

Meeting Minutes

April 13th, 2017

Camosun Community Association

Date: Thursday, April 13th, 2017

Time: 1900 – 2100hr

Location: RJH, PCC Rm 801

Meeting Chair: Sandie Menzies, President

CCA Meetings – 2nd Thursday of every month

Next Meeting – May 11th, 2017

ATTENDANCE – [✓ - Present, P – Phone, R – Regrets]					
✓	Sandie Menzies, President	✓	Karen Harper, Treasurer and Membership Committee	R	Al Lubkowski, Land Use
✓	Caleb Horn, Volunteer	✓	Daphne Donaldson, Director at Large. Rep for Uvic. Shelbourne Community Kitchen.		
R	Nick Sherrington, Vice-President and Land Use	R	Andrea Gleichauf, Bowker Creek		
R	Ian Graeme, Director	✓	Ann Laing, Secretary		
Guest(s)					
R	Sue Roberts				

Item/Topic	Discussion	Decision/Action
Treasurer Update KHarper	<ul style="list-style-type: none"> • balance \$2,723.45 <ul style="list-style-type: none"> ○ paid AGM rental for Lansdowne School ○ paid digital direct printing ○ deposit \$110 for adds • Saanich budgets are being passed • Awaiting grant funds 	
Minutes of Previous meeting All	<p>All feedback to ALaing on emails sent out for minutes.</p> <ul style="list-style-type: none"> • If no feedback, ALaing to send to SMenzies and CHorn as PDF for posting on CCA website. 	
Land Use report	<p>Townley Project:</p> <ul style="list-style-type: none"> • No update received <p>Abstract Project – North Dairy</p> <ul style="list-style-type: none"> • No update received <p>Kingsley Street</p> <ul style="list-style-type: none"> • No update received <p>Abstract Project – Richmond/King Project</p> <ul style="list-style-type: none"> • Abstract Presentation to CCA Board by Korbin DaSilva and Sam Ganong • Townhouse development • Completed door-to-door meetings • Oct – Nov 2016 preliminary design phase completed 	

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Camosun Community Association

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	<ul style="list-style-type: none"> • Nov-Dec 2016 door-to-door and outreach with initial 18-unit plan • November 2016 – arborist onsite to investigate tree root locations • November 2016 preliminary discussion with Saanich planning and engineering • Dec 2016 – Feb 2017 design revisions based on feedback • Feb 2017 – door-to-door and outreach with revised 16-unit plan • April 5, 2017 – open house with invites sent to neighbours and adjacent community associations • Site specific zoning • Local area plan – not designated for multi-family, but out-of-date Official Community Plan: neighborhood designation 2-4 stories. <p>Richmond School</p> <ul style="list-style-type: none"> • No update received <p>3514 Richmond Ave – update CHorn</p> <ul style="list-style-type: none"> • Zoned as duplex • Originally as top and bottom duplex zoning • Owners would like development permit amendment to allow for side-by-side duplex • 2013 brought to CCA – consulted with neighbours and no concerns were brought forward. • 2017 – have not been in contact with applicants or neighbouring community since, not aware of any concerns. • Proposal going to <i>Committee of the Whole</i> on April 24th, 2017 	<p>CHorn to draft a letter to Council regarding 3514 Richmond outlining the consultation that took place in 2013 and that CCA has not been made aware of any concerns or changes since that time.</p>
<p>Saanich Community Kitchen (SCK)</p> <p>Update from DDonaldson</p>	<p>Report based on April 12th, 2017 SCK meeting:</p> <ol style="list-style-type: none"> 1) Key Issue(s) for CCA: <ul style="list-style-type: none"> • Need a letter of support from CCA to Mayor & Council (cc Planning Dept. and Laura Cochrane) to extend the Temporary Use Permit (TUP). 2) General Information: <ul style="list-style-type: none"> • Current membership 510 (steadily increasing) • Passed new Constitution and Bylaws that are compliant with the Societies Act. Shared 	

Meeting Minutes

April 13th, 2017

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	<p>with members, and will be on agenda for the AGM. Major changes are in 4.3 & 4.4. Partner Organizations nominate a person as director, and that person must be elected at the AGM.</p> <p><i>“4.3 Each Partner Organization may nominate one person to be a director.”</i></p> <p><i>“4.4 Up to 45 % of the directors may be nominated from the membership at large.”</i></p> <p>Vickie Saunders’ term ends at AGM, but she would like to continue as a “member-at-large”. Daphne has one more year of two-year term (and would like to continue!). Daphne is also on the Kitchen Health & Safety and Nominating Committees. The Society must have no fewer than 3 and may have up to 11 directors.</p> <ul style="list-style-type: none"> • Kitchen programs are very popular (e.g. Guy’s Night, International Cooking Night) • Great programs with both Camosun College and Reynold’s High School; several students are now volunteering with the Kitchen. • Valuable collaboration with the Food Skills Connection – several groups working together to enhance food security and food literacy in the Shelbourne/UVic/Mt. Tolmie region. • Hillcrest garden very happy with the Kitchen’s team and wants to expand their use to her entire yard. The bees survived their first winter and there is capped honey ready to harvest! • Slow start to the “Grow A Row” program, but there may be gardeners involved that are not registered. • <i>Great article Saanich News Mar 31:</i> https://issuu.com/blackpress/docs/i20170331020537557/8 • Fantastic new video about the Kitchen at https://youtu.be/fr0EGHtoVKM <p>3) Finances:</p> <ul style="list-style-type: none"> • Issuing contract for assistance with Revenue Development Plan. • Received small Community Gaming grant. <p>4) Upcoming Events:</p> <ul style="list-style-type: none"> • Annual General Meeting Wednesday, April 26th 7 pm at the Lutheran Church of the Cross • Sat May 6th Garden Sale from 10 am – 2 pm @ St. Aidan’s Church. Need donations of plants (veggie starters, annuals & perennials), old tools, gardening books etc. (see info below) • Garden Tour – tentatively June 10th. <p>Check out the Shelbourne Community Kitchen at http://shelbournecommunitykitchen.ca</p>	
Environment	No update	
AGleichauf		
SCAN update SMenzies KHarper	<p>Draft minutes April 5th, 2017 SCAN meeting:</p> <p>1. Megson FitzPatrick Insurance regarding Director’s and Officer’s Liability coverage (Katherine Burgess & Barb Fowler)</p> <ul style="list-style-type: none"> ○ Director’s and Officer’s Liability coverage protects directors from claims from wrongful acts 	

Meeting Minutes

April 13th, 2017

Camosun Community Association

Item/Topic	Discussion	Decision/Action
	<p>while discharging their duties. This protects directors and officers when they are sued personally and they are made personally liable. This can include breach of liability, wrongful dismissal, discrimination, and harassment, breach of duty, breach of trust and violation of bylaws. Claims usually come from employees, members, government, volunteers etc.</p> <p>2. Density Bonus (UVic Professor Deborah Curran)</p> <ul style="list-style-type: none">○ Introduction: Density Bonus (DB) is misunderstood because legislation doesn't set out parameters for it. Not every province does it (BC does) so it is not part of municipal language and can cause controversy as well as taking up significant amounts of Council and staff time.○ Key is to design a density bonus scheme for each community. It'll look different for everyone.○ The concept is that there is a base density in zoning bylaw but s482 allows for higher density if the developers add amenities on. It was intended for affordable housing, but is rarely used for that. In reality, it is part of the negotiation between the developer and the municipality. The intent is, from a public policy developer, the municipality, with public input, allows rezoning to give the developer a higher density than what current zoning allows, and in exchange negotiates for a percentage of the uplift in land value through direct amenities or cash in lieu.○ Problems With This Approach: No accountability, no policy, nothing public that is understood. It is all ad hoc and opaque. It is uncertain and ambiguous for the landowner, the developer, and the community.○ Recommendations to SCAN:<ul style="list-style-type: none">▪ Clearly defined purpose. What is the actual purpose of amenity bonus? Each group (municipality, landowner, and CAs) has a different perspective.▪ Determine receptor areas that are appropriate for this increase in density. (Not the farmlands)▪ Set the min and max density uplift. This should be in the community plan.<ul style="list-style-type: none">• This policy could help stop some proposals from going to Saanich Council.▪ Priority Amenities – what are they? On a Saanich basis and a neighbourhood basis.<ul style="list-style-type: none">• Need to have community specific conversations▪ A formula for calculating the bonus. Or a land lift model where you engage a consultant to calculate the uplift and a percentage of that comes back to the community. Get a consultant you trust or get two quotes each time.○ Set the main policy in Official Community Plan (OCP).	

Meeting Minutes

April 13th, 2017

Camosun Community Association

Item/Topic	Discussion	Decision/Action
	<ul style="list-style-type: none"> ○ SCAN can propose a policy to Saanich that it can adopt. But all CAs would need to speak up individually on the issue. <p>3. SCAN working group (<i>Karen Harper and Eric Dahli</i>)</p> <ul style="list-style-type: none"> ○ Revised Terms included as appendix A ○ Will draft a uniform approach regarding density bonusing/ CACs for other CAs to comment on. ○ SCAN is not a lobbying group. But individual CAs can lobby. SCAN member associations can share and recommend as part of a CA but not SCAN. The CAs would have to do it themselves, but can present together. <p>4. SCAN Round Robin</p> <p>5. Update: Governance Review Committee (John Schmuck)</p> <ul style="list-style-type: none"> ○ Survey is live, but it needs PlaceSpeak. There will be hard copies of the surveys, but they are not as effective. Need people's involvement. ○ Next Wednesday, April 12th is first workshop at Saanich Cedar Hill Golf Course. ○ April 26th governance meeting at Saanich Police. Possibly inviting SCAN to it. ○ Media release went out April 4th. ○ Saturday, April 22nd workshop is at Gordon Head Rec. Centre <p>Saanich Governance Review</p> <p>The Governance Review first endorsed during the 2014 municipal referendum is underway! This wide-ranging review is looking at governance in Saanich and in the region. Make sure to participate at any of the following events and take the survey online: www.saanich.ca/governancereview</p> <p>Workshop - Wed, April 12, 7-9pm Cedar Hill Golf Course Clubhouse 1400 Derby Road</p> <p>Workshop - Sat, April 22, 1-3pm Gordon Head Rec Centre 4100 Lambrick Way</p> <p>Town Hall - Wed, May 17, 7-9pm Saanich Commonwealth Place 4636 Elk Lake Drive</p> <p>Town Hall - Sat, May 27, 1-3pm Garth Homer Centre 813 Darwin Avenue</p> <p>Meets first Wednesday of each Month. Next meeting: May 3rd, 2017</p>	
Constitution & By-Laws KHarper	KHarper has updated CCA <i>Constitution and Bylaws</i> . KHarper to prepare and deliver CCA updated <i>Constitution and Bylaws</i> at AGM 2017.	KHarper to send out current version via email to CCA Board. KHarper will present at April 2017

Meeting Minutes

April 13th, 2017

Camosun Community Association

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Mt. Tolmie and Camosun Community Plan CHorn	Survey going well. <ul style="list-style-type: none"> • Closes April 28th, 2017 • Has been published in the Saanich newspaper 	
Spring 2017 Newsletter CHorn	Deliveries up this year versus 2016. Discussion: <ul style="list-style-type: none"> • Timing of when newsletter should be delivered <ul style="list-style-type: none"> ○ Spring ○ Late Fall 	Action: <ul style="list-style-type: none"> • to bring forward for decision in May 2017 CCA meeting
Shelbourne Valley Action Plan CHorn	Going to Public Hearing on April 25 th , 2017. Recommendation that CCA send letter to Saanich supporting moving forward and support short-term mobility implementation and action plan.	CHorn to draft letter for SMenzie to send to Saanich
Annual General Meeting (AGM) 2017 All	Thursday, May 4 th , 2017 Lansdowne School Room 111 – Art Room CCA Board to arrive at 1830hr for set up. Refreshments needed. New speaker <ul style="list-style-type: none"> • Pam Hartling on Shelbourne Valley Action Plan Gifts for speakers needed. AGM meeting signs needed.	CHorn to confirm that room is appropriate. If not appropriate, CHorn to notify KHarper. SMenzie and KHarper to purchase refreshments for AGM 2017. DDonaldson to organize gifts for speakers. ALaing to create signs for AGM meeting.