



# MEETING MINUTES

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<b>Task Force:</b>	North East Quadrant Lot A		
<b>Date:</b>	August 19, 2019	<b>Call to Order Time:</b>	10:08 a.m.

<b>Attendees:</b>			
Councillor Jeff Bateman, Chair	P	Carol Pinalski, Sooke Seniors	P
Andrew Moore, T'Sou-ke First Nation	P	Godfrey Medhurst, Sooke Lions	P
Rick Robinson, Sooke Region Communities Health Network	P	Mary Dunn, Sooke Age Friendly Committee (left at 11:50 am)	P
Mayor Maja Tait, Ex Officio (left at 11:45 am)			
<b>Staff:</b>			
Ivy Campbell, Head of Planning (left at 11:55 am)	P	Jennifer Royer-Collard, Corporate Services Assistant	P

<b>1.</b>	<b>Call to Order</b>
<p>The meeting was called to order by Councillor Bateman at 10:08 a.m.</p> <p>Councillor Al Beddows attended the meeting as a public representative.</p>	

<b>2.</b>	<b>First Nation Recognition</b>
<p>Councillor Batman acknowledged that the task force is meeting on the traditional territory of the T'Sou-ke Nation.</p>	

<b>3.</b>	<b>Approval of the Agenda</b>	<b>Moved</b>	AM	<b>Carried</b>	✓
<p>THAT the agenda for the August 19, 2019 North East Quadrant Lot A task force be approved, as amended:</p> <ul style="list-style-type: none"> <li>Addition of Supplementary Information for Item 6 <i>Business Case Option Review</i>, a consolidation of all information business case contributions.</li> </ul>					

<b>4.</b>	<b>Adoption of Minutes</b>	<b>Moved</b>	RR	<b>Carried</b>	✓
<p>THAT the minutes from the August 6, 2019 North East Quadrant Lot A task force be adopted.</p>					

<b>5.</b>	<b>Public Question and Comment Period</b>
<p>There were no public contributions provided.</p>	

**6. Business Case Option Review**

The members of the task force reviewed each option during a round table discussion, the following was examined for each option:

**Option A – District of Sooke**

- Feasibility for option is difficult.
- Due to the amount of resources required by the District, this option maybe difficult to justify.
- There is an opportunity to utilize the housing revenue to offset cost, however there is not solid guarantee.
- The District currently lacks the experience and knowledge to execute and manage a project of this scale.

**Option B – Public Partnership WITH Housing Component**

- Inquiry into whether housing could be added later, or would it need to be in conjunction with the initial build.
- Concerns with adding housing when the District is advocating for Ayre Manor expansion for Seniors accommodations.
- Challenges and possibilities of co-housing, currently an under-utilized model that could put Sooke as a leader in community development housing.
- Concerns in obtaining BC Housing funds, as Sooke been saturated with Provincial funding for several projects.
- Future investigation into the Capital Regional District (CRD) Regional Housing Trust Fund.
- An assessment should be completed to determine the appropriate housing stock required for the community.
- Assurances that the build is universally accessible throughout.
- Priority is a Seniors Drop in Center, currently there is no space for them in the community.
  - The Seniors were led to believe that the only way for them to acquire a centre was to partner with a housing agency. Their desire is mainly the centre and the housing component would be a bonus.
- Send an invitation to BC Housing representative and request their attendance as a delegation to the task force, learn more about the application and decision process.
- Associated risks with maintaining seniors only housing, versus standard or affordable housing.

**Option C – Public Partnership WITHOUT Housing Component**

- A removal of the housing will increase the opportunity to utilize more space for the community.
- Suggestion to create 2 separate stand-alone buildings, that would complement one another with a connection for socialization between the 2.
  - Creation of a 5<sup>th</sup> - Option E
- The importance of creating a “Community Hub” for gathering and public accessible space.
- The development funded and managed by current Sooke service clubs.
- Concerns with parking is 2 separate building were created.
- Cost effective way to utilize the property and not require external agencies to become involved.

<p><b>Option D – Private (Subdivide and sell with conditions)</b></p> <ul style="list-style-type: none"> <li>No discussion occurred for this option.</li> </ul> <p><b>General Discussion:</b></p> <ul style="list-style-type: none"> <li>Timelines need to be established, for each option.</li> <li>The project, regardless of the option, needs to maximize the property and be utilized as well as possible.</li> <li>Associated costs should be confirmed prior to presenting to Council.</li> <li>The property will need to be re-evaluated should it be sub-divided to solidify the fair-market value.</li> <li>Desire of Council to support housing or not on this portion of land.</li> <li>Interest in extending the terms of the task force until the Housing Needs Assessment is complete, as this will support or shut down the housing component.</li> <li>The need for rough sketches of each option, to be included with the business cases, when presented to Council.</li> </ul>				
<p>THAT the Committee recommend Council extend the Term for the Northeast Quadrant Lot A Task Force until the Housing needs Assessment is completed and the final report is provided to Council.</p>	<b>Moved</b>	RR	<b>Carried</b>	✓

<b>7.</b>	<b>New Business</b>
<p><b>Option E – Public Partnership with 2 Separate Buildings WITHOUT Housing</b></p> <ul style="list-style-type: none"> <li>This option was developed through conversations during the meeting, associated with Option C, further discussion to occur at the next task force meeting.</li> </ul>	

<b>8.</b>	<b>Next Meeting</b>
<p>The next meeting will be held on Wednesday, September 4, 2019 at 10:00 a.m.</p> <p>Agenda items to include:</p> <ul style="list-style-type: none"> <li>Delegation from BC Housing, if possible;</li> <li>Continue review of Options A – D Business Cases;</li> <li>Review of New Business: Option E Public Partnership with 2 Separate Buildings WITHOUT Housing</li> </ul>	

<b>9.</b>	<b>Adjournment</b>	<b>Moved</b>	RR	<b>Carried</b>	✓
<p>The meeting was adjourned at 12:06 p.m.</p>					

Chair

Committee Clerk