



Town of Gibsons

MEMORANDUM

TO: Mayor and Council

FROM: Tracy Forster, Administrative Assistant II

DATE: September 16, 2019

SUBJECT: **Correspondence for the Week Ending September 16, 2019**

Please note: *Only correspondence indicated has been forwarded to staff. If you have any questions, or would like staff to follow up with items on the CRF, please contact Lindsey as items do not need to wait for a Council meeting to be actioned.*

1. Regular Correspondence (Including Emails)

- 2019-09-08 Disability Alliance of BC Community Update - New Disability Law Clinic at DABC and Job Posting
- 2019-09-09 Danika Dinsmore, Affiliate Coordinator, Exinction Rebellion Sunshine Coast re Green New Deal & Climate Action Forum
- 2019-09-09 Tate Bengtson, CAO, City of Enderby re UBCM Res - Fostering Transportation Network Services in Small Communities
- 2019-09-12 Disability Alliance of BC - Three Quick Questions
- 2019-09-13 BC Office of the Ombudsperson re Resources for Local Governments, We'd Like to Hear from You
- 2019-09-13 ICET - Cowichan Bay to Develop New Waterfront Gathering Space
- 2019-09-13 Mayor Terry Rysz, District of Sicamous re Letter of Support for Off-Road Vehicle Management Framework - UBCM R-B121
- 2019-09-15 Cathy Peters re UBCM Booth 919 - An Anti-Human Trafficking Initiative
- 2019-09-15 Councillor Rob Douglas, Municipality of North Cowichan re UBCM Resolution for Regional Management of Forestry-R-B156
- 2019-09-16 SCR D News Release - Return to Stage 1 Water Restrictions
- Correspondence regarding Supportive Housing



we are all
connected

September 2019

Community Update
New at DABC: Disability Law Clinic and Job Postings

Disability Alliance BC (DABC) is very excited to announce that thanks to generous funding from the Law Foundation of BC, DABC will host a dedicated Disability Law Clinic beginning in Fall 2019.

The Law Clinic will provide people with disabilities living on low incomes with access to legal advice and representation, with a focus on disability law. All legal services will be offered pro bono.

More information will be made available soon on our website and social media.

We are seeking a staff lawyer and a legal assistant to join the DABC team. The job postings are available here:

Staff Lawyer: <https://indeedhi.re/2k4G03u>

Legal Assistant: <https://indeedhi.re/2lCgPpe>

Please feel free to share with your networks.

We thank the Law Foundation of BC for their continued support.

Mayor and Council

From: Danika Dinsmore <danika.dinsmore@gmail.com>
Sent: September 10, 2019 11:34 AM
To: Mayor and Council
Subject: Sept 15 - GND and Climate Action Forum
Attachments: SEPT 15 GND & Climate Action Forum.jpg

Hello Mayor Beamish and Council,

I thought you might take an interest in our Green New Deal & Climate Action Forum taking place this Sunday. We've gathered a dozen groups/organizations together to hold breakout sessions with citizens around the climate crisis.

Thank you,

Danika Dinsmore
Affiliate Coordinator, Extinction Rebellion Sunshine Coast

GREEN NEW DEAL
&
EXTINCTION REBELLION PRESENT

SUNSHINE COAST CLIMATE ACTION FORUM

FEATURING:
ALLIANCE4DEMOCRACY
ONE STRAW SOCIETY
ZERO WASTE COAST
PERSEPHONE BREWING
ELPHINSTONE LOGGING FOCUS
TEACHERS' CLIMATE ACTION TEAM
YOUTH FOR CLIMATE ACTION
SC COMMUNITY SOLAR ASSOCIATION
2 DEGREES INSTITUTE
EXTINCTION REBELLION
GREEN NEW DEAL

Gather to hear summaries from local & national Green New Deal Town Halls, learn how to get involved in existing and evolving initiatives and campaigns, and contribute to the larger conversation around the climate crisis and social justice action.

SUNDAY, SEPT 15, 2019

ROBERTS CREEK HALL

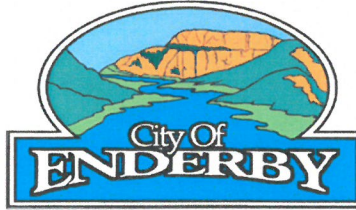
2 - 5 PM (DOORS AT 1:45)

(1309 ROBERTS CREEK RD)

BY DONATION

Seating limited. Please RSVP: bit.ly/GND-ClimateForum (URL is case sensitive.)





619 Cliff Avenue
P. O. Box 400
Enderby, B. C. V0E 1V0

The Corporation of the City of Enderby
Where the Shuswap Meets the Okanagan

Tel: (250) 838-7230
Fax: (250) 838-6007
Website: www.cityofenderby.com

September 5, 2019

All BC Municipalities/Regional Districts
Via email

Re: Fostering Transportation Network Services in Small Communities

This is to advise that Enderby City Council at its Regular Council meeting held on Tuesday, September 3, 2019 considered the above matter and adopted the following resolution:

"WHEREAS the Province of BC has created a regulatory framework permitting transportation network services to operate in BC, which provides a passenger transportation option to address the significant public need for vehicles-for-hire and, in turn, reduce impaired driving, improve the ability of seniors and persons with barriers to access needed resources, and stimulate economic development;

AND WHEREAS the Province's regulatory framework is so onerous that it effectively prohibits the establishment of transportation network services outside of the Lower Mainland, and particularly in small, rural, and remote communities where it has the greatest potential to address areas underserved by traditional public transportation options;

THEREFORE BE IT RESOLVED that UBCM asks the Province of BC to amend the Passenger Transportation Act to establish an area-based, tiered, regulatory solution that will enable viable and competitive transportation network services in small rural and remote communities as well as other communities outside of the Lower Mainland."

Accordingly, the above has been submitted to UBCM as a late resolution and the City of Enderby Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours Truly,

Tate Bengtson
Chief Administrative Officer

Cc: MLA Greg Kylo via email greg.kylo.MLA@leg.bc.ca

Gibsons General Mailbox

From: Val Stapleton <feedback@disabilityalliancebc.org>
Sent: September 12, 2019 2:46 PM
To: Gibsons General Mailbox
Subject: Disability Alliance BC - Three Quick Questions

Dear Community Partner,

Since September 2018, we've sent you the 6 community updates listed below about disability programs and issues. We're emailing you now in the hope that you will answer 3 quick questions to help us with our activity reports to our funders.

Community Updates

- *New Dental Pilot Program will Support Families Receiving Disability Assistance and Income Assistance (October 2018)*
- *Provincial Government Explains Woodlands Compensation Process (November 2018)*
- *Increased Crisis Supplement for People Receiving Income and Provincial Disability Assistance (December 2018)*
- *Changes to Canada Pension Plan Disability (CPP-D) Benefits (January 2019)*
- *Budget 2019: Changes Impacting People with Disabilities (February 2019)*
- *Province Announces Policy Changes Aimed at Reducing Poverty (June 2019)*

Questions

1. My/our knowledge of disability programs, services, and issues has increased because of these community updates.

Yes

No

2. On a scale of 1 – 5 how useful do you find our community updates, where **1** means **not at all helpful** and **5** means **extremely helpful**?

3. If you can, please give us a brief example of how you have used the knowledge gained through our community updates.

After answering, all you need to do is hit "reply," to email your answers back to us.

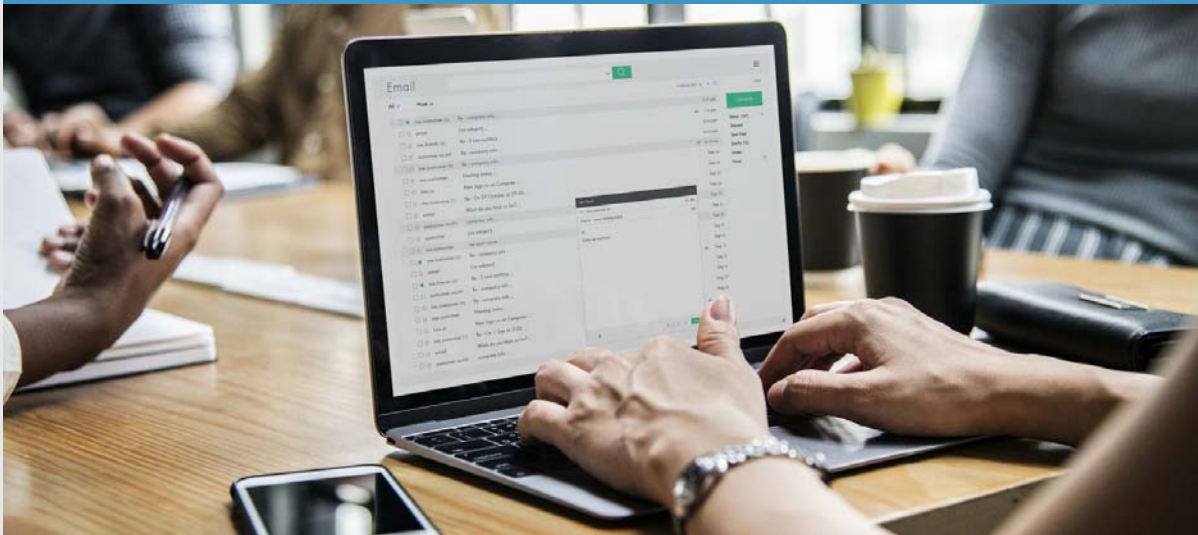
Thank you so much for helping us by responding to this survey, we really do appreciate it. Your input helps us to continue to do this work for the community.

With very best regards,

Justina Loh, Executive Director
Val Stapleton, Outreach Coordinator

Gibsons General Mailbox

From: B.C. Office of the Ombudsperson <consult=bcombudsperson.ca@cyberimpact.com>
on behalf of B.C. Office of the Ombudsperson <consult@bcombudsperson.ca>
Sent: September 13, 2019 11:32 AM
To: Gibsons General Mailbox
Subject: Resources for local governments: We'd like to hear from you!



Resources for local governments: We'd like to hear from you!

The Ombudsperson's Prevention Initiatives Program offers proactive engagement with public authorities under our jurisdiction to promote fairness in service delivery. Under this three-year pilot program (2017-2020), public sector employees may consult with Ombudsperson staff on an informal and voluntary basis to assist organizations in improving program administration, reducing complaints and enhancing internal complaints processes.

The B.C. Ombudsperson's Prevention Initiatives Team will be developing some resources for local governments across the province. Local governments are on the front lines managing complex issues on a daily basis. From our experience, bylaw enforcement, zoning and development, and local government services (eg. garbage, water) are often points of tension in a community and can lead to complaints from the public. We are here to help. To help us develop materials that would benefit you in your daily work, we'd like to ask you a few questions.

1. What is something you'd like to know more about from the BC Ombudsperson's Office?

2. What's the biggest challenge in your work?
3. What questions do you have about administrative fairness and/or complaint resolution in the local government context?
4. What resources and information from our office would assist you in serving the public better?
5. What is the best method for delivering this information (i.e., webinar, e-learning, print)?

Please contact us with your ideas by October 3rd at consult@bcombudsperson.ca. We will incorporate your feedback to develop some additional resources for local governments, such as fact sheets, guides and webinars.

We also invite you to share your thoughts with us in-person at the 2019 UBCM Convention in Vancouver. We will be hosting a clinic about how to respond effectively to complaints on **Wednesday, September 25 from 7:30 am - 8:15 am** or, look for us at the 2019 UBCM Trade Show September 25-26.

If you're interested in additional resources for local governments published by the Office of the Ombudsperson, including our best practices guides in [Bylaw Enforcement](#) and [Open Meetings](#), please [visit our website](#).

Thank you in advance for your input!

The Prevention Initiatives Team

Webinars

Fairness Matters: A Panel Discussion on Making Fair Decisions is part of the Prevention Initiatives Program webinar series.

[View our last webinar](#)

Online Training

We now offer online training in administrative fairness. This one-hour introductory course is designed to help public sector employees provide fair service in their everyday work.

[Take the course now](#)

Let's Stay in Touch

Keep up-to-date on upcoming webinars, workshops, publications and other news - subscribe to our mailing list [here](#) or contact us at 250-508-2950 for more information on how we can help.

[Learn more](#)

Follow the Office of the Ombudsperson on Twitter to get up to date news on our training opportunities!
[@BCOmbudsperson](#)

Email sent to: info@gibsons.ca

BC Office of the Ombudsperson
947 Fort Street
Victoria , British Columbia | V8W 9A5 | Canada
Toll Free: 1.800.567.3247 | Phone: (250) 508.2950 | consult@bcombudsperson.ca

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Tracy Forster

From: Island Coastal Economic Trust <info@islandcoastaltrust.ca>
Sent: September 13, 2019 12:24 PM
To: Tracy Forster
Subject: COWICHAN BAY TO DEVELOP NEW WATERFRONT GATHERING SPACE

[View this email in your browser](#)



Building a diverse and sustainable economy.



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Forward

Cowichan Bay To Develop New Waterfront Gathering Space

COURTENAY – The next stage of a Cowichan Bay revitalization is expected to get underway in early 2020, with establishment of a ‘Patio Portal’ located at the Cowichan Bay Maritime Centre.

Led by the Cowichan Bay Wooden Boat Society, with support from the Island Coastal Economic Trust and other funders, the ‘Patio Portal’ will improve public access to the Cowichan Bay waterfront. The portal will create a connection between the pier, the Maritime Centre and nearby businesses, establishing a new waterfront gathering place.

The 800 sq. ft. patio structure will provide an inviting area for residents and visitors alike, with large sail-mast shades, a wooden boat playset for children, and interpretive panels to learn about Cowichan Bay’s maritime history.

"The Patio Portal has been designed in a way that blends into the existing structures of the Cowichan Bay Maritime Centre while giving it a maritime feel, reflecting the community's unique history and culture," said Society President Ion Barnes. "It will become a focal point for tourists and residents, providing another great reason to visit Cowichan Bay."

The project is part of a broader community revitalization process, anticipated to attract more visitors to the Cowichan Bay Maritime Centre and surrounding businesses.

"This project is a direct outcome of the Cowichan Bay Village Vitalization Strategy which noted that that waterfront could become a more valuable tourism asset with better infrastructure," said ICET Chair Josie Osborne. "Built at street-grade level, it will provide increased accessibility for all ages, and has the potential to be the catalyst for other community-based projects."

The Patio Portal will also provide a venue for new events such as live entertainment, outdoor art events and other special events.

Completion is anticipated for Summer 2020.

About the Island Coastal Economic Trust

Created and capitalized by the Province of BC, the Island Coastal Economic Trust (ICET) has been at the forefront of economic diversification, planning and regional revitalization for the past thirteen years.

ICET is independently governed by a Board of Directors and two Regional Advisory Committees which include more than 50 locally elected officials, MLAs and appointees from the Island and Coast. This exceptional team of leaders collaborate to set regional priorities and build vital multi-regional networks.

Through a community centered decision-making process, ICET has approved more than \$52 million in funding for over 200 economic infrastructure and economic development readiness projects. These investments have leveraged over \$270 million in new investment into the region creating more than 2500 construction phase jobs and 2650 long term permanent jobs.

A full overview of ICET can be found at www.islandcoastaltrust.ca

For further information:

Line Robert, CEO
Island Coastal Economic Trust
Tel. 250-871-7797 (Ext. 227)
line.robort@islandcoastaltrust.ca

Mayor Josie Osborne, ICET Chair
District of Tofino
Tel. 250-725-3229
osborne@tofino.ca

Sharon McLeod
Cowichan Wooden Boat Society
Tel. 250-746-4955
sharon@classicboats.org



District of Sicamous

446 Main Street
PO Box 219
Sicamous, BC
V0E 2V0

T: 250 836 2477
F: 250 836 4314
E: info@sicamous.ca
sicamous.ca



September 13, 2019

The Honorable Doug Donaldson
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
FLNR.Minister@gov.bc.ca
P.O. Box 9049 Stn Prov Govt
Victoria, BC
V8W 9E2

**Re: Letter of Support for Off-Road Vehicle Management Framework
(UBCM Resolution No. B121)**

Dear Minister Donaldson,

At the Regular Council Meeting of September 11, 2019, the District of Sicamous Council passed a resolution endorsing the Villages of Sayward and Tahsis, BC's request for provincial support for an Off-Road Vehicle (ORV) Management Framework.

Accordingly, the District of Sicamous Mayor and Council respectfully request the Ministry of Forests, Lands, Natural Resource Operations and Rural Development support and make changes to the Off-Road Vehicle Act as proposed in resolution no. B121 as submitted to the Union of British Columbia Municipalities, 2019.

In Sicamous, ORV Tourism is a key component to the diversification of our rural economy, growth of our tourism industry and creation of long-term employment. As the District of Sicamous is annexed by two major BC highways, has multiple bridges, bodies of water, highly varied topography and diverse vehicle traffic, Council would like to offer the community of Sicamous as a location for a future ORV pilot project.

Regards,

DISTRICT OF SICAMOUS



Terry Rysz,
Mayor

CC: Maria Crawford, Union of British Columbia Municipalities
Quad Riders ATV Association of BC
British Columbia Snowmobile Federation
Village of Sayward
Village of Tahsis
District of Tumbler Ridge
Village of Salmo

Gibsons General Mailbox

From: Cathy Peters <ca.peters@telus.net>
Sent: September 15, 2019 7:28 AM
To: Gibsons General Mailbox
Subject: UBCM- Booth 919, " An Anti-Human trafficking Initiative"

Importance: High

Dear Mayor Bill Beamish and Gibsons Town Councillors,
Please visit me at **UBCM Tradeshow Booth 919, "An Anti-Human Trafficking Initiative"**.

I have materials, posters, handouts including materials from the RCMP Human Trafficking National Coordination Centre and the new National Human trafficking hotline number agency(1-833-900-1010).

The UBCM 2019 theme is "Resiliency and Change".

Resilient communities will thrive in a changing world.

Addressing the new scourge of Human trafficking and sexual exploitation will help to promote resilient, healthy, safe communities.

ASK: I look forward to meeting your Council members in person,

Sincerely, Cathy Peters

BC anti-human trafficking educator, speaker, advocate

#302-150 W. 15th St., North Vancouver, BC V7M 0C4

Phone: 604-828-2689

Gibsons General Mailbox

From: Rob Douglas <rob.douglas@northcowichan.ca>
Sent: September 15, 2019 12:27 PM
To: Rob Douglas
Subject: UBCM Resolution for Regional Management of Forestry
Attachments: Restoring Forestry in BC.pdf; Resolution B156 - Regional Management of Forestry.pdf

Dear Friends and Colleagues:

This is a time of unprecedented closure of sawmills in the Province. The auditor general [in his 2012 report](#) showed the department's incapacity to do its job or even have an adequate purpose or mission. A cut and get out approach has in fact been our provincial forest policy.

The Canadian Centre for Policy Alternatives turned out a major report last year on the decline of the industry and makes the case for more local control - an idea that the UBCM should endorse (see attached report).

This bold report argues for:

- Creating a new officer of the legislature/forester general - who would report to us all;
- Creating empowered regional standing committees of the B.C. Legislature for Vancouver Island and the Coast, the Kootenays, Southern Interior, Northern Interior, Lower Mainland, and the other major regions;
- Creating a forest charter of outcomes, standards and goals; and
- Giving more local control of our forests given the good examples we already have.

We the undersigned urge your support of the resolution from the Municipality of North Cowichan ("B156 – Regional Management of Forestry" – see attached).

We are at the UBCM convention; let's meet.

Sincerely,

Rob Douglas - Councillor, Municipality of North Cowichan

Bob Williams - Former Minister of Lands, Forests and Water Resources

Corky Evans – Director, Columbia Basin Trust and Former Minister of Agriculture, Food and Fisheries

Dr. Geoff Battersby - Former Mayor of Revelstoke and Former Director of Revelstoke Community Forest Corporation

Fred Parker - Registered Forest Professional and Former Executive Director of the BC Forest Practices Board

Ray Travers - Registered Forest Professional (Ret.) and Private Forest Consultant

B156 Regional Management of Forestry**North Cowichan**

Whereas the forest industry in British Columbia has been on a steady decline in recent decades, with dozens mill closures, thousands of lost jobs and once-thriving rural communities experiencing severe economic decline – due in large part to corporate mismanagement, misguided government policies, and lack of public oversight;

And whereas many communities across British Columbia and globally have demonstrated that when local people are empowered to manage public forests and other common resources through community forest licenses, regional trusts and other community-based governance models, there are significant social, economic and environmental benefits:

Therefore be it resolved that the Province of British Columbia explore the feasibility of:

- Adopting a new model of regionally-based forestry management that will empower local communities to engage in long term planning of the regional economies and ecosystems;
- Creating a Forest Charter passed by the Legislature that includes an overall vision, sustainability principles, and standards for our forests; and
- Appointing a Forester General to serve as a new independent officer who will report annually to the Legislature and work with the diverse regions of our province on local land planning processes.



Restoring Forestry in BC

The story of the industry's decline
and the case for regional management

BY BOB WILLIAMS

January 2018



CCPA
CANADIAN CENTRE
for POLICY ALTERNATIVES
BC Office

RESTORING FORESTRY IN BC

The story of the industry's decline and the case for regional management

by Bob Williams

January 2018

ABOUT THE AUTHOR

BOB WILLIAMS was Minister of Lands, Forests and Water Resources in the BC government of Dave Barrett (1972–75) and Deputy Minister of Crown Corporations in the government of Mike Harcourt (1992–96). He has a degree in Community and Regional Planning, and in October 2017 was awarded an honorary Doctor of Laws by Simon Fraser University.

ACKNOWLEDGEMENTS

Thanks to the four anonymous reviewers of an earlier draft of this report. Special thanks to Ben Parfitt and Seth Klein for their reviews and edits. I would like to thank my friend and colleague Ray Travers, RPF, who has advised me on forestry matters ever since I was Minister of Lands, Forests and Water Resources. This work would not have been possible without his continuing deep knowledge and advice, which has helped so many of us who care about our forests.

The opinions and recommendations in this report, and any errors, are those of the author and do not necessarily reflect the views of the publishers or funders.

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PUBLISHING TEAM

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CCPA
CANADIAN CENTRE
for POLICY ALTERNATIVES
BC Office

520 – 700 West Pender Street
Vancouver, BC V6C 1G8
604.801.5121 | ccpabc@policyalternatives.ca

www.policyalternatives.ca

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Preface

I AM A CITY BOY, but my life was forever changed when, at the age of 19 after my first year of university, I opted for summer work in the Kootenays with the BC Forest Service. Our job was forest inventory—counting trees—and shedding light on what was there.

Our crew drove in our little Austin vans up to Slocan Valley and Nakusp, established our campsite on Kuskanax Creek, and hiked the entire region mapping its forests: virgin white pine in the Monashee Mountains, cedar/spruce in the wet regions, golden tamarack in the south.

I flew regularly in a 1927 Junkers biplane next to the most gutsy bush pilot in the region. I got to know and admire the local folk: loggers of the hinterland, Doukhobor families of the Slocan, Japanese people whose family members had been interned in prison camps, pioneers of the Boer War, children of British remittance men, tough men scarred by grizzlies. These were the wonderful working folks of the Arrow Lakes before their lands were flooded and tied into the greater Columbia River hydroelectric grid.

All this I got to know as well as the Forest Service that served them from its small green and white barns that characterized ranger stations in the villages and towns of Arrowhead, Nakusp and Slocan City. It was a rich, networked rural community where the local forest ranger presided, and it made an incredible positive impression on me, a kid from Vancouver's Eastside.

It is now all gone, replaced by absentee corporations, a distant and computerized government and the financialization of everything. I felt it was time to catalogue this decline and sketch out new hope for the future.

Part 1:

The decline of forestry in BC

WHY HAVE WE NOT BEEN HONEST WITH OURSELVES? We have a monumental failure on our hands—forestry in British Columbia. Almost everything about forestry in BC is wrong, given that this marvellous resource is endowed to us by nature.

Since the Second World War, we have pretended that we have the right answers.

We have pretended that we've developed a scientifically sound base for sustainable forestry practice. We've pretended we have a successful industry. We've pretended we have a successful licensing and cutting program. We've pretended we get full value for our trees and that we have a proper and competitive system for selling timber and cutting rights. We've pretended we have good public and corporate managers alike. On all of these points, and more, we have failed.

Let's, in our own interest, finally face up to the ugly truths of forest policy history in this province. The truth is that we have had a policy of liquidating our forests. For several generations in coastal BC, we demolished great forests, clear-cut countless valleys and watched giant corporations come through and liquidate this great natural asset and then move on.

Throughout the postwar period, older generations saw a proliferation of sawmills on the BC coast and miles of log booms. Today, those buying expensive waterfront condos along False Creek would find it hard to believe that older generations in Vancouver were used to seeing a solid mass of log booms in the water between Cambie and Main Streets and sawmills in the heart of the city. The same pattern prevailed on the city's southern shores along the Fraser River as well as in North Vancouver, north Burnaby and Port Moody.

But now, much of that industry is gone. In the 25 years beginning in 1990 and ending in 2014, more than half of the coast's larger sawmills (56 per cent) closed their doors, and output fell by almost exactly the same.¹ It has been a program of liquidation, not sustainable forestry. The historic pattern from 1911 to 1989 is laid out for all to see in the seminal work *Touch Wood*.²

We are a remnant of what we once were, and the data are there to prove it.

For several generations in coastal BC, we demolished great forests, clear-cut countless valleys and watched giant corporations come through and liquidate this great natural asset and then move on.

1 British Columbia Ministry of Forests, Lands and Natural Resource Operations, 2015.

2 Drushka, Nixon and Travers, 1993.

OUR OWN TRAGIC STATISTICS

Statistics for the past two decades alone begin to spell out some of the current reality.

For example:

	1997	2016
Forests as a percentage of provincial GDP	4.5%	3.3%
People directly employed	85,000	59,900
Forest revenue*	\$986,000,000	\$746,000,000

Source: BC Stats, "B.C. Economic Accounts and Gross Domestic Product," <https://www2.gov.bc.ca/gov/content/data/statistics/economy/bc-economic-accounts-gdp>.

*These figures are not adjusted for inflation.

Between 1990 and 2015, the number of large- and medium-size sawmills in BC saw a 47 per cent decline.

Between 1990 and 2015, the number of large- and medium-size sawmills in BC declined from 131 to 70, a 47 per cent decline. Veneer mills went from 20 to 13, a 35 per cent decline; pulp mills went from 24 to 17, a 29 per cent decline; and the number of paper mills was halved from 12 to six.³ Our mainstream media rarely report on this startling data anymore.

A few forestry company names that have disappeared:

- Canadian White Pine
- Crown Zellerbach
- Doman
- Eburne
- Eurocan
- Fletcher Challenge
- Fraser Mills
- Kootenay Forest Products
- MacMillan Bloedel
- Northwood
- Powell River Company
- Rayonier
- Weldwood

Measured against our peers

In a quiet way, the most damning report on the BC forest sector came out of the province of Ontario. The Finnish consulting company Jaakko Pöyry, one of the world's most highly regarded forest consultancies, undertook a review of the value-added forest industry in that province and compared it with that of other provinces and jurisdictions outside Canada.⁴ Section five of the report—its conclusions on their qualitative benchmarking—is devastating for BC and is summarized here. The report was written in 2001, but if anything, an updated study would show BC faring even worse.⁵

³ British Columbia Ministry of Forests, Lands and Natural Resource Operations, 2015.

⁴ Living Legacy Trust and Jaakko Pöyry Consulting, 2001.

⁵ British Columbia Ministry of Forests, Lands and Natural Resource Operations, 2015. According to the report, BC lost roughly half of its coastal sawmills in the years after the Ontario government commissioned the study.

Management capability

BC scored one out of five when it came to the education, skill level and management sophistication of executives and owners in each benchmark area and functional competences (for example, marketing, finance, operations, human resources and information technology). Quebec scored two; Ontario, 2.5; and Denmark, five. We were the worst.

Skill levels

This addressed the skills, experience, technical knowledge and expertise of the workforce and the availability of skilled support trades. A similar pattern prevailed, BC at the bottom again at one out of five.

Clustering

On the synergy between manufacturers, those that harvest the raw materials, equipment manufacturers and so on to develop secondary wood products, BC was once again at the bottom of the heap.

Policy environment

On government policies and programs that enhance the free-market conditions for business enterprises, BC was found the least competent.

Industry and market structure and accessibility

As for relations between primary and secondary producers and the overall competitiveness of secondary-wood-product manufacturers, our province once again came last. With its failed forest tenure system and lack of open log-markets, which would encourage domestic manufacturers to gain access to the right logs, it's hard to see how it could be otherwise.

Technology

Here Western Canada also lags behind.

Raw material

The consultants noted that in Western Canada, primary manufacturers look upon remanufacturers as competitors rather than customers, as it is the case elsewhere. And once again, they gave BC a failing grade: one in a possible score of five!

So there we have it. The best forestry sector consultants in the world put us at the bottom when compared to our peers.

For more statistics on BC's declining forestry sector and poor performance, see Appendix.

From a 2016 article in *Truck LoggerBC*:

Since 1987, about 50 sawmills [on the BC coast] have closed, where 27 of these closures occurred since 2004. BC coast lumber production has plunged from 4.7 billion board feet in 1987 to 1.4 billion board feet in 2015. With less than 30 sawmills left in operation, one may conclude that the BC coast has been a graveyard of sawmills over the last 30 years.

The good news is that all of the high cost mills have been closed. All of the remaining mills are survivors with better cost structures and increased output, where many have a reasonable chance of continuing on.*

* Russ Taylor, 2016.

THE AUDITOR GENERAL SHOWS CONCERN

A source as unbiased as the auditor general of BC has said we need to be far more diligent about these matters.⁶ A 2012 audit of the forests ministry's management of timber concluded:

- The ministry has not clearly defined its timber objectives and therefore cannot assure that its management practices are effective.
- Existing management practices won't be able to offset the trend toward forests having a lower timber supply and less diversity in some areas.
- The ministry does not appropriately monitor and report its timber results against its timber objectives.

On ministry stewardship, the auditor general pointed out there is a significant gap between the total area the ministry replants and the total area suitable for replanting. He was also concerned about incomplete data entries by the private sector and the information system generally.

The report left the unmistakable impression that our forest policies are hopelessly flawed and both ill defined and ill measured. Over the years we have consciously lowered the bar for management, measurement and reporting of this great public resource.

Much of this off-loading of provincial stewardship expanded dramatically under Premier Bill Bennett (1975–86), whose government appointed Mike Apsey, former head of the Council of Forest Industries (a corporate lobbyist), as deputy minister of forests.

Today, most professional associations express great concern that their own problems and conflicts are detracting from what is really important—namely, defending the public interest by protecting our Crown forest resources.

Enough of this bad news. Let's look to our ultimate peers, the Swedes. What do they achieve, given they have the same amount of commercial forest land as BC?

SWEDEN SHOWS US WHAT TO DO

Sweden's annual tree growth in managed forests is well over double that in BC. Repeat: Sweden has an equivalent area of forest land and gets twice the growth that we achieve. Is there something we can learn here?

Sweden manages their lands in a scientific manner. We do not.

The standing stock in Swedish forests has increased dramatically from 2,300,000,000 cubic metres in 1950 to 3,900,000,000 cubic metres in recent years. BC forests have been in constant decline.

Sweden's success has been achieved by satisfactorily stocking, thinning and intensively managing their forests.⁷ Let's be clear—there is huge payback from thoughtful, scientific management, payback that we in BC have never seen and never will if we continue our reckless course of liquidation.

⁶ Office of the Auditor General of British Columbia, 2012.

⁷ Tree thinning involves selectively logging trees amidst standing trees. The logged trees, which are generally small, are then taken to mills for processing, while the remaining standing trees are left to grow taller and bigger before harvesting years or decades down the road.

On ministry stewardship, the auditor general pointed out there is a significant gap between the total area the ministry replants and the total area suitable for replanting.

This demonstrates, of course, what can happen when we manage for value. By managing their forest lands in a continuous, careful manner—intensively stocking sites from day one and thinning two or three times during several rotations (i.e., holding off on the final cut over a longer period of time), Sweden has increased the value and volume of trees growing in its managed forests. Tree-thinning operations alone in Sweden produce 30 per cent of the annual cut. That level of performance is achieved on an actively logged and managed forest land base that is roughly equal to British Columbia's.

In BC we don't invest in thinning the forests we replant. This means we miss opportunities to work with both the initially lower-quality wood coming from thinning operations and then from the much higher-quality wood coming from trees that are logged from managed plantation lands decades down the road.

Ray Travers, a long-time BC civil servant with a masters degree in forest management and silviculture, argues that we should emulate Sweden by employing some of its effective on-the-ground practices. He believes we won't get there just by shifting to area-based tenures—the quick fix championed by BC's corporate forest interests. A values-based silviculture system in young forests combines high-level stocking (approximately 2,500 trees per hectare) and extended rotations (more than 100 years) and frequent light commercial thinning, each less than 30 per cent of the stand, along with other management requirements, Travers says.

This "growing for value" rather than our own "growing for volume" as practised in BC can, Travers believes, generate returns along the value chain from low-grade sawlogs at \$88 a cubic metre to high-grade logs at \$143 a cubic metre and veneers at \$325 a cubic metre. If BC produced more high-grade logs, this would bump the forestry return by over 60 per cent. We have a long way to go in BC in straight forestry terms to attain such values.⁸

By managing their forest lands in a continuous, careful manner—intensively stocking sites from day one and thinning two or three times during several rotations, Sweden has increased the value and volume of trees growing in their managed forests.

THE BAD DEALS IN FORESTRY CONTINUE

That in British Columbia we have failed to extract sufficient value from our forests is undeniable. But there is more. In the early 1990s, the provincial government appointed the Forest Resources Commission to assess the state of BC's forests and forest management. Led by Sandy Peel, a former provincial deputy minister, the commission concluded based on overwhelming evidence that stumpage fees (the price the Crown charges for trees logged on public lands) "are not capturing the full value of the resource."⁹ Peel went on to state:

In fact, the private transactions produce an asset value more than four times higher than that found for stumpage. This suggests that industry is capturing a much higher value from the forests than is the government.

The best recent example of this is the sale of TimberWest to two public-sector pension plans, one that's Canada-wide (run by the Public Sector Pension Investment Board) and one in BC (BC Investment Management Corporation). The lands involved run down the east side of Vancouver Island, adjacent to the north/south settlement pattern on the island's eastern shore. The pension funds recently acquired the lands—327,000 hectares in total or just over 10 per cent of all of Vancouver Island—for \$1 billion.¹⁰ Curiously, the province does not show our own immensely

⁸ Travers, 2014.

⁹ Peel, 1991.

¹⁰ Hamilton, 2011.

valuable public lands, including the timber (some 20 million hectares), on its balance sheet. Think about that. Our own government is mute on the value of one of our most precious, largely publicly owned resources!

The lands acquired by TimberWest were first sold off in a deal between early industrialist Robert Dunsmuir to the Canadian Pacific Railway. These were Crown-granted fee simple lands with full property rights; one could say extreme property rights in that the land grant included the lands beneath lakes, for example. Much of the land was sold off over the years since the early grant but still covers 10 per cent of Vancouver Island.

WHAT IS THE CORPORATE GAME PLAN?

The lands in question, and others on the coast, are now being mined of their trees, which are exported in raw, unprocessed form at levels never before seen. As the number of mills on the coast has fallen precipitously, the number of raw logs exported by coastal forestry companies has skyrocketed.

In the four years beginning in 2013, the government allowed 26 million cubic metres of raw logs to be exported from BC, the highest four-year tally in provincial history.¹¹

I would suggest that the real business plan for our forest corporations has been, for decades, to be the real landlord, the real rent collector of our public resource.

It works like this. Companies happily pay below-market rent to the government for the trees they cut. That discounted rent, in the form of low stumpage payments, allows the companies to make handsome profits. These days, the handsomest of those profits come from selling raw logs to out-of-country buyers.

But there's more to it than that.

Sandy Peel made this clear in 1991 when, as mentioned in the previous section, the provincial Forest Resources Commission that he led issued its report *The Future of Our Forests*.¹² Peel's professional estimate at the time was that the Crown collects only a quarter of the timber value. The real business of forest corporations is to be the rentier in economic terms. They collect the real rent the government leaves on the table.

If the companies then decide to get out of the two-by-four business, a low-value commodity, they sell the business but attach a value to the uncollected rent that the government has left on the table. That value is then multiplied by three, four, five, six or seven times the annual rent the government collects, and because we no longer have competitive bidding for our trees, the price is based on calculations of value—an estimate of market value. The lack of real-market tests means that the government underprices our timber sales to the big companies. And because the government has not done its job collecting the full rent from our forest lands or the trees cut on them, it means the company collects not only the conventional profits of its enterprise, but also some of the resource rent as well.

In normal business transactions, the profitability of a company determines its value to a great extent. In BC, however, because the province does not collect all of the stumpage revenues that

¹¹ Parfitt, 2017.

¹² Peel, 1991.

As the number of mills on the coast has fallen precipitously, the number of raw logs exported by coastal forestry companies has skyrocketed.

it should, when companies go to sell *their* assets, they take the value of the discount, apply it to the trees under their control to cut, and pass that added cost onto the buyer. It amounts to one giant markup that should have been collected all along in higher stumpage fees by the province, but instead is collected by the companies when they sell.

That is the real gravy. It has been going on for decades, but was not always so.

On a continuous basis through the 1970s and earlier, the province's forests ministry employed its own counsel, Clarence Cooper, to see that forestry companies never embedded the value of timber when their businesses were sold. There was a simple reason for this: the timber belonged to the people of BC, not the companies. Capitalization of the value of a Crown asset was seen to be virtually criminal. A corporation had to provide a breakdown of the assets being sold, and no amount was allowed for the timber. We maintained Crown ownership then.

Today, in many ways, harvesting the value of Crown assets is the primary game for many industry players, especially when they want to get out. We now have an industry that for the most part is in the cheap commodity lumber business. In the long run, however, the value of commodity lumber is in relative constant decline. Surges in US housing demand and a declining dollar help BC's commodity lumber industry. But the commodity lumber game's main focus has been to increase profits by decreasing the number of workers and pumping out more and more two-by-fours. Some managers estimate that future "ultra" mills may only need a hundred or so workers. So increasingly, the game is to collect the rent and multiply it significantly when you sell the company. This has not been a good deal for BC or forestry workers.

As noted earlier, coastal sawmill production has been more than halved in just 25 years. And as mills have closed, raw log exports have soared. It's a classic high-grading, cut-and-get-out exercise (harvesting the highest grade of timber and then moving on) for corporations that are not interested in the long run. As Sweden has shown us, forestry can be a long-term business.

In British Columbia there were forest industry corporate names that we assumed would be around forever, some of which were listed earlier. One of the most recent closures was Chick Stewart's Port Kells B mill, which he moved from Vancouver's False Creek in the 1970s to Langley because there were no more big logs left on the coast. Chick, now 88 years old, is also one of the last great independents on the coast: an iconic remnant of a former entrepreneurial breed that once dominated the industry. He is a proud example of entrepreneurial human capital that British Columbia has lost as the forest industry transformed.

So if most BC forest corporations are now rentiers, what does that really mean? It means that:

- Companies have largely replaced the forests ministry and collect much of the true value of our forest assets when those assets are sold.
- New entrepreneurial human capital is lost.
- There is little interest in moving into value-added projects, as research can be costly and risky, and there's already a decent or handsome return in just being a landlord.
- Corporations have little interest in long-term forestry/silviculture.
- For the government, rent income, which should have been used to replenish the resource by planting, thinning and managing, has been usurped by others.

The commodity lumber game's main focus has been to increase profits by decreasing the number of workers and pumping out more and more two-by-fours.

THE FORESTRY TENURE SYSTEM

The primary tenure system on the BC coast has been the Tree Farm Licence, or TFL. The tenure area is defined as a specific and usually large block of land.

In the province's Interior, the tenure system is primarily volume based, a floating volume over a sub-region. So instead of companies having logging rights for geographically defined areas (with TFLs), the province assigns volumes of timber they can cut from a large tract of forest called Timber Supply Areas (TSAs), in which other companies may also operate. In the Interior, there has been strong industry pressure to use the TFL coastal system, which is seen as a stronger property right for proponents. Interior logging giant West Fraser has been one of the keenest proponents of such change.

In the earliest days of issuing TFLs on the coast, there was an argument for combining private lands that logging companies owned with adjacent Crown lands to form large, integrated units where forest management was the primary objective. The goal of corporate proponents in the Interior is to expand their landlord rights over Crown lands and then sell the company, just as their counterparts on the coast have done. Fortunately, this kind of land grab is not advocated across the board in the Interior. In fact, the largest company operating there has taken a dissenting view.

On April 15, 2014, Don Kayne, the president and CEO of Canfor Corporation, wrote a letter to the *Vancouver Sun* in which he noted the Interior forest sector was undergoing a significant transformation in the wake of the mountain pine beetle epidemic, and "In our view, this is absolutely not the time for major changes to tenure administration." He continues:

Governments and industry must focus on understanding what timber is available and what adjustments are needed in primary manufacturing. We feel the benefits of the area based tenure are marginal at best and that there are many higher priorities that would yield greater positive impacts. More importantly, the public opposition to this proposal is a deal breaker... Canfor would only support a fully transparent public process that is fair to all licensees and involves sufficient public involvement so we could be confident it has the support of British Columbians.

Instead, Kayne argues:

Government resources should be focused on maintaining the health of the interior forest sector, completing an updated forest inventory to support planning and decision making, resourcing smaller tenure holders and the BC Timber Sales program so they can access their tenure volume, and assisting communities with any necessary rationalizations in primary manufacturing.

These were incredible statements in the public interest coming from a major forestry company, and most British Columbians wouldn't have known about them because there was no subsequent news coverage. This was an extraordinary failure especially since the statements must have been endorsed by former premier Glen Clark, now president of the Jim Pattison Group responsible for Canfor.

This represents a significant shift for this province: the beginning of one major firm aligning some of its corporate interest with the public interest. Subsequently, the Supreme Court of Canada's precedent-setting decision in December 2014 in favour of the Tsilhqot'in First Nation meant any new TFL decisions would be extremely problematic. That unanimous decision, and others before our courts and legal tribunals, underscore our failure to deal honourably and forthrightly with First Nations. First Nations have borne the burden of decades of our misguided forest policies. Any credible change in direction must have First Nations at the forefront as we chart a new course.

The goal of corporate proponents in the Interior is to expand their landlord rights over Crown lands and then sell the company, just as their counterparts on the coast have done.

MORE ABOUT THE LANDLORD GAME

Every now and then the reality of some of our forest enterprises is exposed for the insider, landlord game that it is.

In the earliest days of the Social Credit government of W.A.C. Bennett (1952–72), Forests Minister Robert Sommers was convicted of bribery and corruption for his dealings with a senior British Columbia Forest Products employee in granting TFL licences. Prior to the court proceeding, a Liberal member of the opposition, Gordon Gibson Sr., argued that “money talks” in the granting of forest licences. Gibson, a long-time logger and forestry company worker, doggedly made his case both inside and outside the legislature about one of the crudest examples of the landlord game in the modern era. This case took ages to get to court under the province’s then attorney general Robert Bonner. Bonner dragged his feet for years before proceeding with the case against his colleague, who eventually went to jail. BC Forest Products Corporation, which made the bribe, was never charged by the attorney general, and the TFL remained in place. The company simply kept its ill-gotten gains and passed them along to others when it was sold!

By this time, signs that the game was more than forestry became apparent to some critics.

The opposition forest critic in the 1960s (me) argued that it seemed strange that the CEO of the newly formed MacMillan Bloedel Corporation (the merger of Powell River Company with MacMillan and Bloedel Ltd.) was a former BC Supreme Court judge, John Valentine Clyne. I wondered out loud if Clyne’s primary value was his political link with Victoria, and Clyne threatened to sue, advising me so by telegram. Instead, I invited him to run against me in Vancouver East. He declined.

At a later stage, as a minister in the Dave Barrett government (1972–75), I hired W.C.R. (Ray) Jones to lead Canadian Cellulose—the holding company for Crown-owned forestry companies. Jones told me that his dealings with Clyne after the amalgamation resulting in MacMillan Bloedel caused him to resign and move east to work for one of Canada’s most-prominent business families, the Westons. Jones had established a fine paper-manufacturing plant for the Powell River Company on Annacis Island, which was a major, and still unequalled, movement toward value-added enterprises in the sector. Clyne, however, was not the least bit interested in pursuing that kind of work; he was more interested in the landlord game. A little later Robert Bonner, who held the attorney general post in the Social Credit government, became CEO at MacMillan Bloedel. Some things never change.

As minister, I was concerned about the cannibalization of the central coast’s forest resources. The government, therefore, took over Crown Zellerbach’s newsprint operations at Ocean Falls and undertook an inventory and analysis of the forest resources in the sub-region that included Ocean Falls, Bella Bella, Bella Coola, Rivers Inlet and the magnificent Dean and Kimsquit Valleys. The Kimsquit Valley was virgin mature forest. I flew over it by helicopter when the salmon were running, and we found ourselves flying amongst what seemed like thousands of eagles that had arrived for the huge salmon harvest.

For an urban lad, it was a breathtaking experience of the grandeur and life cycle on this coast. At the time, I felt I almost heard opera music celebrating the wonder of the experience. I also believed that we could carefully exploit the basin with modest logging that could benefit some industrial activity on the central coast for Ocean Falls, Bella Bella and Bella Coola, providing new employment in the small communities and new ferry service linkages for local economic development.

First Nations have borne the burden of decades of our misguided forest policies. Any credible change in direction must have First Nations at the forefront as we chart a new course.

And then the government changed.

The new Social Credit government of Bill Bennett (1975–86) closed the Ocean Falls mills, which then operated under a Crown holding company. The unallocated timber in the Kimsquit Valley was put up for bid by the new government, and Doman Industries won the bid with the promise of a new pulp mill in Nanaimo. They logged and logged and logged that magnificent valley and exported the raw logs to Asia. In fact, freighters waited at the river mouth to load the logs for transport directly across the Pacific. There were no new jobs or value-added opportunities: so much for providing employment on the central coast.

The devastation of the Kimsquit Valley was photographed by the local forest rangers, and speaking in the legislature I likened it to Jack London's *Valley of the Moon*. Doman then also threatened to sue me. It was the ultimate rent-collecting game by another corporate friend of the government. The pulp mill was never built. The tenure and cutting rights remained as company not Crown assets, and they continued to be transferred as company assets even after Doman Industries went bankrupt.

Later, Herb Doman, a founder of Doman Industries, got into serious financial difficulties. He advised Bill Bennett, now the former premier and a major Doman Industries shareholder, ahead of public knowledge that a major deal failed, which caused the share value to drop dramatically. Bennett sold his shares before anyone else, and was ultimately convicted of insider trading after a prosecution by the estimable Joe Arvay (a former civil servant).

WESTERN FOREST PRODUCTS' SWEET DEAL

In a July 2008 report, then auditor general John Doyle issued a damning review of decisions made by then BC forests minister Rich Coleman—decisions that bestowed enormous economic benefits to Western Forest Products. The report was titled *Removing Private Land from Tree Farm Licences 6, 19 and 25: Protecting the Public Interest?*¹³

Tree Farm Licences typically encompassed enormous areas of Crown land, which forestry companies paid a token amount to hold on to—for example, one penny per acre per year. Companies also had privately owned land that was typically rolled into any new TFL and managed to the standards of the day. In return for gaining access to huge swaths of publicly owned timber in new TFLs, forestry companies agreed to send the timber they logged to their own manufacturing facilities to provide local employment (a quid pro quo arrangement known as *appurtenancy*). This applied equally to the small portions of private lands rolled into the TFLs.

The private land holdings within the TFLs were essentially seen as 100 per cent mortgaged to the Crown as security against the benefits that companies received for the exclusive use of the timber on TFL lands, most of which were owned by the Crown.

In 2003, the terrible reversal of this decades-long contract occurred with the passage of the provincial Forestry Revitalization Plan, which proved to be anything but revitalization. Under this statute, the tying of forest tenures such as TFLs to manufacturing facilities and employment was formally ended. As the auditor general noted, "Historically, most TFLs required timber manufacturing facilities as an appurtenance (addition)... The same entity had to own the mill and the licence."¹⁴

13 Office of the Auditor General of British Columbia, 2008.

14 *Ibid.*, 19.

In 2004, Western Forest Products (WFP) applied to remove its private tenures just before Rich Coleman became forests minister. The company's request was granted before Coleman left the ministry in 2008, a deal that benefitted WFP's three TFLs on southern Vancouver Island—TFLs 6, 19 and 25.

The following timing is outlined on page 68 of the auditor general's report:

November 24, 2004. WFP applied for the removal of private lands from its TFLs.

June 16, 2005. Rich Coleman was appointed minister of forests and range.

April 28, 2006. WFP delivered an information package to the ministry, telling the provincial government that it was acquiring Cascadia Forest Products and intended to sell the private lands.

December 20, 2006. A briefing note for ministry staff was prepared recommending deletion of the private lands as the minister wanted.

The value of these lands at the time of approval was estimated by the ministry at \$150 million.¹⁵

The auditor general concluded, "The ministry's process for making its recommendations to the Minister was not well-defined," with little analysis or evaluation done, and using unsupported statements about WFP's financial health. And "the Minister, as the final check in the process and the statutory decision-maker, did not do enough to ensure that adequate consideration was given to the public interest."¹⁶

The minister's decision gifted Western Forest Products with enormous financial benefits. After three years, the company would be able to export raw logs from the TFLs, a privilege worth hundreds of millions of dollars because offshore log markets are often worth 50 per cent more than local markets.

Some gift indeed!

This is the landlord game—often played offstage and resulting in giveaways of massive proportions.

This is the landlord game—often played offstage and resulting in giveaways of massive proportions.

WE USED TO MANAGE LOCALLY, BUT NO MORE

In the past, the BC Forest Service was a venerable institution that served the public well. It did so for 100 years. Forest Service staff were highly disciplined and for many decades quite decentralized into various "macro-regions," such as Nelson Forest District, which covered both the East and West Kootenays. Within that region (as was the case in the province's other macro-regions), small ranger stations were plentiful in tiny communities like Nakusp, Arrowhead and Rock Creek. This was in the days of public working circles and rangers working with local loggers. The decentralized nature of operations meant that public servants with the Forest Service were actively involved in local forest-management decisions and seen to be serving the interests of local communities.

Responsibility for the Nelson district has now been transferred to Kamloops, hundreds and hundreds of kilometres away. Cutting rights have been transferred to larger and larger corporations, and governance happens in the provincial capital, Victoria—again very far away. Victoria, in turn, transfers much of its responsibilities to the large corporations, which become more financialized

¹⁵ Ibid., 2.

¹⁶ Ibid., 29.

and largely under the control of big money. As a result of this centralized, financialized, stifling pattern, we find the net gains from our publicly owned forests significantly reduced and local know-how, care and responsiveness removed.

That is, local entrepreneurial capacity is ignored because of corporate control of the resource, human capital is not productively engaged and moves on, and regional development is lost.

The challenge is to unravel this mess. For all intents and purposes, the bureaucracy has become privatized, research is increasingly commissioned by corporations, and the provincial knowledge base has declined rapidly compared to other jurisdictions.

The challenge is to unravel this mess. For all intents and purposes, the bureaucracy has become privatized, research is increasingly commissioned by corporations, and the provincial knowledge base has declined rapidly compared to other jurisdictions. The “redefined” industry should, by any measure, get a failing grade.

The initial problem is that facts are not getting out to the public. Data and information are often terribly out of date, inventory is unfinished and undefined goals prevail. Even worse, to underscore the abandonment of an active public service to protect a public resource, the Forest Service was eliminated on its 100th anniversary, in 2012. Staff were integrated into a large centralized bureaucracy, much of it in Victoria.

Thoughtful essayists like Wendell Berry make the point that “industrial economics has clouded our being so much that it has almost stifled the imagination.”

Out of great concern about the state of forestry in BC, I decided to team up with three highly regarded professionals and together we toured much of the province over the past several years.¹⁷ We concluded that BC needs a forester general as we believe the harsh realities of this failed sector could best be revealed by an officer of the legislature as soon as possible.

For far too long, we have been hiding the facts as corporate control of our forest resources has expanded, and we have accepted absentee management in both the public and private sectors.

We make the case for the forester general in the next section.

17 The team included Ray Travers, RPF (Registered Professional Forester); Denis O’Gorman, MA in Planning; and Fred Parker, RPF. We did these tours because we all felt passionately about the future of our forests and forest industry. We spent time in Prince George, the Cariboo region, Revelstoke, Creston, Nakusp, Midway, Maple Ridge and various communities on Vancouver Island.

Part 2: A new way forward

A LEGISLATURE TO HIGHLIGHT BC'S GREAT REGIONS

A decentralized approach or, more positively, empowering our regions was a goal shared by long-term civil servant Alistair Crerar and me. In the early 1990s, before the Mike Harcourt government was elected, Crerar, who was my former deputy minister and one of BC's finest public servants, prepared a paper for me on how decentralization could work.

We agreed that the grand macro-regions of the province needed more control over forestry governance and other natural resources. But how should we begin? Crerar suggested starting with a standing committee of the legislature. The route he proposed was to create multiple standing committees composed of MLAs from each separate region. Each committee would fund the planning exercise in their region and then regional resource plans would be forwarded by the standing committee of the House for approval. It was, and is, a brilliant practical first step in reform.

Nothing is risk-free, and the risk here is that committees might vary wildly in approach and partisan politics could influence outcomes. Having decentralized regional committees could result in diverse outcomes around the province, but people could see what worked and what didn't in various regions and how lessons learned in one region might apply elsewhere. Regionalization would also ensure that power rested with the communities most directly affected by forest management decisions and not with bureaucrats in Victoria.

The likely regions would be the Kootenays, the Central Interior, the Northern Interior, Vancouver Island and the Coast. A finer-tuned pattern might identify the Okanagan and the Lower Mainland as regions.

The goals of decentralizing would be to:

- Maintain or enhance the environment and sustainability.
- Involve the public at the local level in planning, claims, management and stewardship.
- Capture the rent of natural resources.
- Raise real income.
- Provide fulfilling jobs.

Regionalization would also ensure that power rested with the communities most directly affected by forest management decisions and not with bureaucrats in Victoria.

- Create an acceptable level of economic growth.
- Improve equity and fairness.

This is a tall but appropriate order given the value of our Crown forest lands. In the end, the regions would compete toward excellence rather than enduring the one-size-fits-all approach, which has resulted in such inadequate outcomes in recent decades.

Crerar and I saw decentralization as the beginning of our province's regions being free to manage their own economies, while understanding the limits to growth and design by nature.

These regions (which may be segregated further) would have regional foresters, who with local citizen input would report to the standing committee of the legislature and the forester general (see below), providing a feedback loop that empowered people in the regions. Regional committees would include representatives of local First Nations, who would participate in planning processes as equal partners with their non-Indigenous neighbours.

We believed this would be a great step toward more local control, democratizing the sector and bringing First Nations to the table as true partners. Equally important, citizens could tell their elected representatives what they want from our province's iconic resource.

Decentralization would be a great step toward more local control, democratizing the sector and bringing First Nations to the table as true partners.

THE NEED FOR A FOREST CHARTER

The colleagues I travelled the province with and I concluded that BC needs a Forest Charter to articulate overall goals and a purpose for this resource. Forester Ray Travers is drafting such a charter.

BC's auditor general demonstrated there are no established substantial principles to help us best steward this grand resource. The charter must include an up-to-date resource inventory based on science-based forest practices. This would correct a dangerous drift in oversight of our public forest resources that accelerated in 2002 when the Gordon Campbell government (2001–11) repealed sections 2, 3 and 4 of the *Forestry Act*, which required the chief forester to maintain an inventory of the province's forest lands. Later, the same government disbanded the Forest Service's internationally renowned research branch. The charter should re-establish such important practices and move toward the better results achieved by our peers in Sweden (and similarly in Finland) and emulate them to a greater degree.

The goal should include increased volumes of timber and getting more value from our forests with expansion and increases annually. Stewardship and monitoring must again become public sector functions to reassert public interest in this critical industry.

THE NEED FOR A BC FORESTER GENERAL

British Columbians are the custodians of the most important forests in Canada. Our commercial forests are equal in area to all the forested lands in Sweden. We have the benefit of a more southern latitude so one may reasonably assume we have much better results in this sector. We do not.

We showed earlier in this paper that we only do half as well as Sweden in terms of volume, value, employment, productivity, research and management (silviculture). In all of these important areas, we lag behind.

We no longer have a Forest Service. Our admired cadre of uniformed public servants were dismissed on the institution's 100th anniversary. We no longer even receive an annual report from their remnant group or its ministry.

Increasingly, the job of managing this public treasure has been shuffled off to the corporate private sector. The system of local management from countless ranger stations throughout the province has completely disappeared. Now, instead of proper reporting to British Columbians, we get inadequate or misleading comments from the minister or staff. The legislature has become a forum for bafflegab rather than informed discussion and debate. Our supposed democratic structure fails us all.

In other policy areas where the system has failed us, we were able to create new servants of the legislature (and ultimately the public) rather than employ more bureaucrats who are servants of the party in power. We believe that the way forestry management has evolved in BC has failed us and, therefore, we must have a forester general responsible to all of us for this iconic resource.

We have made this kind of change to protect children in the care of the state. And we have created other servants of the House, such as the ombudsman and the auditor general. Indeed, as we have shown in this paper, the auditor general has repeatedly reported about the inadequacy of the forests ministry in determining management principles or goals or even in serving the public interest. That should shock all concerned citizens.

From our travels around the province studying this sector, we believe the forester general should report to the legislature annually and also to new regional standing committees of the House composed of elected members of each of the grand macro-regions. The forester general would also be linked to regional foresters who would work with local representatives on regional planning processes. Working like this, we might establish policy and plans tailored to respective regions, which would be a dramatic change from the current and frequently unaccountable off-loading of management to the private corporate sector. The forester general would, in turn, be guided by the new Forest Charter and be accountable to the legislature, as are other independent officers like the auditor general.

We must have a forester general responsible to all of us for this iconic resource. This role would also be linked to regional foresters who would work with local representatives on regional planning processes.

“FORESTOPIA”—A BETTER FUTURE

In 1994, Michael M’Gonigle and Ben Parfitt wrote the excellent book *Forestopia: A Practical Guide to the New Forest Economy*. Their analysis echoes that of my colleague Ray Travers, who has said, “We start with the best timber in Canada, half of the country’s volume, yet produce only 24 per cent of the sector’s jobs and only a third of the value of Canada’s manufactured forest products.”

Despite this grim reality, M’Gonigle and Parfitt saw real signs of hope at the same time.

Chapter 5 of the book covers the Eco-Forestry Convention at the Big White ski resort near Kelowna, where speakers identified why the volume-to-value forestry mantra is so important for our future.

Others like Jim Smith, a former ministry of forests employee and professional forester with the Vernon Log Sort and Sales Yard, and Loni Parker, of the Revelstoke Community Forest,¹⁸ spoke of how the industry could have a brighter and different future.

¹⁸ A *community forest* is a forestry operation managed by a local government, community group, or First Nation for the benefit of the entire community.

Smith argued for the importance of labour over capital and how small loggers were generally the happiest. The book envisioned the critical shift from corporation to community and a shift toward real stewardship, the kind that Smith believes is possible in the Creston Community Forest.

These two authors celebrated the Swedish model and its success, emphasizing a point made by David Haley, a professor emeritus in the Faculty of Forestry at UBC, that BC's second-growth forests are mismanaged because of our shortened rotations, and there is other scientific know-how that is currently ignored. M'Gonigle and Parfitt boldly argue for reform of log markets and local control of revenues, which would lead to a highly decentralized future that most of us would endorse. Finally, they envisioned a community economy. It really was a *forestopia* they hoped for—community-based control. These authors pulled no punches. They identified the need for significant, substantial change to forest practices in BC as demonstrated by fights in the woods throughout the province including at Clayoquot Sound.

A new vision for forestry where everyone can win is essential. There is an absolute need for an invigorated market to end the corporate landlord game and the usurping of capitalized Crown assets.

M'Gonigle and Parfitt conclude, "In the absence of a new economic strategy, debates over the future of BC's forests will remain mired in unhealthy, unproductive skirmishes over one watershed to another." We need "an honest discussion of BC's forestry goals and how they mesh or clash with today's BC economy," because continuing with how things were would mean an impoverished future. (It was a prescient prediction 20 years ago, given the mill closures we have seen since.) A new vision for forestry where everyone can win is essential. There is an absolute need for an invigorated market to end the corporate landlord game and the usurping of capitalized Crown assets. Ray Travers has noted this is "hardly an unsettling suggestion for a free enterprise society."

Some 20 years ago, these authors argued that "British Columbia is on the verge of catastrophe or a new beginning." They called for the capacity to reinvent our economies and policies, saying, "If we take this opportunity, we can make peace and prosperity at home. The world is watching."

Several examples in *Forestopia* showed that a hopeful future for community forestry in BC was possible, namely in Mission, Revelstoke and Creston.

I have been interested in forestry in BC for decades, and in recent years I travelled with two registered professional foresters and a land planner to tour forestry-dependent communities in the Interior, the Kootenay region, along the coast and on Vancouver Island. From Mission in the Fraser Valley to Revelstoke and Prince George, we visited communities both large and small and spoke with people interested and involved in community forestry practices. We also visited the upper Columbia River area to meet people involved with the formation of the Columbia River Trust, in towns including Nakusp, Arrowhead and Fauquier.

STORY 1: LOCAL IS BETTER—THE LITTLE TOWN OF MISSION

In the early 1950s, the BC government embarked on a major transfer of Crown timber rights to the large forest corporations. These new licences gave the corporations monopoly control over millions of acres on the coast. The new licences were an amalgamation of small, semi-private tenures with massive Crown tenures. It was the first great enclosure of the commons in this province, where 94 per cent of our lands belong to the Crown.

At that time, an accountant and colleague of mine lived in Mission, where the Great Depression had been hard on this sprawling rural municipality. The town took over some 30 per cent of land parcels during the Depression and Second World War from families unable to pay their taxes. Most of the parcels were on the town's forested northern edge. When a group of local residents saw

that corporations were grabbing Crown land along the coast, they concluded it would be better to have a community tree farm on their northern fringe rather than some absentee forest-company landlord. This activist group convinced the city council that the city should amalgamate the lands they had taken in lieu of taxes with the Crown forest lands, which covered a wide swath of land to the mountains to the north.

Mickey Rockwell was the leader of the project. Mickey, like so many rural BC folk, was a great storyteller, and the Mission tree farm was one special success story. Locals like Mickey saw the potential of a community-owned and managed forest. There could be recreation space for kids to enjoy, thinnings that produced stakes for farmers and enhanced the future of the best trees, campsites for the locals to enjoy, and jobs in good forest management, silviculture and logging. All that and revenue for the town! No mean achievement.

In the process of getting to know the resource, the people of Mission realized that conventional planting of Douglas fir seedlings made no sense on their cold, windy crags. The best species they concluded was yellow cedar, the dominant mature species in their area. But there were no yellow cedar seedlings to be had as no one had generated this species on the West Coast. So Mickey and the folks decided to try to generate seedlings themselves, but failed. They tried again. One night, they put the seeds in the freezer rather than the fridge by mistake. *And presto*. Freezing the seeds was necessary for them to germinate. The folks in Mission achieved what no one else on the coast had—propagating valuable yellow cedar!

This Mission success story—the need, the capacity and the drive of local people to come up with better answers than distant corporations or academics—converted me into a committed regionalist.

This Mission success story—the need, the capacity and the drive of local people to come up with better answers than distant corporations or academics—converted me into a committed regionalist.

STORY 2: LOCAL IS BETTER—REVELSTOKE IS THE NEW MISSION

Our group, which included professional land managers, decided in early 2012 to continue our discussion and research by touring various forest communities in the Kootenays, the Cariboo/Prince George region and Vancouver Island. The journey commenced in Revelstoke, a small city tucked into the mountains in southeast BC.

Revelstoke intrigues me because I played a role in helping establish the community forest tenure when I was a deputy minister for Crown corporations. I had urged Philip Halkett, then the deputy minister of forests, to create the conditions for a community-based licence without which I feared the community would lose its sawmill and many local jobs. The community and the sawmill became holders of the licence.

The former long-time mayor of Revelstoke, Geoffrey Battersby, was the driving force behind the renaissance of this beautiful town and played a critical role founding its tree farm as a community enterprise. He was greatly responsible for the charming downtown, the amazingly successful Downie Street Mill and the community forest, as well as a community-mill entity to convert mill waste to energy. The forester who managed the community forest confided that he had arrived in Revelstoke with a private-sector bias but changed his mind with the opportunity to manage the forest for the longer term. He is now committed to the community-based approach.

All this happened in a region with very difficult terrain, in the Interior wet belt, and with a multiplicity of tree species. The community dealt with it all and came out well financially. Indeed, on our tour, we saw some of their products, including beautifully finished cedar selling for \$2,200 per 1,000 board feet. Jack Heavenor at the Gorman Brothers-owned mill was a formidable manager

It proved again that local people using their skills and access to local resources can play a transformational role in their own communities.

working with his community colleagues. They understood “value not just volume,” in contrast to so many of their competitors. This was the next generation of what I had uncovered in Mission decades earlier. It kept one’s hopes alive for the kind of reform desperately needed, proving again that local people using their skills and access to local resources can play a transformational role in their own communities.

STORY 3: LOCAL IS BETTER—CRESTON COMMUNITY FOREST IS A MODEL FOR THE COLUMBIA BASIN

Our group visited Kootenay communities including Nakusp, Kaslo, Castlegar, Midway and Creston. Creston was a joy, and another revelation about the benefits of community-based forestry, this time led by long-time BC Forest Service staffer Jim Smith.

First, a side story about Smith’s background and some of the complications of his later career in the Forest Service.

Many years earlier, at the end of my term as minister of forests, I was mentoring a young assistant named Andrew Petter, who hailed from Nelson and was employed by Lorne Nicolson, the then housing minister. I told Andrew about one of the ideas I was considering—open dry-land log super-markets for public timber. Crown Zellerbach, a major forest landowner in Oregon, had embarked on such supermarkets and found that they significantly increased their returns.

Years later, young Andrew, now forests minister, remembered that discussion and decided to undertake a pilot project in Lumby, near Vernon in the Okanagan Valley. Smith and one of his Forest Service colleagues were put in charge. From day one it was a huge success. At first, they had a fairly limited number of tree species and timber grades, but over time there were requests for additional species and grades. Indeed, their yard sold almost 60 varieties of raw wood of varying quality due to market demand. At last BC had a real log market in the Interior of the province, and the financial returns were far higher than stumpage or revenue for Crown timber anywhere else in the province.

Strangely, the NDP government of the day found these high revenues disturbing. It was hard to believe except in our various fights with the US Congress; their politicians argued that our low, uncompetitive stumpage fees were a subsidy and they variously threatened, or achieved, duties on our forest products at the border. Over the years we had argued that those fees were not a subsidy, but Smith’s good work in Lumby was providing fuel to the American softwood lumber lobby’s claims. So what did our government do? It sent auditors and others to the Lumby Yard determined to show that the yard’s numbers were faulty and too “high,” which they confirmed. Smith and his colleague were let go, and the Lumby Yard was closed down. Despite that ghastly treatment, Smith carried on, and when we met with him years later in Creston, he was still a happy warrior and a great forester now running the successful community forest in Creston.

For those who don’t know, Creston is a sunny orchard town on the edge of the East Kootenays whose main industry is the huge Columbia Brewery with its famous Kokanee brand. The brewery, of course, is always rightly concerned about the watershed that produces the water for its beer. The loggers in the area, who worked for absentee corporate landlords, were running roughshod over the local mountains leaving ugly scars and threatening the water supply for both the brewery and the community. Residents were furious and chased the loggers out of town.

A multi-stakeholder group subsequently established a new community forest with Smith as its forester. Smith knew that trust had to be established with the community, and fortunately, his interpersonal skills were substantial: it is hard not to like Jim. Better than that, however, Jim was a very creative forester. He showed us forests he had logged five years earlier where what I called “skinny high-line” intrusions and tiny “polka-dot” clear-cuts were no longer discernible. Even local wildflower meadows were untrammelled. The watershed was actually enhanced by the quality of Smith’s work, and residents loved the guy and totally accepted his methods.

Our group of travelling forest researchers argued there was a case for the Columbia Basin Trust (see below) to get involved with this community enterprise. It made sense for the trust funds to be used for better management of critical watersheds, and Smith, the practical man that he is, saw that the trust’s involvement could enhance their work. We believed in the possibility of providing a new model for managing our Crown forests and empowering the regions of our province. In Creston, we saw how the Columbia Basin Trust, expanded to include both forest and water management, could become the template for the other regions.

We had been overjoyed by what we saw in Revelstoke (and Golden), and were now convinced that community-led forestry was the right policy track. Our joint discussions resonated with everyone we met in the Kootenays and subsequently in the Cariboo/Prince George and Vancouver Island regions.

The hard reality is that forestry is still our secret failure in this province. The phony “good news” in our mainstream media continues to hide the evidence that confirms M’Gonigle and Parfitt’s predictions. Nor does the media report on the good news in Mission, Revelstoke and Creston.

We had been overjoyed by what we saw in Revelstoke (and Golden), and were now convinced that community-led forestry was the right policy track.

STORY 4: CREATING THE COLUMBIA BASIN TRUST

The Columbia Basin Trust was established in 1995 to compensate residents affected by the Columbia River Treaty, which led to three dams after the flooding in the upper Columbia River basin. Another great public servant, James Wood Wilson—a former BC Hydro executive director (and a former professor of mine)—was responsible for resettling people along the Arrow Lakes who were flooded out because of the Columbia River Treaty.

People in communities including Nakusp, Arrowhead, Needles, Fauquier and in between were uprooted and compensated for their land according to the law. Wilson, however, a sensitive, thoughtful man, was concerned that more had been lost by these settlers, and that a different kind of compensation was needed. He urged me to get involved, and I saw the chance to address Wilson’s concerns and proposed the concept of the Columbia Basin Trust when I was deputy minister for Crown corporations in the Harcourt government (1992–96).

As I saw it, the trust would share the economic rent of this great waterway with the province. Its leaders would make future choices between new power and economic development versus the environment and other needs while a new Crown corporation, the Columbia Power Corporation, would undertake hydroelectric projects on the BC portion of the Columbia River system working in partnership with the trust. It would be a grand learning curve for the region’s residents about their own economy.

At the time, Finance Minister Glen Clark chaired the Crown Corporations Cabinet Committee and heard the proposal to form the trust from our secretariat. He expressed some surprise, saying, “If we do that in the Columbia, people will want it in every river system in the province.”

Smiling, I replied, “I hope so, Minister, I hope so.” He laughed and gave approval to form this unique entity.

And so, the Columbia Basin Trust was born, with significant support from Marvin Shaffer, then an assistant deputy minister, and local MLA Corky Evans. Wilson later wrote a small memorable book about these folks losing their quality of life.¹⁹

Today, with rapid climate change and the need for greater integration of land, forest and water interests in the Creston Community Forest, it is clear that the trust’s role should be expanded and empowered to link the management of forests and water on a more substantial scale, again becoming a pioneering model for greater regional empowerment and community control.

¹⁹ Wilson, 1973.

Conclusion

THE CHALLENGE WE FACE is to tell the truth about the state of forestry in BC. We no longer have annual reports from the ministry, we no longer have a Forest Service and we no longer have adequate data and reporting from either the public or private sectors. So what do we need?

1. We need a legislature that is fully informed about the status of our public forest resource.
2. We need a forester general, an officer of the legislature who is non-partisan and reports to the House annually.
3. We need regional committees that also report to the House for each region of the province.
4. We need a Forestry Charter: legislation that will protect and preserve this great public resource to create value and jobs for British Columbians.

We must start at the top in the legislature, however, if citizens in all BC regions are to be empowered. This will make it easier for residents, communities and First Nations to play a transformational role in any regional/community empowerment process, especially if the courts are telling us this is the direction in which we must go. After all, our communities are closely tied to our forest resources. This will be a dramatic change, to democratize the centre in order to empower the communities within and regions encompassing our extensive public forests.

We need a forester general to manage and provide data and information and for monitoring and accountability, and who will also provide feedback to the regions. And we need a Forest Charter as the ultimate guide for us all. We need a provincial vision with sustainability principles, standards and goals, and we need a mission and purpose. We need modern forest practices based on science, and we can learn from our peers in Scandinavia and transfer some of their know-how as principles of the charter.

We must grow our forests for value rather than volume so that their value increases over time. We must extend rotations and undertake thinning. And when our forests are logged, we must increase the value from each log processed. Regions and communities should have more say, and stewardship and monitoring should become public-sector functions.

In a sense, we live between two extreme points of view: the status quo, which really represents liquidation and rent theft, and their main opponents, the total preservationists. Some choice!

In between is the evidence-based rational forester like Ray Travers, who, like his Scandinavian mentors, sees a solid science-based middle ground where forest and policy managers focus on value

We need a forester general to manage and provide data and information and for monitoring and accountability.

People and communities must be empowered at the local level in our diverse regions.

both for the land and in industrial plants. New value in a growing forest, in managing the forest and in manufacturing products from our forests is linked and integral to our shared future prosperity.

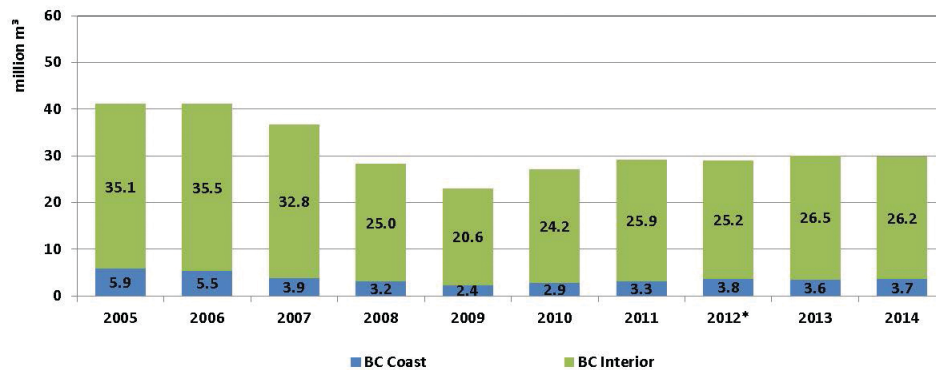
This approach requires real facts and measured results. It also requires real markets so that we are always geared to the highest and best use, and only strong market tests at every stage of the game can assure us of that. People and communities must be empowered at the local level in our diverse regions to work on these issues directly so that local creativity, energy, entrepreneurship and accountability shine through.

Some call that free enterprise. Others call it community enterprise. Some might call it both. It is all of the above, and some call that democracy.

Appendix:

Charts from external sources

Figure 1: Softwood lumber production in BC, 2005–14



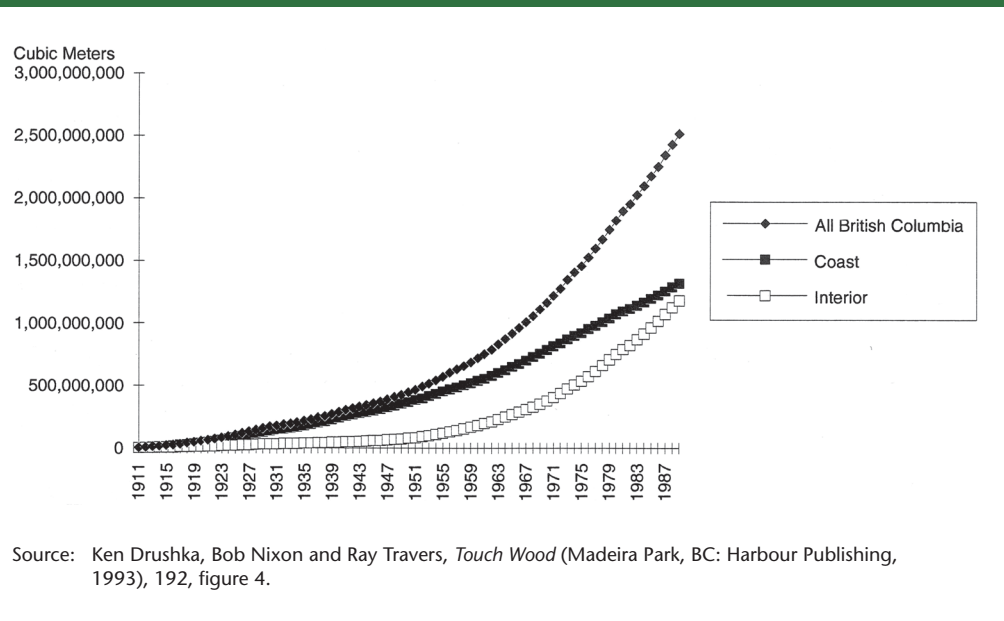
*Interior and Coast Share are Estimates. In all years the Interior includes production from Yukon, Northwest Territories, and Nunavut.

Data source: Statistics Canada; CANSIM 303-0064.

Source: Alex Barnes, "2014 Economic State of the B.C. Forest Sector" (PowerPoint presentation, Competitiveness and Innovation Branch of the Ministry of Forests, Lands and Natural Resource Operations, October 2015), 10, <http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/forestry/forest-industry-economics/economic-state/economic-state-of-bc-forest-sector-2014.pdf>.

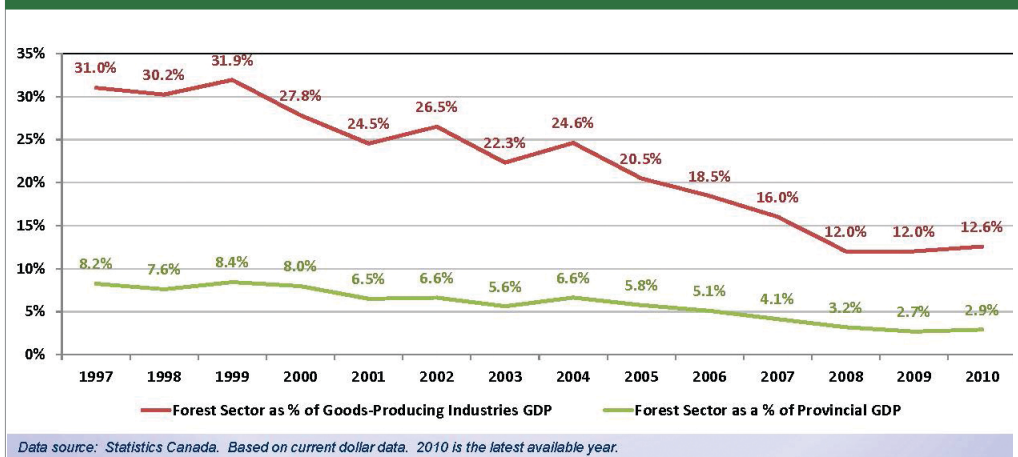
See the very small share of softwood lumber production in coastal BC compared to in the Interior from 2005 to 2014. (In 2014, production in coastal BC was 12 per cent to the Interior's 78 per cent.) See also the decline, from 5.9 million cubic metres in 2005 to 3.7 million cubic metres in 2014.

Figure 2: Cumulative amount of timber cut in BC, 1911–89



Timber cut on the BC coast was close to 100 per cent of the total volume logged in BC until about 1950.

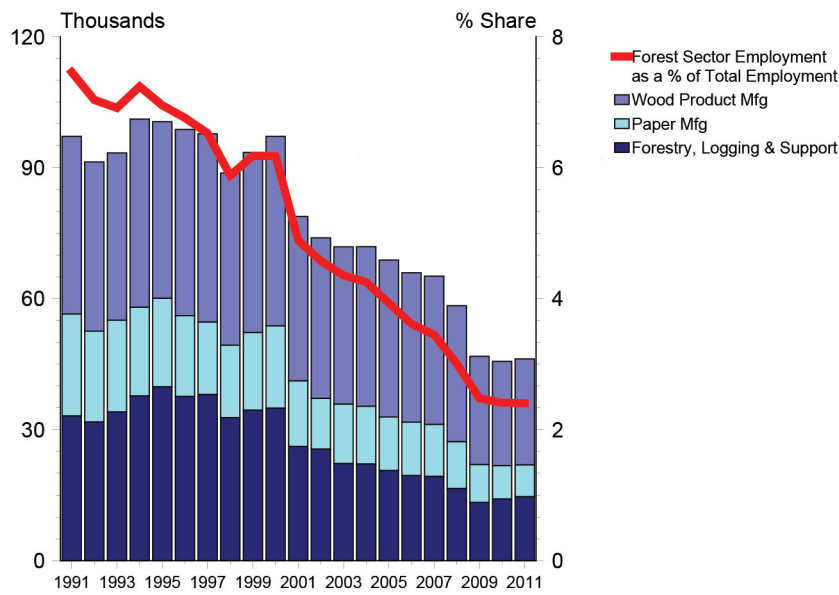
Figure 3: The forest sector's share of the BC economy, 1997–2010



Source: Alex Barnes and Tom Niemann, "2012 Economic State of the B.C. Forest Sector" (PowerPoint presentation by the Competitiveness and Innovation Branch of the Ministry of Forests, Lands and Natural Resource Operations, April 2014), 6, <http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/forestry/forest-industry-economics/economic-state/economic-state-of-bc-forest-sector-2012-with-appendix.pdf>.

Percentages after 2010 become fairly stable.

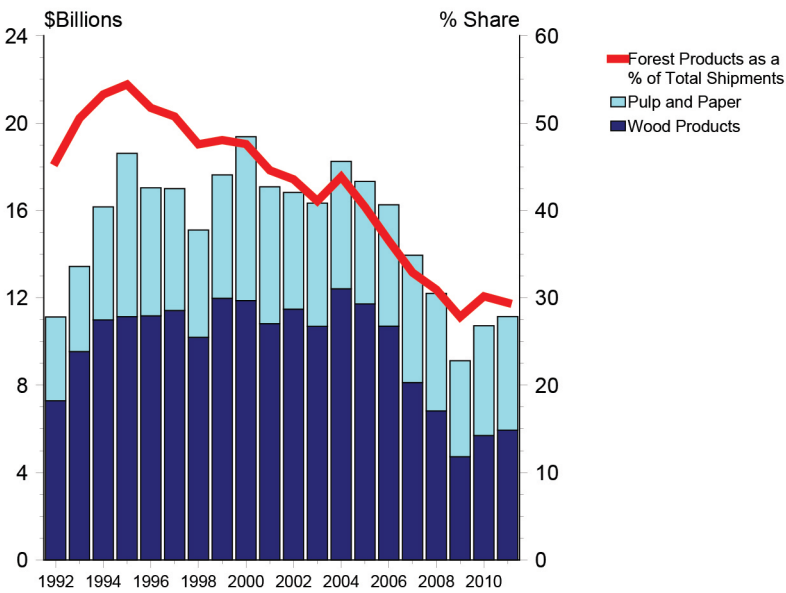
Figure 4: Employment in BC's forest sector, 1991–2011



Source: Statistics Canada (SEPH)

Source: Dan Schrier, "BC's Exports Moving Out of the Woods," BC Stats, March 2012, http://www2.gov.bc.ca/assets/gov/data/statistics/trade/bcs_exports_moving_out_of_the_woods.pdf.

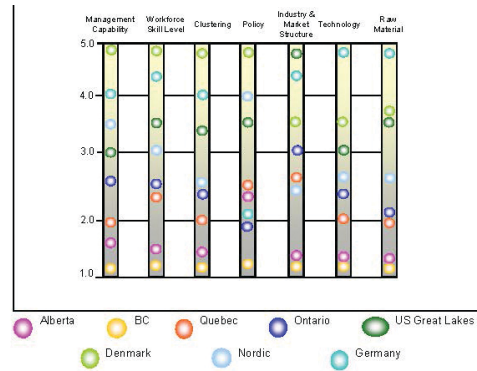
Figure 5: The share of forest products in manufacturing shipments, 1992–2011



Source: Statistics Canada

Source: Dan Schrier, "BC's Exports Moving Out of the Woods," BC Stats, March 2012, http://www2.gov.bc.ca/assets/gov/data/statistics/trade/bcs_exports_moving_out_of_the_woods.pdf.

Figure 6: Forest management in eight jurisdictions compared in the Jaakko Pöyry report (2001)

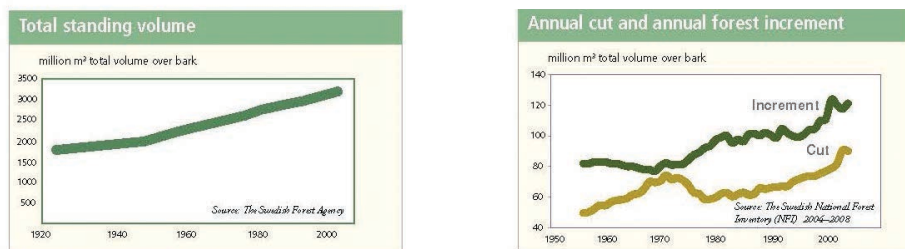


Source: Living Legacy Trust and Jaakko Pöyry Consulting, Assessment of the Status and Future Opportunities of Ontario's Solid Wood Value-Added Sector: Final Summary Report (Toronto, ON: Living Legacy Trust; Vantaa, Finland: Jaakko Pöyry Consulting, June 2001), 26, figure 14, http://www.livinglegacytrust.org/pdf/Final_Summary_Report.pdf.

In the 2001 Jaakko Pöyry (a Finnish forest consulting company) forestry study conducted for the Ontario Living Legacy Trust, BC ranked lowest of the eight forest jurisdictions relative to our forest product competitors. This study compared the forest management performance of a number of provinces, US Great Lakes states and several northern European countries using seven forestry benchmarks.

BC ranked lowest in performance for all benchmarks compared to all other jurisdictions. BC's performance is probably worse today because of mills continuing to close and the related loss of work for contractors and of forest worker jobs. The ongoing depletion and degradation of our forests is continuing to affect our competitiveness.

Figure 7: Forestry in Sweden, 1920s–2008



Source: Royal Swedish Academy of Agriculture and Forestry, *The Swedish Forestry Model* (Stockholm, Sweden: Royal Swedish Academy of Agriculture and Forestry, 2009, 4, <http://www.ksla.se/wp-content/uploads/2010/10/The-Swedish-Forestry-Model.pdf>).

Sweden's timber inventory (standing volume) has been increasing since 1920 because they grow more timber than they log. (In BC, the opposite is true. Our standing timber volume is declining and our cut increasing. Sandy Peel, then chairman of the Forest Resources Commission, addressed the valuation of public timber in the April 1991 report *The Future of Our Forests*, which estimates that in 1991 BC timber from public lands was undervalued by two to four times.)

Table 2: Comparing the forest economies of Sweden and BC (2009)

	Sweden*	BC	Ratio Sweden/BC
Commercial forest land (Ha)	22, 335,000	22,000,000	1.02
Total volume logged (Cu.M.)	65,100,000	48,793,000	1.33
Value of production (\$Cdn)	29,213,749	13,126,093	2.23
Direct forest industry employment	85,000	46,800	1.82
Log exports (Cu.M)	2,500,000	2,702,000	0.93
Log imports (Cu.M.)	5,800,000	34036	170.41
Annual growth rate Cu.M./Ha/year	5.5	3.3	1.67
Annual growth/year million m ³	122.7	72.6	1.69
Percent private forest land	81%	3%	

Sources: Swedish Forestry Agency, Food and Agricultural Organization (UN), Statistics Canada, BC Stats, BC Ministry of Forests, Lands and Natural Resource Operations.

Statistics compiled by Ray Travers, RPF, in 2012.

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From: Cecilia Garcia <Cecilia.Garcia@scrd.ca>
Sent: September 16, 2019 9:06 AM
To: Cecilia Garcia
Subject: News Release - Return to Stage 1 Water Conservation Regulations



News Release

Return to Stage 1 Water Conservation Regulations

Sechelt, BC — September 16, 2019 — Effective immediately, and until September 30, 2019, the Sunshine Coast Regional District (SCRD) has declared a return to Stage 1 (normal) water conservation regulations for all local government water service areas.

The SCRD would like to thank all regional water customers for their diligence in conserving water through this summer.

Sprinklers, or soaker hoses can be used to water lawns according to the Stage 1 schedule:

- For even numbered addresses, lawn sprinkling is allowed Thursday and Sunday from 7:00 a.m. to 8:00 a.m.
- For odd numbered addresses, lawn sprinkling is allowed on Wednesday and Saturday from 7:00 a.m. to 8:00 a.m.

Sprinklers, or soaker hoses can be used to water trees, shrubs, flowers and food producing plants and trees according to the Stage 1 schedule:

- For even numbered addresses, sprinkling is allowed Tuesday, Thursday and Sunday from 7:00 a.m. to 9:00 a.m. and from 7:00 p.m. to 9:00 p.m.
- For odd numbered addresses, sprinkling is allowed on Monday, Wednesday and Saturday from 7:00 a.m. to 9:00 a.m. and from 7:00 p.m. to 9:00 p.m.

Commercial food producing farms paying a metered rate for water are exempt from Stage 1 regulations.

Hand held hoses with shut-off devices can be used anytime for watering lawns, trees, shrubs, flowers or vegetables.

Pressure washing sidewalks and driveways, windows or exterior building surfaces is permitted only during Stage 1.

Help conserve your drinking water supply by following these regulations. For more information, contact the SCRD at 604-885-6806 or the Town of Gibsons 604-886-2274. Visit www.scrd.ca/Sprinkling-Regulations for more details.

- 30 -

Media Enquiries:

Shane Walkey, Manager, Utility Services, Infrastructure Services

Sunshine Coast Regional District

Phone: 604-885-6821

shane.walkey@scrd.ca

557 Wildwood Crescent

Gibson's VON 1V9

Mayor and Council

Town of Gibson's

RE – Proposed Supportive Housing Project on School Road

I am writing to voice concerns with the proposed location and the impact this will have on the adjacent residents within the vicinity

This site is not only unsuitable for the proposed project but also for any other similar commercial activity such as a 24/7 restaurant or 40 room motel or hostel

The size and coverage of the lot for this proposed project will not only change the entire character of the neighborhood but the proposed use is not compatible with the current quiet residential environment that currently exists

There is little local support for this type of facility in this location from All the adjacent property owners and residents (currently in excess of 100 and growing) because of the detrimental effect this type of large commercial facility will have on property values, lifestyle, safety and security.

Unfortunately, the discussion on these very real impacts and resultant victimization of the existing taxpayers and property owners is being bypassed and replaced with a redefining narrative of looking after the intended tenants of the facility as the priority.

The large size of the proposed structure and minimal set backs and land available in this location will not create a better environment for the intended tenants but instead reinforce that they are not worthy of a properly researched, community supported location within a better designed parcel of land with proper outdoor spaces and functionality for all.

The majority of all the residents who are against the current location actually support a facility as proposed in a more suitable location that has current zoning that is more closely aligned with the intended use. Additionally, the construction of a facility on the school rd property that would meet the current zoning and the funding structures available from the levels of governments such as housing for single women with families would be an asset to the community and the neighborhood.

Please consider putting this project on hold so that a proper strategy can be developed by all stakeholders to address the needs of all instead of the one group that met the criteria for government funding in an election year and that while they need assistance it should not be at the expense of the existing residents.

Sincerely

22(1) FOIPPA

Mayor and Council

From: [REDACTED] 22(1) FOIPPA [REDACTED] 22(1) FOIPPA@gmail.com>
Sent: September 9, 2019 4:20 PM
To: Mayor and Council
Subject: supportive low barrier housing

September 2019

Dear Mayor Beamish and Councilors Ladwig, De Andrade, Croal and Lumley

I am writing this letter to ask you to please do everything in your power to stop the construction of the low barrier supportive housing project on School Road.

The location of the 40 unit project is not appropriate for many reasons. The location risk factors are too high. Firstly, because it is too close to the elementary school and will affect sidewalk users passage and security up and down School Road. If there is a drug deal, resident gathering or issue outside the building facing School Road there is nowhere else for passers-by to go to get out of the way. There is no safe crossing walks and no accessible walkway on the other side of School Road.

Secondly, Gibsons' Active Transit project pointed out the high traffic concerns and drop off site issues around the school – and putting up a high density housing project right at the edge of School Road on the steep slope down will definitely increase hazards for anyone trying to walk, bike or use a scooter up or down. It could also be distracting to drivers. It would be prudent to keep the present zoning enroute to the school.

Finally, consider the many risks involved in placing a high density (253 Units per Hectare) project in this single family community. No added security or second route to get out of harm's way for community members or 'travelers past', no restrictions on drugs or alcohol use, no safe injection site, no proximity to affordable coffee shops or meet-up locations for housing residents and no public transportation without a climb up or down School Road. Don't even imagine anyone with substance abuse issues getting on a bike and heading down School Road!

Please help keep our community safe for all and find a better location for this housing project. If you can slow this project down, follow the Public Participation Toolkit process and allow for real community engagement we think a better site can be located for the BC supportive housing project. This would also free up the old RCMP site for a future affordable housing project.

Sincerely

[REDACTED] 22(1) FOIPPA

Resident on [REDACTED] 22(1) FOIPPA

Gibsons General Mailbox

From: 22(1) FOIPPA s [REDACTED] 22(1) FOIPPA [REDACTED]@hotmail.com>
Sent: September 9, 2019 2:27 PM
To: Gibsons General Mailbox
Cc: communityrelations@bchousing.org; Councillor Aleria Ladwig
Subject: Low Barrier Housing Project at Schools Road

Thank you for taking the time to review my email. I write to express concerns with respect to the Low Barrier Housing proposed for the lot on School Road.

I would like to clearly state that I am in favour of developing a project for the homeless and agree with counsel that such a project is needed in Gibsons that is close to amenities.

However, for the past couple of months, I have been plagued by the following concerns:

Lack of consultation with neighbours and the public (seemingly false) declaration that the neighbours have been consulted. I am a neighbour, and received one letter in early spring with regards to the project, with nothing more than a deliberately vague description of the project which left out key details of the project, such as the fact that the project is a low barrier branch of supportive housing. Describing the project in the letter as simply "supportive housing" was deliberately deceptive. I have worked across the street from the low barrier housing project on 107A and University Boulevard in Surrey and was there when the project was approved and implemented and there was no deception with respect to the project, and as result the community did not get torn up as our community is now. Providing a BC Housing weblink in the letter for which one can post concerns (which are given stock cut and paste answers from BC Housing) is not consulting the neighbours as our questions are not answered, but simply glossed over in the same way as the letter.

Lack of consultation with the community members prior to execution of the contract. What? How can you make a 15 year commitment to a controversial project without consulting your community first? 15 years is a long time, but whether it be 5 years or 15 years, this process was handled incorrectly and the community should have been consulted.

Proximity to Gibsons Elementary School. In my experience the implementation of the low barrier housing on 107A did not clean up the neighbourhood in any way. People are housed which is great, and I have read a few success testimonials from residents but there are more hardships. The neighbourhood looks exactly the same (but with less tents on the Whalley strip). There continues to be drug paraphernalia in the surrounding parking lots, people wandering around mid-psychosis, weaving in and out of traffic and more drug pushers in the area to supply the needs of the residents. Again, I agree that this type housing should be provided. However, putting it two driveways down from Gibsons Elementary is completely irresponsible. How do you expect 4 and 5 years olds to use deductive reasoning and possess the social skills to know who not to engage with? Why on earth would you expect that people won't use the forest perimeter of the school to do drugs, drink etc., at night? Especially when there is no safe injection site included in the project plans? A plan like this needs to be in a different location, and safe drugs need to be supplied to addicts. Did you see the article recently about the children in Toronto who are getting antivirals as they may have been pricked by needles they found at their

school? I hope at least one of you listened to the CBC Town Hall panel on the Downtown Eastside this past weekend (Sept 7th). If you haven't yet, you should. It was very informative.

Property value. Call me a NIMBY if you like, I don't actually care at this point. I am a young person who tried very hard to save up enough money to buy my own house. It was rented out for years to young families with small kids. Despite having to change tenants a few times, I never raised the rent, as I wanted young people to be able to afford housing on the Coast given the limited working opportunities, to not have to leave their families and go to the City as I did when was young. I provided young families home and with the extreme costs of rentals on the Coast right now, was happy to do so without profit as long as my expenses were covered. I decided to put my house on the market in May, for a variety of reasons, this spring. It has now been on the market for just under 4 months and I have had to reduce the price 4 times from the current market assessed value, approximately \$50,000. The two other townhouses in the complex have also been for sale for several months and have also had to lower their prices and remain on the market. I have not even had one offer on my house, the controversy over this project has destroyed my property value. So much for wanting to invest in the community I grew up in and am going to have to take it off the market in a few weeks.

The RCMP has not supplied statistics (that I have seen) on the increases or decreases in crime since High Tide opened. However, the residents of Sechelt are continuously commenting on the FYI Sunshine Coast, BC, Canada Facebook site about how Sechelt has changed for the worse. I am not sure if you read the site (and understand you can't participate in it for obvious reasons) but it seems as though every day someone is reporting seeing a drug deal behind Mac's, at the Petro, in the Mall parking lot etc. Also many reports of attempted car break-ins, a witness of a violent assault that was reported to the RCMP but nothing was done, computers stolen from a business, bikes stolen from a business. Seriously, is it a good idea to implement this project without increased RCMP and mental health services? There will likely be crime wherever the project is implemented. However at a different location that is less residential (like behind the IGA plaza for example) individuals are less likely to be harmed in the process. My townhouse and the townhouse next door to mine were broken into by someone in a meth-induced psychosis at gunpoint (turned out to be a BB gun but is still terrifying) at 3 in morning who smashed and climbed through our bedroom windows and ran across the roof. Is it any wonder the neighbours are terrified? Although the marginalized will be housed (which is good) they will still need income to fund their habits and the criminal lifestyle which they are not expected to change.

Please, do not implement this project this way. Is it tearing up our community and making it a really acrimonious place to be. Put the required time and effort into this project, it's too important to put through on a rush basis. You would have my full support behind finding a different lot (I think behind IGA, near the shopping centre, bus, Tim Hortons and the Medical Clinic would be excellent). Make the project more homey and less institutional, give the residents outdoor space, a garden to tend, a safe injection site and clean drugs. And do it transparently. It is your responsibility as an elected government to be honest with your community.

Sincerely,
> 22(1) FOIPPA

[Redacted signature]

Mayor and Council

From: 22(1) FOIPPA @hotmail.com>
Sent: September 9, 2019 3:57 PM
To: Mayor and Council
Subject: Housing for old police station

To whom it may concern,

My name is 22(1) FOIPPA. I have a daughter who just started kindergarten and a son who is in grade 4 at gibsons elementary school. I just came from my uncles house and had a very interesting conversation about the projected housing plan for the old police station.

It leaves me a little bit speechless that our small community has even suggested that using addicts will be within feet of our elementary school. I myself have been to treatment and seen that the only way people truly recover from addiction is to be willing to recognize what rock bottom truly feels like, if they have the opportunity to even do that. But when someone is in full addiction they are not themselves. Drugs come first, at all cost and thinking that you can control a drug addict and trust them to follow whatever rules are set in place is completely obscured. That doesn't happen. It never has, it never will. It makes me sick that this idea was even put up for discussion. I, more then most people, understand addiction very well. I am fully supportive when it comes to a safe place for those people because I believe they need extra love and care, but at what cost? The cost of our children's safety? No thank you. Absolutely not and it's sickening that someone would even suggest it, let alone have people on board with this idea. I will do what I need to do to stop this from happening. Go put kids on the downtown Eastside and see how they grow up. There is no difference when they go and play in the field after god knows what happens the night before just across the street and heaven forbid those addicts shoot up in the field or in the trails and one of our kids find it. As much protection you think you will have for our kids, you're wrong. Most Addicts are people who have suffered so much trauma and never had an opportunity to learn how to heal. So take them and put them into a place that they feel safe and get them the help they need. But doing it beside our children isn't right. AT ALL.

I hope this letter finds its way to the right reader. I am willing to speak to those who feel differently as I do and I will fight for this to happen in a DIFFERENT LOCATION! Just not beside our children.

Please feel free to call me if you need anything else from me. I will now be following this story and I hope the right thing is done.

22(1) FOIPPA



Get [Outlook for iOS](#)

Dear Mayor and Council

I am writing to you today to ask you to re-consider the proposed supportive housing initiative on School Road. I am a resident on **22(1) FOIPPA**, I will be severely impacted by a building of this size, and the number of tenants located within.

As well as the density, height and current proposed building use, the proposed site has only 4 parking stalls for staff, the spill over will end up on O`Shea, Wildwood and School Rd, as extra parking for visiting support services, parking for the tenants and their guests.

The volume of pets will increase as well, with no animal parks.

I do not "live in fear" as suggested at the last council meeting, I am also concerned for the individual that may end up at this location.

I have had family members who have fallen on hard times and need a place to `rest`, a fresh start, I consider the walk score difficult for anyone with mobility issues.

Currently there is no transit within that area, the nearest bus stop is in front of high school.

There is little to no room for outside activities, other than a smoking area.

I would like to re-iterate that the close proximity to an elementary school, alternate school, high school, for this proposed "wet" facility is alarming to say the least. The opportunity for issues with needles and confrontations goes up significantly with a proposed building like this in this area.

Why take this risk, when a location change could possibly avoid a tragedy.

I am for supportive housing, but it should be built in the safest location.

22(1) FOIPPA

[REDACTED]

Gibsons, BC

Mayor and Council

From: 22(1) FOIPPA @gmail.com>
Sent: September 10, 2019 9:52 AM
To: Mayor and Council
Subject: supportive housing solutions-the facts you need

I have been on a bit of a fact-finding mission due to the statements that have holes in them coming from both sides of the concerns for the supported housing.

It has deeply disturbed me that the information has not been forthcoming but I think I have found some of it despite this. I do not like it when people are morally attacked by a few people for raising questions or concerns raised. The more I have seen this the more it makes me question things.

In my mind, this is no different than any other development where the community has a right to know and question the details. Once known the details and understood, the community can ask for changes or more information. This is what is happening. This in no way means the people wanting to see some changes have difficulty housing the homeless population, to suggest so definitely muddles the water and makes the conversation toxic to all those involved including the homeless in need of homes.

What I discovered from reading the information from various partners involved in the homeless housing initiative from both the FED surplus program and the BC housing program and the homeless hub (a fact-filled resource for services and providers) and the different types of housing Rain city manages is this:

1) Under the FED surplus program allowing the gift of the RCMP lot to the town for 1 dollar, can come under a variety of different housing models that qualify under the homeless initiative so not only this supportive housing model. Examples are smaller group homes housing smaller populations, transitional, and housing for those with developmental disabilities or those fleeing abuse and family housing for those at risk of homelessness also qualify under this program.

To summarize any non-profit that services a population who have higher than average risk to homelessness in fact can qualify. Therefore the statement that this is the only way to get this property for free is for this particular project is false. See section 3 in the first outlines parameters in the first link and the second link has real examples of programs that have

occurred. <https://www.canada.ca/.../homeless-surplus-terms.html...> <https://www.canada.ca/.../homeless-surplus-project...>

2) This supportive housing model could be tweaked to be a damp model within the existing proposal and therefore more conducive to recovery or treatment for those who want it, safer for those who suffer from developmental disabilities or things like autism who do not want to be around drugs and alcohol in common spaces. A damp model does not infringe on other's rights to housing for those who do not or cannot abstain from using drugs or alcohol in their own units see the definition: "Damp housing – People both with and without substance use disorders live together. Abstinence is not monitored. However, illicit substances are prohibited. Alcohol use in public spaces is off-limits. In addition, treatment services may be offered." <https://www.michaelshouse.com/.../study-homelessness.../...>

also for terms of reference to the Canadian homelessness resource service. <https://www.homelesshub.ca/.../study-homelessness-and...> The terms of reference in the homeless hub describes the terms used for drug and alcohol use and problem "substance" use and it may not be the same as what our own meaning of that is, so be aware of the terms used by contractors and how we are interpreting them. The North American average of substance abuse among the homeless population is over 60% so anyone quoting less may like to read up. I am not sure that it is a lot higher than the rest of the population but according to the homeless hub, it is higher for a variety of reasons. However, the difference with the general population is when there is illegal drug use and high alcohol or other use among those who do not have the resources to pay for their habit, it does become the community's problem through crime or panhandling to support the substance use. Regardless of how much a person's substance use costs, the government does not provide the funds to cover that except in a very few cases such as the methadone program or prescriptions. This is the reality of our system.

3) Under the FEDS surplus property guidelines, a town can trade a property for another one. This means that the town could buy another property and then trade it for the RCMP lot with the FEDS therefore allowing the sale of the RCMP lot to fund the new lot and costing taxpayers zero.

This would allow the sourcing of a better property with room to expand for outreach and growth over 15 years. Therefore the statement that this project on this site is the only way to get a property for this project for zero dollars to the town is false. Section 5.1 <https://www.canada.ca/.../homeless-surplus-terms.html...>

4) BC Housing runs a number of homeless and housing funding opportunities, details are in the following link of how they vary under different programs. It looks like BC Housing has approved this housing based on a supportive model with the town providing the property. The deadlines for a number of projects to be submitted vary depending on the model it falls under but most of the deadline dates to apply were in 2018 except the regional housing (RHFP) which does not have a deadline date of submission.

This statement however is not to say the applications accepted cannot have alterations to fine-tune initial applications including where the property is or the parameters around the supportive model. <https://www.bchousing.org/projects.../funding->

opportunities Supportive models can be dry, damp, wet, transitional, or serve a certain population such as those with developmental delays, etc.

5) To be clear as for me and my stance on this. I support the homeless supportive housing initiative operated by Rain City who stepped up to apply, almost entirely except for two important details which are completely possible to tweak by Rain City and the community.

Given the facts, and the information I have learned from these discussions and research, I would like to see parameters that keep it a damp model in the proposed location as defined above in point #2 as well as the provisions of a commercial office (housed elsewhere) for the outreach services (to the those who are not housed there). This would help to reduce the traffic that people have expressed concerns with near the school. These 2 factors around the type and frequency of traffic can be minimized and preventing problem activity in common areas would keep the housing more of a home and less of an institution. Some people are arguing that it is just homes but it is not. The supportive piece, the low barrier, and the services also offered at the location add to the institutional effect on the residents in the area as well as those being housed. We can encourage it to be more like homes that a variety of people facing homelessness would choose if they had a choice.

Alternatively, with more work, the other solution is to see the property traded as outlined in point #3 for more suitable property where it can have all the services and outreach needed, have the reduced parameters and lowest barriers and can expand over the 15-year commitment.

I can find no reason that these ideas cannot be solutions here as they both encompass a housing first solution and fit within the proposed guidelines we have to work with. To say that the only way to go ahead is this one way or that to tweak it will somehow undermine the work of previous councils or partners is False. Getting the details right would only build upon the work already done to get the very best outcome possible.

Thank you for your time

22(1) FOIPPA

Gibsons General Mailbox

From: info@gibsons.ca
Sent: September 9, 2019 5:25 PM
To: Gibsons General Mailbox
Subject: New Contact Form submission from Town of Gibsons Website

Name

22(1) FOIPPA

Email

22(1) FOIPPA @gmail.com

Comments

Dear Mayor,

I have lived on the Sunshine Coast now for 51/2 years. In that time I have personally experienced the difficulties in finding a rental property. I work full time, make a very good wage and have been fortunate enough to purchase an RV and live in one of the local RV resorts on Gilmour.

Our homeless are not as fortunate as I have been and need our help to have a hand and a step up. I am educated as an RPN and Mental Health and Addictions. It is proven that if you have a home and resources you have a much better chance for recovery and a very productive member of society.

Let us be that hand up.

It's just not right in a community as ours that people are living in tents, In the forests and don't have a warm meal every day. How is anyone possibly ever going to be happy and successful without our help.



I percent support the supportive housing program.

Sept 11 2019

Good morning

I attended the council meeting last week.

While I support housing the homeless, I do not support sacrificing the wellbeing for some, when there are choices.

I am a property owner on **22(1) FOIPPA** in Gibsons who will be severely impacted by the current proposal for the School Rd property (former RCMP site).

The people across the street from this site, who are trying to sell their home, have already been impacted. The feedback from their realtor 'lovely home, but not across from that building' supports the fact that there will be monetary damages for surrounding properties, and that is just one.

I expect that, should any property around this proposed project, be put on the market, it will suffer the same feedback and a monetary loss.

As you are probably aware, location is everything in real estate, property values will go down in this area, likely 100k for some, three realtors own property on Wildwood Cres., who are very concerned about the impact this building will have on this area.

This property is perfect for families who need a hand up, maybe don't have a car, as it is so close to all the schools and shopping.

I have been in real estate and managing rental properties on the coast for close to 30 years, I have been unable to house many families, single parents, because they need exactly what this location could offer, but can't afford it.

Please continue to look for a more suitable site that works for everybody.

Thank you

22(1) FOIPPA

[REDACTED]

Gibsons, BC

Mayor and Council

From: 22(1) FOIPPA @gmail.com>
Sent: September 11, 2019 7:46 PM
To: Mayor and Council
Subject: School Road

Dear Mayor & Council,

I am writing to ask you to please reconsider the application for re-zoning the old RCMP building to a 3 storey, 40 unit, low barrier Supportive Housing Project. This will not fit into this residential neighbourhood.

The area is surrounded by families and seniors. Many people have their retirement tied up into their property values, as I am sure you all do too.

We feel we will be forced to live here even if we want to move. The property values have dropped drastically, despite what BC housing states. The older couple with their home for sale who live beside the legion said they have dropped the price considerably and they still don't have anyone booking views of it. The townhouses beside the school all remain for sale. The homes beside the RCMP site have been for sale for months now. So, we will all be stuck here. I know the market has slowed down from a year ago, but I also notice other homes around Gibsons have SOLD signs on them.

Inviting a project like this into a neighbour that is resentful will not do the residents or neighbours any good.

However, consulting with the neighbourhood, and working out a solution that is a win/win for all, is the best move forward. Being forced to accept this project without consulting us is not in the best interest of anyone.

Thanks for reading.

22(1) FOIPPA

Dear Mayor and Council,

I have huge concerns over the location of the proposed low barrier facility that is intended to be built on the corner of School Road and O'Shea.

In my opinion it is far too close to the school. Even if most of the occupants are not addicted to drugs, there will be a few (as stated by RainCity at the town meeting) This kind of activity draws dealers into the neighbourhood and all that goes with it. Look what just happened to the children in Toronto.

I haven't started my family yet but my nieces attend that school. I don't want to worry about their safety and the safety of all the children.

I decided to return to Gibsons where I was raised, for the reason that it was a quiet and safe community. I have plans on purchasing a house and raising children here. I certainly wouldn't even consider buying anywhere near that project.

Thank you for your consideration.

22(1) FOIPPA



Gibsons General Mailbox

From: info@gibsons.ca
Sent: September 12, 2019 11:21 AM
To: Gibsons General Mailbox
Subject: New Contact Form submission from Town of Gibsons Website

Name

22(1) FOIPPA

Email

22(1) FOIPPA@gmail.com

Comments

As a resident of Gibsons, I would like to voice my support of low-barrier supportive housing facility at the School Rd. site (at O'Shea) to be managed by RainCity Housing. I feel this will be a need addition to housing and services in our community. As a resident of lower Gibsons I experienced NO negative impacts or security issues with the cold weather shelter located several blocks from my residence.

Gibsons General Mailbox

From: info@gibsons.ca
Sent: September 11, 2019 5:07 PM
To: Gibsons General Mailbox
Subject: New Contact Form submission from Town of Gibsons Website

Name

22(1) FOIPPA

Email

22(1) FOIPPA [@yahoo.com](mailto:22(1) FOIPPA@yahoo.com)

Comments

To the Mayor and Council.

Rose Clarke and myself thank the Mayor and majority of council that passed the first reading of the Supportive Housing development. Much fear, loathing and misinformation seems to be breeding much ill will and we appreciate your strength in continuing to put forward this desperately needed facility.

Sincerely,

22(1) FOIPPA 22(1) FOIPPA

Gibsons

Mayor and Council

From:

22(1) FOIPPA(1) FOIPPA

To:

September 13, 2019 8:11 AM

Subject:

Mayor and Council

A Shout-out to Councillor Ladwig

Councillor Ladwig:

We appreciate your vote against the second reading of the supportive housing project on School Road. Your reasons for doing so indicate that you fully understand this is not just another housing project and that you are listening to a growing number of concerned Gibsons residents.

The need for the project is understood, but, as you say, a project of this nature, close to an elementary school, is a bad idea.

Sincerely,

22(1) FOIPPA

22(1) FOIPPA

22(1) FOIPPA

Gibsons, BC V0N 1V0

Mayor and Council

From:

22(1) FOIPPA) FOIPPA

September 13, 2019 5:59 PM

To:

Mayor and Council

Subject:

Rain city project.

Dear Mayor and Council:I really feel for all the people that need housing on the Sunshine Coast.I think putting drug addicted people in the housing that is being purposed in Gibson's is definitely not a good idea.I have lived on the Sunshine Coast for 53 years and the coast has definitely changed.Sechelt has changed so much in a bad way.I really think school road housing project should be for our seniors and parents with children needing housing close to a school.It is the perfect location for parents and children.I don't feel we have the supports in Gibson's for 40 addicted individuals.A lot of the supports are out in Sechelt.Why not look at a location in Sechelt instead of Gibson's and keep the Gibson's location for our parents,children and seniors.The need is so great for parents and children.22(1) FOIPPA

Sent from my iPhone