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|-----|--|-------------------------|
| 14. | Hillside Activity Report – July and August 2014<br><b>(Hillside)</b>   | ANNEX M<br>pp 136       |
| 15. | Final Report for Regional Economic Development Workshops<br><b>(Economic Development)</b>                            | ANNEX N<br>pp 137 – 229 |
| 16. | Notes from Meeting with Howe Sound Pulp and Paper Mill on July 29, 2014<br><b>(Economic Development)</b>             | ANNEX O<br>pp 230 - 233 |
| 17. | Gibsons & District Chamber of Commerce 2014 Q2 Report to SCRD<br><b>(Economic Development)</b>                       | ANNEX P<br>pp 234 – 241 |
| 18. | Building Department Revenues – July and August 2014<br><b>(Building Department)</b>                                  | ANNEX Q<br>pp 242 - 245 |
| 19. | Planning and Development Division Monthly Report - July and August 2014<br><b>(Regional/Rural Planning Services)</b> | ANNEX R<br>pp 246 - 253 |

**MINUTES**

- |     |  |                         |
|-----|--|-------------------------|
| 20. | Natural Resource Advisory Committee Minutes of July 16, 2014<br><b>(Regional Planning Services)</b>              | ANNEX S<br>pp 254 – 258 |
| 21. | Agricultural Advisory Committee Minutes of July 22, 2014<br><b>(Regional Planning Services)</b>                  | ANNEX T<br>pp 259 - 261 |
| 22. | Egmont/Pender Harbour (Area A) APC Minutes of July 30, 2014<br><b>Electoral Area A (Rural Planning Services)</b> | ANNEX U<br>pp 262 - 263 |
| 23. | Halfmoon Bay (Area B) APC Minutes of July 22, 2014<br><b>Electoral Area B (Rural Planning Services)</b>          | ANNEX V<br>pp 264 - 265 |
| 24. | Roberts Creek (Area D) APC Minutes of August 25, 2014<br><b>Electoral Area D (Rural Planning Services)</b>       | ANNEX W<br>p 266        |

**COMMUNICATIONS**

- |     |   |                                   |
|-----|---|-----------------------------------|
| 25. | <u>Greg Steves, Executive Director, Housing Policy Branch, Office of Housing and Construction Standards, received August 7, 2014</u><br>Regarding Provincial Housing Expenditures for the Sunshine Coast.   | ANNEX X<br>pp 267 – 269           |
|     | <u>→ADD Rich Coleman, Minister, Ministry of Natural Gas Development, Minister Responsible for Housing and Deputy Premier, dated July 21, 2014</u><br><u>Regarding Provincial Emergency Weather Program Funding.</u>                                   | <u>→ADD</u><br><u>pp 269A - D</u> |
| 26. | <u>Ruth Simons, Howe Sound Community Forum, dated August 11, 2014</u><br>Regarding next meeting and update on Howe Sound Management Planning.   | ANNEX Y<br>pp 270 – 271           |
| 27. | <u>Lois-Leah Goodwin, Executive Director, Intergovernmental Relations and Planning Branch, Ministry of Community, Sport and Cultural Development, dated August 12, 2014</u><br>Regarding Bill 17 and Regional District Bylaw Referral Best Practices. | ANNEX Z<br>pp 272 – 275           |
| 28. | <u>Robin Silvester, President and CEO, Port Metro Vancouver, dated August 21, 2014</u><br>Regarding Fraser Surrey Docks Direct Transfer Coal Facility Project Approval.   | ANNEX AA<br>pp 276 – 280          |

29. Nicholas Sonntag, President, Gibsons Public Market Society, dated Sept. 11, 2014

ANNEX BB

Regarding request for letter of support from the SCRD.

p 281

## IN CAMERA

*That the public be excluded from attendance at the meeting in accordance with Section 90 (1) (e) and (k) of the Community Charter - "the acquisition, disposition or expropriation of land or improvements..." and "negotiations and related discussions respecting the proposed provisions of a municipal service that are at their preliminary stages..."*

## ADJOURNMENT

**TOWN OF GIBSONS**

P O Box 340  
474 South Fletcher Road  
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P:604-886-2274  
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Website: [www.gibsons.ca](http://www.gibsons.ca)

July 31, 2014

File No.: 6480-20-04

Sunshine Coast Regional District Board  
Attn: Steve Olmstead  
1975 Field Rd  
Sechelt, BC V0N 3A1

Dear Board Members;

**Re: Official Community Plan Referral**

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The Town of Gibsons is updating its Official Community Plan (OCP). On July 29, 2014, Council gave first reading to the proposed Official Community Plan and requested staff to forward a draft to your organization for your review. It would be greatly appreciated if you can provide me with any comments you may have **by September 5<sup>th</sup>** so that the Town can use your comments to make the final changes to the document.

*Changes made*

The draft Official Community Plan attached to this letter is not a full re-write, but rather an update. The current draft document maintains the integrity and principles of the original 2005 Smart Plan. In fact, large portions of the OCP remain unchanged. The focus of the OCP Update has been twofold. Firstly, new sections were added, regarding Gibsons Aquifer protection (section 6.5 and 16.10), greenhouse gas reduction (section 6.6) and climate change / sea level rise (section 6.7). Secondly, existing policies were reviewed and a number of outdated policies which were completed (for example the community centre) or superseded by newer plans have been removed. Overall, the document has been consolidated for ease of access and readability.

Moreover, key elements of the 2005 Plan have been reinforced. A Vision Statement has been formulated, capturing the spirit of the Smart Plan. Environmental protection has been increased by adding environmentally sensitive areas (eelgrass beds) to Development Permit Area #2 (section 16.3) and by the formal recognition (section 13.1) of nature's role in the provision of ecosystems services that it provides. New policies regarding "Growth Management" (sections 4 and 13.1) reinforce the need to maintain the Town's key infrastructure assets with long term asset management and financial planning in mind.

*Your input is requested*

I have enclosed one paper copy of the draft; a digital version is available at  
<https://www.dropbox.com/s/p8x54oa7mkddzq1/Town%20of%20Gibsons%20OCP%20Draft.pdf>.

Also, we are available to talk, meet or to present an overview of the document to your organization. To contact us please call or e-mail the undersigned or consultant Rob Barrs of Modus at 604-999-1283 or [rob@thinkmodus.ca](mailto:rob@thinkmodus.ca).

Thank you for your interest in the OCP.

Sincerely,

**TOWN OF GIBSONS**

A handwritten signature in black ink, appearing to read 'A. Boel', with a stylized flourish at the end.

Andre Boel, RPP  
Director of Planning  
[aboel@gibsons.ca](mailto:aboel@gibsons.ca)

Im  
enclosure

## **SUMMARY OF CHANGES AND ADDITIONS FOR GIBSONS' OCP REVIEW.**

### **General Changes**

- Table of Contents and Figures for the Neighbourhood Plans are now part of the Neighbourhood Plans instead of the main table of contents in order to reduce the length of the main table of contents
- Renumbered, renamed and re-ordered some sections to create a more logical structure and organization
- Moved most of the maps/schedules are now gathered in a separate Maps section (Section 14.0) so they can be found in one place.
- Part A (Background to the Smart Plan) has been revised to reflect the most recent census information including current population and demographics and Gibsons' economic situation. Minor edits have been made throughout this section to reflect changes in the last ten years, new studies have been listed.
- **Part B** of the OCP contains the policies. Outdated / completed policies have been removed, others have been updated, and new sections and policies have been added for new topics such as climate change, Green House Gas reduction, Gibsons Aquifer.
- **Part C** of the OCP contains the Development Permit Areas (DPAs) and Guidelines. Most of these have seen minor revisions. Some of the very similar residential DPAs have been consolidated into a single "Intensive Residential" DPA.
- **Part D, E and F** contain the Neighbourhood Plans for Upper Gibsons, Harbour Area and Gospel Rock. These have largely stayed the same with the exception of the Upper Gibsons neighbourhood Plan that has been edited to remove redundant material.

### **Vision**

A vision statement has been added to the OCP on the inside cover page, based on the input received from the community.

Gibsons will continue to be a welcoming, sustainable community that offers residents and visitors an outstanding quality of life in a spectacular natural environment. We will ensure this beautiful town retains its seaside village character for the enjoyment of all and we will nurture our unique cultural heritage and natural assets while supporting opportunities to live, work and prosper.

### **Section 3 – Smart Growth Philosophy and Goals**

The OCP includes a revised, shorter set of goals as follows:

#### **Environmental Sustainability**

- Preserve the natural assets, natural beauty and the environmentally-sensitive areas of the Town
- Reduce our greenhouse gas emissions and adapt to the impacts of climate change
- Preserve and protect the environmental integrity and natural beauty of the foreshore and harbour and the pristine quality of our waters.

#### **Social Sustainability**

- Be a welcoming, accessible, inclusive community with citizens who have access to high quality recreational, cultural, educational, and public participation opportunities.
- Preserve Gibsons' small town character and livability while allowing for moderate growth and change in balance with other Town goals.
- Foster an active, engaged and healthy community with opportunities for residents of all ages, abilities and income levels.

#### **Economic Sustainability**

- Support a diverse, flexible and vibrant economy that supports entrepreneurship and the growth of local jobs
- Encourage forms of economic development that support livability, and generate wealth within the local community
- Discourage speculation and forms of economic development that undermine the Town's livability and natural environment.
- Ensure the Town is fiscally secure

## **Section 4: Growth Management**

This is a new section that was introduced to strengthen and clarify the Town's policies regarding how growth patterns and development are managed and to introduce a new concept of 'sustainable asset management'. It also brings together some policies from the old "Residential" section about future neighbourhoods and "Social & Community Issues" section about regional co-operation that were felt to be better located here.

Policies in this section are intended to:

- Underscore the Smart Growth philosophy of the plan
- Keep the Town compact and avoid sprawling into rural areas
- Focus growth in areas where investments have already been made
- Use land efficiently
- Make good use of existing infrastructure to reduce Town costs

## **Section 5: Land Use Designations**

This section was moved from section 3 (Smart Plan Philosophy) where it was felt to be misplaced as land use designations are a fundamental part of the OCP policies so belong in Part B: Policies.

The previous OCP included 22 land use designations which have been reduced to 16. Many of the residential designations were felt to be too similar so these have been consolidated into 5 residential designations:

- Detached Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multi-unit Residential Special Character

The Commercial designation has been changed to Mixed Use Commercial reflecting the desire for mixed-use buildings along Gibsons' Way.

The Marine designation has been consolidated with Commercial Harbour.

Schedule B: Land Use Plan has been revised to reflect the above changes. In addition, some new areas of Live-Work have been added, the former SCRD lands at the west edge of town have been designated as Mixed Use Commercial and Service Commercial/Business Centre and some areas of future medium density residential have been added (along Davis Road and Poplar Place) close to Gibsons Way and School Hill where residents will have easy access to shops and local amenities.



These changes are intended to:

- Simplify and clarify permitted land uses
- Simplify the land use map
- Create opportunities for additional residential density close to shops and amenities
- Support a mixed-use, pedestrian friendly commercial areas.

## **Section 6: Natural Environment**

This section received a lot of comments from the public in Phase 2. It has been generally updated to strengthen the objectives and policies. The role of natural assets in delivering community services is highlighted in 6.2 environmental protection.

Eelgrass mapping was completed recently and the map is now included in the OCP. In addition, a policy (section 6.4) to protect the Eelgrass has been introduced.

Recently, the Gibsons Aquifer Mapping Study was completed and includes a list of recommendations to protect the aquifer and to increase the level of understanding of the aquifer. A new section on Aquifer Protection has been introduced which contains a substantial number of policies acting as safeguards to prevent development from harming the aquifer (Section 6.5). Please also refer to the water distribution policies in under Section 13: Servicing and Infrastructure and Aquifer development permit guidelines (Section 16: Development Permit Areas).

GHG targets, policies and actions are now a required part of the OCP. A new section on Energy and GHG emissions policies and a GHG reduction target of 7% below 2007 levels has been introduced which reflects the recently completed Energy & Emissions Plan for Gibsons. Some people have commented / asked whether this goal is ambitious enough. Given the fact that the Town has no direct control over major sources of Green House Gasses such as transportation, the goal of 7% reduction is ambitious given the limited tools available to the Town.

A new Climate Change and Sea Level Rise section has been added that recognizes the threat of climate change to the Gibsons coastline and reflects the study completed by UBC on this topic. Development Permit Area #1 has been updated to require that new development anticipates a 1 metre sea level rise by the year 2100.

## **Section 7: Parks & Outdoor Recreation**

This section has only been modified slightly as most of the policies have continued relevance.

- The policy calling for a new park at Shaw Road/Gospel Rock has been removed as it is now addressed in the recently adopted Gospel Rock Neighbourhood Plan.
- ⊖ A new policy calling for safe crossings has been introduced (section 7.4).

## **Section 8: Social and Community Issues**

This section received a number of additions and revisions including:

- Removal of outdated policies regarding the Recreation Centre (completed since the last OCP).
- Update Arts and Culture, Heritage and Health sections to reflect new policy directions and public comments. This includes:
  - new or revised policies on public art, Encourage the installation of public art (public art program); developing an arts and cultural strategy that identifies and builds on the cultural assets of the community;
  - review of zoning regulations to allow and encourage artist workspaces (including live-work spaces); and
  - Support and encourage festivals and cultural events in a wider range of locations than currently including outdoor performances and work with others to create coast-wide festivals and events.
- An Age-friendly planning study was completed in 2013 which provided several recommendations for Gibsons to improve conditions for its aging population. The revised OCP introduces age-friendly planning policies in a number of different sections including section 8:
- The Health, Safety & Well-Being section has been revised to include policies to create a safe, comfortable walking environment and to encourage other forms of active transportation such as cycling, skateboarding, rollerblading etc.

## **Section 9: Residential**

In the questionnaire, a lot of people had questions about what a bonus density approach means. Bonus Density is the only legal mechanism for a municipality to receive affordable housing contributions in exchange for higher densities through rezoning. Appropriate density levels would need to be set to avoid development at a density that would be too high.

The residential section was updated with the most recent census data on housing and to reflect the new land use designations described in section 5. The biggest change, is an updated and revised introduction on Affordable Housing. This incorporates the recently completed Housing Needs Assessment for the Sunshine Coast. A new policy regarding bonus density has been added to existing policies around seniors and affordable housing:

- Revise the zoning bylaw to establish base and maximum densities for all residential zones. The Town will also clarify amenity contributions requested of developers for any density beyond that of the base density.

### **Section 10: Commercial**

This section (previously named Upper Gibsons Area) has been slightly revised to reflect the desire for a mix of land uses and mixed use buildings in Gibsons' commercial areas. This will promote a better pedestrian environment and more attractive streetscapes.

An objective has been added that highlights the need for maintaining a distinct identity between Upper Gibsons (the Town centre) and Gibson's Landing (Seaside Village): "Encourage innovative, high quality design which enhances the appearance and distinct identities of Upper Gibsons and Gibsons Landing."

The Agricultural/Rural and Industrial subsections have been moved to the Economic Development section.

### **Section 11: Economic Development & Working Lands**

A frequently debated topic in the questionnaire is what type of economic development would be desirable for the Town. For some types of business there was no clear consensus regarding their desirability. The updated wording reflects only those types that seemed to be supported by most people.

The Economic Development section has been substantially revised to reflect changes in Gibson's Economic conditions in the last ten years as reported by Statistics Canada and to add several new objectives and policies. This topic received a lot of public comments most of which highlighted the desire for more sustainable forms of economic development.

Four new objectives have been added:

- *Encourage sustainable forms of community economic development and diversification that respect the need to preserve the natural environment and quality of life*
- *Support the development of new businesses by local residents*
- *Support the expansion of local businesses and creation of additional employment*
- *Encourage sustainable forms of business that are energy and resource efficient*

New policies have been introduced that clarify the type of economic development that Gibson's is trying to encourage. Examples of new policies include:

Encourage the following type of economic development which are considered appropriate for Gibsons:

- Small, locally owned business;
- Businesses that provide equal access opportunities and living wages;
- Businesses that tend to source inputs locally and spend profits locally (creating a greater multiplier effect);
- Tourism and Eco-Tourism-related businesses;
- Home-based businesses;
- Information Technology;
- Office and shared offices;
- Education, training and research;
- Arts, culture and outdoor recreation-related businesses;
- Small and medium sized industry that meets strict environmental standards and do not draw unduly on water from the aquifer;
- Green businesses – energy efficiency, renewable energy, green buildings and the sharing economy; and
- Local (Sunshine coast) food related businesses .

The following types of economic development are generally NOT considered appropriate for the Town of Gibsons:

- Businesses that remove most of their profits from the local economy;
- Heavy industry and resource extraction;
- Businesses that undermine the natural beauty and character of the Town.

## **Section 12: Transportation**

During the phase 2 survey responses showed a clear support for improving transportation choice (improving pedestrian and cycling networks), although not at all cost. The existing OCP already has extensive policies for roads, trails and sidewalks (section 7.4 and chapter 12). The following policies were added:

- In Health and Safety 8.5:  
“8.5.2 Encourage other forms of active transportation such as cycling, skateboarding, rollerblading etc. by creating safe, comfortable environments for these modes. “
- In section 12.1 a list of current desired road improvements for Gibsons Way has been added.
- In Sidewalk and Pedestrian Environment 12.4:  
“12.4.7 Improve key crossing locations to facilitate easy and safe movement across roads, such as increasing the timing of lights to get across the street, better markings and improved lighting and audible signals.”
- In Energy and GHG emissions 6.6:  
“6.6.5 Support electrical vehicle facilities and ride / car sharing initiatives.”

## **Section 13: Infrastructure & Servicing**

Two key policies under Growth Management (section 4.1) will support addressing this issue:

- The Town will endeavour to ensure that new development helps reduce, not increase, the infrastructure gap, for example by considering the life cycle cost of new infrastructure.
- Develop a maintenance and renewal plan for Town infrastructure, in consultation with the community with regards to priorities and financial implications.

The revised text in section 13 recognizes the importance of managing both “Natural assets” – the green infrastructure such as the aquifer, forests and riparian areas that provide stormwater management and water filtration services to the Town as well as the “engineered assets” of roads, sidewalks, sewers, pumps and treatment plants.

There are new policies regarding stormwater management including:

- Update the Integrated Stormwater Management Plan and consider the cost of maintaining, operating, replacing engineered storm water infrastructure and identify the most cost-effective options.
- Permit stormwater management methods that are reliant on infiltration with caution, ensuring that no adverse down-slope effects are created from increases in groundwater travelling subsurface along the top of the till layer.

- Consider the long-term viability of privately owned stormwater management structures as the effectiveness of these structures are heavily reliant on maintenance for them to function as designed.

Also, a new section regarding the Town’s Geo-exchange District Energy System was added, including:

- Require new development in the current catchment area of the Geothermal District Heating Utility to connect to the system.
- Evaluate options for future expansion and consider updating the District Energy Plan, for example when energy prices are at higher levels, allowing a possible business case for further expansion.

### **Part C: Implementation**

This section include revisions to some of the Development Permit Areas including:

DPA #1: Geotechnical Hazards – has been updated to reflect the risks of sea level rise to the low lying parts of the Gibsons coastline. New development would be required to consider an anticipated sea level rise of 1 metre by the year 2100.

DPA #2: Natural Environment – has been updated to protect the eel grass beds in Gibson’s Harbour. Two outdated references to the possible development of the Gospel Rock waterfront have been removed.

DPA # 3: Upper Gibsons Commercial Area - Minor revisions

DPA #4: Multi-Unit Residential - Minor revisions

DPA #5: Gibsons Harbour – Removed the confusing Notwithstanding Clause (removing this clause received a lot of public support in the March questionnaire)

DPA # 6: Service Commercial/Light Industrial – no change

DPA #7: Live/Work – minor revisions.

DPA #8, 9, 10, 11 – These separate DPAs for specific single family development types were quite similar and therefore, have been consolidated into a single “Intensive Residential” DPA. Recently developed guidelines for Garden Suites (Coach Housing) have been added as well. This DPA will ensure that development on small lots will have a high standard of exterior design and landscaping.

DPA #12: Aquifer Protection – this new DPA is still under development but it is intended to compliment the new policies in section 6. It will ensure that any development above the aquifer is required to take precautions to ensure protection of this valuable Town asset.

## **Part D, E, F - Neighbourhood Plans**

The Gospel Rock and Harbour Area neighbourhood plans have been left largely unchanged as they were recently adopted through an extensive public process. Exceptions are:

- Removal of the 'Notwithstanding clause' from the Harbour Area Plan DPA #5.
- Consolidation of the Cluster and Small Lot DPAs (Gospel Rock) into the "Intensive Residential DPA #8).

The Upper Gibsons Neighbourhood Plan has been revised to remove much of the engineering and servicing content that was felt to be an inappropriate level of detail for the OCP. Readers are now directed to the original study to find more detailed information. Also, a number of outdated policies were updated or removed.



RECEIVED  
JUL 30 2014  
S.C.R.D.

JUL 21 2014

Ref: 17541

Mr. Garry Nohr  
District Board Chair  
Sunshine Coast Regional District  
1975 Field Road  
Sechelt BC V0N 3A1

MASTER FILE COPY

SCRD  
RECEIVED  
JUL 31 2014  
CHAIR

Dear Mr. Nohr:

Thank you for your January 30, 2014 letter regarding clarification about emergency weather programs in the Sunshine Coast as discussed at our September 17, 2013 Union of British Columbia Municipalities meeting. I apologize for my delayed response.

The Province, funds the Extreme Weather Response programs, and information is available at: <http://bchousing.org/Partners/Operating/EWR>. Time-limited, temporary shelter beds needed during extreme weather conditions are funded from November 1 through to March 31. Extreme weather shelter operators are encouraged to submit their budget with the Extreme Weather Response Plan put forward by their community.

Funding under the Cold Wet Weather Program is allocated through the federal Homelessness Partnering Strategy. As mentioned in our September meeting, it may be difficult for the Regional District to access funding through the federal Homelessness Partnering Strategy program because they are not a designated funding community; they would have to apply through the "rural and remote" funding stream. The Regional District may wish to contact Service Canada to discuss other available options. Ms. Donna Wingfield, Homelessness Partnering Strategy representative, can be reached at 250 419-0237 or by email at [donna.wingfield@servicecanada.gc.ca](mailto:donna.wingfield@servicecanada.gc.ca).

If you require any further information or clarification about BC Housing's Extreme Weather Response Program, please do not hesitate to Mr. Darin Froese, an Executive Director, at BC Housing. Mr. Froese can be reached at 604 519-2311 or [dfroese@bchousing.org](mailto:dfroese@bchousing.org).

Thank you for writing.

Sincerely yours,

Rich Coleman  
Minister and Deputy Premier

Ministry of Natural Gas Development  
Minister Responsible for Housing  
and Deputy Premier

Office of the Minister

Mailing Address:  
PO Box 9052, Stn Prov Govt  
Victoria, BC V8W 9E2  
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January 30, 2014

**COPY**

Rich Coleman  
Ministry Responsible for Housing and Deputy Minister  
PO Box 9052, Stn Prov Govt  
Victoria, BC  
V8W 9E2

Dear Minister:

**Re: Emergency Weather Shelters on the Sunshine Coast**

The SCRD Board at their meeting held on January 23, 2014 passed the following motion:

*"THAT the correspondence from the Ministry of Natural Gas Development and Minister Responsible for Housing and Deputy Minister regarding emergency weather shelters on the Sunshine Coast be received;*

*AND THAT staff send a letter to Minister Coleman thanking him for the correspondence and requesting clarification on programs put in place in this region by his Ministry."*

~~We believe there is some related information published by your office that is of interest. This was the information you had with you at our meeting on September 17, 2013 at the UBCM Convention.~~

Yours truly,

SUNSHINE COAST REGIONAL DISTRICT

Handwritten signature of Garry Nohr in black ink.

Garry Nohr, Chair

/le



MASTER FILE COPY

NOV 27 2013

Mr. John France  
Chief Administrative Officer  
Sunshine Coast Regional District  
1975 Field Road  
Sechelt BC V0N 3A1



Ref: 16974



Dear Mr. France:

I am writing to thank you for the opportunity to meet with you and your colleagues at the Union of British Columbia Municipalities Convention in Vancouver on September 17, 2013. I appreciate the dedication you have shown and the steps you have taken to address homelessness in your community.

In our meeting, we discussed your request for funding a permanent emergency shelter, as well as a cold weather/emergency shelter, regardless of weather conditions on the Sunshine Coast. While I support the concept of a permanent emergency shelter, the Province is unable to provide financial support at this time. As for funding a cold weather/emergency shelter on the Sunshine Coast regardless of weather conditions, we also do not have a funding program to support the project beyond the scope of the Extreme Weather Response (EWR) program.

The EWR program provides individuals and families in need with access to a warm, dry place to sleep during extreme weather conditions between November 1 and March 31. Each community decides on a local basis when to issue an Extreme Weather Alert based on conditions and local forecasts, including determining when locations will be open and the number of spaces available. Since the EWR program began in 2006/07, BC Housing has provided funding every winter to operate a shelter in Sechelt.

In our meeting, we also discussed the funding gap that has arisen for the Arrowhead Centre. The Province does not have a funding program available at this time to support additional operational funding for the Arrowhead Centre. We have an obligation to work within budgetary constraints and for this reason, are unable to provide increased funding for the project at this time.

.../2

Ministry of Natural Gas Development  
Minister Responsible for Housing  
and Deputy Premier

Office of the Minister

Mailing Address:  
PO Box 9052, Stn Prov Govt  
Victoria, BC V8W 9E2  
Phone: 250 953-0900  
Fax: 250 953-0927

If you would like to discuss these matters further, please feel free to contact Mr. Darin Froese, Executive Director, Lower Mainland Non-Profit, at BC Housing. Mr. Froese can be reached at 604 519-2311 or [dfroese@bchousing.org](mailto:dfroese@bchousing.org).

I would like to mention two housing programs that the provincial government uses to support housing affordability. The Province provides monthly cash payments to low-income working families and seniors renting in the private market through the Rental Assistance Program (RAP) and the Shelter Aid for Elderly Renters (SAFER) program. Information regarding these, and other programs, can be found at [www.bchousing.org](http://www.bchousing.org).

Thank you again for discussing your concerns regarding the need for a permanent shelter in your community. It was a pleasure meeting with you and your colleagues in Vancouver.

Sincerely yours,



**Rich Coleman**  
Minister Responsible for Housing  
and Deputy Premier

cc: Mr. Darin Froese  
Executive Director  
BC Housing