

**A SPECIAL MEETING OF THE
COUNCIL OF THE TOWN OF LADYSMITH
AGENDA**

Monday, April 8, 2019
Council Chambers, City Hall

Pages

1. CALL TO ORDER (5:00 P.M.)

Call to Order 5:00 p.m. in Open Session, in order to retire immediately into Closed Session.

Members of the public are welcome to attend all Open Meetings of Council, but may not attend Closed Meetings.

2. CLOSED SESSION

In accordance with section 90 of the Community Charter, this section of the meeting will be held *In Camera* to consider the following matters, for the reasons as noted:

- Committee Appointments
 - Personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality - section 90 (1)(a)

3. RISE AND REPORT- Items from Closed Session

4. AGENDA APPROVAL

Recommendation

That Council approve the agenda for this April 8, 2019 Special Meeting of Council.

5. MINUTES

- 5.1 **Minutes of the Public Hearing and Regular Meeting of Council held April 1, 2019** 4

Recommendation

That Council approve the minutes of the Public Hearing and Regular Meeting of Council held April 1, 2019.

6. REPORTS

- 6.1 **Confirmation Letter – Municipal Policing Expenditure Cap 2019/20** 13

Recommendation

That Council:

1. Direct staff to prepare the Confirmation Letter for 2019/2020 confirming the Town of Ladysmith RCMP Detachment member strength of 7.
2. Direct staff to prepare a letter to the Minister of Public Safety and Solicitor General of BC requesting an additional RCMP member in 2020.

- 6.2 **Draft Resolution for Association of Vancouver Island and Coastal Communities** 21

Recommendation

That Council endorse the following resolution for consideration at the annual general meeting of the Association of Vancouver Island and Coastal Communities:

WHEREAS the lack of affordable housing in British Columbia communities is creating a crisis whereby lower income families and individuals are unable to secure appropriate housing and businesses are unable to recruit and retain workers; and

WHEREAS investment in the development of affordable housing by all levels of government will generate significant social and economic returns;

THEREFORE BE IT RESOLVED that the Governments of Canada and British Columbia reduce or eliminate the Goods and Services Tax and the Provincial Sales Tax charged on materials purchased for the construction of affordable housing projects in British Columbia communities.

6.3 Waterfront Area Plan Implementation Update

41

Recommendation

That Council receive for information the report from the Project Manager, Waterfront Area Plan Implementation on accomplishments to date.

7. UNFINISHED BUSINESS (Following Municipal Services Meeting)

7.1 Cowichan Attainable Housing Strategy -- Recommendations from Municipal Services Committee

8. ADJOURNMENT



MINUTES OF A REGULAR MEETING OF COUNCIL

Monday, April 1, 2019

7:00 P.M.

Council Chambers, City Hall

Council Members Present:

Mayor Aaron Stone

Councillor Duck Paterson

Councillor Amanda Jacobson

Councillor Rob Johnson

Councillor Tricia McKay

Councillor Marsh Stevens

Councillor Jeff Virtanen

Staff Present:

Guillermo Ferrero

Felicity Adams

Erin Anderson

Geoff Goodall

Clayton Postings

Joanna Winter

Sue Bouma

Mike Gregory

1. CALL TO ORDER (7:03 p.m.)

Mayor Stone called this Public Hearing and Regular Meeting of Council to order at 7:03 p.m., recognizing the traditional territory of the Stz'uminus People.

Mayor Stone congratulated the Royal Canadian Legion, Branch 171 on their 75th Anniversary and expressed his honour to be included in their celebration on the weekend.

Mayor Stone also thanked Council for working with the Festival of Lights team to put lights up in the trees for the summer festivities.

2. AGENDA APPROVAL

CS 2019-113

That Council approve the agenda for this Public Hearing and Regular Meeting of Council for April 1, 2019.

Motion Carried

3. PUBLIC HEARING

Mayor Stone outlined the Public Hearing process.

He stated that the public would have the opportunity to provide their comments to Council about the content of Bylaws 1994 and 1995. He noted that there were no written submissions received prior to the agenda deadline, and there were no written submissions received after the agenda deadline.

Mayor Stone advised the public that following the close of the Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of Council.

Mayor Stone outlined that a Public Hearing is not an opportunity for debate or to have questions answered, but rather an opportunity for members of the public to provide their input and comments on the bylaws to Council. He stated that there would be an opportunity for Council to consider public hearing input during debate on the bylaws following the close of the Public Hearing.

3.1 Official Community Plan Amendment and Zoning Bylaw Amendment, Bylaws 1994 and 1995

Felicity Adams, Director of Development Services, introduced the following bylaws as the subject of the Public Hearing:

- Bylaw 1994, cited as "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 57) 2019, No. 1994"
- Bylaw 1995, cited as "Town of Ladysmith Zoning Bylaw 2014, No. 1860, Amendment Bylaw (No. 24) 2019, No. 1995"

Ms. Adams noted that the following property was the subject of the Bylaw amendment:

379 Davis Road

She stated that the purpose of Bylaw 1994 is to amend the Official Community Plan (OCP) by changing the land use designation of the property at 379 Davis Road from "General Commercial" to "Single Family Residential", and to remove the Commercial Development Permit Area (DPA 3) from that property.

Ms. Adams advised that the purpose of Bylaw 1995 is to amend the Zoning Bylaw by rezoning 379 Davis Road from "Shopping Centre Commercial (C-5)" to "Single Dwelling Residential (R-1)", and to remove the 379 Davis Road site specific regulation from the C-5 Zone.

She added that there is a s. 219 Land Title Act covenant (CA1262671) registered on the title of the subject property from a previous rezoning. This covenant was secured in 2009 when the property was previously zoned from R-1 to C-5. The C-5 zone permits multi-unit residential units on the upper floors and each unit would provide a \$1000 amenity contribution. Council has approved discharge of this covenant, if the rezoning is approved.

The Public Hearing Notice was printed in the Ladysmith Chronicle newspaper on March 21 and 28, 2019 and posted on community notice boards throughout Town, as well as on the Town's website. The Notice was mailed and delivered to the subject properties and all properties located 60 metres of the subject property.

A copy of the Notice, the proposed Bylaws and background information considered by Council was made available at the Front Counter of City Hall for the Notice period. Staff in the Development Services Office were available to respond to questions prior to the public hearing.

No written submissions regarding proposed Bylaw 1994 and 1995 were received.

Mayor Stone called for submissions to Council.

Mayor Stone called a second and third time for submissions to Council.

Hearing no comments and receiving no written submissions, Mayor Stone declared the Public Hearing for Bylaws 1994 and 1995 closed and stated that no further submissions or comments from the public or interested persons could be accepted by members of Council.

4. BYLAWS - SUBJECT OF THE PUBLIC HEARING

4.1 379 Davis Road: "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 57) 2019, No. 1994" and "Town of Ladysmith Zoning Bylaw 2014, No.1860, Amendment Bylaw (No.24) 2019, No.1995"

CS 2019-114

That Council:

1. Proceed with third reading of "Official Community Plan Bylaw 2003, No. 1488, Amendment Bylaw (No. 57) 2019, No. 1994"; and

2. Proceed with third reading of “Town of Ladysmith Zoning Bylaw 2014, No.1860, Amendment Bylaw (No.24) 2019, No.1995”.
3. Direct staff to refer Bylaw 1995 to the Ministry of Transportation and Infrastructure pursuant to the Transportation Act.

Motion Carried

5. MINUTES

5.1 Minutes of the Regular Meeting of Council held March 18, 2019

CS 2019-115

That Council approve the minutes, as amended, of the Regular Meeting of Council held March 18, 2019.

Motion Carried

6. DELEGATION

6.1 Terri Mattin, Cowichan Housing: Attainable Housing Strategy

Terri Mattin, Executive Director of Cowichan Housing, made a presentation to Council regarding the organization's efforts to address housing affordability and attainability challenges in the region through the Attainable Housing Strategy, which aims to increase housing rentals, maintain rental supply, address housing supports and create innovative affordable ownership options.

Ms. Mattin requested Council's and staff's feedback on the Attainable Housing Strategy draft report by April 15th and asked for their endorsement of the strategy. She also invited Council to consider how they might further the implementation plan.

Ms. Mattin responded to Council's questions. Council commended her and the Cowichan Housing Association for the important work they do for citizens in the area.

CS 2019-116

That Council refer discussion of the draft Attainable Housing Strategy report to the next meeting of the Municipal Services Committee.

Motion Carried

7. DEVELOPMENT APPLICATIONS

7.1 Development Variance Permit 3090-19-01 (538 Selinger Place)

CS 2019-117

That Council, having considered the input received, deny the request for Development Variance Permit 3090-19-01 to vary the maximum height for a dwelling at 538 Selinger Place.

Motion Carried

OPPOSED: Councillors Johnson and Paterson

8. COMMITTEE REPORTS

8.1 Municipal Services Committee

CS 2019-118

That Council:

1. Continue with the proposed community consultation on the retail sale of cannabis in Ladysmith.
2. Approach the Ladysmith Fishermen's Wharf Association (Ladysmith Harbour Authority) expressing their interest in providing a representative from the Town to sit on the board of the Association.

Motion Carried

CS 2019-119

That Council refer discussions regarding the recommendations included in the Ladysmith Traffic Safety through the Highway 1 Corridor report provided by the Ministry of Transportation and Infrastructure and completed by Binnie Consulting back to the Municipal Services Committee to review in more detail with reference to population projections, accident statistics and public input.

Motion Carried

8.2 Ladysmith Interagency Committee

CS 2019-120

That Council receive for information the minutes of the Ladysmith Interagency Committee meeting held March 14, 2019.

Motion Carried

8.3 Protective Services Committee

Councillor Paterson declared a conflict of interest with the next agenda item due to his association with the Kinsmen Club and excused himself from the meeting.

CS 2019-121

That Council waive the Aggie Hall rental fee for the Ladysmith Kinsmen's Emergency Preparedness Open House.

Motion Carried

8.4 Parks, Recreation & Culture Committee

Councillor Paterson returned to the meeting.

CS 2019-122

That Council move forward with the purchase of a Sequoia tree to be planted at Transfer Beach in recognition of the local government profession.

Motion Carried

OPPOSED: Councillor Johnson

CS 2019-123

That Council refer the matter of a tree and bench dedication process to staff for consideration and clarification, and report back to Council.

Motion Carried

9. REPORTS

9.1 Community Planning Advisory Committee

CS 2019-124

That Council:

1. Adopt the terms of reference for the Community Planning Advisory Committee.
2. Direct staff to recruit citizen members for the Community Planning Advisory Committee.

3. Direct staff to prepare amendments to Bylaw 1667 cited as “Town of Ladysmith Development Approval Procedures Bylaw 2008, No. 1667” to facilitate referrals to the new Community Planning Advisory Committee.
4. Direct staff to prepare amendments to Bylaw 1176 cited as “Sign and Canopy Bylaw 1995, No. 1176” to remove the referral of every sign application in the Downtown Specified Area to the Heritage Revitalization Advisory Commission.

Motion Carried

**9.2 Parks, Recreation & Culture Advisory Committee Terms of Reference
CS 2019-125**

That Council approve the amended Terms of Reference for the Parks, Recreation and Culture Advisory Committee, effective immediately.

Motion Carried

**9.3 Ladysmith and District Historical Society Additional Funding
CS 2019-126**

That Council provide additional funding to the Ladysmith and District Historical Society by:

1. Reallocating Heritage Revitalization Advisory Committee funding for professional development in the amount of \$1,600 to the Ladysmith and District Historical Society; and
2. Reallocating \$1,500 from the Heritage budget to Ladysmith and District Historical Society to promote heritage in Ladysmith and amend the service agreement.

Motion Carried

CS 2019-127

That Council provide additional one-time funding in the amount of \$15,000 to the Ladysmith and District Historical Society by utilizing \$5,000 set aside for the seismic tax incentive program and \$10,000 set aside for the Heritage Inventory update.

Motion Carried

10. BYLAWS

10.1 Town of Ladysmith Heritage Revitalization Advisory Commission Repeal Bylaw 2019, No. 2005

CS 2019-128

That Council adopt Town of Ladysmith Heritage Revitalization Advisory Commission Repeal Bylaw 2019, No. 2005.

Motion Carried

OPPOSED: Councillor Johnson

10.2 Town of Ladysmith Economic Development Commission Repeal Bylaw 2019, No. 2006

CS 2019-129

That Council adopt Town of Ladysmith Economic Development Commission Repeal Bylaw 2019, No. 2006.

Motion Carried

10.3 Town of Ladysmith Environment Commission Repeal Bylaw 2019, No. 2007

CS 2019-130

That Council adopt Town of Ladysmith Environment Commission Repeal Bylaw 2019, No. 2007.

Motion Carried

10.4 Town of Ladysmith Development Cost Charges Bylaw 2019, No. 2008

CS 2019-131

That Council:

1. Proceed with first three readings of Bylaw No. 2008 cited as "Town of Ladysmith Development Cost Charges Bylaw 2019, No. 2008."
2. Refer Bylaw No. 2008 to the Inspector of Municipalities for approval.
3. Direct staff to amend the Development Cost Charges (DCC) Bylaw Review Policy to add to the annual review of the DCC Bylaw, a review of the percentage change in the BC consumer price index pursuant to BC Reg. 130/2010.

Motion Carried

11. NEW BUSINESS

11.1 Council Appointments to External Committees (Mayor Stone)

Mayor Stone informed Council that in response to the Committee and Commissions review, as well as best practices which recommend political body members not be assigned to members of staff committees, he was rescinding committee appointments to the Interagency Committee and Ladysmith Early Years Committee. He noted that Town staff serve on these groups, and referred discussion about Council appointments to community agencies to the upcoming strategic planning process.

12. QUESTION PERIOD

Members of the public thanked Council for delaying decisions regarding the Ministry of Transportation and Infrastructure report on traffic safety through the Highway 1 Corridor, and requested that part of the Protective Services Committee's mandate involve keeping local traffic statistics.

A member of the public requested Council's attendance at the April 8th Ladysmith and District Historical Annual General Meeting at the Masonic Hall.

13. ADJOURNMENT

CS 2019-132

That this regular meeting of Council adjourn at 8:48 p.m.

Motion Carried

Mayor (A. Stone)

Corporate Officer (J. Winter)

STAFF REPORT TO COUNCIL

Report Prepared By: Erin Anderson, Director of Financial Services
Date: April 3, 2019
Meeting Date: April 15, 2019
File No: **7400-01**
RE: CONFIRMATION LETTER – MUNICIPAL POLICING EXPENDITURE CAP 2019/20

RECOMMENDATION:

That Council:

1. Direct staff to prepare the Confirmation Letter for 2019/2020 confirming the Town of Ladysmith RCMP Detachment member strength of 7.
2. Direct staff to prepare a letter to the Minister of Public Safety and Solicitor General of BC requesting an additional RCMP member in 2020.

PURPOSE:

The purpose of this report to confirm the number of Town of Ladysmith RCMP funded members at the Ladysmith Detachment.

PREVIOUS COUNCIL DIRECTION

| | | |
|-------------|------------|---|
| CS 2018-444 | 11/19/2018 | That Council increase the Town of Ladysmith’s Royal Canadian Mounted Police Detachment from 7 to 8 members, and begin implementing this increase in 2019, to be fully funded in 2020. |
|-------------|------------|---|

INTRODUCTION/BACKGROUND:

Each year toward the end of the budget cycle, the RCMP request a letter confirming the funding that the Town has allocated in the current year for the RCMP members. For a number of years, the member strength for the Town of Ladysmith was approved at 7. Recently, Council has authorized an increase of 1 member effective in 2020.

Like many municipalities, the Town contracts with the RCMP to provide policing services. Municipalities with a population under 5,000 do not pay for policing. Communities, like the Town of Ladysmith with a population between 5,000 and 15,000, pay 70% of the RCMP member costs and communities over 15,000 pay 90% of the RCMP policing cost. There is a separate rental agreement for the RCMP to use the building on Sixth Avenue as their detachment. These costs, together with the RCMP member costs and staffing costs, make up the Police Tax.



The Town also pays for 2 support staff at the detachment.

ALTERNATIVES:

There are very few alternatives to the RCMP. The Town could create its own Police Force though there is a substantial cost to this and it would result in a loss of revenue from the use of the detachment.

Council determines the number of members funded from the Town of Ladysmith. Council could:

- Increase the number of members;
- Remain at status quo (7 members) though a separate motion directing staff to reduce the 2019 Financial Plan by \$67,362 would be required prior to the Financial Plan bylaw being presented.
- Reduce the number of members.

FINANCIAL IMPLICATIONS:

Included in the 2019 Financial Plan is funding for 7.5 RCMP members in anticipation of the increase of 1 full time member to be active during the 2020 fiscal year.

As included in the attachments, 7 FTE members, plus overtime, cost the municipality \$950,979.

Future costs for the RCMP are unknown. The RCMP members in the process of certifying a Union to collectively bargain on their behalf.

LEGAL IMPLICATIONS:

There are no legal implications.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS:

Public Safety is an important community attribute.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

N/a

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

- | | |
|---|--|
| <input type="checkbox"/> Complete Community Land Use | <input type="checkbox"/> Low Impact Transportation |
| <input type="checkbox"/> Green Buildings | <input type="checkbox"/> Multi-Use Landscapes |
| <input type="checkbox"/> Innovative Infrastructure | <input type="checkbox"/> Local Food Systems |
| <input checked="" type="checkbox"/> Healthy Community | <input type="checkbox"/> Local, Diverse Economy |
| <input type="checkbox"/> Not Applicable | |

ALIGNMENT WITH STRATEGIC PRIORITIES:

- | | |
|---|---|
| <input type="checkbox"/> Employment & Tax Diversity | <input type="checkbox"/> Natural & Built Infrastructure |
|---|---|

- Watershed Protection & Water Management
- Communications & Engagement

- Partnerships
- Not Applicable

SUMMARY:

The RCMP E-Division requests formal confirmation of the number of Town of Ladysmith funded RCMP members. Included in the 2019 Financial Plan is 7.5 members as an extra member is expected in 2020. Upon Council's direction, staff will prepare a letter confirming 7 members and a letter requesting an additional member for 2020.

I approve the report and recommendations.

Guillermo Ferrero



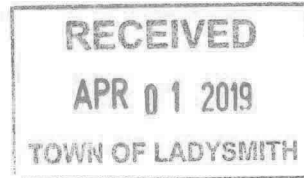
Royal
Canadian
Mounted
Police

Gendarmerie
royale
du
Canada

Security Classification/Designation
Classification/désignation sécuritaire

Unclassified

March 28, 2019



Chief Administrative Officer
Guillermo Ferrero
Town of Ladysmith
410 Esplanade, P.O. Box 220
Ladysmith, BC
V9G 1A2

Your File Votre référence

Our File Notre référence
E753-40

Dear Mr. Ferrero,

**RE: CONFIRMATION LETTER
 MUNICIPAL POLICING EXPENDITURE CAP 2019/20**

In our 2019/20 Multi-Year Plan letter dated May 15, 2018, we requested two letters:

1. "Letter of Approval in Principle" from your City/Municipality for your spending cap for 2019/20. This was in order for us to obtain the appropriate level of funding from Treasury Board through the Federal Government's Annual Reference Level Update (ARLU) process. Due by June 8, 2018.
2. "Final Confirmation Letter" which confirms your Municipal Policing Expenditure Cap. **Due by April 29, 2019.**

The estimated billing Per Capita for 2019/20 is \$180,716. In addition, you will be invoiced for Integrated Teams based on your percentage share of actual costs and any estimate for PS and Accommodation costs (if applicable). Please see attached Schedule 1 which outlines your estimated 2019-20 policing costs that are applicable to your municipality. Once the actual costs are available, your municipality will be billed for any outstanding balance or credit returned through the year-end reconciliation process.

Please accept this reminder for sending us your final confirmation letter stating your Municipal Policing Expenditure Cap for 2019/20. Please fax your written response to us at 778-290-6132 with a hard copy to follow in the mail.

If you decide to increase human resources (established increases) to your detachment's strength, please be advised that a third letter is required that outlines your request. Please address that letter to:

The Honourable Mike Farnworth
Minister of Public Safety and Solicitor General of BC
PO Box 9010, Stn. Prov. Gov't.
Victoria, BC
V8W 9L5

Kindly forward a copy to us as well.

Thank you for your attention to this matter and should you require any further information or clarifications, please do not hesitate to contact Paul Richardson, Financial Manager Municipal Contract Policing at 778-290-2490.

Yours truly,



Maricar Bains, B. Comm., MBA
Regional Director
Financial Management & Accounting Operations
Corporate Management & Comptrollership Branch, Pacific Region

c.c. C/Supt. Sean Sullivan, District Commander, Island District
NCO i/c Ladysmith Detachment

Canada

RCMP Finance Section
Mailstop #908
14200 Green Timbers Way
Surrey, BC, V3T 6P3

Ladysmith

FISCAL YEAR 2019 - 2020

| | <u>Municipal</u> <u>Cost</u> |
|--|---------------------------------|
| Contract Strength - FTE | 7.00 |
| Per Capita 100% | \$ 180,716 |
| Contract Cost (Excludes OT) | \$ 1,265,012 |
| Overtime (includes Reservists) | \$ 93,530 |
| Total Policing Cost 100% Per Capita & Overtime | \$ 1,358,542 |
| Total Policing Cost 70% Per Capita & Overtime | \$ 950,979 |
| Accommodation Estimate @ 100% | \$ - |
| Public Service Support Staff Estimate @ 100% | \$ 210,968 |
| Total Municipal Cost for 2019/20 | \$ 1,161,948 |

STAFF REPORT TO THE PROTECTIVE SERVICES COMMITTEE

From: Erin Anderson, Director of Financial Services
 Meeting Date: July 9, 2018
 File No: 7400-01
 RE: RCMP MUNICIPAL POLICING

RECOMMENDATION:

That the Committee recommend that Council increase the Town of Ladysmith authorized strength from 7 to 8 members, and begin implementing this increase in 2019 to be fully funded in 2020.

PURPOSE:

The purpose of this report is provide information regarding the detachment's request for an additional RCMP member.

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND:

Currently the Town funds 7 of the 13 members in the detachment. Each member costs \$180,716 + overtime (2019/20 estimates) and the Town is responsible for 70% of these costs.

FINANCIAL IMPLICATIONS:

Based on 2019/20 estimates, an increase for 1 FTE would cost the Town an additional \$133,009 including overtime. This increase will directly impact property taxation.

| | Current Costs at 7 FTE | Proposed Costs at 8 FTE |
|----------------------|---------------------------|----------------------------|
| Total | 1,265,012 | 1,445,728 |
| Overtime | 93,530 | 102,826 |
| Town's portion (70%) | 950,979 | 1,083,988 |

As the additional member is not required until 2020, it is suggested that the Committee recommend that Council spread this tax increase over 2 years with the first increase in 2019 of approximately \$66,505 and a further increase in 2020 for the remainder (plus an contract increases).

ALTERNATIVES:

The Committee can recommend that Council can choose to:

- A) Continue with the 7 member strength
- B) Begin the process of establishing a Town of Ladysmith police department instead of contracting with the RCMP.

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

- | | |
|--|--|
| <input type="checkbox"/> Complete Community Land Use | <input type="checkbox"/> Low Impact Transportation |
| <input type="checkbox"/> Green Buildings | <input type="checkbox"/> Multi-Use Landscapes |
| <input type="checkbox"/> Innovative Infrastructure | <input type="checkbox"/> Local Food Systems |
| <input type="checkbox"/> Healthy Community | <input type="checkbox"/> Local, Diverse Economy |
| <input checked="" type="checkbox"/> Not Applicable | |

ALIGNMENT WITH STRATEGIC PRIORITIES:

- | | |
|--|---|
| <input type="checkbox"/> Employment & Tax Diversity | <input type="checkbox"/> Natural & Built Infrastructure |
| <input type="checkbox"/> Watershed Protection & Water Management | <input type="checkbox"/> Partnerships |
| <input type="checkbox"/> Communications & Engagement | <input checked="" type="checkbox"/> Not Applicable |

SUMMARY:

An additional RCMP Ladysmith detachment member is requested.



Erin Anderson

July 1, 2018

I concur with the recommendation.



Guillermo Ferrero, City Manager

ATTACHMENTS:

RCMP letter: Request for one (1) Municipally Funded Regular Member

INFORMATION REPORT TO COUNCIL

Report Prepared By: Joanna Winter, Manager of Legislative Services

Meeting Date: April 8, 2019

File No:

RE: DRAFT RESOLUTION FOR ASSOCIATION OF VANCOUVER ISLAND AND COASTAL COMMUNITIES

RECOMMENDATION:

That Council endorse the following resolution for consideration at the annual general meeting of the Association of Vancouver Island and Coastal Communities:

WHEREAS the lack of affordable housing in British Columbia communities is creating a crisis whereby lower income families and individuals are unable to secure appropriate housing and businesses are unable to recruit and retain workers; and

WHEREAS investment in the development of affordable housing by all levels of government will generate significant social and economic returns;

THEREFORE BE IT RESOLVED that the Governments of Canada and British Columbia reduce or eliminate the Goods and Services Tax and the Provincial Sales Tax charged on materials purchased for the construction of affordable housing projects in British Columbia communities.

PURPOSE:

The purpose of this report is to seek Council endorsement of a resolution for consideration at the annual general meeting of the Association of Vancouver Island and coastal Communities.

PREVIOUS COUNCIL DIRECTION:

February 4, 2019:

That Council direct staff to draft a resolution for submission to the Association of Vancouver Island and Coastal Communities, calling on the Government to reduce or eliminate taxes on material used for the creation of affordable houses.

DISCUSSION:

Council previously directed staff to finalize a resolution for consideration by member municipalities of the Association of Vancouver Island and Coastal Communities at its Powell River convention and annual general meeting April 12 to 14. Resolutions that are endorsed at that convention are automatically submitted for consideration at the fall convention of the Union of British Columbia Municipalities (UBCM).

SUMMARY POINTS

The above resolution has been prepared in response to previous Council direction. The deadline for submission to the AVICC for consideration is April 10.

Report prepared by:

Joanna Winter, Manager of Legislative Services

April 2, 2019

I concur with the recommendation.

Guillermo Ferrero, Chief Administrative Officer

ATTACHMENT(S):

Executive Summary, UBCM Report on Affordable Housing in BC

Cowichan Region Affordable Housing Snapshot

“Affordable housing crisis affects one in five renters in Canada: study”

Required Resolution Format

PROVINCIAL SALES TAX RELIEF FOR AFFORDABLE HOUSING DEVELOPMENTS

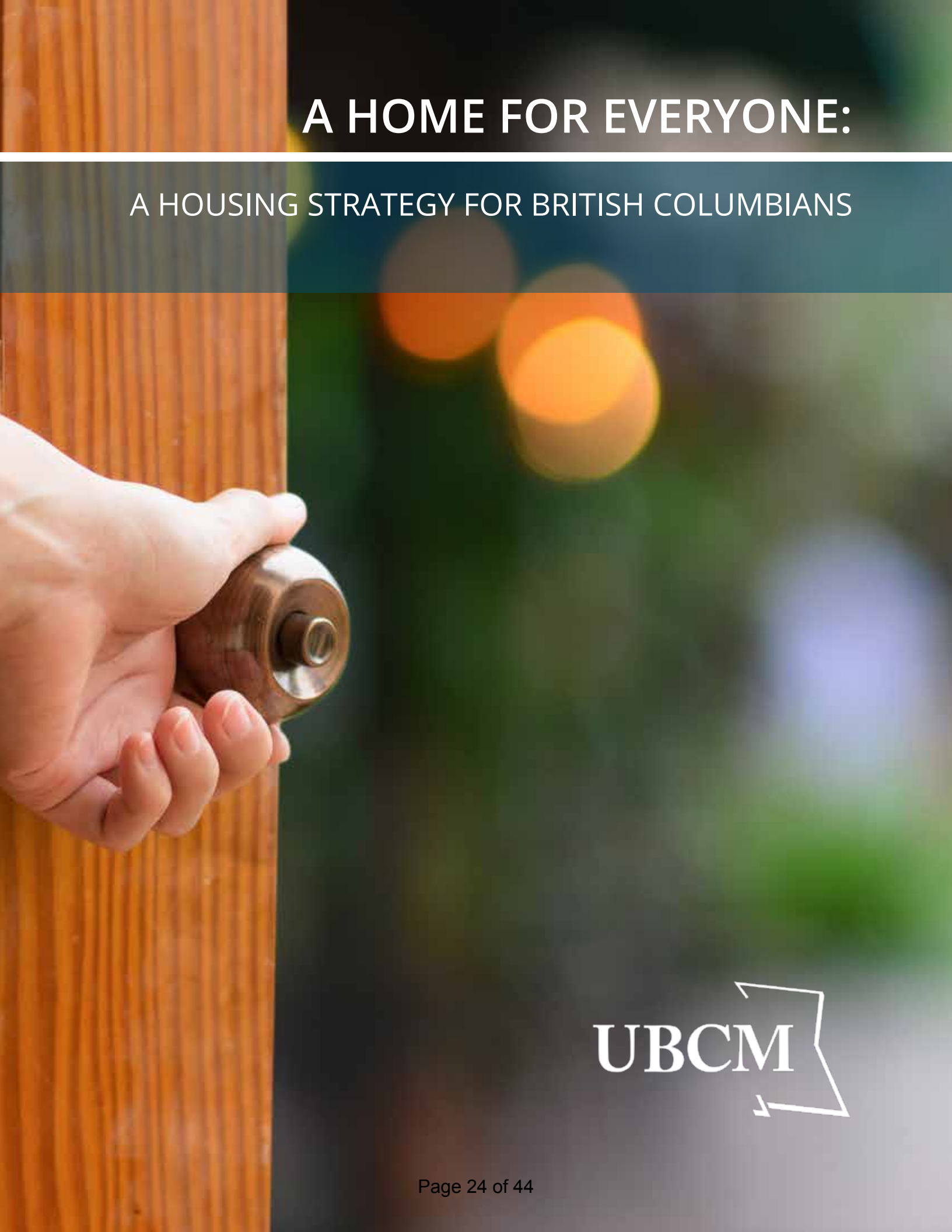
WHEREAS the lack of affordable housing in British Columbia communities is creating a crisis whereby lower income families and individuals are unable to secure safe housing and businesses are unable to recruit and retain workers; and

WHEREAS development of affordable housing can generate a significant social and economic return on investment;

THEREFORE BE IT RESOLVED that that the Government of British Columbia provide a Provincial Sales Tax rebate to not -for-profit and charitable organizations on purchases associated with construction of affordable housing projects by in British Columbia communities.

A HOME FOR EVERYONE:

A HOUSING STRATEGY FOR BRITISH COLUMBIANS



A HOME FOR EVERYONE: A HOUSING STRATEGY FOR BRITISH COLUMBIANS

Published by the Union of BC Municipalities, January 2018





MESSAGE FROM THE COMMITTEE

Housing affordability is an issue that concerns all communities throughout British Columbia.

It is a serious problem that needs new creative solutions.

What we have been doing is no longer working. Housing prices are too high, household debt levels are too high and too many people become homeless and stay homeless for too long.

That is why it is very encouraging to see the Province putting forward substantial proposals for action, and the Government of Canada coming forward with the new National Housing Strategy.

Local governments have long advocated for action and are willing to work towards practical solutions that are flexible enough to address the specific needs of communities throughout B.C.

This will require officials from all orders of government to roll up their sleeves and work together, both on broad framework policies and on community specific approaches.

In this paper we clearly state that local governments are willing partners in practical actions that lead to real change for our citizens. In our view such change requires that we move quickly to:

- Create a large amount of affordable rental housing starting now and continuing for at least 10 years;
- Actively manage housing prices through targeted tax and regulatory changes;
- Take a more comprehensive approach to homelessness that is focused on prevention; and,
- Work collaboratively across all levels of government to put these solutions into action.

We believe that now is the time to act and we are ready to get to work on practical community based solutions.

Mayor Greg Moore – City of Port Coquitlam. Chair of Metro Vancouver Regional District and Chairperson of the Metro Vancouver Housing Corporation.





EXECUTIVE SUMMARY

British Columbia needs to change its approach to housing policy.

We need actions to address the key issues behind the current crisis in affordability.

These issues are:

1. *Too little rental housing is being built*

For decades, British Columbia and federal housing policy has placed a priority on homeownership. Current housing price levels are forcing a new approach as homeownership is simply out of reach for many households across the province, whether in urban centres, resource dependent communities or tourist dependent communities. Building additional purpose-built rental housing will increase the variety of housing options for British Columbians and presents a viable short to mid-term approach to improving affordability.

2. *Housing prices need to be stabilized*

Available data suggest that housing prices have been driven up by investor demand and speculation. While this has created wealth for existing homeowners, it has also placed the possibility of purchasing a home out of reach for many British Columbians. This in turn creates pressure on the rental stock and other forms of housing, increasing competition for an ever-smaller number of units for moderate to low-income individuals and families. All too often these options run out and too many people face the reality of homelessness. People deserve housing options aligned with incomes in their communities. Taxation measures to address both foreign and domestic speculation should be considered to stabilize housing prices.

3. *Too many people become homeless and stay homeless for too long*

While appropriate services must be provided to those who are currently homeless, research suggests that relying primarily on such services while ignoring pathways into and out of homelessness is both expensive and ineffective. Effectively addressing homelessness will require a broader perspective, encompassing poverty reduction and mental health, among other factors.

4. *All orders of government need to work together*

Governments, be they federal, provincial or local, have not fully gauged the magnitude of this issue as it has been building. It is now at a scale where all orders of government are going to need to creatively and collaboratively use the full array of tools available to them. As part of this, we recognize the need for local governments to be ready, willing partners in finding solutions.



We have identified four major policy shifts as priority action areas that span a continuum from addressing homelessness, through to creating substantial new rental housing stock, and stabilizing the ownership market so that the possibility of homeownership once again becomes realistic for a greater number of British Columbians:

1 *A Rental Housing Strategy*

This would substantially increase the amount of rental housing available to British Columbians over the next decade. We agree that the provincial government's stated commitment of 114,000 units over 10 years is approximately what is needed, and provide recommendations for how this can be done while respecting the diverse needs of local communities.

2 *A Demand Management Strategy*

The purpose of this strategy would be to adopt an evidence-based approach to address both foreign and domestic speculation. This approach should have the short-term goal of stabilizing housing prices, and the long-term goal of increasing the diversity of housing options to ensure that affordable options are available to British Columbians.

3 *A Comprehensive Homelessness Strategy*

The emphasis of this strategy is to prevent, not manage, homelessness, through comprehensive measures to address poverty, mental health, addiction and other key drivers of homelessness. It would be designed around substantially reducing the number of people who are homeless by reducing pathways into homelessness and increasing pathways out of homelessness while continuing to provide appropriate services to those who are currently homeless.

4 *An All Government Approach Towards Housing Affordability*

Local governments welcome the direction and commitments that the federal and provincial governments are now making in housing. Local governments understand the diverse needs at the community level and are here to collaborate and advance housing with the federal and provincial governments for the provision of affordable housing solutions.

In implementing these shifts, we emphasize the importance of retaining local choice, to ensure that the specific needs of individual communities are met.

APPROACH

The purpose of this report is to set out a practical agenda for tackling British Columbia's affordable housing crisis. The Committee has provided a comprehensive set of practical recommendations to the UBCM Executive and UBCM members that will guide local governments as they engage with the federal and provincial governments on emerging changes to housing policy.

The Committee believes that the newly unveiled National Housing Strategy and mandate letters provided to provincial Cabinet Ministers create the best opportunity to address housing issues that we have seen in at least 30 years.

As we go forward, local governments must be prepared to effectively engage with Canada and British Columbia in order to ensure that both new investments and legislative, program and policy changes are made in ways that actually work on the ground and produce changes that work in the diverse context of British Columbia's large urban regions, resource communities, tourist dependent communities and rural areas.



UBCM Resolution: A Housing Action Agenda for British Columbia – Vancouver, 2015

Therefore be it resolved that the Province develop and implement a comprehensive housing program, including measures to stimulate rental housing construction, maintain existing rental housing, reduce speculation, increase investments in social and non profit housing and expand opportunities for first-time home buyers.





We have identified four major policy shifts as priority action areas. Three of these focus on a continuum from addressing homelessness, through to creating substantial new rental housing stock, to stabilizing the ownership market so that the possibility of homeownership once again becomes realistic for a greater number of British Columbians. Our fourth major policy shift recognizes that all of this will require stronger working relationships between governments.

The four policy shifts are:

1

A rental housing strategy that substantially increases the amount of rental housing available to British Columbians, over the next decade.

2

A demand management strategy that stabilizes house prices so that British Columbians can once again realistically be able to own a home without incurring crippling debt.

3

A comprehensive homelessness strategy to substantially reduce the number of people who are homeless by reducing pathways into homelessness and increasing pathways out of homelessness while continuing to provide appropriate services to those who are currently homeless.

4

An all government approach towards housing affordability, where each order of government works actively within their own sphere of responsibilities and collaborates at a community level to bring about community appropriate change. Local governments are ready to be active partners in this approach.

Affordable Housing

Cowichan Region

Cowichan Housing Association Snapshot Series

(We welcome your questions and feedback on these draft snapshots. Please contact us at admin@cowichanhousing.com)

What is Affordable Housing?

Affordable housing is an important social determinant of physical and mental health. Research supports the critical link between affordable housing and health outcomes and reduced rates of homelessness.¹

Housing is affordable when the cost of rent or purchase allows people to meet other basic needs such as food, transportation, utilities, health care, education. The Canadian Mortgage and Housing Corporation (CMHC) defines adequate housing as housing that costs less than 30% of total household income before taxes.²



Core Housing Need:

Core Housing Need is defined by CMHC as housing that “falls below at least one of the adequacy, affordability or suitability, standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable.”³

A good, affordable home is one of the most important determinants of health... Better housing leads to better health which, in turn, leads to reduced health care spending... Investing in affordable housing is not only good for the precariously housed and homeless, but is also a smart economic strategy investment.”

(The Wellesley Institute, Ontario Budget 2012, What to Look for, page 2)

Benefits of Affordable Housing

Development of affordable housing can create a significant Social Return on Investment.⁴ BC Housing case studies 2016 revealed that:

For every dollar invested in supporting affordable housing, between two and three dollars in direct social and economic value is created for individuals, governments, and communities.

Beyond the economic stimulation that housing construction generates, there is approximately 20-30% ‘value added’⁵ when this construction results in affordable housing, and 92% ‘value added’ when that affordable housing is targeted to, and includes supports for, marginalized populations.

Home Ownership and Rental Housing Tenure

In 2011, there were 33,160 households in the Cowichan Region. 81% of these were owners and 19% were renters with Duncan having the highest proportion of renter households. ⁶

In 2016, there were 35,275 households in the CVRD. Owner households decreased by 4% down to 77% and renters increased by 3% to 22%. ⁷

Core Housing Need

In 2016, 11,435 or 32% of CVRD households did not meet one or more standards for housing adequacy, suitability or affordability was. ⁸

7,745 households were spending more than 30% of their income on housing. 16.9% of these were home owners and 44% of these were renters. ^{9, 10}

FIGURE 1: Housing Tenure, 2016 ⁷

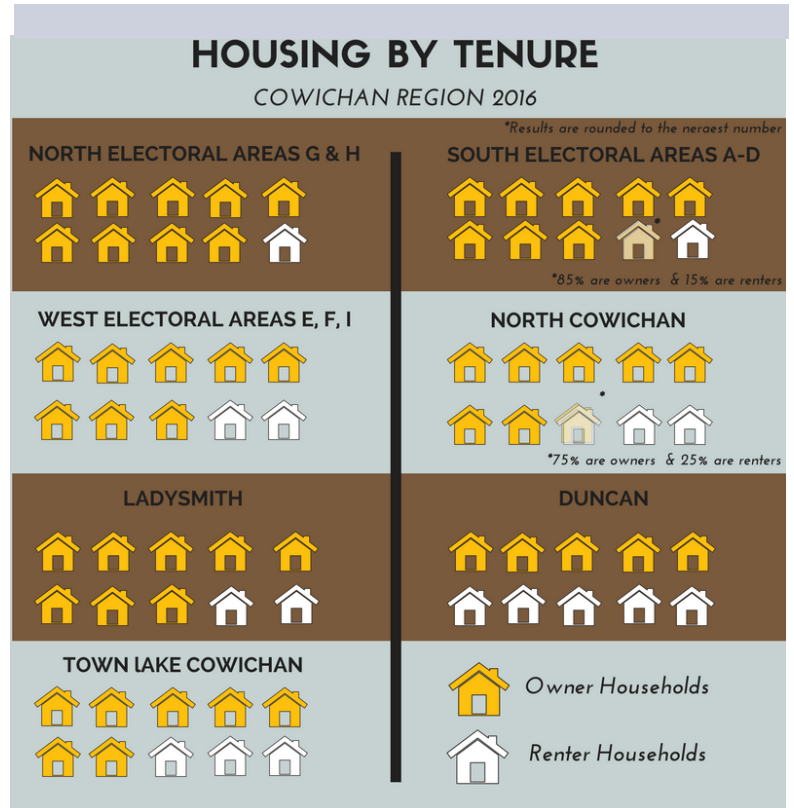
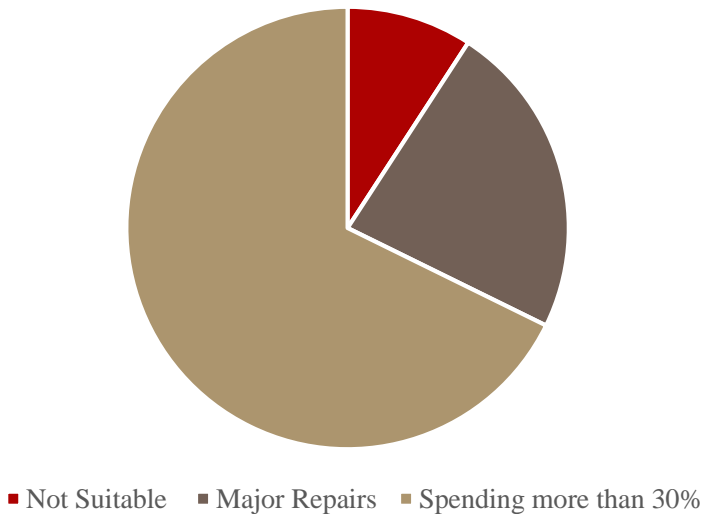


FIGURE 2: Break Down of Core Housing Needs in the CVRD 2016



Of 35,275 households in the Cowichan Region in 2016:

- 1,050 households did not meet suitability standards:
- 2,640 needed major repairs
- 7,745 households were spending more than 30% of their income on shelter costs. ¹¹

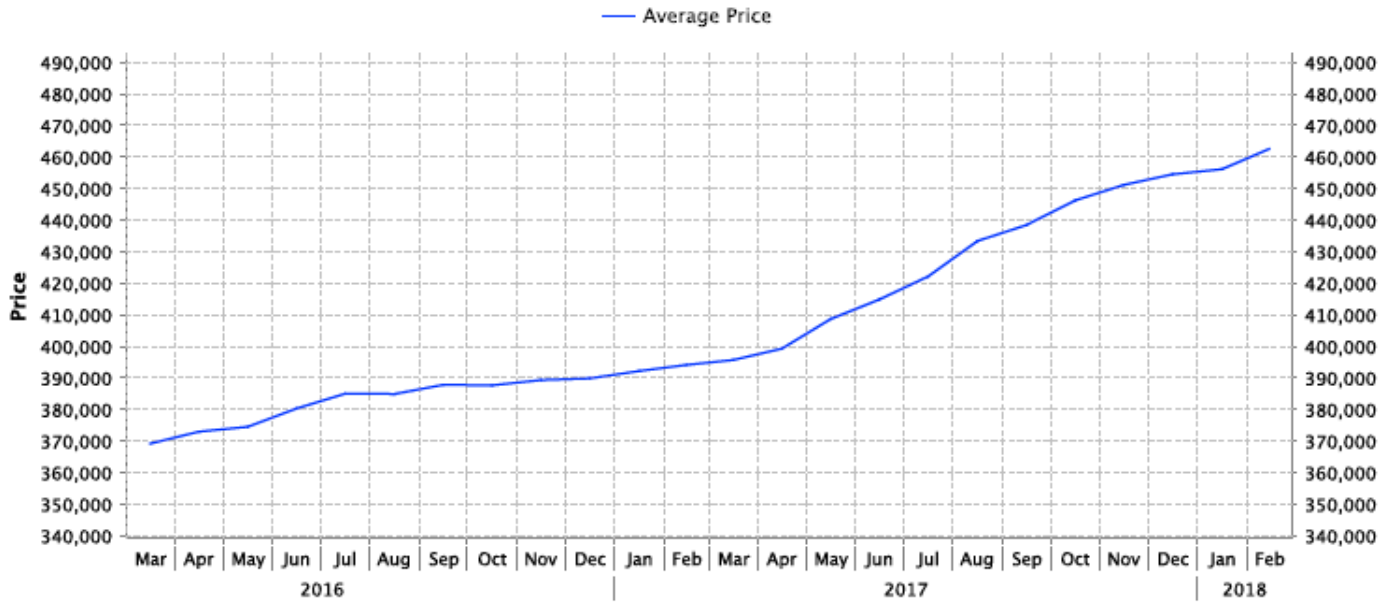
Rising Cost of Housing

Between 2016 – 2018, the average sales price for single family homes in the Cowichan Valley increased from \$393,185 to \$462,563, an increase of over 18%. ¹²

Home Ownership Affordability

This Vancouver Island Real Estate Board graph illustrates increasing average sale prices in the Cowichan Valley from March 2016 to February 2018 in Figure 3.¹³

FIGURE 3: Cumulative Residential Average Single Family Sale Price, Cowichan Valley as at February 28, 2018



NOTE: Figures are based on a "rolling total" from the past 12 months – i.e. 12 months to date instead of the calendar "year to date".

Housing Prices

In February 2017, there were 394 real estate listings in the CVRD¹⁵ compared to 334 on February 22, 2018.¹⁶

In February 2017, 47.2% of real estate listings were priced at \$300,000 and over, and 1.7% were priced under \$100,000.¹⁴

In February 2018, 70% of real estate listings were priced at \$300,000 and over while just under 3% were less than \$100,000.¹⁷

FIGURE 4: Real Estate Listings by Type, February 2018

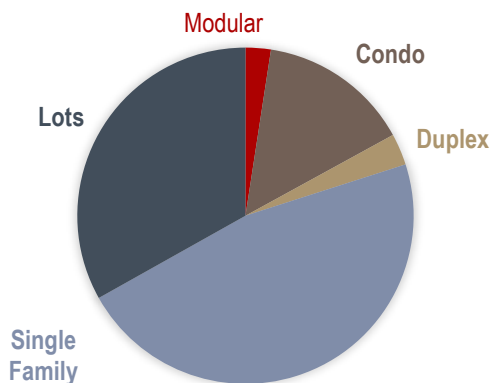
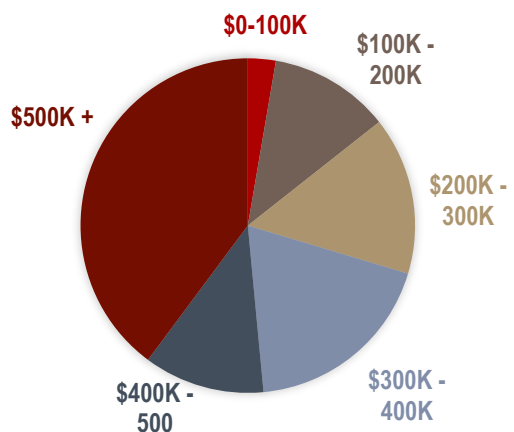


FIGURE 5: Real Estate Listings by Selling Price, February 2018



Purchasing Power

In 2017, the median sale price for a single detached family home in the Cowichan Valley was \$440,000.¹⁸ The following table illustrates the maximum purchasing price for single persons, lone parents and couple households without children, based on median incomes in the various areas of the Cowichan Region.¹⁹

TABLE 1: Home Ownership Affordability²⁰

| Community | Max. Purchase \$ w. 10% down for | | |
|--------------------------------|----------------------------------|--------------|--------------------------|
| | Single Person | Lone Parents | Couples without children |
| North Electoral Areas (G & H) | \$183,837 | \$301,180 | \$383,799 |
| South Electoral Areas (A to D) | \$202,705 | \$284,230 | \$476,990 |
| West Electoral Areas (E,F,I) | \$141,167 | \$217,084 | \$355,614 |
| Ladysmith | \$180,364 | \$268,209 | \$348,279 |
| Lake Cowichan | \$145,574 | \$210,150 | \$310,958 |
| North Cowichan | \$170,091 | \$230,462 | \$380,320 |
| Duncan | \$132,828 | \$193,815 | \$316,988 |

Rental Affordability

In 2011, 3,195 (52%) Renter households in the CVRD were spending more than 30% of their income on housing. In 2016, over 55% of Renter households in the CVRD were spending more than 30% of their income on housing.²¹ For the CVRD in 2016, the average monthly rent was \$940.

Table 2 compares available rent incomes to average rent costs for Couples, Lone Parent and Single Person households.²²

TABLE 2: Rental Affordability for Single, Lone Parent, and Couples without children households (based on median monthly incomes) 2016

| Community | Available Income for Rent (at 30% of income) | | | Average Rent for all Housing Types |
|--------------------------------|--|-------------|--------------------------|------------------------------------|
| | Single Person | Lone Parent | Couples without Children | |
| Ladysmith | \$860 | \$1315 | \$1710 | \$949 |
| Lake Cowichan | \$694 | \$1030 | \$1526 | \$891 |
| North Cowichan | \$811 | \$1130 | \$1867 | \$952 |
| Duncan | \$634 | \$950 | \$1556 | \$833 |
| North Electoral Areas (G & H) | \$902 | \$1478 | \$1884 | \$826 |
| South Electoral Areas (A to D) | \$995 | \$1395 | \$2341 | \$1061 |
| West Electoral Areas (E, F, I) | \$693 | \$1065 | \$1746 | \$820 |
| CVRD | \$807 | \$1140 | \$1899 | \$940 |

End Notes

- ¹ Pomeroy, Steve and Marquis-Bissonette, Maude. *Non-Housing Outcomes of Affordable Housing*. Ottawa: Canadian Housing and Mortgage Corporation, 2016.
- ² Housing in Canada Online – Definitions – CMHC. *CMHC.beyond2020.com*. N.P. 2017. Web. 9 Feb. 2017.
- ³ Housing in Canada Online; Definition of Variables – CMHC. http://cmhc.beyond2020.com/HiCOCDefinitions_EN.html. N.p. 2017. Web. 10 Apr 2017.
- ⁴ See: BC Housing (2016) *Social Return on Investment (SROI) of Affordable Housing Development Supported Through the BC Housing Community Partnership Initiative*. (Social Return on Investment (SROI) is an internationally standardized methodology for articulating and understanding the financial value of outcomes created through a social investment, revealing how much social value is created for every dollar invested.)
- ⁵ Note: 'Value Added' in terms of Social Return of Investment refers to measuring the direct and indirect social outcomes from investing and building affordable housing projects. The social values or outcomes measured includes looking at the lasting change that a tenant experiences beyond their stay in the affordable housing development such as increased positive health, ability for future home ownership based on rent savings, benefits from increased education, etc.
- ⁶ City Spaces. *CVRD Housing Indicators Report*. Duncan: Cowichan Valley Regional District, 2014, p 16.
- ⁷ Census Canada. *Census Profile, Profile 2016 Cowichan Valley RD* -<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=5919&Geo2=PR&Code2=47&Data=Count&SearchText=Cowichan&SearchType=Begin&SearchPR=01&B1=Housing&TABID=1> N.p. 2018. Web. 13 Mar. 2018.
- ⁸ Ibid.
- ⁹ Ibid.
- ¹⁰ Ibid.
- ¹¹ Ibid.
- ¹² Vancouver Island Real Estate Board. *Cumulative Residential Average Single Family Home Sale Price*. Victoria: Vancouver Island Real Estate Board, 2018.
- ¹³ Vancouver Island Real Estate Board. *Cumulative Residential Average Single Family Home Sale Price*. Victoria: Vancouver Island Real Estate Board, 2018.
- ¹⁴ Cowichan Valley Homes - Constantin Popa and Mariana Popa -Real Estate Listings. <http://cowichanvalleyhomes.com/>. N.p., 2013 Web. 22 February 2017.
- ¹⁵ Ibid.
- ¹⁶ Cowichan Valley Homes - Constantin Popa and Mariana Popa -Real Estate Listings. <http://cowichanvalleyhomes.com/>. N.p., 2013 Web. 22 February 2018.
- ¹⁷ Ibid.
- ¹⁸ Vancouver Island Real Estate Board. *2017 Annual MLS Sales Summary*. Victoria: Vancouver Island Real Estate Board, 2018.
- ¹⁹ Calculated using CIBC Mortgage Affordability Calculator: 25 year amortization, 5 year fixed rate at current rate of 4.89%)
- ²⁰ Adapted from: Census Canada. *Census Profile, Profile 2016 Cowichan Valley RD* -<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=5919&Geo2=PR&Code2=47&Data=Count&SearchText=Cowichan&SearchType=Begin&SearchPR=01&B1=Housing&TABID=1> N.p. 2018. Web. 13 Mar. 2018
- ²¹ Census Canada. *Census Profile, Profile 2016 Cowichan Valley RD* -<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=5919&Geo2=PR&Code2=47&Data=Count&SearchText=Cowichan&SearchType=Begin&SearchPR=01&B1=Housing&TABID=1> N.p. 2018. Web. 13 Mar. 2018.
- ²² Adapted from: Census Canada. *Census Profile, Profile 2016 Cowichan Valley RD* -<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CD&Code1=5919&Geo2=PR&Code2=47&Data=Count&SearchText=Cowichan&SearchType=Begin&SearchPR=01&B1=Housing&TABID=1> N.p. 2018. Web. 13 Mar. 2018.

Affordable housing crisis affects one in five renters in Canada: study

From:

<https://www.theglobeandmail.com/real-estate/the-market/affordable-housing-crisis-affects-one-in-five-renters-in-canada-study/article26287843/>



File photo of For Rent signs outside of a apartment in Vancouver.

BEN NELMS/THE GLOBE AND MAIL

[TAMSIN MCMAHON](#) U.S. CORRESPONDENT

PUBLISHED SEPTEMBER 10, 2015UPDATED MAY 15, 2018

One in five Canadian renters face an affordable housing crisis, spending more than half their income on shelter costs, a problem that appears to be even more acute in suburbs and small cities than in major urban centres.

A new study by a coalition of affordable housing groups in six provinces and the Vancouver City Savings Credit Union offers one of the most exhaustive examinations of rental affordability in the country. The group's Canadian Rental Housing Index crunched data on income and rents from Statistics Canada's Survey of Household Spending for more than 1,000 municipalities and regions.

While the data are limited – Statistics Canada's numbers date back to 2011 – the numbers paint a clear picture that renters have not been immune to the soaring costs of Canadian real estate. Across the country, 40 per cent of renters spend more than 30 per cent of their household income on the cost of rent and utilities, the level at which many say housing costs become unaffordable. About 20 per cent spent more than half their income, which housing advocates say puts them at high risk of becoming homeless.

"There is a huge segment of the population that has been completely forgotten when it comes to our housing strategy, and that is about half of renters in this country," said Tony Roy, chief executive officer of the BC Non-Profit Housing Association.

While rents tend to be highest in cities such as Toronto, Vancouver and Calgary, the communities facing the greatest affordability crisis tended to be the suburbs, where home prices have been soaring and developers have built little in the way of rental apartments or social housing.

In British Columbia, 31 per cent of renters in West Vancouver spend more than half their income on housing, compared with 25 per cent in the City of Vancouver itself. Communities such as Burnaby, Coquitlam and Richmond are among the worst when it comes to both affordability and supply of rental housing, the group found.

In the Toronto area, average rents are higher in suburban communities such as Milton and Vaughan than in the City of Toronto. Mississauga ranked among the worst cities in the country when it comes to a shortage of affordable rental housing. In Whitchurch-Stouffville, a suburb north of the city, 30 per cent of renters spend more than half their income on shelter costs, the highest in the province and well above the 22 per cent of renters in Toronto.

Affordable-housing advocates say soaring rents in the suburbs are a symptom of a lack of low-cost rental supply in the major cities, where the bulk of the new rental stock has come from high-priced, investor-owned condos. That has pushed many low-income workers, particularly those working in the downtown service industry, farther away from the core in search of housing.

"Eventually you can only move so far," said Sharad Kerur, executive director of the Ontario Non-Profit Housing Association. "If you are a service industry worker at the Royal York Hotel, how much farther can you go out to find a home until you start to say, 'I can't do this any more?'"

Smaller towns and cities face their own challenges. The Western Canada resource boom has brought an influx of transient workers into small communities in northern Alberta and Saskatchewan, driving up rents. In Ontario and B.C., popular vacation destinations for well-heeled summer residents and retirees, such as Muskoka and the Okanagan, are also grappling with high shares of residents who have been priced out of the local rental market.

But the problem appears to be most severe in the small cities that act as magnets for residents living in impoverished rural regions nearby.

In Duncan, B.C., on Vancouver Island, nearly one-third of renters spend more than half their income on housing. Many are workers in low-income jobs or those on social assistance who have moved to the city from the surrounding Cowichan Valley in search of jobs and social services and because the lack of public transit makes it difficult to commute from their home communities, said Joy Emmanuel, affordable housing co-ordinator for the Social Planning Council of Cowichan. "Those kinds of factors all contribute to having a high population that's really spending more than they can afford just on basic shelter."

In Digby, N.S., where 36 per cent of renters spend more than half their income on housing costs, a depressed economy and shrinking work force coupled with an aging housing stock has left the community in dire need of affordable housing. Many of the region's work force has relocated to Western Canada, leaving behind abandoned homes that have fallen into disrepair or gone into foreclosure and cutting off a potential supply of affordable homes for those who remain, said Bernadette MacDonald, executive director of the Tri-County Women's Centre, one of the groups working on an affordable housing strategy for the region.

While affordable housing is often seen as a municipal issue, advocates say the issue should be a high priority for party leaders in the federal election. Much of the country's affordable housing stock dates back several decades, to when the federal government struck agreements to finance mortgages on low-cost apartment buildings. Many of those agreements set to expire over the next several years, spelling the end of \$1.7-billion in annual funding from Ottawa and putting as many as a third of the nearly 620,000 affordable housing units at risk of either falling into disrepair or being converted into higher-priced rental suites, Mr. Roy said.

Editor's Note: An earlier version of this online story incorrectly stated that the rental survey is based on data for purpose-built rentals only. In fact, the study includes data for all types of rental accommodation, including condos and single-family homes.

To check out the Canadian Rental Housing Index interactive online map [click here](#)



Sample Resolution

CURTAIL JUMPING OVER DOGS
[SHORT TITLE]

City of Green Forest
[Sponsor]

WHEREAS the quick brown fox jumped over the lazy dog;

Semicolon precedes
"WHEREAS" clause.

AND WHEREAS the lazy dog does not enjoy games of leapfrog:

Colon precedes
"THEREFORE" clause.

THEREFORE BE IT RESOLVED that the quick brown fox will refrain from jumping over the lazy dog.

[A second enactment clause, if absolutely required:]

AND BE IT FURTHER RESOLVED that in the future the quick brown fox will invite a different partner to participate in games of leapfrog.

*Your resolution should follow the structure of this sample resolution.
Draft your resolution to be as readable as possible within these guidelines.*

STAFF REPORT TO COUNCIL

From: Kim Fowler, Project Manager, Waterfront Area Plan Implementation

Meeting Date: April 8, 2019

RE: LIST OF ACCOMPLISHMENTS FOR WATERFRONT AREA PLAN, MAY 2018-APRIL 2019

RECOMMENDATION:

That Council receive for information the report from the Project Manager, Waterfront Area Plan Implementation on accomplishments to date.

PURPOSE:

To provide a summary list of accomplishments for the Waterfront Area Plan from May 2018 to April 2019 to assist with future planning.

PREVIOUS COUNCIL DIRECTION

On May 14, 2018, Council approved the Waterfront Area Plan (WAP). Section 4 of the WAP contained a chart to guide implementation using immediate, short, medium and longer term recommended actions (attached).

INTRODUCTION/BACKGROUND:

| Waterfront Area Plan Accomplishments May 2018 to April 2019. | |
|---|--|
| 1. Official Community Plan Amendment to Adopt new Waterfront Area Plan | |
| | a. Adopted on May 14, 2018. |
| 2. Lease of District Lot 2059 from the Province | |
| | a. Application for the lease made by the Town |
| | b. The Province awarded the lease to two local businesses. |
| 3. Hiring of Project Manager, Waterfront Area Plan Implementation in July 2019. | |
| 4. Partnership Agreement between Town and Stz'uminus First Nation | |
| | a. Several Waterfront Implementation Committee and Naut'Sa Mawt Committee meetings held to discuss collaboration and partnership opportunities |
| 5. Business Planning | |
| | a. Review of DL 2016 Holdings Corporation, including meetings with the Ladysmith Maritime Society |
| 6. Waterfront Implementation Committee | |
| | a. Preparation and adoption of Project Charter |
| | b. Joint Initiatives with Stz'uminus First Nation |



| |
|---|
| <ul style="list-style-type: none"> i. Submissions on funding environmental remediation and related infrastructure made to federal Infrastructure Minister, provincial Minister of Indigenous Relations and Reconciliation (MIRR) and provincial Minister of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD). |
| <ul style="list-style-type: none"> ii. Visit to City Hall by federal Minister Champagne, Ministry of Infrastructure and Communities, on August 21, 2018. |
| <ul style="list-style-type: none"> iii. UBCM Meetings with MIRR & FLNRORD. |
| <ul style="list-style-type: none"> iv. SFN and Town staff meetings with MIRR & FLNRORD staff. |
| <ul style="list-style-type: none"> v. |
| 7. Communications |
| <ul style="list-style-type: none"> a. Undertaken for all major projects, including Lot 5 acquisition and Arts & Heritage Hub, and ongoing as required |
| 8. Servicing and Subdivision |
| <ul style="list-style-type: none"> a. Completion of transportation study b. Water, wastewater and stormwater servicing studies under way c. Oyster Bay Road survey for road relocation underway d. Identification of possible sites for stormwater retention pond e. Commencement of survey work to identify development areas for zoning purposes f. Commencement of geotechnical study for road g. Commencement of survey of Lots 4 & 5 h. Undertook demand forecast for Phase 1 residential property. i. Servicing and surveying required as conditions for the first phase of the residential development. j. Infrastructure costing review has been discussed. |
| 9. Zoning for Initial Development Phase |
| <ul style="list-style-type: none"> a. Rezoning of a portion of Lot 4 for Phase 1 residential development completed on May 14, 2018. |
| 10. Pursue Federal and Provincial Funding, Invest in “Wow Project” & Master Plan for Arts & Heritage Hub |
| <ul style="list-style-type: none"> a. Federal grant for refurbishment of Machine Shop received, and work is underway b. Creation of Arts & Heritage Hub Concept Plan through user group and community consultation completed c. Federal grant application for Arts & Heritage Hub Concept submitted on January 23, 2019 d. Island Coast Economic Trust grant application underway for submission in May 2019 e. Existing leases in Arts & Heritage Hub will be updated and renewed by the end of 2019 |
| 11. Land Acquisition |
| <ul style="list-style-type: none"> a. The Town has acquired Lot 5 for green space and other municipal purposes as of April 1, 2019 |
| 12. Scope Description for Foreshore Fill and Stabilization |
| <ul style="list-style-type: none"> a. Reviewed all environmental studies for the WAP b. Reviewed historical and current disposition of Crown lots c. Reviewed 2006 and 2012 costing estimates for remediation of Slack Point, ocean sediments and foreshore fill. Discussed with Provincial Crown Lands and Land Remediation specialists and Golder and Associates engineers. Developed a new proposal for reuse of ocean sediments as foreshore fill that would significantly reduce estimated remediation costs |

13. Marketing of the Development Lands

- a. Contacts made with economic development specialists, potential Machine Shop tenants, and potential land sales interests
- b. Outreach with partners, including Western Forest Products, Island Corridor Foundation, Small Craft Harbours, and Ladysmith Maritime Society is ongoing

ALTERNATIVES:

Council can provide other direction as determined.

FINANCIAL IMPLICATIONS

Implementation of the WAP is funded from capital reserves, external funding grants and land sales.

LEGAL IMPLICATIONS

n/a

ALIGNMENT WITH SUSTAINABILITY VISIONING REPORT:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Complete Community Land Use | <input type="checkbox"/> Low Impact Transportation |
| <input type="checkbox"/> Green Buildings | <input checked="" type="checkbox"/> Multi-Use Landscapes |
| <input type="checkbox"/> Innovative Infrastructure | <input type="checkbox"/> Local Food Systems |
| <input checked="" type="checkbox"/> Healthy Community | <input checked="" type="checkbox"/> Local, Diverse Economy |
| <input type="checkbox"/> Not Applicable | |

ALIGNMENT WITH STRATEGIC PRIORITIES:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Employment & Tax Diversity | <input checked="" type="checkbox"/> Natural & Built Infrastructure |
| <input type="checkbox"/> Watershed Protection & Water Management | <input checked="" type="checkbox"/> Partnerships |
| <input type="checkbox"/> Communications & Engagement | <input type="checkbox"/> Not Applicable |

SUMMARY:

In accordance with Section 4 of the Waterfront Area Plan for Implementation Action Guidance, the list of accomplishments for the WAP from adoption to April is provided.

Report prepared by _____

Kim Fowler, MCIP, RPP

Project Manager, Waterfront Area Plan Implementation

I concur with the recommendation

Guillermo Ferrero, City Manager

ATTACHMENT:



The Waterfront Area Plan provides a statement of the overall vision, goals, objectives and policies for the parks and open space, mobility and the public realm, ecological management and future land use. The implementation of the objectives and policies presented in this plan is undertaken in various ways, including studies, agreements, bylaws, subdivision, public and private investment, brownfield renewal and more detail plans. The first step is the implementation

of the Waterfront Area Plan through an amendment to the Town's Official Community Plan.

The table contains guidance respecting potential timelines for implementation actions. The guidance is not intended to be binding on Council decisions, and is subject to available financial and other resources at the time of Council consideration of the actions, as well as prevalent market conditions.

| Implementation Action Guidance | | | |
|---|---|---|--|
| Immediate Term (<1 year) | Short Term (1-2 years) | Medium Term (3-5 years) | Longer Term (5+ years) |
| Official Community Plan amendment to adopt new Waterfront Area Plan | Zoning to implement the concept plan | Marketing of the development lands | Marketing of the development lands |
| Joint application between Town and Stz'uminus First Nation for the lease of DL2059 from the Province | Marketing of the development lands | Stormwater management study | Pedestrian bridge approvals and construction |
| Partnership agreement between Town and Stz'uminus First Nation | Infrastructure costing (roads, utilities, pedestrian bridge) | Master plan for Slack Point Park | Stabilization and remediation of the foreshore and Slack Point |
| Business plan, including identification of one or more significant and early development opportunities for revenue generation | Invest in "wow project" for development of a public space to catalyze immediate development | Pedestrian bridge design | Secure Federal and Provincial funding |
| Communications Plan | Land acquisition | Hotel study | |
| Pursue Federal and Provincial funding | Secure Federal and Provincial funding | Secure Federal and Provincial funding | |
| Identification and sub-division of development parcels | Scope description for foreshore fill and stabilization | Visitor Centre study, including parking lot | |
| Transportation study | Master Plan for the Arts and Heritage Hub | Road relocation | |
| Servicing study | | | |
| Zoning for initial development phase | | | |
| | | | |

