	ug/L as P	1.8	11	1.1	6.7		2.60	113	0.8 - 18	12/year
Phosphate, Total	ug/L as P	2.6	11	<1.6	5.5		2.89	102	<1 - 14	12/year
Silica	mg/L as SiO2	4.4	11	4	5.5		4.16	103	2.91-5.2	12/year
Silicon	ug/L as Si	1930	11	1620	2360		1960.00	114	1400-2740	12/year
Sulphate	mg/L as SO4	1.2	11	< 1	1.6	≤ 500 AO	1.40	111	0.8-< 10	12/year

Appendix A, Table 2 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Sulphide	mg/L as H2S	< 0.0018	11	< 0.0018	< 0.0018	≤ 0.05 AO	< 0.0018	35	< 0.0018-0.027	12/year
Sulphur	mg/L as S	< 3	11	< 3	< 3		< 3	114	< 3-< 3	12/year
Metallic Inorganic Chemicals (ND means less than instrument can detect)										
Aluminum	ug/L as Al	11.5	11	5.9	22.2	2900 MAC / 100 OG	15.85	114	3.6-67.7	12/year
Antimony	ug/L as Sb	< 0.5	11	< 0.5	< 0.5	6 MAC	< 0.5	114	< 0.02-< 0.5	12/year
Arsenic	ug/L as As	< 0.1	11	< 0.1	0.13	10 MAC	< 0.1	114	0.04-0.17	12/year
Barium	ug/L as Ba	3.6	11	3.3	4.2	2000 MAC	3.80	114	3.3-4.8	12/year
Beryllium	ug/L as Be	< 0.1	11	< 0.1	< 0.1		< 0.1	113	< 0.01-< 0.1	12/year
Bismuth	ug/L as Bi	< 1	11	< 1	< 1		< 1	114	< 0.005-< 1	12/year
Boron	ug/L as B	< 50	11	< 50	< 50	5000 MAC	< 50	114	< 10-50	12/year
Cadmium	ug/L as Cd	< 0.01	11	< 0.01	< 0.01	7 MAC	< 0.01	114	< 0.005-< 0.1	12/year
Calcium	mg/L as Ca	4.76	11	4.55	5.37	No Guideline Required	4.90	114	4.18-6.82	12/year
Chromium	ug/L as Cr	< 1	11	< 1	< 1	50 MAC	< 1	114	< 0.1-1.2	12/year
Cobalt	ug/L as Co	< 0.2	11	< 0.2	< 0.2		< 0.2	114	0.023-< 0.5	12/year
Copper	ug/L as Cu	1.65	11	1.07	3.72	2000 MAC / ≤ 1000 AO	8.62	114	1.03-202	12/year
Iron	ug/L as Fe	17.4	11	10.4	52	≤ 100 AO	24.60	114	10.5-198	12/year
Lead	ug/L as Pb	< 0.2	11	< 0.2	1.94	5 MAC	< 0.2	114	0.017-0.92	12/year
Lithium	ug/L as Li	< 2	11	< 2	< 2		< 2	76	< 0.5-13.5	12/year
Magnesium	mg/L as Mg	1.1	11	0.997	1.26	No Guideline Required	1.14	114	0.146-1.41	12/year
Manganese	ug/L as Mn	4.5	11	1.3	17.3	120 MAC / ≤ 20 AO	4.50	114	1.4-51.1	12/year
Mercury, Total	ug/L as Hg	< 0.0019	11	< 0.0019	< 0.03	1.0 MAC	< 0.002	112	< 0.0019-< 10	12/year
Molybdenum	Ug/L as Mo	< 1	11	< 1	< 1		< 1	114	< 0.05-< 1	12/year
Nickel	mg/L as Ni	< 1	11	< 1	< 1		< 1	114	0.206-2	12/year
Potassium	mg/L as K	0.126	11	0.115	0.136		0.13	114	0.111-0.216	12/year
Selenium	ug/L as Se	< 0.1	11	< 0.1	< 0.1	50 MAC	< 0.1	114	< 0.04-0.21	12/year
Silver	ug/L as Ag	< 0.02	11	< 0.02	< 0.02	No Guideline Required	< 0.02	114	< 0.005-0.058	12/year
Sodium	mg/L as Na	3.7	11	3.51	4.49	≤ 200 AO	1.75	114	1.39-4.17	12/year
Strontium	ug/L as Sr	14.4	11	13.1	15.8	7000 MAC	14.95	114	13-19.7	12/year
Thallium	ug/L as Tl	< 0.01	11	< 0.01	< 0.01		< 0.01	114	< 0.002-< 0.05	12/year
Tin	ug/L as Sn	< 5	11	< 5	< 5		< 5	114	< 0.2-< 5	12/year
Titanium	ug/L as Ti	< 5	11	< 5	< 5		< 5	114	< 0.05-< 5	12/year
Uranium	ug/L as U	< 0.1	11	< 0.1	< 0.1	20 MAC	< 0.1	114	0.004-< 0.1	12/year
Vanadium	ug/L as V	< 5	11	< 5	< 5		< 5	114	<0.2-<5	12/year
Zinc	ug/L as Zn	< 5	11	< 5	< 5	≤ 5000 AO	< 5	114	0.37-54.1	12/year
Zirconium	ug/L as Zr	< 0.1	11	< 0.1	< 0.1		< 0.1	114	<0.1-<0.5	12/year
Microbial Parameters (ND means less than method or instrument can detect)										
Coliform Bacteria										
Coliforms, Total	CFU/100 mL	< 1	307	< 1	330	0 MAC	<1	2,358	<1 - 200	250/year

Appendix A, Table 2 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
E. coli	CFU/100 mL	< 1	307	< 1	< 1	0 MAC	<1	2,356	<1 - <1	250/year
Heterotrophic/Other Bacteria										
Hetero. Plate Count, 28C (7 day)	CFU/1 mL	< 10	221	< 1	360		< 10	2,212	<1 - 770	250/year
Disinfectants (ND means less than instrument can detect)										
Total Residual Chlorine	mg/L as Cl_2	2.01	242	1.59	3.14	No Guideline Required	1.89	1,154	0.8 - 2.33	250/year
Monochloramine	mg/L as Cl_2	1.86	242	1.29	3.09	No Guideline Required	1.75	1,139	0-2.22	250/year

Notes: mg/L = milligrams per litre; ug/L = micrograms per litre; ND = Not Detected; CFU = Colony Forming Units; NTU = Nephelometric Units; TCU = True Colour Units; AO = Aesthetic Objective; MAC = Max. Acceptable Conc.; Median = middle point of all values

APPENDIX A

TABLE 3. 2024 TREATED WATER QUALITY AFTER SOOKE RIVER ROAD WATER TREATMENT PLANT

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Physical Parameters (ND means less than instrument can detect)										
Alkalinity, Total	mg/L	18.1	17	15.7	20.0		16.4	116	7.1-19	12/year
Colour, True	TCU	4.0	37	< 2	9.0	≤ 15 AO	3.0	328	1-11.3	52/year
Conductivity @ 25 C	uS/cm	59.7	37	54.5	63.1		56.6	325	26.4-71.6	52/year
Hardness as $CaCO_3$	mg/L	17.1	6	16.1	18.0	No Guideline Required	16.6	49	14.8-23.9	6/year
Odour	Flavour Profile	1.0	35	1.0	1.0	Inoffensive	1.0	341	1-1	52/year
pH	pH units	7.7	36	6.9	8.0	7.0-10.5 AO	7.5	321	7-8.32	52/year
Taste	Flavour Profile	1.0	35	1.0	1.0	Inoffensive	1.0	342	1-2	52/year
Turbidity, Grab Samples	NTU	0.3	37	0.2	0.4	1 MAC	0.3	353	0.15 - 0.95	52/year
Water Temp., Grab Samples	degrees C	11.5	38	4.6	19.0	≤ 15 AO	10.5	355	1.19-20	52/year
Microbial Parameters (ND means less than instrument can detect)										
Coliform Bacteria										
Coliforms, Total	CFU/100 mL	< 1	43	< 1	< 1	0 MAC	< 1	357	<1 - 1	52/year
E. coli	CFU/100 mL	< 1	43	< 1	< 1	0 MAC	< 1	358	<1 - <1	52/year
Heterotrophic Bacteria										
Hetero. Plate Count, 28C (7 day)	CFU/1 mL	< 10	35.0	< 1	29.0		< 10	314	<1 - 210	52/year
Disinfectants (ND means less than instrument can detect)										
Disinfectants										
Total Residual Chlorine	mg/L as Cl_2	2.1	37.0	1.8	2.3	No Guideline Required	1.9	187	1.27-2.4	52/year
Monochloramine	mg/L as Cl_2	1.9	37.0	1.5	2.1	No Guideline Required	1.7	186	1.15-2.16	52/year
Metallic Inorganic Chemicals (ND means less than instrument can detect)										
Aluminum	ug/L as Al	7.9	6.0	5.0	14.9	2900 MAC / 100 OG	11.7	49	4.4-22.7	6/year
Antimony	ug/L as Sb	< 0.5	6.0	< 0.5	< 0.5	6 MAC	< 0.5	49	< 0.5-< 0.5	6/year
Arsenic	ug/L as As	< 0.1	6.0	< 0.1	< 0.1	10 MAC	< 0.1	49	< 0.1-< 0.1	6/year
Barium	ug/L as Ba	3.6	6.0	3.4	3.9	2000 MAC	3.7	49	3.2-4.2	6/year
Beryllium	ug/L as Be	< 0.1	6.0	< 0.1	< 0.1		< 0.1	49	< 0.1-< 0.1	6/year
Bismuth	ug/L as Bi	< 1	6.0	< 1	< 1		< 1	49	< 1-< 1	6/year
Boron	ug/L as B	< 50	6.0	< 50	< 50	5000 MAC	< 50	49	< 50-< 50	6/year
Cadmium	ug/L as Cd	< 0.01	6.0	< 0.01	< 0.01	7 MAC	< 0.01	49	< 0.01-0.015	6/year
Calcium	mg/L as Ca	5.0	6.0	4.7	5.2	No Guideline Required	4.8	51	4.29-7.67	6/year
Chromium	ug/L as Cr	< 1	6.0	< 1	< 1	50 MAC	< 1	49	< 1-5	6/year
Cobalt	ug/L as Co	< 0.2	6.0	< 0.2	< 0.2		< 0.2	49	< 0.2-< 0.5	6/year
Copper	ug/L as Cu	34.0	6.0	23.6	45.6	2000 MAC / ≤ 1000 AO	28.7	49	10.9-80.4	6/year
Iron	ug/L as Fe	16.0	6.0	10.9	26.3	≤ 100 AO	22.9	49	12-53	6/year

Appendix A, Table 3 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Lead	ug/L as Pb	0.2	6.0	< 0.2	0.3	5 MAC	< 0.2	51	< 0.2-0.64	6/year
Lithium	ug/L as Li	< 2	6.0	< 2	< 2		< 2	31	< 2-< 5	6/year
Magnesium	mg/L as Mg	1.1	6.0	1.1	1.2	No Guideline Required	1.1	49	0.982-1.34	6/year
Manganese	ug/L as Mn	3.1	6.0	1.4	5.5	120 MAC / ≤ 20 AO	3.4	49	1.3-10	6/year
Mercury, Total	ug/L as Hg	< 0.0019	6.0	< 0.0019	< 0.0019	1.0 MAC	< 0.002	49	< 0.0019-< 0.01	6/year
Molybdenum	ug/L as Mo	< 1	6.0	< 1	< 1		< 1	49	< 1-4.7	6/year
Nickel	ug/L as Ni	< 1	6.0	< 1	< 1		< 1	49	< 1-20.3	6/year
Potassium	mg/L as K	0.1	6.0	0.1	0.1		0.1	49	0.115-0.247	6/year
Selenium	ug/L as Se	< 0.1	6.0	< 0.1	< 0.1	50 MAC	< 0.1	49	< 0.1-0.1	6/year
Silver	ug/L as Ag	< 0.02	6.0	< 0.02	< 0.02	No Guideline Required	< 0.02	49	< 0.02-< 0.02	6/year
Sodium	mg/L as Na	4.3	6.0	3.9	4.6	≤ 200 AO	4.4	49	3.24-7.02	6/year
Strontium	ug/L as Sr	14.6	6.0	13.9	15.7	7000 MAC	14.7	49	13.2-17.1	6/year
Thallium	ug/L as Tl	< 0.01	6.0	< 0.01	< 0.01		< 0.01	49	< 0.01-< 0.05	6/year
Tin	ug/L as Sn	< 5	6.0	< 5	< 5		< 5	49	< 5-< 5	6/year
Titanium	ug/L as Ti	< 5	6.0	< 5	< 5		< 5	49	< 5-< 5	6/year
Uranium	ug/L as U	< 0.1	6.0	< 0.1	< 0.1	20 MAC	< 0.1	49	< 0.1-< 0.1	6/year
Vanadium	ug/L as V	< 5	6.0	< 5	< 5		< 5	49	< 5-< 5	6/year
Zinc	ug/L as Zn	< 5	6.0	< 5	5.4	≤ 5000 AO	< 5	49	< 5-79.4	6/year
Zirconium	ug/L as Zr	< 0.1	6.0	< 0.1	< 0.1		< 0.1	49	< 0.1-< 0.5	6/year

Notes: mg/L = milligrams per litre; ug/L = micrograms per litre; ND = Not Detected; CFU = Colony Forming Units; NTU = Nephelometric Units; TCU = True Colour Units; AO = Aesthetic Objective; MAC = Max. Acceptable Conc.; Median = middle point of all values

APPENDIX A

TABLE 4. 2024 TREATED WATER QUALITY TRANSMISSION / DISTRIBUTION SYSTEMS GOLDSTREAM SERVICE AREA

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Metals (ND means less than instrument can detect)										
Mercury, Total	ug/L as Hg	< 0.0019	24	< 0.0019	< 0.03	1 MAC	< 0.002	184	< 0.0019-< 0.01	24/year
Aluminum	ug/L as Al	11.1	24	5.7	16.1	2900 MAC / 100 OG	13.1	202	5-61	24/year
Antimony	ug/L as Sb	< 0.5	24	< 0.5	< 0.5	6 MAC	< 0.5	202	< 0.5-5.59	24/year
Arsenic	ug/L as As	< 0.1	24	< 0.1	0.22	10 MAC	< 0.1	202	< 0.1-1.55	24/year
Barium	ug/L as Ba	3.6	24	3	4.1	2000 MAC	3.8	202	1.6-4.7	24/year
Boron	ug/L as B	< 50	24	< 50	< 50	5000 MAC	< 50	202	< 50-50	24/year
Cadmium	ug/L as B	< 0.01	24	< 0.01	< 0.01	7 MAC	< 0.01	202	< 0.01-0.468	24/year
Chromium	ug/L as Cr	< 1	24	< 1	< 1	50 MAC	< 1	202	< 0.1-1.3	24/year
Copper	mg/L as Cu	6.81	24	2.33	25.7	2000 MAC / 1000 AO	19.25	202	0.66-12400	24/year
Iron	ug/L as Fe	24	24	9.7	42.6	≤ 100 AO	23.7	202	8.2-359	24/year
Lead	ug/L as Pb	< 0.2	24	< 0.2	0.38	5 MAC	0.32	350	< 0.2-1570	24/year
Manganese	ug/L as Mn	4.55	24	1.7	8.5	120 MAC / 20 AO	4	202	1.4-35.1	24/year
Selenium	ug/L as Se	< 0.1	24	< 0.1	< 0.1	50 MAC	< 0.1	202	< 0.1-< 0.1	24/year
Strontium	ug/L as Sr	15.15	24	13.3	17.7	7000 MAC	15.15	202	11.1-20.1	24/year
Uranium	ug/L as U	< 0.1	24	< 0.1	< 0.1	20 MAC	< 0.1	202	< 0.1-< 0.1	24/year
Zinc	ug/L as Zn	< 5	24	< 5	6.4	≤ 5000 MAC	< 5	202	< 5-1660	24/year
Sodium	mg/L as Na	3.735	24	3.21	4.32	≤ 200 AO	1.85	201	1.46-13	24/year
Disinfection Byproducts Parameters (ND means less than method or instrument can detect)										
Nitrosamines										
N-Nitrosodiethylamine	ng/L	< 1.9	24	< 1.9	< 2.1		< 1.9	143	0.000375-3.8	24/year
N-Nitrosodimethylamine	ng/L	< 1.9	24	< 1.9	2.8	40 MAC	< 2	149	0.235-6.3	24/year
N-Nitroso-di-n-butylamine	ng/L	< 1.9	24	< 1.9	< 2.1		< 1.9	138	< 0.157-42	24/year
N-nitroso-di-n-propylamine	ng/L	< 1.9	24	< 1.9	< 2.1		< 1.9	129	< 0.0671-< 2.2	24/year
N-Nitrosoethylmethylamine	ng/L	< 1.9	24	< 1.9	< 2.1		< 1.9	137	0-< 2.2	24/year
N-Nitrosomorpholine	ng/L	< 1.9	24	< 1.9	< 2.1		< 1.9	138	0.00102-4.6	24/year
N-nitrosopiperidine	ng/L	< 1.9	24	< 1.9	< 2.1		< 2	136	< 0.0357-< 10	24/year
N-Nitrosopyrrolidine	ng/L	< 1.9	24	< 1.9	< 2.1		< 1.9	137	< 0.0662-< 8	24/year
Haloacetic Acids (HAAs)										
Total Haloacetic Acids	ug/L	15	24	< 5	19	80 MAC	15	196	< 5-104	24/year
Monobromoacetic Acid (MBAA)	ug/L	< 5	24	< 5	< 5		< 5	197	< 0.2-15.04	24/year
Dichloroacetic Acid (DCAA)	ug/L	9.65	24	< 5	13		9.1	197	1.2-30	24/year
Trichloroacetic Acid (TCAA)	ug/L	5.45	24	< 5	6.7		6.3	197	1.3-56	24/year
Bromochloroacetic Acid (BCAA)	ug/L	< 5	24	< 5	< 5		< 5	197	< 0.2-< 5	24/year
Dibromoacetic Acid (DBAA)	ug/L	< 5	24	< 5	< 5		< 5	197	< 0.2-5.6	24/year
Monochloroacetic Acid (MCAA)	ug/L	< 5	24	< 5	< 5		< 5	197	0.22-< 5	24/year

Appendix A, Table 4 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Trihalomethanes (TTHMs)										
Total Trihalomethanes	ug/L	18.5	24	12	27	100 MAC	18.9	200	11-77.9	24/year
Bromodichloromethane	ug/L	1.9	24	1.3	3.2		2	17	1.2-2.9	24/year
Bromoform	ug/L	< 1	24	< 1	< 1		< 1	200	< 0.1-< 2	24/year
Chlorodibromomethane	ug/L	< 1	24	< 1	< 1		< 1	200	< 0.1-< 3	24/year
Chloroform	ug/L	16	24	10	24		17	200	9.6-77.9	24/year

Notes: mg/L = milligrams per litre; ug/L = micrograms per litre; ND = Not Detected; CFU = Colony Forming Units; NTU = Nephelometric Units; TCU = True Colour Units; AO = Aesthetic Objective; MAC = Max. Acceptable Conc.; Median = middle point of all values

APPENDIX A
TABLE 5. 2024 TREATED WATER QUALITY DISTRIBUTION SYSTEM SOOKE SERVICE AREA

PARAMETER		2024 ANALYTICAL RESULTS				CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Metals (ND means less than instrument can detect)										
Mercury, Total	ug/L as Hg	< 0.0019	6	< 0.0019	< 0.0019	1 MAC	< 0.002	48	< 0.0019-< 0.05	6/year
Aluminum	ug/L as Al	9	6	4.7	14.8	2900 MAC / 100 OG	12.8	50	4.6-242	6/year
Antimony	ug/L as Sb	< 0.5	6	< 0.5	< 0.5	6 MAC	< 0.5	50	< 0.5-< 0.5	6/year
Arsenic	ug/L as As	< 0.1	6	< 0.1	< 0.1	10 MAC	< 0.1	50	< 0.1-0.24	6/year
Barium	ug/L as Ba	3.65	6	3.3	3.9	2000 MAC	3.7	50	3.2-4.6	6/year
Boron	ug/L as B	< 50	6	< 50	< 50	5000 MAC	< 50	50	< 50-< 50	6/year
Cadmium	ug/L as B	< 0.01	6	< 0.01	0.03	7 MAC	< 0.01	50	< 0.01-0.075	6/year
Chromium	ug/L as Cr	< 1	6	< 1	< 1	50 MAC	< 1	50	< 1-< 1	6/year
Copper	mg/L as Cu	7.295	6	5.76	9.55	2000 MAC / 1000 AO	6.235	56	0.85-417	6/year
Iron	ug/L as Fe	27.55	6	24.2	35.6	≤ 100 AO	40.4	50	19.5-278	6/year
Lead	ug/L as Pb	0.245	6	< 0.2	0.33	5 MAC	< 0.2	104	< 0.2-EXG 22.5	6/year
Manganese	ug/L as Mn	2.65	6	1.8	6.2	120 MAC / 20 AO	2.8	57	< 0.01-1760	6/year
Selenium	ug/L as Se	< 0.1	6	< 0.1	< 0.1	50 MAC	< 0.1	49	< 0.1-< 0.1	6/year
Strontium	ug/L as Sr	15.75	6	15	17.1	7000 MAC	18	49	14.9-21.5	6/year
Uranium	ug/L as U	< 0.1	6	< 0.1	< 0.1	20 MAC	< 0.1	50	0	6/year
Zinc	ug/L as Zn	< 5	6	< 5	5.4	≤ 5000 MAC	< 5	50	0	6/year
Sodium	mg/L as Na	4.39	6	3.82	5.02	≤ 200 AO	4.42	49	3.36-6.08	6/year
Disinfection Byproducts Parameters (ND means less than method or instrument can detect)										
Nitrosamines										
N-Nitrosodiethylamine	ng/L	< 1.9	6	< 1.9	< 1.9		1.95	38	0.0000625-3.22	6/year
N-Nitrosodimethylamine	ng/L	< 1.9	6	< 1.9	< 1.9	40 MAC	< 2	39	< 1-4.3	6/year
N-Nitroso-di-n-butylamine	ng/L	< 1.9	6	< 1.9	< 1.9		< 2	35	< 0.268-< 3	6/year
N-nitroso-di-n-propylamine	ng/L	<1.9	5	<1.9	<2		<2	29	<0.019 - <2.1	6/year
N-Nitrosoethylmethylamine	ng/L	< 1.9	6	< 1.9	< 1.9		< 2	35	< 0.082-< 2.1	6/year
N-Nitrosomorpholine	ng/L	< 1.9	6	< 1.9	< 1.9		1.95	36	< 0.257-< 6.6	6/year
N-nitrosopiperidine	ng/L	< 1.9	6	< 1.9	< 1.9		< 2	35	< 0.0806-< 25.9	6/year
N-Nitrosopyrrolidine	ng/L	< 1.9	6	< 1.9	< 1.9		< 2	35	< 0.0806-< 141	6/year
Haloacetic Acids (HAAs)										
Total Haloacetic Acids	ug/L	21	6	19	27	80 MAC	25	40	16-34	6/year
Monobromoacetic Acid (MBAA)	ug/L	< 5	6	< 5	< 5		< 5	40	< 5-< 5	6/year
Dichloroacetic Acid (DCAA)	ug/L	11.5	6	11	15		13	40	9.3-19	6/year
Trichloroacetic Acid (TCAA)	ug/L	9.5	6	8.5	12		12	40	7-18	6/year
Bromochloroacetic Acid (BCAA)	ug/L	< 5	6	< 5	< 5		< 5	40	< 5-< 5	6/year
Dibromoacetic Acid (DBAA)	ug/L	< 5	6	< 5	< 5		< 5	40	< 5-< 5	6/year

Appendix A, Table 5 continued

PARAMETER	2024 ANALYTICAL RESULTS					CANADIAN GUIDELINES	TEN YEAR RESULTS (2014-2023)			Target Sampling Frequency
Parameter Name	Units of Measure	Median Value	Samples Analyzed	Range		≤ = Less than or equal to	10 Year Median	Samples Analyzed	Range	
				Minimum	Maximum				Minimum - Maximum	
Monochloroacetic Acid (MCAA)	ug/L	< 5	6	< 5	< 5		< 5	40	< 5-< 5	6/year
Trihalomethanes (TTHMs)										
Total Trihalomethanes	ug/L	30	6	26	35	100 MAC	32	40	0	6/year
Bromodichloromethane	ug/L	2.85	6	2	3.9		2.8	40	< 1-5	6/year
Bromoform	ug/L	< 1	6	< 1	< 1		< 1	40	< 1-< 1	6/year
Chlorodibromomethane	ug/L	< 1	6	< 1	< 1		< 1	40	< 1-< 1	6/year
Chloroform	ug/L	27	6	24	31		29	40	21-45	6/year

Notes: mg/L = milligrams per litre; ug/L = micrograms per litre; ND = Not Detected; CFU = Colony Forming Units; NTU = Nephelometric Units; TCU = True Colour Units; AO = Aesthetic Objective; MAC = Max. Acceptable Conc.; Median = middle point of all values

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EEI 25-25

REPORT TO CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, JUNE 11, 2025

SUBJECT **Biosolids Beneficial Use Management – May Update**

To provide a monthly update to the Capital Regional District (CRD) Board on the beneficial uses of biosolids in alignment with the Long-Term Biosolids Management Strategy.

BACKGROUND

The CRD has been producing Class A biosolids at the Residuals Treatment Facility since the commissioning of the Core Area Wastewater Treatment Project in 2020. On March 19, 2025, the Minister of Environment and Parks confirmed the CRD's Long-Term Biosolids Management Strategy. The strategy prioritizes advanced thermal treatment as the preferred option for biosolids management with a portfolio of out-of-region, non-agricultural beneficial uses for resiliency and contingency purposes.

This report provides a monthly update on the beneficial uses of CRD-produced biosolids in alignment with the Long-Term Biosolids Management Strategy.

Biosolids Beneficial Use Management

Biosolids Production and Management

In May 2025, the CRD Residuals Treatment Facility produced 255 tonnes of Class A Biosolids. All the biosolids were beneficially used for out-of-region, non-agricultural applications.

The CRD has established three options for biosolids beneficial uses including energy feedstock for cement manufacturing in Richmond, BC, as a soil amendment for the reclamation of a quarry site in Cassidy, BC, and in a non-agricultural growing medium for potted cedar trees and shrubs.

CRD staff conduct ongoing daily coordination of biosolids management to mitigate costs across its portfolio of options based on available capacity.

Out-of-region Compliance Options

To add further resilience and to encourage cost-competitive options under the CRD's portfolio for beneficial use of biosolids, staff have posted a Request For Proposals (RFP) to identify additional non-agricultural, out-of-region options, which will remain open until December 31, 2025. As of the date of this report, there have been no new submissions under the RFP.

Financial Implications

As of June 2, 2025, biosolids management expenses are $942,000 and it is anticipated that budget authority will be reached by early July 2025. As a result, a budget amendment will be brought to this meeting, under a separate report, seeking additional funding from operating reserves.

CONCLUSION

Throughout May, the Capital Regional District continued to beneficially use all of its produced Class A biosolids in alignment with the Long-Term Biosolids Management Strategy using a portfolio of out-of-region non-agricultural options. A budget amendment will be brought to this meeting seeking additional funding from operating reserves as a result of higher than anticipated biosolids beneficial use management costs.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Rory Tooke, PhD, Senior Manager, Environmental Innovation
Concurrence:	Luisa Jones, MBA, General Manager, Parks, Recreation & Environmental Services
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer, GM Finance & IT
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

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EEI 25-20

REPORT TO CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, JUNE 11, 2025

SUBJECT **Operating Budget Amendment for Biosolids Disposal**

ISSUE SUMMARY

Capital Regional District (CRD) staff have identified a need to increase the budget for biosolids management in 2025.

BACKGROUND

The CRD has been producing Class A biosolids at the Residuals Treatment Facility (RTF) since the commissioning of the Core Area Wastewater Treatment Project in December 2020. The RTF produces an average of 9.5 tonnes of biosolids each day. Under the provincially approved Core Area Liquid Waste Management Plan, biosolids must be beneficially used. In 2019, in anticipation of biosolids production, the CRD developed a Short-Term Biosolids Beneficial Use Strategy (2020-2025). Under this strategy, biosolids were to be transported to Richmond, BC for use as an alternative fuel in a cement kiln.

The Long-Term Biosolids Management Strategy (strategy) was endorsed by the CRD Board in June 2024 and acknowledged by the Province in March 2025. The strategy prioritizes advanced thermal treatment as the preferred option for biosolids management with a portfolio of out-of-region, non-agricultural beneficial uses for resiliency and contingency purposes.

Tier 1: Advanced thermal option

The preferred solution for biosolids beneficial use management under the long-term strategy is advanced thermal treatment.

Tier 2: Out-of-region compliance options

The second tier of options under the long-term strategy constitute measures that the CRD will use to meet its obligation for the beneficial use of biosolids while the Tier 1 thermal processing options are being developed or otherwise unavailable.

Tier 3: In-region contingency options

The third tier options constitute contingency options of last resort to ensure compliance with regulatory requirements for the beneficial use of biosolids. The CRD would implement Tier 3 options on a contingency basis, only when options within the Tier 2 portfolio are unavailable and only after receiving explicit consent from the Board and consulting and engaging with any affected First Nations, should the need for Tier 3 arise.

Currently, all available biosolids management options fall within Tier 2 of the strategy. At this time, the CRD has three available options: combustion at a cement kiln; industrial land reclamation at a gravel quarry; and growing medium production at a plant nursery in the Fraser Valley. Costs of these options range between $200 to $840 per tonne (inclusive of shipping). CRD staff coordinate

the daily management of biosolids across its portfolio of beneficial use options with the objective of mitigating costs, and the CRD has maintained an open procurement for additional Tier 2 options to encourage the market to come forward with cost-effective options to add to the CRD's portfolio.

As of the end of May 2025, the RTF had produced 1,386 tonnes of biosolids, with 21% of the product going to the cement kiln, 77% to the gravel quarry and 2% to the nursery. Biosolids have not been landfilled since March 2024.

The costs that nearby regional districts pay to manage biosolids through forest fertilization, agricultural land application, and mine reclamation range between $520 to $840 per dry tonne, comparable to the per dry tonne cost of the CRD.

Biosolids Management Cost Forecast

CRD staff actively track and forecast costs for biosolids management.

The 2025 budget for biosolids management is $1.2 million and was established assuming greater reliance on the lowest cost management option: using CRD biosolids as an alternative fuel for cement manufacturing. Due to ongoing maintenance and market-driven shutdowns of the cement kiln, the CRD has relied more heavily on costlier Tier 2 options. Staff have prepared a forecast for a low and high range for year-end biosolids management expenses for 2025 (Table 1). The low-end forecast assumes that the remaining biosolids are managed within the theoretical capacity limits of the cement kiln (the lowest cost option) while the high-end forecast assumes that none of the remaining biosolids are able to be received at the cement kiln as a result of ongoing reliability challenges.

Table 1: Biosolids Beneficial Use Management Budget

Budgeted	$1.2 million
Cost-to-Date (April 30, 2025)	$675,000
Year-End Projected Costs (low)	$1.7 million
Year-End Projected Costs (high)	$2.8 million
Forecasted Budget Deficit (range)	$0.5 million - $1.6 million

ALTERNATIVES

Alternative 1
That staff be directed to amend the Core Area Wastewater Operations Service Financial Plan to increase the 2025 budget by $1.6 million due to biosolids management cost variances with such expenditures to be funded from operational reserves.

Alternative 2
That this report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications

The Operational Reserve fund currently holds $4.8 million (Table 2). At this time, with no further

budget amendments anticipated for the Core Area Wastewater Operations Service, there are sufficient funds available in the reserve to cover the additional operating costs projected for 2025. However, it is important to note that the reserve remains underfunded relative to the Board-approved CRD Operating Reserve Guidelines. Based on the size, scope and scale of the service, the optimal operating reserve balance would be approximately $9.6 million. Without a planned increase, the reserve will not be a reliable funding source for addressing higher-than-anticipated operating costs.

Table 2:

Operating Reserve Schedule						
Operating Reserve Schedule	**Actual**	**Budget**				
Fund: 1500 Fund Center: 105543	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**
Core Area Beginning Balance	3,667,473	4,796,965	3,106,559	4,256,559	5,191,559	6,496,559
Planned Purchase	(350,849)	(790,406)	(150,000)	(365,000)	(95,000)	(640,000)
Transfer from Ops Budget	700,000	700,000	900,000	900,000	1,000,000	1,000,000
Transfer to Ops Budget		(1,600,000)				
Additional Transfers from Ops Budget			400,000	400,000	400,000	400,000
Interest Income	268,833					
Deficit/surplus YE	511,508					
Year End Balance	**4,796,965**	**3,106,559**	**4,256,559**	**5,191,559**	**6,496,559**	**7,256,559**

To rebuild the reserve balance, additional transfers to the Operating Reserve will be required over the 2026-2029 period. Staff will review the reserve fund strategy and incorporate these increased transfers into the development of the five-year operating budget. The proposed increase in reserve contributions is expected to impact the service requisition by approximately 1.02% to 1.13% (Table 3).

Table 3:

	2026	**2027**	**2028**	**2029**
Current Requisition	4.60%	3.17%	2.29%	2.24%
Projected Requisition	5.73%	4.25%	3.34%	3.26%
Increase in Requisition	1.13%	1.08%	1.05%	1.02%

CONCLUSION

The 2025 operating budget for biosolids management will be exceeded due to greater-than-anticipated reliance on more costly biosolids management options. Staff have identified that up to an additional $1.6 million is required to fund biosolids beneficial use for the remainder of the year. Staff are working to procure more cost-effective contingency options for biosolids management consistent with Tier 2 of the Capital Regional District's Long-Term Biosolids Management Strategy.

RECOMMENDATION

That staff be directed to amend the Core Area Wastewater Operations Service Financial Plan to increase the 2025 budget by $1.6 million due to biosolids management cost variances with such expenditures to be funded from operational reserves.

Submitted by:	Rory Tooke, PhD, Senior Manager, Environmental Innovation
Concurrence:	Luisa Jones, MBA, General Manager, Parks, Recreation & Environmental Services
Concurrence:	Alicia Fraser, P. Eng., General Manager, Integrated Water Services
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer, GM Finance & IT
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

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REPORT TO CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, JUNE 11, 2025

SUBJECT **AAP Results & Adoption for Bylaw No. 4634 – Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025**

ISSUE SUMMARY

To report back on the results of the Alternate Approval Process for Bylaw No. 4634 and advance the bylaw for adoption.

BACKGROUND

On November 6, 2024 the Capital Regional District (CRD) Board directed that staff bring forward a loan authorization bylaw for the purpose of financing capital projects including a Heat Recovery System for the SEAPARC Recreation Centre and the Sooke Skate Park replacement.

At its meeting held February 12, 2025, the Capital Regional District (CRD) Board gave third reading to Bylaw No. 4634, "Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025" (Appendix A). The bylaw authorizes authorize the borrowing of Three Million One Hundred Fifty Thousand Dollars ($3,150,000) to construct recreational service capital projects for the service including a heat recovery system for the SEAPARC Recreation Centre and the Sooke Skate Park replacement.

On February 12, 2025 the CRD Board established that elector approval be obtained by Alternative Approval Process (AAP) for the electors in the entire service area in accordance with section 342(4) of the *Local Government Act* (*LGA*). The number of registered electors was determined to be 18,255 of which 10% is 1,826 electors [the number needed to voice opposition]. Notice was published on April 17, 2025 in the Times Colonist and under Notices on the CRD website in accordance with section 345(2) of the *LGA* and the CRD's Public Notice Bylaw. In addition to the two statutory notices, additional notice was placed the Black Press on April 24, 2025, on public notice boards, and on the SEAPARC Facebook page the week of April 21, 2025.

The CRD received 7 valid response forms indicating opposition to the adoption of the bylaw by the closing date of May 23, 2025. As the response rate was less than 10% of electors, elector approval was received for Bylaw No. 4634. 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. 4634 (Appendix B) be received; and
2. That Bylaw No. 4634, "Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025" be adopted.

Alternative 2

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

CONCLUSION

On May 23, 2025 elector approval was obtained by an Alternative Approval Process (AAP) for Bylaw No. 4634, "Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025". The bylaw authorizes authorize the borrowing of Three Million One Hundred Fifty Thousand Dollars ($3,150,000) to construct recreational service capital projects for the service including a heat recovery system for the SEAPARC Recreation Centre and the Sooke Skate Park replacement. The Bylaw received approval from the Inspector of Municipalities on February 27, 2025 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. 4634 (Appendix B) be received; and
2. That Bylaw No. 4634, "Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025" be adopted.

Submitted by:	Marlene Lagoa, MPA, Manager, Legislative Services & Deputy Corporate Officer
Concurrence:	Luisa Jones, MBA, General Manager, Parks, Recreation & Environmental Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT(S)

Appendix A: Bylaw No. 4634
Appendix B: Certificate of Results for Bylaw No. 4634

CAPITAL REGIONAL DISTRICT

BYLAW NO. 4634

****

*** A BYLAW TO AUTHORIZE THE BORROWING OF THREE MILLION ONE HUNDERED FIFTY THOUSAND DOLLARS ($3,150,000) FOR THE PURPOSE OF CONSTRUCTION OF RECREATIONAL SERVICE CAPITAL PROJECTS IN THE DISTRICT OF SOOKE AND THE JUAN DE FUCA ELECTORAL AREA**

****

WHEREAS:

A. Under Bylaw No. 4029, "Sooke and Electoral Area Recreation and Facilities Service Establishment Bylaw No. 1, 2016", the Capital Regional District established a service for recreational and related community programs, equipment, and facilities for the municipal participating area of the District of Sooke, and a portion of the Electoral Area of Juan de Fuca;

B. The Board of the Capital Regional District wishes to construct recreational service capital projects for the service including a Heat Recovery System for the SEAPARC Recreation Centre and the Sooke Skate Park replacement as included in the service's capital plan;

C. The estimated cost of the recreational service capital projects, including heat recovery capital improvements and the construction and development of a skateboard park, including expenses incidental thereto to be funded by debt servicing, is the sum of Three Million One Hundred Fifty Thousand Dollars ($3,150,000), which is the amount of debt intended to be authorized by this bylaw;

D. Pursuant to Section 407(3)(b) of the *Local Government Act*, elector approval is required, and pursuant to Section 345, elector consent is to be obtained by alternative approval process;

E. The approval of the Inspector of Municipalities is required under Section 406 of the *Local Government Act*; and

F. Financing is proposed to be undertaken by the Municipal Finance Authority of British Columbia pursuant to agreements between it and the Capital Regional District;

NOW THEREFORE the Capital Regional District Board in open meeting assembled hereby enacts as follows:

1. The Board is hereby empowered and authorized to undertake and carry out or cause to be carried out the planning, study, design, supply and installation of all material, equipment and components and all construction necessary for the recreational service capital projects, including heat recovery capital projects and the construction and development of a skateboard park, in connection with the service and to do all things necessary in connection with the recreational service capital projects and without limiting the generality of the foregoing:

    a) to borrow upon the credit of the Capital Regional District a sum not exceeding Three Million One Hundred Fifty Thousand Dollars ($3,150,000); and

    b) to acquire all such real property, easements, rights-of-way, leases, licenses, rights or authorities as may be requisite or desirable for or in connection with the recreational service capital projects.

2. The maximum term for which debentures may be issued to secure the debt intended to be created by this bylaw is fifteen (15) years.

3. This Bylaw may be cited as "Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025".

READ A FIRST TIME THIS	13th	day of	November,	2024
READ A SECOND TIME THIS	13th	day of	November,	2024
READ A THIRD TIME THIS	12th	day of	February,	2025
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	27th	day of	February,	2025
APPROVED BY ALTERNATIVE APPROVAL PROCESS PER S.345 OF THE *LOCAL GOVERNMENT* ACT THIS	23rd	day of	May,	2025
ADOPTED THIS		day of		2025

_____ _____

CHAIR CORPORATE OFFICER

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS day of 202_

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CORPORATE OFFICER'S CERTIFICATION

I, the undersigned Corporate Officer, as the person assigned responsibility for corporate administration under section 236 of the *Local Government Act*, certify the results of the alternative approval process that was conducted to obtain the approval of the electors for Capital Regional District **Bylaw No. 4634 "Sooke and Electoral Area Recreation and Facilities Service Loan Authorization Bylaw No. 1, 2025"** as follows:

18,255	Estimated number of eligible electors
1,826	10% of the number of eligible electors
11	Number of elector response forms submitted by the deadline
4	Number of elector response forms rejected
7	Number of elector response forms accepted

and in accordance with section 86 of the *Community Charter,* the approval of the electors was obtained.

Dated this 28th day of May, 2025

Kristen Morley, Corporate Officer

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REPORT TO CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, JUNE 11, 2025

SUBJECT **AAP Results & Adoption for Bylaw No. 4630 – Regional Transportation Service Establishment Bylaw No. 1, 2024**

ISSUE SUMMARY

To report back on the results of the Alternate Approval Process for Bylaw No. 4630 and advance the bylaw for adoption.

BACKGROUND

On July 10, 2024 the Capital Regional District (CRD) Board directed that staff bring forward a Regional Transportation Service Establishment Bylaw with options for bylaw approval.

At its meeting held September 11, 2024, the Capital Regional District (CRD) Board gave third reading to Bylaw No. 4630, "Regional Transportation Service Establishment Bylaw No. 1, 2024" (Appendix A). The bylaw authorizes a maximum annual requisition amount of twenty-million dollars ($20,000,000) to establish a new regional service for the purpose of addressing transportation needs and transportation-related services within the Capital Regional District.

On September 11, 2024, the CRD Board established that elector approval be obtained by Alternative Approval Process (AAP) for the electors in the entire service area in accordance with section 342(4) of the *Local Government Act* (*LGA*). The number of registered electors was determined to be 331,273 of which 10% is 33,127 electors [the number needed to voice opposition].

A virtual information session was held on April 1, 2025. Notice was first published on April 3, 2025 in the Times Colonist with an additional three notices published from April 19 to May 10, 2025. The notice was published on April 3, 2025 to the CRD website in accordance with section 345(2) of the *LGA* and the CRD's Public Notice Bylaw. In addition to the statutory notices, additional notice was placed in six editions of the Black Press from April 15 to May 8, 2025, and in the Driftwood on April 30, 2025, and on public notice boards. Additionally, notices were published on Salt Spring Island Exchange, Facebook and LinkedIn, and sent to email subscribers.

The CRD received 306 valid response forms indicating opposition to the adoption of the bylaw by the closing date of May 16, 2025. As the response rate was less than 10% of electors, elector approval was received for Bylaw No. 4630. 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. 4630 (Appendix B) be received; and
2. That Bylaw No. 4630, "Regional Transportation Service Establishment Bylaw No. 1, 2024" be adopted.

Alternative 2
That this report be referred back to staff for additional information.

CONCLUSION

On May 16, 2025 elector approval was obtained by an Alternative Approval Process (AAP) for Bylaw No. 4630 "Regional Transportation Service Establishment Bylaw No. 1, 2024". The bylaw authorizes a maximum annual requisition of twenty-million dollars ($20,000,000) to establish a new regional service for the purpose of addressing transportation needs and transportation-related services within the Capital Regional District. The Bylaw received approval from the Inspector of Municipalities on February 5, 2025 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. 4630 (Appendix B) be received; and
2. That Bylaw No. 4630, "Regional Transportation Service Establishment Bylaw No. 1, 2024" be adopted.

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

ATTACHMENT(S)

Appendix A: Bylaw No. 4630
Appendix B: Certificate of Results for Bylaw No. 4630

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4630

****

A BYLAW TO ESTABLISH A REGIONAL TRANSPORTATION SERVICE

****

WHEREAS:

A. Under section 332 of the *Local Government Act* a regional district may, by bylaw, establish and operate any service the Board considers necessary or desirable for all or the part of the regional district;

B. The Board of the Capital Regional District wishes to establish a service for the purpose of addressing transportation needs within the Capital Regional District;

C. Participating area approval is required and elector approval has been obtained for the entire service area by alternative approval process, pursuant to s. 342(4) of the *Local Government Act*; and

D. The approval of the Inspector of Municipalities has been obtained under section 342(1)(a) of the *Local Government Act*;

NOW THEREFORE the Board of the Capital Regional District in open meeting assembled enacts as follows:

Service

1. (a) The service being established and to be operated is a regional transportation service (the "**Transportation Service**") for the purpose of providing services in relation to transportation, including, without the limiting the foregoing:

    i. Development of transportation policies, plans, programs, projects, and studies, including but not limited to public transit, active transportation, mobility hubs, transportation demand management, and road and trail safety;

    ii. Provision of transportation information and data services;

    iii. Management of regional trails that serve a regional transportation purpose, as determined by the Capital Regional District Board, including regional trail planning, policy development, constructing, operating and maintaining regional trail infrastructure, capital planning, and management of land tenure;

    iv. Acquiring and holding land and interests in land required for the purpose of providing transportation services, including for the establishment and operation of transportation corridors and regional trails;

    v. Acquiring, receiving, holding, distributing, and granting funding for transportation infrastructure and programs, including by entering into funding agreements, grant agreements, and partnering agreements with other public authorities;

    vi. Construction, operation, and management of capital works and facilities that

support transportation, including but not limited to active transportation, mobility hubs, and other transportation infrastructure;

vii. Providing services and support to municipal participants and other public authorities relating to transportation services, including but not limited to public transit, active transportation, mobility hubs, transportation demand management, and road and trail safety;

viii. Managing, operating, and maintaining other transportation systems that serve a regional transportation purpose and are within the jurisdiction of the Capital Regional District.

(b) Subsection (a) is not intended to alter or affect the dedication as regional trail of any designated regional trail nor to impair the use of the designated regional trails for the purpose of public recreation and enjoyment and ancillary nature conservation.

(c) Subsection (a) is not intended to alter or affect the statutory powers of the Province of British Columbia or of any municipal participant in respect of a public highway within their respective jurisdictions.

Boundaries

2. The boundaries of the Transportation Service are the boundaries of the Capital Regional District.

Participating Areas

3. All municipalities and electoral areas within the Capital Regional District are the participating areas for this service.

Cost Recovery

4. As provided in Section 378 of the *Local Government Act*, the annual cost of providing the Service shall be recovered by one or more of the following:

(a) property value taxes imposed in accordance with Division 3 of Part 11 of the *Local Government Act*;

(b) fees and charges imposed under Section 397 of the *Local Government Act*;

(c) revenues raised by other means authorized by the *Local Government Act* or another Act;

(d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

Cost Apportionment

5. The annual costs for the service, net of grants and other revenues, shall be apportioned among the participating areas on the basis of the converted value of land and improvements in the participating areas.

Maximum Requisition

6. In accordance with Section 339(1)(e) of the *Local Government Act*, the maximum amount that may be requisitioned annually for the cost of the Service is the greater of:

   (a) Twenty Million ($20,000,000); or

   (b) An amount equal to the amount that could be raised by a property value tax rate of $0.10834 per ONE THOUSAND DOLLARS ($1,000.00) that, when applied to the net taxable value of the land and improvements within the Service Area, will yield the maximum amount that may be requisitioned for the Service.

Citation

7. This Bylaw may be cited as “Regional Transportation Service Establishment Bylaw No. 1, 2024”.

READ A FIRST TIME THIS	11th	day of	September,	2024
READ A SECOND TIME THIS	11th	day of	September,	2024
READ A THIRD TIME THIS	11th	day of	September,	2024
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	5th	day of	February,	2025
RECEIVED PARTICIPATING AREA APPROVAL UNDER SECTION 342(4) OF THE *LOCAL GOVERNMENT ACT* THIS	16th	day of	May,	2025
ADOPTED THIS		day of	,	2025

CHAIR

CORPORATE OFFICER

FILED WITH THE INSPECTOR OF MUNICIPALITIES THIS day of

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CORPORATE OFFICER'S CERTIFICATION

I, the undersigned Corporate Officer, as the person assigned responsibility for corporate administration under section 236 of the *Local Government Act*, certify the results of the alternative approval process that was conducted to obtain the approval of the electors for Capital Regional District **Bylaw No. 4630 "Regional Transportation Service Establishment Bylaw No. 1, 2024"** as follows:

331,273	Estimated number of eligible electors
33,127	10% of the number of eligible electors
310	Number of elector response forms submitted by the deadline
4	Number of elector response forms rejected
306	Number of elector response forms accepted

and in accordance with section 86 of the *Community Charter,* the approval of the electors was obtained.

Dated this 28th day of May, 2025

Kristen Morley, Corporate Officer

7.1 Motion with Notice: CRD Parks Parking Policy (M. Essery)

M. Essery spoke to Item 7.1.

Discussion ensued on the following:

- financial implications and disincentives to requiring additional vehicle fees for accessible camping
- removal of barriers to foster and promote equity and inclusion of someone with disabilities to experience camping without limitations

MOVED by J. Parr, SECONDED by M. Essery,

The Accessibility Advisory Committee recommend to the Regional Parks Committee recommends to the Capital Regional District Board:

That the CRD Parks waive parking fees for people with disabilities where they require an extra accessible vehicle, similar to BC Parks parking policy.

CARRIED

DRAFT

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REPORT TO ELECTORAL AREAS COMMITTEE
MEETING OF WEDNESDAY, JUNE 11, 2025

SUBJECT **Bylaw No. 4686, "Animal Regulation and Impounding Bylaw No. 1, 1986, Amendment Bylaw No. 12, 2025"**

ISSUE SUMMARY

The purpose of this report is to amend Bylaw No. 1465 by increasing dog licence, breeding kennel and animal shelter impound and maintenance fees to align with current costs.

BACKGROUND

Capital Regional District (CRD) Bylaw and Animal Care Services operate the CRD dog licence program, which includes dogs from the CRD electoral areas, Langford, Colwood, View Royal, Sooke, Metchosin and the Highlands. This was the first permanent licencing program across the CRD where dog owners renew their pet's licence tag rather than replacing it annually, aligning with the CRD's Sustainability Strategy. The permanent tags allow for real-time up-to-date information to be available to provide Bylaw Officers and staff the ability to reunite lost pets with their owners 24 hours per day, 365 days per year.

Dog licence and animal shelter fees help supplement Animal Services, including proactive education, outreach programs and the CRD Animal Shelter, which houses lost and abandoned animals from within the CRD. There are an average of 500 animals that are impounded at the CRD Animal Shelter annually: these include dogs, cats, small domestic animals, livestock and reptiles. Impounded animals are reunited with their owners, where possible, and if not claimed, they are adopted to a new home or transferred to other rescue agencies for medical assistance or rehabilitation. The CRD Animal Shelter actively avoids euthanizing animals, unless they are too ill/injured or aggressive to be rehomed, and has been recognized as having some of the highest rehoming rates nationally compared to other shelters. The number of unclaimed animals is rising – more than half of the animals that come into the CRD Animal Shelter are not claimed and require assessment, medical treatment, socialization and training before being adopted out to new homes. Due to the rising costs of staff, sheltering, training, food, supplies and veterinary fees, it can be difficult to maintain programs and the shelter or to promote them further without an increase.

The original dog licence fees were set when Bylaw No. 1465 was adopted in 1986. The last comprehensive increase in dog licence fees was in 2013, where fees were increased by $5. Licence fees have remained static for 12 years.

Currently, there are approximately 12,450 licenced dogs throughout the CRD-managed areas. In order to narrow the gap with the rising costs for animal control and animal shelter services, a fee increase of $15 for unaltered and altered dogs and a $10 increase to the late fee is proposed.

Dog Licence Type	Proposed	Current	2013	2010	2006	1989	1986
Male/Female (unaltered)	$60	$45	$45	$40	$30	$25	$20
Spayed/Neutered (altered)	$40	$25	$25	$20	$20	$15	$10
Late Fee	$20	$10	$10	$10	$10	$10	$5

The CRD would continue to offer the $5 discount per dog if current tags are renewed early (December 1-31) and a free licence for the year a dog was spayed or neutered. In addition, all CRD-licenced dog owners have access to a rewards program called "Petiquette Perks", which provides discounts on local merchants and services.

The table shown in Appendix A, and summarized below, compares the proposed CRD dog licence fees to regional districts and municipalities across the province, showing the average, minimum and maximum fees in the comparison. The suggested increase is slightly above the average province-wide but well below the maximum for each fee.

	Unaltered (M/F)	Altered (N/S)	Late Fee
Average	$59.63	$31.89	$12.11
Minimum	$30.00	$25.00	$5.00
Maximum	$82.00	$65.00	$33.00
Proposed CRD Fees	$60.00	$40.00	$20.00

Breeding and Boarding Kennel licence fees are for those dog owners who have more than four dogs on their property and it is appropriately zoned for the use, and they have an approved kennel in operation. These fees require updating to better align with other local bylaws and to simplify the process by having one fee for each type of kennel.

Kennel Licences	Proposed	Current
Breeding Kennel having four dogs or less	N/A	$75
Breeding Kennel having five dogs or more	N/A	$150
Breeding Kennel	$200	N/A
Boarding Kennel	$200	$200

See Appendix B for the proposed dog licence and kennel licence fees changes to Schedule A in the bylaw.

An additional increase to the impound and maintenance fee for animals listed as Ass, Cattle, Goat, Horse, Monkey, Mule, Sheep, Swine, and any animal of the Bovine species is proposed to align with the dog impound and maintenance fees, as they are similar in care and needs.

See Appendix C for the proposed impound and maintenance fees changes to Schedule B in the bylaw.

Impound and Maintenance Fees (Schedule B)	Section	Proposed	Current
Dog (per day)	1.5	$25	$15
Cat (per day)	2.2	$15	$10
Ass, Cattle, Goat, Horse, Monkey, Mule, Sheep, Swine, any animal of the Bovine species (Impound Fee)	3.1	$75	$50
Ass, Cattle, Goat, Horse, Monkey, Mule, Sheep, Swine, any animal of the Bovine species (per day)	3.2	$25	$20

See Appendix D for the proposed Bylaw No. 4686, "Animal Regulation and Impounding Bylaw No. 1, 1986, Amendment Bylaw No. 12, 2025", and Appendix E for the consolidated bylaw showing the proposed changes.

ALTERNATIVES

Alternative 1
The Electoral Areas Committee recommends to the Capital Regional District Board:
1. That Bylaw No. 4686, "Animal Regulation and Impounding Bylaw No. 1, 1986, Amendment Bylaw No. 12, 2025" be introduced and read a first, second and third time; and
2. That Bylaw No. 4686 be adopted.

Alternative 2
That Bylaw No. 4686 not proceed.

IMPLICATIONS

Financial Implications

Animal Care Services is experiencing a significant increase in dogs and dog owners in the region. This has led to significantly increased call volumes, number of uncontrolled dogs, dog bites or attacks, lost and found animals, animal nuisance complaints and service expectations from the public. The proposed increase of fees is designed to ensure the costs of service are offset by pet owners, where appropriate, versus requisition increases.

While licence fee increases would be effective immediately upon bylaw adoption, most dog owners will have renewed their CRD dog licence(s) and, if not, the current late penalty of $10 has already been applied as of March 1. Therefore, the new fees will not be experienced by dog owners who are late renewing their dog licences for 2025; only those dog owners who have not yet or never licenced their dog will be paying the proposed new fees. All current dog licence accounts will have the new fees applied when renewal invoices are sent December 1, 2025 for the 2026 licence year.

The proposed increases are anticipated to generate an additional $200,000 in revenue from Dog Licence fees, which will be applied to supporting animal care and to future shelter capital requirements.

Intergovernmental Implications

The CRD provides Animal Care services to the three electoral areas as well as Sidney, Saanich, Central Saanich, North Saanich, Highlands, View Royal, Colwood, Langford, Sooke, Metchosin, and the Pauquachin, Songhees and Tsawout First Nations. Sooke, Metchosin and Highlands are charged through requisition as if they were part of the service provided to the Electoral Areas, while all other participants are levied by contract.

The municipalities of Langford, Colwood, View Royal, Sooke, Metchosin and the Highlands are participants in the CRD dog licencing program and will be aligning with these new rates. The municipalities of Saanich, Central Saanich, North Saanich and Sidney manage their own dog licencing program and will not be impacted by the proposed rate changes in dog licencing fees. Impound and maintenance fees will apply to all animals cared for at the CRD shelter.

CONCLUSION

Staff have conducted a thorough comparison across the province and are confident that the proposed fees are consistent with those of regional districts and municipalities of similar size and are necessary to ensure the continued sustainability of animal care service delivery for service participants without increasing requisition.

RECOMMENDATION

The Electoral Areas Committee recommends to the Capital Regional District Board:

1. That Bylaw No. 4686, "Animal Regulation and Impounding Bylaw No. 1, 1986, Amendment Bylaw No. 12, 2025" be introduced and read a first, second and third time; and
2. That Bylaw No. 4686 be adopted.

Submitted by:	Shawn Carby, C.D., BHSc., MAL, Senior Manager, Protective Services
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

Appendix A: Dog Licence Fee Comparison (Current 2025 Rates)
Appendix B: Schedule A – Dog Licence Fees (Proposed)
Appendix C: Schedule B – Animal Shelter Fees (Proposed)
Appendix D: Bylaw No. 4686 – A Bylaw to Amend Bylaw No. 1465, Being "Animal Regulation and Impounding Bylaw No. 1, 1986"
Appendix E: Consolidated Bylaw No. 1465 (Redlined)

Appendix A - Dog Licence Fee Comparison (Current 2025 Rates)

Municipality/Regional District	Unaltered (M/F)	Altered (N/S)	Late Fee
Capital Regional District *(Langford, Colwood, View Royal, Sooke, Metchosin, Highlands, JdFEA, Salt Spring and Southern Gulf Islands)*	$ 45.00	$ 25.00	$ 10.00
City of Victoria	$ 40.00	$ 30.00	$ 20.00
District of Oak Bay	$ 55.00	$ 39.00	$ 5.00
Township of Esquimalt	$ 40.00	$ 30.00	$ 20.00
District of Central Saanich	$ 45.00	$ 30.00	$ 10.00
District of North Saanich	$ 30.00	$ 20.00	$ 5.00
Town of Sidney	$ 30.00	$ 20.00	$ 5.00
District of Saanich	$ 35.00	$ 25.00	$ 5.00
City of Vancouver	$ 65.00	$ 65.00	$ 10.00
City of Surrey	$ 82.00	$ 51.50	$ -
City of Burnaby	$ 67.00	$ 34.00	$ 12.00
City of Richmond	$ 67.25	$ 27.75	$ 26.00
City of Abbotsford (FVRD)	$ 70.00	$ 36.40	$ 21.00
City of Coquitlam	$ 64.70	$ 31.84	$ 18.00
City of Kelowna (RDCO)	$ 60.00	$ 40.00	$ 20.00
Township of Langley	$ 60.00	$ 30.00	$ 10.00
City of Nanaimo	$ 50.00	$ 25.00	$ 5.00
City of Kamloops	$ 65.00	$ 30.00	$ 33.00
City of Chilliwack (FVRD)	$ 70.00	$ 24.00	$ 7.00
City of Maple Ridge	$ 52.00	$ 25.00	$ 16.00
District of North Vancouver	$ 82.00	$ 35.00	$ 11.00
City of New Westminster	$ 65.00	$ 25.00	$ 10.00
City of Prince George	$ 81.00	$ 36.00	$ -
City of Port Coquitlam	$ 80.00	$ 32.00	$ 15.00
District of West Vancouver	$ 74.00	$ 33.00	$ 14.00
City of Mission (FVRD)	$ 70.00	$ 28.00	$ 8.00
City of Penticton	$ 65.00	$ 32.50	$ 11.00
	Unaltered (M/F)	Altered (N/S)	Late Fee
Average	$ 59.63	$ 31.89	$ 12.11
Minimum	$ 30.00	$ 25.00	$ 5.00
Maximum	$ 82.00	$ 65.00	$ 33.00

Proposed CRD Fees	$60	$40	$20

APPENDIX B

SCHEDULE "A"

DOG LICENCE FEES

(a)	Female Dog (not spayed)	$60.00
(b)	Female Dog (spayed)	$40.00
(c)	Male Dog (not neutered)	$60.00
(d)	Male Dog (neutered)	$40.00
(e)	Replacement of Lost License	$5.00
(f)	Early Purchase Discount	$5.00
(g)	Late Application Penalty	$20.00
(i)	Breeding Kennel	$200.00
(j)	Boarding Kennel	$200.00
(k)	Dangerous Dog License	$100.00

APPENDIX C

SCHEDULE "B"

1.	DOGS		
	(1)	First impoundment fee	$75.00
	(2)	Second impoundment fee	$100.00
	(3)	Third impound fee ~~(a) $50.00 incremental increase for each additional impound~~	$150.00
	(4)	Penalty added to impoundment fee for unlicensed dogs	$50.00
	(5)	Maintenance and sustenance charge for each 24 hour period or part thereof that the dog has remained in the pound	$25.00
2.	CATS		
	(1)	Impound fee	$25.00
	(2)	Maintenance and sustenance charge for each 24 hour period or part thereof that the cat has remained in the pound	$15.00
3.	ASS, CATTLE, GOAT, HORSE, MONKEY, MULE, SHEEP, SWINE, ANY ANIMAL OF THE BOVINE SPECIES		
	(1)	Impound fee	$75.00
	(2)	Maintenance and sustenance charge for each 24 hour period or part thereof that the ass, cattle, goat, horse, monkey, mule, sheep, swine, and any animal of the bovine species has remained in the pound	$25.00
4.	BIRD, DOVE, DUCK, FOWL, FOX, FUR-BEARING ANIMALS as defined in the *Fur Farm Act*, GERBIL, GOOSE, GUINEA PIG, HAMSTER, MOUSE, PIGEON, RABBIT, RACCOON, REPTILE, RODENT, SKUNK, SQUIRREL or TURKEY		
	(1)	Impoundment fee	$10.00
	(2)	Maintenance and sustenance charge for each 24 hour period or part thereof that the bird, dove, duck, fowl, fox, fur-bearing animal as defined in the Fur Farm Act, gerbil, goose, guinea pig, hamster, mouse, pigeon, rabbit, raccoon, reptile, rodent, skunk, squirrel or turkey has remained in the pound.	$5.00
5.	Costs for special equipment or personnel used, if any, to effect the impoundment.		AT COST
6.	Veterinary expenses, if any, to treat injured or sick impounded animals.		AT COST

APPENDIX D

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4686

****

A BYLAW TO AMEND THE ANIMAL REGULATION AND IMPOUNDING BYLAW (BYLAW NO. 1465)

****

WHEREAS:

A. Under Bylaw No. 1465, “Animal Regulation and Impounding Bylaw No. 1, 1986”, the Regional Board established a bylaw to regulate the keeping of animals within the Capital Regional District which includes the imposing and collecting of licence fees from the issuance of licences to any person who owns, possess, or harbours any dog;

B. The bylaw requires updating to revise dog licence, breeding kennel, and maintenance fees;

C. The Board wishes to amend Bylaw No. 1465 to keep pace with rising costs of animal control and animal shelter services in the CRD.

NOW THEREFORE, the Capital Regional District Board in an open meeting assembled hereby enact as follows:

1. Bylaw No. 1465, "Animal Regulation and Impounding Bylaw No. 1, 1986” is hereby amended as follows:

   (a) by replacing Schedule “A” in its entirety with the Schedule “A” attached to this bylaw.

   (b) by replacing Schedule “B” in its entirety with the Schedule “B” attached to this bylaw.

2. This Bylaw may be cited for all purposes as "Animal Regulation and Impounding Bylaw No. 1, 1986, Amendment Bylaw No. 12, 2025”.

READ A FIRST TIME THIS	day of	2025
READ A SECOND TIME THIS	day of	2025
READ A THIRD TIME THIS	day of	2025
ADOPTED THIS	day of	2025

CHAIR

CORPORATE OFFICER

SCHEDULE “A”

DOG LICENSE FEES

(a)	Female Dog (not spayed)	$60.00
(b)	Female Dog (spayed)	$40.00
(c)	Male Dog (not neutered)	$60.00
(d)	Male Dog (neutered)	$40.00
(e)	Replacement of Lost License	$5.00
(f)	Early Purchase Discount	$5.00
(g)	Late Application Penalty	$20.00
(h)	Breeding Kennel	$200.00
(i)	Boarding Kennel	$200.00
(j)	Dangerous Dog License	$100.00

SCHEDULE "B"
ANIMAL IMPOUND FEES

1.	DOGS		
	(1)	First impoundment fee	$75.00
	(2)	Second impoundment fee	$100.00
	(3)	Third impound fee	$150.00
	(4)	Penalty added to impoundment fee for unlicensed dogs	$50.00
	(5)	Maintenance and sustenance charge for each 24 hour period or part thereof that the dog has remained in the pound	$25.00
2.	CATS		
	(1)	Impound fee	$25.00
	(2)	Maintenance and sustenance charge for each 24 hour period or part thereof that the cat has remained in the pound	$15.00
3.	ASS, CATTLE, GOAT, HORSE, MONKEY, MULE, SHEEP, SWINE, ANY ANIMAL OF THE BOVINE SPECIES		
	(1)	Impound fee	$75.00
	(2)	Maintenance and sustenance charge for each 24 hour period or part thereof that the ass, cattle, goat, horse, monkey, mule, sheep, swine, and any animal of the bovine species has remained in the pound	$25.00
4.	BIRD, DOVE, DUCK, FOWL, FOX, FUR-BEARING ANIMALS as defined in the *Fur Farm Act*, GERBIL, GOOSE, GUINEA PIG, HAMSTER, MOUSE, PIGEON, RABBIT, RACCOON, REPTILE, RODENT, SKUNK, SQUIRREL or TURKEY		
	(1)	Impoundment fee	$10.00
	(2)	Maintenance and sustenance charge for each 24 hour period or part thereof that the bird, dove, duck, fowl, fox, fur-bearing animal as defined in the Fur Farm Act, gerbil, goose, guinea pig, hamster, mouse, pigeon, rabbit, raccoon, reptile, rodent, skunk, squirrel or turkey has remained in the pound.	$5.00
5.	Costs for special equipment or personnel used, if any, to effect the impoundment.		AT COST
6.	Veterinary expenses, if any, to treat injured or sick impounded animals.		AT COST

Making a difference...together

BYLAW NO. 1465

ANIMAL REGULATION AND IMPOUNDING BYLAW NO. 1, 1986

Consolidated for Public Convenience
(This bylaw is for reference purposes only)

ORIGINALLY ADOPTED JUNE 10, 1987
(Consolidated with Amending Bylaws 1771, 2012, 3168, 3194, 3210, 3472, 3697, 3785, 3884, 3908, 4264, 4686)

For reference to original bylaws or further details, please contact the Capital Regional District,
Legislative Services Department, 625 Fisgard St., PO Box 1000, Victoria BC V8W 2S6
T: (250) 360-3127, F: (250) 360-3130, Email: legserv@crd.bc.ca, Web: www.crd.bc.ca

CAPITAL REGIONAL DISTRICT
BYLAW NO. 1465

****

A BYLAW TO REGULATE THE KEEPING OF ANIMALS WITHIN THE CAPITAL REGIONAL DISTRICT

****

WHEREAS it is deemed expedient to regulate the keeping of animals within the Capital Regional District and to provide for the fixing, imposing and collecting of licence fees from the issuance of licences to any person who owns, possesses or harbours any dog;

AND WHEREAS the Letters Patent of the Capital Regional District dated the 16th day of February 1979, confer on the Regional Board with respect to participating member municipalities, the powers conferred on the council of a municipality by Sections 524, 525, 932, 933, and 934 of the *Municipal Act* and those powers which are granted under the *Livestock Protection Act*;

NOW THEREFORE the Regional Board of the Capital Regional District, in open meeting assembled, enacts as follows:

DEFINITIONS:

1.

(1) In this Bylaw unless the context otherwise requires,

"Animal" means an animal that is

(a) tame or kept, or that has been and is being sufficiently tamed or kept, to serve some purpose for the use of man; and

(b) includes rabbits, goats, sheep, swine, horses, cattle, poultry kept for the purpose of providing meat or eggs, fur bearing animals as defined in the *Fur Farm Act*.

"Animal Control Officer" means the person appointed from time to time by the Regional Board for the purpose of administering this Bylaw, and includes any assistant or any person appointed by the Regional Board to assist in carrying out the provisions of this Bylaw.

"Breeding Kennel" - means a parcel where dogs are kept, trained, cared for, and bred.

"Boarding Kennel" - means a parcel where dogs are kept, trained, cared for, bred and/or boarded.

"Cat" means both male and female of the species *felis domesticus* apparently over the age of four (4) months.

"Dangerous" when used in relation to any animal means any animal that has attacked or bitten, attempted to attack or bite, or chased any person or animal or wildlife, but excludes any attack by a dog on other animals or wildlife engaged in molesting livestock.
(Bylaw 3168)

"Dog" means both male and female of the species *canis domesticus* apparently over the age of four (4) months.

"Guide Dog" means a dog used by a blind person to assist him to avoid hazards, and includes a dog for which a certificate has been issued under the *Blind Persons Rights Act* R.S.B.C. 1979 C29.

"Highway" includes any street, road, lane, bridge, viaduct, and any other way open to the use of the public, but does not include a private right-of-way on private property.

"Impounded" means seized, delivered, received or taken into the Pound or in the custody of the Animal Control Officer as provided for herein.

"Owner" in respect of any animal includes possessor or harbourer and "Owned" includes possessed or harboured.

"Parcel" means a lot, block, or other area in which land is held or into which land is subdivided and which is registered under one title, pursuant to the *Land Title Act*.

"Police Dog" means any dog owned by an accredited Police Force and trained to assist Police on investigations.

"Pound" means any building or enclosure or place established for impounding animals by the Regional Board under the provisions of this Bylaw.

"Public Beach" means any public land located within FIFTEEN METRES (15 m) of any lake or between low water mark and FIFTEEN METRES (15 m) beyond high water mark of any body of salt water but does not include any private lands or any lands included in any highway.

"Regional Board" means the Regional Board of the Capital Regional District.

"Regional District" means all of the Regional District not contained within a city, district, town or village.

"Treasurer" means Treasurer of the Capital Regional District.

"Unlicenced Dog" means any dog for which the licence for the current year has not been paid as provided herein.

"Zone" means any zone district established under the zoning bylaws of the Capital Regional District.

(2)

(a) For the purposes of this Bylaw an animal is deemed to be "running at large" if it is on land which is not owned or occupied by the owner of the animal.

(b) For the purposes of this Bylaw an animal shall not be deemed to be "running at large" if it is:
   i) On the property of its owner or of another person who has the care and control of the animal, or
   ii) Under the direct and continuous control of a person who is competent to control it, or
   iii) Securely confined within an enclosure, or
   iv) Securely fastened so that it is unable to roam.

(c) For the purpose of this Bylaw, a dangerous animal is deemed not to be under the direct and continuous control of a person. *(Bylaw 3194)*

KENNELS:

2.

(1) (a) Subject to paragraph (b) no person, being the owner or occupier of a parcel, shall cause or permit the keeping or harbouring on that parcel, in respect of each dwelling unit on the parcel, more than four (4) dogs over the age of four (4) months without holding a valid kennel licence issued under this Bylaw. *(Bylaw 3168)*

(b) No person holding a valid kennel licence shall cause or permit the keeping or harbouring on a parcel more dogs than is permitted under the terms of his kennel licence over the age of eight (8) months.

(2) (a) Subject to paragraphs (b) and (c) no person shall use a parcel as a kennel for the keeping, training, care, breeding, or boarding of any animals unless the operation is a permitted use under an applicable Zoning Bylaw.

(b) Breeding kennel licences can be issued only to persons who are engaged in solely the breeding of dogs, and whose dog or dogs are registered with a bona fide Kennel Club or associated with other bona fide dog clubs.

(c) No person shall use a parcel as a breeding or boarding kennel unless there is a dog exercise area fenced in such a manner that the dog or dogs cannot escape the confines of the exercise area.

LICENCING DOGS:

3. The owner of a dog shall obtain a licence for the calendar year, January 1 to December 31 in accordance with the Bylaw on or before the last day of February in each year for each dog owned by him/her over the age of four (4) months; provided, however, if he/she becomes the owner of such a dog after the last day of February in any year, he/she shall obtain a licence therefore forthwith. *(Bylaw 3785)*

4.

(1) The licence shall be issued by the Animal Control Officer or such other person as he or she appoints from time to time, and applications for licences may be made to him or her or to any other person duly authorized to receive same. *(Bylaw 3472)*

(2) Every licence shall be distinguished by a number, and a record shall be kept by the Regional District of all licences issued and, for the purpose of identification, a general description of the dog in respect of which such licence was issued.

5.

(1) Every application for a licence shall be accompanied by a licence fee payable to the Capital Regional District as prescribed in Schedule "A".

(2) Notwithstanding Subsection (1), a licence shall be issued free of charge for a dog which has been neutered or spayed during the 12-month period immediately preceding the application for the licence, provided that not more than one free licence shall be issued for any one dog.

(3) Before issuing a licence for a spayed or neutered dog, the issuer of the licence may require the owner to furnish proof that the dog has been spayed or neutered.

(4) If the appropriate licence fee has not been paid by the last day of February of the licencing year, the owner of any dog not so licenced shall pay a further fee as set out in Schedule "A" unless no licence fee was payable in respect of such dog by the end of February of the licencing year. *(Bylaw 3785)*

(5) Notwithstanding Subsection (1) the total dog licence fees payable by any person who operates a kennel shall be as prescribed in Schedule "A" for all dogs owned by him.

(6) No licence fee shall be charged for Police Dogs and Guide Dogs.

(7) The owner of a dog declared dangerous must purchase a "Dangerous Dog Licence" for a fee listed in Schedule "A". *(Bylaw 3472)*

6. Every licence issued under this Bylaw shall be for the calendar year in which the licence is issued and shall expire on the 31st day of December next following the date on which the licence takes effect. There shall be issued with each licence a tag which shall be impressed or stamped with a number corresponding to the number of the licence and with figures denoting the year in which the licence expires.

7. The owner of every dog licenced pursuant to this Bylaw shall cause the dog to wear the licence tag.

8. If the ownership of a licenced dog changes hands the new owner may apply for a new licence at no cost provided that the old licence tag and receipt are surrendered to the Animal Control Officer.

9. Any person holding a valid and subsisting licence for any dog under the bylaw of any municipality or of a regional district who takes up residence within the Capital Regional District may make application for a free licence for the remainder of the year provided that the dog's current licence tag and receipt are surrendered to the Animal Control Officer. This provision shall not apply to any person who has obtained the licence in a municipality or other regional district while residing within the Capital Regional District.

10. No person shall remove from a dog the licence tag issued for that dog under this Bylaw, except with the authority of the owner of the dog.

ESTABLISHMENT OF POUND:

11. The establishment, maintenance and operation of facilities for the impounding of animals at such place or places and upon such premises as the Regional Board may by resolution from time to time determine is hereby authorized.

12. The Regional Board may from time to time appoint an "Animal Control Officer" and may enter into a contract with any persons to provide for such pound keeping services.

IMPOUNDING ANIMALS:

13. The authority to seize and impound animals conferred by this Bylaw upon the Animal Control Officer may be exercised by a peace officer or a bylaw enforcement officer.

14. (a) The Animal Control Officer is hereby authorized to seize and impound unlicenced dogs, and dogs and other animals which are at large.

(b) The Animal Control Officer is hereby authorized to impound any dangerous dog found to be in a place or in circumstances prohibited by this Bylaw.

(c) The owner of a "dangerous dog" must display a warning sign at each entrance of the property and buildings. The sign must be posted so it cannot be removed, and must be visible and capable of being read from the street or land abutting the entrance to the property. *(Bylaw 3168)*

15. The owner of any animal impounded pursuant to the provisions of this Bylaw may reclaim such animal on application to the Animal Control Officer during normal working hours prior to its sale or destruction on proof of ownership and on payment of the fees and charges prescribed in Schedule "B". No dog may be released from the Pound without the purchase of a valid licence.

16. The Animal Control Officer may destroy any animal suffering from an incurable disease or injury.

17. Subject to Section 18 of this Bylaw, if an impounded animal is not claimed within seventy-two (72) hours of the time of its impoundment, the Animal Control Officer may destroy the animal or sell it.

NOTICE OF IMPOUNDING:

18. If the owner of any impounded animal is known to the Animal Control Officer, the Animal Control Officer shall forthwith notify the owner by telephone of the impoundment, or mail the form set out in Schedule "C" of this Bylaw, or post at the owner's home the form set out in Schedule "C" of this Bylaw.

COMPENSATION SERVICES IN EACH ELECTORAL AREA

19. (1) Three separate services are established for livestock injury compensation as set out in the *Local Government Act* (collectively the "Compensation Services"):

(a) Juan de Fuca Electoral Area – Livestock Injury Compensation Service (Juan de Fuca) Bylaw No. 1, 2021 (Bylaw No. 4417);

(b) Salt Spring Island Electoral Area – Livestock Injury Compensation Service (Salt Spring Island) Bylaw No. 1, 2021 (Bylaw No. 4418); and

(c) Southern Gulf Islands Electoral Area – Livestock Injury Compensation Service (Southern Gulf Islands) Bylaw No. 1, 2021 (Bylaw No. 4419).

(Bylaw 4264)

(2) For each Compensation Service, the Regional Board shall pay compensation to the owner of any sheep, goat, poultry for the purpose of providing meat and eggs, domestic rabbits, animals of the bovine species, swine, horses or fur-bearing animals as defined in the *Fur Farm Act* (the "Livestock") killed or injured by any dog apparently over the age of four (4) months, the owner of which is unknown, and after diligent enquiry cannot be found in the amount of the lesser of:

(a) SEVENTY-FIVE (75%) PERCENT of the decrease in the market value of the animal as a result of its death or injury, or

(b) SEVEN HUNDRED AND FIFTY ($750) DOLLARS.

(Bylaw 4264)

20. The total annual maximum payable in each Service Area for these Compensation Services shall be as follows:

(a) The Juan de Fuca Compensation Service: $3,000

(b) The Salt Spring Island Compensation Service: $3,000

(c) The Southern Gulf Islands Compensation Service: $3,000

(Bylaw 4264)

21. (1) All claims pursuant to the provisions of this Bylaw shall be filed with the Animal Control Officer within three business days of the discovery of the animal's injuries in the form attached hereto as Schedule "D". *(Bylaw 4264)*

(2) No claim shall be authorized under this Bylaw unless:

(a) The Regional Board is satisfied that the owner submitting the claim has taken all reasonable precautions for protecting such Livestock;

(b) The loss is reported to the Animal Control Officer within three (3) business days of the discovery of the animal's injury in the appropriate form; and

(c) In the event the claim is more than the amount the Animal Control Officer is permitted to authorize under Section 22, confirmation from a veterinary professional that the injuries were caused by a dog over the age of four months.

(Bylaw 4264)

22. The Animal Control Officer is hereby authorized to approve any claim under this Bylaw up to the amount of TWO HUNDRED AND FIFTY ($250) DOLLARS. Any claim in excess of that amount shall be referred to the Regional Board. *(Bylaw 4264)*

23. Claims properly filed under the former compensation program shall be paid by the Regional Board in accordance with sections 19 to 22 if the injury was properly reported on or before December 31, 2021. Claims reported on or after January 1, 2022 shall be handled as claims under the respective Compensation Services. *(Bylaw 4264)*

GENERAL:

24.

(1) No owner of an animal shall suffer or permit such animal to "run at large" as defined in Section 1. (2) of this Bylaw.

(2) An owner of a dangerous dog shall keep it muzzled and on a leash. *(Bylaw 3168)*

(3) No person shall prevent or obstruct or attempt to prevent or obstruct, an Animal Control Officer in the fulfilment of their duties under this Bylaw. *(Bylaw 3168)*

25. Every owner of a female dog in "heat" shall confine the same or cause it to be confined in a secure building or enclosure so that it cannot come in contact with other dogs.

26.

(1) No owner of a dog shall permit or cause the dog to cry or bark in a manner which disturbs quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of persons in the vicinity of the place where the dog is kept.

(2) Except in an Agricultural Zone no person shall keep, harbour or permit, allow or suffer to be kept or harboured on any property owned, occupied or controlled in any way by such person any animal which disturbs or tends to disturb the quiet, peace, rest, enjoyment comfort or convenience of the neighbourhood in which the animal is kept or harboured or of persons in the vicinity of such animal.

27.

(1) An owner shall ensure his or her animal is provided with:
(a) clean potable drinking water and food of sufficient quantity and quality to allow for healthy growth and the maintenance of healthy body weight;
(b) food and water receptacles kept clean and disinfected and located so as to avoid contamination by excreta;
(c) the opportunity for regular exercise sufficient to maintain good health, including daily opportunities to be free of a confined area and exercised regularly under appropriate control; and
(d) necessary veterinary care when such animal exhibits signs of pain, injury, illness or suffering.

(2) An owner shall not keep an animal which normally resides outdoors, or which is kept outdoors for extended periods of time, unless such animal is provided with an outdoor shelter:
(a) which has a total area that is at least twice the length of the animal in all directions and that also allows the animal to turn around freely and adopt normal resting postures;
(b) which ensures protection from heat, cold and dampness that is appropriate to the weight and type of protective outer coat of such animal;

(c) which provides sufficient shade to protect the animal from the direct rays of the sun at all times; and
(d) which is regularly cleaned and sanitized, and removed of excreta daily.

(3) No person may cause an animal to be hitched, tied or fastened to a fixed object where a choke collar or choke chain forms part of the securing apparatus, or where a rope or cord is tied directly around the animal's neck.

(4) No person shall keep any animal hitched, tied or fastened to a fixed object as the primary means of confinement for an extended period of time.

(5) No person may cause an animal to be confined in an enclosed space or vehicle, including a car, without adequate ventilation. Such enclosed space or vehicle (if stationary) shall be in an area providing sufficient shade to protect the animal from the direct rays of sun at all times.

(6) No person may transport an animal in a vehicle outside the passenger compartment or in an uncovered passenger compartment unless it is adequately confined or unless it is secured in a body harness or other manner of fastening which is adequate to prevent it from falling off the vehicle or otherwise injuring itself. *(Bylaw 3908)*

28. The Animal Control Officer may enter upon property on which animals are kept at any reasonable hour and may inspect any animal and the facilities for housing the same in order to ascertain whether the regulations contained in this Bylaw are being obeyed.

29. No person shall suffer or permit any animal owned or harboured by him or in his charge to be on any of the public beaches listed in Schedule "E" from June 15 to September 15 inclusive.

PENALTY:

30.

(1) No person shall do any act or suffer or permit any act or thing to be done in contravention of this Bylaw.

(2) Notwithstanding any other provision of this Bylaw where the Animal Control Officer has reasonable grounds to believe that an owner is not complying with any provision of this Bylaw, he may give a written or verbal warning.

(3) Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable upon conviction to the penalties prescribed by the *Offence Act*, provided that the minimum penalty is not less than FIFTY ($50.00) DOLLARS for the first offence and for each subsequent offence to a minimum penalty of not less than ONE HUNDRED ($100.00) DOLLARS.

(4) The penalties imposed under Subsection (3) hereof shall be in addition to and not in substitution for any other penalty or remedy imposed by this Bylaw.

(5) A separate offence shall be deemed to be committed upon each day during and in which a contravention of this Bylaw occurs or continues.

31. The Animal Control Officer may, if he/she has reason to believe that an offence has been committed against this Bylaw, complete and leave with the alleged offender, or at the address of the alleged offender with someone who appears to be sixteen years of age or greater, a Municipal Ticket Information indicating a voluntary penalty equal to the minimum for such an offence. *(Bylaw 3194)*

SEVERANCE:

32. If a section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid, by the decision of a Court of competent jurisdiction; such decision shall not affect the validity of the remaining portions of this Bylaw.

33. Schedules "A" to "E" inclusive of this Bylaw which are attached hereto form part of this Bylaw. *(Bylaw 3194)*

34. Bylaw No. 688 "Dog Regulation and Impounding Bylaw No. 1, 1980" and amendments thereto, except insofar as it repeals any other bylaw is hereby repealed.

35. This Bylaw may be cited as the "Animal Regulation and Impounding Bylaw No. 1, 1986".

READ A FIRST TIME THIS	23rd	day of	July	1986
READ A SECOND TIME THIS	23rd	day of	July	1986
READ A THIRD TIME THIS	25th	day of	March	1987

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS 12th day of May 1987

RECONSIDERED AND FINALLY ADOPTED THIS 10th day of June 1987

A.J. Peterson
CHAIRMAN

J. Nevile-Smith
ACTING SECRETARY

SCHEDULE "A"

(Bylaws 1771, 2012, 3168, 3210, 3697, 3785, 3884, 4686)

DOG LICENCE FEES

(a)	Female Dog (not spayed)	$60.00
(b)	Female Dog (spayed)	$40.00
(c)	Male Dog (not neutered)	$60.00
(d)	Male Dog (neutered)	$40.00
(e)	Replacement of Lost License	$5.00
(f)	Early Purchase Discount	$5.00
(g)	Late Application Penalty	$20.00
(h)	Breeding Kennel	$200.00
(i)	Boarding Kennel	$200.00
(j)	Dangerous Dog License	$100.00

SCHEDULE "B"

(Bylaws 2012, 3168, 3697, 3884, 4686)

ANIMAL IMPOUNDMENT FEES

1.	DOGS		
	(1)	First impoundment fee	$75.00
	(2)	Second impoundment fee	$100.00
	(3)	Third impound fee ~~(a) $50.00 incremental increase for each additional impound~~	$150.00
	(4)	Penalty added to impoundment fee for unlicensed dogs	$50.00
	(5)	Maintenance and sustenance charge for each 24-hour period or part thereof that the dog has remained in the pound	$25.00
2.	CATS		
	(1)	Impound fee	$25.00
	(2)	Maintenance and sustenance charge for each 24-hour period or part thereof that the cat has remained in the pound	$15.00
3.	ASS, CATTLE, GOAT, HORSE, MONKEY, MULE, SHEEP, SWINE, ANY ANIMAL OF THE BOVINE SPECIES		
	(1)	Impound fee	$75.00
	(2)	Maintenance and sustenance charge for each 24-hour period or part thereof that the ass, cattle, goat, horse, monkey, mule, sheep, swine, and any animal of the bovine species has remained in the pound	$25.00
4.	BIRD, DOVE, DUCK, FOWL, FOX, FUR-BEARING ANIMALS as defined in the *Fur Farm Act*, GERBIL, GOOSE, GUINEA PIG, HAMSTER, MOUSE, PIGEON, RABBIT, RACCOON, REPTILE, RODENT, SKUNK, SQUIRREL or TURKEY		
	(1)	Impoundment fee	$10.00
	(2)	Maintenance and sustenance charge for each 24-hour period or part thereof that the bird, dove, duck, fowl, fox, fur-bearing animal as defined in the Fur Farm Act, gerbil, goose, guinea pig, hamster, mouse, pigeon, rabbit, raccoon, reptile, rodent, skunk, squirrel or turkey has remained in the pound.	$5.00
5.	Costs for special equipment or personnel used, if any, to effect the impoundment.		AT COST
6.	Veterinary expenses, if any, to treat injured or sick impounded animals.		AT COST

SCHEDULE "C"

NOTICE OF IMPOUNDMENT
(Section 18)

TO:

TAKE NOTICE that pursuant to the provisions of the "Capital Regional District Animal Regulation Bylaw No. 1465, 1986"

_____
(Description of Animal or Animals Impounded)

was (or were) impounded in the Pound kept by the undersigned at

_____

on _____the _____ day of _____, 20_____

at the hour of _____A.M./P.M.

AND FURTHER TAKE NOTICE that unless within three (3) days after the date of this notice you appear at the Pound and release the animal(s) so impounded by the payment of the lawful fees and charges, the same will be destroyed or sold as provided in the said Bylaw.

DATED this _____ day of _____, 20_____.

_____
Animal Control Officer

SCHEDULE "D"

APPLICATION FOR COMPENSATION UNDER THE CAPITAL REGIONAL DISTRICT ANIMAL REGULATION AND IMPOUNDING BYLAW NO. 1465, 1986

(Section 19)

1. Name

_____

2. Address

_____

Postal Code

3. At _____ a.m./p.m. on_____, 20_____, the following domestic animals owned by me were killed or injured by dog(s):

	Number	Type	Age	Registered	Value
POULTRY FOR THE PURPOSE OF PROVIDING MEAT AND EGGS					
GOAT					
SHEEP					
ANIMALS OF THE BOVINE SPECIES					
DOMESTIC RABBITS					
SWINE					
HORSES					
FUR-BEARING ANIMALS AS DEFINED IN THE *FUR FARM ACT*					

4. Within three (3) business days of the date stated above I notified

_____

5. The owner of the dog(s) is/are unknown and after diligent enquiry cannot be found.

6. I understand that, if approved, payment of this claim will be made pursuant to Section 19 of the Animal Regulation Bylaw No. 1465, 1986.

_____	_____
Witness	Owner

SCHEDULE "E"

1. AYLARD FARM BEACH	The sandy beach at the Capital Regional District's East Sooke Park known as Aylard Farm.
2. GLEN LAKE PARK BEACH	(Park, Plan 27201, Section 87, Esquimalt District and Park, Plan 40038, Sections 88 and 87, Esquimalt District)
3. LANGFORD LAKE PARK BEACH	(Lot 10, Plan 2075, Section 85, Esquimalt District)
4. VESUVIUS BAY BEACH	The beach extending from the public access stairs on Langley Street south to the bluff at the end of the gravel portion of the beach.
5. BADER BEACH	The beach extending from the public access at Collins Road north for 350 metres.

Making a difference...together

REPORT TO ELECTORAL AREAS COMMITTEE
MEETING OF WEDNESDAY, JUNE 11, 2025

SUBJECT **Bylaws No. 4696, 4697, 4698 Electoral Area Grants-in-Aid: Conversion of Letters Patent to Establishing Bylaws**

ISSUE SUMMARY

To convert the function of making grants-in-aid (GIA), currently operated under Supplementary Letters Patent (SLP), to three separate services exercised under establishing bylaws for each electoral area (EA), and to ensure the Salt Spring Island Local Community Commission (LCC) must consent when an SSI GIA is made.

BACKGROUND

By SLP Division XIX, OIC 1013/1977, as amended by OIC 722/1985, the Capital Regional District (CRD) was given the authority to make a GIA to any organization deemed by the Board to be contributing to the general interests and advantage of the service areas. The only remaining participants in the service are the Salt Spring Island, Juan de Fuca, and Southern Gulf Islands Electoral Areas.

The GIA function provides critical support to community initiatives, in cases where no other community funding source exists, from funding non-profit organizations' day-to-day work to ensuring projects benefitting the community can be completed, from playgrounds to public works.

Before exercising GIA power, the CRD must receive written consent from the relevant Electoral Area Director. In 2023, the residents of Salt Spring Island requested CRD create the SSI LCC to broaden elected oversight and administration of certain Salt Spring Island local services, so that decisions regarding these services are more locally transparent and reflect the local public interest. GIA requests have been going to the LCC for review and approval however, the requirement for EA Director approval prior to issuing a GIA effectively allows the EA Director to veto an LCC vote, contrary to the intent of the EA Director and the LCC.

Finally, the GIA service has three EAs contained within it – three services in one – which is not a typical way of organizing modern regional district services. Over the years, other issues have been experienced relating to the exercise of this power and other amendments have been proposed to make clear that a GIA may be used to assist with operating and capital expenses; may be applied for more than once, or even on a multi-year basis (subject to the approved annual financial plan and the ability of the Board to cancel a grant agreement); and may be awarded to an individual, an unincorporated association, or a corporation.

Before amending these powers, the *Local Government Act* requires the Board to convert the Service currently operated under the SLP, as amended, to a service exercised under the authority of an establishing bylaw. The bylaws before the Board set out the separation of the services; the removal of the requirement for EA Director consent (to be moved to Bylaw No. 4186, as amended for the LCC); and clarifications on who may receive GIA funding and what the funding may be used for.

ALTERNATIVES

Alternative 1

That the Electoral Areas Committee recommend to the Capital Regional District Board:
1. That Bylaw No. 4696, "Juan de Fuca Grant-In-Aid Service Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
2. That Bylaw No. 4697, "Salt Spring Island Grant-In-Aid Service Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
3. That Bylaw No. 4698, "Southern Gulf Islands Grant-In-Aid Services Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
4. That participating area approval to the conversion of SLP Division XIX, OIC 1013/1977 and OIC722/1985 in Bylaws No. 4696, 4697, and 4698, be obtained by Electoral Area Director Consent on behalf;
5. That if successful, Bylaws No. 4696, 4697, and 4698 be forwarded to the Inspector of Municipalities for review and approval.

Alternative 2
That this report be referred back to staff for additional information.

IMPLICATIONS

Alignment with Existing Plans & Strategies

Removal of the requirement of EA Director approval from the establishment bylaws will allow the Board to delegate approval of SSI GIAs to the LCC, which is closely aligned with the purpose of the local commission and avoid the risk of an SSI EA Director "veto" of an LCC decision. It will also modernize the GIA powers by splitting each service by EA, and clarify the purpose and use of GIA funding. The new service authority continues to permit more than one EA to contribute to a project benefitting more than one electoral area. The delegation will now occur in CRD's Bylaw No. 4186, "Capital Regional District Delegation Bylaw No. 1, 2017", with an amendment to be put forward once the bylaws received Inspector of Municipalities approval.

Legal Implications

Modernizing the SLP to three separate service establishing bylaws will allow the CRD the ability to amend the services on an as needed basis to better meet the needs of EA residents. As this is a single SLP being converted to multiple services, the consent of each Electoral Area Director is required for each proposed bylaw, to meet the two-thirds consent requirement of conversion under the *Local Government Act*. Future amendments to the power, if any, will only require one Electoral Area Director (as applicable).

Financial Implications

The GIA function supports organizations outside of existing CRD services and funds a variety of projects that benefit the community. Under the current SLP, the maximum requisition is $0.05 per $1,000 assessed value. This rate has been deemed sufficient for the proposed establishment

bylaws based on historical GIA spending and potential future service growth in each of the 3 electoral areas. Modernizing the establishing bylaws will also permit services to raise funds not only by requisition, but also by way of donations and grants.

CONCLUSION

The three separate bylaws allow the CRD to convert the SLP function of grant-in-aid to services exercised under Establishment Bylaws and remove the requirement for the Board to obtain written approval from the EA Director, allowing approval authority to be exercised by a local commission.

RECOMMENDATION

That the Electoral Areas Committee recommend to the Capital Regional District Board:

1. That Bylaw No. 4696, "Juan de Fuca Grant-In-Aid Service Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
2. That Bylaw No. 4697, "Salt Spring Island Grant-In-Aid Service Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
3. That Bylaw No. 4698, "Southern Gulf Islands Grant-In-Aid Service Conversion Bylaw No. 1, 2025", be read a first, second, and third time;
4. That participating area approval to the conversion of SLP Division XIX, OIC 1013/1977 and OIC722/1985 in Bylaw No. 4696, 4697, and 4698, be obtained by Electoral Area Director Consent on behalf;
5. That if successful, Bylaws No. 4696, 4697, and 4698 be forwarded to the Inspector of Municipalities for review and approval.

Submitted by:	Steven N. Carey, B.Sc., J.D., Senior Manager, Legal Services and Risk Management
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer, GM Finance & IT
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT(S)

Appendix A: Bylaw No. 4696, "Juan de Fuca Grant-In-Aid Service Conversion Bylaw No. 1, 2025"
Appendix B: Bylaw No. 4697, "Salt Spring Island Grant-In-Aid Service Conversion Bylaw No. 1, 2025"
Appendix C: Bylaw No. 4698, "Southern Gulf Islands Grant-In-Aid Service Conversion Bylaw No. 1, 2025"
Appendix D: SLP Division XIX, OIC 1013/1977 and OIC 722/1985
Appendix E: DRAFT Bylaw No. 4186, "Capital Regional District Delegation Bylaw No. 1, 2017" language

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4696

****

A BYLAW TO CONVERT THE GRANT-IN-AID FUNCTION OF DIVISION XIX OF THE SUPPLEMENTARY LETTERS PATENT OF THE CRD TO SERVICES OPERATED UNDER A BYLAW

****

WHEREAS:

A. By Supplementary Letters Patent (SLP), Division XIX, OIC 1013, dated the 24th day of March, 1977 as amended, the Capital Regional District was given the authority to make grant-in-aid to any organization deemed by the Board of the Regional District to be contributing to the general interest and advantage of the area;

B. The municipalities of Colwood, Langford, Highlands, Metchosin, View Royal and Sooke were subsequently incorporated and, as a result, no longer participate in the service, with the only remaining participants being the Salt Spring Island, Juan de Fuca, and Southern Gulf Islands Electoral Areas;

C. The *Local Government Act* authorizes the Capital Regional District Board (the "Board") to convert a function established by SLP to a service exercised under the authority of a bylaw establishing the service;

D. The Board wishes, by bylaw, adopted in accordance with the *Local Government Act*, to convert the service operated under SLP Division XIX to a service exercised under the authority of an establishing bylaw and, by the same bylaw, amend the power to the extent that it could if the power were in fact exercised under the authority of the establishing bylaw;

E. The Board wishes to amend the authority under SLP Division XIX to remove the requirement that the Board obtain written Electoral Area Director approval for the proposed grant-in-aid, to be set out in Bylaw No. 4186, "Capital Regional District Delegation Bylaw No. 1, 2017", and to separate the service into three separate services, one for each electoral area.

F. The written consent of at least two-thirds of all the participants under SLP Division XIX has been obtained in accordance with the *Local Government Act,* by way of Electoral Area Director consent.

NOW THEREFORE the Board of the Capital Regional District in an open meeting assembled hereby enacts as follows:

Service

1. The function of making grant-in-aid for the Juan de Fuca Electoral Area as granted by Division XIX of SLP dated March 24, 1977, as amended, is hereby converted and established as the Juan de Fuca Grant-In-Aid Service (the "Service"). The Service's function is the making of grant-in-aid to any person or organization deemed by the Board to be contributing to the general interest and advantage of the electoral area. This funding may be applied for more than once or for a multi-year term, depending on the

approved annual budget, may be granted for capital or operating expenses, and may be used for projects outside the electoral area, such as projects benefitting one or more electoral areas, where the project benefits the granting electoral area.

2. For clarity, grant-in-aid are always subject to the restrictions on assistance to business contained in the *Local Government Act*.

Boundaries

3. The boundaries of the service area are the whole of the Juan de Fuca Electoral Area.

Participating Areas

4. The participants of the service are the Juan de Fuca Electoral Area.

Cost Recovery

5. As provided in section 378 of the *Local Government Act*, the annual cost of providing the Service shall be recovered by one or more of the following:

   (a) property value taxes imposed in accordance with Division 3 of Part 11 of the *Local Government Act*;

   (b) fees and charges imposed under section 397 of the *Local Government Act*;

   (c) revenues raised by other means authorized by the *Local Government Act* or another Act;

   (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

Maximum Requisition

6. The maximum amount that may be requisitioned under Section 339(1)(e) for the Service will be the greater of:

   (a) One Hundred Sixty-Seven Thousand, Two Hundred Fifteen dollars ($167,215); or

   (b) An amount equal to the amount that could be raised by a property value tax rate of $0.05 per one thousand dollars ($1,000.00), which when applied to the net taxable value of the land and improvements within the Service Area, will yield the maximum amount that may be requisitioned for the service.

Citation

7. This Bylaw may be cited for all purposes as the “Juan de Fuca Grant-In-Aid Services Conversion Bylaw No. 1, 2025”.

READ A FIRST TIME THIS	th	day of	20__
READ A SECOND TIME THIS	th	day of	20__
READ A THIRD TIME THIS	th	day of	20__
APPROVED BY THE ELECTORAL AREA DIRECTOR THIS	th	day of	20__
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	th	day of	20__
ADOPTED THIS	th	day of	20__

CHAIR

CORPORATE OFFICER

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4697

****

A BYLAW TO CONVERT THE GRANT-IN-AID FUNCTION OF DIVISION XIX OF THE SUPPLEMENTARY LETTERS PATENT OF THE CRD TO SERVICES OPERATED UNDER A BYLAW

****

WHEREAS:

A. By Supplementary Letters Patent (SLP), Division XIX, OIC 1013, dated the 24th day of March, 1977 as amended, the Capital Regional District was given the authority to make grant-in-aid to any organization deemed by the Board of the Regional District to be contributing to the general interest and advantage of the area;

B. The municipalities of Colwood, Langford, Highlands, Metchosin, View Royal and Sooke were subsequently incorporated and, as a result, no longer participate in the service, with the only remaining participants being the Salt Spring Island, Juan de Fuca, and Southern Gulf Islands Electoral Areas;

C. The *Local Government Act* authorizes the Capital Regional District Board (the "Board") to convert a function established by SLP to a service exercised under the authority of a bylaw establishing the service;

D. The Board wishes, by bylaw, adopted in accordance with the *Local Government Act*, to convert the service operated under SLP Division XIX to a service exercised under the authority of an establishing bylaw and, by the same bylaw, amend the power to the extent that it could if the power were in fact exercised under the authority of the establishing bylaw;

E. The Board wishes to amend the authority under SLP Division XIX to remove the requirement that the Board obtain written Electoral Area Director approval for the proposed grant-in-aid, to be set out in Bylaw No. 4186, "Capital Regional District Delegation Bylaw No. 1, 2017", and to separate the service into three separate services, one for each electoral area.

F. The written consent of at least two thirds of all the participants under SLP Division XIX has been obtained in accordance with the *Local Government Act,* by way of Electoral Area Director consent.

NOW THEREFORE the Board of the Capital Regional District in an open meeting assembled hereby enacts as follows:

Service

1. The function of making grant-in-aid for the Salt Spring Island Electoral Area as granted by Division XIX of SLP dated March 24, 1977, as amended, is hereby converted and established as the Salt Spring Island Grant-In-Aid Service (the "Service"). The Service's function is the making of grant-in-aid to any person or organization deemed by the Board to be contributing to the general interest and advantage of the electoral area. This funding may be applied for more than once or for a multi-year term, depending on the

approved annual budget, may be granted for capital or operating expenses, and may be used for projects outside the electoral area, such as projects benefitting one or more electoral areas, where the project benefits the granting electoral area.

2. For clarity, grant-in-aid are always subject to the restrictions on assistance to business contained in the *Local Government Act*.

Boundaries

3. The boundaries of the service area are the whole of the Salt Spring Island Electoral Area.

Participating Areas

4. The participants of the service are the Salt Spring Island Electoral Area.

Cost Recovery

5. As provided in section 378 of the *Local Government Act*, the annual cost of providing the Service shall be recovered by one or more of the following:

   (a) property value taxes imposed in accordance with Division 3 of Part 11 of the *Local Government Act*;

   (b) fees and charges imposed under section 397 of the *Local Government Act*;

   (c) revenues raised by other means authorized by the *Local Government Act* or another Act;

   (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

Maximum Requisition

6. The maximum amount that may be requisitioned under Section 339(1)(e) for the Service will be the greater of:

   (a) Three Hundred Thirty-Three Thousand, Two Hundred Forty-Nine dollars ($333,249); or

   (b) An amount equal to the amount that could be raised by a property value tax rate of $0.05 per one thousand dollars ($1,000.00), which when applied to the net taxable value of the land and improvements within the Service Area, will yield the maximum amount that may be requisitioned for the service.

Citation

7. This Bylaw may be cited for all purposes as the “Salt Spring Island Grant-In-Aid Services Conversion Bylaw No. 1, 2025”.

READ A FIRST TIME THIS	th	day of	20__
READ A SECOND TIME THIS	th	day of	20__
READ A THIRD TIME THIS	th	day of	20__
APPROVED BY THE ELECTORAL AREA DIRECTOR THIS	th	day of	20__
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	th	day of	20__
ADOPTED THIS	th	day of	20__

CHAIR

CORPORATE OFFICER

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4698

****

A BYLAW TO CONVERT THE GRANT-IN-AID FUNCTION OF DIVISION XIX OF THE SUPPLEMENTARY LETTERS PATENT OF THE CRD TO SERVICES OPERATED UNDER A BYLAW

****

WHEREAS:

A. By Supplementary Letters Patent (SLP), Division XIX, OIC 1013, dated the 24th day of March, 1977 as amended, the Capital Regional District was given the authority to make grants-in-aid to any organization deemed by the Board of the Regional District to be contributing to the general interest and advantage of the area;

B. The municipalities of Colwood, Langford, Highlands, Metchosin, View Royal and Sooke were subsequently incorporated and, as a result, no longer participate in the service, with the only remaining participants being the Salt Spring Island, Juan de Fuca, and Southern Gulf Islands Electoral Areas;

C. The *Local Government Act* authorizes the Capital Regional District Board (the "Board") to convert a function established by SLP to a service exercised under the authority of a bylaw establishing the service;

D. The Board wishes, by bylaw, adopted in accordance with the *Local Government Act*, to convert the service operated under SLP Division XIX to a service exercised under the authority of an establishing bylaw and, by the same bylaw, amend the power to the extent that it could if the power were in fact exercised under the authority of the establishing bylaw;

E. The Board wishes to amend the authority under SLP Division XIX to remove the requirement that the Board obtain written Electoral Area Director approval for the proposed grant-in-aid, to be set out in Bylaw No. 4186, "Capital Regional District Delegation Bylaw No. 1, 2017", and to separate the service into three separate services, one for each electoral area.

F. The written consent of at least two thirds of all the participants under SLP Division XIX has been obtained in accordance with the *Local Government Act,* by way of Electoral Area Director consent.

NOW THEREFORE the Board of the Capital Regional District in an open meeting assembled hereby enacts as follows:

Service

1. The function of making grant-in-aid for the Southern Gulf Islands Electoral Area as granted by Division XIX of SLP dated March 24, 1977, as amended, is hereby converted and established as the Southern Gulf Islands Grant-In-Aid Service (the "Service"). The Service's function is the making of grant-in-aid to any person or organization deemed by the Board to be contributing to the general interest and advantage of the electoral area. This funding may be applied for more than once or for a multi-year term, may be granted

for capital or operating expenses, depending on the approved annual budget, and may be used for projects outside the electoral area, such as projects benefitting one or more electoral areas, where the project benefits the granting electoral area.

2. For clarity, grant-in-aid are always subject to the restrictions on assistance to business contained in the *Local Government Act*.

Boundaries

3. The boundaries of the service area are the whole of the Southern Gulf Islands Electoral Area.

Participating Areas

4. The participants of the service are the Southern Gulf Islands Electoral Area.

Cost Recovery

5. As provided in section 378 of the *Local Government Act*, the annual cost of providing the Service shall be recovered by one or more of the following:

   (a) property value taxes imposed in accordance with Division 3 of Part 11 of the *Local Government Act*;

   (b) fees and charges imposed under section 397 of the *Local Government Act*;

   (c) revenues raised by other means authorized by the *Local Government Act* or another Act;

   (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

Maximum Requisition

6. The maximum amount that may be requisitioned under Section 339(1)(e) for the Service will be the greater of:

   (a) Two Hundred Sixty-Five Thousand, Eight Hundred Ninety-Six dollars ($265,896); or

   (b) An amount equal to the amount that could be raised by a property value tax rate of $0.05 per one thousand dollars ($1,000.00), which when applied to the net taxable value of the land and improvements within the Service Area, will yield the maximum amount that may be requisitioned for the service.

Citation

7. This Bylaw may be cited for all purposes as the “Southern Gulf Islands Grant-In-Aid Services Conversion Bylaw No. 1, 2025”.

READ A FIRST TIME THIS	th	day of	20__
READ A SECOND TIME THIS	th	day of	20__
READ A THIRD TIME THIS	th	day of	20__
APPROVED BY THE ELECTORAL AREA DIRECTOR THIS	th	day of	20__
APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS	th	day of	20__
ADOPTED THIS	th	day of	20__

CHAIR

CORPORATE OFFICER

APPENDIX D

THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

1013

APPROVED AND ORDERED 24 MAR 1977

W. S. Owen
Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA 24 MAR 1977

Pursuant to the Municipal Act, and upon the recommendation of the undersigned, the Lieutenant-Governor, by and with the advice and consent of the Executive Council, orders that

WHEREAS the Regional Board of the Capital Regional District has requested the function of Grants-in-Aid with all electoral areas as participating member municipalities:

SUPPLEMENTARY LETTERS PATENT in the form attached hereto do issue which grant the Capital Regional District the function of Grants-in-Aid with all electoral areas as participating member municipalities.

Minister of Municipal Affairs and Housing.

Presiding Member of the Executive Council.

Lieutenant-Governor

C A N A D A

PROVINCE OF BRITISH COLUMBIA

ELIZABETH the SECOND, by the Grace of God, of the United Kingdom, Canada, and Her Other Realms and Territories, Queen, Head of the Commonwealth, Defender of the Faith.

To all to whom these presents shall come -

GREETING

WHEREAS pursuant to the provisions of section 766 of the Municipal Act the Capital Regional District was incorporated by Letters Patent issued on the first day of February, 1966:

Minister of
Municipal Affairs
and Housing

AND WHEREAS section 766 of the Municipal Act, provides, inter alia, that in addition to the functions conferred

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by that Act, a regional district has such fuctions as are provided by Letters Patent or supplementary Letters Patent, and for this purpose the Lieutenant-Governor in Council may, on the recommendation of the Minister, provide in the Letters Patent or supplementary Letters Patent such further objects, powers, obligations, duties, limitations, and conditions in respect to any or all functions requested pursuant to this section:

AND WHEREAS the Regional Board of the Capital Regional District has requested that the further function of making grants-in-aid for one or more member electoral areas to any organization deemed by the Board of the Regional District to be contributing to the general interest and advantage of the electoral area or areas be granted the regional district under the provisions of section 766 (4a) of the Municipal Act:

AND WHEREAS under the provisions of subsection (4b) of section 766 of the Municipal Act, the annual net cost of any function granted pursuant to subsection (4a) shall not exceed the product of two mills on the assessed values referred to in subsection (1) of section 782 within participating municipalities, and the annual net cost of all functions granted pursuant to subsection (4a) shall not exceed the product of three mills on such assessed values:

AND WHEREAS the provisions of section 766 of the Municipal Act have been duly complied with:

NOW KNOW YE THAT by these presents We do order and proclaim that on, from, and after the date hereof, the following be added to the objects, powers, obligations, duties, limitations, and conditions of the Capital Regional District:

DIVISION XIX -- GRANTS-IN-AID

1. The Regional District may make grants-in-aid for one or more member electoral areas to any organization deemed by the Board of the Regional District to be contributing to the general interests and advantage of the electoral area or areas. For the purpose of this function the participating member municipalities are the Electoral Areas of Sooke, Metchosin, Langford, Colwood, View Royal, Salt Spring Island, and Outer Gulf Islands.

2. Before exercising the powers in Section 1, the Regional Board shall obtain the written approval of the Director of each electoral area to the proposed grant-in-aid for such electoral area.

3. The annual net cost attributable to this function shall not exceed the product of one-fifth of one mill of the taxable assessed values of land and improvements for school purposes in any one year excluding property that is taxable for school purposes only by special act of the member electoral areas

participating in the cost of such grants-in-aid as determined under Section 2 hereof, and such net cost shall be apportioned among the participating electoral areas on the basis referred to in section 782 of the Municipal Act.

4. The borrowing power of the Regional District for this function is nil.

AND THAT the Letters Patent of the Capital Regional District be amended accordingly.

IN TESTIMONY WHEREOF, We have caused these Our Letters to be made Patent and the Great Seal of Our said Province to be hereunto affixed.

WITNESS, Colonel, the Honourable Walter S. Owen, Q.C., LL.D., Lieutenant-Governor of Our said Province of British Columbia, in Our City of Victoria, in Our said Province, this 24th day of March, in the year of Our Lord one thousand, nine hundred and seventy-seven and in the twenty-sixth year of Our Reign.

By Command.

Provincial Secretary and
Minister of Travel Industry.

BRITISH COLUMBIA

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APPROVED AND ORDERED APR 17 1985

Lieutenant-Governor

EXECUTIVE COUNCIL CHAMBERS, VICTORIA APR 17 1985

On the recommendation of the undersigned, the Lieutenant-Governor, by and with the advice and consent of the Executive Council, orders that the Supplementary Letters Patent in the form attached be issued providing the Capital Regional District with an amendment to the function of Division XIX - Grants-in-Aid.

Minister of Municipal Affairs

Presiding Member of the Executive Council

(This part is for administrative purposes and is not part of the Order.)

Authority under which Order is made:

Act and section Municipal Act, section 767(2)

Other (specify) Incorporated by O.I.C. #290 and Letters Patent dated February 1, 1966.

Statutory authority checked by (C. REILLY)

(Signature and typed or printed name of Legal Officer)

Lieutenant-Governor

C A N A D A

PROVINCE OF BRITISH COLUMBIA

ELIZABETH the SECOND, by the Grace of God, of the United Kingdom, Canada and Her Other Realms and Territories, Queen, Head of the Commonwealth, Defender of the Faith.

To all to whom these presents shall come -

GREETING.

Minister of
Municipal Affairs

WHEREAS under the provisions of section 767 of the Municipal Act the Capital Regional District was incorporated by Letters Patent issued on February 1, 1966:

AND WHEREAS section 767 of the Municipal Act provides, inter alia, that in addition to the functions conferred by that Act, a regional district has the functions as provided by Letters Patent or Supplementary Letters Patent, and for this purpose the Lieutenant-Governor in Council may, on the recommendation of the Minister, provide in the Letters Patent or Supplementary Letters Patent further objects, powers, obligations, duties, limitations and conditions for any or all functions requested under that section:

AND WHEREAS by Supplementary Letters Patent issued on the 24th day of March, 1977, the Regional Board of the Capital Regional District was granted the function of Division XIX - Grants-in-Aid with the Electoral Areas of Sooke, Metchosin, Langford, Colwood, View Royal, Saltspring Island and Outer Gulf Islands as participating member municipalities:

AND WHEREAS the Regional Board of the Capital Regional District has requested that the function of Grants-in-Aid be amended by increasing the tax rate from $0.024 to $0.05 per thousand dollars of assessment and further that the Electoral Area of Metchosin be deleted as a participating member municipality:

AND WHEREAS the provisions of section 767 of the Municipal Act have been duly complied with:

NOW KNOW YE THAT by these presents We do order and proclaim that on, from and after the date hereof, the following be added to the objects, powers, obligations,

duties, limitations and conditions of the Capital Regional District:

The function of Division XIX - Grants-in-Aid granted by Supplementary Letters Patent dated March 24, 1977, as amended by B.C. Regulation 149/84 Part 3 is hereby further amended as follows:

1. By striking out section 1 in its entirety and substituting the following therefor:

> "1. The Regional District may make grants-in-aid for one or more member municipalities to any organization deemed by the Board of the Regional District to be contributing to the general interests and advantage of the area. For the purpose of this function, the participating member municipalities are the Electoral Areas of Sooke, Langford, Colwood, View Royal, Saltspring Island and the Outer Gulf Islands."

2. By striking out section 3 in its entirety and substituting the following therefor:

> "3. The annual net cost attributable to this function shall not exceed the product of $0.05 per thousand dollars of assessment on the basis of the net taxable value of land and improvements for regional hospital district tax purposes in the electoral areas."

AND THAT the Letters Patent of the Capital Regional District be amended accordingly.

IN TESTIMONY WHEREOF, We have caused these Our Letters to be made Patent and the Great Seal of Our said Province to be hereunto affixed.

WITNESS, the Honourable Robert Gordon Rogers, Lieutenant-Governor of Our said Province of British Columbia, in Our City of Victoria, in Our said Province, this 17th day of April, in the year of Our Lord one thousand nine hundred and eighty-five and in the thirty-fourth year of Our Reign.

By Command.

Provincial Secretary and
Minister of Government Services

APPENDIX E

SAMPLE LANGUAGE CHANGE TO DELEGATION BYLAW NO. 4186

Current Clause	Future Clause
Delegation of electoral areas grants-in-aid 7.1 (a) The Board delegates to the officers and employees below all of its powers, duties, and functions to provide assistance under section 263(1)(c) in the form of an electoral area grant-in-aid: The Chief Administrative Officer; and The Chief Financial Officer.	**Delegation of electoral areas grants-in-aid** 7.1 (a) The Board delegates to the officers and employees below all of its powers, duties, and functions to provide assistance under section 263(1)(c) in the form of an electoral area grant-in-aid: The Chief Administrative Officer; and The Chief Financial Officer.
(b) No grant-in-aid shall be made without the applicable electoral area director's prior written approval.	(b) No grant-in-aid shall be made i) for the Southern Gulf Islands Electoral Area or the Juan de Fuca Electoral Area, without the applicable electoral area director's prior written approval; or ii) for the Salt Spring Island Electoral Area, without a resolution in support from the Salt Spring Island Local Community Commission.
(c) The authority under this section does not include the provision of assistance to business, unless permitted by the *Local Government Act*.	(c) The authority under this section does not include the provision of assistance to business, unless permitted by the *Local Government Act*.

Making a difference...together

REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, JUNE 4, 2025

SUBJECT **Forest Homes Project Funding Shortfall**

ISSUE SUMMARY

This report provides detail on a funding shortfall that is impacting Forest Homes, a proposed 20-unit housing project located at 280 Georgeson Bay Road on Galiano Island. This report recommends that the Capital Regional District (CRD) forgo $5.2 million (M) in funding from BC Builds and Canada Mortgage and Housing Corporation (CMHC) and advance a Request for Proposals (RFP) to engage another proponent to lease the land, advance the development, apply for necessary funds, and operate the project. An alternative is provided that would require the CRD to invest an additional $3.3M in capital funding to bring the CRD's total contribution to $6.8M as well as an ongoing operating subsidy and seeks the authority required to finalize development funding, address the current equity gap, and approve necessary agreements for the project's completion and operation.

BACKGROUND

The property was owned by Galiano Affordable Living Initiative Society (GALI), a non-profit society incorporated in 2020. In September 2023, the CRD allocated $2.8M through the Growing Communities Fund (GCF) to advance affordable housing. In December 2023, the CRD Board directed staff to acquire the property and advance development. In September 2024, the Capital Region Housing Corporation (CRHC) was conditionally awarded $4.5M in support of a middle-income rental development through BC Builds. In December 2024, the CMHC provided conditional approval of $3.2M in a repayable loan (i.e., mortgage) and $678 thousand (K) in a forgivable loan (i.e., grant). The project timeline is attached as Appendix A.

It was intended that once the project received Final Project Approval (FPA) from BC Builds, final approval from CMHC, and the approval from the CRHC Board, the CRD and CRHC would enter a long-term (minimum 60-year) lease, and the CRHC would complete the construction and enter a Property Management Agreement (PMA) with GALI. As the CRHC has no operating presence on Galiano Island and it could not provide the level of service required under the *Residential Tenancy Act* and *Residential Tenancy Regulation*, its role would be limited to holding the mortgage obligations for 35 years, and the day-to-day operations would be managed through the PMA with GALI.

As the project has progressed, estimated costs have increased, resulting in a capital shortfall that must be addressed should the CRD Board wish for the project to proceed. Staff have modelled long-term performance, and an operational deficit is projected to impact CRD requisition through Bylaw No. 3712, "Land Assembly, Housing and Land Banking Service Establishment Bylaw No. 1, 2010" ("Service 1.310"), through the lifecycle of the asset. The capital shortfall and projected operational deficit must be resolved before the project can receive FPA from BC Builds, final approval from CMHC, and approval from the CRHC Board.

ALTERNATIVES

Alternative 1
The Hospitals and Housing Committee recommends to the Capital Regional District Board:
That staff be directed to prepare and launch a Request for Proposals to identify a proponent who will enter a long-term lease, apply for funds, undertake development and operate a housing project at 280 Georgeson Bay Road, Galiano Island.

Alternative 2
The Hospitals and Housing Committee recommends to the Capital Regional District Board:
1) That a commitment of up to $3.3 million be made by the Capital Regional District to support the project at 280 Georgeson Bay Road, Galiano Island and that the commitment be borrowed under Bylaw No. 4552, "Land Assembly, Housing and Land Banking Loan Authorization Bylaw No. 3, 2023";
2) That staff be directed to amend the Capital Regional District Five-Year Capital Plan, as required, to include the additional commitment of up to $3.3 million to the project at 280 Georgeson Bay Road, Galiano Island;
3) That staff be directed to include debt servicing costs for repayment of the capital commitment from Service 1.310 requisition in the Capital Regional District 2026-2030 Financial Plan;
4) That staff be directed to establish a Capital Replacement Reserve and requisition $60,000 annually under Service 1.310 to support the lifecycle costs of this building starting in 2026;
5) That the Lease Agreement between the Capital Regional District and the Capital Region Housing Corporation for the lands at 280 Georgeson Bay Road, Galiano Island substantially in the form attached hereto as Appendix B be approved; and
6) That the Operator Agreement between the Capital Regional District and the Capital Region Housing Corporation for the lands at 280 Georgeson Bay Road, Galiano Island substantially in the form attached hereto as Appendix C be approved.

Alternative 3
That this report be referred to staff for additional information based on Hospitals and Housing Committee direction.

IMPLICATIONS

Social Implications
Forest Homes will be targeted at middle-income renter households and is comprised of two Studio, 10 1-Bedroom, four 2-Bedroom, and four 3-Bedroom rental homes and range in size from 450 square feet (Studio) to 1,200 square feet (3-Bedroom). The projected rent levels are summarized in Appendix D and will not be finalized until the project is completed and take-out financing secured.

Alternative 1 would result in the CRD drafting and issuing a RFP that would engage a proponent who would be willing to enter a long-term lease, seek or invest sufficient funds to construct the project and, operate or identify an operator for the project. The CRD would lease the land at a nominal cost and would commit the remaining GCF as well as the already identified Community Works Funds (CWF) toward the project. Staff are expecting a funding call through the Community Housing Fund (CHF) in June and have also been informed this call will be a rolling call, which would enable the CRD to issue a RFP and identify a proponent to enter a lease and then advance a proposal process through BC Housing. Staff have also been informed that the upcoming CHF call will enable unsuccessful proponents to make alterations to their proposal and resubmit without having to wait for a new call to be announced.

It is not known what the likelihood is of identifying a project proponent through a RFP, but staff wish to test the marketplace and provide an opportunity to a local non-profit housing provider to consider holding the lease, applying for funds, and operating a project. If the RFP process is unsuccessful or the identified proponent is unable to secure necessary funding, staff will return to the CRD Board seeking alternative direction that may include pausing advancement of the project until a more appropriate funding program could be identified to support the capital and operational costs associated with this initiative.

Alternative 2 would see the CRD invest required capital funds to support project completion and commit to the ongoing operational subsidy and would lease the project to the CRHC who would then engage GALI to operate the project.

Financial Implications
The financial implications consider several key factors, including the funds spent or committed as of May 2025, operational performance, ongoing asset maintenance costs, and debt servicing costs. Alternative 1 sees the CRD forgo a total of $5.2M in funding from senior orders of government and Alternative 2 sees the CRD invest a total of $6.8M toward the project total of $15.3M.

Funds Spent & Committed
A total of $3.5M has been committed to support the land acquisition and the initial phases of developing the project, including $2.8M through the GCF and an additional $700K through CWF. Alternative 1 would see the CRD spend approximately $1.7M, including land acquisition and limited Phase 1 site work. Any unspent portion of the committed funds will be identified in the RFP as the CRD's additional contribution toward the project to be used in accordance with the terms of the GCF and the CWF. Should the CRD Board direct Alternative 2, the full $3.5M in committed funding would be spent in support of advancing the project.

Operational Performance
Operational performance is the relationship between projected costs to operate the property, including paying trades, staffing, insurance, utilities, etc. and the revenue available to support costs. Forest Homes is projected to produce an annual surplus of $5K, which leaves little cash available to absorb unforeseen increases in expenditure or lower than anticipated revenue.

Alternative 1 would have no ongoing requisition impact for the CRD as the intent would be to lease the development-ready property to a third party to construct and operate the project in accordance with the terms of the lease.

Alternative 2 would see the CRD commit to cover any deficits resulting from underperformance of the property. The CRD will enter into an Operator Agreement with the CRHC so that any losses of the project will be the responsibility of the CRD. For example, if GALI is unable to cover the mortgage payment owed by the CRHC, the CRD would be required to make the payment on behalf of the project. Similarly, if at the end of a fiscal year and following the completion of the annual audit, the project was found to be in a deficit position, the CRD would be responsible for funding this deficit.

Asset Maintenance

Ongoing asset maintenance is a critical aspect of preserving the quality of the project over its lifespan and seeks to ensure well-functioning building systems that protect the health and safety of tenants. The project proforma can support a total of $42K per year toward the Capital Reserve and the estimated costs are $102K per year. Over time, the accumulated deficit in asset maintenance funds would result in deferred maintenance and an unfunded liability. Appendix E contains the Quantity Surveyor (QS) report detailing the estimated asset maintenance costs.

Alternative 1 would have no ongoing requisition impact on the CRD related to ongoing asset management obligations as the responsibility would be on the eventual lessee and operator.

Alternative 2 would require the CRD to include $60K per year in new requisition under Service 1.310 Land Banking and Housing in the CRD Financial Plan. This requisition would be required for the life of the asset and may require periodic adjustment in accordance with the terms of the Operator Agreement. The CRD would also establish a Replacement Reserve to hold and disburse funds to GALI for required and approved maintenance costs.

Debt Servicing

Should the CRD wish for this project to proceed, it will be required to invest up to an additional $3.3M to support the project. Table 1 provides a summary of funds, and more detail is provided as Appendix F. Without additional CRD equity, the project has a Debt Coverage Ratio (DCR) of 0.31 and CMHC requires a DCR of 1.0. As the project would not be viable with this DCR, it would not be eligible for CMHC financing and therefore requires additional capital from the CRD.

TABLE 1: Capital Budget Snapshot

Funding Entity	**Funding Program**	**Amount**
CRD	Growing Communities Fund	$2,750,000
	Community Works Fund	$700,000
BC Housing	BC Builds	$4,500,000
CMHC	Affordable Housing Fund (Grant)	$677,654
Community Fundraising	Community Fundraising[1]	$150,000
Islands Trust	Municipal Grant	$6,607
Debt		
CMHC	Affordable Housing Fund (Mortgage)	$3,161,910
	Total Available Funding	$11,946,171
	Total Estimated Cost	$15,278,683
	CRD Additional Equity Required	**($3,332,512)**

Alternative 1 would not have any impact on the requisition going forward as there would be no debt to service.

Alternative 2 would require borrowing under Bylaw No. 4552, “Land Assembly, Housing and Land Banking Loan Authorization Bylaw No. 3, 2023”. Bylaw No. 4552 sets a borrowing term limit through the Municipal Finance Authority (MFA) of 30 years resulting in $223K in additional requisition per year for 30 years to service the debt.

[1] As of April, the CRD has received a total of $109,000 from community fundraising toward the total commitment of $150,000 with $41,000 still outstanding.

Total Financial Implications

The financial implications include impacts to borrowing capacity under *Bylaw No. 4552*, the annual debt servicing costs through requisition, and the operational costs associated with funding asset maintenance. These costs are summarized below in Table 2.

TABLE 2: Total Financial Implications Summary

Annual Cost Category	Alternative 1	Alternative 2	Notes
Operating Costs	$0	Unknown	Determined annually
Asset Maintenance	$0	$60,000	Ongoing (Asset Life)
Debt Servicing	$0	$222,516	Ongoing (30 years)
Total Cost/Year	**$0**	**$282,516**	

Alternative 1 would have no borrowing, debt servicing, or operational cost impacts on the CRD that would place an upward pressure on requisition. As noted previously, the CRD already has $3.5M in funding committed and approximately $1.7M spent, which may result in some funds available to be included in a RFP to support the project through another proponent.

Alternative 2 would see the overall capacity for borrowing under Bylaw No. 4552 reduced from $85M down to an estimated $81.7M. Looking at annual requisition impacts, the CRD would include a requisition increase under Service 1.310 of approximately $283K per year ongoing for 30 years. This represents an ongoing operating subsidy from the CRD to support the project of an estimated $1,177 per home per month.

Intergovernmental Implications

Forest Homes has a funding commitment of $4.5M from BC Builds and $678K from CMHC for a combined total of $5.2M.

Alternative 1 would result in staff engaging BC Builds and CMHC informing them that the project will not be proceeding due to a funding shortfall. This may result in $5.2M in funding from BC Builds and CMHC not being awarded to the project as the conditions of having a viable development would not be met.

Alternative 2 would see the CRD increasing its investment in the project from its current commitment of $3.5M to as much as $6.8M, resulting in the CRD being the largest funder of the project. The CRHC would also carry $3.2M in debt, increasing the total CRD and CRHC contribution to approximately $10M in grant and debt toward the total project cost up to $15.3M.

Agreement Implications

To ensure the project remains viable in the short, medium and long-term, the CRD will be required to act as a guarantor for the CRHC and this includes both a Lease and Operator Agreement.

Lease Agreement (CRD & CRHC)

The CRD leases the land to the CRHC for 60+ years to enable the CRHC to receive funds from BC Builds and CMHC as both programs require security. This will enable the CRHC to advance the construction of the project and then engage GALI as the operator.

Operator Agreement (CRD & CRHC)

The CRD agrees to fund any operating shortfalls, asset maintenance deficits, and cost incurred by the CRHC in the construction and hand-off of the project to the Operator.

Property Management Agreement (CRHC & GALI)
GALI agrees to manage the property on behalf of the CRHC in accordance with the requirements of the BC Builds Contribution Agreement and the terms of the CMHC AHF. Staff and GALI continue to negotiate the PMA and GALI has identified a risk that operating a middle-income project as defined by BC Builds may not be in alignment with their charitable status under the Canada Revenue Agency (CRA). There is a risk that GALI does not accept the terms of the PMA and the requirements of the BC Builds and CMHC programs.

CONCLUSION

The CRD owns the property located at 280 Georgeson Bay Road, Galiano Island which is intended to provide 20 rental homes attainable to middle-income households. The total project cost is estimated to be up to $15.3M and the CRD has committed a total of $3.5M through GCF and CWF. As the development has progressed, estimated costs have increased, resulting in an anticipated funding shortfall of up to $3.3M and ongoing operational risks that must be addressed before the CRHC could consider incurring mortgage obligations of $3.2M. To secure FPA from BC Builds and final approval from CMHC, which are expected in June 2025, the CRD must commit to funding the capital shortfall. Should the project be fully funded, the CRHC Board would then consider approval in July 2025, with construction to begin shortly after.

Staff analysis has identified that the estimated costs of advancing this project are up to $283K per year ongoing, which represents an approximate operating subsidy of $1,177 per home per month. To mitigate requisition impacts and associated tax increases due to debt obligations, staff are not recommending proceeding with the project through injection of additional capital and obligating the CRD to fund operational losses or unfunded asset management costs.

Instead, staff are recommending that the CRD issue a RFP to seek another entity willing to advance development. This would shift the costs, risk, and ongoing obligations to the eventual developer and operator. If the RFP were unsuccessful, staff will return to the CRD Board seeking additional direction that may include pausing advancement of the project until a more appropriate funding program could be identified to support the capital and operational costs associated with this initiative.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Regional District Board:
That staff be directed to prepare and launch a Request for Proposals to identify a proponent who will enter a long-term lease, apply for funds, undertake development and operate a housing project at 280 Georgeson Bay Road, Galiano Island.

Submitted by:	Don Elliott, BA, MUP, Senior Manager, Regional Housing
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer, GM Finance & TDT
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

Appendix A: Forest Homes Project Timeline
Appendix B: CRD to CRHC Lease Agreement for 280 Georgeson Bay Road, Galiano Island
Appendix C: CRD to CRHC Operator Agreement for 280 Georgeson Bay Road, Galiano Island
Appendix D: Galiano Project Projected Rents & Operational Details
Appendix E: Cost Management – LCC Class 'B' Model Report
Appendix F: Galiano Project Capital Budget Details

APPENDIX A

Forest Homes Project Timeline

March 2020:	Galiano Affordable Living Initiative Society (GALI) is incorporated as a non-profit society.
June 2020:	GALI is listed as the fee simple owner of the undeveloped property at 280 Georgeson Bay Road, Galiano Island.
September 2023:	Capital Regional District (CRD) Board approved $2.8 million (M) in Growing Communities Funds (GCF) toward the total estimated project cost of $10.9M, which is now estimated to be $15.3M.
November 2023:	GALI applied to BC Housing under the Community Housing Fund (CHF) Call for Proposals (CFP), which was denied in early 2024.
December 2023:	CRD Board directed staff to proceed with using the GCF to purchase the property for up to $672 thousand (K) and use the remaining funds to advance development activities.
February 2024:	CRD Board adopted Bylaw No. 4552 Borrowing for Land Assembly, Housing, and Land Banking Service to authorize the borrowing of up to $85M to support future housing partnership opportunities.
May 2024:	CRD Board approved the 2025 service and financial planning guidelines that included a 2025 target of 3.0% over 2024 budgets, including Service 1.310 Land Banking and Housing.
June 2024:	CRD closes on purchase of the property from GALI under the Land Assembly, Housing, and Land Banking Service.
September 2024:	The Capital Region Housing Corporation (CRHC) is awarded Provisional Project Approval (PPA) and is conditionally awarded $4.5M in funding through BC Builds.
	The CRD authorized staff to apply for funds to advance Forest Homes.
October 2024:	The CRHC Board authorized staff to apply for funds to advance Forest Homes.
December 2024:	The CRHC received Canada Mortgage and Housing Corporation (CMHC) Conditional Approval of $3.8M including a $3.2M repayable loan and $678K as a forgivable loan.

March 2025:	The CRD Board adopted Bylaw No. 4665 Financial Plan 2025-29, which included a 2025 requisition increase of 76.2% under Land Banking and Housing and forecasts a 15% requisition increase in 2026 not including Forest Homes.
	Tree clearing and early site works underway.
May 2025:	The CRD Board approved the 2026 Financial Plan guidelines, which includes a target inflation rate for service and financial planning of 1.8% and a forecasted 2026 corporate requisition increase of 6% not including Forest Homes.
	Construction Tender Closes with a total project cost of $15.3M.
June 2025:	CRD Funding Consideration of additional $3.3M.
	UPCOMING – Final CMHC Loan Commitment.
	UPCOMING - BC Builds Final Project Approval (FPA).
July 2025:	UPCOMING – CRHC Board Approval.
	UPCOMING - Construction begin.
December 2026:	UPCOMING - Target project completion.
Q1 2027:	UPCOMING – Marketing and Rent Up.
Q4 2027:	UPCOMING – One-Year Warranty Review.

THIRD PARTY LEASE
(WITH CONTRIBUTION AGREEMENT)
TERMS OF INSTRUMENT - PART 2
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DRAFT

WITNESSES that in consideration of the covenants and agreements herein set out, the parties covenant and agree as follows:

1. INTERPRETATION

1.1. **Definitions.** In this Lease the following terms will have the following meanings:

(a) "Additional Rent" means all sums of money referred to in section 3.2;

(b) "Alterations" means any change, alteration, substitution or replacement to the Improvements, but not the structural components thereof, which when made will form part of the Improvements;

(c) "Approved Plans and Specifications" mean any Plans and Specifications and any amendments thereto which the Landlord has approved pursuant to sections 4.1 or 4.2(a);

(d) "Architect" means an architect who is qualified to practise in British Columbia, or other design professional who is at arm's-length from the Tenant, and who has been approved by the Landlord;

(e) "Basic Rent" means $10.00;

(f) "Business Day" means any day other than Saturday, Sunday or a statutory holiday in the Province of British Columbia;

(g) "CMHC" means Canada Mortgage and Housing Corporation or its successors in function;

(h) "Commencement Date" means the date of registration of this Lease in the Land Title Office for the jurisdiction in which the Land is situate;

(i) "Contribution Agreement" means an agreement entered into or to be entered into by the Tenant and CMHC which provides, amongst other things, for CMHC to provide assistance to the Tenant in relation to the Tenant's cost of acquiring and developing the Property;

(j) "Date of Damage or Destruction" means any date upon which the Improvements are wholly or partially damaged or destroyed by any cause;

(k) "Day" means a calendar day;

(l) "Eligible Occupant" means an individual who meets the eligibility criteria prescribed in the Contribution Agreement, whether or not the Contribution Agreement is in force, or as CMHC may otherwise prescribe, so long as CMHC has advised the Tenant in writing of such criteria, and the Landlord has consented to any change in the criteria;

(m) "Event of Insolvency" means:

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(i) if the Tenant files a voluntary petition in bankruptcy, or is adjudicated bankrupt or insolvent, or files any petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the Bankruptcy and Insolvency Act of Canada or any present or future applicable federal, provincial, or other statute or law relating to bankruptcy, insolvency, or other relief for debtors, or seeks or consents to, or acquiesces in, the appointment of any trustee, receiver, receiver manager, conservator, or liquidator of the Tenant of all or a substantial part of its property or its Leasehold Interest (the term "acquiesce" includes the failure to file a petition or motion to vacate or discharge any order, judgment, or decree providing for such appointment within 30 days after the appointment),

(ii) if a court of competent jurisdiction enters an order, judgment, or decree approving a petition filed against the Tenant seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the Bankruptcy and Insolvency Act of Canada or any present or future applicable federal, provincial, or other statute or law relating to bankruptcy, insolvency, or other relief for debtors, or if the Court appoints a receiver or receiver manager of the Tenant, the Tenant acquiesces in the entry of such order, judgment, or decree (the term "acquiesce" includes the failure to file a petition or motion to vacate or discharge such order, judgment, or decree within 30 days after the entry of the order, judgment, or decree), or such order, judgment, or decree remains unvacated and unstayed for an aggregate of 90 days (whether or not consecutive) from the date of entry thereof or any trustee, receiver, receiver manager, conservator, or liquidator of the Tenant, of all or a substantial part of its property or its Leasehold Interest, is appointed without the consent or acquiescence of the Tenant and such appointment remains unvacated and unstayed for an aggregate of 60 days (whether or not consecutive),

(iii) if the Tenant admits in writing to its inability to pay its debts as they mature,

(iv) if the Tenant gives notice to any Statutory Authority of insolvency, or pending insolvency, or suspension, or pending suspension, of its operations,

(v) if the Tenant makes an assignment for the benefit of its creditors or takes any similar action for the protection or benefit of creditors under the Bankruptcy and Insolvency Act of Canada or any present or future applicable federal, provincial, or other statute or law relating to bankruptcy, insolvency, or other relief for debtors, or

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(vi) if the Term is seized or taken in execution or attachment by a creditor of the Tenant;

(n) "General Instrument Part 1" means Part 1 of the General Instrument as prescribed by the Land Title (Transfer Forms) Regulation, as amended;

(o) "General Taxes" mean the aggregate of all taxes, charges, duties, assessments, rates, fees, levies or impositions, general or special, ordinary or extraordinary, now or hereafter during the Term imposed, assessed, rated, charged, or levied by any Statutory Authority on the Landlord or the Tenant on account of the parties entering into this Lease, or otherwise on account of this Lease, or on the use or occupancy of the Property or any part thereof, or on the Rent payable under this Lease, or in respect of the provision of any goods, services, or utilities by the Landlord under this Lease, including any goods and services tax imposed under Part IX of the Excise Tax Act of Canada, value added tax, business tax, transfer tax, retail sales tax, federal sales tax, excise tax, or duty or tax similar to the foregoing, and also including all legal, accounting and other professional fees and disbursements payable by the Landlord in respect of any determination of General Taxes as a result of assessment, appeal, or judicial review, and all penalties and interest charged on such taxes by reason of the Tenant's failure to pay them when due, but excluding Property Taxes;

(p) "Hazardous Substance" means without limitation, contaminants, pollutants or other substances, products, materials or goods which are hazardous or dangerous to human, animal, or plant health or life or the environment, and, in particular, includes substances, products, materials or goods which are defined as hazardous substances or special waste in or pursuant to any law, regulation or order of any authority of competent jurisdiction;

(q) "Improvements" mean those improvements, structures, buildings, fixtures, equipment, and systems which now exist, or which may be constructed by the Tenant on the Land from time to time, including the heating, ventilating, air-conditioning, plumbing, electrical and mechanical systems and equipment;

(r) "Land" means that certain parcel, or those certain parcels of land, or any part thereof, described in Item 2 of the General Instrument Part 1;

(s) "Landlord" means the Person named in the General Instrument Part 1 as Transferor;

(t) "Lease" means the General Instrument Part 1 and these Express Charge Terms under Part 2;

(u) "Leasehold Interest" means the leasehold interest in and to the Property which the Tenant will acquire and hold by virtue of this Lease;

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(v) "Lender" means any Person who lends money to the Tenant against the security of a Mortgage, who qualifies as an "approved lender" as that term is defined in the National Housing Act of Canada, including CMHC;

(w) "Month" means a calendar month;

(x) "Mortgage" means a mortgage or other financing instrument which charges the Leasehold Interest to secure the payment by the Tenant of principal, interest and other charges under that mortgage or other financing instrument, together with security additional or collateral thereto;

(y) "Permitted Encumbrances" means those charges and encumbrances set forth in Schedule "A", and any other encumbrances which from time to time are approved in writing by the parties;

(z) "Person" means any association, society, corporation, individual, joint-stock company, joint venture, partnership, trustee, administrator, legal representative, unincorporated organization, or Statutory Authority;

(aa) "Plans and Specifications" mean all plans, drawings and specifications relating to the construction of the Improvements and any Alterations including architectural, structural, mechanical, electrical, and landscaping plans and specifications, and surveyors' certificates;

(bb) "Project" means construction and development of the Improvements on the Land;

(cc) "Property" means the Land and Improvements;

(dd) "Property Taxes" mean the aggregate of all taxes, charges, duties, assessments, rates, local improvement charges, school taxes, fees, levies or impositions, general or special, ordinary or extraordinary, now or hereafter during the Term, imposed, assessed, rated, charged, or levied by any Statutory Authority in respect of or against or relating to the Land, the Improvements, the Leasehold Interest, the business or undertaking of the Tenant, or the personal property of the Tenant located on the Land or in the Improvements, and including all amounts payable by the Landlord which are imposed by any Statutory Authority in substitution for all or any of the foregoing taxes, charges, duties, assessments, rates, local improvement charges, school taxes, fees, levies or impositions, all legal, accounting and other professional fees and disbursements payable by the Landlord in respect of any determination of any Property Taxes as a result of assessment, appeal, or judicial review and all penalties and interest charged on such taxes by reason of the Tenant's failure to pay when due, but excluding capital gains, income or profits or taxes charged against and payable by the Landlord and General Taxes;

(ee) "Rent" means the aggregate of Basic Rent and Additional Rent;

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(ff) "Specific Purpose" means the provision of affordable rental housing in all residential components of the Improvements and ancillary parking; ***[NTD: Specific Purpose to be confirmed.]***

(gg) "Statutory Authority" means any federal, provincial, regional, municipal, or other government, or authorized agency, department, or ministry thereof, which has jurisdiction with respect to any matter referred to in this Lease;

(hh) "Substantial Completion" means the completion of a designated part of the Alterations or Improvements constructed in accordance with this Lease, or the whole of such work, as applicable, to the extent that a certificate of completion is required to be issued pursuant to section 7 of the Builders Lien Act of British Columbia, or such future applicable law;

(ii) "Tenant" means the Person named in the General Instrument Part 1 as Transferee;

(jj) "Term" means the period commencing on the Commencement Date and ending 60 years after the date the certificate of occupancy is issued by the Statutory Authority for the Improvements; and

(kk) "Tri-Partite Agreement" means an agreement entered into among the Landlord, the Tenant and the Lender in substantially the same form as attached hereto as Schedule "B".

1.2. **Time.** Time is of the essence of this Lease. If either party expressly or impliedly waives this requirement, that party may reinstate it by delivering notice to the other party. If a time is specified in this Lease for observing or performing an obligation, such time will be then local Vancouver, British Columbia time.

1.3. **Governing Law.** This Lease will be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable therein.

1.4. **References.** In this Lease, words importing the singular include the plural and vice versa and words importing gender include all genders.

1.5. **Construction.** The division of this Lease into sections and the use of headings are for convenience of reference only and are not intended to govern, limit, or aid in the construction of any provision contained in this Lease. In all cases, the language in this Lease will be construed simply, according to its fair meaning, and not strictly for or against either party.

1.6. **No Limitation.** The word "including" when following any general statement, term, or matter is not to be construed to limit such general statement, term, or matter to the specific items set forth immediately following such word or to similar items whether or not non-limiting language such as "without limitation" or "but not limited to" or words of similar import is used with reference thereto, but

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rather such general statement, term, or matter is to be construed to refer to all other items that could reasonably fall within the broadest possible scope of such general statement, term, or matter.

1.7. **Validity of Provisions.** If a Court of competent jurisdiction finds that any provision contained in this Lease is invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect any other provisions of this Lease which will be construed as if such invalid, illegal, or unenforceable provision had never been contained therein and such other provisions will be enforceable to the fullest extent permitted at law or in equity.

1.8. **No Waiver.** No party will be deemed to have waived the exercise of any right that it holds under this Lease unless such waiver is made in writing. No waiver made with respect to any instance involving the exercise of any such right will be deemed to be a waiver with respect to any other instance involving the exercise of the right or with respect to any other such right. Failure by either party to exercise any of its rights, powers or remedies hereunder, or its delay to do so, will not constitute a waiver of those rights, powers or remedies.

1.9. **Survival.** The representations, warranties and covenants of the Landlord and the Tenant, including any indemnification provisions contained in this Lease, will continue throughout the Term and will survive the expiry or earlier termination of this Lease.

1.10. **Financial Terms.** All accounting terms not otherwise defined in this Lease have the meanings assigned to them, and all calculations to be made under this Lease are to be made in accordance with Canadian generally accepted accounting principles consistently applied.

1.11. **Approvals, Consents and Agreements.** Except as otherwise expressly set out in this Lease, where this Lease provides for any approval, consent, or agreement with respect to any matter:

(a) it must be obtained prior to any action being taken thereon;

(b) it must be requested and responded to in writing; and

(c) it must not be unreasonably withheld or delayed.

1.12. **Relationship.** Nothing in this Lease will create any relationship between the Landlord and Tenant except that of landlord and tenant.

1.13. **Statutes.** Any reference to a statute is to such statute and to the regulations made pursuant to such statute as such statute and regulations may at any time be amended or modified and in effect, and to any statute or regulations that may be passed that have the effect of supplementing or superseding such statute or regulations.

1.14. **Schedules.** The following schedules are attached to and form part of this Lease:

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Schedule "A"	Permitted Encumbrances
Schedule "B"	Tri-Partite Agreement

2. DEMISE AND TERM

2.1. **Demise.** In consideration of the Rent, covenants, agreements, and conditions herein to be paid, performed, or observed by the Tenant, the Landlord hereby demises and leases the Property to the Tenant, and the Tenant hereby accepts that demise and lease, subject to the covenants, agreements, and conditions herein set out.

2.2. **Term.** Subject to the terms and conditions of this Lease, the Tenant will be entitled to have and to hold the Property for the Term.

2.3. **Occupancy Prior to Commencement Date**. If the Tenant, with the consent of the Landlord, uses or occupies the Property during any period prior to the Commencement Date, the Tenant will comply with all of its obligations under this Lease during such period which are consistent with a licence to occupy the Property other than obligations with respect to the payment of Rent.

3. RENT

3.1. **Basic Rent.** The Tenant will pay to the Landlord, or as the Landlord may in writing direct, the Basic Rent on the Commencement Date.

3.2. **Additional Rent.** Additional Rent includes all money, whether or not designated as Additional Rent, including but not limited to General Taxes and Property Taxes, to be paid by the Tenant whether to the Landlord or otherwise under this Lease, and includes any money paid by the Landlord as a result of any default by the Tenant, save and except Basic Rent. The Tenant will pay Additional Rent to the Landlord on demand, except if other terms for payment are expressly stipulated in this Lease.

3.3. **Utilities.** The Tenant will pay to the Landlord, or to the appropriate Statutory Authority, or other Person entitled to receive payment, as and when due, all charges for gas, electricity, light, heat, power, water, telephone, and other utilities and services used in or supplied to the Property, and all installation and hook-up charges. The Tenant will pay all fines, penalties, interest, and costs arising from unpaid and overdue utility charges.

3.4. **Proof of Payment.** The Tenant will deliver to the Landlord, within 10 days after demand by the Landlord from time to time, receipts or other evidence of the payment of General Taxes, Property Taxes and utility charges, and of all other amounts due and owing by the Tenant from time to time in connection with the Property, the Project, the Lease or any Mortgage.

3.5. **Right to Contest.** Each of the Landlord and Tenant may contest or appeal in good faith the validity or amount of any Property Taxes, except that if the Tenant wishes to so contest or appeal:

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(a) the Tenant will deliver to the Landlord notice that it intends to do so;

(b) the Tenant will not withhold or delay payment of the Property Taxes which are being contested or appealed unless the Landlord consents; and

(c) the Tenant will pay its own cost of so contesting or appealing.

3.6. **Net Lease.** The Tenant will pay all Rent without any deduction, abatement, or set-off. Except as otherwise expressly set out herein, the Tenant will pay and discharge all costs, expenses, and outlays incurred in respect of the Project and the Property. Rent will be absolutely net to the Landlord.

3.7. **Irregular Periods.** If for any reason it becomes necessary to calculate Rent for irregular periods, an appropriate pro rata adjustment will be made on a daily basis as at the Commencement Date or the date of termination of the Term.

3.8. **Rent Accruing.** All Rent reserved herein will be deemed to accrue from day to day.

4. CONSTRUCTION OF IMPROVEMENTS

4.1. **Prerequisites to Construction.** Prior to commencing excavation in contemplation of the Project, the Tenant will submit to the Landlord, or will cause its contractor to submit to the Landlord for approval:

(a) Plans and Specifications which meet the lawful requirements of any Statutory Authority; and

(b) evidence that the insurance referred to in section 4.5 is in effect and that the premiums have been paid;

The Landlord will deliver to the Tenant, in a timely manner, a notice approving or refusing to approve the Plans and Specifications, and the evidence of insurance, provided that approval by the Landlord in no way makes the Landlord responsible for the Plans and Specifications, or the implementation thereof, the sole responsibility for which remains that of the Tenant. If the Landlord refuses to approve either of the foregoing, the Landlord will give reasons for such refusal, and the Tenant will make the necessary rectifications and re-submit such changes for approval promptly. The Tenant will not commence excavation or construction, as the case may be, until the Landlord has given all the approvals required pursuant to this section 4.1. The Landlord will approve the Plans and Specifications, and any amendments thereto, if they meet the lawful requirements of all Statutory Authorities.

4.2. **Construction Process**. The Tenant will:

(a) submit to the Landlord for approval any amendment to the Approved Plans and Specifications prior to implementing any such amendment during the course of construction, and any such amendment must meet the lawful requirements of any Statutory Authority, provided that such

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approval by the Landlord in no way makes the Landlord responsible for the amendment to the Approved Plans and Specifications or the implementation thereof, the sole responsibility for which remains that of the Tenant;

(b) cause all Improvements to be constructed continuously, diligently, and in a good and workmanlike manner, and in accordance with the Approved Plans and Specifications, all lawful requirements of any Statutory Authority, safety precautions and programs required under applicable construction safety legislation and general and accepted construction practice including adequate supervision;

(c) comply with the requirements of the Builders Lien Act of British Columbia;

(d) permit the Landlord, or its representatives, from time to time without unreasonably impeding construction, to visit the Property to inspect the progress of construction of the Improvements and the Project, and to inspect and test the materials being used and the work being done, and cause its contractors and consultants to co-operate with the Landlord or its representatives so as to allow them to conduct such inspections;

(e) cause to be promptly corrected all defects or variations in construction as reported by the Landlord or its representatives;

(f) keep the Landlord advised in a timely manner of the progress of construction of the Project and any delays thereto;

(g) upon request, provide the Landlord with a complete list of all contractors, subcontractors, suppliers, material men, consultants, engineers, architects and other Persons who have been retained by the Tenant and its contractors to perform the work in connection with the Project, together with the addressees of each of them;

(h) pay or cause to be paid when due all lawful claims of contractors, employees, labourers, suppliers, material men and consultants, and all wages, salaries, holiday pay, workers' compensation assessments, and other like charges, and deliver to the Landlord evidence of all such payments on request, except that the Tenant may contest in good faith the amount or validity of any lien in accordance with section 4.4;

(i) within 10 days after the date of Substantial Completion, deliver to the Landlord, or its representatives, a certificate signed by an Architect as described in section 7 of the Builders Lien Act certifying Substantial Completion of construction of the Project in accordance with the Approved Plans and Specifications; and

(j) cause the Project to be completed within 24 months of the Commencement Date, provided however that if construction is delayed by

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an event beyond the Tenant's reasonable control including any labour dispute, shortage of material or labour, transportation delay, act of God, pandemic or other like event commonly known as "force majeure", but not including lack of money, and provided further that the Tenant could not have avoided the delay by the exercise of reasonable effort or foresight, and the Tenant has used all reasonable efforts to overcome such delay, then the date for completion of the Project will be extended by such period of unavoidable delay, and within 10 days after the date of Substantial Completion of the Project, the Tenant will deliver to the Landlord:

(i) a certificate signed by an Architect certifying completion of construction of the Project in accordance with the Approved Plans and Specifications, and

(ii) evidence reasonably satisfactory to the Landlord that all unconditional occupancy and inspection permits required from any Statutory Authority in connection with the Improvements have been issued.

4.3. **Payment of Accounts.** The Tenant will pay as and when due all accounts for labour, services and material supplied to the Tenant or the Property.

4.4. **Liens.** The Tenant will not suffer or permit any lien claims to be filed against the title to the Land or the Leasehold Interest by reason of labour, services, or materials supplied or alleged to have been supplied to or for the benefit of the Tenant or the Project. If any lien claim is filed, the Tenant will obtain its discharge within 30 days after it comes to the Tenant's notice. If the Tenant wishes to contest in good faith the amount or validity of any lien claim and has so notified the Landlord, the Tenant may pay into Court the amount of the lien claim together with such costs as the Court may direct or to which the lien claimant may agree. If payment is made into Court, the Tenant may defer payment of the lien claim if it contests the claim with due diligence, and if neither the Land nor the Leasehold Interest becomes liable to forfeiture or sale. The Landlord may pay and discharge any lien claim if, in its reasonable judgment, the Land or the Leasehold Interest becomes liable to forfeiture or sale, or is otherwise in jeopardy. The Tenant will reimburse to the Landlord any amount paid by the Landlord in discharging a lien claim and the Landlord's reasonable expenses in connection therewith. The Tenant, on its own behalf and on behalf of the Landlord, will defend at its own expense all lien claims in any action brought for the enforcement of a lien claim.

4.5. **Insurance During Construction.** The Tenant will obtain, or will cause its contractor or contractors to obtain, prior to commencing site preparation or excavation, and will maintain, or will cause its contractor or contractors to maintain, until the insurance required pursuant to section 8 has been effected, insurance in accordance with GC 11.1 of "Standard Construction Document CCDC2 1994 issued by the Canadian Construction Documents Committee". The limits of the general liability insurance is not to be less than $10,000,000 per

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occurrence, with a deductible not exceeding $2,500, and such other insurance as the Landlord may reasonably require. The Landlord will be an insured party in all policies of insurance as its interest may appear.

4.6. **Particulars of Insurance.** All the provisions of section 8 which, in the Landlord's opinion are reasonably applicable, will apply to the insurance required pursuant to this section 4.

5. USE AND ENJOYMENT OF THE PROPERTY

5.1. **Use and Operation.** The Tenant will develop, use and occupy the Property only for the Specific Purpose and in accordance with the Contribution Agreement in effect from time to time. The Tenant will operate and manage the Property in a reputable and efficient manner as a prudent owner would do and in accordance with its obligations under this Lease and the Contribution Agreement.

5.2. **Nuisance.** The Tenant will not carry on, or suffer, or permit to be carried on, in or upon the Property, anything which is noisy, noxious or offensive, or which constitutes a nuisance or annoyance to the Landlord, or to any neighboring properties, or their owners or occupants, provided however that the occupation of the Property for the Specific Purpose in accordance with the terms of this Lease will not constitute a nuisance.

5.3. **Waste.** The Tenant will not commit, or suffer, or permit any wilful or voluntary waste, spoil, or destruction in or upon the Property.

5.4. **Acts Conflicting with Insurance.** The Tenant will not do or omit to do, or suffer or permit to be done or omitted to be done, anything, which may render void or voidable, or which may conflict with the requirements of any policy of insurance, including any regulations of fire insurance underwriters applicable to such policy, required under this Lease.

5.5. **Compliance with Laws.** The Tenant will comply with all lawful requirements now or hereafter imposed by every Statutory Authority, or by insurers, concerning the Tenant or the Property including the construction, repair, maintenance, operation, use, and occupancy of the Property, and also including all lawful requirements pertaining to the environment and its protection to be observed or performed by the Landlord or the Tenant.

5.6. **Quiet Enjoyment.** If the Tenant observes or performs its obligations as required by this Lease, the Tenant may peaceably hold and enjoy the Property during the Term without interruption or disturbance by the Landlord or any Person lawfully claiming under the Landlord.

6. DISPOSITIONS

6.1. **Assigning and Sub-Letting.** The Tenant will not assign its Leasehold Interest, in whole or in part, or sublet, transfer, or otherwise part with possession of its Leasehold Interest or any part thereof for the whole or part of the Term, except if

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the Landlord consents. The Landlord agrees that it will not unreasonably withhold its consent if the assignment is to a Person whose constating instruments preclude it from operating for profit, and that Person, in the Landlord's reasonable opinion, has the management skills necessary to operate the Project as a prudent owner would do.

(a)

The Tenant may sublet or otherwise part with possession of individual units in the Property to Eligible Occupants or to staff and other personnel who are required to operate and maintain the Property for the purposes of this Lease.

In the event of an assignment, subletting, transfer or other parting with possession other than to Eligible Occupants or to staff and other personnel as set forth above in this section 6.1, the Tenant will deliver to the Landlord, promptly after execution, a true copy of every permitted assignment, sublease, tenancy agreement, or other instrument evidencing a right of occupancy in respect of the Property, and of every modification thereof.

6.2. **Attornment.** If the Tenant assigns in whole or in part, sublets, transfers or otherwise parts with possession of its Leasehold Interest as permitted by section 6.1, other than in the case of a sublet or other parting with possession by the Tenant of individual units in the Property to Eligible Occupants or to staff and other personnel, then, concurrently therewith, the Tenant will cause the assignee, subtenant or occupant to deliver to the Landlord an agreement in form and substance reasonably satisfactory to the Landlord, whereby the assignee, subtenant or occupant will agree with the Landlord to observe or perform the Tenant's obligations under this Lease from and after the effective date of the assignment, sublease, or transfer for the remainder of the Term.

6.3. **Transfer of Property.** If the Landlord transfers any interest it has in the Property to any Person, or if any Person acquires that interest by virtue of foreclosure or other proceedings, the Tenant will attorn to such Person from and after the effective date of the transfer. Upon such attornment, this Lease will continue in full force and effect as a direct lease between the Tenant and such Person upon all the terms and conditions hereof, except that, after such attornment, such Person will not be liable for any act or omission of the Landlord prior to such attornment or subject to any offsets or defences which the Tenant might have had against the Landlord prior to such attornment, and the Landlord, without further written agreement, will be relieved of all liability for its obligations under the Lease which occurs or arises on or after the effective date of the transfer. Such attornment will take effect from and after the effective date of the transfer but the Tenant, upon request by the Landlord or any such Person, will execute and deliver to the Landlord or to any such Person, as the case may be, in a timely manner, an instrument evidencing such attornment in form and substance reasonably satisfactory to such Person.

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6.4. **Tenant Encumbrances.** Except for the Permitted Encumbrances and a mortgage and assignment of rents of the Leasehold Interest in favour of CMHC, the Tenant will not mortgage, charge, encumber, or pledge its Leasehold Interest except that the Tenant may with the prior written consent of the Landlord grant a Mortgage and security collateral thereto to a Lender.

6.5. **Tri-Partite Agreement.** If and whenever a Mortgage is granted, the Landlord and the Tenant will execute and deliver to the Lender a Tri-Partite Agreement.

6.6. **Lender's Agreement.** At the request of any Lender, the Landlord and the Tenant will execute and deliver to the Lender an agreement among the Landlord, the Tenant and the Lender, in form and substance satisfactory to the Lender and the Landlord, each acting reasonably, and which will be binding and enforceable against the Landlord, the Tenant and the Lender, whereby the Landlord and the Tenant will be bound to pay, perform and observe their respective covenants, agreements and conditions contained in the Lease in favour of the Lender.

6.7. **Subordination.** At the Landlord's request, the Tenant will subordinate and postpone its Leasehold Interest and this Lease to all mortgages, deeds of trust and mortgage, debentures and other security which, from time to time, may charge or affect the Property and to all renewals, modifications, consolidations, replacements and extensions thereof, to the extent that all or any of the foregoing will have priority over the Leasehold Interest and this Lease despite the respective dates of execution or registration. At the Landlord's request, the Tenant will execute and promptly deliver to the Landlord a document confirming such subordination and priority, in form and substance reasonably satisfactory to the Landlord. The Tenant will not be obliged to subordinate and postpone its Leasehold Interest and this Lease except if the holder of the security who is requesting same assures to the Tenant quiet enjoyment under this Lease in accordance with its terms unless and until an event of default set out in section 11.3 occurs which entitles the Landlord to exercise its rights and remedies under section 11.

7. REPAIRS, MAINTENANCE, AND ALTERATIONS

7.1. **Repair and Maintenance.** The Landlord will not be obliged to repair, maintain, replace, or alter the Improvements or to supply any services or utilities to them, except as otherwise agreed by the parties in writing. The Tenant will repair and maintain as required the Improvements, including all equipment, fixtures, machinery and other facilities in, upon, or about the Improvements, commensurate with the condition in which a prudent owner would keep a development similar to the Property, excepting reasonable wear and tear, and whether such repair and maintenance is interior or exterior, ordinary or extra-ordinary, foreseen or unforeseen, except for repairs from which the Tenant has been released pursuant to sections 10.3 and 10.4. All repairs will be to a standard at least substantially equal in quality of material and workmanship to the original work and material in the Improvements. If any repair is estimated to cost more than $100,000, the Tenant will comply with the requirements of section 4 to the

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extent that they are, or the Landlord considers them to be, reasonably applicable to the repairs.

7.2. **Repair according to notice.** Without restricting the Tenant's obligation to repair and maintain the Improvements pursuant to section 7.1, the Tenant, promptly upon notice by the Landlord, will repair and maintain the Improvements as required by section 7.1.

7.3. **Inspection.** The Landlord or its representatives may enter upon the Property at any reasonable time, and at any time in case of emergency, to examine the condition of the Improvements.

7.4. **Repair responsibilities.** If at any time during the Term the Tenant fails to maintain the Improvements pursuant to section 7.1, the Landlord may, but will not be obligated to make such repairs but only after giving the Tenant seven day's written notice of its intention to do so, except in the case of an emergency when no notice to the Tenant is required. In making such repairs, the Landlord will act reasonably so as to minimize the disruption to the Eligible Occupants. The Tenant will on demand reimburse any amount paid by the Landlord in making such repairs to the Improvements to the Landlord.

7.5. **Sidewalks.** The Tenant will keep the sidewalks adjacent to the Property clean from rubbish, ice, and snow, and free from obstruction as a prudent owner would do and in accordance with the lawful requirements of any Statutory Authority.

7.6. **Alterations.** The Tenant will not make, or suffer or permit to be made, any Alterations, except if:

(a) the Tenant is not then in default in observing or performing its obligations under this Lease and no Event of Insolvency then exists;

(b) the Alterations would not materially change the design or operation of the Project and the Tenant obtains the Landlord's consent to the Alterations;

(c) the Tenant complies with the requirements of section 4 to the extent that they are, or the Landlord considers them to be, reasonably applicable to the Alterations; and

(d) the Tenant completes the Alterations in a timely manner.

7.7. **Demolition of Existing Improvements.** The Tenant, with the prior written consent of the Landlord, may at any time during the Term, upon giving 120 days prior written notice to the Landlord, elect to demolish the Improvements. If the Landlord consent to the demolition of the Improvements, the consents will include the following conditions:

(a) if the Improvements are to be replaced, the new Improvements will have a value of not less than the full insurable value of the Improvements being

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demolished and will be constructed in accordance with the requirements of this Lease; or

(b) if the Improvements are not to be replaced, to return the Property to a safe, clean and sanitary condition and free of all Hazardous Substances, provided that upon receipt by the Landlord of the 120 day notice setting out the Tenant's intention to so demolish, the Landlord may, within 60 days of receiving such notice, require that the Tenant execute a surrender of the Lease without payment of any compensation by the Landlord to the Tenant for such surrender, and in such event the Tenant will not demolish the existing Improvements.

8. INSURANCE

8.1. **Insurance.** The Tenant will, at its expense, obtain and will, at its expense, maintain throughout the Term:

(a) insurance protecting the Landlord (including the Landlord's employees and agents) and the Tenant against claims for personal injury, death, property damage or loss or third party or other public liability claims arising from any accident or occurrence in, on or about the Property to an amount of at least $10,000,000 inclusive for any one occurrence or such greater amount as the Landlord, from time to time, may reasonably require;

(b) insurance, calculated on a replacement cost basis, upon the full insurable value of the Improvements in the names of the Landlord, the Tenant, and any Lender, as their interests may appear, and protecting all of them from loss or damage caused by fire and other perils, including earthquake and flood, as may from time to time be included in a standard form "All Risks" insurance policy generally available in British Columbia;

(c) if applicable, broad comprehensive boiler and machinery insurance, in the names of the Landlord, the Tenant, and any Lender, as their interests may appear, covering all boilers and pressure vessels on the Property, and also covering loss or damage caused by rupture of steam pipes, in such amount as a prudent owner of a project similar to the Property would obtain or in such greater amount as the Landlord, from time to time, may reasonably require; and

(d) such other insurance as the Landlord may reasonably require from time to time, provided that nothing herein affects the Tenant's responsibility for obtaining and maintaining in force insurance, in addition to any insurance described in this section 8, that a prudent owner of a similar project being used for a similar Specific Purpose would obtain and maintain in force.

8.2. **Insurance Requirements.** The Tenant will ensure that the following provisions will govern the insurance referred to in section 8.1, and will comply with the following requirements with regard to such insurance:

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(a) the policies for such insurance will provide that the policies cannot be cancelled, terminated or materially amended, except if the insurer delivers to the Landlord at least 30 days' prior written notice of its intention to cancel, terminate or materially change the policy;

(b) such policies will insure the interests of and protect the Landlord and the Tenant, notwithstanding any act, omission or negligence of the Landlord or the Tenant, which might otherwise result in the forfeiture or invalidity of such policies or any of them;

(c) all policies of public liability insurance will be written to cover the Landlord and Tenant and will provide that each Person insured under such policy or policies will be insured in the same manner and to the same extent as if individual policies had been issued to each Person;

(d) contain a cross liability clause and a waiver of subrogation in favour of the Landlord;

(e) such policies will be written by insurers on terms and conditions, reasonably satisfactory to the Landlord;

(f) such policies will be primary and will not require contribution or be in excess of any other insurance available to the Landlord or the additional named insured(s);

(g) the Tenant will deliver to the Landlord certified copies of such policies or renewals thereof as soon as reasonably possible after the Tenant has acquired such policies or renewals thereof, as the case may be;

(h) the Tenant will notify the Landlord immediately of any circumstance known to the Tenant which might materially affect the coverage under any such policies; and

(i) such policies may provide that the amount payable in the event of any loss will be reduced by a deductible in an amount acceptable to the Landlord. The Tenant will be a co-insurer to the extent of the amount so deducted from the insurance proceeds paid in the event of any loss, and for the purposes of section 10, such amount will be included as part of the insurance proceeds payable and paid.

8.3. **Landlord May Obtain Insurance.** The Tenant will pay or cause to be paid all of the premiums under the policies of insurance referred to in this section 8 as they become due and payable, and upon default of payment by the Tenant, the Landlord may pay the same and add the amount so paid to the Additional Rent.

8.4. **Workers' Compensation.** At all times during the Term, the Tenant will, at its own expense, obtain and maintain, or cause to be obtained and maintained, workers' compensation coverage in respect of all workers, employees and other Persons engaged in any work in or upon the Property, non-payment of which

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would create a lien claim against the Property or the Leasehold Interest or would contravene the Workers' Compensation Act of British Columbia.

8.5. **No Representation.** The Tenant acknowledges that any requirement or advice by the Landlord as to the amount of coverage under any policy of insurance will not constitute a representation by the Landlord that the amount required is adequate and, without limiting the generality of section 8.2(f) the Tenant acknowledges and agrees that it is solely responsible for obtaining and maintaining policies of insurance in adequate amounts pursuant to this Lease.

8.6. **Release from Liability for Insured Loss or Damage**. The Tenant hereby releases the Landlord and its personnel, whether or not the Landlord and their respective personnel have been negligent from any and all liability for loss or damage caused by any of the perils against which the Tenant will have insured or is obligated to insure pursuant to the terms of this Lease or any applicable law, the intent being that the Tenant's policies of insurance will contain a waiver of subrogation in favour of the Landlord.

9. INDEMNITY

9.1. **Non-liability of Landlord.** The Landlord will not be liable or responsible in any way, and the Tenant hereby releases the Landlord, for any personal injury that may be sustained by the Tenant or other Person in or about the Property, or on the sidewalks or lanes adjacent thereto, or for any loss of or damage or injury to property belonging to or in the possession of the Tenant or other Person in or about the Property, or for any injury, loss, or damage to person or property caused by smoke, steam, water, ice, rain, snow, or fumes which may leak, issue, or flow into, through or from the Improvements or from the sprinkler system, drainage or smoke pipes or plumbing therein or from any other place or quarter or caused by or attributable to the condition or arrangement of any electrical or other wiring or the air-conditioning equipment.

9.2. **Indemnity.** Except for the negligence or other wrongful act of the Landlord or its employees, agents or contractors, the Tenant will indemnify and save harmless the Landlord from all loss, damage, liabilities, costs, claims, suits, or actions, including fees of solicitors and other professional advisors, in connection with or arising out of:

(a) any breach by the Tenant in observing or performing any of its obligations under this Lease; and

(b) any personal injury, death or property damage or third party or public liability claims arising from any accident or occurrence on or about the Property or on the sidewalks, lanes or streets adjacent thereto, or happening by virtue of the Tenant's or any Person's use of the Improvements or occupation of the Property, or otherwise.

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10. DAMAGE OR DESTRUCTION

10.1. **No Abatement.** Subject to sections 10.3 and 10.4 the damage or destruction of the Improvements will not entitle the Tenant to any abatement or reduction of Rent.

10.2. **Notice of Damage or Destruction.** If and whenever the Improvements are damaged or destroyed, the Tenant will give the Landlord immediate notice thereof.

10.3. **Termination-No Mortgage.** If, in the opinion of a professional engineer or architect appointed by the Landlord, who is at arm's-length from the Landlord, the Improvements are damaged or destroyed in excess of 25% of their value during the last five years of the Term, the Tenant may, within 30 days after receipt of the opinion of the professional engineer or architect, deliver written notice to the Landlord that the Tenant elects not to repair or replace the Improvements. If the Tenant delivers such notice, this Lease will be deemed to be terminated on the 60th day after the Date of Damage or Destruction. In such case, the Landlord and Tenant will apply, or permit to be applied, the proceeds of the insurance referred to in section 8.1 as follows:

(a) first, to pay the cost of demolishing the Improvements and removing from the Property all debris and waste, and of restoring the Property to a safe, neat, and level condition;

(b) second, to pay all Rent owing as at the termination date of the Lease, and

(c) third, the balance, to be apportioned between the Landlord and Tenant and paid as follows:

(i) to the Landlord a sum which bears to such balance the same ratio as the expired portion of the Term as at the Date of Damage or Destruction bears to the whole Term; and

(ii) to the Tenant a sum which bears to such balance the same ratio as the unexpired portion of the Term from and after the Date of Damage or Destruction bears to the whole Term.

10.4. **Termination-Mortgage.** If, in the opinion of a professional engineer or architect appointed by the Landlord, who is at arm's-length from the Landlord, the Improvements are damaged or destroyed in excess of 25% of their value during the last five years of the Term, the Tenant may, within 30 days after receipt of the opinion of the professional engineer or architect, deliver to the Landlord written notice that the Tenant elects not to repair or replace the Improvements. If the Tenant delivers such notice, this Lease will be deemed to be terminated on the 60th day after the Date of Damage or Destruction. In such case, the Landlord and the Tenant will apply, or permit to be applied, and the Tenant will cause the Lender to apply or permit to be applied, the proceeds of the insurance referred to in section 8.1 to:

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(a) first, to pay to the Lender the balance of principal, interest and other charges owing under the Mortgage;

(b) second, to pay the cost of demolishing the Improvements and removing from the Property all debris and waste, and of restoring the Property to a safe, neat, and level condition;

(c) third, to pay all Rent owing as at the termination date;

(d) fourth, the balance, to be apportioned between the Landlord and the Tenant and paid as follows:

(i) to the Landlord a sum which bears to such balance the same ratio as the expired portion of the Term as at the Date of Damage or Destruction bears to the whole Term, and

(ii) to the Tenant, a sum which bears to such balance the same ratio as the unexpired portion of the Term from and after the Date of Damage or Destruction bears to the whole Term.

10.5. **Restoring Land.** If the Tenant gives a notice of termination pursuant to section 10.3 or section 10.4, the Tenant will, at its sole cost, demolish the Improvements, including the foundations, and promptly restore the Land, in a good and workmanlike manner, in accordance with the lawful requirements of any Statutory Authority, and to the reasonable satisfaction of the Landlord. In doing so, the Tenant will comply with the requirements of section 4 to the extent that they are, or the Landlord considers them to be, reasonably applicable.

10.6. **Repairing or Replacing Improvements.** If the Lease is not terminated pursuant to sections 10.3 or 10.4, the Tenant will proceed promptly to repair or replace the Improvements:

(a) in compliance with the requirements of section 4 to the extent that they are, or the Landlord considers them to be, reasonably applicable, except that the Landlord will reasonably determine the time for Substantial Completion; and

(b) to the similar condition as existed prior to the occurrence of such damage or destruction, having comparable value and character, provided that the new Improvements will yield, on the basis of reasonable calculation and expectation, the most profitable and efficient return from their use and occupation, taking into account the Specific Purpose.

10.7. **Payment of Insurance Proceeds.** Forthwith after the Date of Damage or Destruction, the Tenant will deliver to the Landlord an irrevocable order, in form and substance reasonably satisfactory to the Landlord, authorizing the insurer(s) to pay all of the insurance proceeds resulting from the damage or destruction to the Landlord, except if any Lender requires that such proceeds be paid to it and delivers to the Landlord an acknowledgment, in form and substance reasonably

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satisfactory to the Landlord, and which will be binding and enforceable against the Lender, that the Lender will use and disburse such proceeds only in accordance with this section 10.

10.8. **Use of Proceeds**. The Landlord or the Lender, as the case may be, will pay to the Tenant from time to time out of the insurance proceeds such sums as the Tenant may require to comply with sections 10.5 or 10.6, as the case may be, in accordance with such terms and conditions as the Landlord or the Lender, as the case may be, may reasonably require.

11. DEFAULTS AND REMEDIES

11.1. **Interest and Costs.** The Tenant will pay to the Landlord interest on any Rent in arrears from the date such Rent was due until it is paid, at the rate of interest prescribed from time to time under the Land Act of British Columbia and the regulations made pursuant thereto, in respect of money payable under this Lease that is not paid on the due date until such arrears are fully paid and satisfied.

11.2. **Landlord's Right to Perform Covenants.** If the Tenant fails to observe or perform any obligation under this Lease, including any obligation to pay Additional Rent, the Landlord may observe or perform such obligation without waiving or releasing the Tenant from its obligation to do so, and without limiting or abrogating any other right or remedy it may have. In order to do so, the Landlord may enter upon the Property and no entry for the purpose of curing a default will be deemed to be a forfeiture or termination of this Lease. The Tenant will pay to the Landlord all sums paid or costs incurred by the Landlord in so observing or performing, together with interest thereon at the rate referred to in section 11.1 from the date each such payment was made or each such cost was incurred by the Landlord plus an administration fee equal to 10% of each such cost. The Landlord will not be liable to the Tenant for any inconvenience, disturbance or other damage resulting from the Landlord's observance or performance of any of the Tenant's obligations.

11.3. **Events of Default.** If and whenever:

(a) the Tenant defaults in its obligation to pay any Rent and such default continues for 30 days after the Landlord delivers notice of the default to the Tenant;

(b) the Tenant defaults in observing or performing any other obligation under this Lease, and such default continues for 60 days after the Landlord delivers to the Tenant notice of the default, except that if the default, by its nature, requires more than 60 days to cure, the Tenant may have such further time to rectify the default as the Landlord considers reasonable so long as the Tenant begins to rectify promptly and thereafter proceeds with all due diligence;

(c) the Tenant defaults in observing or performing any of its obligations under the Contribution Agreement, and such default continues for 60 days after

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CMHC delivers to the Tenant and the Landlord notice of the default, except that if the default, by its nature, requires more than sixty days to cure, the Tenant may have such further time to rectify the default as CMHC considers reasonable so long as the Tenant begins to rectify promptly and thereafter proceeds with all due diligence;

(d) an Event of Insolvency occurs;

(e) the Property is vacated, is used by a person who is not entitled to use the Property, or the Property is not used for the Specific Purpose; or

(f) the Tenant defaults in observing or performing any obligation contained in any charge or encumbrance registered against the title to the Property, to which the Tenant has agreed to observe or perform;

then, and in every such case, it will be lawful for the Landlord without notice to the Tenant, to immediately re-enter into and upon the Property, or any part thereof in the name of the whole, whereupon, but subject to the rights of a Lender set out in section 14 hereof, this Lease will terminate immediately. Such termination will be wholly without prejudice to the Landlord's right to recover arrears of Rent or damages for any antecedent breach of covenant by the Tenant, and the Landlord may subsequently recover from the Tenant all losses, damages, costs, including legal costs, and expenses the Landlord suffers by reason of the Lease having been prematurely terminated.

11.4. **Re-Letting.** If any event of default set out in section 11.3 occurs, the Landlord, in addition to its other rights hereby reserved, may enter the Property as agent of the Tenant, either by using force or otherwise, without being liable for any prosecution therefor, and without terminating this Lease, and, on notice to the Tenant, may re-let or sublet, as the Tenant's agent, the Property or any part thereof and may apply the proceeds of that re-letting or subletting on account of Rent due or in satisfaction of the breach of any covenant or agreement herein contained, and the Tenant will remain liable for the deficiency, if any, together with the Landlord's reasonable expenses of retaking and re-letting, including legal fees, and the Landlord will nevertheless be entitled to recover from the Tenant, Rent due for the remainder of the Term in the event the Landlord has not so re-let, or, if the Landlord has re-let, may recover from the Tenant the difference in Rent payable by any new tenant of the Property for the balance of the Term and that required to be paid by the Tenant under this Lease for the balance of the Term, and the Tenant agrees to pay promptly on demand any amount as so determined.

11.5. **Distress.** The Landlord may levy distress upon the personal property of the Tenant for Rent in arrears, and, in case of removal by the Tenant of any personal property from the Property after any default by the Tenant, may follow such personal property notwithstanding any statute, by-law, regulation, or order of any Statutory Authority. The Tenant waives and renounces the benefit of any present or future legislation purporting to limit or qualify the Landlord's right to distrain.

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11.6. **Remedies Cumulative.** The exercise of any specific right or remedy by the Landlord will not prejudice or preclude the Landlord from exercising any other right or remedy in respect thereof, whether allowed at law or in equity or expressly provided for in this Lease. No such remedy will be exclusive or dependent upon any other such remedy, but the Landlord may from time to time exercise any one or more of such remedies independently or in combination. All remedies are cumulative. The Landlord may apply to restrain by injunction any breach by the Tenant in observing or performing its obligations under this Lease.

11.7. **Waiver Re-Entry.** The Tenant hereby waives any present or future requirement that notice of the Landlord's intention to re-enter the Property be served or that the Landlord commence legal proceedings in order to re-enter the Property.

11.8. **Condoning.** Any condoning, excusing, or overlooking by the Landlord of any default by the Tenant in observing or performing its obligations under this Lease will not operate as a waiver of, or affect or defeat, the Landlord's rights in respect of any subsequent default.

12. IMPROVEMENTS

12.1. **Ownership.** The Improvements are to form part of the Property and are not to be considered the separate property of the Tenant and will become the absolute property of the Landlord upon the termination of the Lease, free and clear from all liens, charges, encumbrances, equities, or claims of the Tenant or any Person claiming under the Tenant.

13. SURRENDER OF LEASE

13.1. **Surrender.** The Tenant will peaceably surrender this Lease and its Leasehold Interest, and deliver possession of the Property to the Landlord at the expiry or earlier termination of the Term in accordance with its obligations hereunder, in a state of good repair pursuant to section 7 hereof. If this Lease is registered, the Tenant will deliver to the Landlord, in a timely manner, upon the request of the Landlord, a discharge of this Lease in registrable form.

13.2. **Removal of Personal Property.** Upon the expiry or earlier termination of the Term, and if the Tenant is not then in default, the Tenant may remove from the Property all of the Tenants' personal property. The Tenant will repair any damage to the Improvements resulting from the Tenant's removal of its personal property.

14. RIGHTS OF LENDER

14.1. **Notice of Mortgage.** Within seven days after a Mortgage permitted under section 6.4 is granted, the Tenant will deliver to the Landlord a true copy of that Mortgage.

14.2. **No Surrender or Modification of Lease.** The Landlord will not accept the surrender of, modify, or agree to accept the surrender of or modification of this Lease, except with the prior written consent of the Lender.

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14.3. **Notice of Default.** The Landlord will not terminate this Lease or re-enter upon the Property, unless:

(a) the Landlord first delivers to the Lender written notice of the default entitling the Landlord to so re-enter or terminate the Lease and specifying, in reasonable detail, the nature of the default;

(b) the Lender fails to cure the Tenant's default within 45 days after the date of receipt of notice or within such further period as may be reasonable, having regard to the nature of the default or event, so long as the Lender commences to cure promptly and thereafter continues diligently; or

(c) the Lender does not proceed under, or comply with, section 14.6.

14.4. **Possession.** If the default is of such nature that the Lender must be in possession of the Property in order to cure, then the period of 45 days referred to in section 14.3(b) will be extended to include the period of time required by the Lender to obtain such possession with due diligence, so long as during such extended period all the Tenant's other obligations under this Lease are being duly observed or performed.

14.5. **Acceptance of Performance.** The Landlord will accept observance or performance by the Lender of any of the Tenant's obligations as having the same force and effect as though observed or performed by the Tenant.

14.6. **Realization.** If the Lender commences foreclosure or other realization proceedings under its Mortgage, the Landlord will not terminate this Lease or re-enter upon the Property if:

(a) within the 45 day period referred to in section 14.3(b), as the case may be, the Lender delivers to the Landlord written notice that it has commenced such proceedings;

(b) except for an Event of Insolvency or other default or event which, by its nature, is incurable, the Lender cures all defaults or events as required by section 14.3(b) and, during the course of such proceedings, observes or performs, or causes to be observed or performed, the Tenant's obligations under this Lease; and

(c) the Lender diligently prosecutes such proceedings to a conclusion.

14.7. **Foreclosure.** If the Lender, by foreclosure or otherwise, acquires or intends to assign or sublet the Leasehold Interest, the Lender, assignee or subtenant will not be obliged to observe or perform the Tenant's obligations under sections 5.1 or 6.4, so long as the Lender's assignee or subtenant is a not for profit organization but will otherwise comply with all the Tenant's other obligations under this Lease. For certainty, the restrictions on use contained in any housing agreement that is registered on title prior to the Lease will apply to the Lender and any assignee or subtenant. If the Lender, assignee or subtenant elects not to comply

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with sections 5.1 and 6.4, the Landlord may deliver to the Lender within 60 days thereafter written notice electing to terminate this Lease at the end of such 60 day period. If the Landlord so elects, it will either:

(a) pay to the Lender, on the termination date, the amount secured by the Mortgage; or

(b) grant to the Lender, as a condition of the termination of the Lease, a non-recourse mortgage in the principal amount equal to the amount secured by the Mortgage, which non-recourse mortgage will charge the Landlord's fee simple interest in the Property in priority to all other financial charges and otherwise on the same terms and conditions as the Mortgage with such amendments as are required to have the non-recourse mortgage charge the fee simple interest of the Landlord in the Property rather than the Leasehold Interest.

14.8. **Limited Recourse.** If the Lender forecloses on the Leasehold Interest, or if the Lender assigns this Lease to another Person in the course of realization proceedings, in accordance with the requirements of this Lease, the Lender will deliver to the Landlord, concurrently with the effective date of any such foreclosure or assignment, a copy of the instrument of foreclosure or assignment and a binding and enforceable agreement whereby the Lender or the assignee, as the case may be, agrees with the Landlord, from and after the effective date of the foreclosure or assignment, to attorn as tenant to the Landlord and to be bound by the Tenant's obligations under the Lease except as otherwise set out in section 14.7. Upon delivery of such assignment of the Lease by the Lender to the Landlord, the Lender will be released from all liability for the observance or performance of the Tenant's obligations under the Lease except for uncured defaults during such time as the Lender was tenant under the Lease provided that the assignee agrees to be bound by the terms of the Lease. The Landlord will consent to any such instrument or assignment if the Lender has cured, or caused to be cured, all defaults of the Tenant under the Lease.

14.9. **CMHC.** If a Lender other than CMHC forecloses on the Leasehold Interest and assigns the Leasehold Interest to CMHC, then so long as CMHC remains in possession of the Land it will be deemed to be a Lender for the purposes of this section 14. If a Lender other than CMHC assigns the Leasehold Interest to CMHC or if CMHC is the Lender, CMHC will not be bound by any provisions of this section 14 which contravene CMHC's requirements with respect to insured loans. If CMHC is the Lender, CMHC will not be bound by the insurance requirements set out in sections 8.1 or 8.1 during such time as it holds the Leasehold Interest after a foreclosure.

14.10. **Priority.** If there is more than one Lender, the rights granted to each of them by the Landlord pursuant to this section 14 will be deemed granted to each of them in order of the priority in the land title office of the registered security of each of them.

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15. ARBITRATION

15.1. **Arbitration Process.** If and whenever any dispute arises between the Landlord and the Tenant concerning anything regarding this Lease, including the interpretation or enforceability of any provision, or the rights or obligations of either the Landlord or the Tenant, the Landlord and the Tenant agree to submit that dispute to arbitration before a single arbitrator in the following manner and according to the following rules:

(a) one party may deliver notice to the other party setting out the nature of the dispute;

(b) the Landlord and the Tenant will agree on the appointment of the single arbitrator within 30 days of the notice being delivered pursuant to section 15.1(a);

(c) the single arbitrator will be at arm's-length from the Landlord and the Tenant and the Landlord and the Tenant will instruct the single arbitrator to reach their decision fairly and without bias toward or against either party;

(d) the single arbitrator will be governed by the provisions of the Arbitration Act of British Columbia and, within 30 days after the date of appointment, will reach a decision on the dispute and will deliver notice of that decision to the Landlord and the Tenant;

(e) the decision of the single arbitrator will be conclusive and binding on the Landlord and Tenant;

(f) the Landlord and Tenant will bear the costs of arbitration equally or as determined by the single arbitrator, as the case may be; and

(g) if the Landlord and the Tenant fail to agree on the appointment of the single arbitrator within 30 days of the notice being delivered pursuant to section 15.1(a), the single arbitrator will be appointed in accordance with the provisions of the Arbitration Act of British Columbia.

If a Lender holds a Mortgage of the Tenant's leasehold interest in the Land, any notice of a dispute delivered pursuant to this section 15.1 by one party to the other party will be given at the same time to the Lender if it has specified an address for notice, and the Lender so notified will be given a reasonable opportunity by the parties to participate in the arbitration proceedings if it considers such proceedings may affect the Mortgage security.

16. HAZARDOUS SUBSTANCES

16.1. **Acceptance of the Land.** The Tenant has leased the Land after examining it and the Tenant takes possession of the Land on an "as is" basis and agrees that the Landlord has not made any representations, warranties, covenants and agreements

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with respect to the condition of the Land, the suitability of the Land for the Tenant's intended use or any use whatsoever, and in particular and without limiting the generality of the foregoing, as to the environmental condition of the Land.

16.2. **Indemnity.** The Tenant will indemnify and save harmless the Landlord, its officers, employees, agents, successors and assigns from any and all liabilities, actions, damages, claims, losses, costs and expenses whatsoever including, without limitation, the full amount of all reasonable legal fees, costs, charges and expenses and the reasonable costs of removal, treatment, storage and disposal of any Hazardous Substance and remediation of the Property which may be paid by, incurred by or asserted against the Landlord, its officers, employees, agents, successors or assigns as a direct or indirect result of the presence of any Hazardous Substance on, in or under, or the escape, seepage, leakage, spillage, discharge, emission or other release of any Hazardous Substance from any part of the Property to the extent caused by any act or omission of the Tenant, its employees, agents, contractors, invitees, licensees or subtenants from any part of the Property, into the environment including, without limitation, into or upon any real property, the atmosphere or any water course or body of water. This agreement to indemnify will continue in force so long as the possibility of such liability, loss, claim or damage exists.

16.3. **Not to Permit Hazardous Substances.** The Tenant will not bring onto the Property, or suffer or permit to be brought onto the Property, any Hazardous Substance, and the Tenant hereby assumes all duties or obligations, including the costs in connection therewith, pursuant to the lawful requirements of any Statutory Authority for any remedial action for any Hazardous Substance found in, on or under the Property.

16.4. **Removal of Hazardous Substances.** If any Hazardous Substance is found in, on or under the Property, the Tenant will:

(a) give the Landlord immediate notice, and thereafter give the Landlord from time to time notice of the extent and nature of the Tenant's compliance with the provisions of this section 16.4;

(b) promptly remove from the Property any such Hazardous Substance in a manner which conforms with the lawful requirements of any Statutory Authority pertaining to the removal and movement of same;

(c) if requested by the Landlord, obtain from an independent consultant approved by the Landlord verification of the complete and proper removal of the Hazardous Substance or, if such is not the case, a report as to the extent and nature of any failure to comply with the foregoing provisions; and

(d) remedy, to the reasonable satisfaction of the Landlord, any damage to the Property caused by the presence of any Hazardous Substance or the

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Tenant's compliance with lawful statutory requirements with regard thereto.

16.5. **Exclusive Property of Tenant.** If the Tenant brings or creates upon or under the Property any Hazardous Substance, or suffers or permits such, then, notwithstanding any rule of law or equity to the contrary, such Hazardous Substance will be and remain the sole and exclusive property of the Tenant, and will not become the property of the Landlord, notwithstanding the degree of affixation of the Hazardous Substance or the goods containing the Hazardous Substance, and notwithstanding the expiry or earlier termination of this Lease.

16.6. **Inspection of the Property.** Upon giving notice to the Tenant, the Landlord or its representative may enter upon the Property to inspect the same if the Landlord has reason to believe that Hazardous Substances may be in, on or under the Property, but in so doing the Landlord will act reasonably to minimize the disruption to the Eligible Occupants. Without in any way limiting the generality of the foregoing, the Landlord or its representative may enter upon the Property to conduct any environmental testing, site assessment, investigation or study deemed necessary by the Landlord, and the reasonable cost of such testing, assessment, investigation or study, as the case may be, will be payable by the Tenant forthwith and will be a charge upon the Property if such investigation finds that the Tenant is in breach of its duties or obligations under this section 16.

17. GENERAL PROVISIONS

17.1. **Sale or Lease.** The Landlord or its representative may enter on the Land at any reasonable time during normal business hours to display the Property for sale, and during the last two years of the Term, to display the Property for lease.

17.2. **Notices.** Unless otherwise specified, each notice to a party must be given in writing and delivered personally, or by courier to the parties as follows:

If to the Landlord at:

Capital Regional District
625 Fisgard Street
PO Box 1000
Victoria, BC V8W 2S6
Attention: ♦

If to the Tenant at:

Capital Region Housing Corporation
631 Fisgard Street
Victoria, BC V8W 1R7
Attention: ♦

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or to any other address or person that the party designates. Any notice, if delivered personally or by courier, will be deemed to have been given when actually received.

17.3. **Overholding.** If with the Landlord's consent, the Tenant remains in possession of the Property after the expiry or earlier termination of the Term, the Tenant will be deemed to be occupying the Property on a month to month tenancy, at a monthly basic rent as stipulated in the Landlord's consent to the overholding. Either the Landlord or the Tenant may terminate such month-to-month tenancy on the last day of any month by delivery of at least one month's notice of termination to the other. If, without the Landlord's consent the Tenant remains in possession of the Property after the expiry or earlier termination of the Term, the Tenant will be deemed to be occupying the Property upon a tenancy at sufferance only, at a monthly basic rent stipulated by the Landlord and which may apply retroactively to the day following the end of the Term. The Landlord may terminate such tenancy at sufferance at any time by delivery of notice to the Tenant. Nothing contained in this section 17.3 will be construed so as to limit or impair or constitute a waiver of the Landlord's rights and remedies under section 11 or at law or in equity.

17.4. **Payments after Termination.** No payment of money by the Tenant to the Landlord after the expiry or earlier termination of the Term or after the Landlord has given any notice to the Tenant, will reinstate, continue, or extend the Term or render ineffective any notice given by the Landlord to the Tenant prior to the payment of such money. After the service of notice or the commencement of a suit, or after final judgment granting the Landlord possession of the Property, the Landlord may collect and receive any Rent due under the Lease, and the payment thereof will not render ineffective any notice, or in any manner affect any pending suit or any judgment previously obtained.

17.5. **No Merger.** At the Landlord's option, the voluntary or other surrender or termination of this Lease will either have the effect of terminating all or any subleases or other rights of occupancy or of assigning to the Landlord all the Tenant's rights, benefits, and advantages under all or any such subleases or rights of occupancy, provided that if the Landlord elects to take an assignment of the Tenant's interests in the subleases or other rights of occupancy, the Landlord will assume the obligations of the Tenant thereunder. The Landlord may exercise such option by notice to the Tenant and to all subtenants or other occupants known to the Landlord.

17.6. **Estoppel.** The Tenant or Landlord, as the case may be, will execute and deliver, in a timely manner, to the Person who has made a written request therefor, a written statement certifying:

(a) that this Lease is unmodified and is in full force and effect or, if there have been modifications, identifying what they are and certifying that the Lease is in full force and effect as modified;

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(b) the dates to which Rent has been paid; and

(c) that neither the Landlord nor the Tenant, as the case may be, is in default under this Lease or, if in default, the particulars thereof.

17.7. **Registration.** The Tenant, at its cost, including the cost of preparing the leasehold explanatory plan, if any, will register this Lease in the appropriate land title office.

17.8. **Conditions.** All the provisions of this Lease will be deemed and construed to be conditions as well as covenants as though the words specifically expressing covenants or conditions were used in each separate provision hereof.

17.9. **Enuring effect.** This Lease will enure to the benefit of and be binding upon the successors and permitted assigns of each of the Landlord and Tenant.

17.10. **Modification or Amendment.** Except as expressly provided in this Lease no amendment, supplement, restatement or termination of any provision of this Lease is binding unless it is in writing and signed by each person that is a party to this Lease at the time of the amendment, supplement, restatement or termination.

17.11. **Counterparts.** This Lease and any amendment, supplement, restatement or termination of any provision of this Lease may be executed and delivered in any number of counterparts each of which when executed and delivered is an original but all of which taken together constitute one and the same instrument.

17.12. **Execution.** By signing the General Instrument, the parties have agreed to be bound by their respective obligations contained in this Lease.

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SCHEDULE "A"

PERMITTED ENCUMBRANCES

LEGAL NOTATIONS

♦

CHARGES AND ENCUMBRANCES

♦

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SCHEDULE "B"

TRI-PARTITE AGREEMENT

THIS TRI-PARTITE AGREEMENT is dated for reference the _____ day of _____, 20__

AMONG:

CAPITAL REGIONAL DISTRICT
having an office at 625 Fisgard Street, PO Box 1000, Victoria, BC V8W 2S6

(the "Landlord")

AND:

CAPITAL REGION HOUSING CORPORATION
having an office at 631 Fisgard Street, Victoria, BC V8W 1R7

(the "Tenant")

AND:

[Lender Name]
having an office at ●

(the "Lender")

WHEREAS:

A. By a lease (the "Lease") registered in the Victoria Land Title Office under registration no. _____, the Landlord leased to the Tenant that certain parcel of land legally described as:

Parcel Identifier: (the "Land")

along with certain improvements (the "Improvements") constructed or to be constructed thereon (the Land and the Improvements are collectively called the "Property");

B. The Lender has agreed to make a loan (the "Loan") to the Tenant, and as security for the Loan the Tenant has agreed to grant to the Lender a mortgage (the "Mortgage") of the Tenant's interest in the Lease which mortgage is registered against the Property under registration no. _____; and

C. The Lender has required as a condition of making the Loan that the Landlord and the Tenant enter into this Tri-Partite Agreement with the Lender to set out their respective rights and obligations relating to the Lease and the Mortgage.

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NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the premises, the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Representations of the Landlord and the Tenant.** Each of the Landlord and Tenant severally represent and warrant to the Lender as follows:

   1.1. the Lease is presently in full force and effect and has not been modified or amended, except as may have been disclosed to and accepted by the Lender in writing;

   1.2. there has been no assignment or subletting of the Tenant's interest under the Lease, except for the Mortgage; and

   1.3. all rental payments due and owing under the Lease have been paid in full and, to the best of each of their knowledge, there are no existing defaults under the Lease by either the Landlord or the Tenant.

2. **Covenants of the Landlord.** The Landlord covenants and agrees with the Lender that:

   2.1. it will observe and perform all of the terms, conditions, covenants and agreements contained in the Lease to be observed and performed by the Landlord, will provide the Lender with a copy of all correspondence sent to the Tenant in relation to the Lease, the Property or the Mortgage, and will allow the Lender (within the period available to the Tenant or such longer time as provided for in the Lease) to cure any default of the Tenant under the Lease;

   2.2. except with the written consent of the Lender, the Landlord will not:

      2.2.1 accept a surrender of the Lease;

      2.2.2 amend or vary the Lease in any way whatsoever; or

      2.2.3 transfer the Property or assign its interest in the Lease without first notifying the Lender of such intended transfer, and without first procuring from the proposed transferee before such transfer takes place a Tri-Partite Agreement among the proposed transferee, the Tenant and the Lender in substantially the same form as this Tri-Partite Agreement; and

   2.3. the Landlord will not terminate the Lease, unless the Landlord complies with Section 11.3 of the Lease.

3. **Covenants of the Tenant.** The Tenant covenants and agrees with the Lender that:

   3.1. it will observe and perform all of the terms, conditions, covenants and agreements contained in the Lease; and

   3.2. except with the written consent of the Lender, the Tenant will not:

      3.2.1 surrender the Lease; or

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3.2.2 terminate the Lease; or

3.2.3 assign, amend or vary the Lease in any way whatsoever; or

3.2.4 otherwise part with possession of its interest in the Lease.

4. **Notice of Mortgage.** The Landlord acknowledges that it has received a copy of the Mortgage in satisfaction of the requirement for delivery to the Landlord of a true copy of the Mortgage as set out in section 14.1 of the Lease.

5. **Consent to Mortgage.** The Landlord consents to the Mortgage, and any amendments or supplements thereto or replacements thereof (other than amendments or replacements which have the effect of increasing the principal which will require the further written consent of the Landlord, such consent not to be unreasonably withheld), and waives any breach or event of default that may have been occasioned under the Lease by virtue of the execution, delivery or registration of the Mortgage; provided that such consent will not have the effect of waiving or modifying any of the other rights of the Landlord under the Lease, or of relieving the Tenant from the observance and performance of its covenants and obligations under the Lease.

6. **No Obligation to Advance Funds.** Nothing in this Tri-Partite Agreement will be construed to obligate the Lender to advance any moneys pursuant to the Mortgage, the advance of moneys being in the complete and absolute discretion of the Lender.

7. **Consent by the Tenant.** The Tenant hereby consents to:

7.1. the Landlord giving to the Lender copies of all correspondence sent to the Tenant pursuant to the Lease; and

7.2. the Lender giving to the Landlord notice of any default under the Mortgage and any steps taken by the Lender to enforce any of its rights under the Mortgage.

8. **Assignment.** The Landlord and the Tenant will not assign their rights or obligations under this Tri-Partite Agreement (otherwise than by assignment by the Landlord in accordance with and to a transferee referred to in Section 2.2.3) without the Lender's prior written consent.

9. **Additional Remedies.** In addition to any remedies that are available to it under this Tri-Partite Agreement and at law, the Lender will be entitled to all equitable remedies, including specific performance, injunction or declaratory relief, to enforce its rights under this Tri-Partite Agreement against the Landlord and/or the Tenant.

10. **Term.** This Tri-Partite Agreement will continue in full force and effect until the later of the termination of the Contribution Agreement, the Tenant becoming entitled in law to receive a discharge of the Mortgage or receiving a similar agreement releasing the Tenant of its obligations under the Mortgage, or termination of the Lease or for such further period of time as the Lender may require to fully satisfy and exhaust its rights and remedies set out herein and in the Lease and the Mortgage, provided that the Lender has provided a written acknowledgement of such termination to the Landlord and Tenant, such acknowledgement not to be unreasonably withheld or delayed.

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11. **Notices.** Unless otherwise specified, each notice to a party must be given in writing and delivered personally or by courier to the parties as follows:

If to the Landlord at:

Capital Regional District
625 Fisgard Street
PO Box1000
Victoria, BC V8W 2S6
Attention: ♦

If to the Tenant at:

Capital Region Housing Corporation
631 Fisgard Street
Victoria, BC V8W 1R7
Attention: ♦

If to the Lender at:

●

or to any other address or person that the party designates. Any notice, if delivered personally or by courier, will be deemed to have been given when actually received.

12. **Counterparts.** This Tri-Partite Agreement, and any amendments thereto, may be executed and delivered in any number of counterparts, each of which when executed and delivered is deemed to be an original but all of which taken together constitute one and the same instrument.

13. **Governing Law.** This Tri-Partite Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable therein. The parties to this Tri-Partite Agreement hereby irrevocably and unconditionally attorn to the exclusive jurisdiction of the courts of the Province of British Columbia and all courts competent to hear appeals therefrom.

14. **Headings.** The division of this Tri-Partite Agreement into articles, sections, paragraphs, subsections and clauses, and the insertion of headings, are for convenience of reference only and will not affect the construction or interpretation of this Tri-Partite Agreement.

15. **Validity of Provisions.** If any provision of this Tri-Partite Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability will attach only to such provision and everything else contained in this Tri-Partite Agreement will continue in full force and effect.

16. **Waiver.** No party will be deemed to have waived the exercise of any right that it holds under this Tri-Partite Agreement unless such waiver is made in writing. No waiver made with respect to any instance involving the exercise of any such right will be deemed to be a waiver with respect to any other instance involving the exercise of the right or with respect to any other such right. Failure by any party to exercise any of its rights, powers

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to remedies hereunder or its delay to do so will not constitute a waiver of those rights, powers or remedies.

17. **Time.** Time is of the essence of this Tri-Partite Agreement, provided that the time for doing or completing any matter may be extended or abridged by an agreement in writing between the parties or their respective solicitors. Upon such extension or abridgement, time will remain of the essence unless otherwise agreed by the parties.

18. **Amendments.** Except as expressly provided in this Tri-Partite Agreement, no amendment, supplement, restatement or termination of any provision of this Tri-Partite Agreement is binding unless it is in writing and signed by each person that is a party to this Tri-Partite Agreement at the time of the amendment, supplement, restatement or termination.

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19. **Binding Effect and Enurement.** This Tri-Partite Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

CAPITAL REGIONAL DISTRICT
by its authorized signatory(ies):

_____
Name:
Signed this _____ day of _____, 20__

_____
Name:
Signed this _____ day of _____, 20__

CAPITAL REGION HOUSING CORPORATION
by its authorized signatory(ies):

_____
Name:
Signed this _____ day of _____, 20__

_____
Name:
Signed this _____ day of _____, 20__

[Lender]
by its authorized signatory(ies):

_____
Name:
Signed this _____ day of _____, 20__

_____
Name:
Signed this _____ day of _____, 20__

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APPENDIX C

OPERATOR AGREEMENT

THIS AGREEMENT dated for reference and made as of the # day of Month 2025

BETWEEN

CAPITAL REGIONAL DISTRICT
625 Fisgard Street, PO Box 1000
Victoria, BC V8W 2S6

("**CRD**")

AND

CAPITAL REGION HOUSING CORPORATION
631 Fisgard Street
Victoria, BC V8W 1R7

("**CRHC**")

With respect to the development at

Forest Homes
280 Georgeson Bay Road
Galiano Island, BC

(the "**Development**")

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AGREEMENT SUMMARY

PART 1 – SUMMARY

1. CRD has acquired the Development lands under the BC BUILDS RENTAL SUPPLY PROGRAM ("BC Builds") (the "**Funding Program**").

2. The Development, when completed, will comprise a 20-unit housing project across four separate structures consisting of stacked townhome units (the "**Residential Units**") with a separate 750 square foot indoor space for communal laundry, mechanical equipment, and tenant storage. The development, construction and operation of the Development is the specific subject matter of this agreement (the "**Agreement**").

3. CRD has leased the Development to CRHC by way of prepaid lease (the "**Lease**") of all the lands and improvements which will comprise the Development.

4. CRHC has agreed to mortgage its leasehold interest under the Lease to secure funding for development and construction of the Development (the "**Project Financing**"), and CRHC will remain responsible for all payment and other covenants and obligations (the "**CRHC Obligations**") arising under the Project Financing for so long as any amount of Project Financing remains repayable.

5. The Development, when complete, will be operated by CRHC on behalf of CRD, in accordance with the terms of the Funding Program.

6. The parties acknowledge that CRHC will contract with Galiano Affordable Living Initiative Society (BC Society No. S0072896) (the "**Housing Society**") to carry out all of CRHC's obligations relating to the operation of the Development, under an operator and property management agreement, entitled Property Management Agreement - Thuthiqut Hulelum' "Forest Homes" (referred to as the "**GALI Property Management Agreement**"). A copy of the GALI Property Management Agreement is attached hereto as an exhibit.

PART 2 – SERVICE DESCRIPTION

1. CRD and CRHC have agreed that the Housing Society, subject to the terms and conditions of the GALI Property Management Agreement, will lease the Residential Units and operate the Development, and collect Rent from the Residents for the Residential Units, all on behalf of the CRHC.

2. The common goal of the parties in making this Agreement is to provide housing for households who, at the date of commencement of the residency, have household incomes in compliance with the Funding Program, as same may be updated from time to time.

PART 3 – AGREEMENT

1. The Term of the Agreement shall be 35 years from the Commencement Date, unless earlier terminated in accordance with the provisions of this Agreement.

2. All of the Schedules attached to this Agreement are an integral part of this Agreement.

3. This Agreement contains the entire agreement between the parties and supersedes all previous expectations, understandings, communications, representations and agreements, whether verbal or written, between the parties with respect to the subject matter hereof.

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4. No amendment or modification to this Agreement will be effective unless it is in writing and duly executed by the parties, except where this Agreement allows for otherwise.

IN WITNESS of which the duly authorized signatories of each of the Provider and Capital Regional District have executed this Agreement effective as of the Commencement Date of this Agreement:

SIGNED on the ____ day of _____, 20__ on behalf of the Capital Regional District by its duly authorized representative: _____ Signature _____ Print Name _____ Print Title	SIGNED on the ____ day of _____, 20__ by the Capital Region Housing Corporation by its authorized signatory or signatories: _____ Signature(s) _____ Print Name(s) _____ Print Title(s)

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SCHEDULE A – GENERAL PROVISIONS

A. DEFINITIONS

1. All terms not expressly defined herein will have the meaning ascribed to them in the GALI Property Management Agreement.

a. **"Commencement Date"** means the day on which both the Occupancy Permit is issued for the Development and the Lease has taken effect.

b. "**Lease**" means the lease of the Development by CRD as landlord in favour of CRHC as tenant for a term of 60 years.

c. **"CRD"** means Capital Regional District, and is incorporated under the *Business Corporations Act* (British Columbia). CRD, through its Land Banking and Housing Service buys, holds and disposes of properties, and leases residential properties to not-for-profit societies and co-operatives.

B. RESPONSIBILITY OF CRHC

1. **Role of CRHC**. CRHC:

a. will fulfill its obligations under this Agreement in a proper, efficient and timely manner, as would a prudent provider of similar services, and in accordance with this Agreement;
b. ensure that the Housing Society complies with all of its obligations under the GALI Property Management Agreement; and the BC Builds Contribution Agreement, the CMHC Operating Agreement and any other legislation, regulation, or agreements as may be applicable.
c. agrees and understands that, except as expressly set out herein, it is solely responsible for all its obligations under this Agreement, including but not limited to its obligations arising as a result of any relationships between CRHC and the Housing Society, or arising indirectly with respect to applicants, Residents and other occupants of the Development, and any and all relationships with third parties, volunteers, or other invitees.

2. **Corporate Organization**. CRHC will maintain a well-organized corporate structure and in particular will:

a. operate as a not-for-profit entity;
b. remain in good standing with the appropriate registry;
c. have a purpose that includes the provision of affordable housing and is consistent with the Specific Purpose; and
d. maintain written policies and procedures regarding CRHC's operations, including safety and security, human resource management and resident management.

3. **Compliance**. CRHC will remain in compliance with all applicable laws, bylaws, regulations, codes and corporate or contractual obligations and is responsible for obtaining and complying with all necessary approvals, licenses and permits relating to CRHC's obligations under this Agreement.

4. **Conflict of Interest**. CRHC will conduct its operations in accordance with CRHC's articles and in a manner such that no part of the operations, finances and other assets or resources of CRHC under this Agreement, are used directly or indirectly for the provision of any gain or benefit to any officer, director, employee, or member of CRHC, or any entity or individual associated with, or related to them, without the prior written approval of CRD.

CRHC will not, during the Term, enter into a contractual relationship with a third party, conduct business with, perform or receive a service for, or provide advice to or receive advice from any entity or individual where such activity may, directly or indirectly, cause an actual or perceived conflict of interest, without the prior written approval of CRD. Any

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actual or perceived conflict of interest will be disclosed to CRHC and CRD in advance and all such disclosure and any prior written approval from CRD will be recorded in the minutes of the meetings of the directors and/or the relevant committee of CRHC.

5. **Communication**. CRHC will notify CRD as soon as possible of any significant changes or incidents that could impact CRHC's obligations under this Agreement.

6. **Agency**. This Agreement will not be construed as creating any partnership or agency between CRD and CRHC and neither party will be deemed to be the legal representative of any other party for the purposes of this Agreement. Neither CRD nor CRHC will have, and will not represent itself as having, any authority to act for, to undertake any obligation on behalf of the other party, except as expressly provided in this Agreement.

7. **Restrictions on Disposition and Encumbrance**. CRHC will not transfer, encumber or sell or agree to transfer, encumber or sell or otherwise change or agree to change the legal or beneficial interests of the Development or any part of the Development without the prior written approval of CRD, in its sole discretion.

8. **Restrictions on Authority**. CRHC will not commit or otherwise bind CRD to any agreements in any manner whatsoever, except to the extent specifically provided in this Agreement and, in particular, without limiting the generality of the foregoing, CRHC will not take any action, expend any sum, make any decision, give any consent, approval or authorization or incur any obligation with respect to any lease or any other arrangement involving the rental, use or occupancy of all or part of the Development other than a Residency Agreement in accordance with this Agreement, except with the prior written approval of CRD, in its sole discretion.

9. **Maintenance**. CRHC will ensure that the Development and all Development-related equipment is maintained in a state of safe and good repair for the benefit of the Residents and the community in which the Development is located by carrying out, or arranging for the carrying out, of tasks that include, but are not limited to, the following:
   a. all routine maintenance and repair work;
   b. routine inspections to ensure safety hazards are identified and corrected;
   c. regular fire inspection, drills, testing, maintenance, training and maintaining records in respect of the same; and
   d. routine waste management services.

10. **Inspection**. CRHC will permit CRD to inspect the Development upon the reasonable request of CRD from time to time.

11. **Responsibility for Housing Society Compliance with Property Management Agreement.** For certainty, any specific CRHC obligation contained in this Agreement regarding the Development does not abrogate its overall obligation to ensure Housing Society compliance with the GALI Property Management Agreement as contained in section B.1(b) of this Agreement.

12. **Capital Funds.** CRHC will not approve any payment under section C.1(b) of Schedule B of the GALI Property Management Agreement without the CRD's prior written approval, which the CRD may withhold in its absolute discretion.

C. RESPONSIBILITY OF CRD

1. **Role of CRD**. CRD's role is to support CRHC in meeting their common goal of operating the Development so as to provide affordable housing to Residents under the Funding Program, including such financial support provided to CRHC as provided herein under Schedule B, Part A.

2. **Provide Information**. CRD will provide the information required by CRHC to enable CRHC to carry out its responsibilities under this Agreement and will provide that information in a timely manner.

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D. OPERATIONAL REVIEW

1. From time to time, CRD may conduct an onsite operational review to determine compliance with the terms of this Agreement and any other agreements between CRHC and CRD.

2. CRD will provide CRHC with 30 days' written notice of an operational review.

E. RECORDS

1. **Information Management**. CRHC will comply with all applicable privacy legislation and will maintain accurate and complete operational Records, policies and practices necessary for its obligations under this Agreement.

2. **Procedures and Processes**. CRHC will:

a. notify CRD in writing immediately upon becoming aware of any breach of privacy or security involving the unauthorized collection, use, disclosure or destruction of information relating to its obligations under this Agreement;

b. if the *Information Management Act* applies to the destruction of Records, notify CRD for consultation prior to the destruction; and

c. cooperate with CRD when CRD has a request under the *Freedom of Information and Protection of Privacy Act* (British Columbia) to which Records in CRHC's custody apply, by locating and disclosing the relevant Records as directed by CRD upon notice and without delay.

3. **Record Retention**. CRHC will retain all Records that pertain to its obligations under this Agreement for the retention period required under applicable provincial and federal laws, but for not less than seven years following the date of receipt or production of those Records.

4. **Audits**. CRD and its agents have the right to inspect all Records related to, arising from, or maintained by CRHC to deliver CRHC's obligations, including the right of CRD and its agents to enter any premises used by CRHC to deliver CRHC's obligations, or used to keep or store Records pertaining to CRHC's obligations under this Agreement, at any time after the delivery of notice to CRHC, and have the immediate right to make extracts from, and take copies of, those Records. CRHC acknowledges that disclosure to CRD and its agents, without consent from the individual the Record is about, for audit purposes, is permitted under information and privacy legislation.

F. LIABILITY

1. **Indemnity**. CRHC will indemnify and save harmless CRD, CRD directors, officers, employees, contractors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from all claims and costs arising directly or indirectly under this Agreement which they or any of them may be liable for or incur, whether before or after this Agreement ends, arising out of any act or omission of CRHC or its officers, directors, employees, agents, contractors or other persons for whom at law CRHC is responsible, related to CRHC's operation and management under this Agreement, including with respect to any Residency Agreement, except to the extent that such claims or costs are caused solely by the negligence of CRD or its employees, agents or contractors.

2. **Release**. CRHC releases CRD and its officers, directors, employees, contractors and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from all claims arising out of the advice or direction respecting the ownership, lease, operation or management given to CRHC, as the case may be, by any of them, except to the extent that such advice or direction is determined by a court of competent jurisdiction to have been negligent.

3. **Survival**. The obligations set out in *Schedule A, Part F, Clauses 1 and 2* survive termination of this Agreement.

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G. DISPUTE RESOLUTION

1. If a dispute arises between the parties out of or in connection with this Agreement the parties agree that the following dispute resolution process will be used:

a. A meeting will be held promptly between the parties, attended by individuals with decision-making authority regarding the dispute, to attempt in good faith to negotiate a resolution of the dispute.

b. If, within 14 days after such meeting or such further period agreed to by the parties in writing, the parties have not succeeded in negotiating a resolution of the dispute, the parties agree to try to resolve the dispute by participating in a structured negotiation conference with a mediator agreed upon by the parties or, failing agreement, under the Mediation Rules of Procedure of the British Columbia International Commercial Arbitration Centre, in which case the appointing authority is the British Columbia International Commercial Arbitration Centre.

c. After dispute resolution attempts have been made under S*chedule A, Part G, Clauses 1.a-b*, any remaining issues in dispute will be determined by arbitration.

d. Under the *Arbitration Act* (British Columbia), and the decision of the Arbitrator will be final and binding and will not be subject to appeal on a question of fact, law, or mixed fact and law.

H. DEFAULT AND TERMINATION

1. **Event of Default**. Any of the following events will constitute an event of default by CRHC under this Agreement:

a. CRHC fails to comply with any provision of this Agreement;

b. CRHC fails to remain in good standing with the appropriate registry;

c. CRHC is in breach of, or fails to comply with, any applicable law, regulation, license or permit;

d. any representation or warranty made by CRHC under this Agreement is found to be untrue or incorrect; or

e. if CRHC knew or ought to have known any information, statement, certificate, report or other document furnished or submitted by, or on behalf of, CRHC pursuant to, or as a result of, this Agreement is untrue or incorrect.

2. **Default**. Upon the occurrence of any event of default set out in *Schedule A, Part H, Clause 1*, CRD will provide written notice to the CRHC which sets out the breach and the date by which the breach must be rectified. The CRHC will be given 30 days to rectify the breach or such longer period as determined solely by CRD.

3. **Termination on Continued Default**. If the CRHC fails to comply with a written notice given in accordance with this Agreement within the specified period of time, CRD, in its sole discretion, may immediately terminate this Agreement or appoint a receiver.

4. **Additional Remedies**. Upon the occurrence of any event of default set out in *Schedule A, Part H, Clause 1*, CRD may, in addition to and without prejudice to CRD obtaining any other remedy, reduce or suspend any payment that would otherwise be payable by CRD to CRHC pursuant to this Agreement.

5. **Appointment of Receiver**. As an alternative to exercising any right of termination provided under this Agreement, CRD may elect to appoint, or request a court of competent jurisdiction to appoint, a receiver, with or without bond as CRD or the court may determine and, from time to time, may remove any receiver so appointed and appoint another in its place, or request the court to do so. A receiver so appointed is not an officer or agent of CRD, and has all the necessary and exclusive power to deal with the obligations of this Agreement including the power to:

a. take control, possession and direction of the Development and CRHC's assets in connection with this Agreement, and carry on the business of CRHC in operating, managing and maintaining the assets in accordance with this Agreement;

b. demand and recover all the income of the Development by direct action, distress or otherwise, in the name of either CRHC or CRD;

c. observe or perform, on behalf of CRHC, all CRHC's obligations under this Agreement

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and any other contracts pertaining to the Development;
d. give receipts, on behalf of CRHC, for any money received; and
e. carry out such other powers as the court may order.

6. **Application of Revenue**. CRHC acknowledges that the receiver will apply the gross revenue from the Development, which it recovers or receives from time to time, as follows:
   a. firstly, in payment of all costs, charges and expenses of, or incidental to, the appointment of the receiver and the exercise by it of all or any of its powers, including the reasonable remuneration of the receiver which is to be approved by CRD, and all outgoings properly payable by the receiver, together with all legal costs in respect thereof on a solicitor and client basis;
   b. secondly, in payment of all operating expenses for the Development;
   c. thirdly, if required by CRD, in repayment of any applicable subsidies and accumulated funds; and
   d. lastly, to pay any balance to CRD.

7. **No Liability**. CRHC acknowledges and agrees that:
   a. CRD will be under no liability to CRHC for any act or omission of the receiver; and
   b. the receiver will be under no liability to CRHC for any act or omission of the receiver.

8. **Early Termination**. Notwithstanding anything stated to the contrary in this Agreement, the parties agree that CRD, at its sole determination, will have the right at any time, by giving 24 hours' written notice to CRHC, to terminate this Agreement in any of the following events:
   a. CRHC is in default under the Project Financing or otherwise fails to comply with any of the provisions of the Project Financing documentation;
   b. upon the bankruptcy of CRHC or the appointment of a receiver in respect of CRHC;
   c. upon CRHC ceasing to operate on a not-for-profit basis; and
   d. upon the dissolution of CRHC.

9. **Adjustments on Termination**. Upon the termination of this Agreement, however effected, the parties will forthwith complete all necessary accounting and adjustments between them to effectively reconcile and finalize their obligations pursuant to this Agreement.

I. TERMINATION OF GALI PROPERTY MANAGEMENT AGREEMENT.

1. **Notice of Termination.** If the CRHC or the Housing Society provides notice of termination of the GALI Property Management Agreement, CRHC shall provide the CRD with written notice of the impending termination as soon as reasonably possible.

2. **Parties' Responsibilities Upon Termination of GALI Property Management Agreement.** Upon CRHC giving or receiving notice of termination of the GALI Property Management Agreement (the date of such notice referred to as the "**Notice Date**"):
   a. CRD will, subject to applicable procurement policies, undertake a search for an agreed replacement Provider (the "**New Provider**"). Should a New Provider be agreed upon, CRHC shall, subject to its applicable procurement policies, enter into a new Property Management Agreement with the New Provider on terms acceptable to the CRD (the "**New Property Management Agreement**"). Once the New Property Management Agreement has been entered into, all references to the GALI Property Management Agreement in this Agreement shall be deemed to be references to the New Property Management Agreement; and
   b. The Parties shall make reasonable efforts to manage the Development in the interim using staff and resources available to them.

3. **New Provider Not Found.** In the event that within [**] days from the Notice Date, or such other period as agreed to by the Parties, a New Provider is not found or cannot be agreed upon, CRD will manage the Development, either using its own staff and resources, or through third party property management, at its expense and on terms mutually acceptable to the Parties, for so long as required until a New Property

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Management Agreement can be entered into by CRHC with a New Provider.

J. GENERAL PROVISIONS AND INTERPRETATION

1. **Headings**. The headings in this Agreement form no part of the Agreement and will be deemed to have been inserted for convenience only.

2. **Notices**. All notices, demands or requests of any kind, which CRHC or CRD may be required or permitted to serve on the other in connection with this Agreement, will be in writing and may be served on the parties by registered mail, personal fax or other electronic transmission, to the addresses set out on the cover page. Any notice, demand or request made to CRD, to be effective, will be addressed to CRD representative assigned to this matter by CRD.

3. **Change of Address**. Either party from time to time, by notice in writing served upon the other party, may designate a different address or different or additional personnel to which all those notices, demands or requests are thereafter to be addressed.

4. **Time**. Time is of the essence of this Agreement. If either party expressly waives this requirement, that party may reinstate it by delivering notice to the other party. Any time specified pursuant to this Agreement for observing or performing an obligation is local time in Victoria, British Columbia.

5. **Governing Law**. This Agreement is to be governed by and construed and enforced in accordance with the laws of the Province of British Columbia, which will be deemed to be the proper law hereof and the courts of British Columbia will have the non-exclusive jurisdiction to determine all claims and disputes arising out of this Agreement and the validity, existence and enforceability hereof.

6. **Validity of Provisions**. If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, that invalidity, illegality or unenforceability does not affect any other provisions of this Agreement. The balance of the Agreement is to be construed as if that invalid, illegal or unenforceable provision had never been included and is enforceable to the fullest extent permitted at law or at equity.

7. **Waiver**. No consent or waiver, expressed or implied, by a party of any default by the other party in observing or performing its obligations under this Agreement is effective unless given in writing, nor is it a consent or waiver of any other default. Failure on the part of either party to complain of any act or failure to act by the other party, or to declare the other party in default, irrespective of how long that failure continues, is not a waiver by that party of its rights under this Agreement or at law or at equity.

8. **Extent of Obligations and Costs**. Every obligation of each party in this Agreement extends throughout the Term. To the extent an obligation ought to have been observed or performed before or upon the expiry or earlier termination of the Term, that obligation, including any indemnity, survives the expiry or earlier termination of the Term until it has been observed or performed.

9. **Statutes**. Any reference in this Agreement to a provincial or federal statute includes the statute as it exists on the reference date of this Agreement and any subsequent amendments or replacements.

10. **Binding Effect**. This Agreement will enure to the benefit of, and be binding upon, the successors and permitted assigns of the parties, as applicable.

11. **Counterparts**. This Agreement may be validly executed and delivered by the parties hereto in any number of counterparts, and all counterparts, when executed and delivered, will together constitute one and the same instrument. Executed copies of the signature pages of this Agreement sent electronically will be treated as originals, fully binding and with full legal force and effect, and the parties hereto waive any rights they may have to object to such

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treatment, provided that this treatment will be without prejudice to the obligation of the parties hereto to exchange original signatures as soon as is reasonably practicable after execution of this Agreement, but failure to do so will not affect the validity, enforceability or binding effect of this Agreement.

12. Assignment and Subcontracting.

a. CRHC will not, without the prior written consent of CRD:
   i. assign, either directly or indirectly, this Agreement or any right of CRHC under this Agreement; or
   ii. except as regards the GALI Property Management Agreement, which is expressly consented to by CRD, subcontract any obligation of CRHC under this Agreement.

b. No subcontract entered by CRHC will relieve CRHC of any of its obligations under this Agreement or impose upon CRD any obligation or liability arising from any such subcontract. CRHC must ensure that any subcontractor fully complies with this Agreement in performing the subcontracted services.

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SCHEDULE B – FINANCIAL

A. FUNDING ASSISTANCE FROM CAPITAL REGIONAL DISTRICT

1. **CRD Indemnity**. CRD hereby indemnifies and covenants to pay and make whole CRHC in respect of any budget shortfall or cost overrun that results in a financial liability for CRHC (a "**CRHC Shortfall**") arising from:
   a. one or more shortfalls in payment of Monthly CRHC Remittances by the Housing Society to CRHC;
   b. the inadequacy of the Capital Fund established by the Housing Society to meet costs for the maintenance, repair and replacement of Improvements, as these arise; and
   c. expenditures for administrative costs, including but not limited to staffing, incurred by the CRHC in the operational handover to GALI of the Development except for such CHRC Shortfalls caused solely by the negligence of the CRHC, its directors, officers, employees, agents, or contractors, or by CHRC's breach of this Agreement, including but not limited to a breach of the requirement to ensure the Housing Society complies with the GALI Property Management Agreement.

2. Excepting as provided in Part A, Section 1, CRD is not committed or obliged to make any other financial contribution to CRHC or to subsidize the ongoing operation of the Development.

B. REVENUES AND EXPENSES

1. **Rent**. The Rent for the Residents of the Development will be set as provided in the GALI Property Management Agreement.

2. **Revenues**. CRHC shall cause all Rents and other revenue for the Development to be collected, and cause all costs associated with the operation of the Development to be paid out of such revenues.

3. **Deficit**. CRHC is expressly not responsible to CRD for any operating shortfalls or extraordinary expenses, other than those caused by its own negligence or breach of this Agreement, and in the event of shortfalls, the provisions of Schedule B, Part A will apply.

C. CAPITAL FUND

1. **Capital Fund**. CRHC shall cause the Capital Fund, Routine Capital Plan and Depreciation Report to be created by the Housing Society to manage and fund capital repairs and replacements to the Improvements within the Development in accordance with the GALI Property Management Agreement.

2. **Capital Fund Expenditure**. CRHC shall ensure that Capital Funds are expended in accordance with the GALI Property Management Agreement.

D. ACCUMULATED OPERATING REVENUE

1. **Accumulated Operating Revenue**. CRHC shall ensure that Accumulated Operating Revenue is managed by the Housing Society in accordance with the GALI Property Management Agreement.

E. FINANCIAL MANAGEMENT AND ADMINISTRATION

1. **GALI Property Management Agreement to be Relied Upon**. The parties agree that Part E of Schedule B of the GALI Property Management Agreement will govern the obligations and expectations of the parties with respect to the financial management and administration of the Development by CRHC. For certainty, and without limiting any other provision of this Agreement, reference to the "Provider" will be read as "CRHC", and reference to "CRHC" being read as "CRD", it being acknowledged that CRHC will cause the Housing Society to fulfill the obligations of "Provider" set out in Part E of Schedule B of the GALI Property Management Agreement.

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SCHEDULE C – RESIDENT SELECTION AND RESIDENCY AGREEMENTS

A. RESIDENT SELECTION AND RESIDENCY AGREEMENTS

1. CRD acknowledges that CRHC will manage and operate the Development with respect to resident selection and residency agreements under contract with the Housing Society in accordance with the GALI Property Management Agreement and shall ensure that resident selection and residency agreements are administered in accordance with that Agreement.

SCHEDULE D – INSURANCE

Intentionally omitted – covered by Lease

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APPENDIX D

Proposed Rent Roll – To be Finalized on Project Completion

Distribution	# Homes	Home Type	Unit Area (sq. ft.)	Proposed Rent ($)
Market Homes				
	6	1 Bed	605	1,350
	2	2 Bed	868	1,750
	4	3 Bed	1,200	2,100
Below Market Homes				
	2	Studio	450	997
	4	1 Bed	605	1,120
	2	2 Bed	868	1,322
Total	20			

Operating Budget

Revenue ($)	
Gross Operating Income	351,366
Expenses ($)	
General Operating Expenses	132,200
Replacement Reserve	42,000
Debt Service (Operations)	171,748
Total Expenses	345,948
Net Operating Income	5,418

COST MANAGEMENT- LCC CLASS 'B' MODEL REPORT

Galiano Green

Galiano Island, BC

PREPARED FOR:

Capital Regional District

March 24, 2025

520-601 WEST BROADWAY, VANCOUVER, BC V5Z 4C2
coretwo.ca

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1.0 INTRODUCTION

1.1 Instructions Received

This report has been prepared by Core Two Management Group Ltd ("Core Two") at the request of Capital Regional District. Core Two has been appointed to provide a Class 'B' Life Cycle Cost Model based on the BP Issue for Review design package received January 24, 2025, and from Capital Regional District and the Core Two capital cost plan issued March 11,2025, for the Galiano Green project to be located at Galiano Island, BC.

1.2 Contacts

Should you have any queries regarding the content of this report, please do not hesitate to contact the following:

Angela Lai, Managing Partner, FRICS, PQS (F), P.SGC., LEED AP (O+M)

Tel: 604-760-3402
Email: angelalai@coretwo.ca

1.3 Purpose of the Report

The purpose of this report is to provide a forecast of the long-term maintenance costs (life cycle costs) based on the information made available to Core Two on January 24, 2025, by Capital Regional District and the Core Two capital cost plan issued March 11,2025.

The life-cycle cost analysis presented in this report provides an estimate of the costs to perform major repair and replacement of construction components over a 30-year period (the assessment period). The life-cycle costs have been informed by the capital cost estimate (under a separate report)

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Rev	Originator	Approved	Date
0	Angela Lai	Angela Lai	March 24, 2025
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2.0 EXECUTIVE SUMMARY

2.1 Project Background

The project consists of the construction of a housing project comprising four (4) two-storey residential buildings and a utility building to be located at Galiano Island, BC.

The project will provide a gross floor area of approximately 16,143ft² (3,639 m²) with hard/soft landscaping surrounding the building.

The structure is a slab on grade, wood frame structure with conventional pad and strip footings. The exterior cladding materials are fiber cement siding/panels with batten cladding, and a sloped standing seam metal roof system for the roof covering system. The interior finish is wood stud walls with painted gypsum wallboard. The floor finishes are sheet vinyl, carpet tiles, slip-resistant vinyl sheet flooring, luxury vinyl plank and sealed concrete to service areas.

The mechanical system consists of a standard plumbing system, a fire suppression system, and an HVAC system. The electrical system comprises power and distribution, lighting, communications, and a fire alarm system.

2.2 Financial overview

This Class 'B' Life Cycle Cost Model totals **$3,048,941** (*excluding construction costs*) and **$15,162,241** (*including construction costs*), exclusive of applicable taxes and items detailed in Section 5.0 of this life cycle costing report.

	Year 0 Construction Costs ($)	*Whole Life Cycle Costs – 30 years (excluding construction costs) ($)*	*Whole Life Cycle Costs – 30 years (excluding construction costs) ($)*
Building 1	1,517,700	465,764	1,983,464
Building 2	2,191,200	660,132	2,851,332
Building 3	2,541,300	750,241	3,291,541
Building 4	1,517,700	465,764	1,983,464
Building 5	443,300	117,043	560,343
Site Works	3,902,100	589,996	4,492,096
TOTAL CONSTRUCTION COSTS	**$12,113,200**	**$3,048,941**	**$15,162,241**

Key Conclusions (Lifecycle) - All Buildings including Site Works	
Average Annual Spend on Asset Replacement	
as percentage of Capex	
	$ 101,631
	0.84%

Please note the following:

- The above total is based on real costs;
- No discounting or escalation has been applied to these figures;
- The life cycle model assumes a 30-year assessment period;
- The estimate assumes a competitive bid process with at least 3 to 5 bids.

Please see Appendices for detail

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3.0 APPROACH AND METHODLOGY

Whole life-cycle costing can best be defined as a method of making an economic assessment of a facility over a defined period of time, in this case the assessment period is 30 years. The analysis for this report has taken into consideration periodic repair and replacement costs and facilities management costs.

The methodology utilized in preparing the whole life-cycle cost model can be summarized as follows:

The life-cycle repair and replacement costs were derived based on the capital replacement cost estimate (excluding demolition). The life-cycle cost plan has not considered ad hoc repair and replacement or accelerated wear due to user abuse.

Life expectancy data was obtained from recognized research construction publications, in-house data and where required research for on specialized items.

Life-cycle costs have been shown in real terms and no discounting or allowance for escalation has been included in the analysis.

4.0 BASIS AND ASSUMPTIONS

4.1 Information used

- Refer to Section 6.0 for a full list of information used for this estimate;
- This estimate has been prepared using the BP Issue for Review package received January 24, 2025, from Capital Regional District;
- Core Two Class 'B" cost plan report dated March 11, 2025.

4.2 Assumptions

- The whole life cycle analysis is based on a 30-year assessment period;
- Costs are current as of 1st Quarter 2025;
- Costs are based on gross floor areas (GFA) for each building. GFA is measured to the outer face of external walls in accordance with the method of measurement published by the Canadian Institute of Quantity Surveyors (CIQS).
- Replacement periods assume that the appropriate preventative maintenance is carried out, in accordance with industry practice and manufacturers' recommendations;
- The life-cycle costs have been calculated based on the following assumptions:
    - Unrestricted access to areas of work;
    - Replacement contracts procured on a competitive basis;
    - No unreasonable restrictions on work hours;
- Like-for-like replacement;
- Currency is Canadian Dollars ($);
- Strip-out/preparation has been assumed at 10%. These costs have been included within the life-cycle cost analysis;
- Year 30 is the end of the assessment period; however, this does not necessarily constitute the end of the building life;
- Life-cycle analysis has been based on generic specifications of components.

5.0 EXCLUSIONS

The following are excluded but are known to have a cost impact and therefore need to be covered by other budgets within the overall Project Cost Budget. The list is intended only as a guide and cannot be relied upon to be exhaustive:

- Goods and Services Tax (GST);
- Cost Escalation over the duration of the concession period;
- Discount rate;
- Insurance;
- Allowances or costs for vandalism;
- Unforeseen maintenance and unscheduled repair;
- Accelerated/early deterioration of components due to severe weather exposure, atmospheric pollution, user abuse, etc.;

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- Land costs;
- Professional fees and disbursements;
- Planning, administrative and financing costs;
- Legal fees and expenses;
- Building permits and development cost charges;
- Temporary facilities;
- Removal of hazardous materials;
- Loose furnishings;
- Movable appliances/equipment;
- Off-site work;
- Decanting & moving;
- Project commissioning;
- Change in design information from that noted in Section 6.0.

6.0 DOCUMENTS REVIEWED

The list below confirms the information received and reviewed in the preparation of the life cycle cost model:

DOCUMENT NAME	CONSULTANT	DESCRIPTION	DATED
Drawings / Plans			
Architectural Drawings	Mobius Architecture	Review	February 2, 2024
Structural Drawings	RJC Engineers	Issued for Progress	January 31, 2024
Landscape Drawings	PMG Landscape Architects	BP set for Internal Review	January 31, 2024
Civil Drawings	Gwaii Engineering	Issued for Coordination	January 31, 2024
Electrical Drawings	AB Consulting, Inc.	Issued for BP Review	January 30, 2024
Mechanical Drawings	AB Consulting, Inc.	Issued for BP Review	January 31, 2024
Fire Protection Drawings	TC Engineering Ltd.	Issued for BP Review	January 31, 2024
Sewer & Water Drawings	MSR Solutions Inc. | Innovative Engineering Solutions	Issued for 90% Submission	January 29, 2024
Other			
Project Manual	Mobius Architecture	Issued for Construction Document Review	February 2, 2024
Project Manual (Volume 2)	Mobius Architecture	Issued for Review	February 2, 2024
Galiano Class 'B' Cost Plan Report	Core Two	Capital Cost Plan	March 11, 2025

7.0 RELIANCE UPON THE REPORT

Our life-cycle models are based on a prediction of what construction works will be required and when, in order to keep the buildings operational. It is important to note that life-cycle replacement cost prediction is not an exact science, as there are numerous factors that will influence the life of building components. Our models are intended to identify an estimated overall cost with an indication of when individual work is likely to be required.

There is a risk that life-cycle expenditure in a given year exceeds the life-cycle fund at that time, i.e., cash-flow risk.

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APPENDIX 1
LIFE CYCLE PORTFLIO SUMMARY

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - ALL

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction Costs)			Whole Life Cycle Costs - 30 Years (including construction Costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/m² pa
Life cycle replacement costs								
Bulding 1	1,517,700	431.41	465,764	15,525	4.41	1,983,464	66,115	18.79
Building 2	2,191,200	544.79	660,132	22,004	5.47	2,851,332	95,044	23.63
Building 3	2,541,300	561.37	750,241	25,008	5.52	3,291,541	109,718	24.24
Building 4	1,517,700	431.41	465,764	15,525	4.41	1,983,464	66,115	18.79
Building 5	443,300	794.44	117,043	3,901	6.99	560,343	18,678	33.47
Site Work	3,902,100	8.97	589,996	19,667	0.05	4,492,096	149,737	0.34
Life cycle replacement costs total:	**12,113,200**		**3,048,941**	**101,631.37**		**15,162,241**	**505,408**	

Key Conclusions (Lifecycle) - All Buildings including Site Works

Average Annual Spend on Asset Replacement
as percentage of Capex

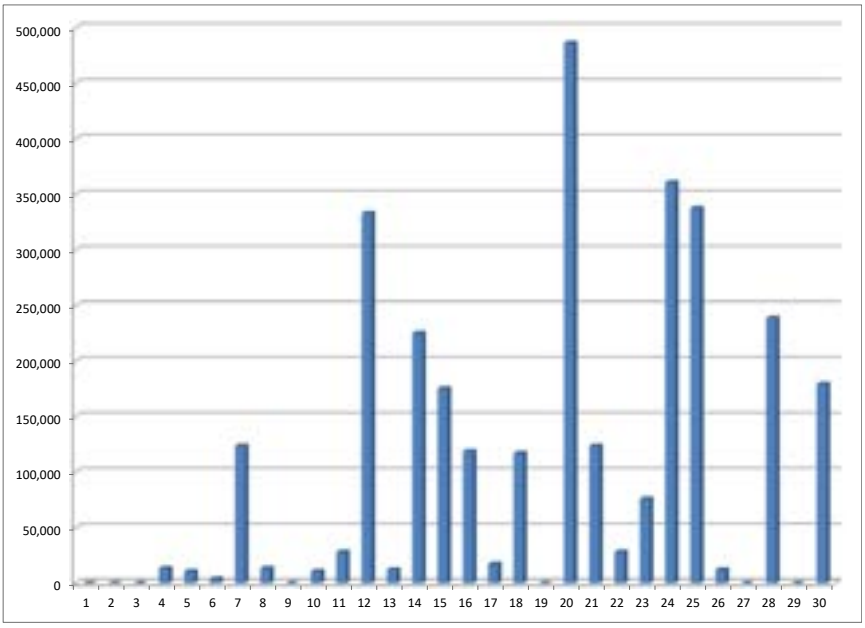
$ 101,631
0.84%

PORTFOLIO SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	13,558
5	10,769
6	4,104
7	123,904
8	13,558
9	0
10	10,769
11	28,181
12	333,204
13	12,342
14	225,447
15	175,462
16	118,961
17	17,424
18	117,239
19	0
20	486,311
21	123,904
22	28,181
23	76,109
24	360,913
25	337,687
26	12,342
27	0
28	239,005
29	0
30	179,566
SubTotal	**3,048,941**

FIGURE 1. PORTFOLIO LIFE CYCLE PROFILE



APPENDIX 2
LIFE CYCLE PROFILE SUMMARY

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PORTFOLIO SUMMARY OF ANNUAL EXPENDITURE - PROFILE

Annual expenditure to year 30 at:-

Year	TOTAL	Building 1	Building 2	Building 3	Building 4	Building 5	Site Work
Capital Cost	0	0	0	0	0	0	0
1	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0
4	13,558	3,353	3,144	3,365	3,353	344	0
5	10,769	0	0	0	0	121	10,648
6	4,104	0	1,788	2,316	0	0	0
7	123,904	27,467	32,065	33,759	27,467	3,146	0
8	13,558	3,353	3,144	3,365	3,353	344	0
9	0	0	0	0	0	0	0
10	10,769	0	0	0	0	121	10,648
11	28,181	5,856	7,647	8,337	5,856	484	0
12	333,204	48,402	93,696	115,853	48,402	26,850	0
13	12,342	2,904	3,025	3,267	2,904	242	0
14	225,447	47,372	58,504	64,965	47,372	7,236	0
15	175,462	34,848	45,774	46,101	34,848	3,243	10,648
16	118,961	20,958	27,924	36,943	20,958	4,615	7,563
17	17,424	0	0	0	0	0	17,424
18	117,239	7,169	16,550	20,012	7,169	1,240	65,098
19	0	0	0	0	0	0	0
20	486,311	57,022	72,731	79,051	57,022	14,603	205,882
21	123,904	27,467	32,065	33,759	27,467	3,146	0
22	28,181	5,856	7,647	8,337	5,856	484	0
23	76,109	14,762	22,627	23,958	14,762	0	0
24	360,913	54,694	99,988	122,145	54,694	29,391	0
25	337,687	15,803	19,578	24,696	15,803	10,370	251,438
26	12,342	2,904	3,025	3,267	2,904	242	0
27	0	0	0	0	0	0	0
28	239,005	50,724	61,647	68,330	50,724	7,579	0
29	0	0	0	0	0	0	0
30	179,566	34,848	47,563	48,417	34,848	3,243	10,648
SubTotal	**3,048,941**	**465,764**	**660,132**	**750,241**	**465,764**	**117,043**	**589,996**

APPENDIX 3
LIFE CYCLE COST MODEL – BUILDING 1

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft^2)**	3,518

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Building 1

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/$ft^2$ of gfa	Total $	$ pa	$/$ft^2$ pa	Total $	$ pa	$/$ft^2$ pa
Life cycle replacement costs								
Substructure	108,500	30.84	-	-	-	108,500	3,616.67	1.03
Structure	161,400	45.88	-	-	-	161,400	5,380.00	1.53
Exterior Enclosure	335,400	95.34	62,378	2,079	0.59	397,778	13,259.26	3.77
Partitions and Doors	122,500	34.82	46,143	1,538	0.44	168,643	5,621.45	1.60
Finishes	94,200	26.78	182,323	6,077	1.73	276,523	9,217.43	2.62
Fittings and Equipment	53,200	15.12	58,655	1,955	0.56	111,855	3,728.49	1.06
Mechanical	214,200	60.89	71,193	2,373	0.67	285,393	9,513.09	2.70
Electrical	107,600	30.59	45,073	1,502	0.43	152,673	5,089.08	1.45
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	179,600	51.05	-	-	-	179,600	5,986.67	1.70
Design and Construction Allowance	141,100	40.11				141,100	4,703.33	1.34
Life cycle replacement costs subtotal:	**1,517,700**	**431.41**	**465,764**	**15,525.47**	**4.41**	**1,983,464**	**66,115**	**18.79**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			**-**	**-**	**-**	**-**	**-**	**-**
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement

$ 15,525

1.02%

Average Annual Spend on Asset Replacement per metre squared per annum

$ 4.41 /ft^2/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	3,353
5	0
6	0
7	27,467
8	3,353
9	0
10	0
11	5,856
12	48,402
13	2,904
14	47,372
15	34,848
16	20,958
17	0
18	7,169
19	0
20	57,022
21	27,467
22	5,856
23	14,762
24	54,694
25	15,803
26	2,904
27	0
28	50,724
29	0
30	34,848
SubTotal	**465,764**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Porlier Road, Galiano Island, BC — 2025
Life Cycle Costs - Building 1

0%
10%

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	Element Quantity		Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7	2033 Year 8	2034 Year 9	2035 Year 10	2036 Year 11	2037 Year 12	2038 Year 13	2039 Year 14	2040 Year 15	2041 Year 16	2042 Year 17	2043 Year 18	2044 Year 19	2045 Year 20	2046 Year 21	2047 Year 22	2048 Year 23	2049 Year 24	2050 Year 25	2051 Year 26	2052 Year 27	2053 Year 28	2054 Year 29	2055 Year 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										108,500	30.80																																
A11.1	Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing, XPS insulation	2025	0 yrs	75 yrs	3,518	ft²	None	30.84	108,500		30.80	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A11.2	Special Foundations	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A12	Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft³	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A2 STRUCTURE										161,400	45.90																																
A21	Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	1,915	ft²	None	20.47	39,200		11.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.1	Upper Floor Construction	Wood frame structure with concrete topping	2025	0 yrs	60 yrs	1,602	ft²	None	26.90	43,100		12.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.2	Stair Construction	Wood interior stairs	2025	0 yrs	60 yrs	42	riser	None	283.33	11,900		3.40	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A23	Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	2,626	ft²	None	25.59	67,200		19.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A3 EXTERIOR ENCLOSURE										335,400	95.40																																
A31	Structural Walls Below Grade	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Allowance for concrete parging to exposed foundation	2025	0 yrs	20 yrs	118	ft²	Allowance for sealing/repairs	2.53	300		0.10	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-	-	-	-	-	-	-	-	-	-	$ 0.01 /ft2
A32.1	Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,127	ft²	None	26.89	57,200		16.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Fiber cement siding cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	1,326	ft²	None	22.78	30,200		8.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60)	2025	0 yrs	50 yrs	3,063	ft²	None	8.26	25,300		7.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW62)	2025	0 yrs	50 yrs	54	ft²	None	7.35	400		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	56	lf	None	16.18	900		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	467	lf	None	16.48	7,700		2.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1	Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	196	lf	None	3.05	600		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2	Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	3,270	ft²	None	8.87	29,000		8.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2	Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	154	ft²	None	3.89	600		0.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2	Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	10,000.00	10,000		2.80	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2	Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	2,100.00	2,100		0.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1	Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	356	ft²	Replace	77.62	27,600		7.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1	Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	356	ft²	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	10,019	-	-	-	-	-	-	-	-	-	-	-	10,019	-	-	-	-	-	-	-	20,038	$ 5.70 /ft2
A33.1	Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	-	-	605	$ 0.17 /ft2
A33.3	Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	6	lvs	Replace	3,100.00	18,600		5.30	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3	Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	6	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	6,752	-	-	-	-	-	-	-	-	-	-	-	6,752	-	-	-	-	-	-	-	13,504	$ 3.84 /ft2
A33.3	Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	50 yrs	1	lvs	Replace	3,200.00	3,200		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3	Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	12 yrs	1	lvs	Renew hardware	0.00			0.00	30%	12	-	-	-	-	-	-	-	-	-	-	1,162	-	-	-	-	-	-	-	-	-	-	-	1,162	-	-	-	-	-	-	-	2,323	$ 0.66 /ft2
A33.3	Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	7	no	Replace	257.14	1,800		0.50	100%	12	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	-	4,356	$ 1.24 /ft2
A33.3	Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	no		Replace	128.57	900		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3	Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	7	no	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	-	-	653	$ 0.19 /ft2
A33.3	Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	7	no	Refinish	57.14	400		0.10	100%	7	-	-	-	-	-	-	484	-	-	-	-	-	-	484	-	-	-	-	-	-	484	-	-	-	-	-	-	-	-	484	-	1,936	$ 0.55 /ft2
A34.1	Roof Covering	Standing seam metal roof system, sloped, L1 roof	2025	0 yrs	40 yrs	738	ft²	Replace	23.97	17,700		5.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1	Roof Covering	Standing seam metal roof system, sloped, L1 roof	2025	0 yrs	4 yrs	738	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	428	-	-	-	2,998	$ 0.85 /ft2
A34.1	Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	2,190	ft²	Replace	24.02	52,600		15.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1	Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	2,190	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	1,273	-	-	-	8,910	$ 2.53 /ft2
A34.1	Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	7,000.00	7,000		2.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1	Roof Covering	Metal gutters	2025	0 yrs	25 yrs	208	lf	Replace	39.35	8,200		2.30	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	-	-	4,961	$ 1.41 /ft2
A34.1	Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	85	lf	Replace	40.00	3,400		1.00	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,057	-	-	-	-	-	-	-	2,057	$ 0.58 /ft2
A34.1	Roof Covering	Metal flashing	2025	0 yrs	50 yrs	375	lf	None	27.21	10,200		2.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35	Projections	Wood frame canopy including wood structure and wood post and beams, and fiber cement board to post and beams	2025	0 yrs	50 yrs	167	ft²	None	73.51	12,300		3.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35	Projections	Vented aluminum soffit, to main roof and canopy	2025	0 yrs	50 yrs	921	ft²	None	7.28	6,700		1.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B1 PARTITIONS & DOORS										122,500	34.80																																
B11.1	Fixed Partitions	Wood studs fixed partition	2025	0 yrs	60 yrs	4,374	ft²	None	15.43	67,500		19.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.2	Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.3	Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	1,902	ft²	None	14.57	27,700		7.90	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	40 yrs	19	lvs	Replace	794.74	15,100		4.30	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	14 yrs	19	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	5,481	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,481	-	10,963	$ 3.12 /ft2
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	4 yrs	19	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	6,395	$ 1.82 /ft2
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	7	no.	Replace	671.43	4,700		1.30	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	-	5,687	$ 1.62 /ft2
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	7	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	1,706	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,706	-	3,412	$ 0.97 /ft2
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	7	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	1,990	$ 0.57 /ft2
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	6	no.	Replace	883.33	5,300		1.50	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,413	-	-	-	-	-	-	-	6,413	$ 1.82 /ft2
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	6	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	1,924	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,924	-	3,848	$ 1.09 /ft2
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	6	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	2,245	$ 0.64 /ft2
B12	Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	1,100.00	2,200		0.60	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,662	-	-	-	-	-	-	-	2,662	$ 0.76 /ft2
B12	Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	799	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	799	-	1,597	$ 0.46 /ft2
B12	Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	932	$ 0.26 /ft2
B2 FINISHES										94,200	26.70																																
B21	Floor Finishes	Luxury vinyl plank	2025	0 yrs	15 yrs	2,830	ft²	Replace	8.27	23,400		6.70	100%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	28,314	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,314	-	56,628	$ 16.10 /ft2
B21	Floor Finishes	Slip-resistant vinyl sheet	2025	0 yrs	12 yrs	193	ft²	Replace	12.96	2,500		0.70	100%	12	-	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	-	-	6,050	$ 1.72 /ft2
B21	Floor Finishes	Sealed concrete, to services	2025	0 yrs	5 yrs	25	ft²	Refinish	0.00	0		0.00	100%	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B21	Floor Finishes	Painted wood baseboard	2025	0 yrs	7 yrs	1,445	lf	Repaint	5.67	8,200		2.30	100%	7	-	-	-	-	-	-	9,922	-	-	-	-	-	-	9,922	-	-	-	-	-	-	-	9,922	-	-	-	-	-	-	-	9,922	-	39,688	$ 11.28 /ft2
B22	Ceiling Finishes	Ceiling s/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	1,602	ft²	None	13.67	21,900		6.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22	Ceiling Finishes	Ceiling s/s roof structure, including batt insulation and 1/2" GWB (F10A)	2025	0 yrs	60 yrs	1,915	ft²	None	7.99	15,300		4.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22	Ceiling Finishes	Dropped ceiling, including metal studs, insulation, gypsum board, and paint finish	2025	0 yrs	11 yrs	235	ft²	Refinish	15.32	3,600		1.00	10%	11	-	-	-	-	-	-	-	-	-	436	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	871	$ 0.25 /ft2
B22	Ceiling Finishes	Paint to gypsum board ceiling	2025	0 yrs	11 yrs	2,814	ft²	Refinish	1.56	4,400		1.30	100%	11	-	-	-	-	-	-	-	-	-	5,324	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,324	-	-	-	-	-	-	-	10,648	$ 3.03 /ft2
B22	Ceiling Finishes	Bulkhead	2025	0 yrs	11 yrs	43	ft²	Refinish	18.68	800		0.20	10%	11	-	-	-	-	-	-	-	-	-	97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	97	-	-	-	-	-	-	-	194	$ 0.06 /ft2
B23	Wall Finishes	Paint to walls	2025	0 yrs	7 yrs	11,390	ft²	Refinish	1.24	14,100		4.00	100%	7	-	-	-	-	-	-	17,061	-	-	-	-	-	17,061	-	-	-	-	-	-	-	-	-	-	-	-	17,061	-	-	-	-	-	-	-	68,244	$ 19.40 /ft2
B3 FITTINGS & EQUIPMENT										53,200	15.10																																
B31.1	Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	3,518	ft²	None	1.02	3,600		1.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.2	Millwork	Kitchen, O/H cupboard	2025	0 yrs	18 yrs	34	lf	Replace	174.83	6,000		1.70	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,815	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.52 /ft2
B31.2	Millwork	Kitchen, base cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	43	lf	Replace	271.47	11,600		3.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,509	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 1.00 /ft2
B31.2	Millwork	Bathroom vanity c/w p.lam countertop	2025	0 yrs	18 yrs	14	lf	Replace	157.37	2,200		0.60	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	666	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.19 /ft2
B31.2	Millwork	Shelve & rod to closet	2025	0 yrs	18 yrs	51	lf	Replace	21.48	1,100		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.09 /ft2
B31.2	Millwork	3 Tiers shelves, to storage	2025	0 yrs	18 yrs	11	lf	Replace	111.63	1,200		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.10 /ft2
B31.2	Millwork	4 Tiers shelves, to closet	2025	0 yrs	18 yrs	9	lf	Replace	146.23	1,300		0.40	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.11 /ft2
B31.2	Millwork	Millwork to top of pony wall	2025	0 yrs	18 yrs	55	lf	Replace	5.48	300		0.10	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	91	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.03 /ft2
B31.3	Specialties	Exterior signage to service room doors	2025	0 yrs	16 yrs	1	no	Replace	100.00	100		0.00	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	61	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.02 /ft2
B31.3	Specialties	Exterior signage to suite doors	2025	0 yrs	16 yrs	3	no	Replace	66.67	200		0.10	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	121	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.03 /ft2
B31.3	Specialties	Wayfinding signage, allow 1 no.	2025	0 yrs	16 yrs	1	no	Replace	300.00	300		0.10	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.10 /ft2
B31.3	Specialties	Building signage	2025	0 yrs	24 yrs	1	sum	Replace	5,200.00	5,200		1.50	100%	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	-	-	6,292	$ 1.79 /ft2
B31.3	Specialties	Bathroom accessories to barrier free stalls, including mirror, toilet paper dispenser, towel bar, towel ring, robe hook, and shower	2025	0 yrs	16 yrs	3	set	Replace	733.33	2,200		0.60	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	2,662	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.76 /ft2
B31.3	Specialties	Bathroom accessories to powder room, including mirror, toilet paper dispenser, towel bar, towel ring, and robe hook	2025	0 yrs	16 yrs	2	set	Replace	550.00	1,100		0.30	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	1,331	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.38 /ft2
B31.3	Specialties	Roller blinds, manual	2025	0 yrs	13 yrs	356	ft²	Replace	6.75	2,400		0.70	100%	13	-	-	-	-	-	-	-	-	-	-	-	-	2,904	-	-	-	-	-	-	-	-	-	-	-	-	2,904	-	-	-	-	-	5,808	$ 1.65 /ft2
B32	Equipment	Kitchen appliances to standard units, including refrigerator, electrical range, and range hood	2025	0 yrs	12 yrs	3	suite	Replace	4,800.00	14,400		4.10	100%	12	-	-	-	-	-	-	-	-	-	-	17,424	-	-	-	-	-	-	-	-	-	-	-	17,424	-	-	-	-	-	-	-	34,848	$ 9.91 /ft2
C1 MECHANICAL										214,200	60.90																																
C11	Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	35 yrs	3,518	ft²	None	0.00	82,600		23.50	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C11	Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	14 yrs	3,518	ft²	Repair	0.00	0		0.00	10%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995	-	19,989	$ 5.68 /ft2
C12	Fire Protection	Fire Protection	2025	0 yrs	25 yrs	3,518	ft²	Replace	4.80	16,900		4.80	40%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,180	-	-	-	-	-	-	8,180	$ 2.33 /ft2
C13	HVAC	HVAC	2025	0 yrs	20 yrs	3,518	ft²	Replace	32.61	114,700		32.60	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,697	-	-	-	-	-	-	-	34,697	$ 9.86 /ft2
C13	HVAC	HVAC	2025	0 yrs	12 yrs	3,518	ft²	Repair	0.00	0		0.00	3%	12	-	-	-	-	-	-	-	-	-	-	4,164	-	-	-	-	-	-	-	-	-	-	-	-	-	4,164	-	-	-	-	-	-	-	8,327	$ 2.37

APPENDIX 4
LIFE CYCLE COST MODEL – BUILDING 2

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	4,022

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Building 2

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	141,400	35.16	-	-	-	141,400	4,713.33	1.17
Structure	132,900	33.04	-	-	-	132,900	4,430.00	1.10
Exterior Enclosure	632,000	157.13	105,495	3,517	0.87	737,495	24,583.17	6.11
Partitions and Doors	133,300	33.14	56,882	1,896	0.47	190,182	6,339.40	1.58
Finishes	127,600	31.72	209,862	6,995	1.74	337,462	11,248.75	2.80
Fittings and Equipment	101,200	25.16	118,096	3,937	0.98	219,296	7,309.87	1.82
Mechanical	299,600	74.49	97,723	3,257	0.81	397,323	13,244.11	3.29
Electrical	160,300	39.85	72,074	2,402	0.60	232,374	7,745.79	1.93
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	259,200	64.44	-	-	-	259,200	8,640.00	2.15
Design and Construction Allowance	203,700	50.65				203,700	6,790.00	1.69
Life cycle replacement costs subtotal:	**2,191,200**	**544.79**	**660,132**	**22,004.41**	**5.47**	**2,851,332**	**95,044**	**23.63**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement	$ 22,004	
	1.00%	
Average Annual Spend on Asset Replacement per metre squared per annum	$ 5.47	/ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	3,144
5	0
6	1,788
7	32,065
8	3,144
9	0
10	0
11	7,647
12	93,696
13	3,025
14	58,504
15	45,774
16	27,924
17	0
18	16,550
19	0
20	72,731
21	32,065
22	7,647
23	22,627
24	99,988
25	19,578
26	3,025
27	0
28	61,647
29	0
30	47,563
SubTotal	**660,132**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Porlier Road, Galiano Island, BC — 2025 — 0%
Life Cycle Costs - Building 2 — 10%

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	REPLACEMENT COST (NEW): Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	YEARS 2026 YEAR 1	2027 YEAR 2	2028 YEAR 3	2029 YEAR 4	2030 YEAR 5	2031 YEAR 6	2032 YEAR 7	2033 YEAR 8	2034 YEAR 9	2035 YEAR 10	2036 YEAR 11	2037 YEAR 12	2038 YEAR 13	2039 YEAR 14	2040 YEAR 15	2041 YEAR 16	2042 YEAR 17	2043 YEAR 18	2044 YEAR 19	2045 YEAR 20	2046 YEAR 21	2047 YEAR 22	2048 YEAR 23	2049 YEAR 24	2050 YEAR 25	2051 YEAR 26	2052 YEAR 27	2053 YEAR 28	2054 YEAR 29	2055 YEAR 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										**141,400**	**35.20**																																	
A11.1	Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing. XPS insulation	2025	0 yrs	75 yrs	4,022	ff	None	35.16	141,400		35.20	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A11.2	Special Foundations	N/A	2025	0 yrs	75 yrs	0	ff	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A12	Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ff	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A2 STRUCTURE										**132,900**	**33.10**																																	
A21	Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	2,011	ff	None	20.59	41,400		10.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A22.1	Upper Floor Construction	Wood frame structure with concrete topping	2025	0 yrs	60 yrs	2,011	ff	None	21.13	42,500		10.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A22.2	Stair Construction	N/A	2025	0 yrs	60 yrs	0	riser	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A23	Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	2,007	ff	None	24.42	49,000		12.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A3 EXTERIOR ENCLOSURE										**632,000**	**157.00**																																	
A31	Structural Walls Below Grade	N/A	2025	0 yrs	75 yrs	0	ff	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Allowance for concrete parging to exposed foundation	2025	0 yrs	20 yrs	255	ff	Allowance for sealing/repairs	2.35	600		0.10	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73	-	-	-	-	-	-	-	-	-	-	-	-	**73**	**$ 0.02 /ft2**
A32.1	Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,548	ff	None	26.88	68,500		17.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Fiber cement siding cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,034	ff	None	22.77	46,300		11.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW90)	2025	0 yrs	50 yrs	2,034	ff	None	8.21	16,700		4.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW61)	2025	0 yrs	50 yrs	2,189	ff	None	8.22	18,000		4.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	228	lf	None	16.67	3,800		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	635	lf	None	16.53	10,500		2.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1	Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	224	lf	None	3.13	700		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2	Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathino	2025	0 yrs	60 yrs	4,220	ff	None	8.86	37,400		9.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2	Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathino	2025	0 yrs	60 yrs	288	ff	None	3.82	1,100		0.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2	Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	12,000.00	12,000		3.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2	Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	2,100.00	2,100		0.50	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.1	Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	369	lf	Replace	77.49	28,600		7.10	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.1	Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	369	ff	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	10,382	-	-	-	-	-	-	-	-	-	-	-	10,382	-	-	-	-	-	-	**20,764**	**$ 5.16 /ft2**
A33.1	Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	-	**605**	**$ 0.15 /ft2**
A33.3	Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	12	lvs	Replace	3,100.00	37,200		9.20	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3	Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	12	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	13,504	-	-	-	-	-	-	-	-	-	-	-	13,504	-	-	-	-	-	-	**27,007**	**$ 6.71 /ft2**
A33.3	Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	50 yrs	2	lvs	Replace	3,200.00	6,400		1.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3	Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	12 yrs	2	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	2,323	-	-	-	-	-	-	-	-	-	-	-	2,323	-	-	-	-	-	-	**4,646**	**$ 1.16 /ft2**
A33.3	Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	50 yrs	2	pr	Replace	5,250.00	10,500		2.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3	Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	12 yrs	2	pr	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	3,812	-	-	-	-	-	-	-	-	-	-	-	3,812	-	-	-	-	-	-	**7,623**	**$ 1.90 /ft2**
A33.3	Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	16	no	Replace	256.25	4,100		1.00	100%	12	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	-	**9,922**	**$ 2.47 /ft2**
A33.3	Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	16	no	Replace	131.25	2,100		0.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3	Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	16	no	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	762	-	-	-	-	-	-	-	-	-	-	-	762	-	-	-	-	-	-	**1,525**	**$ 0.38 /ft2**
A33.3	Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	16	no	Refinish	50.00	800		0.20	100%	7	-	-	-	-	-	-	968	-	-	-	-	-	968	-	-	-	-	-	-	968	-	-	-	-	-	-	968	-	-	-	-	**3,872**	**$ 0.96 /ft2**
A34.1	Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	2,304	ff	Replace	24.05	55,400		13.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
A34.1	Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	2,304	ff	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	1,341	-	-	-	**9,385**	**$ 2.33 /ft2**
A34.1	Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	5,500.00	5,500		1.40	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
A34.1	Roof Covering	Metal gutters	2025	0 yrs	25 yrs	152	lf	Replace	39.55	6,000		1.50	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,630	-	-	-	-	-	**3,630**	**$ 0.90 /ft2**
A34.1	Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	173	lf	Replace	39.33	6,800		1.70	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,114	-	-	-	-	-	**4,114**	**$ 1.02 /ft2**
A34.1	Roof Covering	Metal flashing	2025	0 yrs	7 yrs	258	lf	None	27.09	7,000		1.70	10%	7	-	-	-	-	-	-	847	-	-	-	-	-	847	-	-	-	-	-	-	847	-	-	-	-	-	-	847	-	-	-	-	**3,388**	**$ 0.84 /ft2**
A35	Projections	Wood frame walkway including wood structure, vented aluminum soffit, 2x10 pre-painted fascia, metal balcony railings, and metal flashing	2025	0 yrs	6 yrs	570	ff	Repairs to PPC	136.24	77,700		19.30	1%	6	-	-	-	-	-	940	-	-	-	-	940	-	-	-	-	940	-	-	-	-	-	-	-	-	-	-	-	-	-	940	**4,701**	**$ 1.17 /ft2**
A35	Projections	Allow for exterior ramp connected to walkway	2025	0 yrs	50 yrs	144	ff	None	155.39	22,400		5.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
A35	Projections	Wood frame balcony including wood structure, vinyl flooring membrane, vented aluminum soffit, 2x10 pre-painted fascia, metal balcony railings, and metal flashing	2025	0 yrs	6 yrs	561	ff	Repairs to PPC	124.99	70,100		17.40	1%	6	-	-	-	-	-	848	-	-	-	-	848	-	-	-	-	848	-	-	-	-	-	-	-	848	-	-	-	-	-	848	**4,241**	**$ 1.05 /ft2**
A35	Projections	Wood frame canopy including wood structure, vented aluminum soffit, and 2x8 pre-painted fascia (TR10/D)	2025	0 yrs	50 yrs	1,462	ff	None	50.07	73,200		18.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B1 PARTITIONS & DOORS										**133,300**	**33.10**																																	
B11.1	Fixed Partitions	Wood studs fixed partition	2025	0 yrs	60 yrs	5,383	ff	None	14.21	76,500		19.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B11.2	Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ff	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B11.3	Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	2,405	ff	None	11.23	27,000		6.70	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	40 yrs	10	lvs	Replace	780.00	7,800		1.90	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	14 yrs	10	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	2,831	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,831	-	-	**5,663**	**$ 1.41 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	4 yrs	10	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	472	-	-	-	472	-	-	472	-	-	-	-	472	-	-	-	-	-	-	-	472	-	-	-	-	-	472	-	-	**3,303**	**$ 0.82 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	40 yrs	4	lvs	Replace	825.00	3,300		0.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	14 yrs	4	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	1,198	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,198	-	-	**2,396**	**$ 0.60 /ft2**
B12	Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	4 yrs	4	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	200	-	-	-	200	-	-	200	-	-	-	-	200	-	-	-	-	-	-	-	200	-	-	-	-	-	200	-	-	**1,398**	**$ 0.35 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 1'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	2	lvs	Replace	450.00	900		0.20	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,089	-	-	-	-	-	**1,089**	**$ 0.27 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 1'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	2	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	327	-	-	**653**	**$ 0.16 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 1'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	2	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	54	-	-	-	54	-	-	54	-	54	-	-	54	-	-	-	-	-	-	-	54	-	-	-	-	-	54	-	-	**381**	**$ 0.09 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	4	no.	Replace	575.00	2,300		0.60	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,783	-	-	-	-	-	**2,783**	**$ 0.69 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	4	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	835	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	835	-	-	**1,670**	**$ 0.42 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	4	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	139	-	-	-	139	-	-	139	-	-	-	-	139	-	-	-	-	-	-	-	139	-	-	-	-	-	139	-	-	**974**	**$ 0.24 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	650.00	1,300		0.30	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,573	-	-	-	-	-	**1,573**	**$ 0.39 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	472	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	472	-	-	**944**	**$ 0.23 /ft2**
B12	Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	79	-	-	-	79	-	-	79	-	79	-	-	79	-	-	-	-	-	-	-	79	-	-	-	-	-	79	-	-	**551**	**$ 0.14 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	10	no.	Replace	880.00	8,800		2.20	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,648	-	-	-	-	-	**10,648**	**$ 2.65 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	10	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	3,194	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,194	-	-	**6,389**	**$ 1.59 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	10	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	532	-	-	-	532	-	-	532	-	-	-	-	532	-	-	-	-	-	-	-	532	-	-	-	-	-	532	-	-	**3,727**	**$ 0.93 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	950.00	1,900		0.50	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,299	-	-	-	-	-	**2,299**	**$ 0.57 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	690	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	690	-	-	**1,379**	**$ 0.34 /ft2**
B12	Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	115	-	-	-	115	-	-	115	-	-	-	-	115	-	-	-	-	-	-	-	115	-	-	-	-	-	115	-	-	**805**	**$ 0.20 /ft2**
B12	Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	1,750.00	3,500		0.90	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,235	-	-	-	-	-	**4,235**	**$ 1.06 /ft2**
B12	Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	1,271	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,271	-	-	**2,541**	**$ 0.63 /ft2**
B12	Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	212	-	-	-	212	-	-	212	-	212	-	-	212	-	-	-	-	-	-	-	212	-	-	-	-	-	212	-	-	**1,482**	**$ 0.37 /ft2**
B2 FINISHES										**127,600**	**31.80**																																	
B21	Floor Finishes	Luxury vinyl plank	2025	0 yrs	15 yrs	3,153	ff	Replace	8.28	26,100		6.50	100%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	31,581	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,581	-	-	**63,162**	**$ 15.70 /ft2**
B21	Floor Finishes	Slip-resistant vinyl sheet	2025	0 yrs	12 yrs	330	ff	Replace	13.05	4,300		1.10	100%	12	-	-	-	-	-	-	-	-	-	-	5,203	-	-	-	-	-	-	-	-	-	-	-	5,203	-	-	-	-	-	-	**10,406**	**$ 2.59 /ft2**
B21	Floor Finishes	Sheet vinyl, to services	2025	0 yrs	11 yrs	22	ff	Replace	8.91	200		0.00	100%	11	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	**484**	**$ 0.12 /ft2**
B21	Floor Finishes	Sealed concrete, to services	2025	0 yrs	7 yrs	22	ff	Refinish	0.00	0		0.00	100%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B21	Floor Finishes	Painted wood baseboard	2025	0 yrs	7 yrs	1,380	lf	Repaint	5.65	7,800		1.90	100%	7	-	-	-	-	-	-	9,438	-	-	-	-	-	9,438	-	-	-	-	-	-	-	9,438	-	-	-	-	-	-	-	9,438	-	-	**37,752**	**$ 9.39 /ft2**
B22	Ceiling Finishes	Ceiling c/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	2,011	ff	None	13.67	27,500		6.80	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B22	Ceiling Finishes	Ceiling c/s roof structure, including batt insulation, resilient channel, and 2 layers gypsum board (F12/C/R)	2025	0 yrs	60 yrs	2,011	ff	None	12.73	25,600		6.40	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B22	Ceiling Finishes	Dropped ceiling, including metal studs, insulation, gypsum board, and paint finish	2025	0 yrs	11 yrs	520	ff	Refinish	15.18	7,900		2.00	10%	11	-	-	-	-	-	-	-	-	-	-	956	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**1,912**	**$ 0.48 /ft2**
B22	Ceiling Finishes	Paint to gypsum board ceiling	2025	0 yrs	11 yrs	3,007	ff	Refinish	1.56	4,700		1.20	100%	11	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	**11,374**	**$ 2.83 /ft2**
B22	Ceiling Finishes	Bulkhead	2025	0 yrs	11 yrs	316	ff	Refinish	19.92	6,300		1.60	10%	11	-	-	-	-	-	-	-	-	-	-	762	-	-	-	-	-	-	-	-	-	-	-	762	-	-	-	-	-	-	**1,525**	**$ 0.38 /ft2**
B23	Wall Finishes	Paint to walls	2025	0 yrs	7 yrs	13,852	ff	Refinish	1.24	17,200		4.30	100%	7	-	-	-	-	-	20,812	-	-	-	-	-	-	20,812	-	-	-	-	-	-	20,812	-	-	-	-	-	-	20,812	-	-	-	-	**83,248**	**$ 20.70 /ft2**
B3 FITTINGS & EQUIPMENT										**101,200**	**25.00**																																	
B31.1	Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	4,022	ff	None	1.04	4,200		1.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	**$ 0.00 /ft2**
B31.2	Millwork	Kitchen, O/H cupboard	2025	0 yrs	18 yrs	54	lf	Replace	172.92	9,400		2.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,844	-	-	-	-	-	-	-	-	-	-	-	-	**2,844**	**$ 0.71 /ft2**
B31.2	Millwork	Kitchen, base cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	49	lf	Replace	270.99	13,300		3.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,023	-	-	-	-	-	-	-	-	-	-	-	-	**4,023**	**$ 1.00 /ft2**
B31.2	Millwork	Bathroom vanity

APPENDIX 5
LIFE CYCLE COST MODEL – BUILDING 3

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	4,527

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Building 3

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	157,400	34.77	-	-	-	157,400	5,246.67	1.16
Structure	148,700	32.85	-	-	-	148,700	4,956.67	1.09
Exterior Enclosure	761,800	168.28	124,645	4,155	0.92	886,445	29,548.15	6.53
Partitions and Doors	152,600	33.71	59,478	1,983	0.44	212,078	7,069.25	1.56
Finishes	140,500	31.04	229,876	7,663	1.69	370,376	12,345.86	2.73
Fittings and Equipment	129,100	28.52	154,124	5,137	1.13	283,224	9,440.79	2.09
Mechanical	348,800	77.05	112,212	3,740	0.83	461,012	15,367.06	3.39
Electrical	165,500	36.56	69,908	2,330	0.51	235,408	7,846.93	1.73
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	300,600	66.40	-	-	-	300,600	10,020.00	2.21
Design Allowance	236,300	52.20				236,300	7,876.67	1.74
Life cycle replacement costs subtotal:	**2,541,300**	**561.37**	**750,241**	**25,008.04**	**5.52**	**3,291,541**	**109,718**	**24.24**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement	$ 25,008	
	0.98%	
Average Annual Spend on Asset Replacement per metre squared per annum	$ 5.52	/ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	3,365
5	0
6	2,316
7	33,759
8	3,365
9	0
10	0
11	8,337
12	115,853
13	3,267
14	64,965
15	46,101
16	36,943
17	0
18	20,012
19	0
20	79,051
21	33,759
22	8,337
23	23,958
24	122,145
25	24,696
26	3,267
27	0
28	68,330
29	0
30	48,417
SubTotal	**750,241**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Porlier Road, Galiano Island, BC — 2025 — 0% — **10%**
Life Cycle Costs - Building 3

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	2026 YEAR 1	2027 YEAR 2	2028 YEAR 3	2029 YEAR 4	2030 YEAR 5	2031 YEAR 6	2032 YEAR 7	2033 YEAR 8	2034 YEAR 9	2035 YEAR 10	2036 YEAR 11	2037 YEAR 12	2038 YEAR 13	2039 YEAR 14	2040 YEAR 15	2041 YEAR 16	2042 YEAR 17	2043 YEAR 18	2044 YEAR 19	2045 YEAR 20	2046 YEAR 21	2047 YEAR 22	2048 YEAR 23	2049 YEAR 24	2050 YEAR 25	2051 YEAR 26	2052 YEAR 27	2053 YEAR 28	2054 YEAR 29	2055 YEAR 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										**157,400**	**34.80**																																	
A11.1 Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing, XPS insulation	2025	0 yrs	75 yrs	4,527	ft²	None	34.77	157,400			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A11.2 Special Foundations	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A12 Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A2 STRUCTURE										**148,700**	**32.90**																																	
A21 Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	2,263	ft²	None	20.41	46,200		10.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A22.1 Upper Floor Construction	Wood frame structure with concrete topping	2025	0 yrs	60 yrs	2,263	ft²	None	21.16	47,900		10.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A22.2 Stair Construction	N/A	2025	0 yrs	60 yrs	0	riser	None	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A23 Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	2,253	ft²	None	24.23	54,600		12.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A3 EXTERIOR ENCLOSURE										**761,800**	**168.80**																																	
A31 Structural Walls Below Grade	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Allowance for concrete parging to exposed foundation	2025	0 yrs	20 yrs	299	ft²	Allowance for sealing/repairs	2.67	800		0.20	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,836	ft²	None	26.91	76,300		16.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Fiber cement siding cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,248	ft²	None	22.74	51,100		11.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60)	2025	0 yrs	50 yrs	2,248	ft²	None	8.23	18,500		4.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier. and drywall /EW61	2025	0 yrs	50 yrs	2,470	ft²	None	8.22	20,300		4.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	234	lf	None	16.67	3,900		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	738	lf	None	16.53	12,200		2.70	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.1 Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	216	lf	None	3.24	700		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2 Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathing	2025	0 yrs	50 yrs	4,717	ft²	None	10.17	48,000		10.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2 Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathing	2025	0 yrs	50 yrs	301	ft²	None	3.98	1,200		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2 Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	13,000.00	13,000		2.90	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A32.2 Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	2,100.00	2,100		0.50	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	395	ft²	Replace	77.52	30,600		6.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	395	ft²	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	11,108	-	-	-	-	-	-	-	-	-	-	-	11,108	-	-	-	-	-	**22,216**	**$ 4.91 /ft2**
A33.1 Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	**605**	**$ 0.13 /ft2**
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	16	lvs	Replace	3,100.00	49,600		11.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	16	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	18,005	-	-	-	-	-	-	-	-	-	-	-	18,005	-	-	-	-	-	**36,010**	**$ 7.95 /ft2**
A33.3 Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	50 yrs	4	pr	Replace	5,275.00	21,100		4.70	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3 Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	12 yrs	4	pr	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	7,659	-	-	-	-	-	-	-	-	-	-	-	7,659	-	-	-	-	-	**15,319**	**$ 3.38 /ft2**
A33.3 Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	20	no	Replace	260.00	5,200		1.10	100%	12	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	**12,584**	**$ 2.78 /ft2**
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	20	no	Replace	130.00	2,600		0.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	20	no	Replace	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	944	-	-	-	-	-	-	-	-	-	-	-	944	-	-	-	-	-	**1,888**	**$ 0.42 /ft2**
A33.3 Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	20	no	Refinish	50.00	1,000		0.20	100%	7	-	-	-	-	-	-	1,210	-	-	-	-	-	-	1,210	-	-	-	-	-	-	1,210	-	-	-	-	-	1,210	-	-	**4,840**	**$ 1.07 /ft2**
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	2,574	ft²	Replace	24.01	61,800		13.70	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	2,574	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	1,496	-	-	1,496	-	-	-	-	1,496	-	-	-	-	1,496	-	-	-	-	-	-	1,496	-	-	-	-	-	**10,469**	**$ 2.31 /ft2**
A34.1 Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	6,900.00	6,900		1.50	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A34.1 Roof Covering	Metal gutters	2025	0 yrs	25 yrs	181	lf	Replace	39.31	7,100		1.60	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,296	-	-	-	-	**4,296**	**$ 0.95 /ft2**
A34.1 Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	203	lf	Replace	39.45	8,000		1.80	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,840	-	-	-	-	**4,840**	**$ 1.07 /ft2**
A34.1 Roof Covering	Metal flashing	2025	0 yrs	50 yrs	288	lf	None	27.08	7,800		1.70	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A35 Projections	Wood frame walkway including wood structure, vented aluminum soffit, 2x10 pre-painted fascia, metal balcony railings, and metal flashing	2025	0 yrs	6 yrs	687	ft²	Repairs to PPC	126.23	86,700		19.20	1%	6	-	-	-	-	-	1,049	-	-	-	-	-	1,049	-	-	-	-	1,049	-	-	-	-	-	-	1,049	-	-	-	-	1,049	**5,245**	**$ 1.16 /ft2**
A35 Projections	Allow for exterior ramp connected to walkway	2025	0 yrs	50 yrs	183	ft²	None	154.87	28,300		6.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
A35 Projections	Wood frame balcony including wood structure, vinyl flooring membrane, vented aluminum soffit, 2x10 pre-painted fascia, metal balcony railings, and metal flashing	2025	0 yrs	6 yrs	812	ft²	Repairs to PPC	129.00	104,700		23.10	1%	6	-	-	-	-	-	1,267	-	-	-	-	-	1,267	-	-	-	-	1,267	-	-	-	-	-	-	1,267	-	-	-	-	1,267	**6,334**	**$ 1.40 /ft2**
A35 Projections	Wood frame canopy including wood structure, vented aluminum soffit, and 2x8 pre-painted fascia	2025	0 yrs	50 yrs	1,778	ft²	None	51.64	91,800		20.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B1 PARTITIONS & DOORS										**152,600**	**33.60**																																	
B11.1 Fixed Partitions	Wood studs fixed partition	2025	0 yrs	60 yrs	5,925	ft²	None	14.73	87,300		19.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B11.2 Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B11.3 Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	2,898	ft²	None	11.87	34,400		7.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	40 yrs	10	lvs	Replace	780.00	7,800		1.70	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	14 yrs	10	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,831	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**5,663**	**$ 1.25 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	4 yrs	10	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	472	-	-	-	472	-	-	-	-	472	-	-	-	472	-	-	-	472	-	-	-	472	-	-	-	472	-	**3,303**	**$ 0.73 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	40 yrs	4	lvs	Replace	825.00	3,300		0.70	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	14 yrs	4	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,198	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**2,396**	**$ 0.53 /ft2**
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 3'-0" x 6'-8"	2025	0 yrs	4 yrs	4	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	200	-	-	-	200	-	-	-	-	200	-	-	-	200	-	-	-	200	-	-	-	200	-	-	-	200	-	**1,398**	**$ 0.31 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	550.00	1,100		0.20	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**1,331**	**$ 0.29 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	399	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**799**	**$ 0.18 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 2'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	67	-	-	-	67	-	-	-	-	67	-	-	-	67	-	-	-	67	-	-	-	67	-	-	-	67	-	**466**	**$ 0.10 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	4	no.	Replace	675.00	2,700		0.60	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**3,267**	**$ 0.72 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	4	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	980	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**1,960**	**$ 0.43 /ft2**
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	4	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	163	-	-	-	163	-	-	-	-	163	-	-	-	163	-	-	-	163	-	-	-	163	-	-	-	163	-	**1,143**	**$ 0.25 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	6	no.	Replace	883.33	5,300		1.20	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**6,413**	**$ 1.42 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	6	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,924	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**3,848**	**$ 0.85 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	6	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	321	-	-	-	321	-	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	**2,245**	**$ 0.50 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	23 yrs	4	no.	Replace	925.00	3,700		0.80	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**4,477**	**$ 0.99 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	14 yrs	4	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,343	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**2,686**	**$ 0.59 /ft2**
B12 Doors	Hollow core wood door, bypass, 4'-6" x 6'-8", to closet	2025	0 yrs	4 yrs	4	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	224	-	-	-	224	-	-	-	-	224	-	-	-	224	-	-	-	224	-	-	-	224	-	-	-	224	-	**1,567**	**$ 0.35 /ft2**
B12 Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	4	no.	Replace	1,750.00	7,000		1.50	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**8,470**	**$ 1.87 /ft2**
B12 Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	4	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,541	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**5,082**	**$ 1.12 /ft2**
B12 Doors	Hollow core wood door, bypass, 8'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	4	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	424	-	-	-	424	-	-	-	-	424	-	-	-	424	-	-	-	424	-	-	-	424	-	-	-	424	-	**2,965**	**$ 0.65 /ft2**
B2 FINISHES										**140,500**	**31.00**																																	
B21 Floor Finishes	Luxury vinyl plank	2025	0 yrs	15 yrs	3,476	ft²	Replace	8.28	28,800		6.40	100%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,848	-	-	-	-	-	-	-	-	-	-	-	-	-	34,848	**69,696**	**$ 15.40 /ft2**
B21 Floor Finishes	Slip-resistant vinyl sheet	2025	0 yrs	12 yrs	428	ft²	Replace	12.85	5,500		1.20	100%	12	-	-	-	-	-	-	-	-	-	-	-	-	6,655	-	-	-	-	-	-	-	-	-	-	-	6,655	-	-	-	-	-	**13,310**	**$ 2.94 /ft2**
B21 Floor Finishes	Sheet vinyl, to services	2025	0 yrs	11 yrs	29	ft²	Replace	6.85	200		0.00	100%	11	-	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	**484**	**$ 0.11 /ft2**
B21 Floor Finishes	Sealed concrete, to services	2025	0 yrs	7 yrs	29	ft²	Refinish	0.00	0		0.00	100%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B21 Floor Finishes	Painted wood baseboard	2025	0 yrs	7 yrs	1,495	lf	Repaint	5.69	8,500		1.90	100%	7	-	-	-	-	-	-	10,285	-	-	-	-	-	-	-	10,285	-	-	-	-	-	-	10,285	-	-	-	-	-	-	10,285	-	**41,140**	**$ 9.09 /ft2**
B22 Ceiling Finishes	Ceiling u/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	2,263	ft²	None	13.70	31,000		6.80	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B22 Ceiling Finishes	Ceiling u/s roof structure, including batt insulation, resilient channel, and 2 layers gypsum board (F12/CR)	2025	0 yrs	60 yrs	2,263	ft²	None	12.77	28,900		6.40	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B22 Ceiling Finishes	Dropped ceiling, including metal studs, insulation, gypsum board, and paint finish	2025	0 yrs	11 yrs	573	ft²	Refinish	15.18	8,700		1.90	10%	11	-	-	-	-	-	-	-	-	-	-	-	1,053	-	-	-	-	-	-	-	-	-	-	-	1,053	-	-	-	-	-	**2,105**	**$ 0.47 /ft2**
B22 Ceiling Finishes	Paint to gypsum board ceiling	2025	0 yrs	11 yrs	3,390	ft²	Refinish	1.56	5,300		1.20	100%	11	-	-	-	-	-	-	-	-	-	-	-	6,413	-	-	-	-	-	-	-	-	-	-	-	6,413	-	-	-	-	-	**12,826**	**$ 2.83 /ft2**
B22 Ceiling Finishes	Bulkhead	2025	0 yrs	11 yrs	264	ft²	Refinish	19.69	5,200		1.10	10%	11	-	-	-	-	-	-	-	-	-	-	-	629	-	-	-	-	-	-	-	-	-	-	-	629	-	-	-	-	-	**1,258**	**$ 0.28 /ft2**
B23 Wall Finishes	Paint to walls	2025	0 yrs	7 yrs	14,854	ft²	Refinish	1.24	18,400		4.10	100%	7	-	-	-	-	-	-	22,264	-	-	-	-	-	-	-	22,264	-	-	-	-	-	-	22,264	-	-	-	-	-	22,264	-	-	**89,056**	**$ 19.67 /ft2**
B3 FITTINGS & EQUIPMENT										**129,100**	**28.60**																																	
B31.1 Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	4,527	ft²	None	1.04	4,700		1.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**$ 0.00 /ft2**
B31.2 Millwork	Kitchen, O/H cupboard	2025	0 yrs	18 yrs	80	lf	Replace	173.75	13,900		3.10	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,205	-	-	-	-	-	-	-	-	-	-	-	-	**4,205**	**$ 0.93 /ft2**
B31.2 Millwork	Kitchen, base cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	63	lf	Replace	271.22	17,000		3.80	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,143	-	-	-	-	-	-	-	-	-	-	-	-	**5,143**	**$ 1.14 /ft2**
B31.2 Millwork	Bathroom vanity c/w p.lam countertop	2025	0 yrs	18 yrs	18	lf	Replace	159.87	2,900		0.60	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	877	-	-	-	-	-	-	-	-	-	-	-	-	**877**	**$ 0.19 /ft2**
B31.2 Millwork	Kitchen, O/H cupboard, accessible	2025	0 yrs	18 yrs	22	lf	Replace	227.27	4,900		1.10	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,482	-	-	-	-	-	-	-	-	-	-	-	-	**1,482**	**$ 0.33 /ft2**
B31.2 Millwork	Kitchen, base cabinet c/w p.lam countertop, accessible	2025	0 yrs	18 yrs	28	lf	Replace	351.86	10,000		2.20	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	-	-	-	-	-	-	-	**3,025**	**$ 0.67 /ft2**
B31.2 Millwork	Full height cabinets, accessible	2025	0 yrs	18 yrs	5	lf	Replace	373.44	1,800		0.40	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	545	-	-	-	-	-	-	-	-	-	-	-	-	**545**	**$ 0.12 /ft2**
B31.2 Millwork	Bathroom vanity c/w p.lam countertop, accessible	2025	0 yrs	18 yrs	6	lf	Replace	212.42	1,300		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393	-	-	-	-	-	-	-	-	-	-	-	-	**393**	**$ 0.09 /ft2**
B31.2 Millwork	Shelve & rod to closet	2025	0 yrs	18 yrs	60	lf	Replace	21.63	1,300		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393	-	-	-	-	-	-	-	-	-	-	-	-	**393**	**$ 0.09 /ft2**
B31.2 Millwork	3 Tiers shelves, to storage	2025	0 yrs	18 yrs	22	lf	Replace	108.99	2,400		0.50	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	726	-	-	-	-	-	-	-	-	-	-	-	-	**726**	**$ 0.16 /ft2**
B31.2 Millwork	4 Tiers shelves, to closet	2025	0 yrs	18 yrs	21	lf	Replace	142.72	3,000		0.70	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	908	-	-	-	-	-	-	-	-	-	-	-	-	**908**	**$ 0.20 /ft2**

APPENDIX 6
LIFE CYCLE COST MODEL – BUILDING 4

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	3,518

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Building 4

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	108,500	30.84	-	-	-	108,500	3,616.67	1.03
Structure	161,400	45.88	-	-	-	161,400	5,380.00	1.53
Exterior Enclosure	335,400	95.34	62,378	2,079	0.59	397,778	13,259.26	3.77
Partitions and Doors	122,500	34.82	46,143	1,538	0.44	168,643	5,621.45	1.60
Finishes	94,200	26.78	182,323	6,077	1.73	276,523	9,217.43	2.62
Fittings and Equipment	53,200	15.12	58,655	1,955	0.56	111,855	3,728.49	1.06
Mechanical	214,200	60.89	71,193	2,373	0.67	285,393	9,513.09	2.70
Electrical	107,600	30.59	45,073	1,502	0.43	152,673	5,089.08	1.45
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	179,600	51.05	-	-	-	179,600	5,986.67	1.70
Design Allowance	141,100	40.11				141,100	4,703.33	1.34
Life cycle replacement costs subtotal:	**1,517,700**	**431.41**	**465,764**	**15,525.47**	**4.41**	**1,983,464**	**66,115**	**18.79**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)		
Average Annual Spend on Asset Replacement	$ 15,525	
	1.02%	
Average Annual Spend on Asset Replacement per metre squared per annum	$ 4.41	/ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	3,353
5	0
6	0
7	27,467
8	3,353
9	0
10	0
11	5,856
12	48,402
13	2,904
14	47,372
15	34,848
16	20,958
17	0
18	7,169
19	0
20	57,022
21	27,467
22	5,856
23	14,762
24	54,694
25	15,803
26	2,904
27	0
28	50,724
29	0
30	34,848
SubTotal	**465,764**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Portier Road, Galiano Island, BC — 2025
Life Cycle Costs - Building 4

0%
10%

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	REPLACEMENT COST (NEW) Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	YEARS 2026 YEAR 1	2027 YEAR 2	2028 YEAR 3	2029 YEAR 4	2030 YEAR 5	2031 YEAR 6	2032 YEAR 7	2033 YEAR 8	2034 YEAR 9	2035 YEAR 10	2036 YEAR 11	2037 YEAR 12	2038 YEAR 13	2039 YEAR 14	2040 YEAR 15	2041 YEAR 16	2042 YEAR 17	2043 YEAR 18	2044 YEAR 19	2045 YEAR 20	2046 YEAR 21	2047 YEAR 22	2048 YEAR 23	2049 YEAR 24	2050 YEAR 25	2051 YEAR 26	2052 YEAR 27	2053 YEAR 28	2054 YEAR 29	2055 YEAR 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										108,500	30.80																																	
A11.1 Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing, XPS insulation	2025	0 yrs	75 yrs	3,518	ft²	None	30.84	108,500			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A11.2 Special Foundations	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A12 Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0			0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A2 STRUCTURE										161,400	45.90																																	
A21 Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	1,915	ft²	None	20.47	39,200		11.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.1 Upper Floor Construction	Wood frame structure with concrete topping	2025	0 yrs	60 yrs	1,602	ft²	None	26.90	43,100		12.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.2 Stair Construction	Wood interior stairs	2025	0 yrs	60 yrs	42	riser	None	283.33	11,900		3.40	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A23 Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	2,626	ft²	None	25.59	67,200		19.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A3 EXTERIOR ENCLOSURE										335,400	95.40																																	
A31 Structural Walls Below Grade	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Allowance for concrete parging to exposed foundation	2025	0 yrs	20 yrs	118	ft²	Allowance for sealing/repairs	2.53	300		0.10	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36	-	-	-	-	-	-	-	-	-	36	$ 0.01 /ft2
A32.1 Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	2,127	ft²	None	26.89	57,200		16.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Fiber cement siding cladding including rainscreen and weather/ air barrier	2025	0 yrs	50 yrs	1,326	ft²	None	22.78	30,200		8.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60)	2025	0 yrs	50 yrs	3,063	ft²	None	8.26	25,300		7.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW62)	2025	0 yrs	50 yrs	54	ft²	None	7.35	400		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	56	lf	None	16.18	900		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	467	lf	None	16.48	7,700		2.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	196	lf	None	3.05	600		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	3,270	ft²	None	8.87	29,000		8.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	154	ft²	None	3.89	600		0.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	10,000.00	10,000		2.80	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	2,100.00	2,100		0.60	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	356	ft²	Replace	77.62	27,600		7.80	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	356	ft²	Replace	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	10,019	-	-	-	-	-	-	-	-	-	-	10,019	-	-	-	-	-	20,038	$ 5.70 /ft2
A33.1 Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	605	$ 0.17 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	6	lvs	Replace	3,100.00	18,600		5.30	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	6	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	6,752	-	-	-	-	-	-	-	-	-	-	6,752	-	-	-	-	-	13,504	$ 3.84 /ft2
A33.3 Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	50 yrs	1	lvs	Replace	3,200.00	3,200		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Fiberglass framed door c/w hardware, single swing	2025	0 yrs	12 yrs	1	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	1,162	-	-	-	-	-	-	-	-	-	-	1,162	-	-	-	-	-	2,323	$ 0.66 /ft2
A33.3 Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	7	no	Refinish	257.14	1,800		0.50	100%	12	-	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	4,356	$ 1.24 /ft2
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	7	no	Replace	128.57	900		0.30	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	7	no	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	-	-	-	-	-	327	-	-	-	-	-	653	$ 0.19 /ft2
A33.3 Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	7	no	Refinish	57.14	400	484	0.10	100%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	484	-	-	-	-	-	484	-	-	-	-	-	-	1,936	$ 0.55 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, L1 roof	2025	0 yrs	40 yrs	738	ft²	Replace	23.97	17,700		5.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, L1 roof	2025	0 yrs	4 yrs	738	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	428	-	-	-	428	-	-	-	-	428	-	-	-	-	-	-	-	-	-	-	428	-	-	-	428	-	2,998	$ 0.85 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	2,190	ft²	None	24.02	52,600		15.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	2,190	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	1,273	-	-	-	1,273	-	-	-	-	1,273	-	-	-	1,273	-	-	-	-	-	1,273	-	-	-	1,273	-	-	8,910	$ 2.53 /ft2
A34.1 Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	7,000.00	7,000		2.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Metal gutters	2025	0 yrs	25 yrs	208	lf	Replace	39.35	8,200		2.30	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	4,961	$ 1.41 /ft2
A34.1 Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	85	lf	Replace	40.00	3,400		1.00	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,057	-	-	-	-	-	2,057	$ 0.58 /ft2
A34.1 Roof Covering	Metal flashing	2025	0 yrs	50 yrs	375	lf	None	27.21	10,200		2.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35 Projections	Wood frame canopy including wood structure and wood post and beams, and fiber cement board to post and beams	2025	0 yrs	50 yrs	167	ft²	None	73.51	12,300		3.50	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35 Projections	Vented aluminum soffit, to main roof and canopy	2025	0 yrs	50 yrs	921	ft²	None	7.28	6,700		1.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B1 PARTITIONS & DOORS										122,500	34.80																																	
B11.1 Fixed Partitions	Wood studs fixed partition	2025	0 yrs	60 yrs	4,374	ft²	None	15.43	67,500		19.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.2 Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.3 Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	1,902	ft²	None	14.57	27,700		7.90	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	40 yrs	19	lvs	Replace	794.74	15,100		4.30	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	14 yrs	19	lvs	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,481	-	-	-	-	-	-	-	-	-	-	5,481	-	-	10,963	$ 3.12 /ft2
B12 Doors	Hollow core wood single door, including wood frame, hardware, and paint finish, 2'-10" x 6'-8"	2025	0 yrs	4 yrs	19	lvs	Repaint	0.00	0		0.00	5%	4	-	-	-	914	-	-	-	914	-	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	-	-	914	-	6,396	$ 1.82 /ft2
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	7	no.	Replace	671.43	4,700		1.30	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	5,687	$ 1.62 /ft2
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	7	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,706	-	-	-	-	-	-	-	-	-	-	1,706	-	-	3,412	$ 0.97 /ft2
B12 Doors	Hollow core wood door, bi-fold, 3'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	7	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	284	-	-	-	284	-	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	-	-	284	-	1,990	$ 0.57 /ft2
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	6	no.	Replace	883.33	5,300		1.50	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,413	-	-	-	-	-	-	6,413	$ 1.82 /ft2
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	6	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	1,924	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,924	-	-	3,848	$ 1.09 /ft2
B12 Doors	Hollow core wood door, bypass, 4'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	6	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	321	-	-	-	321	-	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	-	-	321	-	2,245	$ 0.64 /ft2
B12 Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	23 yrs	2	no.	Replace	1,100.00	2,200		0.60	100%	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,662	-	-	-	-	-	-	2,662	$ 0.76 /ft2
B12 Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	14 yrs	2	no.	Renew hardware	0.00	0		0.00	30%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	799	-	-	-	-	-	-	-	-	-	-	799	-	-	1,597	$ 0.45 /ft2
B12 Doors	Hollow core wood door, bypass, 6'-0" x 6'-8", to closet	2025	0 yrs	4 yrs	2	no.	Repaint	0.00	0		0.00	5%	4	-	-	-	133	-	-	-	133	-	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	-	-	133	-	932	$ 0.26 /ft2
B2 FINISHES										94,200	26.70																																	
B21 Floor Finishes	Luxury vinyl plank	2025	0 yrs	15 yrs	2,830	ft²	Replace	8.27	23,400		6.70	100%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,314	-	-	-	-	-	-	-	-	-	-	-	-	-	28,314	$ 16.10 /ft2
B21 Floor Finishes	Slip-resistant vinyl sheet	2025	0 yrs	12 yrs	193	ft²	Replace	12.96	2,500		0.70	100%	12	-	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	-	-	-	-	-	3,025	-	-	-	-	-	6,050	$ 1.72 /ft2
B21 Floor Finishes	Sealed concrete, to services	2025	0 yrs	5 yrs	25	ft²	Refinish	0.00	0		0.00	100%	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B21 Floor Finishes	Painted wood baseboard	2025	0 yrs	7 yrs	1,445	lf	Repaint	5.67	8,200		2.30	100%	7	-	-	-	-	-	-	9,922	-	-	-	-	-	-	-	9,922	-	-	-	-	-	-	9,922	-	-	-	-	-	-	9,922	-	39,688	$ 11.28 /ft2
B22 Ceiling Finishes	Ceiling c/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	1,602	ft²	None	13.67	21,900		6.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	Ceiling c/s roof structure, including batt insulation and 1/2" GWB (F10A)	2025	0 yrs	60 yrs	1,915	ft²	None	7.99	15,300		4.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	Dropped ceiling, including metal studs, insulation, gypsum board, and paint finish	2025	0 yrs	11 yrs	235	ft²	Refinish	15.32	3,600		1.00	10%	11	-	-	-	-	-	-	-	-	-	-	-	436	-	-	-	-	-	-	-	-	-	-	436	-	-	-	-	-	871	$ 0.25 /ft2
B22 Ceiling Finishes	Painted to gypsum board ceiling	2025	0 yrs	11 yrs	2,814	ft²	Refinish	1.56	4,400		1.30	100%	11	-	-	-	-	-	-	-	-	-	-	-	5,324	-	-	-	-	-	-	-	-	-	-	5,324	-	-	-	-	-	10,648	$ 3.03 /ft2
B22 Ceiling Finishes	Bulkhead	2025	0 yrs	11 yrs	43	ft²	Refinish	18.68	800		0.20	10%	11	-	-	-	-	-	-	-	-	-	-	-	97	-	-	-	-	-	-	-	-	-	-	97	-	-	-	-	-	194	$ 0.06 /ft2
B23 Wall Finishes	Painted to walls	2025	0 yrs	7 yrs	11,390	ft²	Refinish	1.24	14,100		4.00	100%	7	-	-	-	-	-	-	17,061	-	-	-	-	-	-	-	17,061	-	-	-	-	-	-	17,061	-	-	-	-	-	-	17,061	-	68,244	$ 19.40 /ft2
B3 FITTINGS & EQUIPMENT										53,200	15.10																																	
B31.1 Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	3,518	ft²	None	1.02	3,600		1.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.2 Millwork	Kitchen, O/H cupboard	2025	0 yrs	18 yrs	34	lf	Replace	174.63	6,000		1.70	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,815	-	-	-	-	-	-	-	-	-	-	1,815	$ 0.52 /ft2
B31.2 Millwork	Kitchen, base cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	43	lf	Replace	271.47	11,600		3.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,509	-	-	-	-	-	-	-	-	-	-	3,509	$ 1.00 /ft2
B31.2 Millwork	Bathroom vanity c/w p.lam countertop	2025	0 yrs	18 yrs	14	lf	Replace	157.37	2,200		0.60	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	666	-	-	-	-	-	-	-	-	-	-	666	$ 0.19 /ft2
B31.2 Millwork	Shelve & rod to closet	2025	0 yrs	18 yrs	51	lf	Replace	21.48	1,100		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	333	-	-	-	-	-	-	-	-	-	-	333	$ 0.09 /ft2
B31.2 Millwork	3 Tiers shelves, to storage	2025	0 yrs	18 yrs	11	lf	Replace	111.63	1,200		0.30	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	363	$ 0.10 /ft2
B31.2 Millwork	4 Tiers shelves, to closet	2025	0 yrs	18 yrs	9	lf	Replace	146.23	1,300		0.40	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393	-	-	-	-	-	-	-	-	-	-	393	$ 0.11 /ft2
B31.2 Millwork	Millwork to top of pony wall	2025	0 yrs	18 yrs	55	lf	Replace	5.48	300		0.10	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	91	-	-	-	-	-	-	-	-	-	-	91	$ 0.03 /ft2
B31.3 Specialties	Exterior signage to service room doors	2025	0 yrs	16 yrs	1	no	Replace	100.00	100		0.00	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	61	-	-	-	-	-	-	-	-	-	-	-	61	$ 0.02 /ft2
B31.3 Specialties	Exterior signage to suite doors	2025	0 yrs	16 yrs	3	no	Replace	66.67	200		0.10	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	121	-	-	-	-	-	-	-	-	-	-	-	121	$ 0.03 /ft2
B31.3 Specialties	Wayfinding signage, allow 1 no.	2025	0 yrs	16 yrs	1	no	Replace	300.00	300		0.10	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	-	363	$ 0.10 /ft2
B31.3 Specialties	Building signage	2025	0 yrs	24 yrs	1	sum	Replace	5,200.00	5,200		1.50	100%	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	6,292	$ 1.79 /ft2
B31.3 Specialties	Bathroom accessories to standard units, including mirror, toilet paper dispenser, towel bar, towel ring, tobe hook, and shower -	2025	0 yrs	16 yrs	3	set	Replace	733.33	2,200		0.60	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,662	-	-	-	-	-	-	-	-	-	-	-	2,662	$ 0.76 /ft2
B31.3 Specialties	Bathroom accessories to powder room, including mirror, toilet paper dispenser, towel bar, towel ring, and robe hook	2025	0 yrs	16 yrs	2	set	Replace	550.00	1,100		0.30	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,331	-	-	-	-	-	-	-	-	-	-	-	1,331	$ 0.38 /ft2
B31.3 Specialties	Roller blinds, manual	2025	0 yrs	13 yrs	356	ft²	Replace	6.75	2,400		0.70	100%	13	-	-	-	-	-	-	-	-	-	-	-	-	2,904	-	-	-	-	-	-	-	-	-	-	-	-	2,904	-	-	-	5,808	$ 1.65 /ft2
B32 Equipment	Kitchen appliances to standard units, including refrigerator, electrical range, and range hood	2025	0 yrs	12 yrs	3	suite	Replace	4,800.00	14,400		4.10	100%	12	-	-	-	-	-	-	-	-	-	-	-	17,424	-	-	-	-	-	-	-	-	-	-	17,424	-	-	-	-	-	34,848	$ 9.91 /ft2
C1 MECHANICAL										214,200	60.90																																	
C11 Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	35 yrs	3,518	ft²	None	23.48	82,600		23.50	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C11 Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	14 yrs	3,518	ft²	Repair	0.00	0		0.00	10%	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995	-	-	-	-	-	-	-	-	-	-	-	-	-	9,995	-	19,989	$ 5.68 /ft2
C12 Fire Protection	Fire Protection	2025	0 yrs	25 yrs	3,518	ft²	Replace	4.80	16,900		4.80	40%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,180	-	-	-	-	-	8,180	$ 2.33 /ft2
C13 HVAC	HVAC	2025	0 yrs	20 yrs	3,518	ft²	Replace	32.61	114,700		32.60	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,697	-	-	-	-	-	-	34,697	$ 9.86 /ft2
C13 HVAC	HVAC	2025	0 yrs	12 yrs	3,518	ft²	Repair	0.00	0		0.00	3%	12	-	-	-	-	-	-	-	-	-	-	-	4,164	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,164	-	-	8,327	$ 2.37 /ft2
C14 Controls	N/A	2025	0 yrs	20 yrs	0	ft²	Replace	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C2 ELECTRICAL										107,600	30.60																																	
C21 Service & Distribution	Service & Distribution	2025	0 yrs	35 yrs	3,518	ft²	None	5.12	18,000		5.10	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

APPENDIX 7
LIFE CYCLE COST MODEL – BUILDING 5

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	558

Brief Description of Project

Housing project comprising four (4) two storey residential buildingd and a utility building to be located on Galiano Island, BC - Building 5 (Utility Building)

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	48,500	86.92	-	-	-	48,500	1,616.67	2.90
Structure	27,800	49.82	-	-	-	27,800	926.67	1.66
Exterior Enclosure	112,900	202.33	23,762	792	1.42	136,662	4,555.40	8.16
Partitions and Doors	5,400	9.68	-	-	-	5,400	180.00	0.32
Finishes	48,300	86.56	25,047	835	1.50	73,347	2,444.90	4.38
Fittings and Equipment	21,700	38.89	38,206	1,274	2.28	59,906	1,996.86	3.58
Mechanical	52,300	93.73	15,369	512	0.92	67,669	2,255.65	4.04
Electrical	32,700	58.60	14,659	489	0.88	47,359	1,578.64	2.83
Site Work	-	-	-	-	-	-	-	-
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	52,500	94.09	-	-	-	52,500	1,750.00	3.14
Design and Construction Allowance	41,200	73.84				41,200	1,373.33	2.46
Life cycle replacement costs subtotal:	**443,300**	**794.44**	**117,043**	**3,901.44**	**6.99**	**560,343**	**18,678**	**33.47**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement

$ 3,901

0.88%

Average Annual Spend on Asset Replacement per metre squared per annum $ 6.99 /ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	344
5	121
6	0
7	3,146
8	344
9	0
10	121
11	484
12	26,850
13	242
14	7,236
15	3,243
16	4,615
17	0
18	1,240
19	0
20	14,603
21	3,146
22	484
23	0
24	29,391
25	10,370
26	242
27	0
28	7,579
29	0
30	3,243
SubTotal	**117,043**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Portier Road, Galiano Island, BC — 2025
Life Cycle Costs - Building 5 (Utility Building)

0%
10%

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	REPLACEMENT COST (NEW) Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	YEARS 2026 YEAR 1	2027 YEAR 2	2028 YEAR 3	2029 YEAR 4	2030 YEAR 5	2031 YEAR 6	2032 YEAR 7	2033 YEAR 8	2034 YEAR 9	2035 YEAR 10	2036 YEAR 11	2037 YEAR 12	2038 YEAR 13	2039 YEAR 14	2040 YEAR 15	2041 YEAR 16	2042 YEAR 17	2043 YEAR 18	2044 YEAR 19	2045 YEAR 20	2046 YEAR 21	2047 YEAR 22	2048 YEAR 23	2049 YEAR 24	2050 YEAR 25	2051 YEAR 26	2052 YEAR 27	2053 YEAR 28	2054 YEAR 29	2055 YEAR 30	TOTAL ($)	$/ft2
A1 SUBSTRUCTURE										48,500	0.80																																	
A11.1 Standard Foundations	Concrete strip/ pad footing, foundation walls, mud slab, damp-proofing, XPS insulation	2025	0 yrs	75 yrs	558	ft²	None	86.86	48,500		0.80	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A11.2 Special Foundations	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A12 Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft³	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A2 STRUCTURE										27,800	0.50																																	
A21 Lowest Floor Construction	Concrete slab on grade	2025	0 yrs	60 yrs	558	ft²	None	18.63	10,400		0.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.1 Upper Floor Construction	N/A	2025	0 yrs	60 yrs	0	ft²	None	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.2 Stair Construction	N/A	2025	0 yrs	60 yrs	0	riser	None	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A23 Roof Construction	Wood frame roof structure including sheathing, pre-engineered wood truss, wood beams and columns	2025	0 yrs	60 yrs	559	ft²	None	31.11	17,400		0.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A3 EXTERIOR ENCLOSURE										112,900	1.40																																	
A31 Structural Walls Below Grade	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Fiber cement board with batten cladding including rainscreen and weather/ air barrier	2025	0 yrs	20 yrs	1,177	ft²	Allowance for sealing/repairs	26.85	31,600		0.50	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,824	-	-	-	-	-	-	-	-	-	-	3,824	$ 0.06 /ft2
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60)	2025	0 yrs	50 yrs	394	ft²	None	8.12	3,200		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Wood stud back-up walls including batt insulation, vapour barrier, and drywall (EW60/P)	2025	0 yrs	50 yrs	705	ft²	None	8.36	5,900		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Corner trims	2025	0 yrs	50 yrs	53	lf	None	16.98	900		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	Opening trims	2025	0 yrs	50 yrs	100	lf	None	16.99	1,700		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	2x10 Pre-finished trim board	2025	0 yrs	50 yrs	48	lf	None	4.17	200		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Exterior wood shear wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	1,044	ft²	None	8.81	9,200		0.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Exterior wood gable wall including wood studs and plywood sheathing	2025	0 yrs	60 yrs	119	ft²	None	4.21	500		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Allowance for hold down rods	2025	0 yrs	60 yrs	1	sum	None	3,000.00	3,000		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	Allowance for anchor bolts secure shear walls to L1 slab	2025	0 yrs	60 yrs	1	sum	None	1,000.00	1,000		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	40 yrs	34	ft²	Replace	76.47	2,600		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	Vinyl framed c/w double glazed windows	2025	0 yrs	12 yrs	34	ft²	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	944	-	-	-	-	-	-	-	-	-	-	-	944	-	-	-	-	-	-	1,888	$ 0.03 /ft2
A33.1 Windows	Gable vent louvres	2025	0 yrs	25 yrs	1	sum	Replace	500.00	500		0.00	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605	-	-	-	-	-	605	$ 0.01 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	1	lvs	Replace	3,100.00	3,100		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	1	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	1,125	-	-	-	-	-	-	-	-	-	-	-	1,125	-	-	-	-	-	-	2,251	$ 0.04 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	40 yrs	1	lvs	Replace	3,000.00	3,000		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Vinyl framed glazed door c/w hardware, single swing	2025	0 yrs	12 yrs	1	lvs	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	1,089	-	-	-	-	-	-	-	-	-	-	-	1,089	-	-	-	-	-	-	2,178	$ 0.03 /ft2
A33.3 Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	50 yrs	1	pr	Replace	6,300.00	6,300		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Fiberglass framed door c/w hardware, double swing	2025	0 yrs	12 yrs	1	pr	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	2,287	-	-	-	-	-	-	-	-	-	-	-	2,287	-	-	-	-	-	-	4,574	$ 0.07 /ft2
A33.3 Doors	Extra door hardware, allowance	2025	0 yrs	12 yrs	3	no	Replace	266.67	800		0.00	100%	12	-	-	-	-	-	-	-	-	-	-	-	968	-	-	-	-	-	-	-	-	-	-	-	968	-	-	-	-	-	-	1,936	$ 0.03 /ft2
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	50 yrs	3	no	Replace	133.33	400		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	Premium for fire rated doors, allowance	2025	0 yrs	12 yrs	3	no	Renew hardware	0.00	0		0.00	30%	12	-	-	-	-	-	-	-	-	-	-	-	145	-	-	-	-	-	-	-	-	-	-	-	145	-	-	-	-	-	-	290	$ 0.00 /ft2
A33.3 Doors	Fire rated door/frame label, allowance	2025	0 yrs	7 yrs	3	no	Refinish	66.67	200		0.00	100%	7	-	-	-	-	-	242	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	242	-	-	-	968	$ 0.02 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	40 yrs	590	ft²	Replace	24.08	14,200		0.20	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Standing seam metal roof system, sloped, main roof	2025	0 yrs	4 yrs	590	ft²	Repair and maintain	0.00	0		0.00	2%	4	-	-	-	344	-	-	-	344	-	-	-	344	-	-	-	344	-	-	-	344	-	-	-	344	-	-	-	344	-	-	2,405	$ 0.04 /ft2
A34.1 Roof Covering	Allowance for RCABC 10 year warranty	2025	0 yrs	75 yrs	1	sum	None	1,800.00	1,800		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	Metal gutters	2025	0 yrs	25 yrs	66	lf	Replace	39.45	2,600		0.00	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,573	-	-	-	-	-	-	1,573	$ 0.03 /ft2
A34.1 Roof Covering	Rainwater leader	2025	0 yrs	25 yrs	52	lf	Replace	40.14	2,100		0.00	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,271	-	-	-	-	-	-	1,271	$ 0.02 /ft2
A34.1 Roof Covering	Metal flashing	2025	0 yrs	50 yrs	128	lf	None	27.42	3,500		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35 Projections	Wood frame canopy including wood structure, vented aluminum soffit, and 2x8 pre-painted fascia	2025	0 yrs	50 yrs	362	ft²	None	40.35	14,600		0.20	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B1 PARTITIONS & DOORS										5,400	0.00																																	
B11.1 Fixed Partitions	Load bearing walls 2 x 4	2025	0 yrs	60 yrs	291	ft²	None	9.63	2,800		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.2 Moveable Partitions	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.3 Structural Partitions	Wood studs structural partition	2025	0 yrs	60 yrs	303	ft²	None	8.58	2,600		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12 Doors	N/A	2025	0 yrs	40 yrs	0	lvs	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B2 FINISHES										48,300	0.70																																	
B21 Floor Finishes	Heat treatment flooring, resilient flooring c/w insulation	2025	0 yrs	25 yrs	205	ft²	Replace	22.98	4,700		0.10	100%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,687	-	-	-	-	-	-	5,687	$ 0.09 /ft2
B21 Floor Finishes	Slip-resistant vinyl sheet, to laundry	2025	0 yrs	12 yrs	140	ft²	Replace	12.85	1,800		0.00	100%	12	-	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	-	-	-	-	-	2,178	-	-	-	-	-	-	4,356	$ 0.07 /ft2
B21 Floor Finishes	Sealed concrete, to services	2025	0 yrs	5 yrs	142	ft²	Refinish	0.70	100		0.00	100%	5	-	-	-	-	-	121	-	-	-	121	-	-	-	121	-	-	-	-	-	-	-	-	-	-	121	-	-	-	-	-	121	726	$ 0.01 /ft2
B21 Floor Finishes	Cove base	2025	0 yrs	7 yrs	105	lf	Replace	3.81	400		0.00	100%	7	-	-	-	-	-	-	484	-	-	-	-	-	-	-	484	-	-	-	-	-	-	-	484	-	-	-	-	-	484	-	1,936	$ 0.03 /ft2
B21 Floor Finishes	Extra over waterproof to wet area	2025	0 yrs	12 yrs	140	ft²	Replace	5.00	700		0.00	100%	12	-	-	-	-	-	-	-	-	-	-	-	847	-	-	-	-	-	-	-	-	-	-	-	847	-	-	-	-	-	-	1,694	$ 0.03 /ft2
B22 Ceiling Finishes	Ceiling c/s roof structure, including batt insulation, poly vapour barrier, and 1/2" GWB (TR10)	2025	0 yrs	60 yrs	558	ft²	None	13.61	7,600		0.10	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	Heat treatment room ceiling, including steel studs, mineral wool insulation, continuous heat reflective foil, and cementitious board c/w batten	2025	0 yrs	60 yrs	235	ft²	None	43.83	10,300		0.20	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	Paint to gypsum board ceiling	2025	0 yrs	11 yrs	252	ft²	Refinish	1.59	400		0.00	100%	11	-	-	-	-	-	-	-	-	-	-	484	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	968	$ 0.02 /ft2
B23 Wall Finishes	Paint to walls	2025	0 yrs	7 yrs	1,638	ft²	Refinish	1.22	2,000		0.00	100%	7	-	-	-	-	-	-	2,420	-	-	-	-	-	-	-	2,420	-	-	-	-	-	-	-	2,420	-	-	-	-	-	-	2,420	-	9,680	$ 0.16 /ft2
B23 Wall Finishes	Allow for heat treatment room wall finish, including insulation, foil, and cementitious board	2025	0 yrs	60 yrs	579	ft²	None	35.08	20,300		0.30	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B3 FITTINGS & EQUIPMENT										21,700	0.20																																	
B31.1 Metals	Allowance for miscellaneous metals	2025	0 yrs	35 yrs	558	ft²	None	1.07	600		0.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.2 Millwork	Laundry, O/H cupboard	2025	0 yrs	18 yrs	9	lf	Replace	176.02	1,600		0.00	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	484	-	-	-	-	-	-	-	-	-	-	-	-	484	$ 0.01 /ft2
B31.2 Millwork	Laundry, base-cabinet c/w p.lam countertop	2025	0 yrs	18 yrs	5	lf	Replace	354.77	1,600		0.00	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	484	-	-	-	-	-	-	-	-	-	-	-	-	484	$ 0.01 /ft2
B31.2 Millwork	Laundry counter	2025	0 yrs	18 yrs	5	lf	Replace	199.12	900		0.00	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	272	-	-	-	-	-	-	-	-	-	-	-	-	272	$ 0.00 /ft2
B31.3 Specialties	Exterior signage to service room doors	2025	0 yrs	16 yrs	3	no	Replace	100.00	300		0.00	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	182	-	-	-	-	-	-	-	-	-	-	-	-	-	182	$ 0.00 /ft2
B31.3 Specialties	Wayfinding signage, allow 1 no.	2025	0 yrs	16 yrs	1	no	Replace	300.00	300		0.00	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	363	-	-	-	-	-	-	-	-	-	-	-	-	-	363	$ 0.01 /ft2
B31.3 Specialties	Building signage	2025	0 yrs	24 yrs	1	sum	Replace	2,100.00	2,100		0.00	100%	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,541	-	-	-	-	-	-	2,541	$ 0.04 /ft2
B31.3 Specialties	Allowance for accessories to laundry	2025	0 yrs	16 yrs	1	sel	Replace	600.00	600		0.00	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	726	-	-	-	-	-	-	-	-	-	-	-	-	-	726	$ 0.01 /ft2
B31.3 Specialties	Roller blinds, manual	2025	0 yrs	13 yrs	34	ft²	Replace	5.88	200		0.00	100%	13	-	-	-	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	-	-	-	-	-	-	242	-	-	-	-	-	484	$ 0.01 /ft2
B32 Equipment	Appliances to laundry, including washer and dryer, assumed heavy duty	2025	0 yrs	12 yrs	2	sets	Replace	6,750.00	13,500		0.20	100%	12	-	-	-	-	-	-	-	-	-	-	-	16,335	-	-	-	-	-	-	-	-	-	-	-	16,335	-	-	-	-	-	-	32,670	$ 0.52 /ft2
C1 MECHANICAL										52,300	0.80																																	
C11 Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	35 yrs	558	ft²	None	60.57	33,800		0.50	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C11 Plumbing and Drainage	Plumbing and Drainage	2025	0 yrs	14 yrs	558	ft²	Repair	0.00	0		0.00	10%	14	-	-	-	-	-	-	-	-	-	-	-	4,090	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,090	-	-	8,180	$ 0.13 /ft2
C12 Fire Protection	Fire Protection	2025	0 yrs	25 yrs	558	ft²	Replace	4.12	2,300		0.00	40%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,113	-	-	-	-	-	1,113	$ 0.02 /ft2
C13 HVAC	HVAC	2025	0 yrs	20 yrs	558	ft²	Replace	29.01	16,200		0.30	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,901	-	-	-	-	-	-	-	-	-	4,901	$ 0.08 /ft2
C13 HVAC	HVAC	2025	0 yrs	12 yrs	558	ft²	Repair	0.00	0		0.00	3%	12	-	-	-	-	-	-	-	-	-	-	588	-	-	-	-	-	-	-	-	-	-	-	-	-	588	-	-	-	-	-	1,176	$ 0.02 /ft2
C14 Controls	N/A	2025	0 yrs	20 yrs	0	ft²	N/A	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C2 ELECTRICAL										32,700	0.50																																	
C21 Service & Distribution	Service & Distribution	2025	0 yrs	35 yrs	558	ft²	None	15.41	8,600		0.10	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C21 Service & Distribution	Service & Distribution	2025	0 yrs	15 yrs	558	ft²	Repair	0.00	0		0.00	30%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,122	6,244	$ 0.10 /ft2
C22 Lighting, Devices & Heating	Lighting, Devices & Heating	2025	0 yrs	20 yrs	558	ft²	Replace light fixtures	32.06	17,900		0.30	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,415	$ 0.09 /ft2
C23 Systems & Ancillaries	Systems & Ancillaries	2025	0 yrs	16 yrs	558	ft²	Replace	11.10	6,200		0.10	40%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,001	$ 0.05 /ft2
NET BUILDING COST										349,600	5.60																																	
D1 SITE WORK										0	0.00																																	
D11.1 Site Preparation	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.3 Site Improvements	N/A	2025	0 yrs	40 yrs	0	sum	Replace	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.4 Landscaping	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D12 Mechanical Site Services	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D13 Electrical Site Services	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D2 ANCILLARY WORK										0	0.00																																	
D21.1 Demolition	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00		40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	$ 0.00 /ft2
NET CONSTRUCTION COST										349,600	5.60			0	0	0	344	121	0	3,146	344	0	121	484	26,850	242	7,236	3,243	4,615	0	1,240	0	14,603	3,146	484	0	29,391	10,370	242	0	7,579	0	3,243	117,043	$ 2 /ft2
General Requirements								0.00		35,000	0.56			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 0 /ft2
Fee										17,500	0.28			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 0 /ft2
Design Allowance										20,100	0.32			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 0 /ft2
Construction Allowance										21,100	0.34			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$ 0 /ft2
TOTAL CONSTRUCTION COST										443,300	7.10			0	0	0	344	121	0	3,146	344	0	121	484	26,850	242	7,236	3,243	4,615	0	1,240	0	14,603	3,146	484	0	29,391	10,370	242	0	7,579	0	3,243	117,043	$ 2 /ft2

APPENDIX 8
LIFE CYCLE COST MODEL – SITE WORK

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PROJECT SUMMARY

Project	Galiano Green - Life Cycle Cost Analysis	**Date**	March 21, 2025
Client	Capital Regional District (CRD)	**GFA (ft²)**	435,007

Brief Description of Project

Housing project comprising four (4) two storey residential buildings and a utility building to be located on Galiano Island, BC - Site Works

Scope of Life Cycle Cost Model

Life cycle replacement over a 30 year period

30 year Elemental Life Cycle Cost Analysis - ELEMENTAL SUMMARY

	Year 0 Construction Cost		Whole Life Cycle Costs - 30 Years (excluding construction costs)			Whole Life Cycle Costs - 30 Years (including construction costs)		
	$	$/ft² of gfa	Total $	$ pa	$/ft² pa	Total $	$ pa	$/ft² pa
Life cycle replacement costs								
Substructure	-	-	-	-	-	-	-	-
Structure	-	-	-	-	-	-	-	-
Exterior Enclosure	-	-	-	-	-	-	-	-
Partitions and Doors	-	-	-	-	-	-	-	-
Finishes	-	-	-	-	-	-	-	-
Fittings and Equipment	-	-	-	-	-	-	-	-
Mechanical	-	-	-	-	-	-	-	-
Electrical	-	-	-	-	-	-	-	-
Site Work	3,077,600	7.07	589,996	19,667	0.05	3,667,596	122,253.20	0.28
Structure/Demolition	-	-	-	-	-	-	-	-
General requirements and fees	461,700	1.06	-	-	-	461,700	15,390.00	0.04
Design and Construction Allowance	362,800	0.83				362,800	12,093.33	0.03
Life cycle replacement costs subtotal:	**3,902,100**	**8.97**	**589,996**	**19,666.53**	**0.05**	**4,492,096**	**149,737**	**0.34**
Facilities Management Costs								
Janitorial				**FM EXCLUDED**				
Facility Maintenance	-	-						
Energy & utilities	-	-						
Facilities Management Costs subtotal:			-	-	-	-	-	-
Total								

Key Conclusions (Lifecycle)

Average Annual Spend on Asset Replacement	$ 19,667	
	0.50%	
Average Annual Spend on Asset Replacement per metre squared per annum	$ 0.05	/ft²/pa

SUMMARY OF ANNUAL EXPENDITURE

Annual expenditure to year 30 at:-

Year	Life Cycle Cost
Capital Cost	0
1	0
2	0
3	0
4	0
5	10,648
6	0
7	0
8	0
9	0
10	10,648
11	0
12	0
13	0
14	0
15	10,648
16	7,563
17	17,424
18	65,098
19	0
20	205,882
21	0
22	0
23	0
24	0
25	251,438
26	0
27	0
28	0
29	0
30	10,648
SubTotal	**589,996**

Core Two Quantity Surveyors

PROJECT: Galiano Green - 409 Portlier Road, Galiano Island, BC — 2025 — 0% — **10%**

Life Cycle Costs - Site Works

Element	Construction	Year Built / Replaced	Actual life (Age)	Remaining Life	REPLACEMENT COST (NEW) Element Quantity	Unit	Work Element	Average Unit Cost	Amount $	Total Cost $	Cost/Floor Area $/ ft2	Percentage works	Replacement Life, yrs	YEARS 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTAL ($)	$/ft2
														YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20	YEAR 21	YEAR 22	YEAR 23	YEAR 24	YEAR 25	YEAR 26	YEAR 27	YEAR 28	YEAR 29	YEAR 30		
A1 SUBSTRUCTURE										0	0.00																																	
A11.1 Standard Foundations	N/A	2025	0 yrs	7 yrs	0	ft²	N/A	0.00	0		0.00	0%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A11.2 Special Foundations	N/A	2025	0 yrs	55 yrs	0	ft²	N/A	0.00	0		0.00	0%	55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A12 Basement Excavation	N/A	2025	0 yrs	75 yrs	0	ft²	N/A	0.00	0		0.00	0%	75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A2 STRUCTURE										0	0.00																																	
A21 Lowest Floor Construction	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.1 Upper Floor Construction	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A22.2 Stair Construction	N/A	2025	0 yrs	60 yrs	0	riser	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A23 Roof Construction	N/A	2025	0 yrs	60 yrs	0	ft²	N/A	0.00	0		0.00	0%	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A3 EXTERIOR ENCLOSURE										0	0.00																																	
A31 Structural Walls Below Grade	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.1 Walls Above Grade	N/A	2025	0 yrs	20 yrs	0	ft²	Allowance for repoin	0.00	0		0.00	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.2 Structural Walls Above Grade	N/A	2025	0 yrs	5 yrs	0	ft²	Refinish	0.00	0		0.00	1%	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A32.3 Curtain Walls	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.1 Windows	N/A	2025	0 yrs	40 yrs	0	ft²	Replace	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.2 Glazed Screens	N/A	2025	0 yrs	20 yrs	0	ft²	Renew seals/gasket	0.00	0		0.00	5%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A33.3 Doors	N/A	2025	0 yrs	7 yrs	0	lvs	Refinish	0.00	0		0.00	2%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.1 Roof Covering	N/A	2025	0 yrs	18 yrs	0	ft²	Replace	0.00	0		0.00	100%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A34.2 Skylights	N/A	2025	0 yrs	20 yrs	0	ft²	None	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
A35 Projections	N/A	2025	0 yrs	20 yrs	0	ft²	None	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B1 PARTITIONS & DOORS										0	0.00																																	
B11.1 Fixed Partitions	N/A	2025	0 yrs	20 yrs	0	ft²	Allowance for repoin	0.00	0		0.00	10%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.2 Moveable Partitions	N/A	2025	0 yrs	25 yrs	0	ft²	None	0.00	0		0.00	0%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B11.3 Structural Partitions	N/A	2025	0 yrs	40 yrs	0	ft²	None	0.00	0		0.00	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B12 Doors	N/A	2025	0 yrs	50 yrs	0	lvs	None	0.00	0		0.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B2 FINISHES										0	0.00																																	
B21 Floor Finishes	N/A	2025	0 yrs	8 yrs	0	ft²	Replace	0.00	0		0.00	100%	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B22 Ceiling Finishes	N/A	2025	0 yrs	11 yrs	0	ft²	Repaint	0.00	0		0.00	100%	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B23 Wall Finishes	N/A	2025	0 yrs	7 yrs	0	ft²	Repaint	0.00	0		0.00	100%	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B3 FITTINGS & EQUIPMENT										0	0.00																																	
B31.1 Metals	N/A	2025	0 yrs	35 yrs	0	ft²	None	0.00	0		0.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.2 Millwork	N/A	2025	0 yrs	18 yrs	0	lf	Replace	0.00	0		0.00	25%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B31.3 Specialties	N/A	2025	0 yrs	16 yrs	0	no	Replace	0.00	0		0.00	100%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B32 Equipment	N/A	2025	0 yrs	15 yrs	0	suite	N/A	0.00	0		0.00	0%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B33.1 Elevators	N/A	2012	13 yrs	17 yrs	0	no	None	0.00	0		0.00	0%	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B33.2 Escalators & Moving Walkways	N/A	2025	0 yrs	15 yrs	0	lf	N/A	0.00	0		0.00	0%	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
B33.3 Material Handling Systems	N/A	2025	0 yrs	20 yrs	0	lf	N/A	0.00	0		0.00	0%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C1 MECHANICAL										0	0.00																																	
C11 Plumbing and Drainage	N/A	2025	0 yrs	35 yrs	0	ft²	None	0.00	0		0.00	0%	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C12 Fire Protection	N/A	2025	0 yrs	25 yrs	0	ft²	Replace	0.00	0		0.00	40%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C13 HVAC	N/A	2025	0 yrs	20 yrs	0	ft²	Replace	0.00	0		0.00	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C14 Controls	N/A	2025	0 yrs	20 yrs	0	ft²	Replace	0.00	0		0.00	60%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C2 ELECTRICAL										0	0.00																																	
C21 Service & Distribution	N/A	2025	0 yrs	10 yrs	0	ft²	None	0.00	0		0.00	0%	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C22 Lighting, Devices & Heating	N/A	2025	0 yrs	20 yrs	0	ft²	Replace light fixtures	0.00	0		0.00	25%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
C23 Systems & Ancillaries	N/A	2025	0 yrs	16 yrs	0	ft²	Replace	0.00	0		0.00	40%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
NET BUILDING COST										0	0.00																																	
D1 SITE WORK										3,077,600	49.30																																	
D11.1 Site Preparation	Site Preparation	2025	0 yrs	40 yrs	435,007	ft²	N/A	0.92	401,100		6.40	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	75mm Asphalt paving c/w 100mm granular base, 200mm sub base gravel	2025	0 yrs	25 yrs	18,402	ft²	Replace	21.63	398,000		6.40	50%	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	240,790	-	-	-	-	-	-	$ 3.86 /ft2
D11.2 Hard Surfaces	Allow for concrete pavers to patio	2025	0 yrs	50 yrs	2,572	ft²	None	19.21	49,400		0.80	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Allow for concrete pavers to walkway	2025	0 yrs	50 yrs	2,789	ft²	None	19.22	53,600		0.90	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Gravel surface to parking	2025	0 yrs	50 yrs	4,507	ft²	None	11.54	52,000		0.80	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Rock cobble surface	2025	0 yrs	50 yrs	5,968	ft²	None	10.34	61,700		1.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Engineered wood fiber to play Area	2025	0 yrs	5 yrs	459	ft²	Replace	19.19	8,800		0.10	100%	5	-	-	-	-	10,648	-	-	-	-	10,648	-	-	-	-	10,648	-	-	-	-	10,648	-	-	-	-	10,648	-	-	-	-	10,648	63,888	$ 1.02 /ft2
D11.2 Hard Surfaces	Allow for concrete curb and gutter	2025	0 yrs	50 yrs	1,619	ft²	None	63.05	102,100		1.60	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.2 Hard Surfaces	Allow for tying new hard surfaces to existing	2025	0 yrs	50 yrs	1	sum	None	5,200.00	5,200		0.10	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.3 Site Improvements	Allow for wayfinding signage	2025	0 yrs	16 yrs	1	sum	Replace	12,500.00	12,500		0.20	50%	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,563	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.12 /ft2
D11.3 Site Improvements	Allow 12" retaining wall with concrete footing, assume 4' ht	2025	0 yrs	50 yrs	218	lf	None	573.96	125,100		2.00	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.3 Site Improvements	Boulders	2025	0 yrs	18 yrs	80	no	None	672.50	53,800		0.90	100%	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,098	-	-	-	-	-	-	-	-	-	-	-	-	$ 1.04 /ft2
D11.3 Site Improvements	Picnic table	2025	0 yrs	17 yrs	1	no	Replace	4,100.00	4,100		0.10	100%	17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,961	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.08 /ft2
D11.3 Site Improvements	Swing to infant play area	2025	0 yrs	20 yrs	1	no	Replace	5,200.00	5,200		0.10	100%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,292	-	-	-	-	-	-	-	-	-	-	$ 0.10 /ft2
D11.3 Site Improvements	Village shop to infant play area	2025	0 yrs	17 yrs	1	no	Replace	10,300.00	10,300		0.20	100%	17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,463	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.20 /ft2
D11.3 Site Improvements	Allow for misc. site improvements	2025	0 yrs	50 yrs	1	sum	None	50,000.00	50,000		0.80	0%	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D11.4 Landscaping	Landscaping, including planting bed, mulch, lawn, plants, and tre	2025	0 yrs	40 yrs	56,993	ft²	None	5.73	326,800		5.20	0%	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D12 Mechanical Site Services	Mechanical Site Services	2025	0 yrs	27 yrs	435,007	ft²	None	1.93	837,400		13.40	0%	27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
D13 Electrical Site Services	Electrical Site Services	2025	0 yrs	20 yrs	435,007	ft²	Replace external ligh	1.20	520,500		8.30	30%	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	188,942	-	-	-	-	-	-	-	-	-	$ 3.03 /ft2
D2 ANCILLARY WORK										0	0.00																																	
D21.1 Demolition	N/A	2025	0 yrs	40 yrs	0	ft²	N/A	0.00	0		0.00		40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$ 0.00 /ft2
NET CONSTRUCTION COST										3,077,600	49.32			0	0	0	0	10,648	0	0	0	0	10,648	0	0	0	0	10,648	7,563	17,424	65,098	0	205,882	0	0	0	0	251,438	0	0	0	0	10,648	589,996	$ 9 /ft2
General Requirements								0.00		307,800	4.93			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	$ 0 /ft2
Fee										153,900	2.47			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	$ 0 /ft2
Design Allowance										177,000	2.84			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	$ 0 /ft2
Construction Allowance										185,800	2.98			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	$ 0 /ft2
TOTAL CONSTRUCTION COST										3,902,100	62.53			0	0	0	0	10,648	0	0	0	0	10,648	0	0	0	0	10,648	7,563	17,424	65,098	0	205,882	0	0	0	0	251,438	0	0	0	0	10,648	589,996	$ 9 /ft2

APPENDIX 8
SCHEDULE OF APPROXIMATE FLOOR AREAS

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2-0248 Galiano Island
Class B Estimate Rev.0
Based on Review Dated February 02, 2024
March 7, 2025

AREA SCHEDULE (IMPERIAL)

	ft²						ft
	Residential	Utility	Circulation	Shaft	Int.&Ext. Walls	GFA	Per.
Above Grade							
Lower Floor	7,102	487	-	-	1,075	8,664	978
Upper Floor	6,484	-	-	-	995	7,479	786
Above Grade Total	**13,587**	**487**	**-**	**-**	**2,070**	**16,143**	**1,764**
Project Total	**13,587**	**487**			**2,070**	**16,143**	**1,764**

Net Building 1			
Residential			
Residential Units-BLDG 1		3,023	
Resi. Unit-Living Area-BLDG 1	2,625		
Resi. Unit-Bathroom-BLDG 1	193		
Resi. Unit-Stairs-BLDG 1	205		
Services-BLDG 1		25	
			3,048
Int.&Ext. Walls			
Int.&Ext. Walls		469	
			469
Total Building 1 GFA			**3,518**

Net Building 2			
Residential			
Residential Units-BLDG 2		3,482	
Resi. Unit-Living Area-BLDG 2	3,153		
Resi. Unit-Bathroom-BLDG 2	330		
Services-BLDG 2		45	
			3,527
Int.&Ext. Walls			
Int.&Ext. Walls		495	
			495
Total Building 2 GFA			**4,022**

Net Building 3			
Residential			
Residential Units-BLDG 3		3,904	
Resi. Unit-Living Area-BLDG 3	3,476		
Resi. Unit-Bathroom-BLDG 3	428		
Services-BLDG 3		58	
			3,963
Int.&Ext. Walls			
Int.&Ext. Walls		564	
			564
Total Building 3 GFA			**4,527**

Grossing Factor- Total (Building 1 to 5)		
Residential	13,587	**84%**
Utility	487	**3%**
Int. & Ext. Walls	2,070	**13%**
Total	**16,143**	**100%**

Grossing Factor- Building 1		
Residential	3,048	**87%**
Int. & Ext. Walls	469	**13%**
Total	**3,518**	**100%**

Grossing Factor- Building 2		
Residential	3,527	**88%**
Int. & Ext. Walls	495	**12%**
Total	**4,022**	**100%**

Grossing Factor- Building 3		
Residential	3,963	**88%**
Int. & Ext. Walls	564	**12%**
Total	**4,527**	**100%**

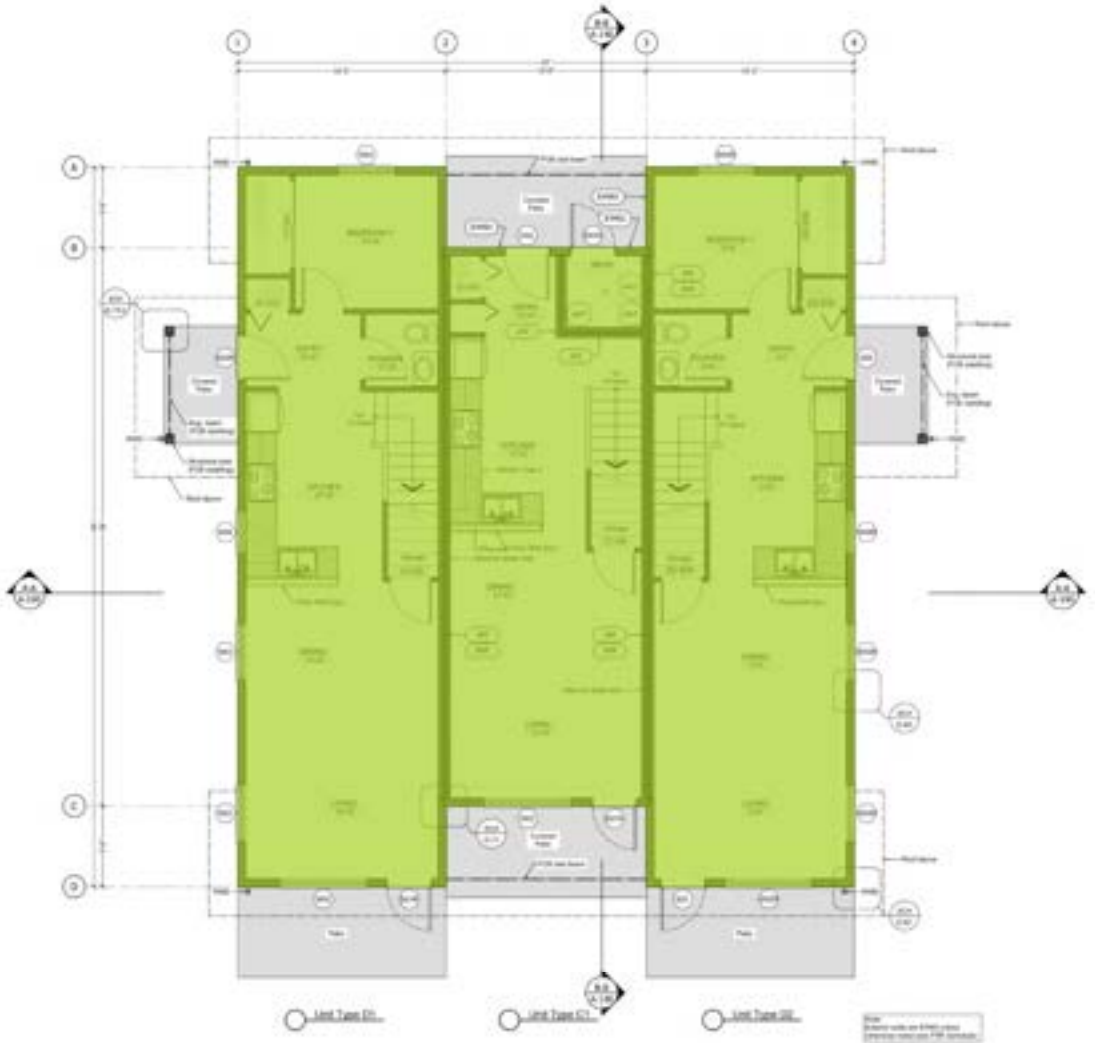
Grossing Factor- Building 4		
Residential	3,048	**87%**
Int. & Ext. Walls	469	**13%**
Total	**3,518**	**100%**

Grossing Factor- Building 5		
Utility	487	**87%**
Int. & Ext. Walls	72	**13%**
Total	**558**	**100%**

2-0248 Galiano Island
Class B Estimate Rev.0
Based on Review Dated February 02, 2024
March 7, 2025

Net Building 4			
Residential			
Residential Units-BLDG 4		3,023	
Resi. Unit-Living Area-BLDG 4	2,625		
Resi. Unit-Bathroom-BLDG 4	193		
Resi. Unit-Stairs-BLDG 4	205		
Services-BLDG 4		25	
			3,048
Int.&Ext. Walls			
Int.&Ext. Walls		469	
			469
Total Building 4 GFA			**3,518**

Net Building 5			
Utility			
Laundry-BLDG 5		140	
Treatment-BLDG 5		205	
Storage-BLDG 5		142	
			487
Int.&Ext. Walls			
Int.&Ext. Walls		72	
			72
Total Building 5 GFA			**558**



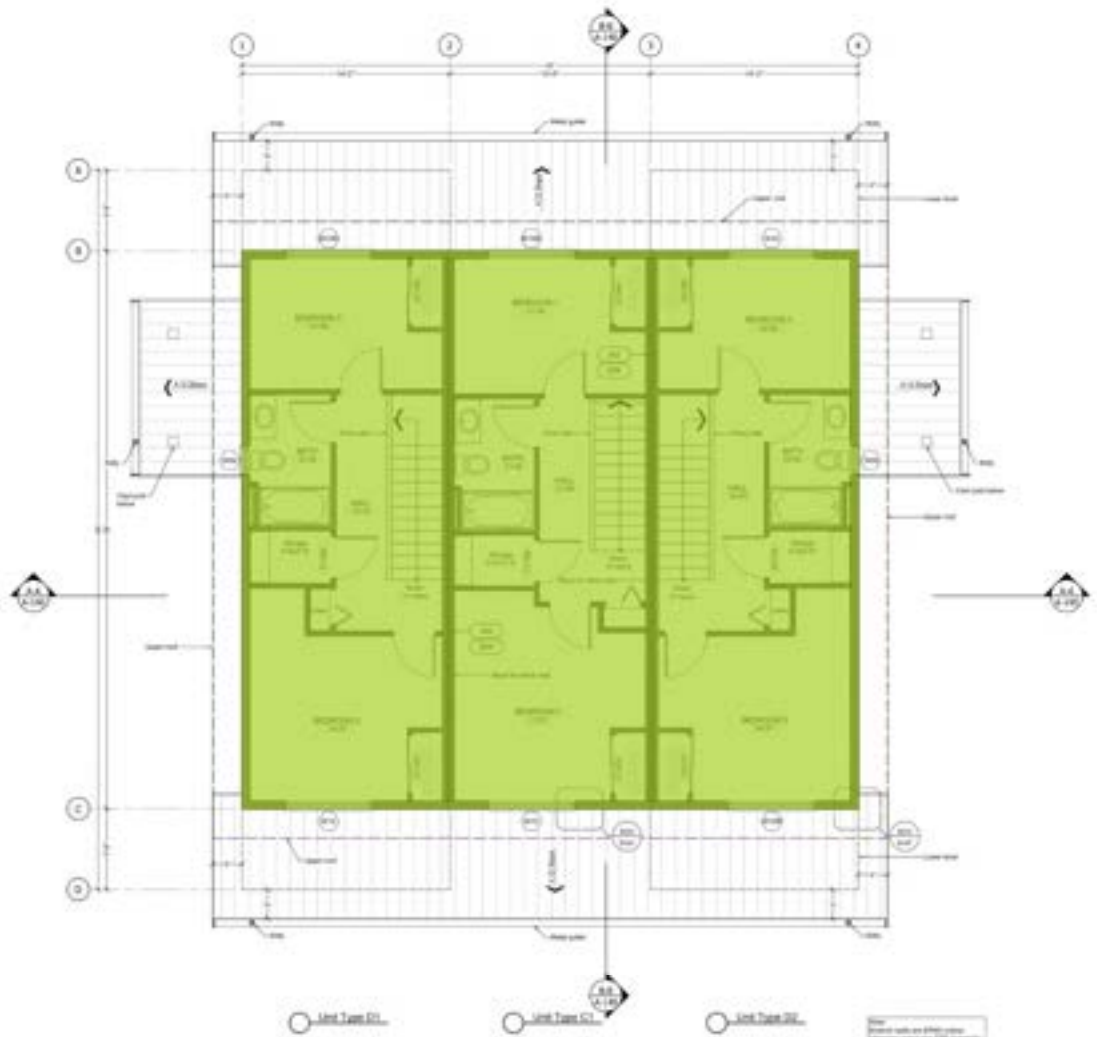
1 LOWER FLOOR PLAN

GFA - LOWER FLOOR, BLDG 1 1915.4 SQ FT

Galiano Green

BUILDING 1 - TYPE A
LOWER FLOOR PLAN

A-111



1 UPPER FLOOR PLAN

Galiano Green

BUILDING 1 - TYPE A
UPPER FLOOR PLAN

A-112

GFA - UPPER FLOOR, BLDG 1 **1602.4 SQ FT**

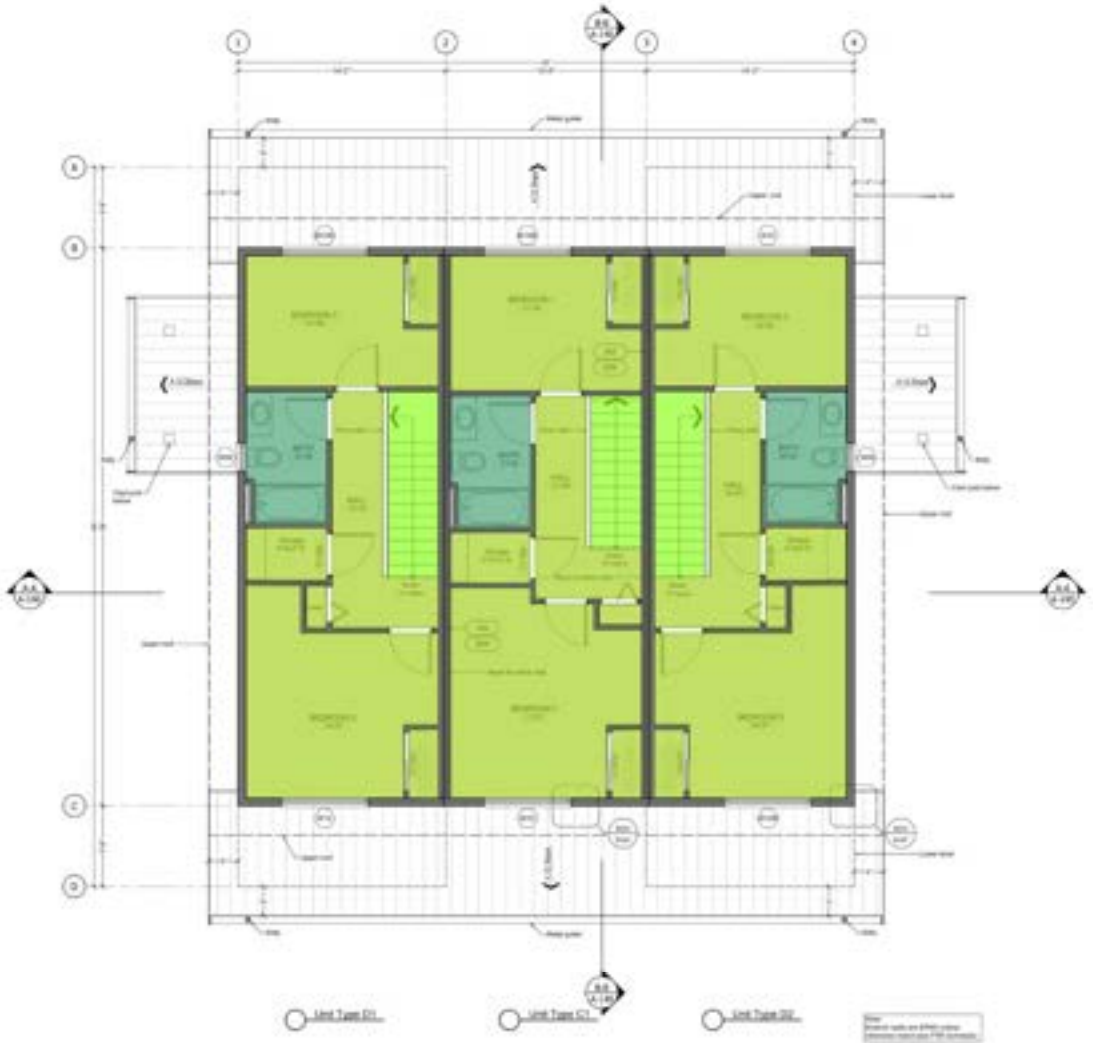
1 LOWER FLOOR PLAN

BLDG 1 - UNIT LIVING AREA, LOWER	1522.9 SQ FT
BLDG 1 - UNIT BATHROOM, LOWER	49.0 SQ FT
BLDG 1 - UNIT STAIRS, LOWER	81.7 SQ FT
BLDG 1 - SERVICES, LOWER	25.1 SQ FT

Galiano Green

BUILDING 1 - TYPE A
LOWER FLOOR PLAN

A-111



1 UPPER FLOOR PLAN

BLDG 1 - UNIT LIVING AREA, UPPER	1102.1 SQ FT
BLDG 1 - UNIT BATHROOM, UPPER	144.0 SQ FT
BLDG 1 - UNIT STAIRS, UPPER	123.7 SQ FT

Galiano Green

BUILDING 1 - TYPE A
UPPER FLOOR PLAN

A-112

1 LOWER FLOOR PLAN

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SIGNED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PM ME

Galiano Green

SITE ADDRESS Add Portal Rd, Galiano Island, BC

CLIENT PHONE

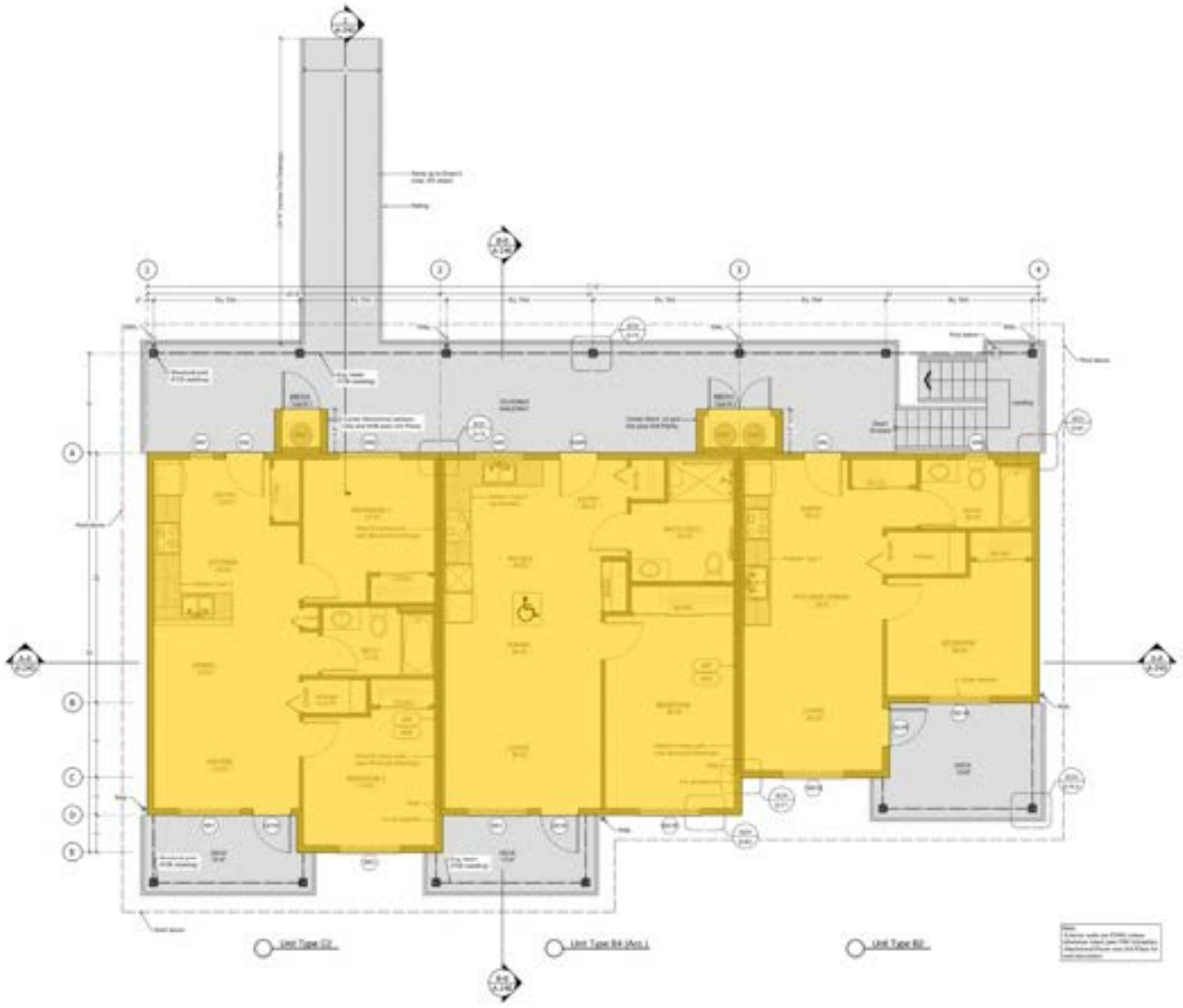
BUILDING 2 - TYPE B

LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

SHT A-211

GFA - LOWER FLOOR, BLDG 2 2011.1 SQ FT



1 UPPER FLOOR PLAN

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ISSUED DATE

SCALE

Galiano Green

BUILDING 2 - TYPE B

UPPER FLOOR PLAN

SCALE

A-212

GFA - UPPER FLOOR, BLDG 2 2011.1 SQ FT

LOWER FLOOR PLAN

BLDG 2 - UNIT LIVING AREA, LOWER	1576.3 SQ FT
BLDG 2 - UNIT BATHROOM, LOWER	164.8 SQ FT
BLDG 2 - SERVICES, LOWER	22.4 SQ FT

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SIGNED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PM (M)

Galiano Green

SITE ADDRESS: 460 Porlier Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 2 - TYPE B

LOWER FLOOR PLAN

SCALE 1/8" = 1'-0"

SHT NO. **A-211**

REV 0

UPPER FLOOR PLAN

BLDG 2 - UNIT LIVING AREA, UPPER	1576.3 SQ FT
BLDG 2 - UNIT BATHROOM, UPPER	164.8 SQ FT
BLDG 2 - SERVICES, UPPER	22.4 SQ FT

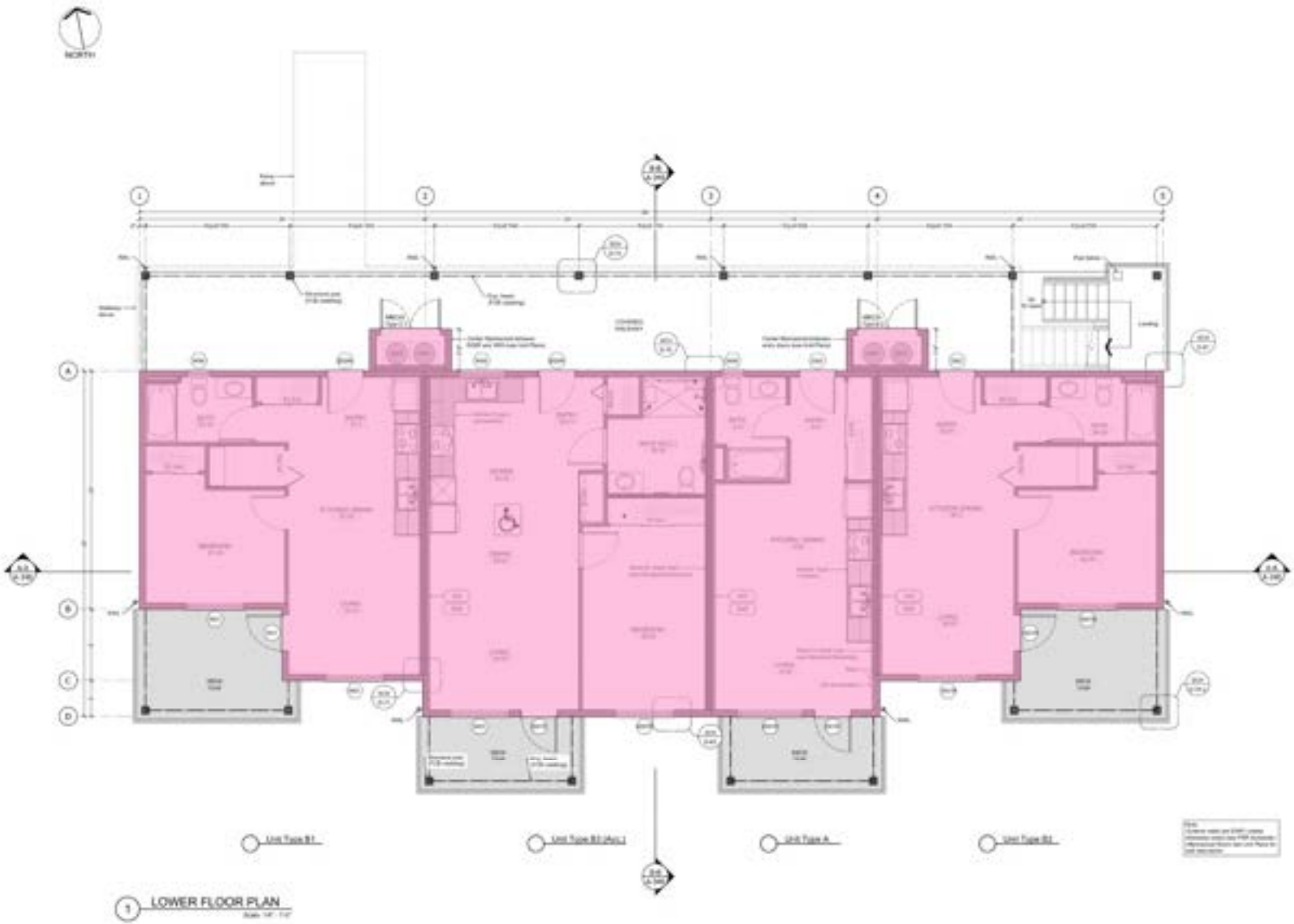
KEY PLAN

Galiano Green

BUILDING 2 - TYPE B

UPPER FLOOR PLAN

A-212



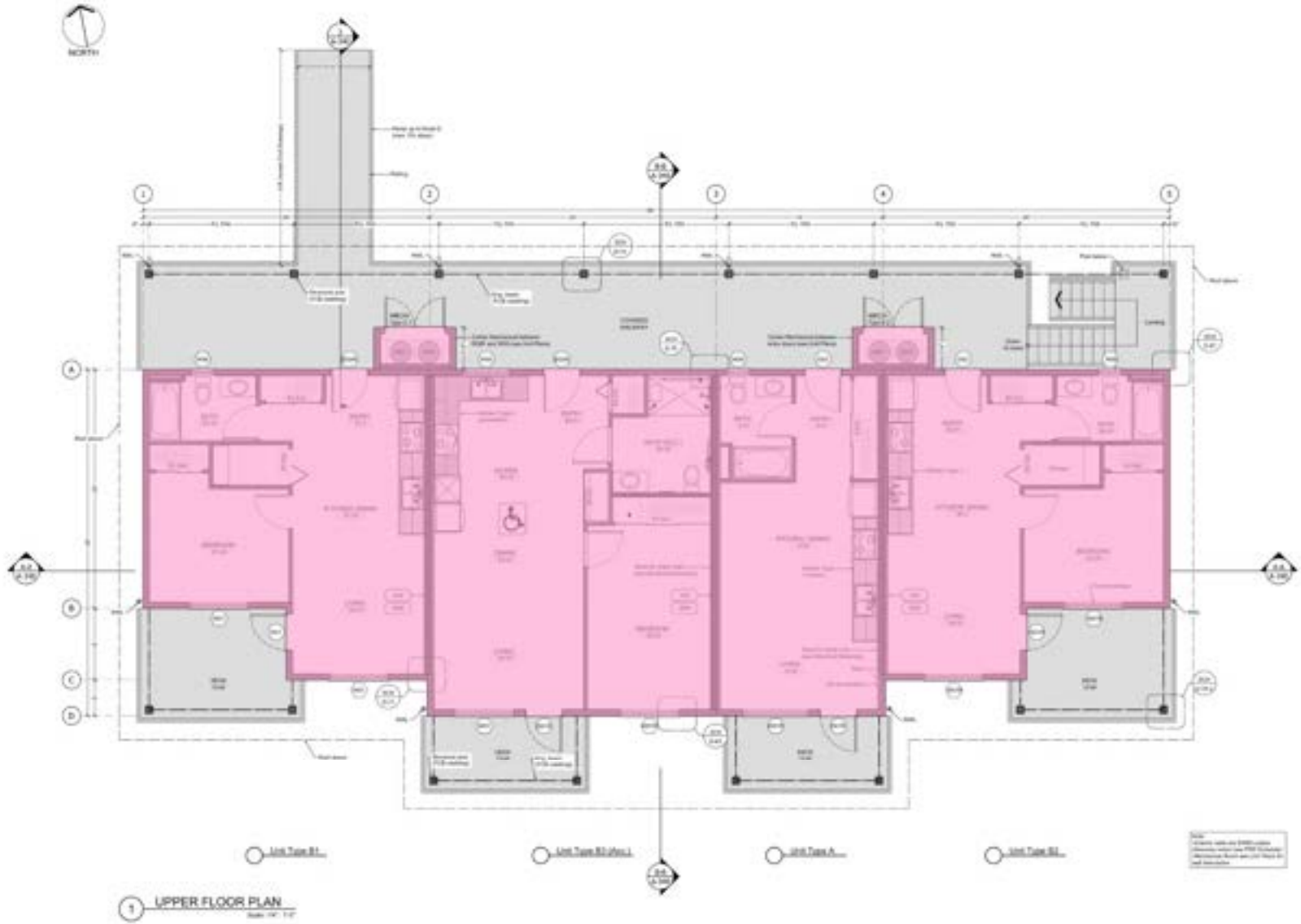
1 LOWER FLOOR PLAN

GFA - LOWER FLOOR, BLDG 3 2263.3 SQ FT

Galiano Green

BUILDING 3 - TYPE C
LOWER FLOOR PLAN

A-311



1 UPPER FLOOR PLAN

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SIGNED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PO NO.

Galiano Green

SITE ADDRESS 400 Portier Pass Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 3 - TYPE C

UPPER FLOOR PLAN

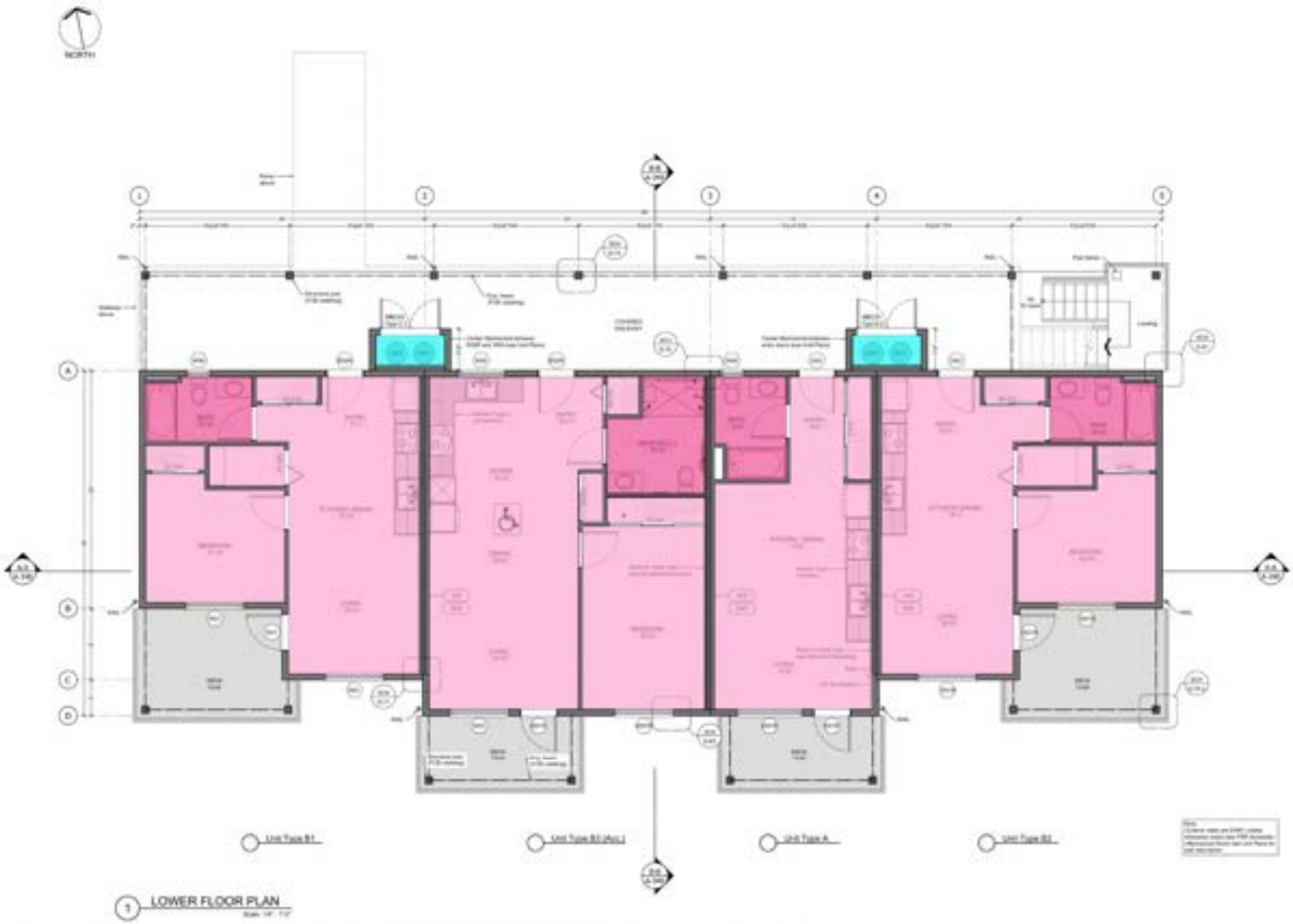
REFLECTED CEILING

SCALE 1/4" = 1'-0"

DWG A-332

REV 0

GFA - UPPER FLOOR, BLDG 3 **2263.3 SQ FT**



1 LOWER FLOOR PLAN

0 KEY PLAN

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ISSUED DATE

SCALE

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PM MR

Galiano Green

SITE ADDRESS 400 Porter Pass Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 3 - TYPE C

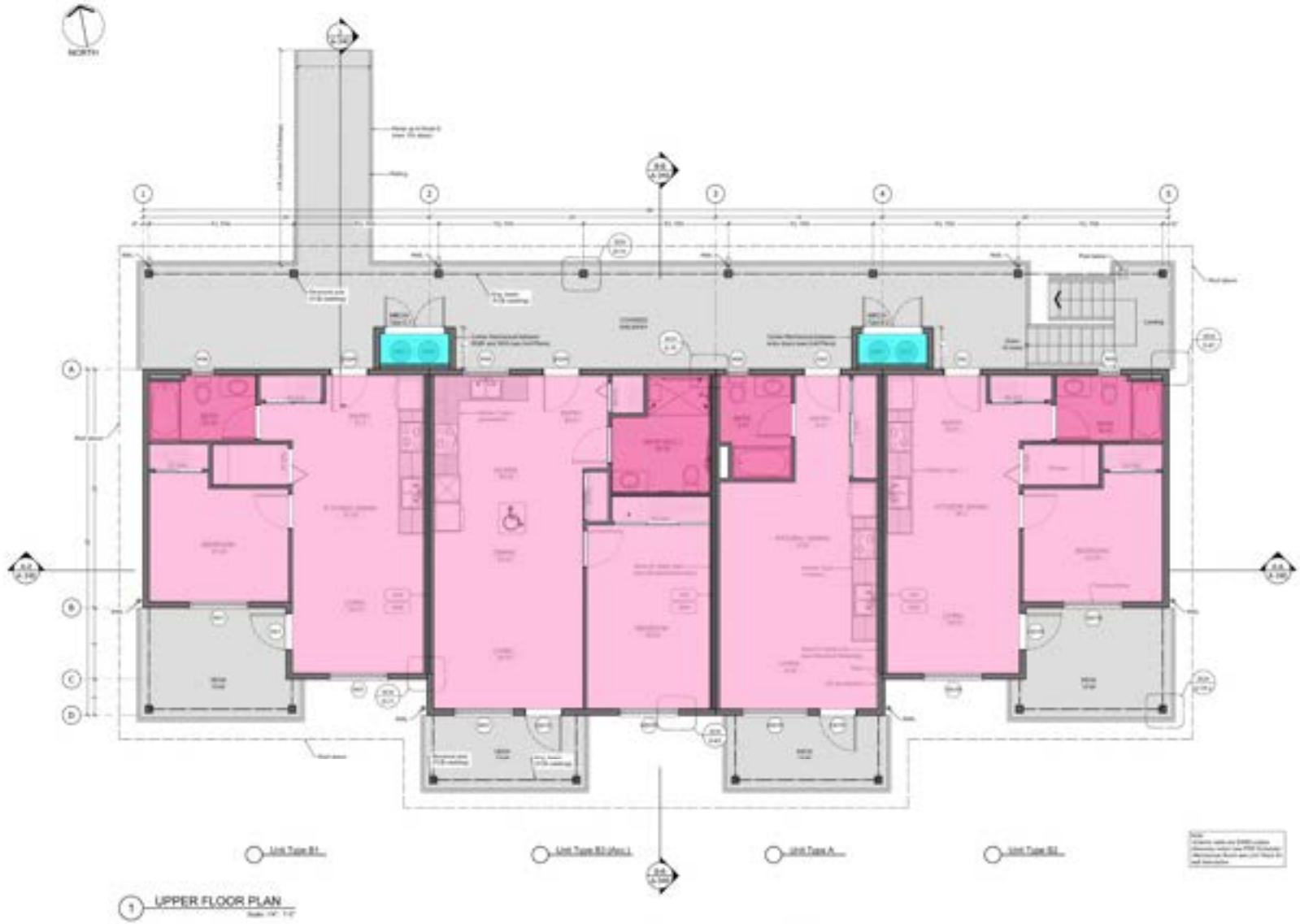
LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

SHT NO. **A-311**

REV 0

BLDG 3 - UNIT LIVING AREA, LOWER	1738.2 SQ FT
BLDG 3 - UNIT BATHROOM, LOWER	214.0 SQ FT
BLDG 3 - SERVICES, LOWER	29.2 SQ FT



1 UPPER FLOOR PLAN

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ISSUED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PM NO.

Galiano Green

SITE ADDRESS 400 Porter Pass Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 3 - TYPE C

UPPER FLOOR PLAN

REFLECTED CEILING

SCALE 1/4" = 1'-0"

SHEET NO. **A-332**

BLDG 3 - UNIT LIVING AREA, UPPER	1738.2 SQ FT
BLDG 3 - UNIT BATHROOM, UPPER	214.0 SQ FT
BLDG 3 - SERVICES, UPPER	29.2 SQ FT

1 LOWER FLOOR PLAN

0 KEY PLAN

GENERAL NOTES

- SEE FOUNDATION PLAN (L1) FOR LIMITS OF POST LOCATION
- SHEAR WALL AND HOLDOWN SPECIFICATIONS ALL SHEAR WALL SPECIFICATIONS ALL STRUCTURAL SPECIFICATIONS ARE DETAILS
- SEE (L2) AND (L3) FOR JOIST PLANS
- SEE JOIST DRAWINGS FOR CHECK AND ANGLES REFERENCE TABLE, EXTERIOR WALL SHEETBELTS AND DIMENSIONS
- SEE (A7.0) & (A7.1) FOR CROSSCUT FOR DETAIL 5
- SEE FIRE DRAWING SCHEDULES FOR FIRE RESISTANT REQUIREMENTS
- SEE ELECTRICAL, MECHANICAL DRAWINGS FOR DETAILS
- SEE (A6.1) FOR SCHEDULES
- SEE LANDSCAPE FOR DETAILS
- SEE CIVIL AND ELECTRICAL FOR MAIN UTILITY CONNECTIONS

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SIGNED DATE

SEALS

NO.	DATE	ISSUE FOR	DESCRIPTION

PROJECT NO. 204

CLIENT PHONE

Galiano Green

SITE ADDRESS 400 Portal Place Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 4 - TYPE A
LOWER FLOOR PLAN

SCALE 1/4" = 1'-0" DWG NO. A-411 REV 0

GFA - LOWER FLOOR, BLDG 4 1915.4 SQ FT

Unit Type D1 | Unit Type C1 | Unit Type D2

1 UPPER FLOOR PLAN

Galiano Green

BUILDING 4 - TYPE A
UPPER FLOOR PLAN

A-412

GFA - UPPER FLOOR, BLDG 4 **1602.4 SQ FT**

1 LOWER FLOOR PLAN

Galiano Green

BUILDING 4 - TYPE A
LOWER FLOOR PLAN

A-411

BLDG 4 - UNIT LIVING AREA, LOWER	1522.9 SQ FT
BLDG 4 - UNIT STAIRS, LOWER	81.7 SQ FT
BLDG 4 - SERVICES, LOWER	25.1 SQ FT

Unit Type D1 | Unit Type C1 | Unit Type D2

1 UPPER FLOOR PLAN

0 KEY PLAN

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SIGNED DATE

SCALE

Galiano Green

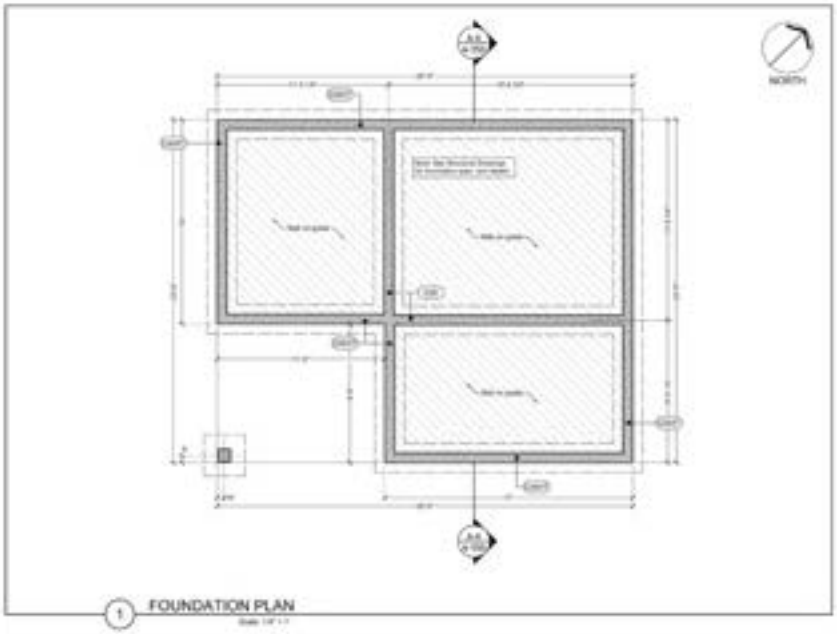
BUILDING 4 - TYPE A

UPPER FLOOR PLAN

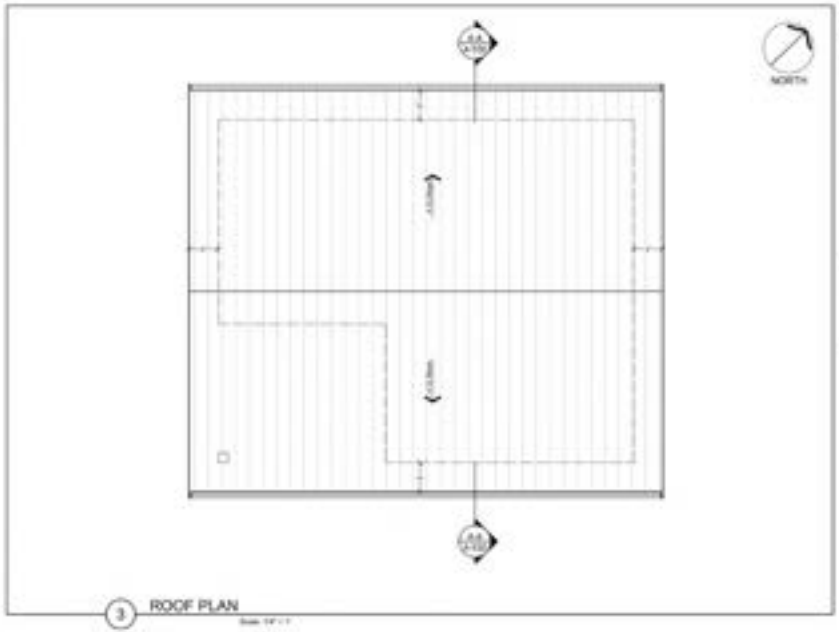
SCALE DWG

A-412

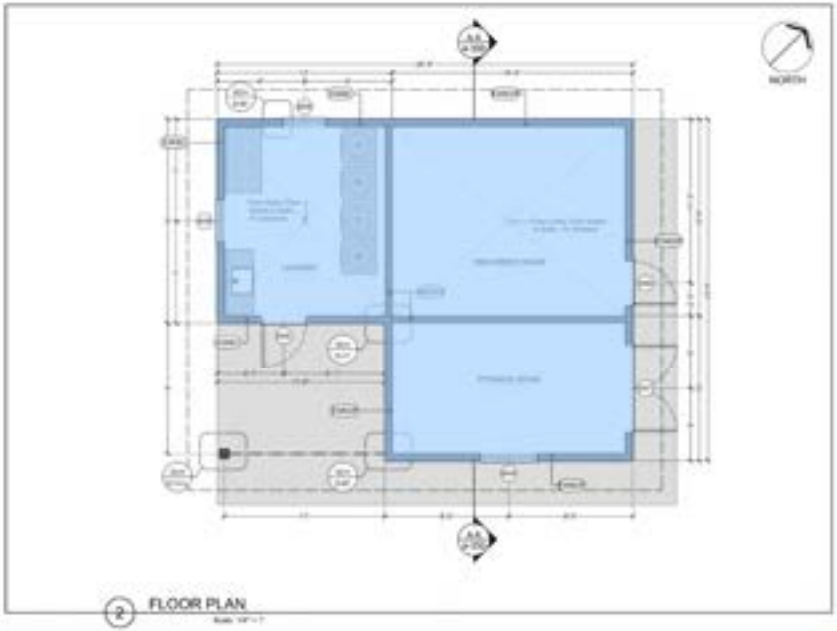
BLDG 4 - UNIT LIVING AREA, UPPER	1102.1 SQ FT
BLDG 4 - UNIT BATHROOM, UPPER	144.0 SQ FT
BLDG 4 - UNIT STAIRS, UPPER	123.7 SQ FT



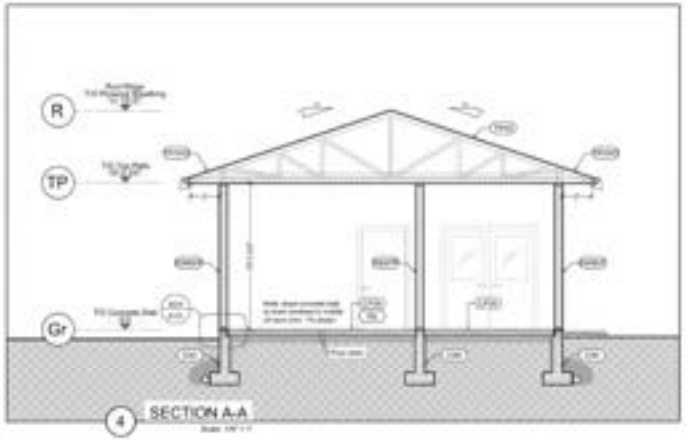
1 FOUNDATION PLAN



3 ROOF PLAN



2 FLOOR PLAN



4 SECTION A-A

0 KEY PLAN

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ISSUED DATE

SCALE

NO.	DATE	ISSUED FOR	DESCRIPTION	BY

PROJECT NO. 204

CLIENT NAME

Galiano Green

SITE ADDRESS 000 Porter Pass Rd, Galiano Island, BC

CLIENT PHONE

BUILDING 5 - UTILITY

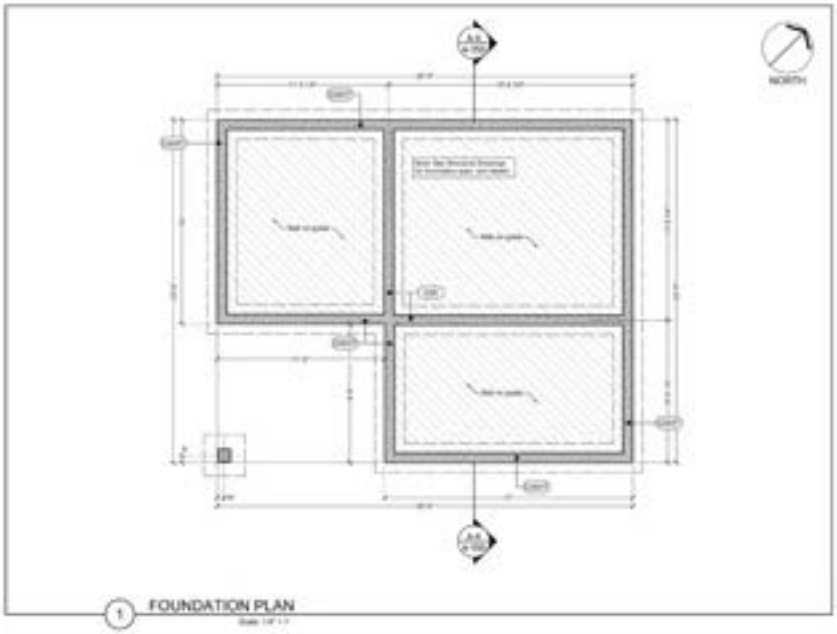
PLANS AND SECTION

SCALE 1/4" = 1'-0"

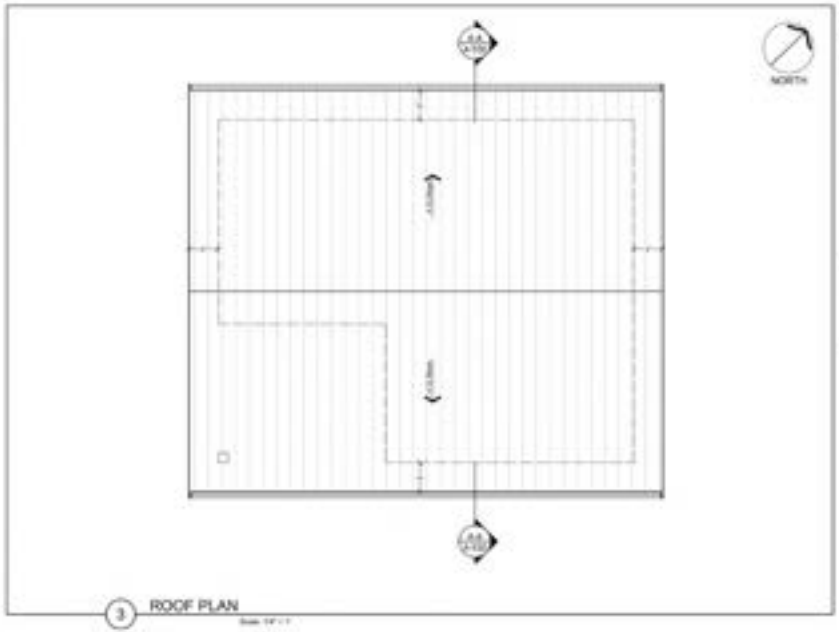
DWG A-150

REV 0

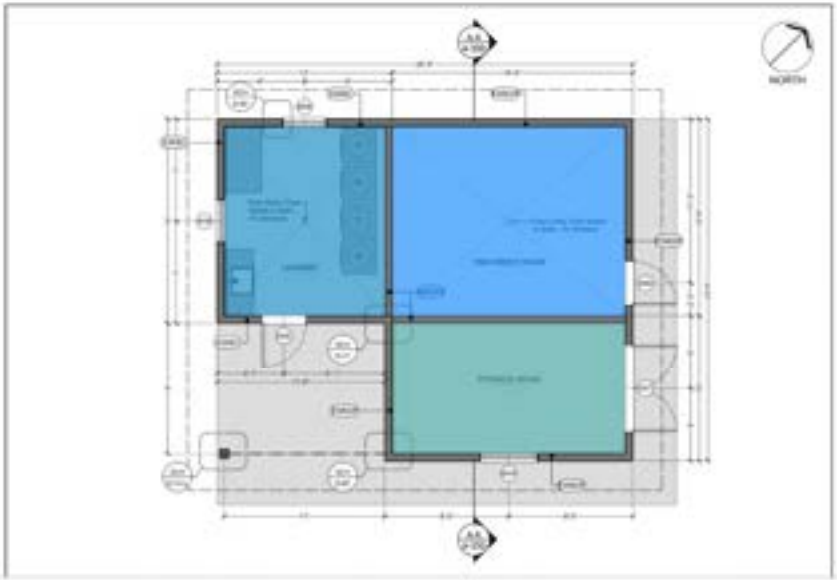
GFA - GROUND FLOOR, BLDG 5 558.4 SQ FT

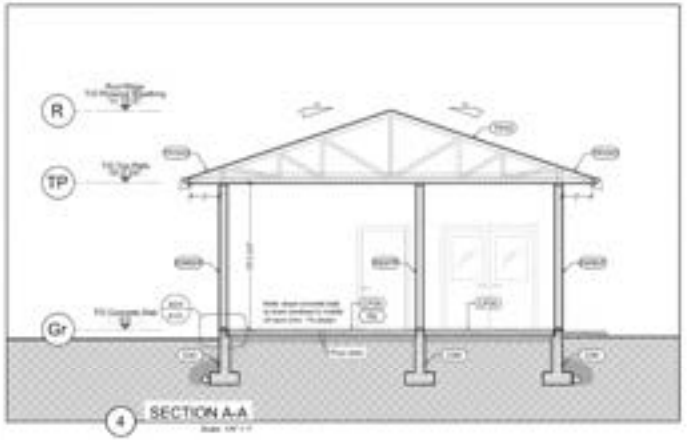


1 FOUNDATION PLAN



3 ROOF PLAN





4 SECTION A-A

- BLDG 5 - LAUNDRY — 140.1 SQ FT
- BLDG 5 - TREATMENT ROOM — 204.5 SQ FT
- BLDG 5 - STORAGE — 141.9 SQ FT

0 KEY PLAN

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ISSUED DATE

SCALE

NO.	DATE	ISSUED FOR	DESCRIPTION

PROJECT NO. 204

CLIENT REVIEW

Galiano Green

CLIENT NAME

BUILDING 5 - UTILITY PLANS AND SECTION

SCALE: 1/4" = 1'-0"

DWG A-150

REV 0

APPENDIX 8
SITE WORK EXTENT

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TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	8	ACER MACROPHYLLUM	BIGLEAF MAPLE	6CM CAL. (B+B) 10M
	17	CORNUS NUTTALLII	PACIFIC DOGWOOD	6CM CAL. 6MB
	10	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4M HT. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * WHERE A RANGE HAS BEEN GIVEN FOR PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED GREENHOUSE TREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

FIRE SMART SETBACKS

- 1.5 M SETBACK - NO PLANTING WITHIN 1.5M OF BUILDING
- 3.0 M SETBACK - ONLY GRASS AND LOW GROUNDCOVERS
- 10 M SETBACK - NO CONIFERS, BROADLEAF PLANTS AND SHRUBS ONLY

ECOLOGICAL COMMUNITIES

- CDFmw Moist Forest: Douglas-fir - sword fern
- CWHdm MOIST Moist Forest: Douglas-fir - salal - oregon grape
- CWHxm Moist Forest: Douglas-fir - salal - dull oregon grape
- CWHxm & CDFmw: Woodland: Douglas-fir - Garry oak/garry oak
- CWHxm Moist Forest: Western redcedar - sword fern - salmonberry
- CWHxm Swamp: Western redcedar - sword fern - slough sedge
- CWHxm: Shrubfield: salmonberry / thimbleberry - common rush
- CWHxm Moist Forest with composted soils: Western redcedar

PROPOSED NEW/UPDATED PLANTING WITHIN DISTURBED AREAS

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p. 604 294-0011 f. 604 294-0022

REVN.

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT

PROJECT

GALIANO GREEN

409 PORLIER PASS RD.
GALIANO ISLAND, BC

DRAWING TITLE

LANDSCAPE PLAN

DATE	12.JUL.04	DRAWING NUMBER
SCALE	1:1	L1
DRAWN	KA	
DESIGN	KA/YC	OF 5
CHKD	KA	
PMG PROJECT NUMBER		21-109

ON SITE AREA 435007.4 SQ FT

APPENDIX F

PROJECT FINANCING - GALIANO (Cost to Complete & Sources Post CRD Purchase)

PROJECT COSTS		TOTAL	Per Sq. Ft.	% of Total Costs
Land and Related Costs		$ 696,650	$ 44	5%
Hard Costs		12,270,719	768	80%
Architect		70,787	4	0%
Consultants		282,231	18	2%
Municipal Fees		156,353	10	1%
Development Costs		486,066	30	3%
Insurance & Legal		209,129	13	1%
Marketing		5,000	0	0%
Operations		33,050	2	0%
Interest & Financing Costs		163,599	10	1%
Contingency		905,099	57	6%
TOTAL PROJECT COSTS		**$ 15,278,683**	**$ 956**	**100%**

SOURCE OF FUNDS		TOTAL	Per Sq. Ft.	% of Total Costs
Land Value		$ 672,000	42	4%
Municipal Grant	Confirmed	6,607	0	0%
Community Fundraising	Confirmed	150,000	9	1%
CMHC AHF Grant	Confirmed - Conditional	677,654	42	4%
Additional CRD Equity	Required	3,332,512	209	22%
CRD GCF Crant	Confirmed	2,078,000	130	14%
CRD CWF Grant	Confirmed	700,000	44	5%
BC Builds Grant	Confirmed - Conditional	4,500,000	282	29%
CMHC AHF Mortgage	Held by CRHC	3,161,910	198	21%
TOTAL SOURCES		**$ 15,278,683**	**$ 956**	**100%**

SURPLUS (SHORTFALL)	**$ -**	**$ -**	**0%**

APPENDIX F

FINANCING

PERMANENT MORTGAGES*	Residential Mortgage Paid by Operations	MFA Debt Servicing Requisitioned by CRD
Financing Program	CMHC AHF	CRD MFA
Principal	$3,161,910	$3,332,512
Interest Rate (Nominal)	4.20%	4.74%
Amortization (Years)	35	30
Term Duration (Years)	10	10
DCR	1.00	1.00
Payment	**$171,748**	**$222,516**
Monthly Payment	$14,312	$18,543
Per Home Per Month Cost	$716	$927

*Total financing costs for the project will include both the Residential Mortgage, which will be incurred by the CRHC and paid by GALI, and the MFA Debt Servicing costs, which will be requisitioned by the CRD to service the borrowing of $3,332,512 from MFA.