

DISTRICT OF SOOKE
Committee of the Whole Minutes
Meeting held January 19, 2009 at 7:00 p.m.
Council Chamber, 2225 Otter Point Road

COUNCIL PRESENT

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

STAFF PRESENT

Evan Parliament, Chief Administrative Officer
Dave Devana, Director of Finance
Bob Kelsey, Fire Chief
Gerald Christie, Acting Director of Planning
Bonnie Sprinkling, Corporate Services
Manager/Deputy Clerk
Lisa Urlacher, Council Clerk
Al Fontes, Acting Director of Engineering
Staff Sergeant Roger Plamondom

ABSENT:

Mayor Janet Evans

1. **Call to Order**

The meeting was called to order at 6:59 p.m.

2. **Approval of Agenda**

MOVED to approve the agenda with the addition of new business:

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

CARRIED

3. **Mobile Youth Services - RCMP**

Ms. Sprinkling introduced Constable Laura Vye and stated that Staff Sergeant Roger, Plamondom will be at the meeting later.

Constable Laura Vye, RCMP provided an overview of her current role in Mobile Youth Services which provides assistance, education, enforcement, criminal intelligence and information sharing related to sexual exploitation. Constable Vye stated that the Capital Region Action Team for Sexually Exploited Youth currently consists of one police officer. Constable Vye explained that the Mobile Youth Services activities are provided through out the Greater Victoria region. Links exists between the communities, and the majority of the high risk youth are quite transient due to the instability of their housing and schooling situations (temporary foster care homes, group homes, youth shelters, detox residence, alternative schools, probation imposed day programs, etc.) Constable Vye works with the youth, schools, police, Ministry of Children and Family (MCF), and other agencies. Constable Vye stated that she has travelled to Sooke a number of times in relation to youth on her case load. Constable Vye stated that she arranged and facilitated a school

presentation for Edward Milne School Theatre, which addressed the Sexual Exploitation of youth. The group of presenters called "TCO2" (Taking Care of Ourselves, Taking Care of Others).

Council discussed with Constable Vye the resources in Sooke such as the Crisis Center and the Navigator program. Constable Vye stated that she would facilitate any resources that Sooke requires as to sexual exploitation. Constable Vye submitted contact information.

Council suggested that they continue the discussion when Staff Sergeant, Roger Plamondon is available.

4. **Common Ground bound by Talc Place, Opal Place and Amethyst Way**

Mr. Christie introduced the two developers, Keith Johnson, property manager for the Sooke Pentecostal Housing Society and Colin Corby, executive member for Sooke Pentecostal Housing Society.

Mr. Johnson addressed the need for affordable housing in Sooke and stated that he has been managing and operating affordable housing for 20 years. Mr. Johnson explained that the current housing owned by the Provincial Rental Housing Corporation has 15 duplex units housing 30 families. Mr. Johnson explained that the proposed development would provide affordable housing for not just families but lower income individuals and seniors as well.

Mr. Corby provided visual concepts of affordable housing schemes of units no more than three /four stories high and explained that the Society would be applying for grant money to fund the project.

A discussion ensued involving questions from members of Council and the applicant as to the BC Housing requirements, BC Housing Policies, BC Housing designations, types of units, importance of an elevator and District of Sooke Zoning and Development Permit requirements. It was noted that the District of Sooke has adopted an Affordable Housing Policy which addresses what the District of Sooke requires.

Gail Hall, Sooke River Road, cautioned Council on the legality of a comfort letter and asked Council to consider the option of waiving rezoning fees for a non-profit organization.

Jen Smith, Quartz Drive, inquired as to the BC Building Housing Society approval, the alternative plans for the property if not able to proceed with the proposed development and if the neighbours have been consulted in the early stage of this proposed development.

After discussion Council agreed that there is a need for affordable housing in Sooke and recommended the following:

MOVED to direct staff to work with the applicant and bring forward an affordable housing proposal for common ground by Talc Place, Opal Place and Amethyst Way.

CARRIED

Mobile Youth Services – RCMP

Staff Sergeant, Roger Plamondon arrived and explained that Sooke is not included in the cost sharing for the support received by nine of ten municipalities in the region and asked that Council consider financial allocation to Sooke to have this service for 2009 would be approximately \$2,276.

A discussion ensued involving questions from members of Council and staff as to the risk of sexual exploitation in Sooke, the resources that Sooke currently provides and recommended that following:

MOVED to forward to the Finance Committee the request for the cost sharing portion of \$2,276 for the Capital Region Action Team for Sexually Exploited Youth.

CARRIED

5. **Rezoning Application – 6491 Sooke Road**

Evan Parliament explained the inverted triangle process when negotiating amenities with applicants for rezoning, subdivisions and development permits.

Mr. Christie provided an overview of the application to rezone Lot 26 of 6491 Sooke Road from Village Residential 1 Zone (R-1) to Tent Lot Residential Zone (CD-4). Mr. Christie explained that the applicant is proposing to adjust the alignment of the property lines between the three tent lots, two of which are zoned CD-4, and one of which is zoned R-1. The applicant has also applied for subdivision in order to consolidate the existing lot lines and re-subdivide to create three new lots that would front onto Lanark Road.

Mr. Parliament clarified his comments as to the letter received by Chris Fitzpatrick.

Council asked that staff communicate with the applicant as to the requirements in the CD4 zone for viewscape step backs. Mr. Christie advised Council that no development permit is required for this application.

Staff clarified the summary of referral agency comments as to no concerns, no comment and no objections.

A discussion ensued as to the allowable height, highway right-of-way requirements and embankment assurance.

Gail Hall, Sooke River Road asked for clarification of the 13 metre height allowance, it was clarified that three stories are allowed within the proposed zoning, but the applicant's intent is to construct two storey buildings.

Shaun Welters, Solent Street North, stated that when the homes are built north to South it creates an opportunity for view scape in between the buildings.

MOVED to recommend that Council introduce and give first and second reading to Bylaw No. 388, *Zoning Amendment Bylaw (270-52)*;

AND TO schedule a Public Hearing for Bylaw No. 388, *Zoning Amendment Bylaw (270-52)* for February 9, 2009.

CARRIED

6. **Communities in Bloom 2009**

Ms. Sprinkling introduced Elida Peers and Liz Johnson.

Ms. Peers addressed Council and presented each member with a pot of flowers and a package of seeds. Ms Peers stated that the Communities in Bloom program is not just about “flower boxes”, it is an overall initiative to create a more livable community – generating new economic development and civic pride, implementing environmental and sustainable policies, the protection of natural resources. Ms. Peers provided visual displays and highlighted last year initiatives. Ms. Peers announced that in 2008 the District of Sooke was awarded two blooms and stated that she would send out the information detailing the award to the Councillors. Ms. Peers proposed an entrance sign to Sooke with an indication that we are a Communities in Bloom participant. Ms. Peers also suggested that the sign identify Sooke as the volunteer capital of Canada. Ms. Peers highlighted this year’s initiative for the Communities in Bloom contest and asked Council for their support.

Council thanked Ms. Peers and suggested an additional sign be place at the western entrance of Sooke for the Circle Route travellers.

Staff explained the line item amount of \$5,000 for Communities in Bloom in the 2009 Budget would need to be increased by \$15,000 to accommodate the initiatives.

John Zaremba, Sooke Harbour Chamber of Commerce representative, expressed support for the Communities in Bloom initiatives.

Jen Smith, Quartz Drive, expressed support for the Communities in Bloom initiatives.

Gail Hall, Sooke River Road, expressed support for the Communities in Bloom initiatives.

MOVED to refer the request for an additional \$15,000 for Communities in Bloom to the Finance Committee.

CARRIED

7. **Notice of Motion December 8, 2008**

“Councillor Haldane advised Council that he would bring forward a motion that Council consider the duplex zoning and tent lots under the Sooke Zoning Bylaw. Council agreed to bring forward duplex and small lot zoning for discussion at an upcoming Committee of the Whole meeting.”

Mr. Parliament provided an overview of the staff report. A discussion ensued involving questions from members of Council and staff as to the current tent lot zoning and the inability to acquire amenities if the tent lots are rezoned. Council discussed affordable housing and the innovative methods other municipalities are utilizing to stimulate construction. A discussion ensued as to the advantages and disadvantages of being able to build a duplex on one tent lot. Development cost charges (DCC) were discussed relating to the ability to upgrade infrastructure on DCC roads only; staff mention that the DCC bylaw is being reviewed.

Shane Fedesenko, realtor, provided a real estate market update.

Shaun Welters, Solent Street North, provided information about the tent lots in Sooke and stated that the tent lots on Dover Street are the only lots with no existing buildings. Mr. Welters stated that providing rezoned lots will stimulate local development.

Jen Smith, Quartz Drive, provided a history of the zoning bylaw review and the past confusion of the bylaw. Ms. Smith expressed the need for protecting the interest of the residents in Sooke and stated that the Official Community Plan Review would facilitate the requirement for public consultation.

Gail Hall, Sooke River Road, expressed concerns with rezoning tent lots and the drainage from excess dwellings. Ms. Hall reiterated the confusion as to tent lots and duplex units within the Sooke Zoning Bylaw as to the tent lots and commented on form and character.

John Brohman, Manatu Road, expressed the need for the zoning bylaw to be refreshed and fine tuned addressing the tent lots and duplexes. Mr. Brohman suggested that Sooke investigate ways to encourage the legalization of suites and commented on sewers creating higher density.

Guy Scott, Tugwell Road, owner of four tent lots expressed the need for affordable housing and asked Council to look at the facts presented when making a decision.

After discussion Council agreed to recommended the following:

MOVED to direct staff to work with the Official Community Review Committee to discuss small lot infill development and provide a recommendation forthwith.

CARRIED

8. **MOTION TO CLOSE THE MEETING TO THE PUBLIC:**

Pursuant to Section 92 of the *Community Charter*

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

The meeting was adjourned at 10:50 p.m.

Certified Correct:

**Sheila Beech
Acting Mayor**

**Evan Parliament
Chief Administrative Officer**