



Date: 12/06/2025

To: Chair and Directors, Committee of the Whole

And To: Murray Daly, Chief Administrative Officer

From: Gerald Pinchbeck, Manager of Communications

Date of Meeting: Committee of the Whole_Jun19_2025

File: 0340-50/2025

Short Summary:

Community Works Prioritization Policy Update

Voting:

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Memorandum:

Attached is a proposed update to the Community Works Funding Policy. This new policy reflects an approach that is focused on asset reinvestment while also providing funding dedicated to addressing new and emerging issues.

Per consensus at the Policy Committee, there are two funding streams identified: “Community Impact Projects” and “Infrastructure Reinvestment Projects”. The latter stream is where a majority of funds will be directed and will mainly be aimed at projects for existing services which significantly reduce risk, require immediate attention, and are at an advanced stage of planning. Projects would be assessed within the defined framework by the Asset Management Steering Committee per the Board’s previous direction. The Community Impact Projects stream, on the other hand, provides flexibility for the Board to fund projects that do not fit this framework. Funding for this stream would be capped at 33% of annual Community Works Funds revenues, with unused funding carrying forward and accruing to a maximum of \$2 million, after which new CWF revenues would be directed towards the other stream.

Initial Allocations

Initial allocations would equal \$3,965,000 for the Community Impact Projects stream. Of this, \$1,350,000 has been allocated to previously Board-approved projects (Forest Grove Bulk Water Station, Esler Sports Complex Highway Access, and Community Halls Energy Efficiency Program). This would leave \$9,933,523 for Infrastructure Reinvestment Projects, of which \$4,438,849.69 has been allocated (remaining Budget 2025-2029 projects plus Budget 2024 Carryforward Projects). **This leaves \$1,027,729 which must be spent or allocated in the CRD’s Financial Plan by 2029.**

Community Halls Energy Efficiency & Sustainability Program

The new policy would provide the Board with the ability to continue funding the Community Halls Energy Efficiency & Sustainability Program through the Community Impact Projects Funding Stream. Currently, the program allows for up to \$150,000 each year to be spent on projects which improve energy efficiency, save operating costs, or result in independent power generation at community halls in electoral areas. This program is not fully utilized each year, but has seen significant uptake.

The Manager of Community Services has identified that, consistent with asset management principles, an additional \$200,000 could be allocated to support reinvestment in core components of community halls. This could include: building envelopes, roofing/cladding, structural components, foundation repairs, etc. This would require an \$800,000 increase to the program in the financial plan, bringing the total amount available each year to \$350,000.

Under the policy as presented, this would count as a “Community Impact Project” and be deducted from that stream.

Recommended Infrastructure Reinvestment Projects

Spreadsheets and project evaluations have been prepared by the AM Steering Committee to provide insight into how the framework would work if approved. These projects were identified in an initial meeting held in April 2025 and have been evaluated consistent with the proposed framework. If the Board agrees on the conceptual framework, staff also recommend the following Community Works Funding Allocations totalling \$5,234,900:

1. \$ 250,000 – Pine Valley Sewer Treatment System Upgrade – Feasibility Study & Design – 2025
2. \$ 155,000 – Lac La Hache Lift Station & Force Main Replacement – Detailed Design – 2025
3. \$1,500,000 – 150 Mile Firehall Replacement – 2025 (design), 2026 (build)
4. \$1,500,000 – Forest Grove Firehall 1 Replacement – 2025 (design), 2026 (build)
5. \$1,000,000 – 108 Low Pressure Mains Upgrade – 2025
6. \$ 113,000 – SCADA Upgrade, Russett Bluff Water – 2025
7. \$ 91,900 – SCADA Upgrade, Benjamin Water – 2025
8. \$ 625,000 – Asset Management Planning Project Base Funding (Software, Consulting, Staffing) – 2025-2029 annual funding

Of note is the proposed \$125,000 per year for the next five years for the Asset Management Project. Although this project does not result in reinvesting in infrastructure, it does support the broader strategic and corporate priority to develop and implement an asset management plan. This funding would allow for funding to support consulting services projects and software acquisition. Staffing will be required in the future to support this project.

Attachments:

1. Community Works Funding Prioritization Policy – Draft
2. CWF Allocations Worksheet – as of June 12, 2025
3. CWF Allocation Recommended Projects Worksheets
4. CWF Program Guide 2024-2034
5. CWF Eligible Categories – 2024-2034

Financial Implications:

The funding recommendations included with this proposed policy are not recommended in the financial plan. This policy further restricts how funding could be allocated from Community Works Funds in the future.

Policy Implications:

This will replace an existing policy.

Alignment with Strategic Plan:

- ☒ **Infrastructure and Asset Management:** To establish a systematic, predictable approach to managing the regional district's assets and infrastructure that builds on current asset management data and condition assessments.
- ☒ **Enhanced Communications and Engagement:** To build trust and credibility of the regional district by enhancing our communications and engagement with citizens, stakeholders, and volunteers.
- ☒ **Effective and Responsive Land Use Planning and Development:** To ensure our land use planning and development is responsive to future growth and housing needs, anticipates risks and hazards associated with climate change and provides efficient and consistent processes for landowners and developers.
- ☐ **Relationships with First Nations:** To foster a healthy and inclusive region by building and strengthening our relationships with First Nations and embracing the principles of reconciliation.

The policy incorporates generally accepted asset management practices in a manner which supports the Board's objectives. The policy also reflects an intent to support communications / engagement and responsive land use planning efforts.

CAO Comments:

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Options:

1. Endorse recommendation;
2. Other action.

Recommendation:

1. That the new Community Works Funding Prioritization Policy be adopted as presented, and Policy 2020-1B-29 be rescinded.
2. That one-third (33%) of the balance of Community Works Funds as of January 1, 2025 be restricted for the CWF Community Impact Projects Stream as described in the new Community Works Funding Prioritization Policy, with the remainder restricted for the CWF Infrastructure Reinvestment Stream.
3. That \$200,000 per year for fiscal years 2026-2029 from the Community Works Funds be approved for the Community Halls Green Infrastructure Upgrades program, funded from the Community Impact Projects Stream, for a total allocation of \$800,000.
4. That the following allocation of Community Works Funds be approved from the Infrastructure Reinvestment Stream:
 - a. \$ 250,000 for the Pine Valley Sewer Treatment System Upgrade – Feasibility Study & Design (2025);
 - b. \$ 155,000 for the Lac La Hache Lift Station & Force Main Replacement Detailed Design (2025);
 - c. \$1,500,000 – 150 Mile Firehall Replacement (2025);
 - d. \$1,500,000 – Forest Grove Firehall 1 Replacement (2025);
 - e. \$1,000,000 – 108 Low Pressure Mains Upgrade (2025);
 - f. \$ 113,000 – SCADA Upgrade, Russett Bluff Water (2025);
 - g. \$ 91,900 – SCADA Upgrade, Benjamin Water (2025); and
 - h. \$ 625,000 for the Asset Management Planning Project Base Funding for software, consulting services and staffing at \$125,000 per year from 2025-2029.