

CENTRAL SAANICH COMMUNITY ASSOCIATION

7:00 PM

Wednesday, January 24, 2024

Location: Keating Fire Hall

MINUTES

Present: 21 people including Christine Culham, CAO District of Central Saanich

1. CALL TO ORDER & ACKNOWLEDGEMENT OF TRADITIONAL TERRITORY

We would like to acknowledge the First Nations Traditional Territory on which we live and work. The cultural heritage of this beautiful land on the Peninsula is of the Coast Salish, Tsawout, and Tsartlip First Nations.

2. INTRODUCTIONS AND INTERESTS

3. APPROVAL OF AGENDA (Seek any additions to the agenda/amendments)

3.1 MOTION to change the agenda to move the speaker up to an earlier slot. ,
Moved/Seconded /Carried

4. PRESENTATION by Christine Culham, Chief Administrative Officer, District of Central Saanich

Topic: Community Engagement

Ms Culham provided a power point presentation that described the planning process that Council and staff have been doing over the past year.

- Main planning documents are
 - Official Community Plan (10-year vision)
 - Asset Management Plan (AMP) and Long Term Financial Strategy (LTFS) (2022-2072)
- Issues or decision are identified through the budget process and opportunity for budget to engage through the budgeting process and engagement strategy.
- If your letter is not on the meeting agenda, contact the municipality, Corporate Officer. Every letter that is received (that is not related to a developmental request) is put on the next council agenda. Any letters relating to a developmental request are saved until the application period.
- There is an automatic email indicating the email has been received.

- Question: What about important community topics that aren't aligned with the current priorities and emerging issues? A: Council will bring forward emerging issues all the time. You can write to council. It's a decision of council to move away from the plans in place. Advocating to council to move an issue forward in the planning process.
- The powers of the municipality are given by the province. Municipalities can carry no debt and require
- Question: Implementation of the plans, the best way the public can make their priorities in terms of which implementation should go ahead of others? A: During Strategic planning. During budget things often get taken out, not frequently brought in.
- Approve budget in April and start planning the next year in May.
- Get an advocate in Council and start advocating early. Notice of Motion. A letter. A petition to show it's not just you.
- Question: of the 16,000 residents, what % is involved in public participation. A: In the Active Transportation consultation, 800 unique individuals participated.
- Question: 7% 2024 property tax, does that include 1.75% for asset, which will be added until 2032, when the assets will be sustainable? A: Yes.
- Question: CSCA submitted three requests to delegation to council, what hints do you need to include to make it more successful? A: If we have a project ongoing the mayor may have thought we could receive that as staff. She doesn't want to speak for the mayor. We don't have that many delegation requests, so we look at it for a case by case basis. Talk to the Mayor. CSCA Climate Adaptation report was received it as correspondence.
- Question: Special outreach to children & youth – ask them what is working? A: We did that for the Parks & Trails consultation.
- Question: WRT Expanding affordable, attainable housing, the District could add a 'how are we doing' dashboard. A: Staff provided single family unit, new starts and secondary suites so the public can see progress in this area. Strategic implementation plan has metrics, including housing. In the financial plan you will see metrics (Last year we have 300 new starts, the last year there were 30). Reporting will be back quarterly and updates on each of the projects that community approves that will be also be online.
- Question: Was the strategic planning process done in public? A: Yes The strategic planning discussions were held in public meetings. Council thought that it should be in public. When we're setting priorities, it should be open discussion. We have rules around what we go into closed meetings about. The goal is to have as many open meetings as possible.
- Question: Growing the pie of 'asks' and requests. A: We are limited by the number of staff that we have to do the work. There is the option, if you want to do more you can hire more staff and that has budget and tax implications.

5. ADOPTION OF MINUTES

MOTION That the minutes of the CSCA meeting held in December 2023 be adopted
 Moved/Seconded/Carried

6. BUSINESS ARISING FROM THE MINUTES

None

7. UPDATES

Task Force Updates

Keating Overpass

Jackie Lee wrote to the Ministry of Transportation and Infrastructure (Minister) to ask about the large amount of trees and brush removed. They didn't initial answer the questions about the trees and then subsequently sent the number of trees. They will use 13,000 units of native species, Garry Oak and 304 Douglas Firs. Concerned about survival without watering. They will replant. Would they also consider more drought tolerant species? Jackie to write and

Transportation

Pieta talked to staff about heavy traffic at the Central Saanich and Mount Newton intersection and learned that they've had a meeting with Tsawout and Min. of Transportation and Infrastructure. They are looking at all of the three intersections (Mt Newton/Lochside, Mt Newton/ Highway, and Mt Newton/Central Saanich) to determine how they interact. Under consideration is a roundabout and a pedestrian crosswalk at Central Saanich.

Secondary Suite Task Force

See detailed report attached.

Climate Action Task Force

There may have been confusion at town hall about the two letters CSCA sent on this topic. We'll ask Christine about putting the letter on the Council agenda. We sent another letter to Council about a proposed change to the procedural bylaws wrt hearing a delegation. For the secondary suite delegation request, the process took approximately 3 months before being heard. The delegation request was sent in and the CSCA followed up again and was told that the Mayor was deciding.

Discussion about Council's procedures bylaw. It was noted that Victoria is limiting presentations to 2-3 mins and only once every so many months. In Langford you had to use a QR code to submit a question in writing.

MOTION that the CSCA write a letter to Mayor and Council requesting the procedural bylaw be changed to have the decision-making on the approval of delegation requests be changed so that it's not solely at the discretion of the Mayor.

Moved/Seconded/Carried

8. Treasurer's Report

An Income and Expense Statement for 2023 was presented.
and discussed.

Current bank balance at the year end 31 December 2023 was \$435.

Motion to receive treasurer's report:

Motion/Seconded

Carried

9. NEW BUSINESS

Provincial Housing legislation – Dennis Carlson, Pres. of the Sidney Community Association, invited us to a panel discussion on this topic on January 28.

ALR Housing Survey

At the last meeting of the Peninsula and Area Agricultural Commission there was a presentation on the ALR housing survey which had 400 respondents. . The majority supported the status quo or an option to have three houses on the property). Andrea said she'd like to set up a CSCA Task Force on this topic. ACTION: Megan to send a draft Terms of Reference to develop a Task Force.

Note: more on this topic in ADDENDA

Grant in Aid application

It was agreed that CSCA apply for a District grant in aid to conduct two community events next year. One related to active transportation (e.g. fun ride/sports equipment trade) and one relating to a climate topic for residents, to be determined in consultation with CS climate staff.

The Victoria Foundation will have a grant for operations for not-for profits.

Success Planning

CSCA AGM will be in May. There will be an election of officers. We are currently one Director short. David is happy to stay on as Past-President and would like someone to consider taking on the President position.

New Business

There was a question about a proposal for the CRD to borrow money. Apparently, they want to borrow \$85M, in order to purchase land for affordable housing. More information here [Regional Alternative Approval Process launched to increase borrowing authority for housing \(crd.bc.ca\)](https://www.crd.bc.ca/Regional-Alternative-Approval-Process-launched-to-increase-borrowing-authority-for-housing)

10. ADJOURNMENT

Motion to Adjourn Moved/Seconded/Carried

ADDENDA

Meeting Notes from Dec 21, 2023 meeting David Willows/Jarret re: ALR/RA Housing Survey

Telephone Meeting with Jarret Matanowitsch, Director of Planning

Re: Survey on Secondary Housing options on ALR/RA Lands in CS

21 Dec 2023

- District is focused on the issue, and acknowledges there are always opportunities for improvement to the process. Key is receiving community feedback that will help inform next phases of the project.
- Open to ways of improving the process.
- Multiple entries identified as spam (eg nearly identical entries received one after the other in short succession) – Still possible to skew results, but less likely

Responding to the items identified in the draft letter:

1. PAAC Consultation

- a. Represents the farming community.
- b. Initial discussion with PAAC about a year ago re housing on ALR
- c. Housing is still subject to the requirements from the Agricultural Land Commission. Survey was based on options available under the ALC regulations.
- d. Process of community engagement and plan development will take at least a year to complete.
- e. Engagement opportunities will continue in the months ahead.
- f. The District will be attending PAAC on January 11, 2024 to discuss the project.

2. Survey “open” without login

- a. No login/registration required to ensure as few barriers to participation as possible.
- b. Paper surveys still provided for seniors and others who prefer that format.
- c. Staff report to Council with data will have 2 notes:
 - i. Numerical responses are not a statistical representation of the community’s position.
 - ii. The survey is used to identify themes.

- d. Past surveys that required someone to sign in and register received very little response.
 - e. Survey received approximately 400 responses; 200 shortly after an article was published in the Times Colonist.
3. **See #2**
4. **ALR & Agricultural Rural Lands Housing Option Questions**
- a. Survey will be used to identify themes, not statistically representative of community.
 - b. Open ended text boxes provided throughout the survey to allow additional comments or provide thoughts not captured in the survey questions.
 - c. Intent was to try and maintain consistency between zones (ALR/Non-ALR Rural Agricultural lands); this can be changed if a better approach is identified.
 - d. Recent provincial housing policy changes has opened up many more options for multi-family housing within the Urban Containment Boundary, reducing the pressure on farm/rural lands
 - e. ALC – limits house size to 500m² and detached cottage to 90m²
 - f. Options provided in the survey are consistent with ALC allowances – secondary suite in main house, or a separate cottage, or both.
 - g. Central Saanich planners may recommend a “home plate” where the house and cottage must be built to minimize potential impact to farmable land; Cottage typically must be located within 50m of the primary residence.
 - h. This survey was done in-house and not with a consultant. There is always room for improvement.
5. **References to ALC regulations**
- a. Could have been more references to the broader ALC regulations in the survey information; some may choose to read it, many likely will not and just respond with their opinion.
6. **Staff plan to provide a report back to council and update at the second meeting in January**
7. **Open house being planned for the farming community, but a date has yet to be determined.**
8. **The District help multiple meetings with the farming community during the recent OCP review, covering a variety of topics, including housing.**
9. **Municipality is not in a rush to make these changes; the intent is to take the time necessary to ensure it is done well.**

Jarret has offered to come and talk to the CSCA members at an upcoming meeting.