



MEETING MINUTES

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Task Force:	North East Quadrant Lot A		
Date:	August 6, 2019	Call to Order Time:	10:00 a.m.

Attendees:			
Councillor Jeff Bateman, Chair	P	Carol Pinalski, Sooke Seniors	P
Mary Dunn, Sooke Age Friendly Committee	P	Godfrey Medhurst, Sooke Lions	P
Andrew Moore, Sooke Age Friendly Committee	A		
Rick Robinson, Sooke Region Communities Health Network	P	Mayor Maja Tait	P
Staff:			
Norm McInnis, CAO	P	Patti Rear, Deputy Corporate Officer	P

1. Call to Order
<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>

2. Approval of the Agenda	Moved	RR	Carried	✓
<p>THAT the agenda for the August 6, 2019 North East Quadrant Lot A task force be approved, as amended:</p> <ul style="list-style-type: none"> Addition of New Business Item <i>Review of Must Haves</i> following Item No. 6. Options. 				

3. Adoption of Minutes	Moved	RR	Carried	✓
<p>THAT the minutes from the July 23, 2019 North East Quadrant Lot A task force be adopted, as amended:</p> <ul style="list-style-type: none"> Addition of group representation to the attendees. 				

4. Delegation
<p><u>Kevin Albers, CEO - M'akola Housing Society</u></p> <p>Mr. Albers provided an overview of the non-profit, charitable, indigenous and low-income housing association which started in 1984. They currently have 1700 housing units in BC, 700 which are managed by M'akola Housing and the remaining owned outright by the province. Much of what they accomplish are achieved through federal, provincial, and capital funding contributions.</p> <p><i>(Mary Dunn joined the meeting at 10:16 a.m.)</i></p>

- Mixed use commercial is preferred by province (BC Housing) for affordable housing with commercial on main floor and residential on floors above (i.e.: 4 storeys).
- Next uptake for BC Housing project submissions not announced yet, but will likely be Fall 2020; if timeline is too tight, BC Housing is cognisant of the fact that the District is interested in a project. Funds are available various streams, including Community Housing Fund, Regional Housing First Program, Indigenous Housing Fund and Supportive Housing Fund.
<https://www.bchousing.org/projects-partners/funding-opportunities>
- The Urbanics Housing Needs Assessment for the Sooke region is due in the late fall and will be critical in identifying needs as a prelude to funding requests.
- Cost for 5,000 sq. ft senior/youth centre would be about \$1.5 million. Commercial kitchen with 2 offices ideal. The structure identified for the northeast quadrant in the Lot A report is 10,000+ sq. m, mixed-used 4-6 storeys.
- Proposal needs to include secured land at submission; commercial space can only be 20% of total sq. footage or 20% cost of the project.
- If 60-year lease agreement, how are occupying organizations protected (i.e.: Lions)? There is an option to purchase if M'akola breaks an agreement, which hasn't happened in its history to date. BC Housing would have to be satisfied with who is occupying that space; non-profit or non-residential is beneficial. Lease would be between M'akola and District, financing is provided by BC Housing.
- M'akola estimated cost is \$250 per square foot to build, however it was noted that costs for South Island contractors are skyrocketing. (The new addition at SEAPARC is approximately \$600 per sq ft.)
- Sooke Seniors' Drop-in Centre may be in a position to contribute funds.
- District of Sooke hopes are to have at least two (2) floors of non-residential space; Albers is confident that BC Housing will consider other options beyond its 20% non-residential maximum.
- Rent is usually set at 10% below average rental costs in the area (high end), but would be as low as \$375/month for subsidized units at "shelter rate." BC Housing insists that renters must be identified from its current Housing Registry; these individuals will have indicated Sooke as a preferred housing choice. Preference is not necessarily given to indigenous people.
- BC Housing is moving ahead with an RFP for 169 units (34 at shelter rate, 52 'affordable units' and 83 'near-market' units) at Drennan/Sooke Rd. The second phase of the project (75 units at Throup/Charters) will follow. Query: What percentage of these units are geared to seniors?
- Many low-income housing projects do not take into consideration families with young children or pets.
- Co-housing and rent-to-own options: Albers noted it would be difficult to secure BC Housing support for rental co-housing given it would be the first of its kind in Canada.
- Discussion of other rental needs not being met through CRD Housing; affordability is the #1 issue – 2 or 3 bedrooms are in demand, but often individuals seeking more bedrooms prefer a separate dwelling. The Housing Needs Assessment may provide better insight into this.
- Importance of ease of access and town-centre walkability for those living on Lot A. Province is Ministry is providing an accessibility needs assessment in the fall. Some cost implication to customization, but BC Housing is moving toward things such as adjustable countertop heights, wheel-chair radius at entrances, braille on elevator buttons, etc.

- New BC Building Code may have an impact on the cost and timeline for the project. I.e.: earthquake safe buildings can add up to 30% more to the cost of projects.

(Mr. Albers left the meeting at 10:59 a.m.)

5.	Business Case Development	Moved	RR	Carried	✓
<p>The Chair provided copies of business cases developed by committee members for the following options:</p> <ul style="list-style-type: none"> • Option A – District of Sooke Managed Project (2 cases) • Option B – Public Partnership WITH Housing Component (2 cases) • Option C – Public Partnership WITHOUT Housing Component (3 cases) • Option D – Private (Subdivide and Sell, with conditions) (1 case) <p>Copies are attached to these minutes and each business case option included comments on the following:</p> <ul style="list-style-type: none"> ○ Project Scope/ Overview ○ Background Information ○ Risks ○ Steps for Completion ○ Implications ○ Associated Costs/ Funding <p>General Discussion:</p> <ul style="list-style-type: none"> • Committee members were invited to study and rework these initial business case proposals prior to developing a single set of final options that will be presented to Council in the fall • The CAO informed the committee that a Lot A servicing study is being developed. This is a necessary best practice. Up-front costs will be expensive; however recoupment will be possible from groups that develop on Lot A. • Lot A report "due diligence" timeline includes riparian assessment; high-level civil engineer review of entire property; rainwater management plan. • The Mayor provided a brief overview of the 2016 Community Centre Advisory Committee report included among the Task Force's supporting documentation. Short and long-term ideas for community and activity centres included: <ul style="list-style-type: none"> ○ new-build centre on the "new lands" (aka Lot A) funds by housing component ○ Refurbish the Sooke Community Hall ○ Interim centre for seniors via a portable at SEAPARC ○ Youth Facility (various options) ○ Families ~ continue to upgrade parks with activity shelters, washrooms, etc. ○ "Community Quonset" ~ studio and rehearsal space for arts groups at Kaltasin works yard • When Lot A Charrette was completed it confirmed much of what was proposed in the report from 2016. Commercial and office space has also been identified as a desired Town Centre need following the 2016 and Lot A Charrette studies. 					

- Video conferencing needs and potential facilities discussed. Possibilities for distance-learning facility run by a Van Isle or BC post-secondary institution?
- Are there other options that might be explored in addition to these four?
- Option B relies on funding from BC Housing and the involvement of a housing society.
- Option C might involve a range of community groups and be run by a specially created non-profit society.
- All options could involve child-care facilities. The Childcare BC New Spaces Fund offers "\$3 million for up to 100 percent of project costs for public sector organizations." Challenge is that partners and an operational plan would be required. Sooke's Child Care Needs Assessment study (due in the late fall) will clarify needs.
- Opportunities to share ideas for Lot A uses and development was available to individuals and community groups during the Lot A charrette.

Staff was asked to include the copies of the business cases on the next agenda for a more detailed discussion and finalization of the four (4) options.

6.	Next Meeting
<p>The next meeting will be held on Monday, August 19, 2019 at 10:00 a.m.</p> <p>Agenda items to include:</p> <ul style="list-style-type: none"> • Polish draft business cases for the four (4) options; intention is to provide the District of Sooke Council with these four (4) options. • Identifying next steps. 	

9.	Adjournment	Moved	JB	Carried	✓
The meeting was adjourned at 11:41 a.m.					

Chair

Corporate Officer