



AGENDA

For the Council Meeting to be Held
At the Saanich Municipal Hall,
770 Vernon Avenue
MONDAY, SEPTEMBER 19, 2016.

I 6:00 P.M., COMMITTEE ROOM NO. 2

Motion to close the meeting to the public in accordance with Section 90 (1) (c) of the *Community Charter*.

II 7:30 P.M., COUNCIL CHAMBERS

A. ADOPTION OF MINUTES

1. Council meeting held September 12, 2016
2. Committee of the Whole meeting held September 12, 2016

B. BYLAWS FOR FINAL READING AND RATIFICATION OF PERMIT APPROVAL

1. **WATER UTILITY BYLAW – HOUSEKEEPING AMENDMENT**

Final reading of "Water Utility Bylaw, 2000, Amendment Bylaw, 2016, No. 9398". To delegate authority to staff to manage the application of penalties in the event of a postal service disruption.

2. **1136 ROY ROAD – DEVELOPMENT PERMIT**

- P. 3** From the August 8, 2016 Committee of the Whole meeting. Ratification of Development Permit DPR00628 to construct a new agricultural building within the Floodplain Development Permit Area.

C. PUBLIC INPUT (ON BUSINESS ITEMS D, E & F)

D. RECOMMENDATIONS FROM COMMITTEES

1. **PERMISSIVE TAX EXEMPTION REQUESTS**

- P. 4** Recommendation from the September 9, 2016 Finance, Audit and Personnel Standing Committee meeting that Council:
- 1) Approve property tax exemptions as outlined in the Permissive Tax Exemption Requests report of the Director of Finance dated September 1, 2016; and
 - 2) Approve a permissive tax exemption for Itziar Management (Nominee) Ltd, 57 Cadillac Avenue to December 31, 2023 and direct staff to conduct the statutory notification.

E. REPORTS FROM MEMBERS OF COUNCIL

1. **SUPPORT FOR INCREASING STUDENT HOUSING AT UNIVERSITY OF VICTORIA**

- P. 12** Report from Councillor Haynes dated September 12, 2016 recommending that Council send a letter to the Premier of B.C. and to the Ministers responsible for Housing and Finance recognizing the recent contributions to the region for housing the homeless and for affordable rental housing, and requesting that the Province undertake necessary changes to remove barriers for provincial post-secondary institutions wishing to increase their supply of on-campus student housing, and request to meet with the Premier and her Ministers to discuss this matter; and send letters to the same effect to the University of Victoria, Camosun College, the Mayors of Oak Bay and Victoria, the CRD Chair and local MLAs.

2. **REQUEST TO PROVINCE TO MATCH ECONOMIC DEVELOPMENT FUNDING**

- P. 17** Report from Councillor Haynes dated September 14, 2016 recommending that Council support and endorse the draft letter from the South Island Prosperity Project (SIPP) to Minister Fassbender requesting that the Province match regional municipal funding for economic development in the South Island Region.

F. REPORTS FROM DIRECTORS

1. **PERMISSIVE TAX EXEMPTIONS**
P. 24 Report of the Director of Finance dated September 14, 2016 recommending that Council direct staff to conduct the statutory notification of the proposed Permissive Tax Exemptions in accordance with Section 277 of the *Community Charter*.

* * * Adjournment * * *

AGENDA

For the Committee of the Whole Meeting

**** IMMEDIATELY FOLLOWING ****

The Council Meeting in the Council Chambers

1. **AFFORDABLE HOUSING AND HOMELESSNESS INITIATIVES IN THE REGION**
Capital Regional District (CRD) Staff will present an overview of the existing organizational structure of the Regional Housing/Homelessness programs; ongoing initiatives; and corresponding statistics.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS



LEGISLATIVE SERVICES

Mayor
Councillors
Administrator

Council
Administration
Media

File: 2860-25 Roy

Memo

To: Mayor and Councillors

From: Donna Dupas, Legislative Manager

Date: September 14, 2016

Subject: 1136 Roy Road – Ratification of Development Permit

At a Committee of the Whole meeting held August 8, 2016, Council considered a Development Permit Application DPR00628 at the above noted property. Ratification of the Development Permit was withheld pending registration of a covenant to ensure that the Owner will save the District and Province harmless in case of flooding on the property, and that plantings occur as per the Landscape Plan by Planster Consulting received and date stamped June 29, 2016.

Please note that all outstanding items have been addressed and Council is requested to approve and issue Development Permit DPR00628. This item is scheduled for the Council meeting on September 19, 2016.

If you have any questions please contact me at extension 3500.

Donna Dupas,
Legislative Manager

dh

cc: Paul Thorkelsson, CAO
Carrie MacPhee, Director of Legislative Services
Sharon Hvozdzanski, Director of Planning
Harley Machielse, Director of Engineering

**CM
B.2**

1110-30 PTE

Council Sept 19/16

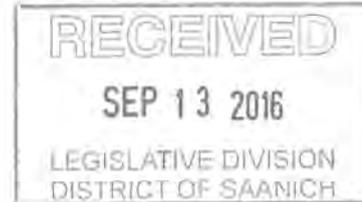


Mayor
Councillors
Administrator

Council
Administrator
Media
Sept 13/16

Memo

To: Donna Dupas, Municipal Clerk
From: Jennifer Downie
Date: September 12, 2016
Subject: PERMISSIVE TAX EXEMPTIONS



At the September 9, 2016 Finance, Audit and Personnel Standing Committee meeting members reviewed a report from the Director of Finance, dated September 1, 2016 and resolved:

1. "That the Finance, Audit and Personnel Standing Committee recommend to Council permissive property tax exemptions for The Catholic Diocese of Victoria, Corporation Sole (the Diocese), Habitat for Humanity and Power to Be Adventure Therapy Society (Power to Be) as outlined in the "Permissive Tax Exemption Requests" report dated September 1, 2016 of the Director of Finance."
2. "That the Finance, Audit and Personnel Standing Committee endorse granting a permissive tax exemption for Itziar Management (Nominee) Ltd. (leased to the District of Saanich and occupied by the Saanich Police Department), 57 Cadillac Avenue to December 31, 2023 (seven years) and direct staff to conduct the statutory notification."

A copy of the report and an excerpt of the minutes are attached for information.

Jennifer Downie
Administrative Assistant

/jd
Attachments

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D.1

PERMISSIVE TAX EXEMPTIONS

The Director of Finance reviewed and answered questions from members on the Permissive Tax Exemptions Requests report dated September 1, 2016 which provided information on applications received for permissive tax exemption commencing in 2017.

The following exemptions were presented for consideration:

1. Victoria United Chapter Society
2. The Catholic Diocese of Victoria, Corporation Sole (the Diocese)
3. Habitat for Humanity
4. Power to Be Adventure Therapy Society (Power to Be)

MOVED by Councillor Plant and seconded by Councillor Haynes: "That the Finance, Audit and Personnel Standing Committee recommend to Council permissive property tax exemptions for The Catholic Diocese of Victoria, Corporation Sole (the Diocese), Habitat for Humanity and Power to Be Adventure Therapy Society (Power to Be) as outlined in the "Permissive Tax Exemption Requests" report dated September 1, 2016 of the Director of Finance."

Carried

MOVED by Councillor Plant and seconded by Councillor Haynes: "That the Finance, Audit and Personnel Standing Committee endorse granting a permissive tax exemption for Itziar Management (Nominee) Ltd. (leased to the District of Saanich and occupied by the Saanich Police Department), 57 Cadillac Avenue to December 31, 2023 (seven years) and direct staff to conduct the statutory notification."

Carried



The Corporation of the District of Saanich

Report

To: Finance, Audit and Personnel Committee
From: Valla Tinney, Director of Finance
Date: September 1, 2016
Subject: Permissive Tax Exemption Requests

PURPOSE

The purpose of this report is to present the applications received for permissive tax exemption commencing in 2017.

BACKGROUND

Sections 224 and 225 of the *Community Charter* provide that on or before October 31st in the preceding year a Municipal Council may by bylaw grant a property tax exemption to certain qualifying properties. The District is on a four-year cycle for permissive exemptions, aligning with the term of Council. Any organizations requesting exemption commencing in 2017 would be incorporated into the cycle with an initial bylaw for three years of exemption (2017 to 2019). In the fall of 2019 all exemptions that still meet the exemption criteria would be incorporated into the next four year bylaw (2020 to 2023) for consideration by Council.

Council's Permissive Tax Exemption Policy established under Financial Plan Bylaw No. 9377 (as required under Section 165 (3.1)(c) of the *Community Charter*) is as follows:

"The Municipality will continue to support local organizations through permissive tax exemptions. The objective is to consider exemptions individually on their merits, in context with the Saanich Strategic Plan."

Therefore, the stated purpose of the requesting organizations are considered through the Strategic Plan lens, and if in alignment in that context, an exemption would be within Council's stated policy.

DISCUSSION

The following exemptions are presented for consideration:

1. **Victoria United Chapter Society** has submitted a request for an exemption on the property at 3281 Harriet Road. Exemptions were requested for 2014 and 2015 but were not supported by the Committee and Council. As stated in their Constitution and Bylaws, the purpose of the Society is to:

"own, manage and administer the Real property, and other assets of the society; and the monies arising from the profits and revenues there from and to provide community service."

The tenants of the property are all non-profit groups that use the building for operational purposes or fund raising.

Exemption policy - the purpose of owning, managing and administering property, assets and monies does not have an apparent alignment with the District's Strategic Plan; the term "provide community service" is too broad to determine if there is alignment with any specific Community Theme.

- 2 The Catholic Diocese of Victoria, Corporation Sole (the Diocese)** has submitted an exemption request for the property located at 765 Burnside Road West. The Diocese also owns two adjacent properties (St. Joseph's Church and St. Patrick's School) that currently receive a statutory exemption for the buildings and a permissive exemption for the land surrounding the buildings. A daycare facility that previously occupied the property in question and did not receive a statutory or permissive exemption, was demolished in 2015. The vacant land is now being used to grow vegetables which the Diocese donates to food banks in the Greater Victoria area. The demolition of the property triggered an assessment reclassification from Class 1 Residential to Class 6 Business based on the property zoning. The property does not qualify for farm status as a means to reduce their property tax as it does not generate the minimum required annual farm income of \$10,000.

The Charter allows permissive exemptions for land surrounding an exempt building used for public worship, however as there is no statutorily exempt building on the land the "places of worship" permissive exemption provisions do not apply. Council is however, able to consider an exemption under the "charitable, philanthropic or other not for profit corporation" provision. The fundamental difference is that the exemptions for places of worship do not have a time restriction, whereas the regular not for profit provisions cannot exceed 10 years. Staff recommend that the exemption be treated the same as the other not for profit exemptions and be put in the 4 year rotation cycle.

Exemption Policy - the purposes for which this land is being used aligns with Community Theme – Social Wellbeing under which the District sets targets for Food Security and land used for community gardens.

- 3. Habitat for Humanity** has submitted an exemption for the leased property located at 3311H Oak Street. The application is for the charity's ReStore, the organization's fundraising program. As stated in the Habitat for Humanity Victoria Constitution:

2. *The purposes of the Society are to:*
 - a. *Implement the policies of Habitat for Humanity Canada by building and renovating houses for persons with low income*
 - b. *To recycle donated building material and equipment in support of the purposes set out in clause 2(a)*
 - c. *To engage in such other activities that are consistent with the supporting clause 2(a)*

ReStore accepts and resells quality new and used building materials which are entirely donated to the charity. As this activity is in alignment with the stated purposes of the Society, the Charter requirements are met. The revenue generated through ReStore is the single greatest source of the charity's operational funding. The property is leased from Beacon

Holdings Ltd; the terms of the lease stipulate that the lessee's proportion of taxes is 44%. The owners have agreed to a lease amendment to establish that the full amount of the exemption will benefit Habitat for Humanity.

Exemption Policy - the purposes of this organization align with Community Theme – Healthy Community, under which the District sets a target for increased social and affordable housing.

4. **Power To Be Adventure Therapy Society** (Power to Be) has submitted an exemption for the leased property located at 4633 Prospect Lake Road, which is a portion of the land previously known as the Prospect Lake Golf Course. Power to Be is a not for profit society which provides people living with a disability or barrier access nature through adaptive recreation and wilderness schools. As stated in their Constitution:

2. *The purposes of the Society are:*

- a. *To provide wilderness and adventure experiences to people with disabilities or life threatening illnesses who would otherwise be precluded due to poverty or other limitations.*
- b. *To place special emphasis on providing participants with a supportive environment that enriches quality of life and encourages personal development, education and leadership.*
- c. *To provide any activities that the law regards as charitable in support of the above services.*

Exemption Policy - The purposes of this organization align with Community Theme – Social Wellbeing, and Corporate Theme - Healthy Community C1 "Strengthen the Physical, Social and Cultural Participation of Citizens". Providing an exemption to this organization would also align with other exemptions for not for profit organizations which provide athletic services to residents as an extension of the municipality, specifically, their adaptive recreation program extends recreation opportunities to people that might otherwise not be able to access some of Saanich's programs.

BC Assessment Authority has indicated that due to the change in use of this property they will be assessing the classification (Class 8 – Recreation) in light of current use. Their "effective date" for this purpose is October 31st and as such it does not align well with the permissive tax exemption process. If endorsed for exemption, the notification will be an estimate based on the current assessment classification; however, if the assessment classification were to change, the actual exemption value could change significantly upward.

Exemptions for Leased properties

Staff have obtained a legal opinion and confirmation from BC Assessment that property owned by a for-profit corporation but leased to a not for profit is eligible for exemption. Advice is that the lease contain specific provisions that ensure the benefit of the exemption clearly flows to the not for profit. This will be pursued with the leases for Habitat for Humanity and Power to Be. Both owners have indicated that they are prepared to make amendments to their leases to incorporate such provisions.

Housekeeping:

The District entered in an eight year lease (May 1, 2016 to April 30, 2024) with Itziar Management Limited for the property located at 57 Cadillac Avenue to house a portion of the Saanich Police Department operations. Generally, land and improvements that are held by a municipality and occupied by a local government would receive a statutory exemption from property taxes under section 220 of the Community Charter. This property is ineligible for statutory exemption as the District leases the property. Section 224 of the Community Charter allows Council to permissively exempt land and improvements that would otherwise have received statutory exemption under the previous section if not for the ownership issue.

The total tax exemption for the property leased at 57 Cadillac Ave. is approximately \$ 604,879 for the remaining seven year duration of the lease at \$66,280.48 annually and increased by 2.92% for the subsequent six years. The municipal tax exemption portion for the leased property is \$309,029. As this property is used for municipal purposes, there is a reduction in lease costs to the District for all taxing jurisdictions, whereas the taxes foregone are only for the municipal portion. The terms of the lease ensure that the full benefit of the exemption is conferred upon the District of Saanich.

The Greater Victoria Public Library (Emily Carr Branch) was granted permissive tax exemption for the leased property located at #101 - 3521 Blanshard Street under a similar leasing arrangement.

SUMMARY

All background material submitted in support of the applications is available for review in the councillor's office.

The following table shows the estimated level of exemption these properties would receive over the next three years, if approved, based on their current assessment classification:

	Owner/Occupier	Property Description	2017	2018	2019
1.	Victoria United Chapter Society	3281 Harriet Road	6,948	7,151	7,360
2.	The Catholic Diocese of Victoria, Corporation Sole	765 Burnside Road West	12,223	12,579	12,946
3.	Habitat for Humanity (ReStore)	3311 H Oak Street	35,855	36,902	37,980
4.	Power To Be	4633 Prospect Lake Road	23,043	23,716	24,409
TOTAL			78,069	80,348	82,695
	Itziar Management Limited	57 Cadillac Avenue	66,280	68,216	70,208

RECOMMENDATION

1. That the Committee consider the four applicants, select and recommend to Council the new permissive tax exemptions to commence in 2017.

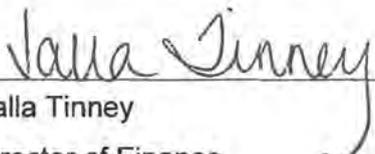
2. That the Committee endorse granting a permissive tax exemption for Itziar Management (Nominee) Ltd. (leased to the District of Saanich and occupied by the Saanich Police Department), 57 Cadillac Avenue to December 31, 2023 (seven years) and direct staff to conduct the statutory notification.

Prepared by



Sue-Lin Tarnowski
Manager of Revenue Services

Approved by



Valla Tinney
Director of Finance

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Finance.



Paul Thorkelsson, Administrator



The Corporation of the District of Saanich

Briefing Note

To: Finance, Audit and Personnel Committee
From: Valla Tinney, Director of Finance
Date: September 8, 2016
Subject: Permissive Tax Exemption Review

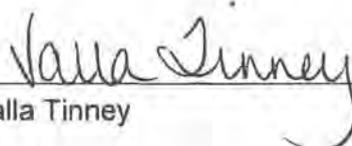
The following information is provided pursuant to the following Committee resolution:

"That staff continue to monitor the proportion of municipal tax revenue exempted through the permissive exemption program and report the results to the Finance Audit and Personnel Committee during development of the permissive tax exemption bylaw each fall."

	2012	2013	2014	2015	2016
Exempted Tax	1,840,245	1,815,303	1,964,714	1,632,803	1,490,376
Total Tax	95,370,688	98,120,800	102,011,300	106,729,000	111,158,200
% of Exemption	1.9%	1.9%	1.9%	1.5%	1.3%

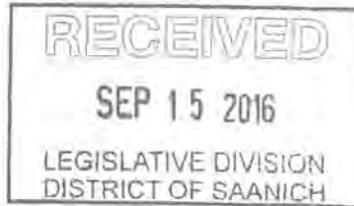
Permissive Tax Exemptions - by classification and percentage of total	2012		2013		2014		2015		2016	
	Value	% of total								
PW	612,929	41%	640,826	35%	664,790	34%	469,051	29%	486,038	33%
Schools	420,505	28%	300,708	17%	304,860	16%	248,608	15%	47,725	3%
Sport	71,970	5%	75,185	4%	88,815	5%	126,371	8%	146,269	10%
Activity	111,919	8%	148,407	8%	142,487	7%	127,452	8%	128,319	9%
Cultural	30,802	2%	11,609	1%	53,959	3%	37,562	2%	38,585	3%
Agricultural	28,217	2%	85,073	5%	106,440	5%	95,001	6%	97,166	7%
Community Service	364,041	24%	372,425	21%	381,652	19%	282,769	17%	293,510	20%
Housing	199,734	13%	180,943	10%	221,578	11%	245,906	15%	252,682	17%
Natural Area	128	0%	127	0%	133	0%	83	0%	82	0%
Total	1,840,245		1,815,303		1,964,714		1,632,803		1,490,376	

Prepared by


 Valla Tinney
 Director of Finance

1410-04

Council Sept 19/16



Mayor
Councillors
Administrator

Council
Administration
Media
Sept 15/16 DA

Report

To: Mayor and Councillors
From: Councillor Fred Haynes
Date: September 12, 2016
Subject: **Support for Increasing Student Housing at University of Victoria**

I am certain we all recognize the recent exceptional contributions by the Provincial Government to address affordable housing. The addition of 229 units at a cost of \$27 million housed the homeless at "Tent City" in Victoria. The \$30 million in matching funds for the \$60 million Housing First Program of the Capital Regional District will enable over 440 units of subsidized housing and 440 units of market rental units in the next five years. Combined these initiatives will deliver some 1100 units of subsidized and market rental units. This is excellent progress. Lets consider further inter-government cooperation to provide yet more housing options.

Within our region, a critical shortage of student housing exists. At the University of Victoria some 10,000+ of 20,000 students apply for just 2,700 on-campus units. Some 75% of these come from outside our region. Camosun College has 18,000 students of which 9,500 are FTEs and no on-campus units. Demand outstrips supply. In result, some 35,000+ students must turn to off-campus housing and while some will be family accommodation, most will be market place rental. This reduces vacancy rates and the rentals available for work place needs. The vacancy rate reported in October 2015 was is 0.3 in Saanich and West Shore and 0.6% in Victoria (CHMC). Additional new impacts are being felt from AirBnb providers.

Greater flexibility in provincial funding policies would enable our campuses to borrow and thereby be able to self-finance new student housing. The University of Victoria and Camosun College each have land assets to enable several hundred of new units. The University of Victoria also has its own fiscal reserves. Both have credit capacity for borrowing. However, current policy links the debts of post-secondary institutions to that of the province. Consequently campuses are not permitted to borrow and are restricted from creating a supply of new student accommodation that would help all renters in the region, and which could be achieved with little costs to the taxpayer.

Pending campus access to new borrowing opportunities, Saanich is ready to do its part on land use issues. As is the case for any development permits, applications for new on or off-campus student housing will require conversations on issues including parking, sewer, water, local natural areas, transportation, food services, changes in residential neighborhoods and more. These impacts will require public consultation with all stakeholders during the application process.

Our Official Community Plan recognizes: *"Housing supply and price can affect the Municipality's ability to attract and retain young families and the necessary workforce."* The Federation of

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Canadian Municipalities urges all governments to work together to fix the housing crunch.

Hence, in greatly appreciating the recent actions of the provincial Government in enabling 1,100 new units we can also see another ideal opportunity to provide more housing options in our region. In this report, we join our advocacy to that of the University of Victoria and of Camosun College in seeking the province's kind attention to enable the new opportunities for student housing that would be available though borrowing.

RECOMMENDATION:

That Council:

1. Send a letter to the Premier of B.C. and to the Ministers responsible for Housing and Finance that first recognizes the recent contributions to the region for housing the homeless and for affordable and rental housing, and second, requests the Province undertake necessary changes to remove barriers for provincial post-secondary institutions wishing to increase their supply of on-campus student housing, and request to meet with the Premier and her Ministers to discuss the matter; and
2. Send letters to the same effect to the University of Victoria, Camosun College, the Mayors of Oak Bay and Victoria, the Capital Regional District Chair and local MLAs.

A handwritten signature in black ink, appearing to read "F. Haynes", with a long horizontal flourish extending to the right.

Councillor Fred Haynes

Debra Hopkins - Re: Appendix: - Student Housing report: UVic Housing: Funding access

From: Debra Hopkins
To: Frederick Haynes
Subject: Re: Appendix: - Student Housing report: UVic Housing: Funding access

From: Jennifer Vornbrock <jvornbrock@uvic.ca>
Subject: RE: ok - UVic Housing: Funding access

<https://abcstudentsdotca.files.wordpress.com/2016/09/white-paper-on-the-student-housing-crisis.pdf>

On Sep 8, 2016, at 9:15 AM, Jennifer Vornbrock <jvornbrock@uvic.ca> wrote:
 Good morning Fred,

Thank you so much for passing this along. I have a few pertinent facts that may be helpful to you below.
 All the best, Jennifer

Victoria's Affordability Challenge:

Overall, Victoria is Canada's third-most-expensive city in which to buy or rent.

- From July 2015 to July 2016 the benchmark value for a single family home in Victoria increased by 23.6% - from \$599,800 to \$741,100, on average.
- Victoria has the lowest apartment vacancy rate of any major city in Canada – 0.6% vacancy rate.
- The largest decline in vacancy rates were in Saanich and West Shore: 0.3% in October 2015
- Renters are paying the third highest rents among 25 major Canadian cities.

UVic Student Need:

In 2016, there will be 6,000 incoming students. About 12-13% will be international students (700-800 students).
 A few more facts:

- >70% of undergraduate from outside Greater Victoria.
- Residence Places hold: 2700
- Applicants for each room: 4 (10,000 + applicants)
- Average rental market rate for UVic students: \$1,192 for single dorm room.
- \$867 / month for a one-bdrm apartment or \$1,128 /month for a two-bdrm apartment

Debra Hopkins - Re: Fwd: UVic email: Revised Advocacy for Student Housing

From: Debra Hopkins
To: Fred Haynes
Subject: Re: Fwd: UVic email: Revised Advocacy for Student Housing

Begin forwarded message:

From: Jennifer Vornbrock <jvornbrock@uvic.ca>
Subject: RE: Revised Advocacy for Student Housing
Date: September 12, 2016 at 4:22:53 PM PDT
To: Fred Haynes <fredhaynes@shaw.ca>, Gayle Gorrill - VPFO <vpfo@uvic.ca>

Hello Fred,

Thank you for this update, we had a few comments on the previous version which I have provided, but we will review this latest attachment.

Once again, we would like to offer our sincerest thanks to you for bringing this issue forward to Saanich Mayor and Council. As you know UVic is deeply committed to ensuring student success and an integral component of that experience is safe, affordable housing. UVic is unique in BC in that 75% of our students are from outside our immediate region. As a destination university, students choose UVic for the quality and breadth of our programs and travel from across the province, Canada and the world to attend. The vast majority of our incoming 5,000 students per year are therefore new to Victoria and require residence accommodation. UVic's first year housing guarantee attempts to provide a place in residence for new students from outside Victoria, but the reality is that many new and all returning students need to find accommodation off campus. The vacancy rate in Victoria now sits at 0.6% down from 1.5% in 2015 according to the CMHC and this creates challenges not only for our students but for local residents seeking accommodation. Working together with all our partners, including the District of Saanich and neighbouring municipalities, is a critical requirement for UVic and other regional post-secondary institutions. The support of our local municipal leaders is an important part of finding solutions to the shared challenge of affordability and access.

Warmest regards, Jennifer Vornbrock



September 14, 2016

Fred Haynes, Councillor
District of Saanich

Dear Councillor Haynes:

On behalf of the entire Camosun College community, I would like to thank you, Councillor Haynes, for bringing the housing issue forward to Saanich Mayor and Council.

Camosun has recently undertaken a refresh of our Strategic Plan. Our Vision statement "Inspiring life-changing learning" and our Mission statement "We build a better future for our community with relevant, innovative and applied education" truly reflect the passion we feel for our community and for post-secondary education.

Our education offerings include university transfer and applied degree programs; career and trades training; upgrading and preparatory programs; and continuing education. Camosun College has earned an outstanding reputation for teaching excellence—we're proud of our faculty, staff and students, and the fact that we provide one of Canada's best learning experiences.

In order to provide that learning experience, we need to ensure our students have adequate, affordable housing. I don't imagine there is anyone in the region who is not aware of the housing crisis we face. It is a situation which undoubtedly adds pressure at a time when students need to concentrate on their studies in order to get the most benefit from their learning experience. Our statistics show that many of our learners choose to remain in the region and seek employment here - as they transition to being members of our working community it is also essential to ensure their housing needs are met.

I am very pleased to see the steps the provincial government has taken in increasing affordable housing in the region. We have a long way to go but, with the combined efforts of all levels of government and community, I am hopeful that we will find a way to meet the needs of all who wish to learn and live here and thereby create an even more vibrant community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shane Busby", is written over a light blue horizontal line.

Shane Busby
Vice President, Administration



Report

Mayor
Councillors
Administrator

Council
Administrator
Media
Sept 15/16 2016

To: Mayor and Councillors
From: Councillor Fred Haynes
Date: September 14, 2016
Subject: Request to Province to Match our Economic Development Funding

As your Council liaison to the South Island Prosperity Project (SIPP), I am pleased to provide this report and correspondence to you to consider a request from SIPP to the Honourable Minister Peter Fassbender to match our regional municipal funding of \$600,000 for Economic Development in the South Island region.

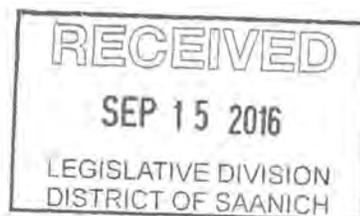
As we know from national, provincial and regional surveys the economy, jobs and family incomes register as the leading issues of concern for our residents and business leaders.

Additionally I have attached the invitation to the September 21 presentation by the SIPP Board of Directors on our 5-year Strategy.

RECOMMENDATION:

That Council support and endorse the draft letter from the South Island Prosperity Project to Minister Fassbender requesting the Province match regional municipal funding for economic development in the South Island region.

Councillor Fred Haynes



**CM
E.1**

SOUTH ISLAND
**PROSPERITY
PROJECT**

Hon. Peter Fassbender
Minister of Community, Sport and Cultural Development
Room 310, Parliament Buildings
Victoria, BC V8V 1X4

September 14, 2016

Dear Minister Fassbender:

We're writing with excitement to tell you about the South Island Prosperity Project (Prosperity Project). It's the new regional economic development organization in the Capital Region, representing 10 municipalities, one First Nation community, our three post-secondary institutions, and several other business and industry associations, businesses, and prominent not-for-profit organizations. The Prosperity Project was formally incorporated in April 2016 by 28 founding members, a broad cross-section of private and public partners (*see detailed list of members attached*).

We created the Prosperity Project as a vehicle for interregional cooperation to promote job creation in targeted sectors of our economy; to increase the median household income and to foster First Nations' participation in joint economic development initiatives. The Prosperity Project is led by an independent, private-sector Board of Directors. It has a five-year mandate and its performance will be monitored and evaluated by funders on an ongoing basis, with a comprehensive review planned in three years.

The Prosperity Project was created in response to the awareness that the South Island economy must be more diversified and that we need to create and implement strategies to retain and attract our current and future skilled workforce. These insights are also echoed in the *BC Skills for Jobs Blueprint*. Local companies identify workforce attraction issues as a top concern, and as a major barrier to growth. We believe the South Island economy will keep changing with or without a strategy, but it is imperative that we plan our future development to reflect our values, capitalize on our strengths, and preserve our quality of life.

Our founding members are tremendously optimistic. The South Island enjoys many enviable conditions: a flourishing tech sector; a vibrant tourism sector; world-class academic institutions; a highly-educated and skilled workforce; stable public sector employment; not to mention the beauty of our surroundings and the best weather in Canada.

As outlined in the attached Five-Year Economic Development Strategy, the Prosperity Project plans to focus on business growth, retention and attraction within targeted sectors of our economy (e.g. value-added agriculture and aquaculture, ocean technology and marine, aviation

and aerospace, clean technology, life sciences and health, post-secondary education, manufacturing and professional services). These priorities are regionally-focused and they also clearly align with the *BC Jobs Plan's* priorities (e.g. agrifoods, international education, green technology, small business, international trade, manufacturing and First Nations).

We formed the Prosperity Project as a strategic response to the Provincial Government's challenge that British Columbians come together to build local economies through innovation and collaboration. We believe that this is the model that could productively be emulated in other parts of the Province.

As you are well aware, economic development requires the coordinated efforts of all levels of government. The Prosperity Project will provide the Province with a regional lens to ensure that provincial investments in programs, services, and infrastructure are invested as effectively as possible. Prosperity Project staff can also work with government agencies directly to ensure greater coordination around common goals, such as business expansion, retention and attraction. This is a best-practice model widely used and funded by provinces in other Canadian jurisdictions.

As local governments we believe so strongly in this initiative that collectively, our 10 member local governments are committing \$600,000 per year to the Prosperity Project. We are asking our Provincial Government to match municipal contributions in the sum of \$600,000/year for a three-year pilot basis.

We are many communities that share a single regional economy. This is the first time in our history that the local governments of our region have partnered with each other and with the private sector, business and industry associations, post-secondary institutions, and First Nations to build prosperity for the South Island. We hope that the Province will play an active role in supporting our efforts, possibly through Community Gaming Grants, and look forward to discussing this opportunity with you as we know your government is in the process of putting the 2017 budget together and we hope this small request will be included.

Sincerest regards,



Bill Bergen
Chair



Emilie de Rosenroll
Executive Director

cc: Hon. Coralee Oakes, Minister of Small Business and Red Tape Reduction
Hon. Shirley Bond, Minister of Jobs, Tourism and Skills Training

We, the undersigned elected representatives from the 10 participating municipalities of the South Island region, support and endorse the content of this letter.

Councillor Tom Croft
District of Oak Bay

Mayor Barb Desjardin
City of Esquimalt

Mayor Lisa Helps
City of Victoria

Councillor Ann Baird
District of Highlands

Mayor David Screech
Town of View Royal

Councillor Geoff Orr
District of North Saanich

Councillor Bob Thompson
District of Central Saanich

Councillor Fred Haynes
District of Saanich

Councillor Rob Martin
City of Colwood

Mayor Steve Price
Town of Sidney

**Request for Endorsement from Saanich Council.
Councillor, Fred Haynes**

**From: "Emilie de Rosenroll" <ederosenroll@southislandprosperity.ca>
Date: September 9, 2016 at 12:25:19 PM PDT
Subject: Letter for signature - Prosperity Project to Minister**

Dear Mayors and Elected Designates,

I am writing to ask that you consider endorsing the attached letter to Minister Fassbender (copying Ministers Bond and Oakes) requesting that the Government of BC support the Prosperity Project by matching municipal contributions over a 3-year pilot period.

As you know, the Prosperity Project is an historic achievement that shows our tremendous optimism and a commitment to inter-municipal collaboration on economic development activities. Never before have so many regional municipalities partnered with the private sector, post-secondary institutions, First Nation communities, business and industry associations, as well not-for-profits, to advance common economic development priorities.

Economic development is long-term endeavour and takes a collaborative approach to be successful. We believe that our collaborative model could lead as an example to the rest of BC. To that end, I have drafted the attached letter requesting the Province of BC to match municipal contributions for \$600,000/year. We believe that timing may be on our side with an upcoming election and the Province's stable fiscal position.

If in agreement, please send us your electronic signatures by Wednesday, September 14th. If you have any questions, please don't hesitate to reach out to me by phone ([250-891-9220](tel:250-891-9220)) or email (ederosenroll@southislandprosperity.ca). I thank you for your attention and speedy turnaround.

With appreciation,

**Emilie de Rosenroll
Executive Director**

**Emilie de Rosenroll
Executive Director**

SIPP Invitation to Saanich Council

From: "Emilie de Rosenroll" <

Subject: Prosperity Project: Five-Year Strategy

Dear Members,

On behalf of the team and the Board of Directors, I am excited to present to you the South Island Prosperity Project's 5-Year Strategy (attached), which includes our plans for the next 12 months. You should have received an invite to a Strategy Release Open House (details are below - note the room has changed from the original invite and will be updated accordingly).

When:

September 21, 2016 (if you have not yet submitted your RRSP, please do so within the calendar invite by Sept. 15th)

Time:

12:30pm - 1:00pm (meet and greet, light refreshments will be served)

1:00pm - 1:20pm (presentation)

1:20pm - 2:00pm (one-on-one Q&A)

Where:

UpTown Shopping Centre, 3531 Blanchard St, 2nd floor (Room 205)

Directions:

- From main plaza - Elevator to second floor is directly across from Good Earth Café

- From underground parking: Park in P1 Red and take elevator to second floor.

Also, a friendly reminder that the attached document is embargoed until the official launch on the 21st.

We look forward to seeing you there!

Kindest regards,

Emilie de Rosenroll
Executive Director
Emilie de Rosenroll
Executive Director

South Island Prosperity Project
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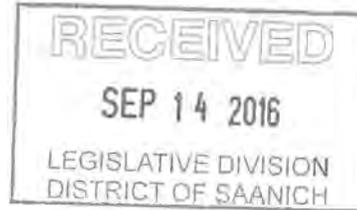
SOUTH ISLAND
PROSPERITY
PROJECT

The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Council
Administrator
Media

Report

To: Mayor and Council
From: Valla Tinney, Director of Finance
Date: September 14, 2016
Subject: Permissive Tax Exemptions



PURPOSE

To present the proposed 2017 - 2019 permissive property tax exemptions.

DISCUSSION

The attached notification represents the proposed permissive tax exemptions commencing in 2017 as recommended by the Finance, Audit and Personnel Committee. Subsequent to the statutory notification, staff will bring forward bylaws for Council consideration to ensure adoption by the October 31st deadline.

RECOMMENDATION

That Council direct staff to conduct the statutory notification of the proposed Permissive Tax Exemptions in accordance with Section 227 of the Community Charter.

Prepared by Valla Tinney
Valla Tinney
Director of Finance

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I endorse the recommendation of the Director of Finance.

Paul Thorkelsson
Paul Thorkelsson, CAO



THE DISTRICT OF SAANICH

NOTICE OF PERMISSIVE TAX EXEMPTION

Pursuant to Section 224 of the Community Charter, the Council of the Corporation of the District of Saanich intends to adopt a bylaw exempting from property taxation for 3 years (2017 - 2019), the lands and improvements or both that are owned or held by charitable, philanthropic or other not for profit organizations and that Council considers are used for a purpose that is directly related to the purposes of the Corporation. The properties being considered and the estimated total property taxes based on current assessment classification for all purposes that would be imposed if they were not exempt are:

Owner/Occupier	Property Description	2017 \$	2018 \$	2019 \$
The Catholic Diocese of Victoria, Corporation Sole	765 Burnside Road West	12,223	12,579	12,946
Habitat for Humanity Victoria (ReStore)	3311 H Oak Street	35,855	36,902	37,980

Pursuant to Section 224 of the Community Charter, the Council of the Corporation of the District of Saanich intends to adopt a bylaw exempting from property taxation for 2 years (2017 - 2018), the lands and improvements or both that are owned or held by charitable, philanthropic or other not for profit organizations and that Council considers are used for a purpose that is directly related to the purposes of the Corporation. The properties being considered and the estimated total property taxes based on current assessment classification for all purposes that would be imposed if they were not exempt are:

Owner/Occupier	Property Description	2017 \$	2018 \$	2019 \$
Power To Be Adventure Therapy Society	4633 Prospect Lake Road	23,043	23,716	24,409

Pursuant to Section 224 of the Community Charter, the Council of the Corporation of the District of Saanich intends to adopt a bylaw exempting from property taxation for 7 years (2017 - 2023), the lands and improvements used by the corporation or organization for a purpose in relation to which an exemption under Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization.

Owner/Occupier	Property Description	2017 \$	2018 \$	2019 \$
Itziar Management (Nominee) Limited (District of Saanich)	The leased premise at 57 Cadillac Avenue.	66,280	68,216	70,208

Inquiries concerning the proposed bylaw may be directed to:

The Corporation of the District of Saanich
 770 Vernon Avenue
 Victoria, BC V8X 2W7
 Telephone: (250) 475-5415