

Table: New Affordable Housing Continuum

Emergency Shelters	Transitional Housing	Social Housing	Affordable Rental Housing	Affordable Home Ownership	Affordable Rental Housing	Affordable Home Ownership
Government Subsidized Housing			Non-Market Housing		Market Housing	

CONFERENCE 2007

2007 Conference and Awards: Building Complete Communities - Developers Leading the Way

On June 1st 2007, Smart Growth BC convened 261 professionals and community leaders—from all levels of governments, NGOs, the development community, the design and building fields, and a wide range of community organizations—for a one-day conference at the Marriott Pinnacle in Vancouver. The Conference, which was titled, Building Complete Communities: Developers Leading the Way, showcased projects and innovative lessons in smart growth planning and development from across North America. Through presentations, moderated discussions, networking sessions, and our second annual Smarty Awards gala luncheon, conference participants examined policies and incentives for encouraging the creation of compact, complete, and green neighbourhoods across British Columbia.

Our keynote speaker, John Knott, President and CEO of The Noisette Company, gave an engaging presentation about Noisette – a 3,000 acre city-within-a-city project in North Carolina that is being developed on a site targeted for integrated restoration as a sustainable community. Other speakers included Chris Corps of Asset Strategies Ltd.; Neil Godfrey of the Whistler 2020 Development Corp.; Ross Tennant of Three Point Properties Ltd.; Dale Mikkelsen of the SFU Community Trust; Kim Fowler of the City of Port Coquitlam; Peter Simpson of the Greater Vancouver Home Builders' Association; Stephen Hynes of Hillside Developments; Franc D'Ambrosio of D'Ambrosio architecture + urbanism; Randy Fasan of Canada Lands Company; and Tom Lancaster of Smart Growth Advisory Services.

THE SMARTY AWARDS!

The 2007 conference was also the forum for the 2nd Annual Smart Growth 'Smarty' Awards. The winners were:

Project Award: Hotson Bakker Boniface Haden architects urbanistes/ S.R. McEwen Associated Architects > Mole Hill

Policy Award: District of Maple Ridge > Smart Growth on the Ground

Process/Proposal Award: Parklane Homes > East Fraserlands Proposed Development

People Award: Gordon Price > Director of the City Program, Simon Fraser University



Award ceremony at the 2007 conference

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AFFORDABLE HOUSING, continued >>>

It will demonstrate how local governments are adapting affordable housing strategies to fit their unique needs, and will address the gap between market rate and social housing.

In recent years it has become clear that the housing supply market alone could not provide the range of housing types and prices that housing demand required. As the housing market ceases to provide workable options for low and moderate income earners - including teachers, trades people, nurses, bus drivers, daycare providers, artists, grocery store staff, and the others who are the backbone of B.C. communities, and the public sector cannot afford to subsidize housing beyond what is demanded for social housing, there is a need for creative solutions to ensure that all residents can continue to live in our communities.

Non-market ownership and rental housing for low and moderate income earners is the segment of the affordable housing continuum that is not adequately addressed in most communities, yet it is a core ingredient for smart growth and sustaining the diversity and health of communities (see table above). There is a need in most B.C. communities for non-market affordable housing solutions, which are not social housing - i.e. government supported, or pure market solutions, for low and medium income earners.

An important key to addressing the affordable housing shortage is for local governments to develop and implement housing strategies that include practices tailored to each community's market and affordable housing needs. These strategies do not replace the role of senior levels of government in providing more housing for lower income people and marginalized people. However, local governments have the opportunity and responsibility to leverage the existing tools they have available to work with the private sector and create more non-market affordable housing.

Along with the specific tools for non-market housing, smart growth strategies are key to promoting the affordability of housing in all communities, and include:

- Implementing zoning practices that allow for a range of housing options in all neighbourhoods
- Building well-designed compact neighbourhoods
- Mixing land uses
- Encouraging growth in existing communities
- Increasing transportation choices
- Using smarter, and cheaper infrastructure and green buildings

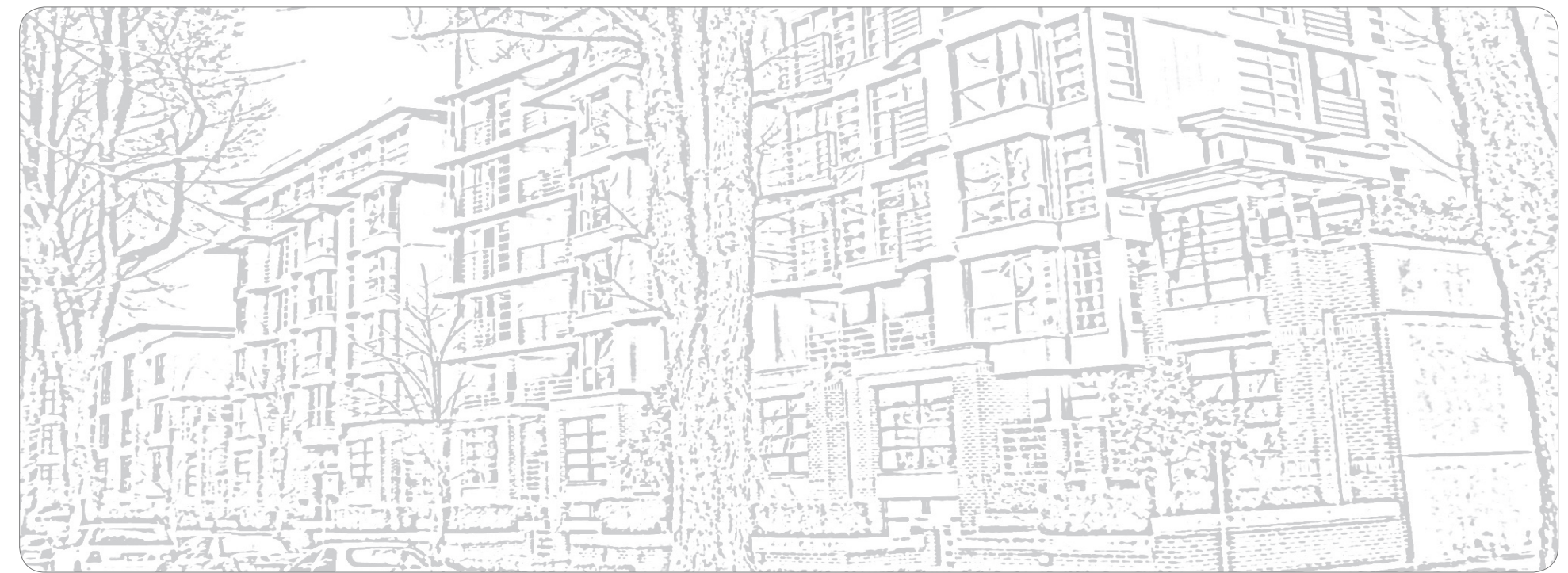
By using land more efficiently, building a variety of homes closer to employment, shops and learning institutions, local governments create more complete communities that reduce the need for commuting, expanding costly infrastructure, and eroding the green infrastructure, in addition to expanding housing options for their constituents.

www.smartgrowth.bc.ca

LOOKING AHEAD TO 2008

2008 promises to be another great year. Our next BC Sprawl Report will soon be released, focusing on walkability and healthy communities. We are also developing Healthy Communities Planning Guidelines for local governments, and will be engaging municipalities and organizations province-wide in public health and affordable housing workshops. We will be producing a background report summarizing research on urban form and GHG emissions that will further support our work for creating more compact, complete communities. Smart Growth Advisory Services will continue to provide leading edge land use planning assistance to local governments. Our Smart Growth on the Ground project will be launched in Prince George in the Spring. And we will be mounting our third voter education campaign around municipal elections in the Fall.

Subscribe to our quarterly e-newsletter to stay in the loop. E-mail: alice@smartgrowth.bc.ca for more info or to subscribe.



AFFORDABLE HOUSING

As a challenge faced by all communities, finding strategies for affordable housing is a priority.

In the past two years alone, housing prices in B.C. have increased by 30 percent. According to a 2007 Ipsos Reid Public Affairs report, while 92 percent of British Columbians rate their quality of life as "very good" or "good", they identify housing-related social issues such as affordable housing as the most significant challenge facing their communities. To respond to this emerging need and assist communities in finding solutions, Smart Growth BC made affordable housing one of its top priorities in 2007.

Smart Growth on the Ground

Smart Growth on the Ground took some time in 2007 to reflect on the 4 years since its launch in 2003. SGOG contracted SPARC to formally evaluate the program through participant and partner surveys, in depth interviews, and materials review. Overall, the program was assessed as a very valuable one, demonstrating success in leading edge community planning. The evaluation also made recommendations for ensuring even greater effectiveness, and the SGOG team will incorporate these ideas as we plan for work with our next partner community. The full report is available at www.sgog.bc.ca.

MESSAGE FROM THE PRESIDENT

Smart Growth BC continued to flourish in 2007, solidifying its role as the leading organization in Canada committed to creating more livable communities through environmentally, socially and fiscally sustainable land use and development policies and practices.

Our Community Assistance Program work was largely focused in Salmon Arm and the Central Kootenays. Jason Emmert, our CAP coordinator, delivered six neighbourhood workshops in Salmon Arm in preparation for a downtown charrette, and four in the Area D of the Regional District of Central Kootenay in preparation of the development of an Official Community Plan. In addition, our CAP work continued to provide assistance to communities around BC including Clearwater, Lions Bay, and Victoria.

We started by producing a Review of Best Practices in Affordable Housing. The Review examines the range of affordable housing approaches used by local governments in 68 jurisdictions in Canada and the U.S. and provides some preliminary comments about the effectiveness of these tools. It identifies the most commonly used policies and provides a backdrop for Smart Growth BC and other organizations to work with local governments and the development sector to craft effective affordable housing strategies.

In 2007, Smart Growth BC also hosted a multi-sectoral Round Table workshop to evaluate the Review. The 50 participants from the affordable housing, local government, provincial government and development sectors identified the eight most

promising policies, programs and strategies for creating affordable housing in B.C.

These eight approaches became the subject of the Creating Market and Non-Market Affordable Housing Toolkit, which will be published by Smart Growth BC in early 2008. This publication will provide detailed explanations of eight tools and strategies, from inclusionary zoning to land banking, and highlight examples of best practices across B.C.

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Smart Growth BC is a provincial non-governmental organization devoted to fiscally, socially and environmentally responsible growth management and regional land use in British Columbia. Our mission is to create more livable communities.

SmartGrowthBC

We work with community groups, businesses, municipalities and the public to promote:

- developing compact, inclusive and easily accessible neighbourhoods
- concentrating new growth into existing urban areas
- linking new development to a variety of transportation options and reducing reliance on the automobile
- providing a range of housing choices in terms of economics, scale and neighbourhood enhancement
- preserving and protecting ecologically sensitive areas, greenways and open spaces
- ensuring meaningful citizen participation in development decisions
- maintaining a productive, secure and economically viable agricultural land base



The Sea to Sky Greenbelt initiative now has five partners, and has built relationships with local leaders and NGOs through workshops, forums, and the Sea-to-Sky Greenbelt Launch held in Brackendale. Information is being broadly disseminated through the newly launched website, e-newsletters and a listserv reaching over 300 members, encouraging individuals and organizations to join in the effort of creating a Greenbelt from West Vancouver to Pemberton. The Squamish Lillooett Regional District has now included urban settlement boundaries into its regional growth strategy. On a parallel track, we continued to build support among local governments, community groups and the general public for Agricultural Land Reserve (ALR) protection, including the Garden City Lands in Richmond.

Our 2007 Conference – Building Complete Communities: Developers Leading the Way – brought together over 250 professionals to learn about best practices in affordable, green and smart growth housing. John Knott, President

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Community Assistance Program

In 2007, the Community Assistance Program delivered over 35 smart growth workshops and presentations to communities across British Columbia from Vancouver Island to the Kootenay region. Workshops covered themes ranging from rural and small town planning to growth management to affordable housing to energy and climate change. We held workshops and presentations to city councils, community groups, professional organizations, and educational institutions.

CAP has also done some more intensive work in a couple of communities. In partnership with the Committee for a Strong and Sustainable Salmon Arm we held a series of six neighbourhood workshops on smart growth in the city of Salmon Arm as part of the ongoing CAP Plus project.

These included a multi-stakeholder meeting involving representatives of 25 community organizations including the representatives from the business organization, environmental groups, developers, social service organizations, city councillors, city staff, and First Nations. The project in Salmon Arm is ongoing with next steps involving a charrette to examine the potential for smart growth planning in downtown Salmon Arm. We also conducted a workshop series in the rural communities of Electoral Area D of the Central Kootenay Regional District. These workshops were to lay the foundations of integrated planning in the region. In the coming year we see the focus of the CAP program shifting to be more technical and regional in scale in order to create greater impact.



Community process in Salmon Arm

FUNDERS AND DONORS

Funders

Smart Growth BC greatly appreciates the support of the following funders and donors this year:

- BC Gaming Commission
- BC Ministry of Environment
- Bullitt Foundation
- Canada Mortgage and Housing
- Century Group Lands Corporation
- Coast Capital Savings Credit Union
- Columbia Basin Trust
- Endswell Fund of Tides Canada Foundation
- Environment Canada
- Federation of Canadian Municipalities
- Infrastructure Canada
- Law Foundation of BC
- Mountain Equipment Co-op
- Patagonia Inc. and Tides Canada Exchange Fund of Tides Canada Foundation
- Pender Fund held at Vancouver Foundation
- Province of British Columbia
- Real Estate Foundation of BC
- Vancouver City Savings Credit Union
- Victoria Foundation
- R. Howard Webster Foundation
- West Coast Environmental Law
- Western Economic Diversification Canada

1,000 Friends of BC

Smart Growth BC depends on donations from generous individuals, municipalities and businesses to provide vital funding for the programs and services that support our mission to create more livable communities in the province. Our "Friends of BC" offer monthly or annual donations that help us carry out our crucial, independent and non-partisan work as an advocate for smart growth. All donations are issued a tax receipt. Thanks go to all our 2007 Friends of BC:

- Sustaining Friends (\$1,000 and above)**
- Susan Day & Mark Roseland
 - Nathan Pachal

- Best Friends (\$500 - \$999)**
- David Askew
 - Isabel Chen & Donald King
 - Andrew Feltham
 - Nathanael Lauster
 - Bob Ransford

- Close Friends (\$250 - \$499)**
- Deborah Curran

- Friends (\$50 - \$249)**
- Mark Allison
 - Rob Barrs
 - Anne Benn
 - Shirley Bonner
 - Arnie Campbell

- Patrick Condon
- Penny & Andy Coupland
- Lucy & Luis Curran
- Discovery Economic Consulting
- Erin Embley
- David Finnis
- Lorin Gaertner
- Shannon Gordon
- Valerie Hallford
- Andrea Harris
- Cheeying Ho
- Brenna Johnson
- Mary Doody Jones & Gerald Howell Jones
- Denise & Richard MacDonald
- Ken Melamed
- Frank Mitchell
- Robert Sarti
- Norm Shearing
- Shane Simpson

- Municipal Friends**
- City of North Vancouver
 - Squamish-Lillooet Regional District

- Organizational Friends**
- Ocean Estates Development

Smart Growth Advisory Services

In 2007, Smart Growth BC built a track record of delivering outstanding mission-based consulting services to local governments province-wide. In its second year of operations, Smart Growth Advisory Services worked with five local governments on land use plans and policies. We were able to generate a small profit at the end of the year, which was returned to Smart Growth BC to enable the organization to strengthen its financial sustainability, build a contingency fund, and diversify revenue sources for our core work: supporting British Columbians in creating more livable communities.

We hired a second full-time staff person – a planner and urban designer - who has enabled us to take on more of the technical planning work, such as research, writing, design/GIS and Community Viz, in-house. We also hired a part-time planning assistant for part of the year to assist with research and writing.

Advisory Services partnered with the City of Vernon to revise the City's Official Community Plan (OCP), and engaged over 1,300 Vernon residents in forging smart growth solutions for their community. This project, which is our first OCP assignment, allowed us to take on significant community outreach as well as to build our capacity in Community Viz technology. We undertook all the background research,

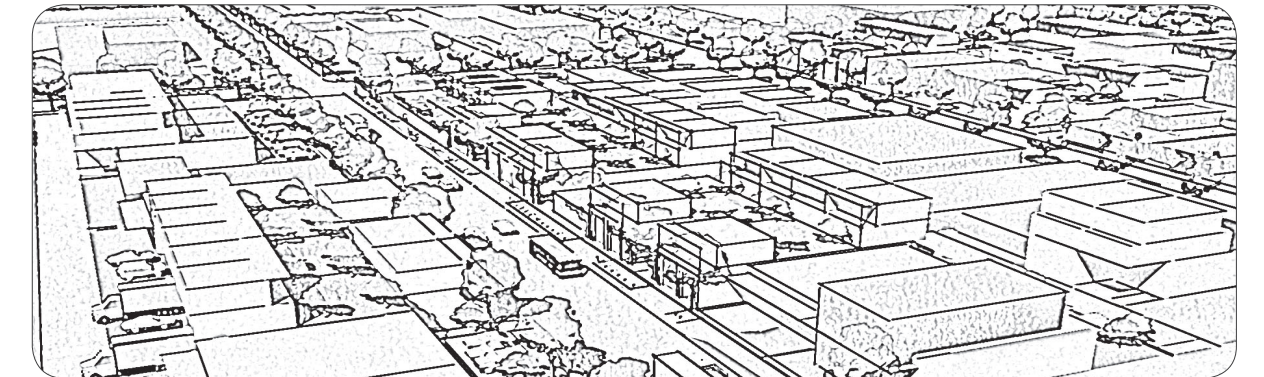
public outreach and development of three different land use scenarios. The City's Senior Planner will be writing the policy with support from Smart Growth Advisory Services in 2008.

Working side-by-side with staff at the District of Squamish, we crafted a Downtown Neighbourhood Plan that reflects the values and vision of the community. Public surveys indicate 80% of respondents support the draft smart growth plan, which will go to the final Public Hearing in May 2008. This was our first local government contract, and we feel it has been a success in terms of continuing to build an excellent relationship with the staff and Council as well as the community in Squamish, and creating visibility for Smart Growth Advisory Services and Smart Growth BC. Having our first

subarea plan project under our belt will provide us with a template for future work.

We are continuing our work with Kaslo and Silverton, as well as with the Cowichan Valley Regional District where we are generating suitability mapping and a smart growth land use plan through community preference and decision-analysis.

In 2008, we are looking forward to bringing our impact and expertise to the next level - we will deliver our largest contract to date, the Skeena Queen Charlotte OCP project for Graham Island, and we will partner with the Vancouver City Planning Commission on an innovative neighbourhood asset and amenity mapping project.



Squamish Downtown Neighbourhood Plan

Sea to Sky Greenbelt

In 2007, the Sea-to-Sky Greenbelt initiative reached incredible momentum and the following milestones:

- New partners and funders have publicly stated their support for the project;
- We created a listserv, website, and monthly e-newsletter;
- We held preliminary meetings with various levels of government and non-governmental organizations;
- We officially launched the Sea-to-Sky Greenbelt in Brackendale on November 15th;
- The Tyee listed the Greenbelt as one of the top 12 ideas to watch for in 2008;
- We secured funding to complete the most important next step: preliminary mapping.

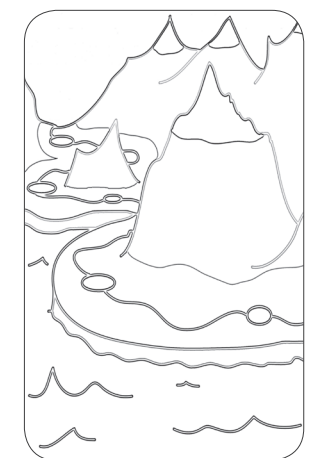
In 2008, the focus of the Sea-to-Sky Greenbelt will be on mapping to determine what the cumulative impacts of all land use plans in the corridor will be on future land development. In

the process, we will identify key unprotected links between existing protected areas, or "gaps," and flag them as a priority for future conservation consideration. We will create scenarios for potential future urban development patterns with and without the implementation of the Greenbelt and communicate the results to all levels of government. In 2008, we will also begin work on an implementation strategy.

Vision statement for the Sea-to-Sky Greenbelt:

"The Sea-to-Sky Greenbelt will be a world-renowned example of what can be accomplished by respecting our spectacular natural resources while enhancing community livability. Urban and rural settlements from West Vancouver in the South to D'Arcy in the North will each exemplify the principles of smart growth: vibrant economies in compact communities with unique village centres. Each community will

be surrounded by a defined growth boundary outside of which will remain pristine recreational lands, productive farming and forestry lands, healthy waterways, and protected wilderness areas."



For more information about the Sea-to-Sky Greenbelt initiative, please visit www.greenbelt.bc.ca

MESSAGE, continued >>>

and CEO of The Noisette Company, delivered an outstanding keynote address. We presented our second annual Smart Growth Awards – the "Smarty" – recognizing excellence in smart growth planning, policy, process and leadership.

All three Smart Growth on the Ground (SGOG) communities (Maple Ridge, Oliver and Squamish) were shortlisted for the Province's Green Communities Awards, with Oliver winning in its community size category. The Town of Oliver and the Regional District of Okanagan Similkameen adopted the SGOG concept plan in July. The City of Prince George was selected as the next SGOG project, scheduled to start in June 2008.

Through Smart Growth Advisory Services, we worked with five local governments to incorporate smart growth principles into their official community plans (OCPs) and subarea plans: the District of Squamish

downtown area plan; the Village of Kaslo OCP; the Village of Silverton OCP; the Cowichan Valley Regional District OCP for two electoral areas; and the City of Vernon OCP.

We completed a Review of Best Practices in Affordable Housing in North America and began the development of an accompanying toolkit for implementation. The Toolkit will be completed and released in March 2008. Our Innovative Infrastructure Financing Mechanisms study was completed in December, and will be released early in the New Year.

Smart Growth BC has become more active around provincial policy issues. We are developing a strategy to advance stronger regional planning and to support the Province in its initiatives around climate change.

On the staffing front, with Jodie Siu on maternity leave, Shana Johnstone stepped in as Manager of Smart Growth on the Ground, juggling that with a stint as interim Smart Growth Advisory Services

Manager while Tom Lancaster took an extended leave to travel globally. Erin Welk joined Smart Growth Advisory Services and also assumed the role of Conference Coordinator. Michael Alexander came on board as a part-time volunteer focusing on transportation issues, and at the end of the year we hired our first fundraiser, Hilary Mandel.

The Smart Growth BC board gained two new board members: Norm Shearing from Parklane Homes and Richard Taylor from the Union of B.C. Municipalities, while two long-term members finished serving their terms: Isabel Chen and Rob Barrs. We are grateful for all the time and expertise Isabel and Rob lent to Smart Growth BC during their six years on the board.

Sincerely,
Charlotte Ciok
President - Smart Growth BC

BOARD OF DIRECTORS

- Mark Allison | *Planner, City of Surrey*
- Rob Barrs | *Holland Barrs Planning Group*
- Judy Brownoff | *Councillor, District of Saanich*
- Isabel Chen | *I chen architect, Penitont*
- Charlotte Ciok | *Colliers International Realty Advisors*
- Franc D'Ambrosio | *D'Ambrosio architecture + urbanism*
- Susanne Hawkes | *communications consultant, Vancouver*
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- Michael Alexander | *Research Analyst*
- Jason Emmert | *Community Assistance Program Coordinator*
- Cheeying Ho | *Executive Director*
- David Hohenschau | *Planner / Designer*
- Shana Johnstone | *Smart Growth on the Ground Manager*
- Tom Lancaster | *Smart Growth Advisory Services Manager*
- Hilary Mandel | *Development Director*
- Catherine Quinn | *Office Manager*
- Ione Smith | *Outreach Coordinator*
- Jodie Siu | *Smart Growth on the Ground Manager*
- Andre Vallillee | *Conference Coordinator; Planner*
- Erin Welk | *Conference Coordinator; Planner*

2007 FINANCIAL STATEMENTS

Statement of Financial Position as at December 31, 2007		Statement of Operations For the year ended December 31, 2007	
Assets		Revenue	
Cash - operating	\$ 22,748	Government & organizational contributions	\$ 433,262
Cash - restricted	93,829	Individual contributions	7,924
Accounts receivable	83,610	BC Gaming Commission - Direct Access Program	12,799
Prepaid expenses	7,362	Fee for service	335,642
Capital assets	12,632	Special events	52,844
Total	\$ 220,181	Sponsorships	83,250
Liabilities		Amortization of deferred contributions relating to capital assets	1,145
Accounts payable & accrued liabilities	\$ 7,992	Expense recoveries	28,688
GST payable	3,575	Other income and interest	4,321
Deferred revenue	133,009	Total	\$ 959,875
Deferred contributions relating to capital assets	3,688	Excess of Revenue over Expenses	\$ 28,630
Net Assets			
Unrestricted net assets	34,285		
Internally restricted funds	25,000		
Invested in capital assets	12,632		
Total	\$ 220,181		

Auditor: mahmoud virani inc chartered accountant
Complete financial statements including notes are available from Smart Growth BC.