



NORTHEAST QUADRANT LOT A TASK FORCE
Tuesday, September 17, 2019 at 9:00 – 10:30 am
Location: Municipal Hall Meeting Room

AGENDA

ITEM	Pg #
1. Call to Order	
2. First Nation Recognition	
3. Approval of the Agenda THAT the task force approve the September 17, 2019 meeting agenda.	
4. Adoption of Minutes THAT the task force approve the minutes from the September 4, 2019 meeting.	1
5. Public Question and Comment Period	
6. Reports	
6.1. Council Resolution	
• From the September 9, 2019 Regular Council Meeting	
<i>THAT the Northeast Quadrant Lot A Task Force be invited to present their recommendations to an upcoming Committee of the Whole meeting.</i>	
6.2. Business Case Finalization:	
• Option A – District of Soke Managed Project	
• Option B – Public Partnership WITH Housing Component	
• Option C – Public Partnership WITHOUT Housing Component	
• Option D – Private (Subdivide and Sell, with conditions)	
7. New Business	
8. Next Meeting	
9. Adjournment	

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MEETING MINUTES

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Task Force:	North East Quadrant Lot A		
Date:	September 4, 2019	Call to Order Time:	10:05 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 (left at 10:12 am)	P
Rick Robinson, Sooke Region Communities Health Network	P	Mary Dunn, Sooke Age Friendly Committee	P
Staff:			
Norm McInnis, Chief Administrative Officer	P	Jennifer Royer-Collard, Corporate Services Assistant	P
Ivy Campbell, Manager of Planning	P		

1. Call to Order
The meeting was called to order by Councillor Bateman at 10:05 a.m.

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

3. Approval of the Agenda	Moved	MD	Carried	✓
<p>THAT the agenda for the September 4, 2019 North East Quadrant Lot A task force be approved, as amended:</p> <ul style="list-style-type: none"> • Addition of New Business Item No. 7.1. <i>Delegation from Sooke Lions</i>, and that this item be moved to immediately following the <i>Public Question and Comment Period</i>. • Addition of New Business Item No. 7.2. <i>Presentation from BC Housing – Kirsten Baillie</i>, and that this item be moved to immediately follow Item No. 7.1. 				

4. Adoption of Minutes	Moved	RR	Carried	✓
<p>THAT the minutes from the August 19, 2019 North East Quadrant Lot A task force be adopted, as amended:</p> <ul style="list-style-type: none"> • Additional bullet under Item No. 7, <i>New Business</i>: <ul style="list-style-type: none"> ○ 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. 				

5.	Public Question and Comment Period
There were no public contributions provided.	

7.	New Business
<p>7.1. Delegation from Sooke Lions</p> <p>Lorne Christensen, Sooke Lions Chair, provided a written letter, and presentation, advising that the Sooke Lions would be withdrawing from participating with the Northeast Quadrant Lot A task force due to concerns surrounding the criteria of the terms of reference. Noting that their desire to participate initially was to plan for a multi-use activity centre and the majority of the meetings have been housing centred, which a</p> <p>It was requested that their letter of withdraw be forwarded to the Mayor.</p> <p>*****</p> <p>The member of the Sooke Lions left the meeting at 10:12 a.m.</p> <p>*****</p> <p>7.2. Presentation from BC Housing – Kirsten Baillie</p> <p>Ms. Baillie, Development Manager with BC Housing, provided an overview of the role BC Housing plays in facilitating the creation of new affordable housing, development of project partnerships and funding opportunities. The following are highlights from the presentation:</p> <ul style="list-style-type: none">• Housing spectrum: Building BC (Homelessness, housing with support services and social housing) & Housing Hub (Affordable rentals and ownership).• Funding Opportunities:<ul style="list-style-type: none">○ <u>Community Housing Fund</u> – Mixed income, affordable rental housing for independent families and seniors, without on-site support. Break down of 30% moderate income, 50% rent geared to income and 20% deep subsidy.○ <u>Indigenous Housing Fund</u> – New social housing units for indigenous families and seniors.○ <u>Supportive Housing Fund</u> – Homes with 24/7 support services for people who are experiencing homelessness or are at risk of homelessness. Non-profit providing property management and support.○ <u>Women’s Transition Housing Fund</u> – Units to support women and children at risk or have experienced violence.○ <u>Regional Housing First Program Partnership</u> – Investments from the Capital Regional District, BC Government, BC Housing, Federal government through CMHA. Mixed market housing with 20% shelter units, 31% affordable and 49% near-market rates. The revenue should cover operating and maintenance costs.<ul style="list-style-type: none">▪ Currently Sooke has a project under this category for 244 units at Drennan and Throup.	

- Desire for consistency with regional and community priorities on project development.
- Preference for partnership model to maximize equity of contributions.

Ms. Baillie advised that the next call out for requests for proposals to BC Housing, from project planners, will be in early spring of 2020.

General Discussion:

- The need for support services in a facility that housing seniors.
- Maintaining a positive relationship between island health will be a key component in securing their support.
- The need to establish the components for submission: a vision, lock down funding contributions, secure zoning of property, design plans.
- Research into possible federal funding opportunities.
- Desire to see mixed-use building with 80% housing and 20% community space, which is a requirement for BC Housing to allocated funds to a shared building project.
- A non-profit organization would need to take on the mortgage.
- The occupants of a building would have to apply to BC Housing for income testing and register. Residents in Sooke would be a priority.
- Clarity was provided on operations and maintenance costs not being covered by BC Housing funding; a plan will need to be established for how these operational costs will be secured.
- Long-term lease of the land is a must for the application, along with agreements between any partners.
- All due diligence, remediation, zoning, community input, lot servicing needs to be completed at the time of application to better chances of obtaining funds.
- Co-housing option would need to be put forth with a fulsome business case, at the time of application for funding.
- To access funds from BC Housing the project would need to fit into one of the *Funding Opportunities* provided above.

Kirsten Baillie left the meeting at 11:35 a.m.

A round table discussion ensued regarding the disappointment in losing the Sooke Lions from the task force.

6.1.	New Option E
This option was developed in discussions with the Sooke Lions representative, to create 2 separate buildings, with their decision to leave the task force members decided to abandon this option due to lack of understanding of desired outcome.	

6.2.	Information pertaining to CRD regional Housing Trust Fund	Moved	CP	Carried	✓
<p>THAT the task force received the CRD Regional Housing Trust Fund background document, for information.</p>					

6.3.	Business Case Options, Continued Review				
<p>The members of the task force reviewed each option during a round table discussion, the following was reviewed for each option:</p> <p>Option A – District of Sooke</p> <ul style="list-style-type: none"> • Limitations on the District, as they are not eligible to apply for funding from BC Housing. • Development and execution of a Request for Proposals is the best solution for this option. <p>Option B – Public Partnership WITH Housing Component</p> <ul style="list-style-type: none"> • Addition of a Request for Proposal (RFP) under approach. <p>Option C – Public Partnership WITHOUT Housing Component</p> <ul style="list-style-type: none"> • Review option and remove “Sooke Lions” were applicable. • Add or change the wording to read external community agency. <p>Option D – Private (Subdivide and sell with conditions)</p> <ul style="list-style-type: none"> • Ensure there are conditions of sale, these may need to be established by staff and Council, with a consultation of task force members, to create a reasonable plan. • Concerns with the unknown interest in development of the property. <p>General Discussion:</p> <ul style="list-style-type: none"> • Removal of Appendix A: Design Drawing, for each of the options as this may provide to tedious for this task forces’ skill and ability, within the given timelines. • Information included in Appendix B (subsequently now changed to <i>Appendix A</i>), should include all background documentation that Council would need to evaluate the option. <p>The Chief Administrative Officer provided a review of the task force’s terms of reference and a round table discussion ensued regarding the natural bias regarding the heavy seniors housing aspect in most of the proposed business cases.</p>					

8.	Next Meeting
<p>The next meeting will be confirmed once a decision is provided by Council at the September 9, 2019 Regular Council meeting, on the resolution regarding extension of the task force’s term in relation to the Housing Needs Assessment. All task force members will be contacted with the date and time of the next meeting, as well the District website and public notice boards will be updated in accordance with the <i>Council Procedure Bylaw</i>.</p> <p>Agenda items to include:</p> <ul style="list-style-type: none"> • Update from Council on decision on recommendation. • Review and finalization of Business Cases 	

9.	Adjournment	Moved	RR	Carried	✓
The meeting was adjourned at 12:20 p.m.					

Chair

Committee Clerk