

Welcome!

Coffee with Council

January 29, 2024



10am

Meet + Greet



10:30am

Mayoral Remarks



10:40am

Q + A



11am

Storyboard Walkshop



District of Sooke Council

Front Row L-R: Councillor Dana Lajeunesse, Mayor Maja Tait, Councillor Tony St-Pierre

Back Row L-R: Councillors Megan McMath, Al Beddows, Kevin Pearson, Jeff Bateman

Understanding Roles, Responsibilities and Government Jurisdictions

Residents elect their local government which is comprised of a Mayor and six Councillors in Sooke. Our elected officials serve as the decision-making body for many areas of operations in Sooke (outlined below).

Staff are responsible for the administration of policies and bylaws adopted by Councils, led by the Chief Administrative Officer (CAO).

Municipal Government	Regional District	Provincial Government	Federal Government
District of Sooke	Capital Regional District	Province of British Columbia	Government of Canada
<ul style="list-style-type: none"> Local road maintenance Sewer/storm water management Local parks, trails and playgrounds Municipal Bylaws Fire Rescue Services Policing – contracted to Sooke RCMP Community Planning Municipal Property Tax 	<ul style="list-style-type: none"> Water services Animal control Residential parks (i.e. Sooke Potholes Regional Park, Galloping Goose Trail) Residential services outside District of Sooke boundary SEAPARC 	<ul style="list-style-type: none"> Highway maintenance (Highway 14) Schools, including provincial school tax Provincial parks Health care Social services WorkSafe ICBC Post-secondary education Province income tax Province property tax Sales Tax 	<ul style="list-style-type: none"> Income tax Employment insurances Child tax benefits Student loans Military National Parks International Travel Banking Criminal Law Foreign affairs

Additional local agencies include: T'Sou-ke First Nation, Scia'n'ew First Nation, Sooke School District 62 (under direction from the provincial government)

Budget 2024

We are here!



Following adoption, staff proceed with implementation before starting the process again

What We Heard Annual Budget Survey (2024)

When asked to describe what residents enjoy MOST about living in Sooke, a theme emerges that captures the natural environment:

WORD/PHRASE	MENTION #
Nature/ Outdoors / Outside	55
Ocean / Water / Waterfront	45
Community	35
Small town	34
People	26
Parks / Greenspaces	23
Quiet	19
Fresh Air / High air quality	14
Trees	8
Climate	5
Peace / Peaceful / Peacefulness	5

When asked to describe what residents enjoy LEAST about living in Sooke, a clear theme emerges that captures traffic:

WORD/PHRASE	MENTION #
Traffic / Road	86
Development	23
Health / Medical / Doctor / Hospital	19
Housing	13
Business / Retail	10
Amenities (lacking)	8
Homelessness	7
(Lack of) Waterfront Access	5
Jobs	5

Determining the single biggest issue that affects can be subjective and it may vary depending on different perspectives and contexts, in particular as it affects quality of life. However, in Sooke, there is a commonly identified issue that emerges – traffic.

WORD/PHRASE	MENTION #
Transportation / Traffic / Road	72
Housing	14
Climate change / Climate crisis	9
Economic development / More jobs	8
Sidewalks	7
Planning	6
Bike paths / Bike lanes	6
Homelessness	6
Environment	5
Sewer (lacking service)	4
Parking	2

Join the conversation!
letstalk.sooke.ca/budget

72% of respondents to the long-form survey report being satisfied with the value they are receiving for District services with:

- 45% rating the value paid for District services received a 3 out of 5.
- 20% rating 4 out of 5
- 7% rating 5 out of 5.

How do District of Sooke property tax rates compare to other municipalities?

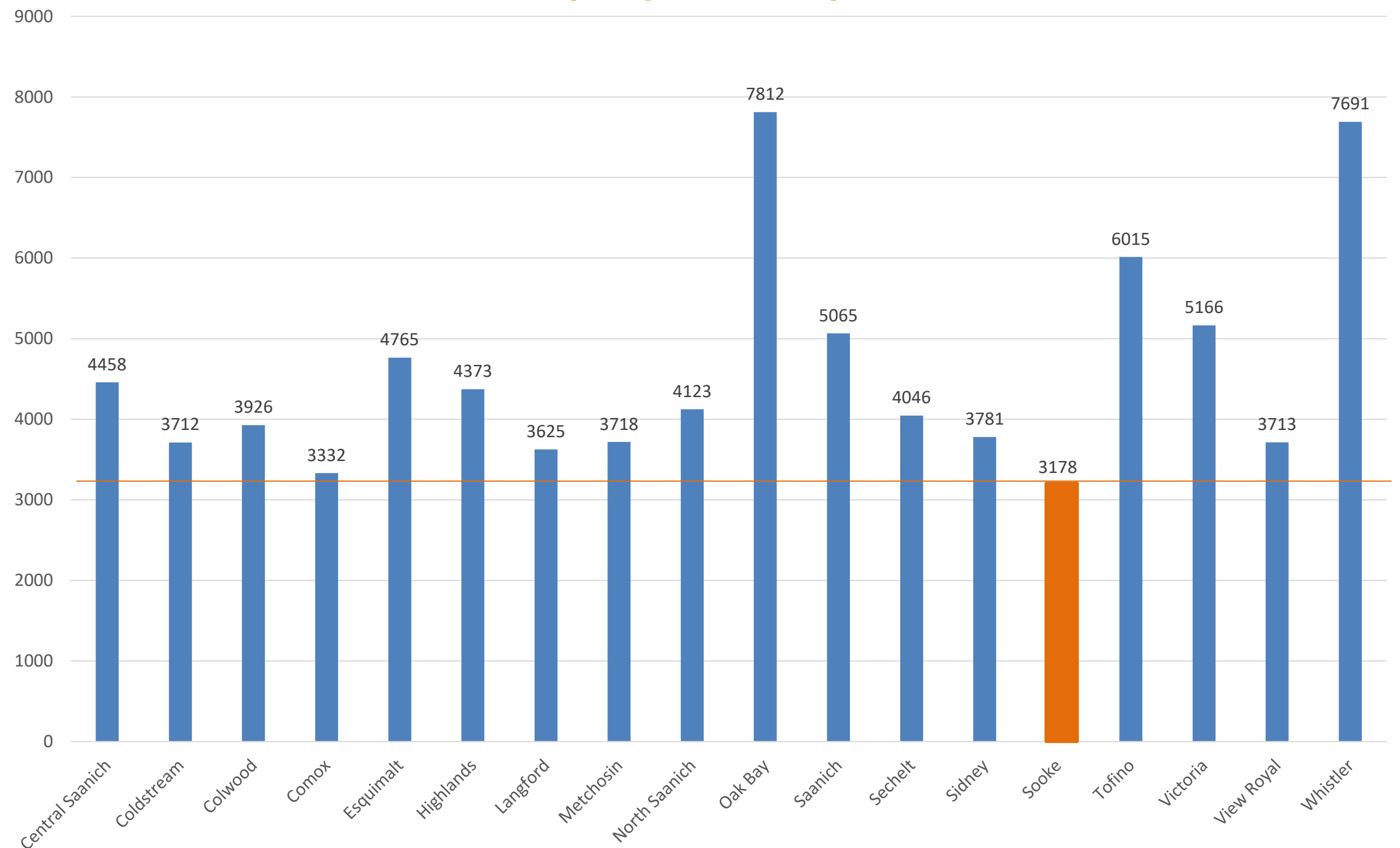
DID YOU KNOW?

- Our residential taxes, are comparatively low.
- The relatively low residential taxes in Sooke reflect the District's commitment to balance continually increasing cost pressures with minimizing the impact on the residential taxpayer.

We recognize that differing municipal tax rates also mean that service levels vary between municipalities. For example, property owners pay for garbage disposal separately in Sooke (not included in property taxes), whereas this service may be included in property taxes elsewhere.

A 1% property tax increase equals approximately \$100,000 in general municipal tax revenue for the District of Sooke, compared other municipalities where a 1% tax increase could equal \$700,000.

Property Tax Comparison



Per Capita Tax Comparison

This chart compares Sooke with 21 municipalities in BC with a population greater than 10,000 and less than 20,000.

The District has the lowest general municipal taxes per capita (per person).

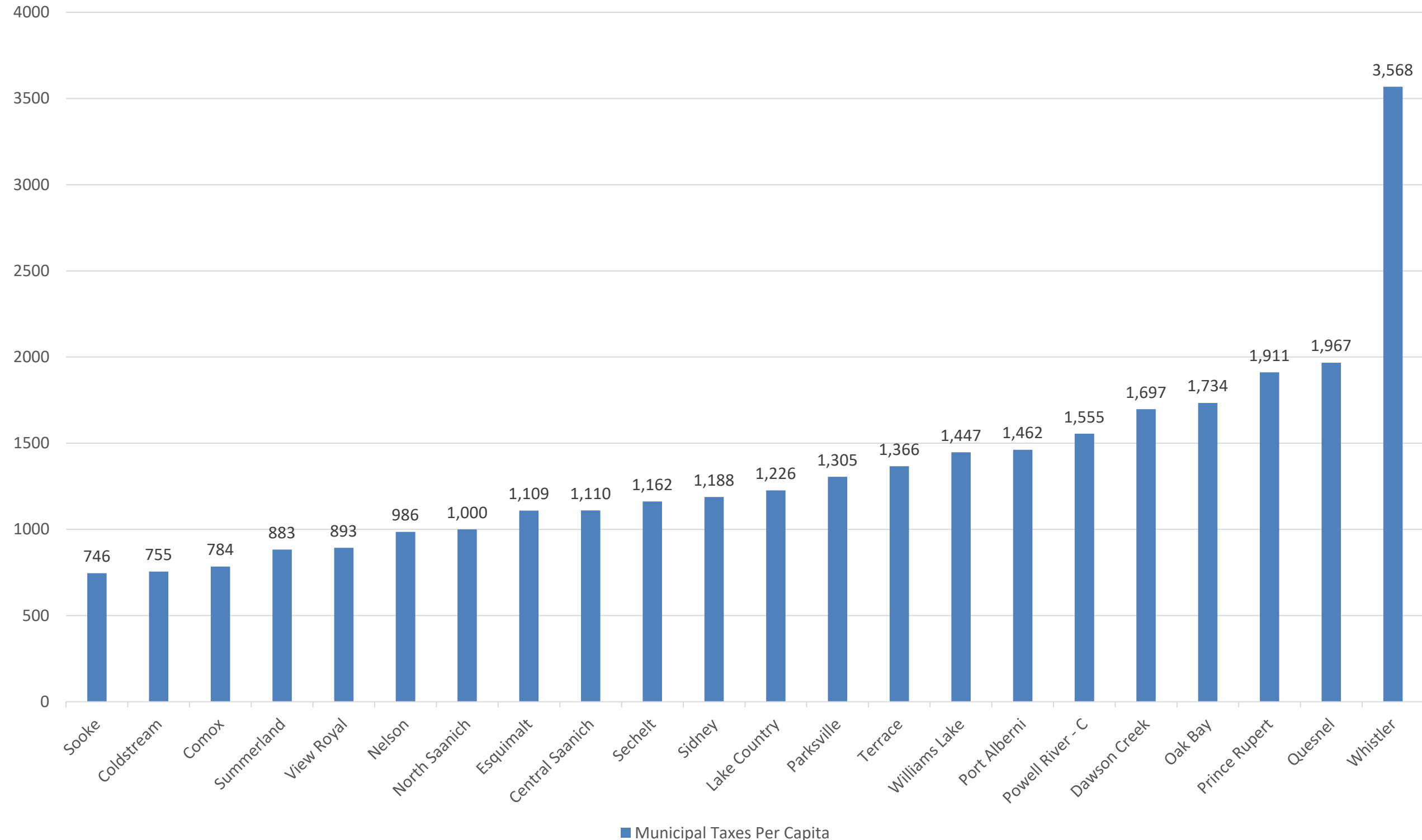
Where do the statistics come from?

Comparable data has been sourced from the province's database where it collects and stores information from every municipality in BC on an annual basis. This data is publicly available and can be found at: <https://www2.gov.bc.ca/gov/content/governments/local-governments/facts-framework/statistics/tax-rates-tax-burden>

Additional Information to Consider:

When considering the results of the property tax comparison, it is important to remember that tax rates are only one aspect of the property tax liability equation. This is because some municipalities have services provided by their regional districts (e.g. recreation departments, water services, aquatic centres or fire departments) while others are more self-sufficient. Municipalities with a population under 15,000 only pay 70% of RCMP costs, versus those over 15,000 people are paying 90% of total RCMP costs.

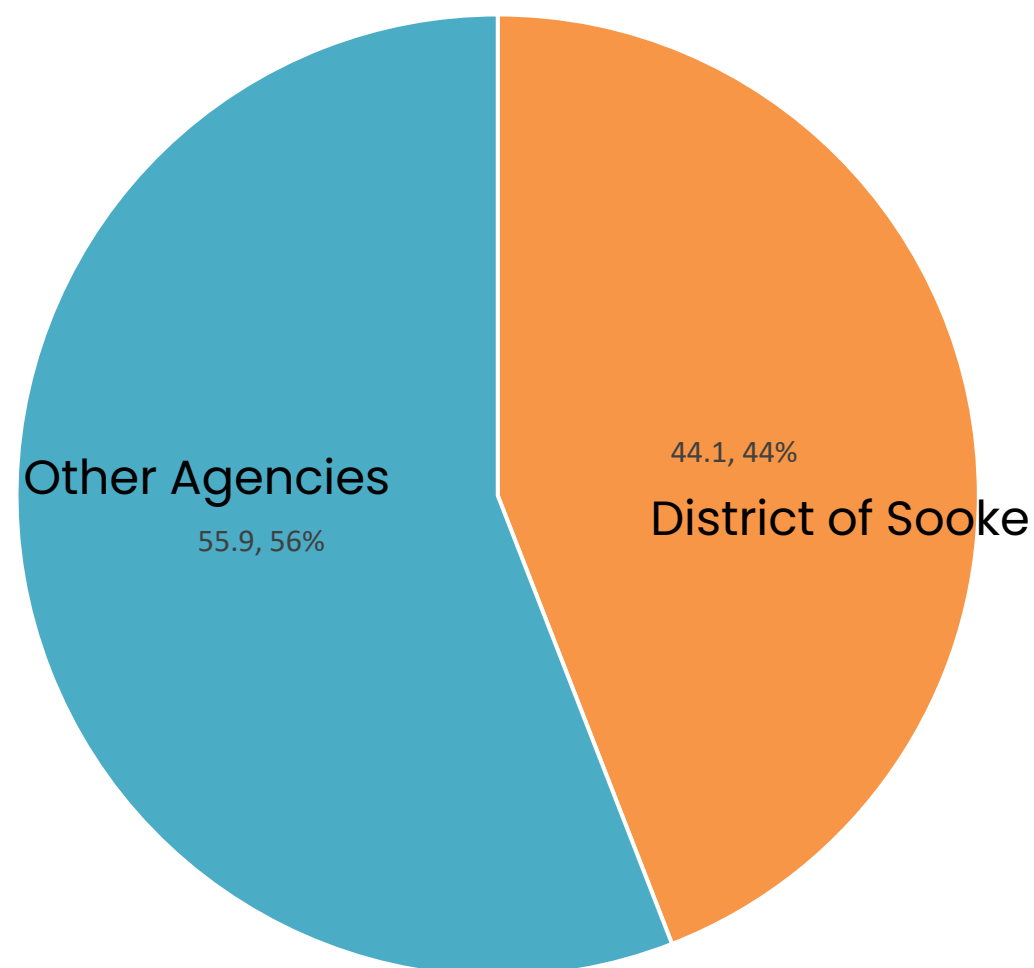
Property Tax Comparison – per capita



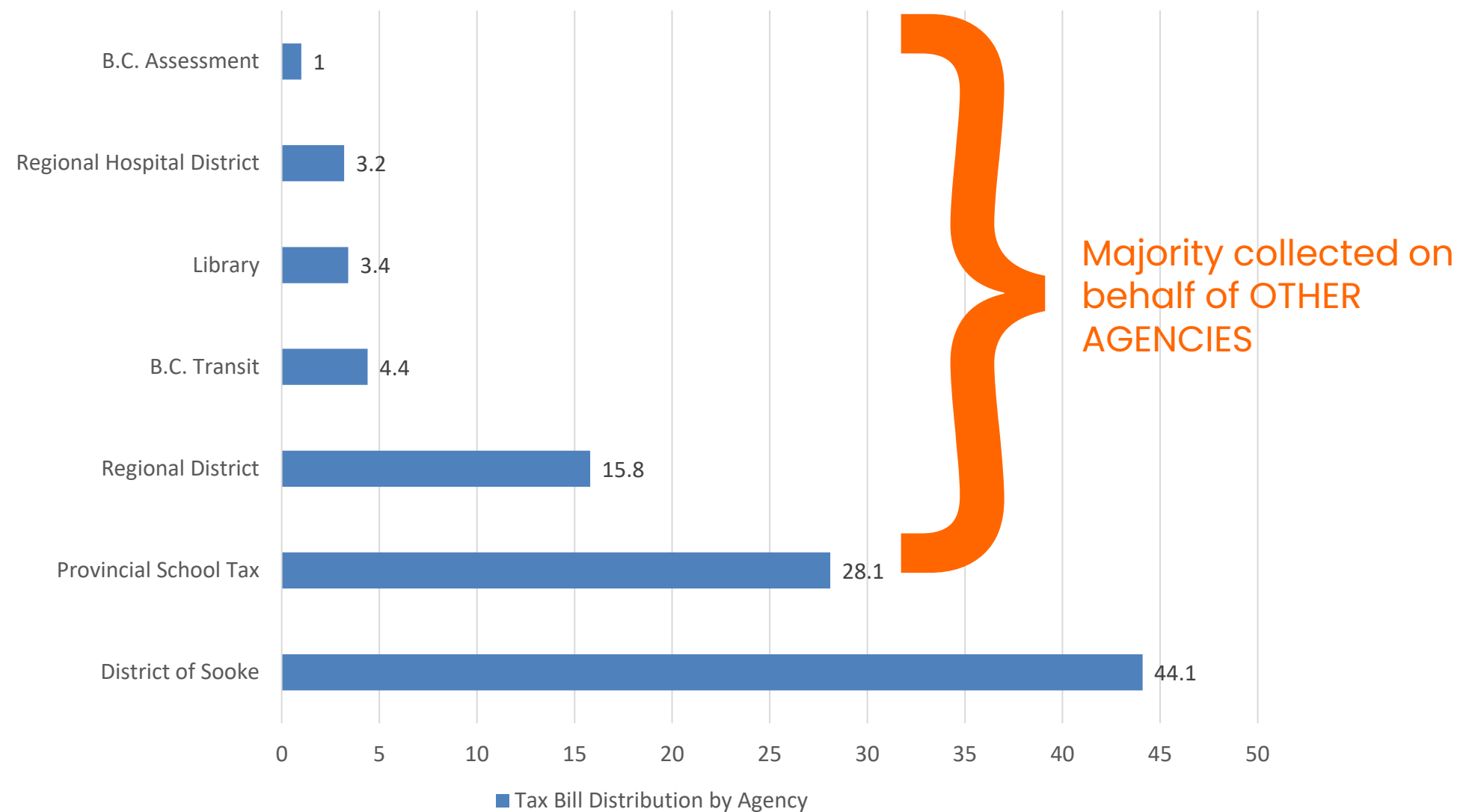
Less than half of your tax bill is municipal tax.

55.9% of the charges on your property tax bill are collected for **OTHER AGENCIES** over which the District has no direct control. It all goes on one tax notice so you don't have to deal with multiple bills.

Portion of Tax Bill (2023)



Tax Bill Distribution by Agency



Resident Priorities

We're listening.

Through 2024 Phase One Budget Engagement you let us know about your top priorities:

- traffic management and planning, including the ability to safely walk and bike around town;
- Emergency response services (police and fire);
- Parks and greenspaces (including care for the environment);
- Health and Wellness Services; and
- Community planning.

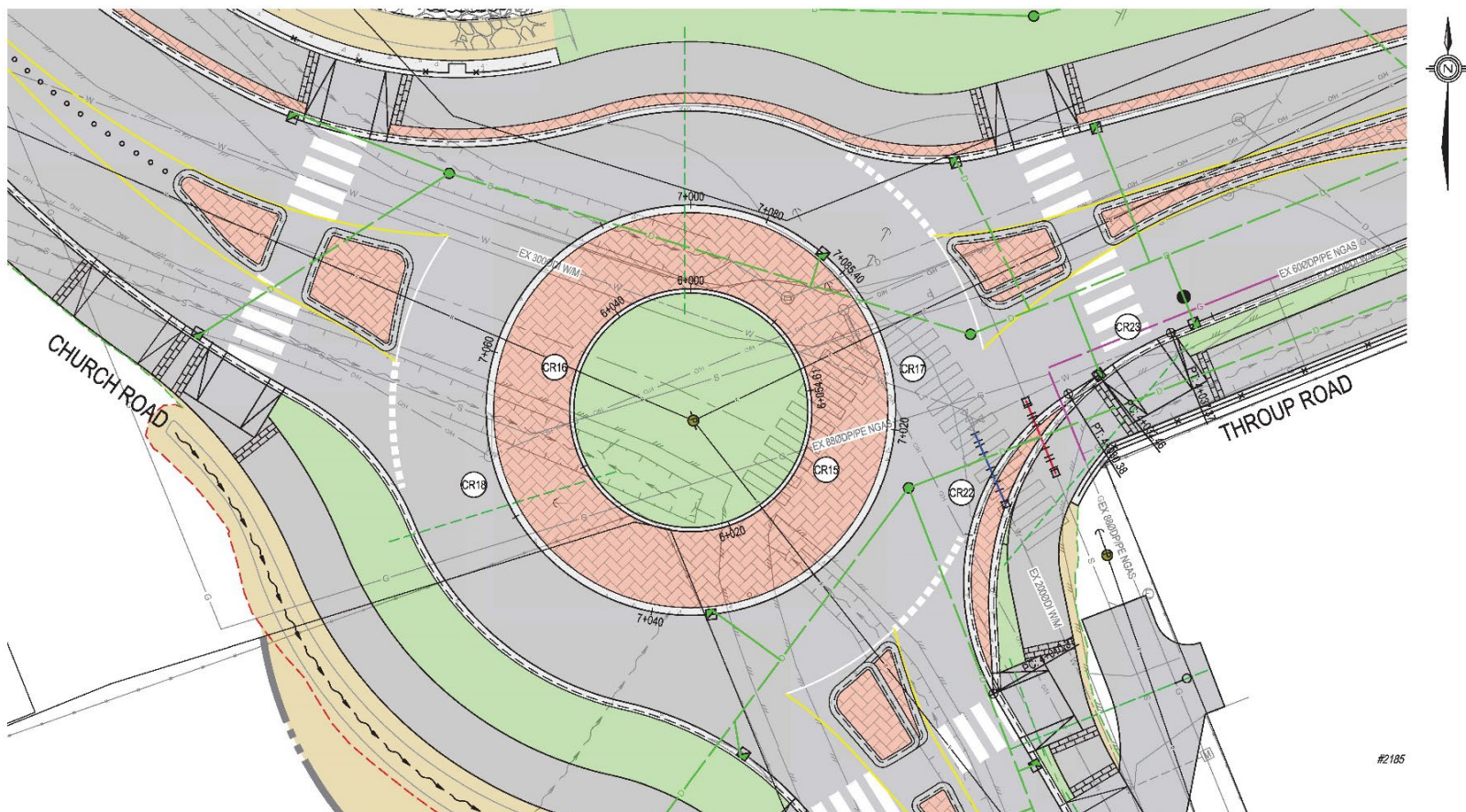
Current Actions:

District Progress:

- Church/Throup Roundabout (critical step to future Phillips Road Connector to assist with traffic flow off of Highway 14)
- Charters Road Corridor – structural repairs + sidewalks and bike lanes
- 24/7 fire rescue services
- 24/7 police services
- Little River Pedestrian Crossing to 100% Design
- Ravens Ridge Park Enhancements
- Standing Committee on Community Health Centre
- Hiring of a Manager of Community Planning and Community Economic Development Officer

Council Advocacy:

- Requesting MOTI to appear as a delegation at upcoming public meeting



Traffic

What are solutions to the ongoing traffic congestion on Sooke Road?

SHORT TERM



Remote Work Stations

Public sites at Sooke WorkLink or the Sooke Library



Traffic Signalization (?)

Exploring consideration of "Smart Traffic Signals" and/or adjustments to signalization



Carpool

Where/when viable, residents may wish to explore carpooling options.



Transit

BC Transit has added capacity during peak time times (spring 2023 40% expansion, current ridership increased by 26%, 14% capacity remaining). However, current staffing shortages are impacting the ongoing reliability of this potential solution.

MEDIUM TERM



MOTI Advocacy

Council has requested MOTI attend an upcoming public meeting to speak to the community about Highway 14



Local Jobs

Current actions:

- Hiring of Community Economic Development Officer
- Land Use Strategy
- Prosperity dashboard to help attract investment



Transit Advocacy

More direct route bus service

LONG TERM



Transportation Master Plan Implementation

- Redirect traffic, where possible, off of Highway 14 to improve traffic flow.



Co-working Hub

Be home to a larger employer co-working space



School Locations

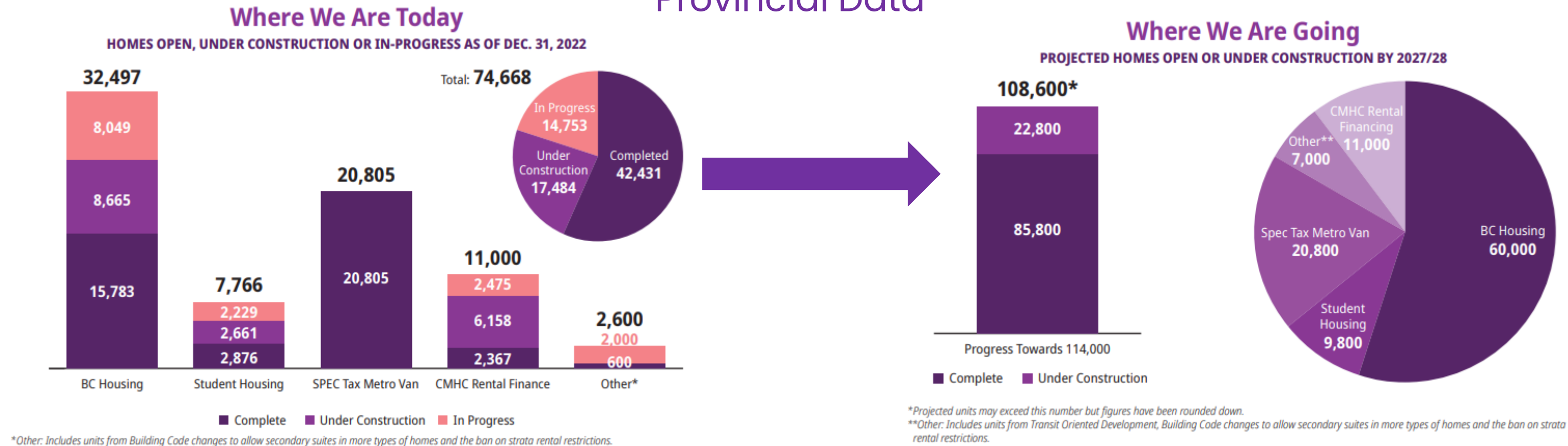
Relocate schools

ONGOING

- Multi-faceted approach with agency + community partners, including residents
- Monitoring to track the effectiveness of implemented solutions
- Flexibility to make adjustments based on real-time data and feedback

Sooke, a “Specified” Municipality in the Provincial Housing Supply Act

Provincial Data



Bill 43: Housing Supply Act

- The minister may, by order, establish housing targets for a specified municipality [2 (1)].
- In setting the housing targets, the minister must consider current and previous housing needs reports; OCP; Regional Growth Strategies; transportation investments; and more [3 (1)].
- BEFORE making a housing target order, the minister MUST consult with the municipality [3 (2)].
- While Sooke has been “specified”, we have not yet been consulted.

“Legislation introduced to streamline delivery of homes, services, infrastructure” (BC Gov News)

new!

The Province has introduced legislation to update and streamline development to support increased housing supply and growth. The province is setting targets for Sooke to meet.

What does this mean for Sooke?

- We are still learning.
- A **Housing Needs Report** must be done every 5 years using methodology provided by the province (to come in *early 2024*).
- The **Official Community Plan (OCP)** must capture housing projections for 20 years and be updated every 5 years. This must be done by December 2025.
- **4-units** are now permitted on *single-family and duplex lots where infrastructure is available*. Sooke’s Zoning Bylaws needs to be updated by June 2024 to reflect this change.
- **New tools** are coming to support local governments ensure infrastructure is available to support more housing – and people.



“Unlocking more homes faster” (Homes for People, BC Government)

- More small-scale, multi-unit townhomes, duplexes and triplexes.
- The intent is to:
 - Work with municipalities to make sure more homes are built in communities, faster.
 - Make it easier and more affordable for people to rent out secondary/basement suites.
 - Speed up permitting and approvals to get homes built faster.
 - Deliver more homes (around the province) and services near transit.



"New tools will support housing, community growth in B.C." (BC Gov News)

New!

The Province has introduced legislation to update and streamline development to support increased housing supply and growth. The province is setting targets for Sooke to meet.

Amenity Cost Charges (ACCs)

- ACCs are fees that can be charges on new development to assist in paying for capital costs of community amenities (i.e. community centres).
- The intent is to create more cost certainty for homebuilders as the ACCs are known upfront as opposed to at the Zoning stage.
- To implement ACCs, local government need to identify areas where more housing is planned (through OCP) and ACCs would apply to NEW development in those areas.
- Sooke must consult on the development of the amenities + charge rates AND pass a bylaw to implement the charges.

Updates Development Cost Charges (DCCs)

- DCCs can include charges for fire-protection, police and solid-waste facilities.
- Allow local governments to collect DCCs for provincial highway infrastructure under certain condition (ex. Cost-sharing arrangement in place between municipality and the Province; the highway, in whole or in part, directly or indirectly service the housing development)
- Sooke will need to update its DCCs Bylaw to implement changes.



“More small scale, multi-unit homes” (BC Gov News)

What does Bill 44 do?

- Permits one secondary suite or one accessory dwelling units in all communities in B.C.
- Requires bylaws in municipalities, with more than 5,000 people and within an urban containment boundary, to allow for:
 - three to four units on lots zoned for single-family or duplex use (applies to Sooke).
 - six units on larger lots zoned for single family or duplex use, close to frequent-service transit stops (do NOT apply to Sooke).
- Requires Housing Needs Report (HNRs), Official Community Plans (OCPs) and zoning to be updated to plan for 20-year housing needs and reduces one-off public hearings to OCP-conforming projects.

How will the Small-Scale, Multi-Unit (SSMU) housing work?

- 3 units permitted on single-family or duplex lots less than 280 sq. m.
- 4 units permitted on single-family or duplex lots greater than 280 sq. m.
- 6 units on single-family or duplex lots greater than 280 sq. m. close to transit stops with frequent service (does NOT apply to Sooke).
- No minimum parking required for projects within 400 m of transit stops. Homebuilders can determine parking needs. Additional provincial direction on parking for lots outside of 400 m.
- A policy manual will set provincial expectations for setbacks, height restrictions, parking and lot coverage
- Communities that have already SSMU zoning changes to single-family homes would continue to remain. Municipalities may adopt provincial site standards, when released.
- Municipalities may designate 1 of the 6-unit lots for affordability purposes, but may not apply density conditions on the 3 or 4 unit lots.



“More small scale, multi-unit homes” (BC Gov News)

What are the changes to HNRs, OCPs, Zoning, and Public Hearings?

- The province requires all local governments to update HNRs using a standard provincial method to identify housing needs currently and over the next 20 years.
- OCPs to be updated every 5 years with public engagement and prepared to plan for enough homes for forecasted growth over the next 20 years (rather than 5).
- Phase-out one-off and site-by-site public hearings for rezoning for housing projects consistent with OCPs, which have already undergone a public hearing. Mixed-used projects that are at least 50% housing are included.
- Public notice is still required if a public hearing is not being held for a project

What is Small-Scale, Multi-Unit?

- Small-Scale Multi-Unit Housing (SSMUH) refers to a range of buildings and unit configurations that can provide more affordable and attainable housing and provide people with small yard spaces for children and pets.
- Examples of SSMU are:
 - secondary suites in single-family homes or duplexes;
 - detached garden suites or laneway homes;
 - triplexes;
 - townhomes; and
 - house-plexes.



SSMU Case Study

In 2016, the City of Auckland, New Zealand removed single-detached zoning and set a bylaw density of 3 units per detached residential lot.

Research has shown these changes have led to the creation of more than 20,000 additional new homes over five years in Auckland, and rents stabilizing leading to slower rent increases than the rest of country.

January 2024

HNR instructions provided to local government

June 30, 2024

Local governments must have updated their bylaws to accommodate SSMUH requirements

June/July 2024

OCP/zoning review/update instructions provided to municipalities

Jan 1, 2025

(date subject to regulation)

Local governments must have completed their interim HNR.

Dec 31, 2025

(date subject to regulation)

Municipalities must have completed their first review and update of their OCPs and zoning bylaws (based on interim HNR)

New Rules for Short-Term Rentals (BC Gov News)

On October 26, 2023, the Government of B.C. passed new legislation that changes how short-term rentals operate in the province.



WHAT'S NEW:

Effective **May 1, 2024**, in areas where the principal residence requirement applies, short-term rentals will be limited to a host's principal residence and either a secondary suite or accessory dwelling unit (ADU) for most types of accommodation.

Hotels, motels, strata hotels, and some other types of properties are not bound by the requirement anywhere in the province.



DATA SHARING & DISPLAY OF BUSINESS LICENCE:

Anticipated **Summer 2024** and beyond: Short-term rental platforms must record and maintain any short-term rental information provided to them and disclose that information to the Minister of Housing. This information may be shared with local governments.

Definitions

"Principal Residence" means the residence in which an individual resides for a longer period of time in a calendar year than any other place.

"Secondary Suite" means an accessory dwelling unit that is located in, and forms part of, a primary dwelling unit.

"Accessory Dwelling Unit" means a building, or part of a building, that: a) is a self-contained residential accommodation unit; b) has cooking, sleeping and bathroom facilities; and, c) is secondary to a primary dwelling unit located on the same property.

