



BRITISH  
COLUMBIA  
The Best Place on Earth



# Overview of Bill 27

Local Government (Green Communities)

Statutes Amendment Act, 2008

Tatiana Robertson

Senior Policy Analyst

Intergovernmental Relations and Planning Division

Ministry of Community Services



BRITISH  
COLUMBIA

The Best Place on Earth



Bill 27 gives local governments tools to help them reduce greenhouse gas emissions, conserve energy and work towards creating more compact and sustainable communities



BRITISH  
COLUMBIA

The Best Place on Earth



## Bill 27 provides a multi-pronged approach:

- Targets, Policies and Actions in OCPs and RGSs
- Expanded Development Cost Charge (DCC) authority
- New Development Permit Area designations
- Greater authority to vary off-street parking
- New cash in-lieu reserve fund
- Greater access to Minister-appointed facilitator
- New RGS minor amendment process
- Streamline RGS adoption process
- Greater Vancouver Water District's new authority to generate power



BRITISH  
COLUMBIA

The Best Place on Earth

# Targets, Policies and Actions in OCPs and RGSs

- Municipalities and Regional Districts required to:
  - Establish targets to reduce GHG emissions
  - Include policies and actions indicating how they will achieve the targets
- Required content comes into force:
  - OCPs May 31, 2010
  - RGSs May 31, 2011



BRITISH  
COLUMBIA  
The Best Place on Earth

## Development Cost Charges (DCC)

- Can waive or reduce DCCs for:
  - Development with low environmental impact
  - For-profit affordable rental housing
  - Small lot subdivisions
- Must consider:
  - Whether DCCs will discourage low impact development
  - How low impact development may affect cost of infrastructure



BRITISH  
COLUMBIA

The Best Place on Earth



# Development Cost Charges (DCC)

*continued*

- No DCCs payable on small-unit residential units of up to 29<sup>2</sup> metres but local government may set higher maximum unit size
- Required to submit an annual report on DCC collections, expenditures and proposed expenditures



BRITISH  
COLUMBIA

The Best Place on Earth

# New Development Permit Area Designations

- May designate development permit areas for the purposes of:
  - Reduction of GHG emissions
  - Energy conservation, and
  - Water conservation
- May include requirements for:
  - Landscaping (drought resistant plants)
  - Siting of building (solar orientation)
  - Specific features in development (permeable surfaces)



BRITISH  
COLUMBIA

The Best Place on Earth

## Greater Authority to Vary Off-Street Parking

- Local governments may vary or exempt off-street parking requirements based on activities or circumstances related to the transportation needs associated with the land or building.
- Have removed the requirement for a local government to own a parking facility nearby as a condition of accepting cash in-lieu of off-street parking.



BRITISH  
COLUMBIA

The Best Place on Earth



## New Cash In-Lieu Reserve Fund

- May deposit cash in-lieu of off-street parking into a reserve fund for the purposes of providing alternative transportation infrastructure.
- Require local governments to produce an annual report on their off-street parking and alternative transportation reserve funds.



BRITISH  
COLUMBIA

The Best Place on Earth

## Greater Access to Minister-Appointed Facilitator

- A regional context statement is a part of a municipality's OCP which sets out the relationship between the RGS and the OCP.
- The regional context statement is prepared by the municipality and referred to the regional district for acceptance.
- Local governments can now request a minister-appointed facilitator to assist in resolving issues raised during the development of the regional context statement.



BRITISH  
COLUMBIA

The Best Place on Earth



## New RGS Minor Amendment Process

- Regional districts can now make minor amendments to an RGS using either a customized approach or a default approach.
- The full referral and acceptance process in the *Local Government Act* will not be required for minor amendments



BRITISH  
COLUMBIA

The Best Place on Earth

## Streamline RGS adoption process

- Require that during the development of and RGS consultation plan the regional district board consider the need for a separate public hearing before adoption of the RGS
- Removes the requirement for a public hearing after second reading



BRITISH  
COLUMBIA

The Best Place on Earth



## Greater Vancouver Water District's New Authority to Generate Power

- The GVWD may now generate and sell energy that it is able to produce.
- Energy generated by the GVWD will be from clean, renewable sources and will primarily be captured for the existing infrastructure.
- The initial projects contemplated by the GVWD could produce enough energy for about 20,000 homes in Greater Vancouver



BRITISH  
COLUMBIA  
The Best Place on Earth

# Questions



BRITISH  
COLUMBIA

---

The Best Place on Earth