

**DISTRICT OF SOOKE**  
Committee of the Whole Minutes  
Meeting held February 7, 2011 at 7:00 p.m.  
Council Chamber, 2225 Otter Point Road

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**COUNCIL PRESENT**

Acting Mayor Maja Tait  
Councillor Sheila Beech  
Councillor David Bennett  
Councillor Bev Berger  
Councillor Ron Dumont  
Councillor Herb Haldane

**STAFF PRESENT**

Evan Parliament, Chief Administrative Officer  
Bonnie Sprinkling, Corporate Officer  
Sue-Lin Tarnowski, Deputy Director of Finance  
Gerard LeBlanc, Planner  
Elisabeth Nelson, Municipal Engineer  
Al Fontes, Manager of Operations  
Steve Sorensen, Fire Chief  
Lisa Urlacher, Council Clerk

**ABSENT:**

Mayor Janet Evans

1. **Call to Order**

The meeting was called to order at 7:01 p.m.

2. **Approval of Agenda**

**MOVED** to approve the agenda as circulated.  
**CARRIED**

3. **Victoria Coalition to End Homelessness**

Debbie Thompson explained that the Greater Victoria Coalition to End Homelessness is a partnership of local service providers, all levels of government, business, community and the faith community.

Ms. Thompson provided a power point presentation highlighting the following:

- The Coalition as an organization
- Homelessness in general

Ms. Thompson stated that the Coalition brings together the right partners for each housing and support project, by helping with resource allocation, plans and home creation.

Ms. Thompson expressed opportunities to collaborate with the District of Sooke and identified key items within the District of Sooke's Strategic Plans:

- Well planned, sustainable community
- Diverse and vibrant local economy
- Sustainable financial management
- Support social/community initiatives, including homelessness
- Safe and caring community

Kevin Albers, CEO M'akola, provided information as to the M'akola Housing Society, a non-profit registered charity which provides affordable and appropriate homes primarily for Aboriginal people on Vancouver Island, and to enhance community partnerships.

In closing Ms. Thompson stated that the Coalition can facilitate dialogue with CRD, provincial & federal governments (Service Canada), about funding for future housing projects. Projects could be located in different municipalities, including Sooke. Projects can be earmarked for special populations such as seniors and youth.

Council discussed local context as to homelessness within Sooke and expressed the desire to start a dialogue to pursue housing projects within Sooke.

**Public Input:**

Nikki Logins, Sooke Family Resource Society, expressed support for discussion and engagement on the homelessness issues and asked Council to consider establishing a working group committee.

Roger Gerard, Sooke resident and member of the Leadership Council for the Victoria Coalition to End Homelessness, explained that he is currently exploring rural homelessness and stated that there is a need for bridging youth. Mr. Gerard expressed support as to the participation of the District of Sooke to create dialogue.

Joan Titus, Sooke Crisis Centre, expressed support for a committee and provided examples of poverty within the community. Ms. Titus suggested that a 4 unit house be explored with a games room and small library.

Ruth Montaldi, advocate for people with disabilities provided examples of monthly incomes in receipt of provincial disability (\$960) and explained that the maximum for shelter rent and utilities is \$375. Subsidy on income assistance to supplement rent over and above the \$375 comes out of the \$960. Ms. Montaldi expressed the need for singles or couples housing and subsidized housing in Sooke.

Council provided additional information to the delegates regarding a past proposed facility and explained that land has now been acquired. The organization is looking for funding and this would be a worthwhile beginning for dialogue.

**MOVED** to direct staff to contact Sooke Family Resource Society to coordinate a forum for an open meeting to discuss homelessness solutions in Sooke.

**CARRIED UNANIMOUSLY**

**4. Community Prevention Education Continuum (CPEC)**

Corporal Scott Hilderley, Drugs and Organized Crime Awareness Service (DOCAS), explained that CPEC is designed to provide a platform from which joint and coordinated prevention programs and activities are undertaken by the RCMP and its community partners. The CPEC is developed in each community in response to; and seeking to, fit local needs. As such, it is a forward-looking initiative. CPEC provides a prevention

platform unique to each community and to the individuals and organizations involved, with the local DOCAS officer working with partners to plan, coordinate and implement prevention programs and activities. CPEC framework offers effective opportunities for other assets of the detachment to be brought together in its preventive work.

Corporal Scott Hilderley provided a PowerPoint presentation summarizing the CPEC program:

- Basic Change Model - belief system, behaviours, needs, results
- Problem Centred Approach verses Asset Building Approach
- Developmental Assets – succeeding in life
- Assets and Risky Behaviour
- Present verses Presence – create the expectations

Corporal Scott Hilderley provided visual charts showing the decreases in alcohol and marijuana as a result of communities with CPEC programs.

It was explained that the core component of CPEC is the Drug Abuse Resistance Education (DARE) program. Sooke has in place the following programs; DARE (Elementary) CORE program, Anti-bully program, “Birthday Party” and PARTY program to build from. Corporal Scott Hilderley advised that he will be soliciting Sooke and advertising in the Sooke News Mirror asking for participation to create a “Presence” creating a common goal – healthy youth, healthy community. Corporal Scott Hilderley stated it takes a whole community to raise a child.

Council discussed:

- Importance of the position with Drugs and Organized Crime Awareness Service - turnover in small community; consistency in detachment
- Low attendance at EMCS alcohol forums
- Success of Youth Council alcohol free concert

#### **Public Input:**

Ruth Montaldi, resident, provided a DARE success story, her daughter attended a grade five DARE session with an officer in her grade 11 year.

Ellen Lewers, resident, expressed support for the DARE program as it provides opportunities for youth to make choices. Ms. Lewers noted that OCP youth survey (EMCS) identified that alcohol is a problem. Ms. Lewers suggested that leading by example and providing alcohol free events is one solution. Ms. Lewers stated that she would like to participate in the CPEC program.

5. **Rezoning Application for 2455 Phillips Road (SunRiver)**

Councillor Dumont left the meeting at 8:16 p.m. declaring that he has a working relationship with the applicant.

Gerard LeBlanc provided a power point presentation summarizing the purpose of the application for rezoning a portion of lands in the development Area C and Area E to create new Area F. Area F creates 23 fee simple lots. It was noted that 2.15 hectares is proposed to be rezoned.

Council discussed:

- fee simple verses bare land strata
- standard road width requirements and sidewalks
- secondary suites
- covenant and density limitations
- sewer generation charges and the volume on the system pertaining to suites
- compensation of amenities
- previous and current allowable uses
- stormwater – Sooke River
- adaptation of market conditions

**Public Input:**

David Mallett, resident, expressed support for the rezoning application and commented that Sunriver is a successful development offering a variety of housing and provides jobs within the community. Mr. Mallett stated that he agrees with fee simple lots in keeping with the rest of development and that roads should meet the residential standards with sidewalks.

Gail Hall, resident, stated that a bare land strata is the same as fee simple – you own the land. Ms. Hall suggested that bare land versus strata be defined and clarified.

Ellen Lewers, resident, suggested that the previous and current allowable uses be included in the report. Ms. Lewers asked for clarification as to townhouses/multifamily units. Ms. Lewers commented on affordable housing. Ms. Lewers stated that additional parkland in Sooke is not an amenity it is a liability.

Bill Patterson, applicant, provided an overview of the proposed development which will be a different product than Sunriver is currently offering. The intent is to produce an affordable home - market wise. Mr. Patterson clarified the fee simple decision. Mr. Patterson clarified that suites are not part of the design for this area, the homes will not contain basements which will keep construction cost lower creating the affordable homes.

Council inquired as to the Show Home and it was explained that a sample home will be built, not a sales office.

**MOVED** that the Committee of the Whole recommend to Council to introduce and give first and second reading to Bylaw No.479, *Zoning Amendment Bylaw (270-86)*; **AND** schedule a Public Hearing for Bylaw No.479, *Zoning Amendment Bylaw (270-86)* in accordance with the requirements of the *Community Charter* and the *Local Government Act*.

**CARRIED**

**ACTION ITEM** - staff to provide previous and current application

**ACTION ITEM** – staff to define and clarify bare land strata versus fee simple

Councillor Dumont returned to the meeting at 8:46 p.m.

6. **Amendments to Bylaw No, 422, Council Procedure Bylaw, 2009**

Bonnie Sprinkling provided an overview of the legislative requirements to allow for an open topic, public question and comment period at a Committee of the Whole meeting.

Council discussed the intention of having an open forum, which is to allow the public an open forum with no restrictions or submission procedures.

Council made the following comments:

- opportunities are presently available for public participation
- the need for open communication
- opportunity to share ideas and concerns
- time frame needs to be clarified

**Public Input:**

David Mallet, resident, stated he was not in support of an open mike format stating that there are currently many opportunities for the public to be involved. Mr. Mallett suggested that the open mike be limited to 30 minutes at the end of the meeting.

Ellen Lewers, resident, expressed support for an open mike and suggested that it be after the meeting. Communication is not being met and residents need to feel welcome and comfortable to come forward – “Talk with not at.”

Gail Hall, resident, suggested that the open mike be prior to the meeting with no minutes creating a less formal environment.

David Mallett, resident, suggested that the open session start at 6:00 p.m.

Ellen Lewers, resident, expressed that 6:00 p.m. is too early and 7:00 p.m. is preferred. Ms. Lewers noted that it is odd to be allowed to have a meeting outside the municipality as set out in the Council Procedure Bylaw. Ms. Lewers suggested that the meetings be taped.

**MOVED** to direct staff to bring forward amendments to Bylaw No. 422, *Council Procedure Bylaw, 2009* as required to allow for an Open Public Question and Comment Period for meetings of the Committee of the Whole.

**DEFEATED**

**The motion was defeated by a tie vote.**

**MOVED** to defer to staff to bring forward alternative options for a public question and answer period at a Committee of the Whole meeting.

**DEFEATED**

**The motion was defeated by a tie vote.**

Discussion ensued and several options were discussed to implement the intent of an open format:

- Waiving the requirement for the public to provide correspondence and other items for inclusion in the agenda.
- Three participating Councillors available to the public ½ hour or 1 hour prior to the meeting to avoid establishing quorum
- There is currently a motion resolved on December 13, 2010 that Council dedicate one Committee of the Whole meeting a month for a maximum of sixty (60) minutes to a public question and answer period, with the understanding that staff and Council may not be able to answer all of the questions brought forward.

## **7. Updates:**

Evan Parliament provided an update on the following:

- Mariners Village
  - VIRL discussions
  - 1<sup>st</sup> phase 65 units
  - 2<sup>nd</sup> phase – 100,000 sq ft commercial space
- Prestige Hotel
  - April 1, 2011 limited opening
  - June 18, 2011 Grand Opening
  - April 15, 2011 Emergency Preparedness Conference
- Galloping Goose Connector and Highway 14 crossing
  - Report almost complete
  - 5 sites identified
  - Bridge crossing – utility corridor
- Connector Road Project
  - Phase I (Charters to Phillips) Completion December 2011
- Town Centre
  - 10m dedication
- Public Boat Launch
  - Provincial tenure
  - DFO fish window
  - Florence Filberg
- Snow Plow purchase
  - Legal opinion and KPMG language silent on operating capital

Council inquired:

- as to a bridge or culvert across the valley of the charters to Phillips connentor
- as to the legitimacy of the boat launch tender process and grant application

**ACTION ITEM** – it was noted that a copy of the General Services Agreement (HMM) will be distributed to Council for discussion of the item.

**ACTION ITEM** – it was noted that a copy of the Boat Launch Grant Application would be distributed to Council for discussion of the item.

**Public Input:**

Ruth Montaldi, resident, commented on her positive experiences with one on one conversations with a Council member at a local parish.

Ellen Lewers, resident:

- commented that the existing bridge has a gas line. It was noted by staff that no new utilities are allowed to cross the bridge.
- inquired as to public meetings for the Galloping Goose Crossing
- commented that there is a conceptual road plan within the Town Centre Plan
- stated that the DFO fish window document noted that approval was required from Integrated land Management
- commented that the snow plough package was not necessary

David Mallett, resident, commented that he was very pleased with the snow plough and that it has recently provided service to the residents of Sooke.

Gail Hall, resident, inquired if the foreshore lease has been issued and inquired if it allows Institutional public works. It was noted that the District of Sooke has received the licence.

**ACTION ITEM** - to provide a copy of the licence to Council

Ms. Hall asked for clarification regarding the 3m strip across municipal land and in front of the Prestige property and for confirmation as to the additional sections housing the Coast Guard and commercial use.

Ms. Hall cautioned Council as to being a covenantor, the municipality has to be the receiver of the benefit and the covenantee.

The open portion of the meeting adjourned at 10:15 p.m.

**8. Motion to close the meeting to the Public:**

**MOVED to close the meeting to the public under** section 90(1) of the Community Charter to discuss:

- (a) labour relations or other employee relations;
- (b) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(c) litigation or potential litigation affecting the municipality  
**CARRIED**

8. **Adjournment**

The meeting was adjourned at 10:45 p.m.

**Certified Correct:**

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**Janet Evans**  
Mayor

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**Bonnie Sprinkling**  
Corporate Officer