

The motions **SRD 47/24 through SRD 49/24** represent the final legislative victory for the **Regional Housing Service**, marking the formal adoption of **Bylaws No. 512 and 515** following a successful Alternative Approval Process (AAP). These votes solidified a regional "service umbrella" designed to proactively address workforce, seniors, and affordable housing through a **\$10 million borrowing authority**.

The Legislative Mandate: Bylaws 512 and 515

The adoption of these bylaws provides the Strathcona Regional District (SRD) with the legal and financial tools to participate directly in the housing market:

- **Bylaw No. 512 (Establishing Bylaw):** This creates a region-wide service covering all municipalities, electoral areas, and the Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations 3, 5. It establishes a maximum annual tax requisition of **\$0.05 per \$1,000** of assessed property value, estimated to yield approximately **\$750,000 annually**.
- **Bylaw No. 515 (Loan Authorization):** This authorizes the SRD to borrow up to **\$10,000,000** on an as-needed basis to fund housing capital costs. The debt carries a maximum term of **30 years**, with the expectation that project revenues will offset the majority of debt-servicing costs.

The Successful Alternative Approval Process (AAP)

The Board's ability to move to final adoption (SRD 48/24 and 49/24) was contingent on the successful conclusion of the AAP on January 2, 2024.

- **The Threshold:** Out of an estimated **34,551 eligible electors**, a minimum of **3,456 valid responses** (10%) was required to defeat the initiative.
- **The Result:** The process saw very little community resistance, with only **392 valid elector response forms** submitted 8, 9. This low opposition allowed the Corporate Officer to certify the results and cleared the way for the pro-stability majority to adopt the service.

Strategic Significance: Housing Accelerator Fund (HAF)

A primary driver for these bylaws was securing eligibility for the **CMHC Housing Accelerator Fund (HAF)**.

- **Incentive Funding:** By establishing this service and committing to a 3-year housing growth target, the SRD positioned itself to receive significant federal grants.
- **Area D Benefit:** For **Electoral Area D**, meeting an accelerated growth target of 1.23% (approximately 72 units over three years) is projected to generate an estimated **\$640,000 in HAF incentive funding**. These funds can be reinvested into affordable housing or supporting community infrastructure.

Governance Context and the 2026 "Showdown"

In the context of the **October 17, 2026 election**, these motions serve as a critical data point for the **"Forward or Backward"** campaign narrative:

- **Director Whalley's Opposition:** The record shows **Director Gerald Whalley** as the lone "No" vote on both the service establishment and the loan authorization Query. This alignment with "going backward" on regional housing solutions is a central theme for his 2026 challengers.
- **Consistency of the "Forward" Alliance:** The motions were moved and seconded

by members of the pro-stability majority, including **Director Doug Chapman**, **Director John Rice**, and the newly elected Vice-Chair **Susan Sinnott** Query.

In summary, the final adoption of Bylaws 512 and 515 represents a **proactive governance win** that secured \$10 million in potential housing investment and cleared the path for over half a million dollars in federal incentives for Area D residents.