



MEETING MINUTES

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

Attendees:			
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)			
Staff:			
Ivy Campbell, Head of Planning (left at 11:55 am)	P	Jennifer Royer-Collard, Corporate Services Assistant	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.	First Nation Recognition
<p>Councillor Batman acknowledged that the task force is meeting on the traditional territory of the T'Sou-ke Nation.</p>	

3.	Approval of the Agenda	Moved	AM	Carried	✓
<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"> Addition of Supplementary Information for Item 6 <i>Business Case Option Review</i>, a consolidation of all information business case contributions. 					

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

5.	Public Question and Comment Period
<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 5th - 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>Option D – Private (Subdivide and sell with conditions)</p> <ul style="list-style-type: none"> No discussion occurred for this option. <p>General Discussion:</p> <ul style="list-style-type: none"> Timelines need to be established, for each option. The project, regardless of the option, needs to maximize the property and be utilized as well as possible. Associated costs should be confirmed prior to presenting to Council. The property will need to be re-evaluated should it be sub-divided to solidify the fair-market value. Desire of Council to support housing or not on this portion of land. 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. The need for rough sketches of each option, to be included with the business cases, when presented to Council. 				
<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>	Moved	RR	Carried	✓

7.	New Business
<p>Option E – Public Partnership with 2 Separate Buildings WITHOUT Housing</p> <ul style="list-style-type: none"> This option was developed through conversations during the meeting, associated with Option C, further discussion to occur at the next task force meeting. This option is a hybrid of Option B and C, combined into a single building envelope. This scenario could move ahead with a non-profit housing provider and local service clubs. 	

8.	Next Meeting
<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"> Delegation from BC Housing, if possible; Continue review of Options A – D Business Cases; Review of New Business: Option E Public Partnership with 2 Separate Buildings WITHOUT Housing 	

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

Chair

Committee Clerk