



# SUNSHINE COAST REGIONAL DISTRICT



## REGULAR BOARD MEETING TO BE HELD ELECTRONICALLY AND TRANSMITTED VIA THE BOARDROOM OF THE SUNSHINE COAST REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

THURSDAY, NOVEMBER 25, 2021

### AMENDED AGENDA

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**CALL TO ORDER 2:00 p.m.**

#### **AGENDA**

1. Adoption of agenda

#### **MINUTES**

2. Regular Board meeting minutes of November 4, 2021

Annex A  
Pages 1 – 5

#### **BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS**

#### **PRESENTATIONS AND DELEGATIONS**

3. John Henderson, Chair, and Gaetan Royer, Director, Sechelt & District Chamber of Commerce  
Regarding Advocacy Inventory Letter

⇒**ADD**  
pp 5a - r

#### **REPORTS**

4. Special Corporate and Administrative Services Committee  
(Pre-Budget) recommendation Nos. 1-12 of November 1, 2021
5. Planning and Community Development Committee  
recommendation Nos. 1-12 of November 18, 2021
6. Infrastructure Services Committee recommendation Nos. 1-18  
of November 18, 2021
7. 2022 Chair Appointments – Corporate Officer
8. Placement of Notice on Title – Chief Building Official
9. Office of the CAO Monthly Report

Annex B  
pp 6 - 11

Annex C  
pp 12 - 15

Annex D  
pp 16 - 22

Annex E  
p 23

Annex F  
pp 24 - 25

Annex G  
pp 26 - 28

## COMMUNICATIONS

- |     |  |                       |
|-----|--|-----------------------|
| 10. | <u>Honourable George Heyman, Minister of Environment and Climate Change Strategy, dated November 18, 2021</u><br>Regarding SCRD meeting with Minister at 2021 UBCM Convention on collection of residential recycling and disposal of drywall containing asbestos | Annex H<br>pp 29 - 30 |
|-----|--|-----------------------|

## MOTIONS

11. THAT the resignation of Dieter Greiner from the Halfmoon Bay Advisory Planning Commission (Area B) be received.
12. WHEREAS appointments to the Island Coastal Economic Trust (ICET) Board are typically reserved for Regional District Board Chairs;
- AND WHEREAS the Sunshine Coast Regional District (SCRD) Board Chair already holds a seat on the ICET Board in her capacity as Mayor representing the District of Sechelt;
- AND WHEREAS the SCRD wishes to ensure regional representation for the Sunshine Coast on the Board of ICET;
- THEREFORE BE IT RESOLVED THAT a letter be sent to Line Robert, CEO, ICET requesting that SCRD be authorized to appoint Vice Chair, Donna McMahon, as SCRD representative to the ICET Board considering the current Chair for the SCRD already has a seat on the ICET Board in her role as Mayor representing the District of Sechelt.

## BYLAWS

- |     |   |                       |
|-----|---|-----------------------|
| 13. | <i>Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.192, 2020</i><br><b>– second reading as amended</b><br><b>(Voting – Electoral Area Directors – 1 vote each)</b>              | Annex I<br>pp 31 - 32 |
| 14. | <i>Roberts Creek Official Community Plan Amendment Bylaw No. 641.13, 2021</i><br><b>– first reading</b><br><b>(Voting – Electoral Area Directors – 1 vote each)</b>                             | Annex J<br>p 33       |
| 15. | <i>Sunshine Coast Regional District Board Procedures Amendment Bylaw No. 717.2, 2021</i><br><b>– first, second, third reading and adoption</b><br><b>(Voting – All Directors – 1 vote each)</b> | Annex K<br>pp 34 - 36 |

16. ➡**ADD** *Sunshine Coast Regional District Exempt Employment Amendment Bylaw No. 633.1, 2021*  
 – ***first, second, third reading and adoption***  
 (Voting – All Directors – 1 vote each)

Annex L  
 pp 37 - 38

## DIRECTORS' REPORTS

Verbal

## NEW BUSINESS

## IN CAMERA

➡**AMENDED** THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a), (g), (k), (m) and (2) (b) of the *Community Charter* – “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”, “litigation or potential litigation affecting the municipality”, “negotiations and related discussion respecting the proposed provision of a municipal service...”, “a matter that, under another enactment, is such that the public may be excluded from the meeting” and “the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government...”.

## ADJOURNMENT



# SECHELT & DISTRICT CHAMBER OF COMMERCE

*Private Sector Thinking Required!*

*Presentation to Sunshine Coast Regional District*

*November 25, 2021*



# THE CHAMBER

Sechelt & District

## INTRODUCTION

1. Role of and contributions by The Chamber
2. Advocacy Inventory
3. Growth and other priorities
4. Solutions, NOW!
5. Workforce attraction
6. Housing supply
7. Taxation
8. Infrastructure needs
9. Support from other governments



# THE CHAMBER

- Events for Members
  - Sea Level Rise
  - Building Community Forum
  - VIPs
  - COVID updates
  - All Candidates Mtgs
- Member Engagement
  - Social media, emails, newsletter
- Advocacy
  - Proactive Voice for Business
  - Water Supply
  - Short Term Rentals
  - Workforce Housing
  - Highway
  - Local taxation





## ADVOCACY INVENTORY

- Recommendations and proposed Solutions
  - on a wide range of issues over the last two years
- Limited uptake or response to our proposals
- Recent events make some of these matters, particularly urgent.



**THE CHAMBER**

Sechelt & District

REALITY

- Growth
- Take Risks
- Results needed, NOW
- Role of local government
- Private sector roles





**THE CHAMBER**

Sechelt & District

## WATER SUPPLY SOLUTIONS

- Time to make bold decisions and deliver
  - Drill well at Dusty Road
  - Locate and fix leaks
  - Benefits from Reclaimed Water
- These can be completed NOW
- Address other projects after these are done



# WORKFORCE ATTRACTION SOLUTIONS

- Huge demand for workers – 100's need
  - Front line, service, hospital, trades, caregivers, truck drivers and more!
- How to attract them? And from where?
- Expedited approvals from Federal Government (Immigration)



**THE CHAMBER**

Sechelt & District

## HOUSING SOLUTIONS

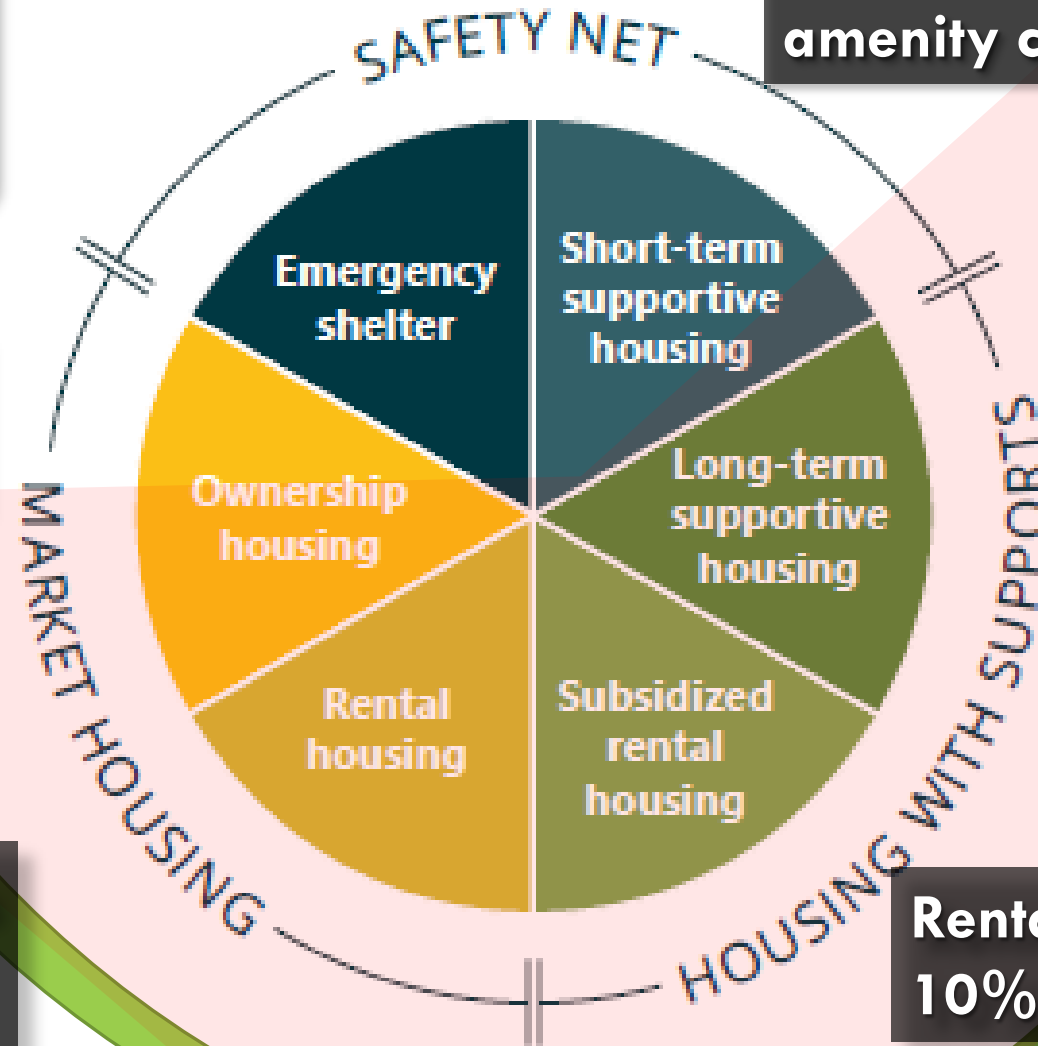
- Increase the supply, **NOW**
  - Regulations and restrictions are unlikely to deliver supply
- Be “Aggressively Creative”
  - Try things – tiny homes, variances, density and more
- Private sector is needed to address this
  - Builders, investors, and residents



# THE CHAMBER

Sechelt & District

Figure 1: Housing Wheelhouse



**Covenant House as amenity contribution**

**Strata building  
10% "rent to own"**

**Market rental buildings  
Secondary suites  
Laneway houses**

**Rental building  
10% "below market"**

**TRELLIS SENIORS**

### About Trellis

Trellis is a family-owned company with family-based values



# EXAMPLE: PRIVATE SECTOR & HOUSING CHOICES

**Rent to own program**

**Percentage of units allowing purchasers to leverage rent into down-payment**

How:

“Rent to own” Housing Agreement targets families that:

- Have reliable income
- Qualify for a mortgage
- Lack down-payment

Goal:

Facilitate access to home ownership





# EXAMPLE: PRIVATE SECTOR & HOUSING CHOICES

**Build up...**

**Density bonus. Density is a tool, not the enemy**

## How:

- Trade affordable units for extra floors
- Trade rent to own units for extra density
- Update Bylaws old unit counts / floor area ratios
- Expedite approval for rental buildings



5k



# WHEN BUILDING AFFORDABLE HOUSING

- Investors expect:
  - profit and benevolence to be kept in balance
  - costs to be predictable
  - clarity & certainty of process

**BIV**

## Community Amenity Contribution (CAC) liability a major disincentive for investing in new rental projects

By Mark Goodman and Cynthia Jagger | May 19, 2021, 8:30am

*If Amenity Contribution costs are fixed rates (say, \$ per SF), they can be accounted for. But adding new costs near the beginning of construction can make a project, especially a rental building, dead in the water.*





**THE CHAMBER**

Sechelt & District

## VALUE FOR MONEY

- Pattern of large annual increases in operating budgets is not working
  - Time to tighten your belts, do more with less
- Accept that some things are beyond our means
- Demonstrable results will justify future increases
  - Although growth will help keep taxes low



# INFRASTRUCTURE SOLUTIONS

- We were lucky . . .
- Push back at downloading by feds and province
- Message to Province – “Fund us and we will deliver!”
  - Social structures – homelessness, mental health, childcare & more
  - Ferry replacement and addition of second vessel
  - Real Highway



**THE CHAMBER**

Sechelt & District

# GET IT DONE!

- Get into action – no more studies, don't wait for approvals
- It's our community - we know what's needed and what's best
  - Expert Panel recommendations are a concern
- Message to Province – “Fund us and we will deliver!”
  - Social programmes – homelessness, mental health, childcare & more
  - Ferries – replace Queen of Surrey and build second vessel
  - Real Highway





**THE CHAMBER**

Sechelt & District

## OUR ROLE

- Members of The Chamber are willing – and eager – to be part of the solution, and especially to help implement solutions, **NOW**
- We can deliver – and we will!



# SECHELT & DISTRICT CHAMBER OF COMMERCE

*Thanks for everything you do!*



# SECHELT & DISTRICT CHAMBER OF COMMERCE

*Discussion & Questions*

**SUNSHINE COAST REGIONAL DISTRICT  
BYLAW NO. 633.1**

*A bylaw to amend Sunshine Coast Regional District Exempt Employment  
Bylaw No. 633, 2011*

The Board of the Sunshine Coast Regional District in open meeting assembled, enacts as follows:

1. This bylaw may be cited as *Sunshine Coast Regional District Exempt Employment Amendment Bylaw No. 633.1, 2021*.
2. *Sunshine Coast Regional District Exempt Employment Bylaw No. 633, 2011* is hereby amended as follows:
  - (a) Delete section 8.5 in its entirety and replace with the revised section 8.5 as follows:
 

8.5 Regular hours of work are thirty-five (35) or more hours per week as specified in the employees' offer of employment.

    - a) Exempt management employees are not entitled to overtime pay but may receive leave pursuant to Section 12 - Compensatory Leave.
    - b) Exempt employees who are not exempt management employees must not work overtime hours without written authorization from their Manager. Overtime for these employees will be compensated in the same manner as for bargaining unit employees and subject to the time bank provisions of the *Employment Standards Act*.
    - c) Notwithstanding the provisions of subsection 8.5 a), upon activation of an Emergency Operations Center (EOC), exempt staff will be compensated for overtime hours worked in a manner consistent with the overtime provisions in the Regional District's Collective Agreement language for bargaining unit employees.

READ A FIRST TIME            this    25<sup>th</sup>    day of November, 2021

READ A SECOND TIME        this    25<sup>th</sup>    day of November, 2021

READ A THIRD TIME         this    25<sup>th</sup>    day of November, 2021

ADOPTED                        this    25<sup>th</sup>    day of November, 2021

\_\_\_\_\_  
CORPORATE OFFICER

\_\_\_\_\_  
CHAIR