ROVINCE OF BRITISH COLUMBIA

Ministry of Municipal Affairs and Housing

port for the
r ended
ecember 31 1976

Printed by K. M. MacDONALD, Printer to the Queen's Most Excellent Majesty
in right of the Province of British Columbia.
1977

To the Honourable Walter S. Owen, Q.C., LL.D., Lieutenant-Governor of the Province of British Columbia.

MAY IT PLEASE YOUR HONOUR:

I have the honour to transmit herewith the Annual Report of the Ministry of Municipal Affairs and Housing for the year ended December 31, 1976.

HUGH A. CURTIS,
Minister of Municipal Affairs and Housing.

Victoria, British Columbia.

PROVINCE OF BRITISH COLUMBIA

Municipal Affairs

Report for the
Year ended
December 31 1976

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

Victoria, British Columbia

The Honourable Hugh A. Curtis,
Minister of Municipal Affairs and Housing.

Sir: I have the honour to submit the Annual Report of the Department of Municipal Affairs for the year ended December 31, 1976.

This Report contains a review of Departmental activities and observations of the programmes and financial position of the municipalities and regional districts within the Province. Greater detail with respect to these areas is contained in the publications Municipal Statistics and Statistics Relating to Regional and Municipal Governments in British Columbia which are published annually by the Department from information contained in audited financial and other statements of the municipalities and regional districts.

R. W. LONG,
Deputy Minister.

CONTENTS

Departmental Publications ..... Page 9
Departmental Activities ..... Page 10
Legislation ..... Page 12
Administrative Services ..... Page 13
Financial Management ..... Page 19
Planning Services ..... Page 27
Transit Services ..... Page 30
Charts ..... Page 34

DEPARTMENT OF MUNICIPAL AFFAIRS

THE HONOURABLE HUGH A. CURTIS
MINISTER OF MUNICIPAL AFFAIRS AND HOUSING

R. W. Long, F.C.I.S., Deputy Minister and Inspector of Municipalities
C. H. L. Woodward, F.C.I.S., Assistant Deputy Minister and Deputy Inspector of Municipalities
J. P. Taylor, Assistant Deputy Minister and Deputy Inspector of Municipalities
G. E. Whelen, F.C.I.S., Executive Officer
K. MacLeod, Research Officer
R. T. Cubbon, Research Officer

Administrative Services

T. F. Moore, F.C.I.S., Executive Director
A. R. Clarke, Senior Administrative Officer
J. G. Callan, Senior Administrative Officer
W. J. Larter, Administrative Officer
R. O'Genski, Administrative Officer
N. A. McCrimmon, A.C.I.S., Administrative Officer
D. Conway, Administrative Officer

Financial Services

H. G. Topham, C.A., Director
W. H. Boyce, C.A., Assistant Director and Departmental Comptroller
F. J. Thompson, C.G.A., Administrative Officer
W. J. Sommerville, Administrative Officer
R. M. A. Brearly, R.I.A., Administrative Officer
W. J. Eurchuk, Administrative Officer
W. E. Ballard, Administrative Officer

Planning Services

G. C. Harkness, M.C.I.P., Executive Director
W. J. Tassie, M.C.I.P., Senior Planning Co-ordinator
B. S. Jawanda, M.C.I.P. Senior Planning Co-ordinator
B. Chambers, M.C.I.P., Senior Planning Co-ordinator
L. Ward, M.C.I.P., Senior Planning Co-ordinator
T. Maftechuk, M.C.I.P., Senior Planning Co-ordinator
L. V. Luchin, P.M.C.I.P., Senior Planning Co-ordinator
A. L. Quinn, P.M.C.I.P., Planning Co-ordinator
B. Martin, P.M.C.I.P., Planning Co-ordinator

Transit Services

B. E. Sullivan, Acting Director
C. A. Spratt, Manager—Marketing and Operation

PUBLICATIONS

nnual Report
Municipal Statistics
tatistics Relating to Regional and Municipal Governments
egional Districts in British Columbia
Guide to Municipal Management
Guide to Regional District Management

ACTS ADMINISTERED BY MUNICIPAL AFFAIRS

Municipal Act
Municipalities Enabling and Validating Act
Local Services Act
Municipal Finance Authority of British Columbia Act
Mobile Home Tax Act
Provincial Rapid Transit Act
Provincial Transit Fund Act
Transit Services Act
Sewerage Facilities Assistance Act
Resort Municipality of Whistler Act

DEPARTMENTAL ACTIVITIES

The provision of high quality local government services to a growing population continues to be the main function of British Columbia's municipalities and Regional Districts. Most provincial guidance and assistance directed to the benefit of local government is provided or co-ordinated by the Department of Municipal Affairs and its successor, the Ministry of Municipal Affairs and Housing.

Basic physical services, such as roads, water works and sewerage systems, are essential to the formation and survival of modern communities. The necessity of a wide range of social, recreational and protective services is likewise firmly established. Many local government services represent substantial and increasingly costly capital investments. The rising cost of capital development and the accompanying increases in operating and other costs are reflected in the expansion of municipal revenue requirements. In the six year period from 1969 to 1975, municipal revenues, including those of utilities, have increased by approximately $352,000,000 to $675,000,000. Debenture debt over the same period has increased to more than $806,000,000 from less than $462,000,000.

Following adoption at the 1976 legislative session of the Government Reorganization Act, the operations of the Department of Municipal Affairs have been carried on under the authority of the new Ministry of Municipal Affairs and Housing. From a structural point of view the new Ministry unites the programmes and personnel of two former departments. In so far as programme administration and policy development are concerned, the Ministry is divided into two Sections, each headed by a Deputy Minister. One of these Sections corresponds to the former Department of Municipal Affairs, the other to the former Department of Housing. However, since the transition to the new organizational structure took place halfway through the year, and in keeping with the provisions of the Department of Municipal Affairs Act, the Municipal Affairs Section will be referred to as "the department" in portions of this report.

The financial base of local government has also expanded. The assessed value of real property actually taxed for municipal purposes rose by almost five per cent to more than eleven and one half billion dollars in 1976. It is worth noting that while property taxes are increasing, the level of tax collections has for the past several years remained stable at the point where approximately 96 per cent of current taxes are collected during the year in which they are levied. The matter of assessment and taxation is dealt with more fully in that part of the report relating to financial management.

One of the principal statutory roles of the department is the supervision of municipal and regional district long-term borrowing for capital programmes. This responsibility rests with the Inspector of Municipalities and during the year under review the total borrowing authorized for a variety of projects amounted to $175,577,670. The proportion of current revenue expended to service long-term debenture debt has declined in districts, towns and villages, but has increased slightly in the cities (including Vancouver). The proportion of revenue expended for this purpose is not considered excessive and is well below the amount expended in other provinces.

The Minister attended the annual meeting of Provincial Ministers of Municipal Affairs held in Kingston, Ontario in mid-August. He was accompanied by several senior departmental officials.

The Department of Municipal Affairs and its successor, the Ministry of Municipal Affairs and Housing maintains regular contact with several Government of Canada departments and agencies, including the Ministry of State for Urban Affairs and Central Mortgage and Housing Corporation. The department is represented as often as possible at inter-departmental or inter-governmental meetings affecting municipalities. An example of this activity is the department's participation with representatives of the Ministry of Transport (Canada) concerning airport development.

Various senior staff members were involved in national conferences such as the Municipal Finance Officers and the Provincial Planning Officers. British Columbia was represented at the Ministerial level at the United Nations Conference on Human Settlements held in Vancouver between May 29 and June 11, 1976. The Honourable Mr. Curtis was a member of the Canadian delegation and Mr. R.W. Long served as an advisor.

Since the annual edition of Municipal Statistics is an important source of information to investment houses, financial institutions and others, distribution of the publication is made as early in the year as possible. Municipal Statistics includes some 36 different schedules. Prior to publication, the financial and statistical returns of the municipalities and regions are closely edited to ensure conformity and adherence to statutory and other requirements.

The Union of British Columbia Municipalities held its convention in Vancouver, and senior staff members attended to provide an opportunity for those interested to discuss local problems. Departmental staff also participated in the annual conference of the Municipal Officers Association of British Columbia as well as other similar meetings.

The annual shield award presented by the Minister as an incentive to increase turn-out at municipal elections was bestowed on the following municipalities in 1976:

Category	*Recipient*	*Voter Turn-out (percent)*
Cities and Towns	Greenwood	66.95
District Municipalities	Hudson's Hope	77.50
Village Municipalities	Midway	76.15

Second place recipients were Nelson (cities and towns) with 63.62 per cent, Peachland (district municipalities) with 73.11 per cent and Sayward (village municipalities) with 72.6 per cent.

Building Code

A meeting of the Provincial Committee on the National Building Code was held in Ottawa and attended by representatives from all provinces.

A staff member attended the meeting in Ottawa of the sub-committee on Part 2 of the National Building Code. Provincial representatives were enabled to exchange views on this part of the code and to recommend changes.

During 1976, the Building Code Appeal Board received 78 appeals concerned with the interpretation and application of the code and 18 requests for approval of alternate plumbing materials. During this period, three summaries of appeals and board decisions were distributed to municipalities and regional districts and to numerous interested organizations. This continuing activitity indicates the Board is providing a very necessary and effective service for the construction industry, municipalities and individuals.

Technical support for the administration of the code and the operation of the Building Code Appeal Board is provided by the Building Standards and Regional Branch of the Ministry of Highways and Public Works. Building Standards for the Handicapped have also been drafted and circulated for comment. If suitable, these standards will be incorporated in the present building code.

Metric Conversion

An Inter-provincial Committee on Municipal Affairs was established to facilitate communication between provinces on metric conversion as it affects municipalities. This committee participated in a meeting in Toronto with the Federal Government Metric Commission to discuss problems in the municipal field and submit recommendations to the Metric Commission. British Columbia provided representatives from the City of Vancouver, the U.B.C.M. and the Ministry.

With recent emphasis on the amending of legislation and by-laws related to the registration and use of land, a circular letter was distributed to all municipalities and regional districts containing information and suggestions regarding conversion of such by-laws. This included metric dimensions and suggested material for zoning and sub-division by-laws.

The regular meetings of the Provincial Metric Conversion Committee were attended, reports from the Ministry were submitted and the co-ordinating of conversion with other Ministries was continued.

Municipal Commercial Vehicle Licensing Programme

A total of 132 municipalities participated in the Municipal Commercial Vehicle Licensing Programme during the 1975/76 licence year. Sales of vehicle plates under this programme, which is administered by the Department on behalf of the municipalities, generated $952,439 in revenue during the year. After payment of incidental expenses, these funds were distributed to participants on a per capita basis. The municipalities issued 78,193 licence plates and 95,178 exempt plates during the year under review.

Local Government Restructuring

The major restructurings of Kamloops, Kelowna, Castlegar-Kinnaird, Prince George and Nanaimo have been described in previous annual reports. The experiences of these communities have generally been favourable and a number of provincially assisted transition programs remain in effect. Further information on this and the following topic appears in the Administrative Services section of this report.

Amalgamation

Other groups of communities have expressed interest in the possibility of restructuring. Among them are the North Cowichan-Duncan area, the Matsqui-Abbotsford area, and the western portion of the Capital Regional district.

Sewerage Facilities Assistance Act

The Sewerage Facilities Assistance Act this year provided assistance totalling $11,261,666.16 to 89 municipalities and Regional Districts in the Province. Twenty-four cities received grants amounting to $1,870,193.44; twenty-four districts received $8,641,994.80; seven towns received $182,083.37; thirty-one villages received $525,360.47; and three Regional Districts received $42,034.08. The total value of 1976 grants under the Act exceeded last year's total of $7,453,997.74 by more than 51%.

Special Courses

During 1976, the Board of Examiners on which the Department is represented, granted 11 certificates of proficiency. The following table shows the classifications of these certificates, together with the total number which have been issued:

Certificates	*1976*	*To date*
Junior	4	104
Senior Administration	3	124
Senior Finance	2	120
Property Appraisal	2	78
Totals	11	426

Thirty-one persons employed in the municipal field enrolled in courses offered by the Chartered Institute of Secretaries for the 1976/77 academic year. In addition to the professional degree "A.C.I.S." (Associate of the Chartered Institute of Secretaries) which may be granted to a graduate of the course, application may be made for a certificate of proficiency in municipal administration or finance, depending upon experience and office held.

The Certified General Accounts Society (C.G.A.) has at the present time more than sixty students enrolled who are employed in the local government field. They may upon completion of their studies also make application for a certificate of proficiency in municipal administration or finance.

Continuing Education

In co-operation with the Municipal Officers' Association, the Union of British Columbia Municipalities, and the Ministry of State for Urban Affairs, the Department is represented on the Municipal Administration Education Council. The purpose of the Council is to make a study of existing courses for the education of municipal administrators in the Province, and to recommend measures which may be necessary to improve or supplement existing courses.

LEGISLATION

A number of technical and substantive amendments to the Municipal Act were made during the 1976 session o the Legislative Assembly. A summary of the more significant amendments follows by topic.

Municipal Elections

The Act was amended to enlarge the definition of "owner" to include persons purchasing or leasing property and to permit persons and personal corporations holding property in a municipality to be registered and vote in an election. Limitations were placed on the number of votes which corporations or agents may cast. Appropriate forms were specified.

Registration procedures were also simplified for thos persons otherwise qualified who are not on the Voters' List.

Municipal Finance

Important changes in municipal auditing requirements were introduced. The qualifications for municipal auditors are the same as these specified in the Companies Act. Five other sections were amended to require new audit practices for municipalities in keeping with current professional practice.

A statutory amendment authorized municipalities to incorporate companies under the Companies Act or purchase shares in existing corporations with the consent of the Inspector of Municipalities. Municipalities were als given the power under certain circumstances to acquire and mortgage property without elector consent.

Another set of amendments permitted the Council t set a penalty interest rate of up to 12% on delinquent taxe and taxes in arrears, and to choose its own bonus rate for advance payments of taxes.

By-law powers and approvals

Several types of approval were made subject to an affirmative vote of two-thirds of the members present an entitled to vote. These included Official Community Plan zoning and land-use contract by-laws. Regional District regulatory by-laws were made subject to a similar requirement. The advertising requirement in respect of zoning by-laws was simplified.

Regional Districts were placed under a requirement t obtain approval from the Inspector of Municipalities of a proposal to submit a question to the electors, but were given the power to enter into agreements with the provincial government under the Department of Housing Act.

ADMINISTRATIVE SERVICES

New Incorporations and Changes in Structure

While no new incorporations or changes in structure were completed in 1976, a number of studies were undertaken in regard to the local government structure in the general areas of Campbell River, Quesnel, Williams Lake, the western sector of the Capital Regional District (Langford, Colwood, Metchosin and View Royal) and Gibsons and the Sechelt area.

In addition, at the request of the Council of the Village of Invermere, preliminary arrangements have been made to review the local structure in that area with a view to determining the long-term requirements for the overall area.

A similar review was undertaken concerning the overall demands being placed on the local government structure at Creston. The recommendations made following this review are being used by the municipality as a guide in determining its priorities.

Municipal and Improvement District Boundary Revisions

Supplementary Letters Patent were issued during 1976 authorizing extensions and/or revisions in boundaries for 19 municipalities and six improvement districts. The municipalities affected, together with the resulting adjustments in area and changes in population are indicated in Table 1. -Page 14- A local census is taken in the extended area and added to the original population established under the 1971 census in order to arrive at the new municipal population after extension.

Letters Patent were also issued which provided for the dissolution of 4 improvement districts. The assets of the Brentwood, Deep Cove and Sidney Waterworks Districts were transferred to the Municipalities of Central Saanich, North Saanich and Sidney respectively and the function of water supply given to the Capital Regional District. The Campbell River Fire Protection District was dissolved and the function of Fire Protection given to the Regional District of Comox-Strathcona.

TABLE 1—MUNICIPAL BOUNDARY REVISIONS 1976

Municipality	*Area (Acres)* *Before*	*Added*	*After*	*Population* *Before*	*Added*	*After*
Cities						
Courtenay	2,019.56	163.61	2,183.17	7,184	NIL	7,184
Fernie	1,977.56	127.20	2,104.76	4,422	4	4,426
Kamloops[1]	88,448.00	(11,494.40)	76,953.60	55,090	NIL	55,090
Kelowna	56,145.60	285.56	56,431.16	45,117	NIL	45,117
Vernon	4,559.85	119.15	4,679.00	13,954	112	14,066
Districts						
Sparwood	11,739.00	862.89	12,601.89	2,990	NIL	2,990
Sparwood (redefinition)	12,601.89	—	12,601.89	2,990	NIL	2,990
Summerland	12,617.04	3,916.80	16,533.84	5,551	17	5,568
Towns						
Creston	959.98	42.74	1,002.72	3,204	92	3,296
Quesnel	3,919.78	333.74	4,253.52	6,442	NIL	6,442
Smithers	1,499.49	968.89	2,468.38	3,864	159	4,023
Villages						
Cache Creek	544.81	116.89	661.70	1,019	24	1,043
Cumberland	236.00	187.78	423.78	1,718	199	1,917
Gibsons	1,114.14	64.68	1,178.82	1,934	2	1,936
Invermere	655.33	38.50	693.83	1,065	1	1,066
Lions Bay	704.46	3.96	708.42	396	NIL	396
100 Mile House	332.47	360.80	693.27	1,120	224	1,344
Pemberton	301.00	94.42	395.42	157	35	192
Salmo	375.00	169.99	544.99	872	268	1,140
Sayward	409.60	8.93	418.53	465	NIL	465

Source of base population figures is the 1971 census

[1]Reduction in boundaries.

By-law Approvals

All village by-laws must be submitted to the Ministry for registration in the office of the Inspector of Municipalities. In addition, many by-laws for all classes of municipalities require approval from certain governmental agencies before adoption can proceed or become effective. Included in this category are by-laws which establish consumer or user charges for water and sewer services. Such by-laws, together with supporting background material, are fully reviewed before any suggestions or recommendations are made and before being advanced to the approving authority. While many of the initial submissions may be found satisfactory, others require the exchange of considerable correspondence. A total of 885 by-laws was examined and subsequently registered, including 817 village by-laws, 28 regional district by-laws and 40 improvement district by-laws. By-laws of the Resort Municipality of Whistler are subject to approval the Inspector of Municipalities prior to adoption. Fourte by-laws from this municipality were reviewed and recommended for such approval.

For a variety of purposes, 776 Minutes of Council were prepared and subsequently approved by the Lieutenant-Governor in Council—99 authorized the abandonment and vesting of portions of highway; 101 approved municipal rates by-laws for water, sewer and electric power; 30 authorized appointment of members the municipal Boards of Variance and 142 were for othe municipal miscellaneous requirements; 404 were for regional district purposes of which 308 approved subdivision, zoning and land use contract by-laws; 7 authorized appointment of members to Regional Boards

ariance and the balance of 89 met other legislative equirements.

In addition, 121 rezoning by-laws applicable to land in ne flood-plain area of the Lower Mainland were reviewed nd recommended for approval by the Minister under ection 187 of the Municipalities Enabling and Validating ct. Eleven building by-laws from various regional istricts were also reviewed and recommended for pproval by the Minister pursuant to section 798D.

Debenture Approvals

Certification by the Inspector of Municipalities of ebenture issues of municipalities and regional districts nay be completed on request. Before such certification an be completed, certificates of approval to the by-laws or esolutions are issued authorizing the issuance of ebentures. A total of 471 certificates of approval to the y-laws or resolutions was issued authorizing the issuance f debentures. A total of 342 certificates of approval was sued in 1975. In 1976, debenture issues were processed ith a total par value of $112,500,000 through the Iunicipal Finance Authority and $22,901,000 on behalf of ndividual municipalities and regional districts. More formation on debenture approval and related capital penditure matters may be found under "Financial nagement".

gional District Activities

Regional government in British Columbia has, since inception in 1965, been reviewed and discussed in revious annual reports and is now recognized in our rovince and elsewhere as a significant part of the cal government system.

As in the past, further expansion of local government rvices was undertaken by regional districts.

Some 45 new functions were granted the 28 regional stricts in 1976; Table 2 summarizes those assigned, hile Table 3 sets out all functions undertaken to date.

For services required by the greater community, the gional approach has provided a reasonably acceptable lution. Provision of sewage disposal and garbage disposal e particularly appropriate to this concept, and such nctions as joint computer operations, fire protection, ansit, and construction equipment-pools could nceivably be handled for the greater community by gional districts. Services can be provided by regional stricts to municipal and non-municipal areas, either rectly or by contract.

Supplementary Letters Patent were issued in several stances for purposes other than to authorize the granting functions. Revision of the internal and external undaries is continuing and amendments have been ade to cost-sharing formulas and other changes in rporate structure.

Specified Areas

Thirty-six specified areas were established by by-law in 1976; of these areas 17 were established by petition method, and 19 after the property-owners voted favourably on the proposal. In addition, amendments in boundaries to 5 specified areas already established were completed. Table 4 summarizes the specified areas established and altered in 1976. Before regional government was introduced, community services administered locally in non-municipal areas were provided through the incorporation of improvement districts, either under the Water Act as administered by the Water Rights Branch of the Ministry of the Environment, or under the Municipal Act. In some other instances, local areas were established under the Local Services Act. The latter two Acts, it should be noted, are administered by this Ministry. New local service needs in non-municipal areas, with the exception of water, irrigation, and dykes, are almost all provided and financed through the facilities of regional districts.

Many of the specified areas have been established adjacent to municipal boundaries. As the demand for further services develops, the trend will be toward the incorporation of these areas within present municipal boundaries. Those specified areas in more isolated situations will probably retain their non-municipal status.

TABLE 2—FUNCTIONS ASSIGNED TO REGIONAL DISTRICTS DURING 1976 (UNLESS OTHERWISE INDICATED, ALL MEMBER AREAS OF THE REGIONAL DISTRICT PARTICIPATE IN THIS FUNCTION).

Bulkley-Nechako—
- Television Rebroadcasting (Fraser Lake and Electoral Area "D")
- Joint Community Use of School Facilities (Smithers, Telkwa and defined portion of Electoral Area "A")

Capital—
- Ice Arena and Swimming Pool (North Saanich and Sidney)
- Water Supply (Saanich Peninsula), (Central Saanich, North Saanich and Sidney)

Cariboo—
- Public Library Service (Quesnel, Williams Lake, 100 Mile House, Electoral Areas D, E, F, G, H, I, J and K)
- Arena Improvements (Defined Portions of Electoral Areas D, E and F)

Central Coast—
- Television Rebroadcasting (Electoral Areas C, D and E)
- Regional Parks

Columbia-Shuswap—
- Refuse Disposal (Electoral Areas C, D, E and F)
- Community Parks (Electoral Areas, B, C, D, E and F)

Comox-Strathcona—
- House Numbering (Electoral Areas A, B, C, D, E, F, I and J)
- Street Lighting (Electoral Areas A, D, E, F and I)
- Fire Protection (Campbell River, defined portion of Electoral Area D and Electoral Areas E and F)
- Economic Development Commission (Comox, Courtenay, Cumberland, Sayward, Tahsis, and Electoral Areas A, B, C, D, E and H)

Cowichan Valley—
- Regulation of Signs (Electoral Areas only)
- Community Centre Complex (Duncan, North Cowichan, and Electoral Areas D and E)
- Recreation Commission
- Community Parks (Electoral Areas A, B, C, D, E, F and I)

Dewdney-Alouette—
- Untidy and Unsightly Premises (Electoral Areas B, C, D and E)
- Regional Parks—Green Belt (Pitt Meadows, Mission and all Electoral Areas)

Fraser-Cheam—
- Ice Arena (Kent, Harrison Hot Springs and Electoral Area "F")

Fraser-Fort George—
- Garbage Disposal (McBride and defined portion of Electoral Area H)

Kitimat-Stikine–
- House Numbering (Electoral Areas only)

Kootenay Boundary—
- Animal Control (Greenwood, Grand Forks and Electoral Area D)
- Refuse Disposal (Electoral Areas A and B)
- Elderly Citizens' Housing (Trail and Warfield)
- Ice Arena Operation (Grand Forks and Electoral Ar D)

Mount Waddington—
- Ice Arena (Port McNeill, Electoral Area D and defined portion of Electoral Area C)

North Okanagan—
- Community Parks
- Recreational Programmes and Facilities

Okanagan-Similkameen—
- Community Hall (Oliver and Electoral Area C)
- Fire Protection (Keremeos and defined areas of Electoral Areas B and G)

Peace River-Liard—
- Community Centre (Fort Nelson and Defined Portic of Electoral Area A)
- Swimming Pool (Fort Nelson and Defined Portion Electoral Area A)
- Neighbourhood Parks and Ball Diamonds (Fort Nelson and Defined Portion of Electoral Area
- Mosquito Control (Fort Nelson and Defined Portio of Electoral Area A)
- Library Operation (Fort Nelson and Defined Portio of Electoral Area A)
- Cemetery Operation (Fort Nelson and Defined Portion of Electoral Area A)
- Recreational Programmes
- Community Services
- Regional Parks
- Control of Noxious Weeds and Other Growths

Sunshine Coast—
- Sewage Collection, Treatment and Disposal (Seche and Electoral Areas B, D, E and F)
- Firearms Regulation (Electoral Areas only)
- Joint Community Use of School Facilities, (Sechelt and Electoral Areas A, B, C, D, E and F)

TABLE 3 — REGIONAL DISTRICT FUNCTIONS

x - indicates function
p - indicates application of function in part of Regional District only.

	Alberni-Clayoquot	Bulkley-Nechako	Capital	Cariboo	Central Coast	Central Fraser Valley	Central Kootenay	Central Okanagan	Columbia-Shuswap	Comox-Strathcona	Cowichan Valley	Dewdney-Alouette	East Kootenay	Fraser-Cheam	Fraser-Fort George	Greater Vancouver	Kitimat-Stikine	Kootenay-Boundary	Mount Waddington	Nanaimo	North Okanagan	Okanagan-Similkameen	Peace River-Liard	Powell River	Skeena-Queen Charlotte	Squamish-Lillooet	Sunshine Coast	Thompson Nicola
Activity Centre											p																	
Ambulance		x					p	p	p	p		p		x				p		p	p			x				
Airport Facilities					p						p																	
Air Pollution	x														x	x												
Bus Transit																				p								
Cemetery Operation									p													p	p				x	
Community Health Services			x																									
Community Parks			p					p	p		p										x	p						
Community Recreational Programmes			x																									
Community Recycling Grant																					p							
Community Services										p													x					
Control of Gatherings	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Dog Control									p									p										
Economic Development Commission										p																		
Elderly Citizens' Housing	p			p						x					x	x		p				p						
Emergency Programmes					x	x													x		x						p	
Firearms			p				x			p	p	p		p					p			p		x		p		x
Fire Protection										p																		
Fireworks	x		p				x		x	x	p	p							p					x		p		x
Flood Control											p											p						
Health Regulation and Centre											p				x			p										
Home Nursing													p															
House Numbering				p						p	p			p			p				p							
Intermediate Care Home																		p										
Joint Community Use of School Facilities		p																					p			p	p	
Labour Negotiations																p												
Land Assembly, Housing and Land Banking			x												p													
Library Study				p														p					x					
Marina Operation and Development																	p											
Noise										p										p								
Nuisance Control	p		p	p			p	p		p	p				p					p	x							p
Okanagan Basin Water Board								x													x	x						
Operation of Wharves										p																		
Park and Green Belt Land Acquisition											p	p								p								
Pest Control						x	p	x				x		p		p		p			p	x	p					p
Public Library Service				p					p														p	p				x
Public Use Area Lighting																										p		
Recreation Facilities		p	p	p		p	p	p	p	p	p		p	p	p		p	p	p	p	p	p	p					p
Recreation Programmes				p	x	p	x		p	p				p	p	p		x	x		x	x	x			p	p	x
Refuse Disposal	x	x	x	p	p		x	p	p	p	p	p	p	p	p			p		p	p	p	p	x		p	x	p
Regional Parks	x		p		x		x	x	x	p	x		x		x	p			x		x	x	x	x			p	
Septic Tank Effluent Disposal								x													p	p						
Sewage Treatment and Disposal														p													p	
Sewers			x			p												p		x								
Sign Regulation											p																	
Soil Fill Regulation																				p								
Soil Removal	x		p					p		p	p				p	p				p		p					p	
Street Lighting										p				p							p							
Sub-Regional Airports													p															
Television Rebroadcasting	p	p			p										p				x						p	p		p
Theatre			p																									
Untidy and Unsightly Premises								p				p									p							
Urban Renewal													p															
Water			p							p																	p	
Weed Control								p														p	x					p

TABLE 4—REGIONAL DISTRICT SPECIFIED SERVICE AREAS ESTABLISHED DURING 1976

Bulkley-Nechako—
Street Lighting (Decker)

Capital—
Recreational Facilities (Salt Spring Island)
Community Theatre (Colwood, Langford, and Metchosin)

Cariboo—
Fire Protection (Bouchie Lake)
Fire Protection (Lac La Hache)
Recreational Facilities (McLeese Lake)
Water System (Wells)
Garbage Collection and Disposal (Wells)

Central Okanagan—
Ornamental Street Lighting and Street Name Signs (Shannon Lake Estates)
Community Parks, Walkways, Trails and Open Space (Shannon Lake Estates)
Water System (Shannon Lake)

Columbia Shuswap—
Refuse Disposal Unit (Malakwa)

Comox-Strathcona—
River Bank Protection (Oyster River Bank)
River Bank Protection (Oyster River Bank Second)
Garbage Collection Service Unit (Denman Island)

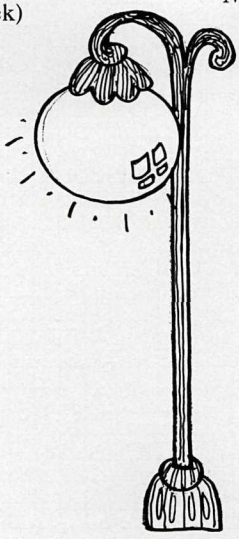
Cowichan Valley—
Community Parks and Recreation Facilities (Youbou)

East Kootenay—
Recreation Services (Canal Flats)

Fraser-Cheam—
Street Lighting (Silver Creek)

Fraser-Fort George—
T.V. Broadcasting Service (Stone Creek)
Community Hall (Nukko Lake)

Kootenay Boundary—
Electrification (Big White)



Mount Waddington—
Fire Protection (Mitchell Bay)
Fire Protection (Coal Harbour)
Street Lighting (Coal Harbour)

Nanaimo—
Water Supply and Distribution System (Sandpiper)
Street Lighting (Nankivell Point)

North Okanagan—
Drainage (Springbend Creek)
Fire Protection (B.X.—Swan Lake)

Powell River—
Fire Protection (Lasqueti Island)

Sunshine Coast—
Parkland (Hopkins Landing)
Fire Protection (Halfmoon Bay)
Sewage Collection, Treatment and Disposal Sechelt)

Thompson-Nicola—
Street Lighting (Avola)
New Roof for Community Hall (Little Fort)
Cemetery Operation (Electoral Area D)

Amendments to Established Specified Service Areas During 1976

Comox-Strathcona—
Waterworks and Irrigation Facilities (Headquarters Road) and extension of boundaries

Kitimat-Stikine—
Recreation (Electoral Area C1) and extension of boundaries
Public Cemetery (Electoral Area C3) and extension o boundaries

North Okanagan—
Garbage Disposal Site (Mabel Lake Hupal District) and extension of boundaries
Fire Protection (Lumby Rural Area) and extension o boundaries

FINANCIAL MANAGEMENT

Assessment and Tax Collection

The major single revenue source for municipalities in British Columbia continues to be the real property tax. The growth in assessed values of real property and revenue from taxation of these properties over the past 12 years is illustrated in the following table. It will be noted that revenue from this source of taxation in 1975 totalled $679,281,460. Of this total, $341,228,401 represented taxation for general municipal purposes, and $338,053,059 represented taxation for school purposes.

TABLE 5—GROWTH IN COMBINED ASSESSED VALUES AND TAXES IN MUNICIPALITIES OF BRITISH COLUMBIA

	Gross Assessed Values		*Assessed Values Actually Taxed*		
Year	*All Properties*	*Taxable Properties*	*School*	*Municipal*	*Tax Revenue*
	(Millions)	*(Millions)*	*(Millions)*	*(Millions)*	*(Thousands)*
1964	4,188	3,534	2,878	2,295	154,074
1972	8,292[1] 11,677[2]	7,042[1] 7,950[2]	5,753	7,744	390,368
1973	8,869[1] 12,855[2]	7,539[1] 9,023[2]	6,171	8,612	444,994
1974	11,156[1] 15,608[2]	9,291[1] 10,868[2]	7,653	10,414	548,805
1975	11,987[1] 16,572[2]	10,007[1] 11,447[2]	8,206	11,021	679,281
1976	12,782[1] 17,680[2]	10,642[1] 12,062[2]	8,691	11,542	820,000[3]

[1]School values. [2]Municipal values. [3]Estimated.

The following table (Table 6) provides a further analysis of the assessed value of real property and indicates the distribution of 1976 assessed values by class of municipality, with the percentage increase over 1975.

TABLE 6—ASSESSED VALUES BY CLASS OF MUNICIPALITIES

	General Municipal Gross Assessed Values				*Assessed Values Actually Taxed*			
	All Properties		*Taxable Properties*		*School*		*Municipal*	
	(Millions) $	*%*	*(Millions) $*	*%*	*(Millions) $*	*%*	*(Millions) $*	*%*
Cities	4,049	8.61	2,684	9.02	2,355	5.27	2,525	7.30
Districts	7,008	7.95	4,765	5.63	3,775	6.19	4,509	4.86
Towns	277	16.38	179	19.33	193	4,89	150	4.89
Villages	373	17.66	245	22.50	305	21.51	220	15.58
Subtotals	11,707	8.65	7,873	7.51	6,628	6.44	7,404	5.95
Vancouver	5,973	3.02	4,181	1.38	2,063	5.70	4,138	2.60
Totals	17,680	6.68	12,054	5.30	8,691	5.90	11,542	4.72

As a result of the continuing rapid growth in the urban communities, it is anticipated that proceeds from real property taxation for school and general municipal purposes in 1976 will reach $820,000,000. This would represent an increase of approximately 110 per cent over the revenue of five years ago. The total assessed values actually taxed for school purposes in the Province in 1976 amounted to $10,778,657,803, an increase of approximately $473,000,000 over 1975. Of this amount, $8,690,992,275 or approximately 81 per cent, represented assessed values in the city, district, town and village municipalities.

Tax Collection

The tax collection picture in municipalities is considered to be the primary indicator, not only of the efficiency of the administration, but also of the ability of the taxpayer to meet the municipal tax levy promptly. In the year under review, tax collections have shown a slight increase over the collections of 1974 and continue to maintain a very high level. During the period, collection in cities, districts and villages exceeded 96 per cent of the levy, and towns collected in excess of 95 per cent. We have established a practice of communicating with any municipality where the arrears of taxes are in excess of 10 per cent of the current levy in an effort to determine the cause and what steps may be taken to improve the position.

The collection of current taxes in British Columbia continues to be the highest among the provinces in Canada publishing statistics of a comparable nature, while the percentage of arrears is the lowest.

Chart 1, to be found at the back of this report, shows the percentage of tax collection for the period 1965 to 1975, inclusive, and Tables 7 and 8 reveal further information relative to tax collection by class of municipality for the years shown.

TABLE 7—PERCENTAGE TAX COLLECTIONS

	Percentage of Current Levy Collected	*Total Collections as a Percentage of Current Levy*	*Outstanding Taxes as a Percentage of Current Levy*
Cities (Except Vancouver)			
1939	81.10	99.10	40.16
1968	96.65	100.20	4.44
1969	96.82	100.32	4.15
1970	99.46	99.69	4.64
1971	96.79	100.41	4.34
1972	97.05	100.62	3.88
1973	97.36	100.69	3.39
1974	96.71	99.38	3.95
1975	96.28	99.03	4.68

TABLE 7—PERCENTAGE TAX COLLECTIONS

	Percentage of Current Levy Collected	*Total Collections as a Percentage of Current Levy*	*Outstanding Taxes as a Percentage of Current Levy*
Vancouver			
1939	91.00	103.10	30.06
1968	95.67	98.87	5.75
1969	96.11	99.96	5.22
1970	95.80	99.12	5.87
1971	96.29	100.17	5.28
1972	96.20	99.79	5.19
1973	97.03	100.82	3.51
1973	96.15	98.68	4.78
1975	96.02	98.99	5.08
Districts			
1939	77.60	95.80	34.81
1968	97.00	100.29	3.90
1969	96.85	100.08	3.95
1970	96.37	99.48	4.54
1971	96.80	100.54	4.15
1972	96.88	100.39	3.96
1973	97.51	100.82	3.21
1974	96.62	98.88	4.03
1975	96.68	99.42	4.23
Towns			
1958	89.55	97.06	13.62
1968	93.98	100.20	9.06
1969	93.45	99.46	9.08
1970	93.56	99.36	9.35
1971	94.59	101.03	7.96
1972	96.25	102.05	5.37
1973	96.75	100.69	4.48
1974	95.44	98.78	5.65
1975	95.73	99.30	5.14
Villages			
1939	76.50	98.30	38.71
1968	95.45	99.97	6.15
1969	95.70	100.27	6.39
1970	94.85	100.72	7.00
1971	96.08	101.21	5.53
1972	97.11	101.01	4.09
1973	97.02	100.41	3.95
1974	95.94	98.85	4.99
1975	96.02	99.52	4.88

TABLE 8—COLLECTIONS, 1975 (WITH COMPARATIVE FIGURES FOR 1974)

	Percentage of Current Taxes Collected		*Arrears as a Percentage of Adjusted Levy*	
	1975	1974	1975	1974
Cities	96.28	96.71	4.68	3.95
Districts	96.68	96.62	4.23	4.03
Towns	95.73	95.44	5.14	5.65
Villages	96.02	95.94	4.88	4.96
Total	96.49	96.59	4.44	4.08
Vancouver	96.02	96.15	5.08	4.78
Grand Total	96.38	96.49	4.58	4.25

It is interesting to note that, notwithstanding the fact at property taxes are increasing, the level of tax llections remains high. The percentage of arrears is creasing, reflecting the fact that some taxpayers would ther use the money for other investments.

chool Assessment and General Municipal ssessment

It should be noted that the difference between the hool assessment and the general municipal assessment is e result of a number of municipalities using a dual roll, ., general assessments are based on 100 per cent of arket value, while the school assessments are on 50 per nt of value.

This dual roll had the following effect in 1975:

	Millions $
chool assessment	8,205
ess—Landlord and tenant, machinery and equipment	1,185
	7,020
eneral municipal assessment	11,021
ess adjusted school assessment	7,020
	4,001

The figure of $4,001,000,000 represents in part the fect of the dual roll on the general assessment. This roll in effect in the following municipalities: Penticton, ncouver, Burnaby, Peachland, Summerland, West ncouver, Kamloops, City of North Vancouver, District North Vancouver, City of Langley.

The balance of the difference is represented by B.C. ydro values included in the school assessment roll, but t included in the general assessment roll. The Provincial tal for B.C. Hydro is $656,000,000, but no breakdown is available at this time of the amount applicable to the incorporated areas.

Revenues and Expenditures

The 1975 audited financial statements indicate that British Columbia municipalities continued to maintain a favourable financial position. Gross revenues from all sources during 1975 exceeded $1,013,000,000 which represents an increase of $183,000,000 over the previous year.

The major revenue sources, with comparative figures for 1974, were as follows:

	1975 (Millions) $	*1974 (Millions)* $	*Increase (Millions)* $
General municipal taxation	341	288	53
School taxation	338	261	77
Transfers from other governments	134	119	15
Revenue from own sources	200	162	38
	1,013	830	183

The home-owner grant payments increased by $6,000,000 in 1975 to a total of $88,000,000. When this is offset against the school tax levy of $338,000,000, a balance of $250,000,000 remains of this levy to be borne by the property owner.

The major expenditure items incurred during 1975, with comparative figures for 1974, were:

	1975 (Millions) $	*1974 (Millions)* $	*Increase (Millions)* $
General government	49	44	5
Fire Protection	49	38	11
Administration of justice	64	51	13
Public Works	71	57	14
Sanitation and waste removal	32	27	5
Social welfare	55	65	(10)
Education	339	262	77
Debt charges	62	53	9
Capital expenditure from revenue	63	59	4
Other*	229	174	55
	1,013	830	183

*Includes recreation, public health, environment development, utilities, and contributions to reserves and other funds.

TABLE 9—TRENDS IN FINANCIAL ASPECTS OF MUNICIPAL GOVERNMENT COMPARED TO POPULATION AND INCOME EXPRESSED AS INDEXES

Year	*Population*	*Total Revenue (Excluding Utilities)*	*Building Permits*	*Debenture Debt*	*Maximum Values Taxable*	*Total B.C. Personal Income*
1961	100.00	100.00	100.00	100.00	100.00	100.00
1967	122.44	180.90	252.27	127.48	145.10	178.09
1968	127.14	207.52	269.74	127.46	156.88	194.37
1969	133.02	234.38	316.20	130.62	174.83	221.58
1970	138.35	266.95	291.26	132.10	192.06	239.33
1971	136.55	306.45	384.97	137.00	209.69	270.56
1972	143.60	337.75	414.34	145.75	252.93	303.03
1973	153.30	390.48	602.31	157.18	286.97	353.18
1974	160.06	446.36	614.20	175.76	345.80	412.32
1975	173.25	545.53	794.96	217.07	364.06	497.00

Reserves and Surpluses

The total statutory reserves and operating reserves and surpluses held in all accounts of the municipalities was $250,424,324. This represents 35.13 per cent of the total revenue, excluding school taxes, of the municipalities. Of this total, $224,981,537 is held in liquid form or in investments authorized by statute, and a portion of the surplus is represented in arrears of taxes and other receivables.

Statutory reserve funds of various municipalities have again shown an increase over the previous year. At the end of 1975 these funds, held for a variety of purposes, amounted to $83,497,730, an increase of $7,553,638 over the previous year, after giving effect to the fact that approximately $32,000,000 was expended on capital work from reserve funds during the year 1975. Over the last seven years the amount held in these reserve funds has increased from $39,000,000 to the current figure of $83,000,000, an increase of 113 per cent.

The following table provides an analysis of these reserves and surpluses by class of municipality:

Reserves and Surpluses—1975

	Reserves	*Surpluses*	*Total*	*Total*[1] *Revenue*
	$	$	$	%
Cities	50,767,803	22,992,958	73,760,761	36.67
Districts	83,352,930	32,408,819	115,761,749	40.54
Towns	1,147,718	2,425,074	3,572,792	27.58
Villages	1,892,184	3,657,521	5,549,705	27.91
Regional Districts	1,225,319	3,993,889	5,219,208	10.18
Subtotal	138,385,954	65,478,261	203,864,215	35.72
Vancouver	40,497,522	6,062,587	46,560,109	32.78
Total	178,883,476	71,540,848	250,424,324	35.13

[1]excluding school taxation

Capital Programmes

The value of capital projects undertaken during 1975 by municipalities amounted to $424,000,000. Of this total programme, $392,000,000 was completed during the fiscal year, leaving a balance of works in progress of $95,000,000 at year-end. In the total capital programme, municipalities were able to provide $71,000,000 out of current general revenue and utility revenue funds, $33,000,000 from reserve funds, and approximately $25,000,000 was obtained from grants-in-aid from the Provincial and Federal Governments. The balance of the amount expended was financed by debenture loans, temporary bank loans, and other methods of financing. The activit in this area over the past five years is indicated in Table following.

TABLE 10—CAPITAL PROGRAMMES, 1975

Year	Projects Undertaken	Works Completed	Works in Progress	Source of Funds: Revenue	Source of Funds: Reserve Funds	Source of Funds: Grants
	$	$	$	$	$	$
1971	166	153	13	37	10	7
1972	215	200	15	43	14	6
1973	338	273	65	57	20	10
1974	360	295	165	66	18	17
1975	424	329	95	71	33	25

Figures shown above are million.

ive-year Capital Expenditure Programmes ummary

The programmes submitted by municipalities and egional districts during 1976 and covering the five-year eriod ending 1980 continued to provide meaningful nformation and guidance, not only to the local overnment bodies involved, but also to the Department, ther levels and departments of government, and various nancial institutions. Departmental review of each of hese submissions and the offering of constructive riticism, where necessary, has achieved maximum onsistency in the format of these programmes and has roved beneficial to all concerned.

A summary of the Capital Expenditure Programmes by year is provided in Table 11. Included in the "General" heading under "Classification of Expenditures" are all capital expenditures for roads, sidewalks, public buildings, recreational facilities, land, and other capital projects not related to either water or sewerage systems. As in the past, municipal councils are attempting to finance a large portion of their capital works out of current revenue and reserves, although the availability of Federal-Provincial loans and the infusion of capital funds via specific purpose grants have had a direct effect on this policy.

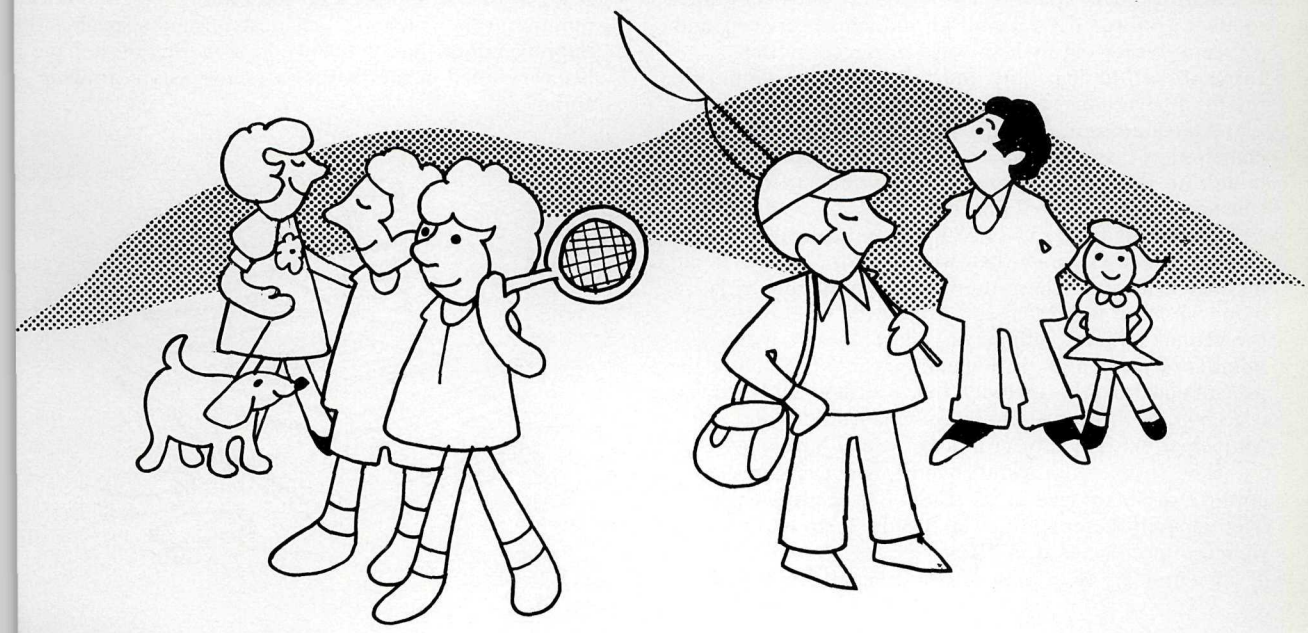


TABLE 11—FIVE-YEAR CAPITAL EXPENDITURE PROGRAMMES SUMMARY BY YEAR FOR ALL MUNICIPALITIES (INCLUDING VANCOUVER)

Classification of Expenditures

	Water	*Sewer*	*General*	*Total*
	$	$	$	$
1976	50,154,373	87,323,214	229,935,335	367,412,922
1977	29,826,381	37,685,858	184,261,676	251,773,915
1978	24,139,465	36,954,269	188,456,391	249,550,125
1979	22,483,815	23,639,166	157,559,722	203,682,703
1980	24,242,527	28,673,559	160,199,330	213,115,416
Totals	150,846,561	214,276,066	920,412,454	1,285,535,081

Proposed Source of Funds

Year	*General Revenue*	*Grants*	*Reserve Funds*	*Prior Year's Surplus*	*Debenture Sales*	*Total*
	$	$	$	$	$	$
1976	76,062,514	33,411,256	49,456,377	5,582,445	202,900,330	367,412,922
1977	66,864,970	23,409,488	29,965,208	347,800	131,186,449	251,773,915
1978	63,391,792	21,466,890	28,968,816	553,800	135,168,827	249,550,125
1979	63,162,697	13,055,403	24,155,516	453,800	102,855,287	203,682,703
1980	65,679,569	11,581,251	20,716,635	375,350	114,762,611	213,115,416
Totals	335,161,542	102,924,288	153,262,552	7,313,195	686,873,504	1,285,535,081

Borrowing

During 1976, councils and regional boards continued to meet a substantial demand for municipal services, and 195 term-borrowing by-laws were approved by the Inspector of Municipalities and subsequently adopted by the local governing body that provided the service.

A greater portion of this authorized borrowing consisted of financing for sewers, waterworks, and civic buildings. Funds for parks and road improvements also constituted a substantial portion.

Borrowing of $175,577,670, as summarized in Table 12, is $52,893,356 more than was authorized in 1975; the increase is attributable to the fact that more money is being spent on water and sewer projects. Completion of the various projects authorized will be phased over a number of years, and the demand for funds will follow the pace of construction. Included in the authorized borrowing is $5,545,125 in short-term loans which, under the Municipal Act, are subject to a per capita limitation.

The Inspector of Municipalities is not required to approve the borrowing of the City of Vancouver or the Metropolitan Water and Sewer Boards. Such borrowing is therefore not included in Table 12.

Preliminary borrowing of an estimated amount of $9,815,970 was approved for local improvement works. number of municipalities have established special improvement funds to finance local works; these have n been included in the figure for preliminary borrowing approval.

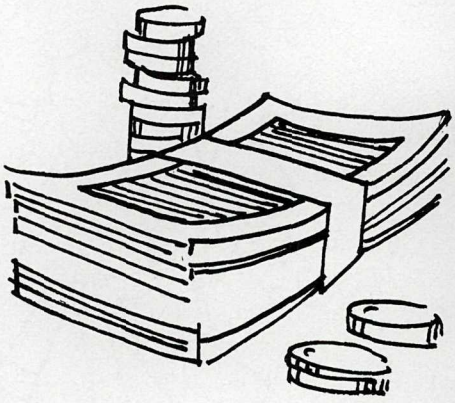


TABLE 12—BORROWING AUTHORIZATION, 1976

Purpose	*Regional Districts*	*Cities*	*Districts*	*Towns*	*Villages*	*Total*
	$	$	$	$	$	$
Waterworks	1,682,000	6,074,000	17,979,875	135,000	5,945,300	31,816,175
Sewers and drains	12,822,000	33,251,300	49,086,000	2,469,000	5,847,944	103,476,244
Parks and recreation	8,651,475	3,777,815	1,322,000	486,200	62,900	14,300,390
Civic buildings	1,271,500	5,587,492	7,544,356	20,000	117,000	14,540,348
Consolidated local improvements	—	1,179,460	4,401,464	674,932	—	6,255,856
Road improvements and sidewalks	90,000	2,574,000	775,000	955,000	85,282	4,479,282
Equipment (including fire protection)	250,000	132,200	253,175	—	74,000	709,375
Totals	24,766,975	52,576,267	81,361,870	4,740,132	12,132,426	175,577,670

Debentures

Details of debenture issues and other securities that have been approved in principle at the time of adoption of loan authorization by-laws are specified in security-issuing by-laws; 226 security-issuing by-laws authorizing the issue of debentures and other terms of indebtedness in the total amount of $110,204,782 were approved.

In 1976, no municipal debenture issues were guaranteed by the Province under the Municipal Assistance Act. Details of the issues guaranteed as at December 31, 1976, are shown below in Table 13.

TABLE 13—OUTSTANDING DEBENTURES GUARANTEED, 1976

	Village Municipalities Assistance Act	*Municipalities Assistance Act*	*Total*
	$	$	$
Cities (Excluding Vancouver)	68,000	7,367,809	7,435,809
Districts		7,133,212	7,133,212
Towns	111,500	492,000	603,500
Villages	63,000	2,962,412	3,025,412
Subtotal	242,500	17,955,433	18,197,933
Vancouver		7,756,000	7,756,000
Greater Victoria Water District		374,000	374,000
Greater Nanaimo Water District		20,000	20,000
Greater Nanaimo Sewer District		1,078,000	1,078,000
Greater Vancouver Water District		14,488,000	14,488,000
Total	242,500	41,671,433	41,913,933

In addition to the totals shown in Table 13 of $46,034,800 as debenture debts guaranteed by the Province, a total amount at the end of the year of $21,654,000 was guaranteed under the Greater Vancouver Sewerage and Drainage District Act.

Total debenture debt as at December 31, 1975, of all municipalities, including the City of Vancouver, is shown in Table 14 following. The debenture debt of the Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District is not included.

TABLE 14—TOTAL DEBENTURE DEBT, DECEMBER 31, 1976

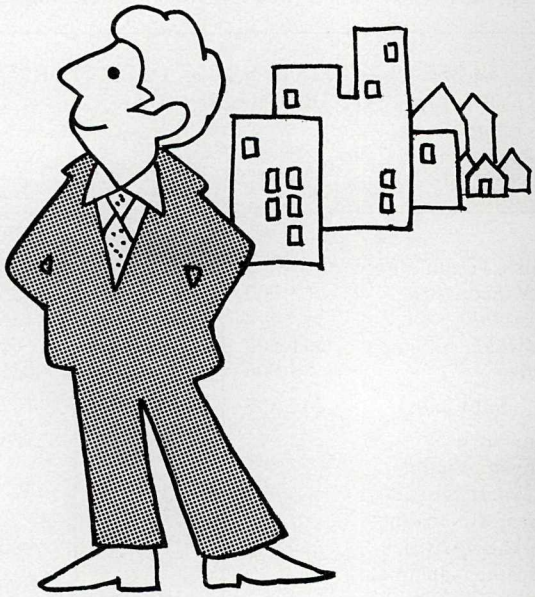
	Sold	*Unissued and Unsold*	*Total*
	$	$	$
Cities	126,061,648	55,175,931	181,237,579
Districts	223,473,237	84,729,744	308,202,981
Towns	9,102,407	5,834,961	14,937,368
Villages	14,238,067	18,469,574	32,707,641
Regional Districts	32,935,876	48,348,005	81,283,881
Subtotals	405,831,235	212,558,215	618,369,450
Vancouver	187,853,816	—	187,853,816
Total	593,665,051	212,558,215	806,223,266

Debenture sales for all municipalities amounted to $129,931,101 for the year 1975. This resulted in an increase of $102,127,329 to the total outstanding debenture debt of all municipalities for 1975, after giving effect to the retirement of debentures maturing during the year.

The percentage of current revenue expended to service debenture debt (excluding utilities) increased in cities and the City of Vancouver, and decreased in districts, towns and villages. These figures for 1975 are shown on the following list, with the 1974 comparative figures.

	Per Cent	
	1975	*1974*
Cities	5.83	5.59
Vancouver	7.93	7.56
Districts	6.40	6.55
Towns	6.70	8.61
Villages	5.06	6.54

The debenture debt of utilities is serviced almost entirely by revenues derived by consumer charges and frontage taxes.



PLANNING SERVICES DIVISION

Role and Structure

The Planning Services Division is responsible for upporting and advancing the community and regional lanning process as it relates to local government as well as rovincial planning responsibilities. This role is part of the arger responsibility of the Ministry of Municipal Affairs nd Housing to serve as the key link between the overnment of British Columbia and the municipalities nd regional districts throughout the Province.

The Division's over-all program consists of the llowing major functions.:

1) Co-ordinating Provincial policies and programs as they affect urban and rural areas.
2) Investigating the need for Provincial policies respecting urban settlement patterns.
3) Identifying the implications of local planning issues for Provincial interests.
4) Assisting regional districts and municipalities in meeting special planning needs, including the establishment of local planning programs.
5) Maintaining a continuing review of the planning and development tools provided for under the Municipal Act and companion legislation.

To meet these responsibilities, the Division in 1976 as organized into three main program streams:

1) Urban Plans Co-ordination, which included liaison and co-ordination activities related to the two major metropolitan areas of the Province as well as other key urban centres.
2) Regional Plans Co-ordination, encompassing liaison and co-ordination activities related to the regional districts and municipalities outside the Greater Vancouver and Greater Victoria areas.
3) Policy and Program Planning, covering policy studies, special projects, interdepartmental liaison and co-ordination, and related research, data collection, and mapping services.

Late in the year, the Division re-structured its staff rganization into two principal groups: Plans Co-ordination nd Policy and Programme Planning. Mr. B. Jawanda and Ir. Bill Tassie were appointed as Directors of these roups respectively, reporting to the Division's Executive irector. The Plans Co-ordination group will be sponsible for the urban plans co-ordination and regional lans co-ordination programme streams.

Urban plans Co-ordination

Considerable staff time normally available for this rogramme was allocated during the last half of 1976 to assisting the Ministry's Transit Services Division in co-ordinating the integration of the future Burrard Inlet ferry system with the transit services on the north and south sides of the Inlet. This activity, however, enabled staff to maintain close liaison with municipalities in the Greater Vancouver Regional District as well as with the regional district itself.

The City of Kamloops railway relocation study, initiated in 1975, became fully operational during 1976 with the appointment of consultants. Although the Provincial Government is not formally participating in this project, a staff representative of the Planning Services Division sits on the project's tri-level steering committee in a watching-brief role.

Community plans for the unincorporated areas of Bowen Island and the Colwood-Langford area were advanced during 1976 by the Greater Vancouver and Capital Regional Districts respectively. These plans were the subject of extensive review by staff of the Division in consultation with technical staff of the regional districts concerned.

Staff maintained continuing liaison with the Ministry of State for Urban Affairs on a number of matters, including federal and provincial positions respecting regional planning proposals for the Greater Vancouver area and research studies into the development of resource-based communites.

Regional Plans Co-ordination

During 1976, the Division continued its efforts to improve and advance the process of planning at the regional district and municipal government level throughout the Province. A key element of this programme is the identification of the implications of local planning proposals for provincial objectives as early as possible in the process of formulating land use policy plans and regulatory by-laws in order to head off potential conflicts between provincial and local government planning objectives.

The Division also continued its statutory role of reviewing local plans and by-laws submitted for provincial approval. The main objectives of this review role are (1) to ensure there are no significant conflicts with provincial objectives, (2) to ensure that local policies and regulations are compatible with provincial legislation, (3) to determine if sound planning principles are being pursued by local governments which have been delegated the responsibility for land use planning under the Municipal Act, and (4) to suggest improvements to wording and format.

With several major development projects being planned or investigated in the Province, the Division was involved in reviewing the implications of these projects for local communities and rural areas in consultation with local government officials. Projects reviewed for their potential

community/rural area impact included the Hat Creek and Kootenay coal fields developments, the Site C dam on the Peace River, the Revelstoke dam, and the CN Railway route realignment between Valemount and Tete Jeune Cache. With respect to the proposals for further development of the Kootenay coalfields, staff participated in a series of provincial-municipal/regional district discussions aimed at enabling local governments in the East Kootenay region to cope effectively with the potential impact of the coal mine proposals.

Staff of the Division were also responsible for or participated in a number of community and regional planning studies throughout the province aimed at establishing policy guidelines for the wise use of land and water resources. These studies involved such areas as Creston, Mt. Waddington Regional District, Terrace-Thornhill and Lower Vernon Creek.

In order to assist regional districts and municipalities with their mapping requirements, the Division's senior technicians organized a series of regional workshop-seminars in conjunction with the Map Production Division of the Ministry of the Environment to explain the new provincial system of mapping and its relationship to local government mapping programmes. At the same time, these workshop-seminars enabled our staff to begin an assessment of municipal and regional mapping needs that will enable a more effective programme to be established by the Division that will provide continuing assistance to local planning authorities in their mapping activities.

Staff of the Division continued to work with representatives of the four Lower Mainland Regional Districts on initiating a comprehensive review of the official regional plan for the Lower Mainland early in 1977. It is intended that the review be conducted by professional staff on contract with funding provided jointly by the Provincial Government and the lower mainland regional districts.

Policy and Programme Planning

While the Ministry's policy on planning grants for regional districts remained under review during 1976, the basic grant programme was continued on the basis of 20 cents per capita, with a minimum grant of $7,000 and a maximum of $33,000. The Ministry also maintained its programme of incentive grants for regional districts enacting official regional plans. A grant of 10 cents per capita to a maximum of $50,000 was provided to regional districts with official regional plans in place as of December 31, 1975.

The Division's major staff activity under the policy and programme planning heading was focussed on an investigation of the feasibility and cost of building a new town in northeast British Columbia to serve a number of proposed coal mine developments in the region south of Chetwynd. The investigation also encompassed an evaluation of the impact of the coal mine proposals on existing communities in the region.

The Division was asked to chair a special inter-agency Sub-committee on Townsite/Community Development matters, reporting to the Coal Committee of Cabinet. The Subcommittee, one of five responsible for northeast coal development investigations, was composed of staff representatives from 13 provincial agencies and the Regional District of Peace River-Liard. The Division's principal responsibility was to co-ordinate the activities of the Sub-committee members and to prepare a final report for Cabinet early in 1977. Concurrently, consultation with municipalities and the regional district in northeastern British Columbia was maintained throughout the year in respect of the coal and other resource development proposals. Specific planning guidelines were prepared for the Village of Chetwynd to enable the municipality to anticipate and prepare for a possible influx of population and an expansion of the community's commercial and public facilities.

A further responsibility of the Division related to the northeast townsite assignment was the preparation of terms of reference for and the supervision of a consultant's study into alternative methods of financing and developing a new resource-based community. While this responsibility was in part shared with members of the Townsite/Community Development Subcommittee, it remained the Division's task to maintain ongoing contact with the consultant and to provide overall direction for the study.

Throughout 1976, the Division's staff represented the Ministry on a number of inter-agency committees, including a task force on provincial highway access approvals, a committee to prepare a "model" mobile home park by-law, the Outdoor Recreation Co-ordinating Committee, and the Technical Committee to the Environment and Land Use Committee of Cabinet. Staff also provided key assistance to the Provincial Metric Conversion Committee in preparing guidelines for local government respecting metric conversion involving land use planning matters.

Considerable policy research investigations were carried out during the year to serve as the basis for proposed legislative amendments to the Municipal Act respecting community and regional planning matters. An examination of the need for legislation respecting natural hazards was also commenced in co-operation with the Ministry of Highways and Public Works.

Staff assistance was continued respecting the preparation and enactment of an official community plan for the Resort Municipality of Whistler. The Plan for Whistler was enacted by the Minister in December, 1976

MUNICIPAL AFFAIRS

Staff also continued to participate in the planning for a town centre/ski village to serve as the focus of activity in Whistler.

The Division's planning technicians continued the function of preparing legal boundary descriptions in both written and map form respecting the extension or adjustment of municipal, specified area, improvement district and electoral area boundaries. Our technicians also maintained an on-going programme of preparing and/or improving composite base maps for selected municipalities and regional districts.

TRANSIT SERVICES DIVISION

The Transit Services Division is located in Suite 470, 700 West Georgia Street in Vancouver, at 171 Esplanade in North Vancouver and in the Municipal Affairs offices at 810 Blanshard Street in Victoria.

On December 31, 1976 there were 9 provincial employees on staff assisted by 6 full-time and 4 part-time professionals engaged on contract.

Transit in Large Cities

The responsibility for bus service planning on routes operated by B.C. Hydro in Greater Vancouver and Victoria, previously carried out by the Bureau of Transit Services, has now reverted to B.C. Hydro. With the bus expansion of the previous years completed, Hydro concentrated on "fine tuning". Patronage growth continued; increasing 7.2% overall for Greater Vancouver and 10.5% in the Capital Region for the first 11 months of 1976 compared with the same period in 1975.

The zone fare structure introduced in 1973 in conjunction with suburban bus expansion was abandoned in November and a greatly simplified fare system introduced by Hydro. A single adult fare of 35¢ covered 95% of transit trips in place of the previous 25¢ to 80¢ fares. Student and senior citizen fares remain unchanged at 10¢ and 15¢, but extend over a much wider area. Double fares are needed to reach a small part of the region.

Long-range planning for the province's two largest regions was pursued by the TSD. In Vancouver, rapid transit planning was limited to preserving options and refining preliminary plans. The commuter rail study commissioned from Canadian Pacific in 1975 was completed. It evaluated a peak hour only service from downtown Vancouver to Port Coquitlam that could be implemented with relatively modest cost. Dependent on population growth, operating costs of the commuter train would become lower than the alternate bus service within the short-term of 3 to 5 years.

Transit in Small Cities

Existing Systems

Cowichan Valley—Service to this area is provided by Cowichan Valley Stage Lines under a contract with the Ministry of Municipal Affairs and Housing. No changes have been made to routes and schedules pending completion of studies to be undertaken with the Cowichan Regional District.

Saanich Peninsula, Southwest Communities—These area are served by Vancouver Island Transit Ltd., a Crown-owned company. Major schedule changes occurre on July 4, when Sunday service was introduced and an additional weekday Saanich trip added. Significant improvements in operating efficiency were the principal features of this schedule change, since the consolidation c what were formerly two separate companies permitted scale economies to be realized.

Kitimat—Schedules were streamlined to cut costs an increase drive productivity on October 4. Three new transit buses were delivered in September and now handl most of the service. Despite the decrease in the amount service offered, passenger totals for 1976 are one-third higher than for 1976.

Nanaimo—Route extensions to the Hammond Bay and Chase River areas were implemented on November 8 1976 in a joint Regional District/Transit Services Divisio programme. Three additional transit buses were added t the Nanaimo system from the Provincial fleet, and a majo study of existing services is now underway.

New Systems

The introduction of Provincially funded transit servi was approved for six new cities and announced by the Minister on July 6th, 1976. Planning and implementatio followed rapidly.

Kamloops—Two separate transit companies were acquired and replaced by a single city-wide bus system or October 10, 1976. Thompson-Okanagan Transit Ltd., a Crown Company, is the new operating organization. Service frequency has been increased overall, and routes have been extended into developing residential areas. F the first time in many years, Sunday service was implemented. Within one week of service expansion ridership had doubled.

Kelowna—Several options for organisation and servic are being investigated with municipal officials in Kelowna Resolution of many of the outstanding items is expected i the early part of 1977. The introduction of transit service should follow quickly thereafter.

Prince Rupert—Tenders for four alternate service levels will be opened on January 31, 1977. City Council will examine all bids received to determine both the operating company and the initial service level. Routes and most operating details have been finalized, and thre new transit buses have been allotted from the Provincial fleet.

Penticton—Tenders were opened for a purchase-of-service contract in early November, and City Council awarded the contract on November 22 to Berry and Smith Trucking Ltd., the local school bus operator. A basic service frequency of 30 minutes will be offered on

routes, and three new transit buses have been assigned to the system from the Provincial fleet. (Service was inaugurated on January 3, 1977 with three new transit buses providing a half-hourly frequency on three routes.)

Trail—Service was inaugurated with one bus covering the entire city on November 8, 1976. Response to even this modest level of service has been impressive, with passenger totals averaging over 200 per day. The City of Trail is now in the process of improving its vehicle maintenance facilities so that two additional new transit buses can be accommodated for the second phase of service, starting January 17, 1977.

Maple Ridge—Two new buses re-introduced transit service to Maple Ridge residents on September 7, 1976, after a period of over a year without service. Ridership has since stabilized at about 200 passengers per day; further market penetration awaits operating integration with the Greater Vancouver system and the introduction of more peak-hour services. As in Trail, the initial service level is quite modest, and buses operate a basic 9 a.m. to 5 p.m. schedule six days per week. Most users are travelling for purposes of shopping, medical appointments, or social visits, according to onboard surveys.

It can be seen that the establishment of small city transit services follows a standard pattern. The municipality passes a Transit Enabling by-law and petitions the Province for service. Once approved, TSD staff work closely with local planners to design routes and set service standards. A purchase-of-service contract is put to open tender and awarded to the lowest qualified bidder who is then provided with buses from the Provincial fleet under a lease that controls their use and maintenance. Only where no acceptable bids are received from a private company is operation assumed by the municipality or by a Crown company. Planning, timetables, bus stop signs, publicity and marketing are provided by TSD in conjunction with the municipality.

The programme thus maintains flexibility to meet the requirements and particular circumstances in each city, including considerable local input, while maintaining Province-wide standards and identity. Buses, bus stop signs and timetables throughout the Province have identical colours and designs.

Burrard Inlet Ferries

Following a major review and cost-benefit study at the beginning of the year, approval was given to continue the construction of the Burrard Inlet Ferries. This resulted in the resumption of existing contracts and the awarding of the remaining contracts. The ferries were launched and accepted by the Premier in a brief ceremony in August. The subsequent sea trials were highly successful. The first operating positions for the ferry were filled under a contract with Case Existological Laboratories Ltd., and staff are now being trained.

The floating terminal on the North Shore was towed into place in November. Its structural work was basically complete at the end of the year while the South Shore terminal was nearing completion in the Dillingham dry-dock. Negotiations continued with Marathon Realty Ltd. to use the concourse of the CPR station in downtown Vancouver, for access to the ferry terminal. Construction of the walkway and escalator bank to connect the station and ferry terminal was underway at the year end.

Transit Vehicles

No new vehicles were ordered in 1976. Deliveries continued from past orders including 40 foot diesel and trolleybuses that were assigned to B.C. Hydro, and a fleet of smaller buses that were assigned among Interior systems as well as B.C. Hydro. A Light Rapid Transit railcar was received and placed in storage pending a decision on a possible public demonstration.

A standard vehicle lease form was developed and implemented together with control procedures by a new group of transit equipment specialists within TSD. Except for B.C. Hydro these leases were also applied retroactively. They specify the permitted uses of Provincial buses and ensure correct and adequate maintenance. A minimum level of public liability insurance is also required to be held by each operator in addition to normal ICBC insurance.

The allocation of all transit buses in the Province is shown in the following table.

Transit Legislation

There were no additions to the British Columbia transit legislation in 1976. The provincial transit programmes operated under the Transit Services Act, the Provincial Transit Fund Act and the Provincial Rapid Transit Act, Subsidy payments for the years 1972-76 are itemized below by system.

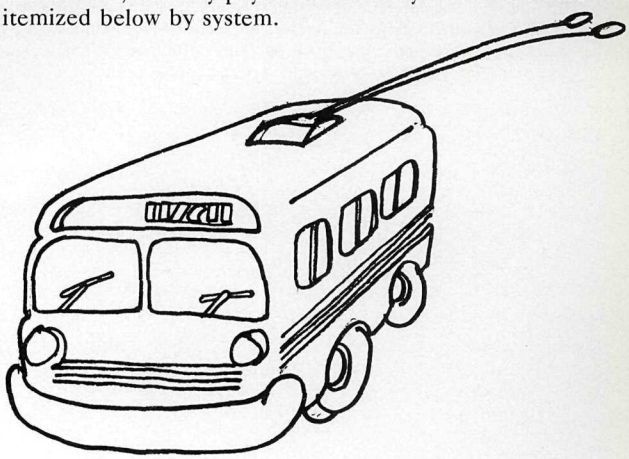


TABLE 15—PROVINCIAL TRANSIT SUBSIDY PAYMENTS 1972-76

Municipal/Regional Transit Systems[1]	*1972* (9 months)	*1973 Calendar* Year	*1974 Calendar* Year	*1975 Calendar* Year	*1976* Estimated
Kamloops[2]	—	—	—	68,455	83,162
Kelowna	—	—	—	21,065	25,000
Kitimat	—	—	67,734	156,461	186,150
Maple Ridge	—	—	—	—	13,713
Nanaimo	60,667	118,336	170,292	278,328	614,000
Nelson	17,049	17,330	23,221	42,744	48,000
Penticton	—	—	—	—	3,000
Powell River	25,456	14,638	22,921	35,435	53,000
Port Alberni	—	—	—	29,925	47,000
Prince George	—	—	—	19,143	61,000
Prince Rupert	—	—	—	7,700	11,500
Trail	—	—	—	—	2,150
West Vancouver	82,266	174,473	148,507	222,141	297,000
Sub-Total	185,447	324,777	432,655	881,397	1,444,675
Crown Transit Systems					
B.C. Hydro Transportation Division	3	3	3	3	4
Thompson-Okanagan Transit Ltd.	—	—	—	—	100,000
Vancouver Island Transit Ltd.	—	—	—	95,000	287,650
Vancouver Island Transportation Ltd. (V.I. Coach Lines)	—	—	—	490,000	1,060,000
Totals	185,447	324,777	432,655	1,466,397	2,892,325

[1]Note that for those systems paid for under the Provincial Rapid Transit Subsidy Act, payment is made of 50% of the actual deficit in the previous year. Thus calendar year 1976 deficits are included in the 1977/78 budget estimates.

[2]Transit operations in Kamloops is provided by a Crown operation. In other cities operation is provided either by the municipality or by private companies under contract.

[3]B.C. Hydro Transportation Division operates the bulk of transit services in Greater Vancouver and the Capital Region. In each year through fiscal 1975-76 it has received $2,000,000 directly from the Province as a contribution to the reduced fares for senior citizens. Additional losses on transit operations have been met from Hydro's general revenues, i.e. utility customers.

[4]B.C. Hydro Transportation Division was reimbursed in full for its transit losses in 1976 by direct payment from the Province. TSD was not responsible for auditing or specifying the services operated by Hydro in Greater Vancouver and the Capital Region. However, TSD did provide the capital for new buses, purchased under the Provincial Transit Programme and assigned to Hydro. Hydro was also reimbursed in full including all overheads for work it performed on Provincial buses that were assigned to other operators.

TABLE 16—TRANSIT FLEET (AS OF JANUARY 1977)
INCLUDES ALL ROLLING STOCK USED BY THOSE SERVICES WITHIN THE PROVINCIAL PROGRAMME WHETHER OWNED BY B.C. HYDRO, A MUNICIPALITY OR THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING.

	Bus and Motor Coach													*Rail and Water*		
	Standard Style					*Other*				*New Look*			*Total Bus Dual Motor Coach*	*and*		
	Double Deck	*Motor-Coach*	*28'-38' Motor-Bus*	*40' Motor-Bus*	*Dual Service: Suburban Semi-Suburban*	*"Conventional" Buses and Coaches*	*Trolley-Buses*	*Light Duty Bus and Coach*	*Motor Coach*	*40' Motor Bus*	*28'-38' Motor Bus*	*Service Suburban Semi-Suburban*		*Rail Diesel Cars*	*Light Rapid Car*	*Rapid Transit Ferry*
Vancouver-Hydro				12			311			337	38	160	858			
West Vancouver										17	15		32			
Powell River			3								3		6			
Pacific Stage Lines		1						1	124			6	132			
Victoria-Hydro	12		21		5			1	1	30	39	12	120			
Victoria-VITL			4									7	11			
Nanaimo			3			5		12		3	5[2]		30			
VICL	12								60				72			
Nelson											1[3]		4			
Kamloops			10							4	2		16			
Penticton			1								3		4			
Prince Rupert											[3]		[3]			
Trail						1		1			2[1]	4[1]				
Kitimat											2[1]		2[1]			
Port Alberni											[2]		[2]			
Maple Ridge											2		2			
Kelowna											[8]		[8]			
Prince George											2[2]		2[2]			
B.C. Railway														4		
Burrard Inlet Ferries																2
(In Storage)		6	17	6		1	41		1				72		1	
Prov. Totals	24	7	55	18	5	7	352	14	186	391	140	185	1,341			

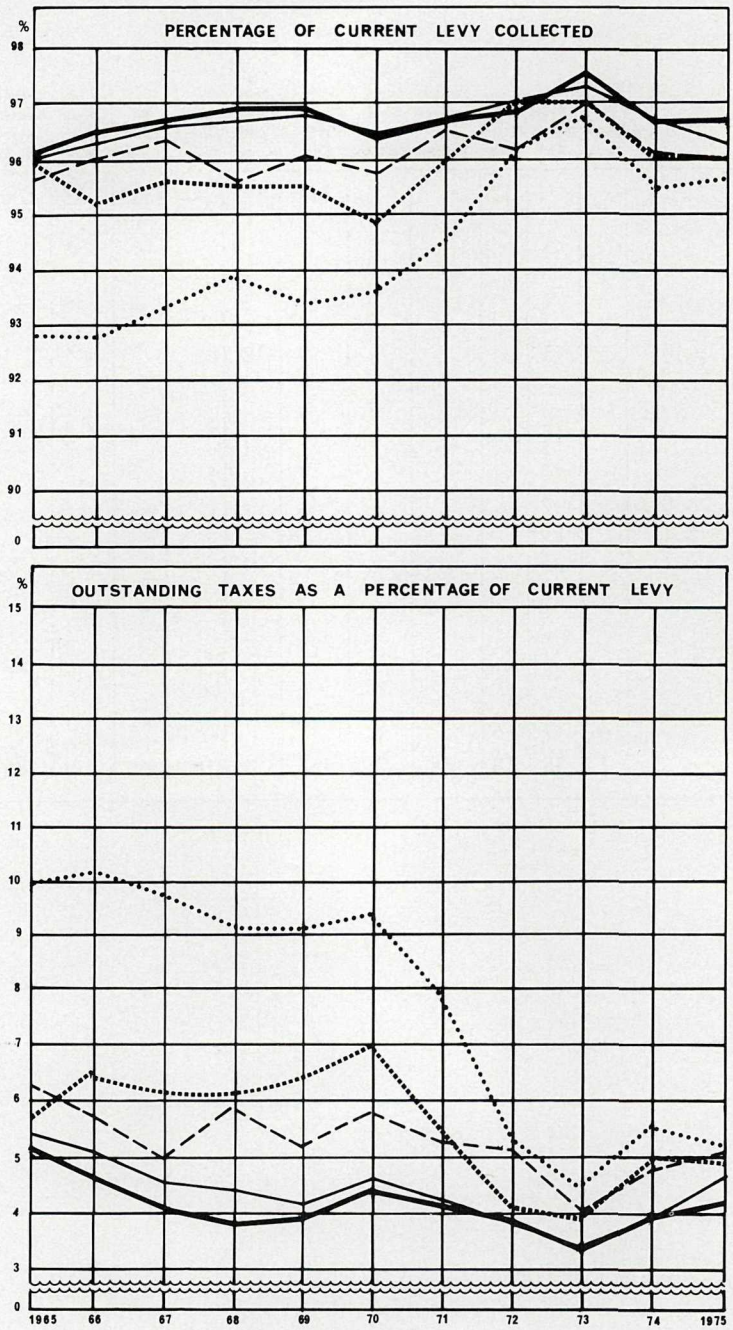
[123] = awaiting delivery

PERCENTAGE TAX COLLECTIONS

CHART 1

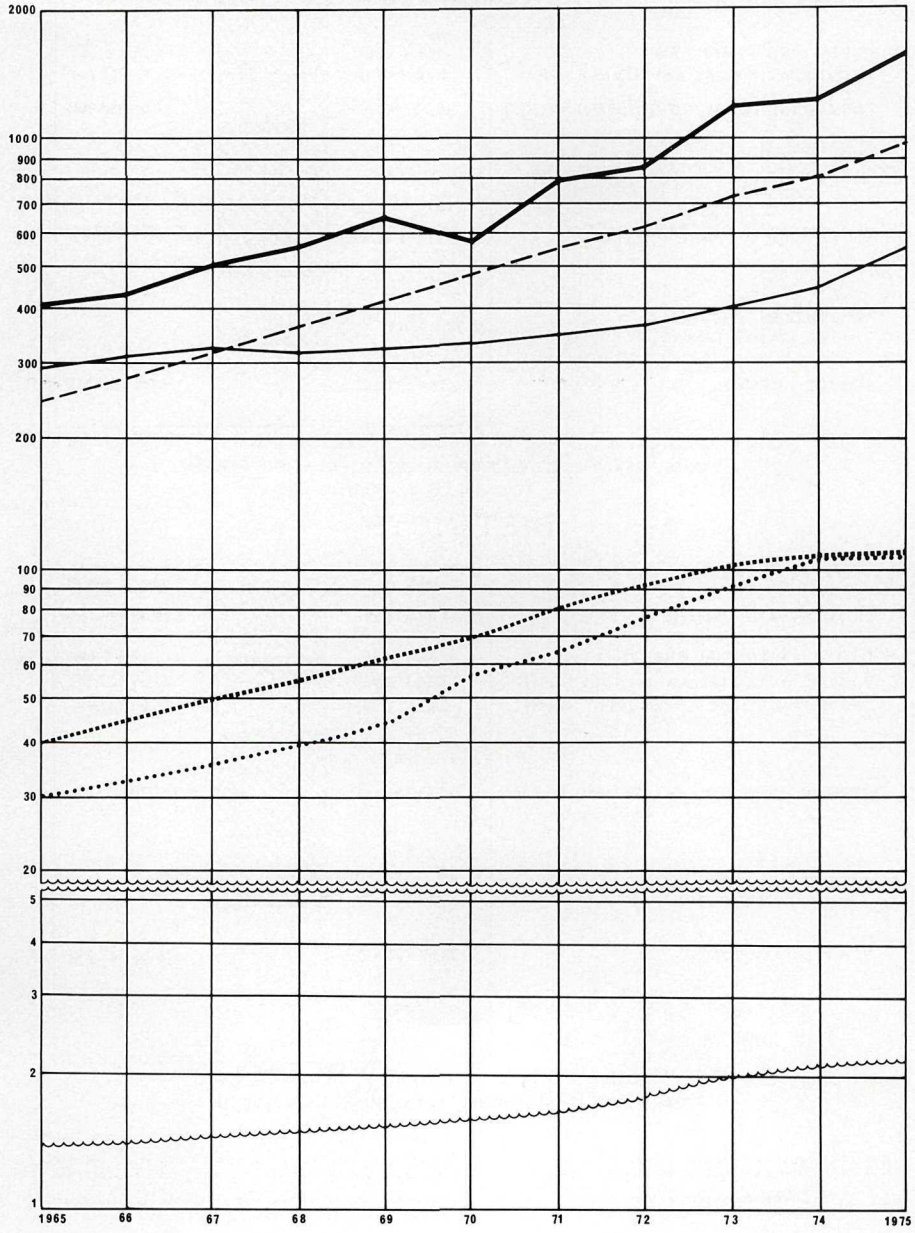
LEGEND

Cities — Villages
Districts — Vancouver
Towns



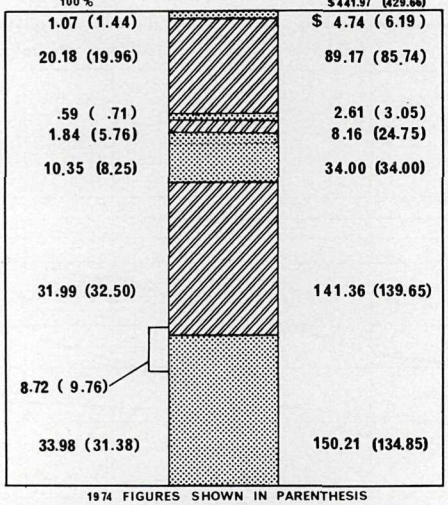
TRENDS IN FINANCIAL ASPECTS OF MUNICIPAL GOVERNMENT COMPARED TO POPULATION AND INCOME

CHART 2



MUNICIPAL REVENUES
BY MAJOR SOURCE 1975
CITIES (EXCLUDING VANCOUVER)

CHART 3·

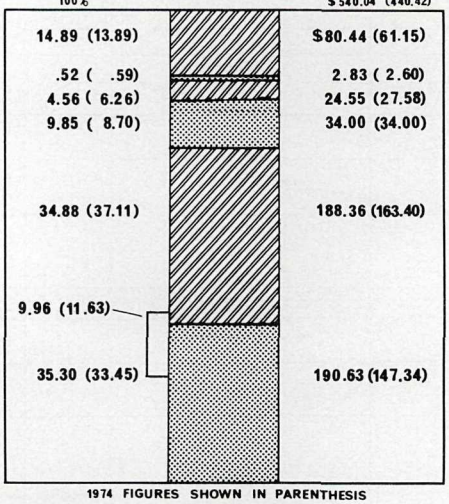


	% OF REVENUE 100 %	$ PER CAPITA $441.97 (429.66)
UTILITIES(1)	1.07 (1.44)	$ 4.74 (6.19)
LICENSES AND OTHER	20.18 (19.96)	89.17 (85.74)
OTHER PROVINCIAL GRANTS	.59 (.71)	2.61 (3.05)
PROVINCIAL SOCIAL ASSISTANCE GRANT	1.84 (5.76)	8.16 (24.75)
PROVINCIAL LOCAL GOVERNMENT GRANT	10.35 (8.25)	34.00 (34.00)
GENERAL MUNICIPAL TAXATION(2)	31.99 (32.50)	141.36 (139.65)
PROVIDED BY PROVINCIAL HOME-OWNER GRANT	8.72 (9.76)	
SCHOOL TAXATION	33.98 (31.38)	150.21 (134.85)

1974 FIGURES SHOWN IN PARENTHESIS

TOTAL REVENUE-$278,678,806 TOTAL POPULATION 630,534

DISTRICTS



	% OF REVENUE 100%	$ PER CAPITA $540.04 (440.42)
LICENSES AND OTHER	14.89 (13.89)	$80.44 (61.15)
OTHER PROVINCIAL GRANTS	.52 (.59)	2.83 (2.60)
PROVINCIAL SOCIAL ASSISTANCE GRANT	4.56 (6.26)	24.55 (27.58)
PROVINCIAL LOCAL GOVERNMENT GRANT	9.85 (8.70)	34.00 (34.00)
GENERAL MUNICIPAL TAXATION(2)	34.88 (37.11)	188.36 (163.40)
PROVIDED BY PROVINCIAL HOME-OWNER GRANT	9.96 (11.63)	
SCHOOL TAXATION	35.30 (33.45)	190.63 (147.34)

1974 FIGURES SHOWN IN PARENTHESIS

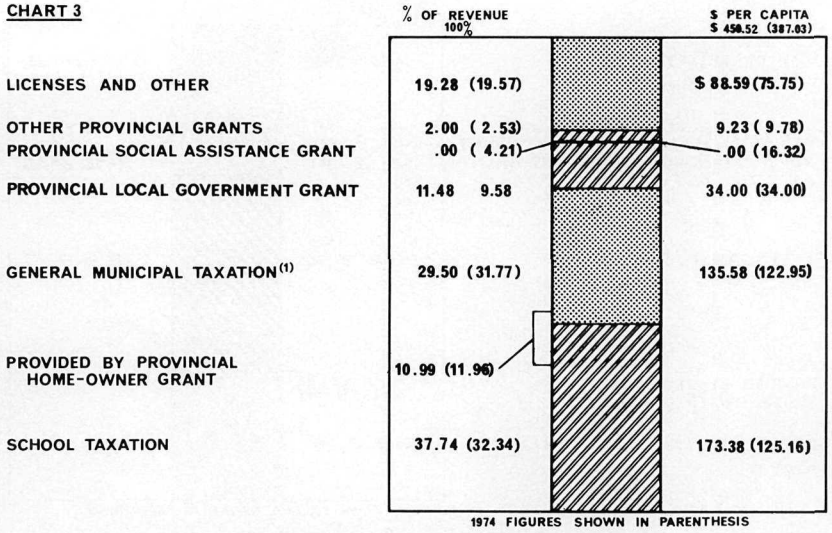
TOTAL REVENUE-$431,588,082 TOTAL POPULATION-799,181

NOTE:- (1) Utilities represents amount appropriated from utility operations for General Municipal Purposes, is not Major Source of Revenue for Districts, Towns, Villages and Vancouver, included in 'Licenses and Other' for 1971 and 1972.

(2) General Municipal Taxation includes Ad Valorem Tax, Business Tax, Sewer and Water Frontage Tax and Special Assessments.

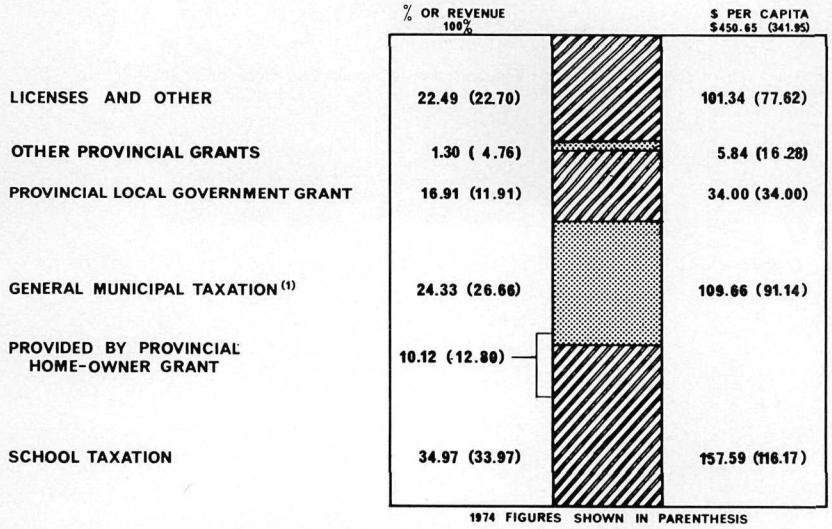
MUNICIPAL REVENUES
BY MAJOR SOURCE 1975
TOWNS

CHART 3



TOTAL REVENUE - $19,767,560 TOTAL POPULATION - 43,018

VILLAGES

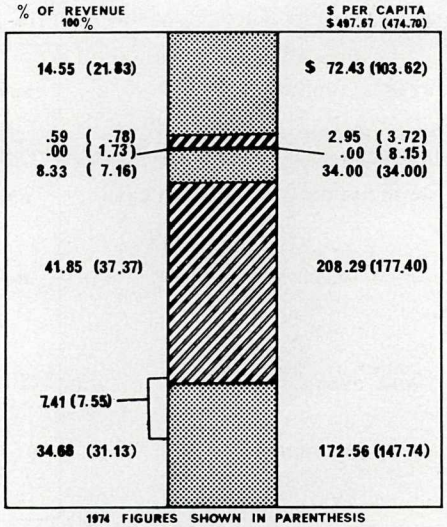


TOTAL REVENUE - $28,538,810 TOTAL POPULATION - 63,328

NOTE:- (1) General Municipal Taxation includes Ad Valorem Tax, Business Tax, Sewer and Water Frontage Tax and Special Assessments.

MUNICIPAL REVENUES
BY MAJOR SOURCE 1975
VANCOUVER

CHART 3



1974 FIGURES SHOWN IN PARENTHESIS

TOTAL REVENUE-$212,135,150 TOTAL POPULATION-426,256

NOTE:- (1) General Municipal Taxation includes Ad Valorem Tax, Business Tax, Sewer and Water Frontage Tax and Special Assessments.

REVENUE SHOWN FOR ALL CLASSES OF MUNICIPALITIES INCLUDING VANCOUVER DOES NOT INCLUDE APPROPRIATION OF PRIOR YEARS SURPLUS.

REVENUE EXPENDITURES
BY MAJOR FUNCTION 1975
CITIES EXCLUDING VANCOUVER

CHART 4

	% OF EXPENDITURE 100%	$ PER CAPITA $404.04 (427.54)
GENERAL GOVERNMENT	6.15 (6.06)	$24.81 (25.91)
FIRE	4.61 (4.76)	18.62 (20.37)
ADMINISTRATION OF JUSTICE	6.77 (5.91)	27.34 (25.25)
OTHER PROTECTION	1.00 (1.01)	4.06 (4.33)
TRANSPORTATION SERVICES	8.86 (8.44)	35.79 (36.07)
ENVIRONMENTAL HEALTH	4.46 (4.55)	18.02 (19.46)
SOCIAL WELFARE	5.59 (9.13)	22.58 (39.02)
EDUCATION	37.21 (31.57)	150.35 (134.99)
DEBT CHARGES (NET)	5.83 (5.59)	23.58 (23.90)
CAPITAL EXPENDITURES FROM REVENUE	7.02 (6.39)	28.36 (27.33)
OTHER	12.50 (16.59)	50.52 (70.92)

1974 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES – $254,759,788 TOTAL POPULATION – 630,534

DISTRICTS

	% OF EXPENDITURE 100%	$ PER CAPITA $533.74 (433.41)
GENERAL GOVERNMENT	4.90 (5.71)	$26.15 (24.75)
FIRE	4.49 (4.00)	23.98 (17.36)
ADMINISTRATION OF JUSTICE	5.34 (5.39)	28.51 (23.37)
OTHER PROTECTION	1.25 (1.37)	6.66 (5.94)
TRANSPORTATION SERVICES	7.60 (7.59)	40.59 (32.88)
ENVIRONMENTAL HEALTH	3.31 (3.56)	17.55 (15.45)
SOCIAL WELFARE	7.70 (9.70)	41.12 (42.02)
EDUCATION	35.76 (34.06)	190.86 (147.60)
DEBT CHARGES (NET)	6.40 (6.55)	34.18 (28.39)
CAPITAL EXPENDITURES FROM REVENUE	6.04 (5.59)	32.24 (24.23)
OTHER	17.21 (16.48)	91.80 (71.41)

1974 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES – $426,556,124 TOTAL POPULATION – 799,181

NOTE:– Expenditures for Health included in Other.

REVENUE EXPENDITURES
BY MAJOR FUNCTION 1975
TOWNS

CHART 4

	% OF EXPENDITURE 100%		$ PER CAPITA $445.73 (334.07)
GENERAL GOVERNMENT	7.22	(7.66)	$34.40 (25.47)
FIRE	1.73	(2.04)	7.70 (7.85)
OTHER PROTECTIONS	4.29	(4.44)	19.11 (17.04)
TRANSPORTATION SERVICES	9.36	(10.23)	41.73 (39.29)
ENVIRONMENTAL HEALTH	4.69	(4.98)	20.90 (19.13)
SOCIAL WELFARE	2.90	(7.62)	12.92 (29.26)
EDUCATION	38.96	(32.74)	173.65 (125.74)
DEBT CHARGES (NET)	6.70	(8.61)	29.88 (33.07)
CAPITAL EXPENDITURE FROM REVENUE	8.01	(7.28)	35.71 (27.95)
OTHER	15.63	(14.40)	69.73 (55.32)

1974 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES–$19,174,535 TOTAL POPULATION – 43,018

VILLAGES

	% OF EXPENDITURE 100%		$ PER CAPITA $433.40 (338.86)
GENERAL GOVERNMENT	11.10	(11.40)	$48.09 (38.60)
FIRE	1.88	(2.12)	8.14 (7.18)
OTHER PROTECTIONS	.95	(1.14)	4.14 (3.86)
TRANSPORTATION SERVICES	11.13	(12.04)	48.25 (40.77)
ENVIRONMENTAL HEALTH	4.91	(5.17)	21.29 (17.50)
EDUCATION	36.45	(34.22)	157.99 (115.89)
DEBT CHARGES (NET)	5.06	(6.54)	21.94 (22.17)
CAPITAL EXPENDITURE FROM REVENUE	10.04	(12.41)	43.50 (42.02)
OTHER	18.48	(14.96)	80.06 (50.69)

1974 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES–$27,446,465 TOTAL POPULATION – 63,328

NOTE:– Expenditures for Health included in 'Other'.

REVENUE EXPENDITURES
BY MAJOR FUNCTION 1975
VANCOUVER

CHART 4

	% OF EXPENDITURE 100%	$ PER CAPITA $514.29 (471.03)
GENERAL GOVERNMENT	3.65 (3.73)	18.66 (17.57)
FIRE	7.74 (6.67)	39.83 (31.43)
ADMINISTRATION OF JUSTICE	10.88 (9.79)	55.94 (46.13)
OTHER PROTECTION	1.36 (1.40)	7.02 (6.58)
TRANSPORTATION SERVICES	4.95 (4.19)	25.44 (19.75)
ENVIRONMENTAL HEALTH	3.10 (2.64)	15.95 (12.43)
SOCIAL WELFARE	3.46 (5.13)	17.79 (24.14)
EDUCATION	33.91 (31.66)	174.46 (149.13)
DEBT CHARGES (NET)	7.93 (7.56)	40.83 (35.59)
CAPITAL EXPENDITURES FROM REVENUE	7.02 (10.79)	36.10 (50.83)
OTHER	16.00 (16.44)	82.27 (77.45)

1974 FIGURES SHOWN IN PARENTHESIS

TOTAL EXPENDITURES–$219,219,236 TOTAL POPULATION 426,256

NOTE: – Expenditures for Health included in 'Other'

PROVINCE OF BRITISH COLUMBIA

Housing

Report for the
ear ended
December 31 1976

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

ictoria, British Columbia

HOUSING

The Honourable
Hugh A. Curtis,
Ministry of Municipal Affairs and Housing
Parliament Buildings
Victoria, B.C.

SIR:

I have the honour to submit the Annual Report of the Department of Housing for the year ended December 31, 1976.

LAWRENCE I. BELL
Deputy Minister of Housing

HOUSING

CONTENTS

Housing: a review ..... Page 51
Regional reports ..... Page 52
Financial assistance programmes ..... Page 60
Development programmes ..... Page 63
Technical services ..... Page 65
B.C. Housing Management Commission ..... Page 66
Housing Corporation of British Columbia ..... Page 68
Provincial Rental Housing Corporation ..... Page 70

DEPARTMENT OF HOUSING

THE HONOURABLE HUGH A. CURTIS
MINISTER OF MUNICIPAL AFFAIRS AND HOUSING

MINISTER'S OFFICE

Parliament Buildings, Victoria V8V 1X4
Project Coordinator, Thomas Dykes
Executive Assistant, Wayne Steeds

HEAD OFFICE

810 Blanshard Street, Victoria V8W 3E1
Deputy Minister, Lawrence I. Bell
Associate Deputy Minister, George L. Chatterton
Assistant Deputy Minister, George C. Gray
Director, Special Admin. Project, Jack Williams
Director, Policy Administration, David Lines
Director, Field Operations, Lou Marcoux
Acting Director, Land Acquisition, Malcolm Pearse
Acting Director, Rural Subdivisions, Ron O'Genski
Director, Technical Services, George Goos

HOME PURCHASE ASSISTANCE

827 Fort Street, Victoria V8W 2Y5
Director, Home Purchase Assistance, Harry Rounds
Prog. Mgr., Conversion & ARP, Fred Berg
Prog. Mgr., AHOP, Ron Messent
RentAid, Gerry Porter

CRANBROOK REGIONAL OFFICE

103-135 10th Ave. S., Cranbrook V1C 2V3
Regional Manager, Frank Bertoia

KELOWNA REGIONAL OFFICE

207-260 Harvey Ave., Kelowna V1Y 7S5
Regional Manager, Howie Morgan

PRINCE GEORGE REGIONAL OFFICE

319-280 Victoria St., Prince George V2N 2X7
Regional Manager, Vic Hamm

VANCOUVER REGIONAL OFFICE

1525 West 8th Avenue, Vancouver V6J 1T5
Regional Manager, Ray Skelly

VANCOUVER ISLAND REGIONAL OFFICE

810 Blanshard, Victoria V8W 3E1
Regional Manager, Doug McColl

PROGRAMMES

The following programmes, boards, commissions and Crown corporations are under the jurisdiction of the Department of Housing.

CROWN CORPORATIONS

Housing Corporation of British Columbia
Provincial Rental Housing Corporation

COMMISSION

British Columbia Housing Management Commission

STATUTES UNDER THE AUSPICES OF THE HOUSING DIVISION OF THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

Better Housing Act
Department of Housing Act
Elderly Citizens' Housing Aid Act
Home Purchase Assistance Act
Housing Act
Leasehold and Conversion Mortgage Loan Act
Provincial Home Acquisition Act
Strata Title Act

PROGRAMMES

Assisted Home Ownership Programme
Assisted Rental Programme
Senior Citizens Housing Programme
Home Conversion Loan Programme
Home Purchase Assistance Programme
Co-Operative Housing Assistance Programme
Land Servicing Programme
Replotting Assistance Programme
Municipal Incentive Grant
Neighbourhood Improvement Programme
Remote Area Housing Programme

POPULATION OF BRITISH COLUMBIA

1966-1976

(As of June 1 Each Year)

Year	*Population*	*Growth Rate %*
1966	1,873,674[1]	4.3
1967	1,945,000	3.8
1968	2,003,000	3.0
1969	2,060,000	2.8
1970	2,128,000	3.3
1971	2,184,621[1]	2.7
1972	2,247,000	2.9
1973	2,315,000	3.0
1974	2,395,000	3.5
1975	2,457,000	2.6
1976	2,406,212[1]	2.0

1975 population total of 2,457,000 is only estimated
1976 population total of 2,406,212 is actual (census year)

[1]Census years.
Source: Statistics Canada, Ottawa

HOUSING STARTS BY TYPE IN BRITISH COLUMBIA

1966-1976

Year	*Single-detached, Semi-detached, and Duplex*	*Row, Apartment, and Other*	*Total*
1966	10,201	7,552	17,753
1967	14,027	10,073	24,100
1968	13,613	12,582	26,195
1969	14,411	17,409	31,820
1970	14,860	12,456	27,316
1971	18,927	15,838	34,765
1972	19,708	15,609	35,317
1973	22,214	15,413	37,627
1974	19,304	12,116	31,420
1975	20,181	13,971	34,152
1976	21,970	15,757	37,727

HOUSING 1976: A REVIEW

A major change in 1976 saw the amalgamation of the departments of municipal affairs and housing into one ministry—the Ministry of Municipal Affairs and Housing.

This amalgamation unites the programmes and personnel of the two former departments, providing increased internal efficiency and ensuring prompt, fully-informed and co-ordinated responses externally.

The municipal affairs and housing sections of the new Ministry are headed by deputy ministers and remain distinctly separate in some essential respects, but there are many areas where a co-ordinated effort is required. Experience shows the amalgamation to have been a logical and productive decision.

Complementing the amalgamation has been the implementation of improved cost control and accounting methods as well as an improvement in management procedures to ensure that public dollars in the Ministry are used in the most responsible and productive manner possible.

The philosophy of the housing department was also changed in 1976. Fundamental to the Ministry's existence is the commitment to provide a variety of housing for all citizens—present and future. That commitment means assisting in the delivery of housing through the private sector in co-operation with local governments and, where absolutely essential, by government initiatives alone.

The commitment means more than just building housing units. It recognizes that the Ministry is responsible for establishing residential standards; setting uniform and readily understood regulations; examining and encouraging innovative forms of housing and services to housing; increasing the efficiency of the private sector as well as responding to the strong citizen desire for ownership while providing for the needs of those who require assistance in getting a roof over their heads.

The change in emphasis of the Ministry was reflected in the introduction of new housing programmes in 1976. The results of these programmes are visible in the statistical reports that are included in this report.

The Assisted Rental Programme (described on page 61) was introduced in co-operation with the federal government. It represents the happy marriage of private financing, private initiative and government assistance, research and subsidies. It is based on the premise that given a reasonable financial incentive, the private sector will respond in the public interest. The programme resulted in the commitment of 2,920 rental units in 1976, with a value of $93,110,337.

One of the keys to the government's housing policy relates to the identification, designation and disposition of Crown land suitable for housing throughout British Columbia. First lots under the Crown land housing programme may be available for sale in the fall of 1977.

It was a record year for urban housing starts in British Columbia during 1976. Those starts totalled 29,750, an increase of 4 percent over the previous record year of 1973, an increase of 12 percent over 1975. Metropolitan Victoria exceeded its previous record year by 6 percent. In metropolitan Vancouver, starts were up 25 percent in 1976 over 1975.

In regard to the type of housing units being built, single-detached starts continue to represent between 55 and 58 percent of all starts in B.C.

The current upturn in housing production began in mid-1975 and appears to have coincided with a decline in British Columbia's population growth rate from 3 percent to approximately 1.3 percent. This reduction in growth has been the result of a decline in the migration of families from other provinces as well as a decline in international immigration to British Columbia. Traditionally in years prior to that, British Columbia had a net gain of about 3,000 to 4,000 families per year from other provinces.

In 1975-76, there was a small net outflow of families from the province. Partly as a result of this reduction in demand, vacancy rates have increased and the inventory of newly-completed unoccupied dwelling units in metro Vancouver and metro Victoria is more than 3,000 units.

Thus, house prices have stabilized and a fall in mortgage interest rates is bringing home ownership within the income range of lower and middle-income families.

A significant step will be taken by the housing and construction industry on January 1, 1978 with the conversion from imperial to metric measure.

In anticipation of this change, and to aid in the conversion, the Ministry began the development of four pilot metric projects in B.C. to provide a construction experience for the industry.

Another change in 1976 involved Dunhill Development Corporation Ltd., wholly owned by the province. It is now known as the Housing Corporation of British Columbia and has shifted its emphasis to the development of programmes to provide serviced land for the building industry.

The Corporation also provides:

- Professional services to government.
- Project co-ordination for large-scale land development schemes undertaken in support of regional and community growth objectives.
- Programmes to help local governments replot and increase the supply of serviced land at minimum cost.

HOUSING 1976: REGIONAL REPORTS

CRANBROOK REGIONAL OFFICE

103-135 10th Ave. S., Cranbrook V1C 2V3
Regional Manager, Frank Bertoia

KELOWNA REGIONAL OFFICE

207-260 Harvey Ave., Kelowna V1Y 7S5
Regional Manager, Howie Morgan

PRINCE GEORGE REGIONAL OFFICE

319-280 Victoria St., Prince George V2N 2X7
Regional Manager, Vic Hamm

VANCOUVER REGIONAL OFFICE

1525 West 8th Avenue, Vancouver V6J 1T5
Regional Manager, Ray Skelly

VANCOUVER ISLAND REGIONAL OFFICE

810 Blanshard, Victoria V8W 3E1
Regional Manager, Doug McColl

CRANBROOK REGION

Major projects in this region were concerned with the esource management areas and the development of dequate subdivisions and housing to accommodate the ross-section of people moving into these areas.

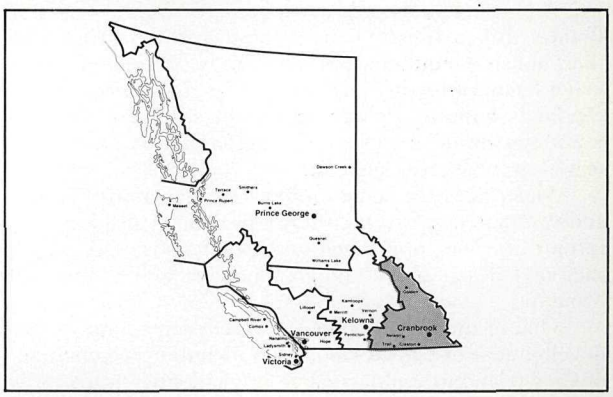
There is great interest in the Crows Nest Pass oalfields and the Ministry has been actively involved in ssisting Sparwood, Fernie and Elkford in planning and ınd management. The Ministry is sponsoring Phase II of land development project in Fernie and other land evelopment areas are also under consideration.

A major project was begun in Creston. It was selected s the site for one of four Pilot Metric Housing Projects hich the Ministry is undertaking in the Province. The roject will be an innovative duplex-quadraplex evelopment of 24 units. Plans and specifications are omplete and tenders will be called in Spring 1977.

The Ministry was very active in the region in the area f social housing. Construction of senior citizen housing ıw 120 units being built in five communities with 84 ecial care units in Trail. Forty-one houses were built nder the Rural and Remote Housing Programme.

The Municipal Incentive Grant Programme got off to good start with 462 applications approved by the Ministry. The Assisted Rental Programme saw 121 units developed and there was an increase in the number of requests for assistance under the Home Purchase Assistance Act.

Also in 1976, the Ministry in the Cranbrook region was involved in the Neighbourhood Improvement Programme, with projects in Grand Forks, Rossland, Nelson and Kimberley.



KELOWNA REGION

The Kelowna regional office is responsible for the outh central interior from the U.S. border to the 52nd arallel.

Sixty-one houses were constructed to accommodate ımilies with low or moderate incomes in smaller ommunities under the Rural and Remote Housing rogramme.

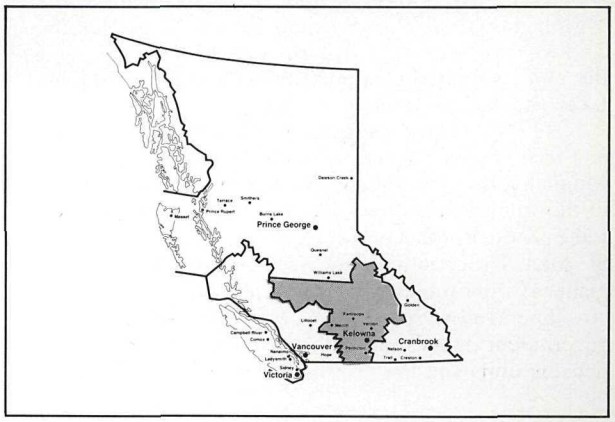
Approval was granted for more than 300 units of elf-contained senior citizens housing in eight centres ıvolving land acquisition and subsidized rents.

Twenty-four Municipalities and Districts have been esignated to receive the Municipal Incentive Grants of 1,500 per eligible housing unit. These include the $1,000 rant from CMHC plus an additional $500 from the rovince to promote the development of more land for fordable housing.

Two communities will spend a total of $800,000 in ans and grants to improve residential neighbourhoods nder the Neighbourhood Improvement Programme.

The Ministry was involved in three rental housing rojects containing 162 units under the Assisted Rental Programme designed to close the gap between full recovery and market rents.

Initial negotiations have been undertaken with two municipalities and a regional district to acquire and develop large tracts of Crown land for housing.



PRINCE GEORGE REGION

While 1976 was not one of the better years, economically, for the mining and forest industries in northern B.C., it did offer a breathing spell for many communities which had been under extreme growth pressures generated by the expansion of these industries.

The time was opportune for the Ministry to encourage municipalities to take a different approach to solving their housing problems.

A housing study guide was prepared by the Research Branch of the Ministry to assist municipalities in assessing their housing requirements. This study considered all the major factors affecting housing such as population, economy, building activity, land availability and cost, water and sewer services, rental accommodation and the real estate market in general.

Many northern communities have now undertaken and completed these studies as a prelude to making further decisions to proceed with programmes either of their own design or with programmes available through the Ministry.

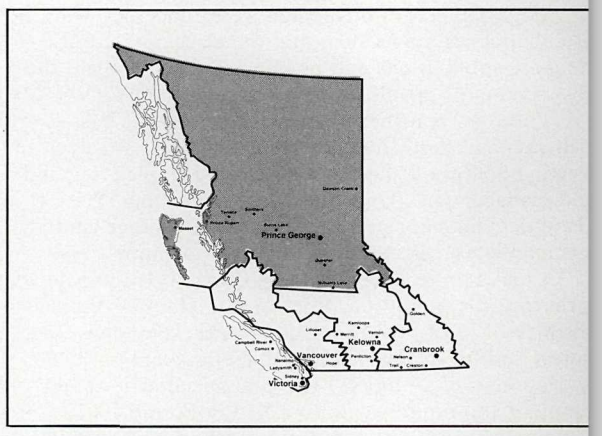
One of the most popular of these programmes is the development of Crown land. This includes the provision of Crown land to a municipality for residential purposes as well as the interim funds needed to finance development. This programme was announced in September and by the year's end, eight municipalities had taken definite steps to participate.

The new Replotting Assistance Programme saw Prince Rupert, Port Edward and Pouce Coupe declaring an interest.

The Rural and Remote Housing Programme again provided more new homes to families with low and moderate incomes in the rural communities of northern B.C. Homes were built in Fort St. James, Fraser Lake, Masset, Hazelton, Port Edward, Pouce Coupe, Smithers, Telkwa and Valemount. Houses were also built in some of the unincorporated communities such as Hixon, Moberly Lake and South Hazelton.

All but four communities in northern B.C. requested and received a designation by the Ministry under the Municipal Incentive Grant. Among those taking advantage of this grant were, Prince George, Burns Lake, Fraser Lake, Kitimat, Mackenzie, Quesnel, Vanderhoof and Fort St. John. Other communities will be applying for the grants as their projects reach completion.

The Ministry participated with the Federal government in assisting builders to construct rental housing units and low cost homes for ownership. Rental



Assistance was made available in Fort St. John, Dawson Creek, Prince George and Williams Lake. Assisted hom ownership units were built in Burns Lake, Dawson Cree Fort Fraser, Fort St. James, Fort St. John, Fraser Lake Hazelton, Hixon, Kitimat, Masset, Port Edward, Pouce Coupe, Prince George, Prince Rupert, Quesnel, Smithe Telkwa, Valemount, Vanderhoof and Williams Lake.

Sponsored societies in Burns Lake and Dawson Cre received approval from the Ministry to proceed with pla for construction of self-contained senior citizen housing units. The Ministry has agreed to acquire land on their behalf which will be leased back to the societies so long the units are used as determined by agreement. These projects should be ready for occupancy early in 1978.

VANCOUVER REGION

The Vancouver regional office serves an area, tending to Lillooet and Ocean Falls, which contains % of the total population of the Province. For this ason the office is constantly involved in an er-expanding range of duties stemming from the many d varied programmes of the Ministry.

The Assisted Rental Programme was introduced in 76 and resulted (as of December 31, 1976) in 32 plications being received representing 1,786 units talling $60,741,840.

Another new programme, the Municipal Incentive ant programme, produced notices of anticipated grants r 1,817 units and formal applications for 98 completed its. As of December 31, 1976, the City of North ncouver had received $7,500 for 15 units and Hope ceived $2,800 for seven units. These were the first two ntres to receive funds in 1976.

With regard to Senior Citizens' housing, 14 new n-profit projects were approved for provincial st-sharing with CMHC in 1976. These projects will ovide 1,223 units at a cost of $30.78 million. The gional office is responsible for the acquisition of land for ch projects and for lease-back arrangements with the dividual societies involved.

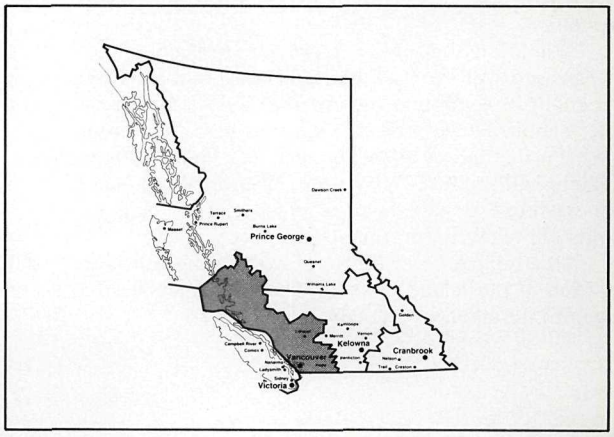
Another indication of the size and scope of the sponsibility of the Vancouver office is seen in the ocation of funds for the Neighbourhood Improvement ogramme. From the total Provincial N.I.P. Budget for 76, some 79% was allocated to the Vancouver region. ine municipalities received N.I.P. allocations totalling .2 million. Since the programme started in 1974, 25 eighbourhoods have been designated in the region.

In 1976, the Conversion Loan Programme had 27 plications representing 39 units approved for a total of 20,000. Since the programme started in July 1974, as of ecember 31, 1976, there have been 92 applications proved for 128 units amounting to $1,359,500. The luations, inspections, and progress advances from the ortgage are the responsibility of the regional office.

During 1976, Phase 3 of the Strathcona In-fill ousing Project was successfully completed. This phase volved the construction of 18 units constructed on ovincial land with provincial leasehold mortgages. Again e regional office was responsible for the valuations of the its, for mortgage purposes, plus the inspections and ortgage advances.

On a continuing basis, the regional office liaised very sely with B.C. Housing Management Commission on policies affecting rental units managed by the commission and on rent subsidies that it administered. In addition, a close liaison was maintained with the Housing Corporation of B.C. on the development of Crown-owned land, the Replotting Programme and the Land Servicing Programme. Under the latter Programme, formal Agreements were executed with Matsqui and Surrey in 1976.

The B.C. Remote Housing Programme was active in the area in 1976 in such communities as Lillooet, Gibsons and Sechelt.



VANCOUVER ISLAND REGION

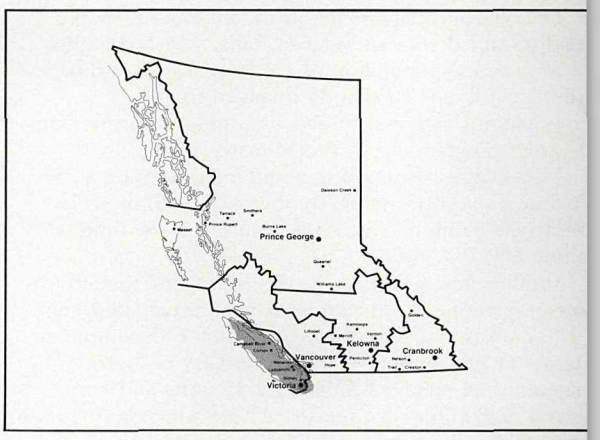
All housing programmes of the Ministry continue to increase in activity. The most significant were the Assisted Rental Programme, with 1,284 units approved for construction, and the Assisted Home Ownership Programme with 1,560 units approved. The Land Servicing Programme was particularly active in the northern half of the Island where projects were initiated to produce approximately 342 residential lots.

Four regional districts and one city have applied for, and been designated eligible to receive, N.H.A. mortgage financing in areas where this was not previously available because of the lack of municipal sewerage disposal systems.

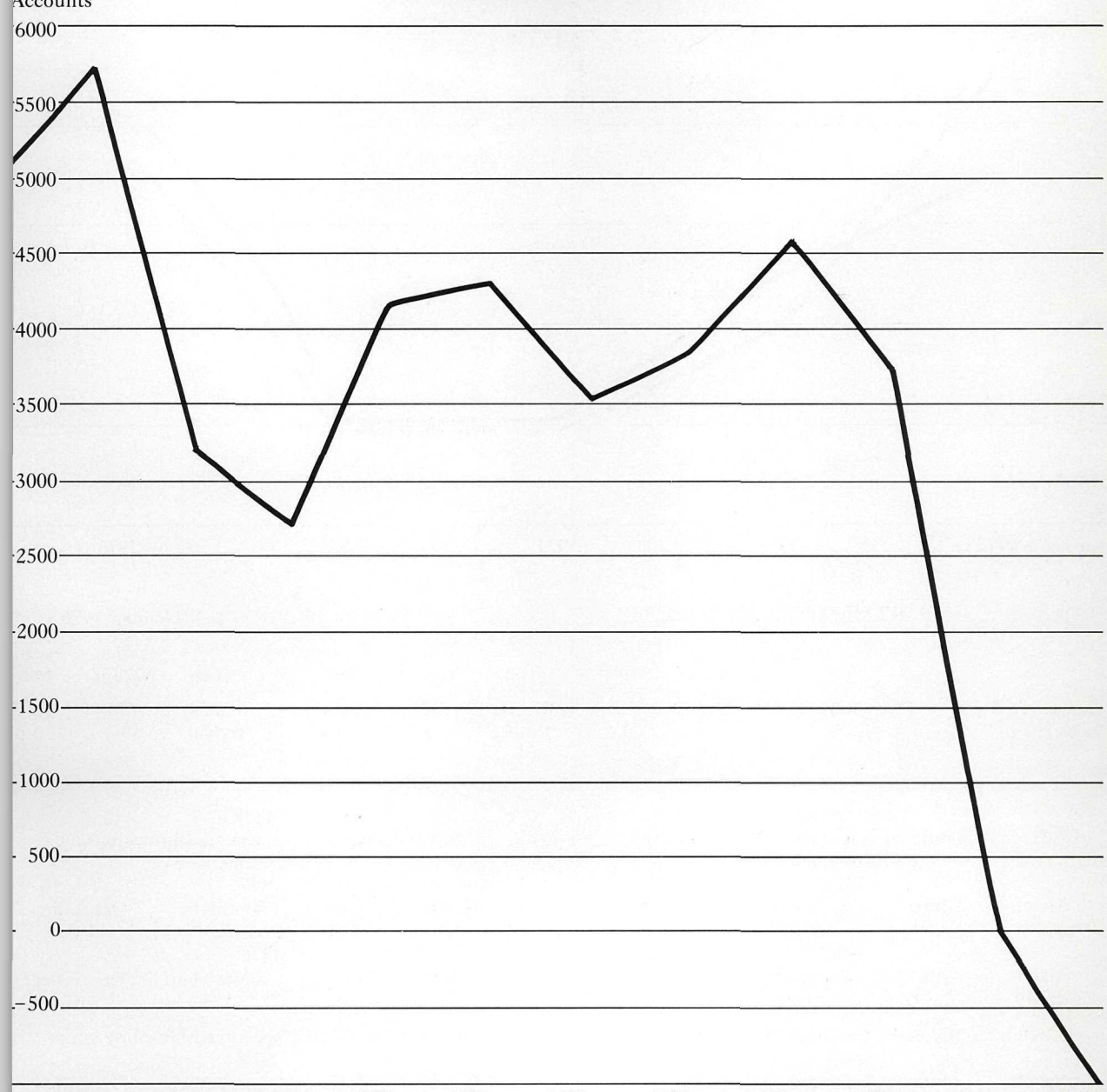
The Neighbourhood Improvement Programme progressed well with an additional two municipalities receiving new projects for a total of nine active projects on the Island. These projects take four years to complete.

To the end of 1976, requests for Municipal Incentive Grants will produce 3,067 units of affordable housing. These requests have been received and are paid as the units are ready for occupancy.

In anticipation of future growth in the southern portion of the Island, two major planning studies have been undertaken by the Ministry.

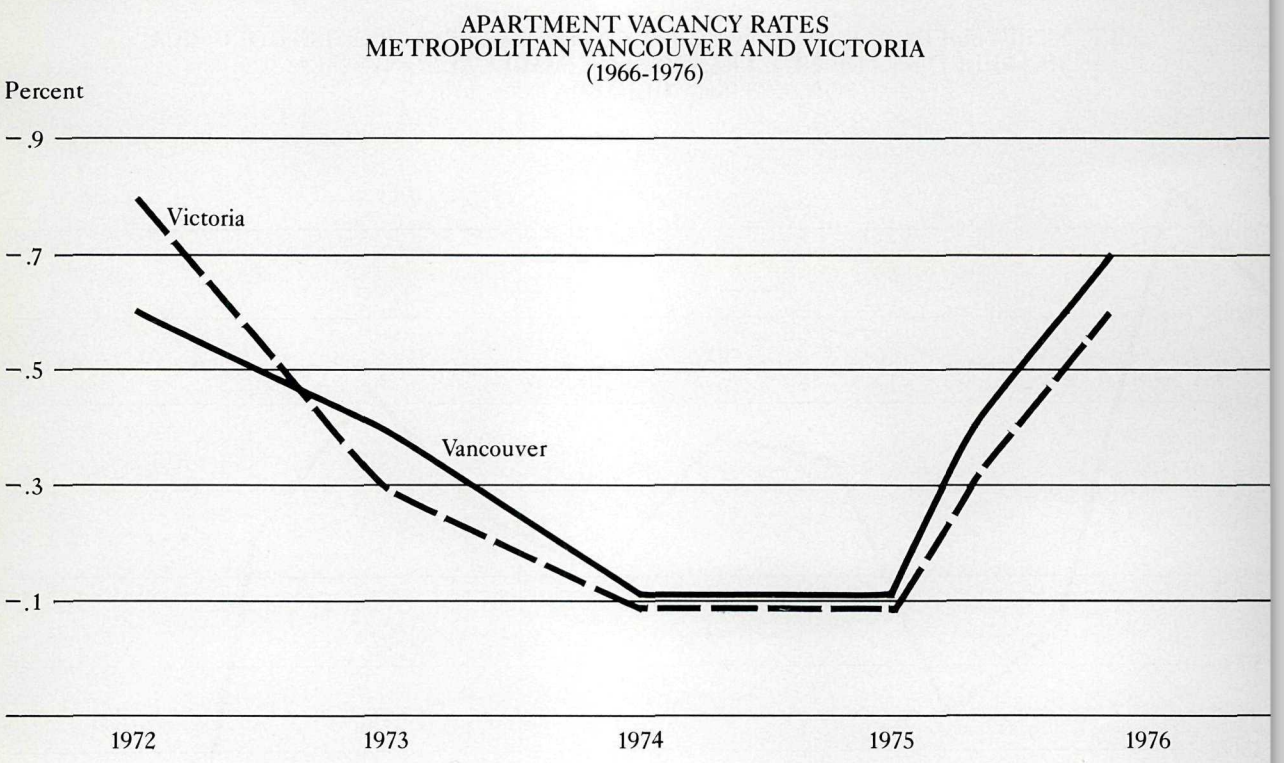


NET INTERPROVINCIAL FAMILY MIGRATION TO AND FROM BRITISH COLUMBIA
AS MEASURED BY THE NET TRANSFER OF FAMILY ALLOWANCE ACCOUNT
FOR BRITISH COLUMBIA (1966-1976)



1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976
5,721	3,198	2,746	4,202	4,339	3,546	3,813	4,594	3,731	−30	−1,094

HOUSING



APARTMENT VACANCY RATES	1972	1973	1974	1975	April 1976 Total	April 1976 Units Vacant	April 1976 Vacancy Rate	October 1976 Total	October 1976 Units Vacant	October 1976 Vacan Rate
Vancouver	0.6	0.4	0.1	0.1	87,602	326	0.4	88,552	631	0.7
Victoria	0.8	0.3	0.1	0.1	16,260	52	0.3	16,640	93	0.6

VANCOUVER

Newly Completed Unoccupied Row Housing and Apartments

1975 March	June	September	December
1,263	1,690	1,417	1,700

1976 March	June	September	December
1,539	1,399	1,699	1,699

Newly Completed Unoccupied Dwelling Units

1975 March	June	September	December
1,288	1,100	1,099	1,289

1976 March	June	September	December
1,547	1,193	1,269	1,405

VICTORIA

Newly Completed Unoccupied Row Housing and Apartments

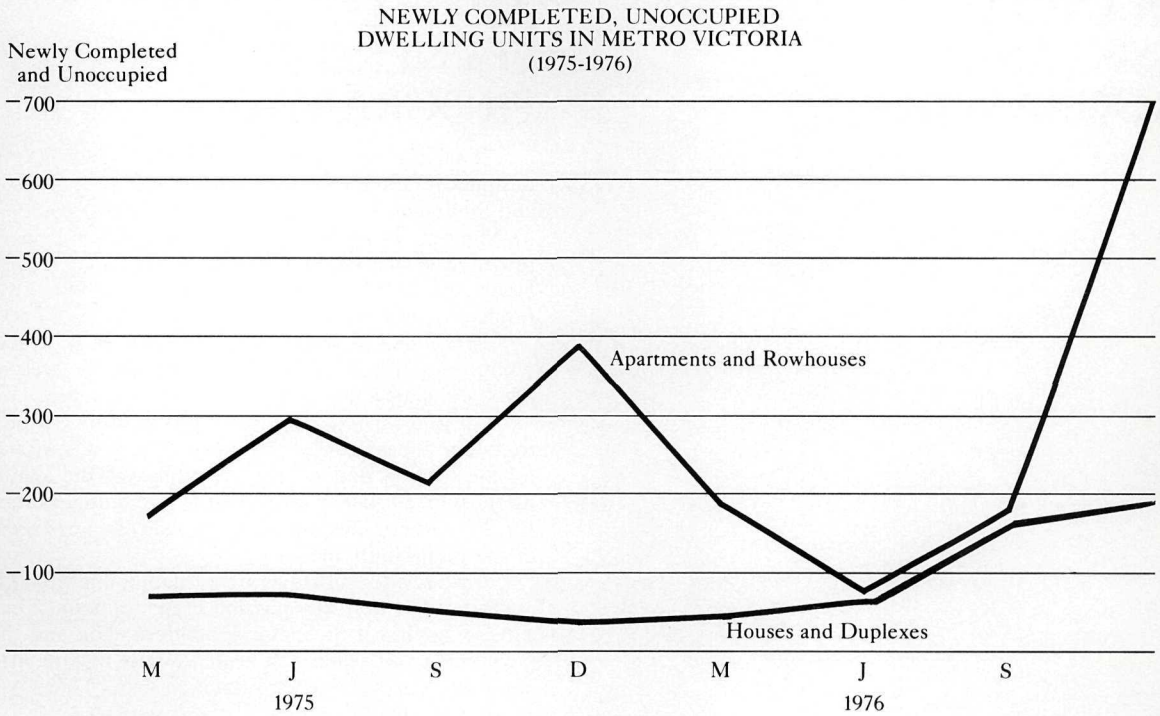
1975 March	June	September	December
188	306	223	395

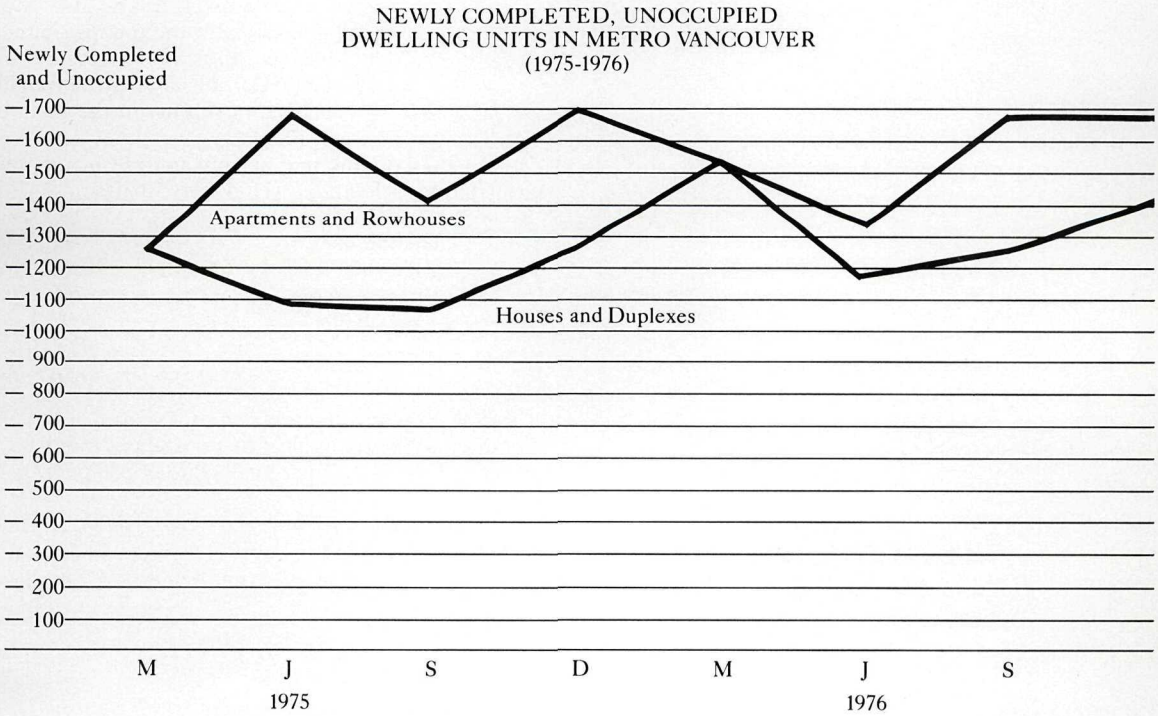
1976 March	June	September	December
195	85	194	703

Newly Completed Unoccupied Dwelling Units

1975 March	June	September	December
72	74	51	40

1976 March	June	September	December
46	69	170	189


NEWLY COMPLETED, UNOCCUPIED
DWELLING UNITS IN METRO VICTORIA
(1975-1976)
Newly Completed
and Unoccupied
700
600
500
400
300
200
100
Apartments and Rowhouses
Houses and Duplexes
M
J
S
D
M
J
S
1975
1976


NEWLY COMPLETED, UNOCCUPIED
DWELLING UNITS IN METRO VANCOUVER
(1975-1976)
Newly Completed
and Unoccupied
1700
1600
1500
1400
1300
1200
1100
1000
900
800
700
600
500
400
300
200
100
Apartments and Rowhouses
Houses and Duplexes
M
J
S
D
M
J
S
1975
1976

FINANCIAL ASSISTANCE PROGRAMMES

ASSISTED HOME OWNERSHIP PROGRAMME

This is a three-part programme designed to enable families with low and moderate incomes to buy their own homes. It combines the assistance provided by the Central Mortgage and Housing Corporation with additional funds provided by the Province.

Qualifying new homes are those built to be sold within established AHOP price limits for the area involved, supported by CMHC's lending value.

An interest reduction loan, provided by CMHC, ac to reduce the mortgage interest to 8%, and is interest fr for the support period. The repayment of the loan is established so that total payments (including mortgage, P.I.T., and the interest reduction loan) do not exceed 30 of the total family income.

Two further subsidies are available, one from CMH and the other from the provincial government. The first subsidy applies if there is a dependent child and the payments still exceed 25% of the family income after th application of the interest reduction loan. There is a maximum subsidy of $750 in the first year.

If the monthly payments still exceed 30% of income after the application of the interest reduction loan and the CMHC subsidy, then a provincial subsidy may be sought. Th maximum subsidy in the first year is $750.

In 1976 the number of units under construction or available for sale under AHOP was 3,630.
By region the figures were:

Cranbrook	61
Kelowna	242
Prince George	766
Vancouver	1,697
Victoria	864
TOTAL	3,630

Since the inception of the programme in the Summer, 1976, there have been 61 applications for provincial assistance to a total value of $38,690.

ASSISTED RENTAL PROGRAMME

The Assisted Rental Programme was introduced in 976 to provide financial incentives to private developers build rental housing for their own management.

ARP combines the federal assistance provided by the entral Mortgage and Housing Corporation with additional sistance from the Ministry to provide a total of up to ,000 per unit in the first year of operation of a rental using unit.

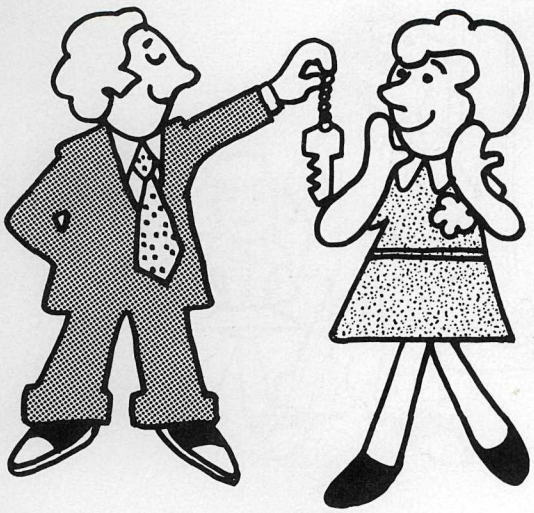
The amount of assistance available to the builder is etermined by the number of units in the project, the nstruction costs, mortgage interest rate, operating costs d attainable rents. The assistance is paid directly to the ilder.

The annual assistance is designed to decrease by one nth of the first year's assistance during the next 10 years operation, although the programme allows for variations pendent upon the profitability of the project.

A computer model to provide a cash flow analysis of ojects built with ARP assistance was developed and is ailable for financial planning.

Twenty-five percent of the units in projects built der the Assisted Rental Programme are earmarked for cial housing with tenants paying not more than 25% of dividual income in rent. The difference between rent id and market rent is made up by the B.C. Housing anagement Commission from funds made available der a federal/provincial agreement.

Applications for grants under ARP were received for projects in 1976 for a total estimated cost of 3,110,337. This involved 165 buildings for a total of 920 units. At December 31, 1976, operating agreements d been received for five projects covering 115 units.



SENIOR CITIZENS HOUSING

Under the Elderly Citizens' Housing Aid Act, the Ministry provides grants to encourage non-profit sponsors such as service clubs, churches, ethnic and other groups to build and manage various types of senior citizen housing.

The programme provides:

- grants of up to one third of capital costs to self-contained home developments;
- grants of 35% for boarding residences and facilities offering special care for occupants;

As of December 31, 1976, the Ministry was assisting in the construction of 1,348 senior citizen units, of which 1,085 were under the Act described above. There were 1,414 starts in 1976 (1,286 under the Act) and 2,491 completions (1,017 under the Act).

HOME CONVERSION LOAN PROGRAMME

Financial assistance is provided under this programme to persons or corporations wanting to convert family dwellings into duplexes or multi-unit accommodation.

In addition to increasing the housing supply, the programme encourages more intensive use of municipal services in built-up areas. Assistance is available in the form of a loan of $15,000 for the first new unit and $9,000 for each additional unit. The loans are available only in areas that have been designated by the Ministry, and the conversion must meet all local zoning and building bylaws.

At December 31, 1976, 136 conversion mortgages had been approved for the creation of 226 suites in the amount of $2,294,750, for an average of $10,153.76 per suite.

HOME PURCHASE ASSISTANCE

This programme makes funds available to buyers of new or older homes, provided the cost of the home is within specified price limits. The assistance can be in the form of a $1,000 grant on new homes or a $5,000 second mortgage loan on new or older homes. To be eligible the house had to be bought on or after June 30, 1976. The previous Home Acquisition Act was in effect until November 30, 1976.

The $1,000 grant is available only for the purchase of a new home, i.e. where the applicant is the first occupant of the house. If anyone has occupied any part of the house, it cannot qualify as a new home.

The second mortgage loan is available for the purchase of a new or older home that is a single family dwelling, or a property that is subdivided under the Strata Titles Act, or a mobile home that is owned by the applicant, and is affixed to the applicant's land. The mobile home may be located in a mobile home park.

The cost of the mobile home must still fall within tl designated price limits. In this case, "cost" is determin by totalling the following:

i) The cost of the land
ii) The purchase price of the mobile home less th cost of furniture and applicances.
iii) The cost of any improvements to the land.

The mobile home must be subject to assessment f property tax purposes.

If there is a chattel mortgage or conditional sales contract registered against the mobile home, the secon mortgage cannot exceed the difference between the val of the mobile home itself (without value of land and co of affixing) and the amount registered against it.

DEVELOPMENT ROGRAMMES

CO-OPERATIVE HOUSING ASSISTANCE

Aid is provided by the Ministry through interim financing and High Impact Grants for non-profit housing co-operatives where members jointly own a multiple family housing development and individually lease their units from the co-operative.

Interim financing to buy the land for the co-operative is provided when the co-op has been formally incorporated and the Memorandum of Association has been approved by CMHC and the Ministry, and 50% of the potential number of members have bought share capital of at least $500 each.

High Impact Grants of up to 15 percent of the construction costs are awarded in special cases in the initial years to bring rents down to an affordable level. These grants are in effect until such time as the income of the average member can support the co-operative's full monthly charges (based on the assumption that the average income will increase at a greater rate than operating costs of the project.)

A total of 334 co-operative units were completed, 225 were started and 658 were under construction in 1976.

Under the High Impact Grant programme, seven projects were approved in 1976 for a total of 576 units with grants amounting to $1,952,692 to be paid over the 7 to 8 year period of the programme. Total grants approved under the programme amount to $4,388,899.96 for a total of 1,390 units.

LAND SERVICING PROGRAMME

The extension of the availability of land-servicing agreements providing short-term financing for municipalities under Section 215A of the Municipal Act was announced in 1976.

Previously the programme assisted municipalities in the Lower Mainland with the servicing of land to be used for housing initiatives. In 1976 the programme was expanded to include communities throughout B.C.

The programme primarily provides funds for essential water, sanitary sewer, storm drainage or other essential services on both private and public lands via short-term loans to municipalities. However, the programme has been designed to be as flexible as possible to allow municipalities to make use of the programme within their own administrative situations and development policies.

To the end of 1976 three agreements had been completed, 10 were being negotiated, and preliminary discussions had been held with 9 municipalities.

REPLOTTING ASSISTANCE PROGRAMME

This programme was announced at the 1976 conference of the Union of B.C. Municipalities. Many acres of land suitable for housing and capable of being serviced are unused because of the unsuitability of the existing grid pattern which may have no relationship to the local topography.

The replotting process enables incorporated municipalities to eliminate unwanted legal and road patterns and help them introduce community plans more in keeping with their needs.

Because many municipalities could not afford the expertise needed to carry out replotting programmes, the Ministry of Housing provides any municipality, on request, the services of professionals with the necessary planning, design, appraisal, negotiation, legal and development skills to plan and implement such projects. Priority is given to those projects fostering the development of housing.

Since the programme was introduced, until the end of 1976, there have been inquiries concerning assistance from 11 communities involving more than 1200 acres of land.

MUNICIPAL INCENTIVE GRANT

This grant was introduced in 1976 to encourage municipalities to promote housing construction on already-serviced land, to develop more land for mediun density, modest size, affordable housing, and to speed the housing approval process.

Grants totalling $1,500 per eligible unit were made available to designated municipal governments. These grants included $1,000 from CMHC and an additional $500 grant from the province to incorporated municipalities and Regional districts.

A total of 130 municipalities and Regional districts were designated to receive the incentive grant in 1976.

Payments were made for 492 units that qualified under the terms of the grant with a provincial expenditu of $142,000.

NEIGHBOURHOOD IMPROVEMENT PROGRAMME

Funds are provided under this programme to upgra older residential neighbourhoods that are worth saving a for the improvement of social and recreational facilities urban areas.

The costs are shared between the three levels of government: federal—50%; provincial—25%; municipal—25%; except for the up-grading of municipal services when the federal and provincial shares are 25% and 12.5% respectively.

In 1976, agreements were signed for 15 neighbourhood improvement projects in various municipalities. (There were eight such agreements in 19 and 16 in 1975). There were seven urban renewal projec under way and ten completed.

EMOTE AREA IOUSING

The federal and provincial governments share on a '25 basis the construction costs of new homes in remote as.

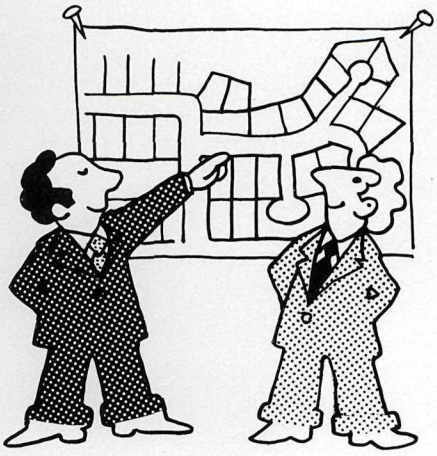
The homes are made available for sale to low and derate income families with any subsidy costs being ired on the same basis as construction costs by the two vernments.

The programme is for communities with a population less than 2,500, although large centres may qualify if ier government programmes are not available.

There were 228 construction starts under the gramme in 1976. There were 323 completions and 136 der construction as of December 31, 1976.

PECIAL PROJECT - CROWN LAND NVENTORY

The Ministry was given a directive to compile an entory of Crown land suitable for housing purposes. To omplish this, research officers travelled the Province aning information about Crown land in and around the orporated communities, and visually inspecting this d. This information was mapped and reports were tten to achieve a community profile for each inicipality.



TECHNICAL SERVICES SECTION

The Technical Services Section acts in a consultative capacity to the Ministry and others on technical matters relating to land and housing.

The section provides technical advice and information to programme managers, regional managers, and others within the Ministry who are responsible for the administration of various programmes.

Internally, the section:

- administers the property acquisition programme of the Ministry;
- co-operates with other governmental agencies to initiate and approve projects;
- conducts site investigation and property evaluation;
- co-ordinates and oversees the activities of outside consultants working on special projects for the Ministry;
- plans and conducts residential development projects;
- co-operates with other agencies in studies and investigations related to land development and housing.

Working through the regional managers, technical assistance is also provided to municipalities where required. Expertise within this section include accredited property appraisers, planners, architects and engineers. Members of this section represent the Ministry on a number of committees.

Externally, the section:

- plans analysis and studies for all types of residential developments from single family to multiple family housing;
- carries out engineering studies to evaluate the feasibility of proposed developments;
- reviews plans and concepts for housing developments;
- liaises with municipal officials (both elected and appointed) to provide informal advice on technical matters relative to land and housing.

B.C. HOUSING MANAGEMENT COMMISSION

1927 West Broadway, Vancouver V6J 1Z3

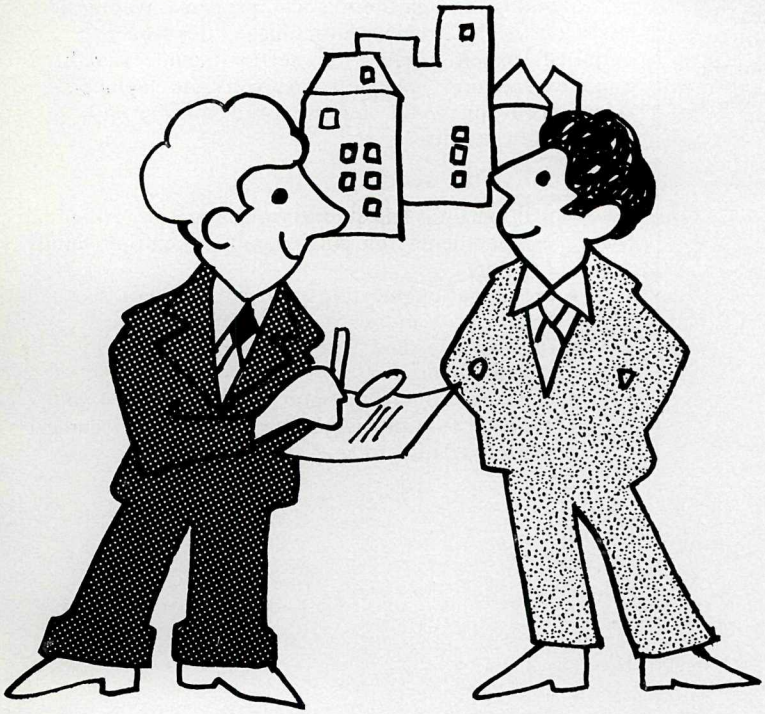
General Manager, Dick Bailey
Director, Housing Operations, Joseph Crocco
Director, Admin. Services, Dennis Emberley
Director, Financial Services, Keith Davis
Director, Community Services, Maureen Cochrane

Regional Manager Greater Vancouver, Allan Robinson
1927 West Broadway, Vancouver V6J 1Z3

Regional Manager Northern B.C., Joe Scott
P.O. Box 122, Prince Rupert V8J 1L5

Regional Manager Southern B.C., Fred Crockett
#4-311 Main Street, Penticton V2A 5B7

Regional Manager Vancouver Island, Al Stein
#202-3440 Douglas Street, Victoria V8Z 3L5



.C. HOUSING MANAGEMENT COMMISSION

British Columbia Housing Management Commission a provincial Crown corporation responsible for managing ıtal housing developed and financed by the Province d Central Mortgage and Housing Corporation. The mmission's housing portfolio also includes commodation that has been sponsored solely by the ovince. In addition, the Commission administers ogrammes aimed at maintaining reasonable rents in ıer housing.

Prior to 1976, social housing was built for the ovincial government by Dunhill Development rporation (now the Housing Corporation of British lumbia). The housing was built under a "proposal call" ogramme, which no longer exists.

Instead, the Ministry, in co-operation with CMHC, s developed the Assisted Rental Programme (ARP). ıis programme provides financial incentives to private velopers to build rental housing for their own ınagement. Under the terms of the programme, the ner may be required to lease to the Ministry, at market es, 25% of the units in the project involved. The mmission then places tenants from its waiting lists in ose units. The tenants so placed pay only 25% of their come as rent.

The total housing portfolio for which BCHMC has ponsibility is 8,450 units, representing 115 projects in communities in B.C. This is a growth of approximately 200 units in 1976. The units house approximately 6,000 ıior citizens and 15,000 parents and children.

Most expenditures of the Commission are related to ed costs, such as amortizing the capital cost of projects, ying municipal taxes, heat and light. In 1976 a nificant sum went into improved maintenance and a odernization programme for some of the older velopments. For example, a major renovation ogramme has been implemented at the 20 year old chard Park project in Vancouver.

The Commission's community relations activities, d its personnel, made a significant contribution in the a of tenant-landlord relations, including the ministration of a successful tenant association grant ogramme. In 1976, 28 tenant associations in the Greater ncouver area and 15 in other parts of B.C. received ınts.

A second major activity of BCHMC is the payment of ıt supplements to operators of senior citizen non-profit using projects. These federal-provincial funds are made available to ensure that modest income occupants pay no greater than 25% of their income. Under this programme, in 1976, senior citizen non-profit societies with approximately 3,000 suites in 57 projects received grants in the total amount of $1.9 million.

The Board of Commissioners of BCHMC was expanded in 1976, with the appointment of a private citizen as chairman, Mary Kerr of West Vancouver. The other commissioners appointed were: Maxine Caldwell, Cranbrook; Ron Emmerson, Saanich; Norman Kelsey, Burnaby; Peter Charnley, CMHC; David Lines, Ministry of Municipal Affairs and Housing. The appointments were reconfirmed of June Davidson, Fort St. John and Frances Huot, Vancouver.

HOUSING CORPORATION OF BRITISH COLUMBIA

123 East 15th, North Vancouver V7L 2P8

President, Walter Webb
Vice-President, Finance & Marketing, Patrick Doyle
Vice-President, Professional Services, John Northey
Vice-President, Operations, Chris Ronnenkamp
Vice-President, Land, Dave O'Brien
Corp. Secretary, John Third

HOUSING CORPORATION OF BRITISH COLUMBIA

The year was one of change and adjustment for the Company. The name was changed from Dunhill Development Corporation Limited to the Housing Corporation of British Columbia. A number of divisions were reorganized to recognize a changing role for the Corporation and it withdrew from building supply sales and property management.

As an agent for the Province of British Columbia, th Corporation will continue to carry out specific projects on fee basis. The Company will develop a limited number o housing projects for sale. This will allow the Corporatior to monitor, on behalf of the Ministry, trends in the residential construction industry.

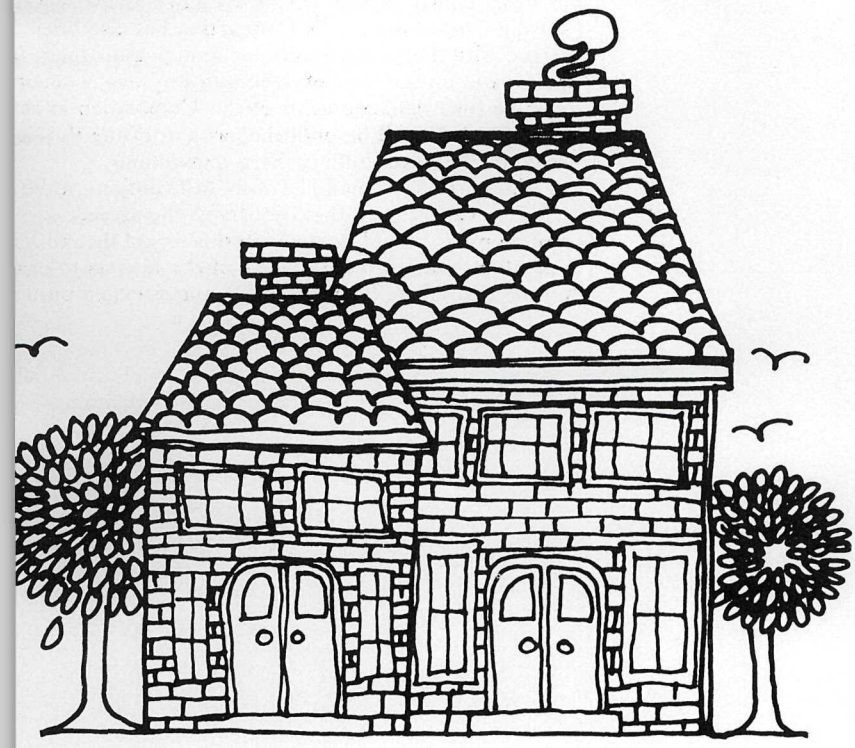
Weak performance by the economy generally was reflected in the housing market. In response, the Corporation reassessed its market objectives and is undertaking an intensive effort to provide affordable housing within the Assisted Home Ownership Programme guidelines. Three new projects have been started under the AHOP programme.

The overall financial condition of the Corporation as of October 31, 1976 is strong by virtually any standard. Shareholders' equity increased to $8.85 million.

Earnings in 1976 amount to $1.27 million as against $2.59 million in 1975. The decrease in earnings was attributable to a decline both in volume and profitability house and land sales and also to a reduction in income from fees.

The decrease in house and land sales was due to generally poor market conditions throughout the real estate industry in B.C. as well as Canada.

The decrease in fee income resulted from the elimination of public housing projects in favor of federal and provincial AHOP and ARP housing programmes. The Corporation derives no fee income from the AHOP and ARP programmes.



PROVINCIAL RENTAL HOUSING CORPORATION

DIRECTORS:
Hon. Hugh A. Curtis
Hon. Evan M. Wolfe
Hon. Robert McClelland
Lawrence I. Bell

OFFICERS:
President: Hon. Hugh A. Curtis
Secretary: Lawrence I. Bell
Treasurer: George C. Gray

PROVINCIAL RENTAL HOUSING CORPORATION

The Province is involved with public rental housir

1. In partnership with the Central Mortgage and Housing Corporation (a federal agency);
2. Through ownership, with financing by CMHC;
3. Through ownership financed by the Province.

There are 5,589 units held throughout the Provinc on the partnership account. The capital costs were sha as to 75% by CMHC and as to 25% by the Province. T ongoing costs of operation are shared in the same ratio.

The Province owns 1,780 units being financed by CMHC as to 90% of the capital cost. The ongoing costs operation are shared equally by CMHC and the Provin

There are 389 units which are wholly owned and financed by the Province both as to capital costs and ongoing costs of operations.

This makes a total of 7,758 units with capital cost excess of $84 million and it was decided that, for the sal of clarity and better accounting control of these assets, t provincial equity should be conveyed to Provincial Rer Housing Corporation. This Corporation has also been charged with the responsibility for arranging the loans fr CMHC and for the issue of debentures by way of securi

The financial statements of this Corporation as at March 31, 1977 will be published as part of the Public Accounts. They will reflect these transactions.

The ongoing operational costs will continue to be shared by CMHC and the Ministry in the agreed proportions. It should be noted in this regard that all re charged are geared to the income of the tenants to ens that the cost of the home is not an unreasonable burde