

## North Quadra Community Association (NQCA)

### NQCA MINUTES

Thursday 28 September 2017 @ Saanich Commonwealth Place ("SCP") at 19:00

Meeting of the Board of Directors (7/14 present: Quorum achieved)

Attendees	(Role)	Regrets	
Haji Charania	(President)	Jeff Bray	(Vice President)
		Graeme Weir	(Director-at-Large)
Trevor Barry	(Secretary, Registrar)	Evelyn Woodward	(Director-at-Large)
Sharron Waite	(Treasurer)	Sean Burns	(Director-at-Large)
Stan Brygadyr	(Director-at-Large)	Amy Teucher	(Director-at-Large)
Rita Haehnlein	(Director-at-Large)	Mary Beaumont	(Director-at-Large)
Sharon Leonard	(Director-at-Large)	Lauraine Derman	(Director-at-Large)
Susan Marcotte	(Director-at-Large)		
Michael Moore	(Director-at-Large)	<b>Guests/Presenters</b>	
		Harald Wolf	(arr.@~19:30)

### MINUTES

- A. The President called the meeting to order at 19:10.
- B. **Motion:** Adopt Minutes of the last Meeting of the Board (22-June)  
Moved: **Sharon.** Seconded: **Michael.** Approved: unanimous.  
1) *NB. It was noted the draft minutes misspelled "Burdge" but this was corrected.*
- C. **Motion:** Adopt [Agenda](#) for this meeting  
Moved: **Susan.** Seconded: **Rita.** Approved: unanimous.  
1) *NB. It was noted that New Business items were added.*
- D. **Old Business / Action Items**
- 1) From June: "We support in principle the SCAN initiative, letter to the Planning Dept. about amending the Planning process"
    - a) Haji completed this task (email message).
  - 2) July 15 "Vic Derman Park naming ceremony" – was a wonderful event, went well.
  - 3) July 6<sup>th</sup> unofficial meeting (+presentation\*) at Church of Nazarene
    - a) \*Re: property proposal near McKenzie & Saanich Road
    - b) Haji completed task (followed up with email message to board)
  - 4) August 20<sup>th</sup> "Big Band Brunch @ Beckwith" (see "E.(2) Finances" below)
  - 5) Board Appointments (both were appointed, accepted, & *NB. Regretfully absent Sept 28*)

- a) Amy Teucher & Sean Burns ; Registrar (Trevor) followed up officially – complete.

## E. New Business

### 1) Peninsula Bulldozing Site (etc) on Beckwith Ave

- a) Haji noted Sean Burns' absence regrettable, given his neighbourly insight!
  - i. Curious: have devs knocked on doors, open house, otherwise engaged?
- b) We as a C.A. are caught between a proverbial rock and a hard place:
  - i. On one hand the urban containment boundary (UCB) push request represents the thin edge of the wedge with respect to farmland conservation, sprawl mitigation, land-use integrity precedence (slippery slope), infrastructure planning management, etc... on the other hand, business as usual (BAU) truck traffic in the neighbourhood is a well-known nuisance, and "any change is a good one" feeling abounds. (recall: bulldozing operations "legal non-compliance" grandfathered)
- c) Harald raised notion: how do we measure well-being? (suggestion that we need better economic indicators, e.g. other than 'growth')
- d) framing it as "farming", "food", "blenkinsop valley" -vs- "institution pressures"
- e) ~ "developers only need to win once" whereas "conservationists have to keep fighting to win the same fight over and over again: once it's lost, it's gone"
- f) Haji noted good staff report +environmental requirements in place
  - i. E.g. remediation before converting any lands to Saanich (i.e. as park)
- g) Haji noted that Blenkinsop Valley CA seems silent/blasé (it's their area too)
- h) How do we move forward? e.g. wait until something more solid to respond
- i) e.g. assumption: UCB issues must be dealt with via referendum?
  - i. **ACTION:** Haji to find out (e.g. dealt with via all CRD councils' approval)
- j) Sharron noted the slope; drainage and contamination.
- k) Stan noted: space encroaches on farmland (use)
- l) Harald & Trevor idea: land swap (policy mechanism, price practice regionally) + want local/corridor plans for densification in cores, stay away from fringes!
  - i. #VicDerman + OCP (we have identified which cores)
- m) **ACTION:** Haji to invite/confirm LUKE MARI to attend/present at OCT meeting
  - i. otherwise wait to see what next steps may be.

### 2) Swan Lake Nature Sanctuary Boardwalk

- a) Haji provided updates...
- b) Haji has been in touch with Kathleen Burton, SLNS executive director; and attended Monday 18 September Saanich Council meeting.
  - i. Saanich staff report coming back with options
  - ii. Haji spoke... \$430,000 cash in reserve fund from rainbow hill development... 5% of recent activity (eagle rock dodd, beckwith 6 don

mann, Dieppe 8 fatts) could be approx. \$300,000 and the area NQCA would choose to apply it to would be the swan lake boardwalk.

- c) **RESOLUTION:** “NQCA strongly supports the replacement of the boardwalk at Swan Lake”

Moved: **Michael**      Seconded: **Sharon**      Approved: **Unanimous.**

- d) **ACTION:** Haji also to engage SCAN (since 5 CAs all enjoy Swan Lake very proximately)

### 3) Finances

- a) Whereas Trevor spent \$90 out-of-pocket to cover the expenses required to hold the “jointly hosted” free community concert event on 20-August. (NQCA + Best Coast Big Band) 90-minute public performance at Beckwith Park.
- b) \$90 = \$40 Saanich Parks permit + \$50 in liability insurance (for crowds > 100)
- c) And Whereas the Best Coast Big Band (BCBB) is a community-oriented musical society that is interested in providing more free performances in the future.
- d) Therefore, **MOTION:** “NQCA will reimburse Trevor directly \$90” (*i.e. to cover all out-of-pocket expenses, and therefore also support the BCBB who will not need to reimburse Trevor anything for that event*)
- Moved: **Stan**      Seconded: **Sharon**      Approved: **Unanimous**
- e) **ACTION:** Trevor to submit all related receipts adding up to \$90 in expenses.
- f) **ACTION:** Trevor to initiate outstanding requirements at the bank to update signing authority on the account to reflect Stan → Trevor as NQCA Secretary.

### 4) Garden Suites / Laneway Housing / Granny Flats

- a) Haji provides updates... (currently illegal)
- b) Saanich approved consultant to study this issue - \$45k – assess impact.
- c) Sharon and others’ discussion...
- i. secondary suites (another exacerbating factor)
  - ii. there’s indication one could NOT have both! (yet does happen already)
  - iii. → creates parking issues... (Trevor does not share the general concern)
  - iv. parking complaints often are the (only) leads toward (bylaw officers) determining the presence of illegal suites (e.g. 5 students with cars)

### 5) Community Amenity Contributions (CACs, not DCCs development cost charges)

- a) Haji wants a Policy! ideally: fair and equitable.
- b) MANY other municipalities do it (codified) - why not us!?
- i. e.g. % of uplift land value\* ~ rezoning, bonus density
  - ii. e.g. per door
  - iii. e.g. per bedroom (City Victoria considering)
  - iv. e.g. added square footage
- c) \*Stan : but how do you value?

- i. Haji : Fair Market Value (before construction)
- d) Trevor: if/when Policy arises, it should differentiate on land-use, “cores” etc.  
...
- e) Whereas Development Cost Charges (in theory) pays for increased infrastructure liabilities.  
...Careful not to conflate the two things!
- f) **ACTION:** Haji to follow up with us, re: North Saanich (etc) CAC policy.  
(Trevor will look up Langford)

#### 6) By-election

- a) It was noted in 90 days the candidates’ expenditures+donors to be published.
  - i. FYI: UBCM resolution to #BanBigMoney from municipal politics
- b) It was noted that 10 candidates large for a single-seat (first past the post) by-election; odd for municipal politics, and how the voter turnout was only ~10%
- c) Harald, Trevor: desire to see the all-candidates-meeting, debate forum  
FORMAT changed – less one-at-a-time talking heads answering questions, more dynamic exchanges/defending of concepts and ideas. i.e. Debate!

#### 7) Blue Box Bags (new biz)

- a) Stan notes that stores no longer seem to carry the bag products, however they can be picked up at CRD drop-off locations.
- b) **ACTION:** Stan to write letter to the CRD about concession access/convenience

#### 8) Music In The Park (new biz)

- a) Rita notes that there was some concern regarding (a) foul language from the performing acts, (b) sanitary quality of pony ride helmets being shared from child-to-child (e.g. head lice)
  - i. However, it was noted pony rides were likely unique to Canada 150 \$\$.

F. **MOTION to Adjourn** at 21:00 until THURSDAY 26<sup>th</sup> of OCTOBER:

Moved: **Michael**      Seconded: **Trevor**      Approved: **Unanimous**

*NB: seconding and approval may not actually be required for Adjournment.*