

DISTRICT OF SAANICH  
MINUTES OF THE COUNCIL MEETING  
HELD AT THE SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, SEPTEMBER 19, 2016**

Present:           **Chair:**       Mayor Atwell  
                  **Council:**   Councillors Brice, Brownoff, Haynes, Murdock, Plant, Sanders and Wergeland  
                  **Staff:**       Paul Thorkelsson, Chief Administrative Officer; Fire Chief Mike Burgess; Deputy Fire Chief Frank Macdonald; Valla Tinney, Director of Finance; Laura Ciarniello, Director of Corporate Services; Jarret Matanowitsch, Acting Director of Planning; Sharon Froud, Deputy Legislative Manager; Meagan Thompson, Captain, Emergency Program Officer; and Lynn Merry, Senior Committee Clerk (7:30 p.m.)

Mayor Atwell called the regular Council meeting to order at 6:00 p.m. in Committee Room No. 2.

In Camera Motion   **MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That pursuant to Section 90 (1) (c) of the *Community Charter*, the following meeting be closed to the public as the subject matter being considered relates to labour relations or other employee relations.”**  

**CARRIED**

Adjournment       On a motion from Councillor Wergeland, the meeting adjourned to In Camera at 6:02 p.m.

**The regular Council meeting reconvened in Council Chambers at 7:30 p.m.**

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The Director of Corporate Services left the meeting at 7:30 p.m.  
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Minutes           **ADOPTION OF MINUTES**  
  
**MOVED by Councillor Wergeland and Seconded by Councillor Brownoff: “That Council adopt the minutes of the September 12, 2016 Council and Committee of the Whole meetings.”**  

**CARRIED**

**BYLAW FOR FINAL READING**

1110-30  
Water Utility  
Bylaw

**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.

**MOVED by Councillor Brice and Seconded by Councillor Brownoff: “That Bylaw No. 9398 be adopted by Council and the Seal of the Corporation be attached thereto.”**  

**CARRIED**

2860-25  
Roy Road

### **1136 ROY ROAD – DEVELOPMENT PERMIT APPLICATION**

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.

**MOVED by Councillor Wergeland and Seconded by Councillor Haynes: “That Council approve and issue Development Permit DPR00628 on Lot 28, Section 5, Lake District, Plan 1521 (1136 Roy Road).”**

**CARRIED**  
**with Councillors Brownoff, Murdock and Sanders OPPOSED**

### **PUBLIC INPUT ON COUNCIL AGENDA ITEMS**

Public Input on  
Council Agenda  
Items

1110-30  
Permissive Tax  
Exemption

1410-04  
Report - Council

J. Garrett, Power To Be Adventure Therapy Society:  
Permissive Tax Exemption:

- Power To Be has served the needs of almost 9,000 people over the last 18 years; it offers adventures rooted in nature to youths at risk, new Canadians, and people with autism.
- The Society has tripled the impact on the community over the last six years; they are asking for a tax exemption for the leased property located at the former Prospect Lake Golf Course.

L. Layne, San Lorenzo Avenue:

Support for Increasing Student Housing at University of Victoria (UVic):

- This is a great initiative; it will be well received by UVic and Camosun College.
- Living on campus allows students to meet others and would be beneficial to their education; they would feel part of campus life and it gives students a sense of belonging.
- Making it possible for more students to live on campus is supportable.

### **RECOMMENDATIONS FROM COMMITTEES**

1110-30  
Permissive Tax  
Exemption

#### **PERMISSIVE TAX EXEMPTION REQUESTS**

Recommendation from the September 9, 2016 Finance, Audit and Personnel Standing Committee meeting that Council:

- 1) Approve the requests for permissive 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); and
- 2) Approve the request for a permissive tax exemption for Itziar Management (Nominee) Ltd, 57 Cadillac Avenue, to December 31, 2023 and direct staff to conduct the statutory notification.

**MOVED by Councillor Plant and Seconded by Councillor Haynes: “That Council approve the requests for permissive 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 recommended by the Finance, Audit and Personnel Standing Committee at their September 9, 2016 meeting.”**

In response to questions from Council, the Director of Finance stated:

- The Finance, Audit and Personnel Standing Committee made a recommendation to approve the requests for permissive 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).

**The Motion was then Put and CARRIED**

**MOVED by Councillor Haynes and Seconded by Councillor Plant: "That Council approve the request for 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."**

In response to questions from Council, the Director of Finance stated:

- This property is the leased building currently housing the Saanich Police Department; the lease comes to an end in 2023.
- The motion establishes the permissive tax exemption for the full period of the lease; if the lease is terminated before 2023, the bylaw would be amended.

**The Motion was then Put and CARRIED**

## **REPORTS FROM MEMBERS OF COUNCIL**

1410-04  
Report - Council

### **SUPPORT FOR INCREASING STUDENT HOUSING AT THE UNIVERSITY OF VICTORIA (UVic)**

Report from Councillor Haynes dated September 12, 2016 recommending that Council send a letter to the Premier of BC 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 request 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 Capital Regional District Chair and local MLA's.

Councillor Haynes stated:

- There are difficulties housing the approximately 38,000 students in the region.
- Both UVic and Camosun College would appreciate being able to build housing on their lands; currently, they cannot build because any debt taken on by the school is reflected in a line item on the Provincial debt.
- The request is to remove the barriers to enable schools to borrow money.
- This is an opportunity to support schools who wish to build student housing without impacting the municipal tax base.
- It would be another opportunity that the municipality has to address housing in the region.

**MOVED by Councillor Haynes and Seconded by Councillor Plant: “That Council:**

- 1) Send a letter to the Premier of British Columbia and to the Ministers responsible for Housing and Finance requesting they undertake the necessary changes to remove barriers to the University of Victoria and other campuses of secondary education in BC that wish to move forward on increasing the supply of student housing; 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 MLA’s.”**

**MOVED by Councillor Brownoff and Seconded by Councillor Haynes: “That the motion be amended to include: to the Ministers responsible for Housing, Finance and Advanced Education.”**

Councillor Brownoff stated:

- UVic has a relationship with the Ministry of Advanced Education therefore they should also receive a letter.

Councillor Wergeland stated:

- He wonders if it is appropriate to request senior levels of government to make changes; housing is an issue but it may be more appropriate to focus on what the municipality, itself, can do.

**The Amendment to the Motion was CARRIED  
with Councillor Wergeland OPPOSED**

Councillor Brice stated:

- The Provincial Government has announced that funding will be available for affordable housing; it may have been more appropriate if UVic was asking Saanich for support.
- Informing the Provincial Government that student housing is needed is supportable; the Provincial Government may wish to reconsider allowing post-secondary institutions to go into debt to build student housing.

Councillor Brownoff stated:

- It may have been more appropriate if UVic had asked Saanich to raise our voices with them to establish housing on campus; UVic’s priority is to provide housing to first time students.
- The ultimately goal of the Campus Master Plan is to create a village.
- UVic will have to enter into discussions with the Province in relation to their housing needs.

Councillor Murdock stated:

- He is happy to support a way to advocate for housing for the Saanich student population; currently, there is an inadequate supply of housing.
- Oak Bay and Victoria are also looking at student housing as an issue; he looks forward to hearing more details on Provincial funding.

Councillor Sanders stated:

- It would have been preferred to have UVic ask the municipality for support and to have given the Advisory Committees a chance to discuss.

Mayor Atwell stated:

- Letters like this may serve a purpose for those who have not thought yet of the issue; this is an opportunity to build a coalition to make things happen at the Provincial level.

**The Main Motion was then Put and CARRIED  
with Councillor Wergeland OPPOSED**

1410-04

Reports - Council

**REQUEST TO THE PROVINCE TO MATCH ECONOMIC DEVELOPMENT FUNDING**

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.

Councillor Haynes stated:

- There is a small amount of funding available from the Province for economic development; the request to the Province is to match the money put in by municipalities.

**MOVED by Councillor Haynes and Seconded by Councillor Plant: “That Council support and endorse the draft letter from the South Island Prosperity Project (SIPP) to Minister Fassbender requesting the Province match regional municipal funding for economic development in the South Island region.”**

Councillor Haynes stated:

- It would be preferred that the letter be ready in time for SIPP to meet with government representatives at the Union of BC Municipalities (UBCM) meeting; this may be a good opportunity to double municipalities' money.

Councillor Murdock stated:

- It may be helpful to have more information in advance of consideration; the public may appreciate knowing what the funds would be used for.

Councillor Sanders stated:

- It may be helpful if the public was given the opportunity to provide feedback.

**MOVED Councillor Haynes and Seconded by Councillor Brownoff: “That the item be postponed until after the South Island Prosperity Project’s 5-year Strategy is presented.”**

**CARRIED**

**REPORTS FROM DIRECTORS**

1110-30  
Permissive Tax Exemptions

**PERMISSIVE TAX EXEMPTIONS**

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 227 of the *Community Charter*.

**MOVED by Councillor Brice and Seconded by Councillor Wergeland: "That Council direct staff to conduct the statutory notification of the proposed Permissive Tax Exemptions in accordance with Section 227 of the *Community Charter*."**

**CARRIED**

Adjournment                      On a motion from Councillor Plant, the meeting adjourned at 8:13 p.m.

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MAYOR

I hereby certify these Minutes are accurate.

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DEPUTY MUNICIPAL CLERK

DISTRICT OF SAANICH  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING  
HELD IN THE COUNCIL CHAMBERS  
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE  
**MONDAY, SEPTEMBER 19, 2016 AT 8:15 P.M.**

Present:                      **Chair:**                      Councillor Murdock  
   **Council:**                      Mayor Atwell and Councillors Brice, Brownoff, Haynes, Plant, Sanders and Wergeland  
   **Staff:**                      Paul Thorkelsson, Chief Administrative Officer; Jarret Matanowitsch, Acting Director of Planning; Cameron Scott, Manager of Community Planning; Sharon Froud, Deputy Legislative Manager; and Lynn Merry, Senior Committee Clerk

1310-40  
CRD Initiatives – Affordable Housing & Homelessness

**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.

K. Lorette, General Manager, Planning, Transportation and Protective Services; Christine Culham, Senior Manager, Regional Housing; and John Reilly, Manager, Housing Planning and Programs presented to Council and highlighted:

- The core business activity of the Capital Regional Hospital District is to provide the local share of capital funding for the region’s health facilities and hospital

- equipment; that is done in partnership with Island Health.
- The Capital Regional Hospital District works with partnerships to develop projects such as Mount View Heights and the Summit; these types of projects allow the CRD to take on the developer role, fund the capital of the project and lease it back to Island Health for 25 years.
  - Island Health are not able to fund projects but can carry an operating lease; all the projects must be designated as a health care facility under the Hospital Act.
  - Grants from Island Health have allowed the CRD to develop a draft community health and wellbeing plan and form the Regional Outcomes Monitoring Collaborative (ROM); one of the strategic initiatives of ROM is to determine what the CRD's role is in terms of community health and wellbeing planning.
  - Mapping census data will support regional and municipal community planning, and expand on the Connecting Older Adults pilot project.
  - Workshops and forums will be available highlighting trends, sharing best practices and identifying the roles for future actions within community health and wellbeing.
  - ROM has identified the gaps in terms of baseline measures on health and wellbeing outcomes and these will be reported out; ROM will also look at the social detriments of health and wellbeing, economic security, affordable and appropriate housing, thriving children and youth, food security, lifelong learning and metrics.
  - The Land Banking and Housing Service was established to empower the CRD to undertake land assembly for either public or private housing; in 2015, the Regional Housing Division was created and was assigned the strategic administrative responsibility for housing at the CRD in an effort to streamline programs.
  - The Capital Region Housing Corporation (CRHC) is a non-profit subsidiary of the CRD with the purpose to develop and manage affordable and subsidized housing in the region.
  - The 2016-2019 strategic priorities provide a strong mandate to advance action in priority areas focusing mainly on maintaining and renewing the current housing stock, ensuring current tenant satisfaction, and the development of new housing units.
  - The CRHC has 45 housing communities in 7 municipalities; 21 of the housing communities are in Saanich; 70% of housing units are subsidized.
  - 14 housing communities will have operating agreements that expire in the next 5 years; operating agreements ensure ongoing funding from the Provincial and Federal governments and assists CHRC in providing subsidies to tenants.
  - The CRHC provides property management services for other social service agencies.
  - The Housing Planning and Programs Division is responsible for the Regional Housing Affordability Strategy, administers the Regional Housing Trust Fund and the Homelessness Partnering Strategy Program and provides expertise on affordable housing policy planning and development to municipalities.
  - The Regional Housing Affordability Strategy focuses on securing more affordable housing in the region, exploring partnerships in the community and looking at a regional approach in dealing with homelessness.
  - The Regional Housing Trust Fund has invested over \$10 million to support the development of over 875 units across the region including 205 units in Saanich; over a five-year period, there has been an investment of \$2.7 million in housing in Saanich.
  - The Homelessness Partnering Strategy works closely with the Coalition to End Homelessness.

- A process mapping project identified gaps and barriers to finding appropriate housing; funding will go into social planning work including preparing an outcome-based strategy and building a coordinated homelessness information system.
- The newest emerging program is a partnership between the CRD, Island Health and the Coalition to End Homelessness to help develop a community plan to guide work; the Regional Housing Trust Fund will continue for three years and grants will be used to help create more affordable housing units.
- The Regional Housing First Program will use a mixed market model which is affordable housing mixed with market housing; a minimum of 268 units will be built and offered at shelter rates.
- Other work being done includes local housing needs assessments, policy, research and analysis, completing a housing data book, gap analysis and community organization capacity building.
- 72% of social housing units are in Saanich and Victoria; there are 367 affordable housing units in Saanich.
- 24% of renters in Saanich are paying more than 50% of their gross income on housing; in 2016, there was a shift in trend from ownership to rental.

In response to questions from Council, the presenters stated:

- The CRD has partnered with Threshold Housing Society who provides support to youths; two units have been provided to Threshold and there is an application to receive funding to offer more units to them.
- Work is being done to map out the process to see how people are moving through the system; a Youth Task Force will be created.
- The increase in building rental properties could be a result of the low interest rates and the fact that they are safer investments.
- Canada Mortgage and Housing Corporation (CMHC) has reported that municipal incentives are promoting the development of rental housing.
- The CRD has partnered with Saanich in providing support through the administration of rental units.
- In relation to homelessness, there are some qualitative differences in Saanich compared to downtown Victoria; Saanich Police Department may be able to provide Saanich specific data in relation to homelessness.
- Saanich has demonstrated its willingness to provide opportunities for affordable housing; research on municipal policies to help promote greater affordability is being undertaken.
- There is an expectation that Housing First projects will be distributed throughout the region and will be tenure-based housing.
- Best practice indicates that a mixed market model works best.
- There is the capacity to continue to provide administration of rental units; a different model may be needed if administration is done for multiple municipalities.
- The Coordinated Homeless Management System allows homeless individuals to put their name on a list for supported housing; the system may not be meeting the needs of all of the individuals on the list.
- It is important that individuals are successful in their tenancy and are getting the appropriate support.
- It is necessary to have the right types of housing in the right areas within the region and that affordable housing is close to transit and support.
- The Townley Project is supported through the Regional Housing Trust Fund.
- The Regional Housing First Program was created in response to ending chronic homelessness; there are currently over 1,500 households on the housing wait list due to economic need.

**PUBLIC INPUT:**

M. Najari, Leeds Place, stated:

- It would be helpful if the CRD reports were available online.

I. Graham, Dean Avenue, stated:

- He thanks the CRD for the presentation and their accomplishments; it would be appreciated if the information could be available to the public and Community Associations.

In response to questions, the presenters stated:

- There is currently reports available on the CRD website and this presentation could also be posted.
- Saanich specific data could be provided for posting on the municipal website.

Councillor Brownoff stated:

- She appreciates the CRD for providing the informative presentation.

Councillor Murdock stated:

- The information provided was appreciated. Thanks should be extended to the CRD for the presentation.

Adjournment

On a motion from Councillor Brownoff, the meeting adjourned at 9:25 p.m.

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 CHAIR

I hereby certify these Minutes are accurate

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 DEPUTY MUNICIPAL CLERK