



**DISTRICT OF SECHELT
COMMITTEE OF THE WHOLE MEETING
AGENDA**

**Wednesday, June 12, 2024, 3:00 pm
Community Meeting Room
1st Floor, 5797 Cowrie St., Sechelt
and Via Zoom Online Meeting Platform**

PLEASE NOTE:

The public is welcome to attend meetings in person or by electronic communications, as follows:
District of Sechelt's YouTube channel: <https://www.youtube.com/user/SecheltMedia>
Zoom: <https://zoom.us>, join Meeting ID: 861 5883 4908 and Password: JUNE2024
Phone: 1-778-907-2071, with Meeting ID: 861 5883 4908 and Password: 50055331

Pages

- 1. LAND ACKNOWLEDGEMENT**
The District of Sechelt is located on the traditional and unceded territory of the shíshálh Nation. We respect the histories, language and culture of the people of the shíshálh Nation, whose presence continues to enrich this community.
- 2. CALL TO ORDER AND DECLARATION OF CONFLICT**
- 3. ADOPTION OF AGENDA**
- 4. DELEGATIONS & PROCLAMATIONS**
 - 4.1 Sue Big Oil, Dawn Allen**
- 5. BUSINESS ITEMS**
 - 5.1 Sechelt Legion 140 Financial Assistance Options for Frontage Contribution Costs** 2
 - 5.2 Sunshine Coast Community Services Request for Funding** 4
- 6. ADJOURNMENT**

They have provided a venue for community groups and individuals for many functions that happen during the year. Sechelt Legion 140 now has a Liquor Primary Licence, which means anyone over the age of 19 years old may enter without a Legion membership.

Sechelt Legion 140 has recently relocated from Wharf Avenue to Inlet Avenue. Due to provisions outlined in Subdivision and Development Control Bylaw 430 and construction values associated with the addition to the building, the Legion is obligated to contribute to frontage charges along the property.

The District of Sechelt was in the process of completing its Inlet Avenue Improvement Project in 2023, at the same time the Legion's development application was in process. The frontage improvements for the Legion's development were required regardless of the District's Inlet Ave Improvement Project, however because these projects happened in similar time frames, the District was able to build the infrastructure required on the Legion's frontage as part of the overall Inlet Avenue project and charge back for the works completed on their behalf. Completing these works in tandem reduced the administrative workload for the Legion, expedited their archaeological permit and likely resulted in some cost savings for the Legion.

POLICY AND BYLAW IMPLICATIONS

Subdivision and Development Control Bylaw 430 applies to servicing requirements when construction value is over \$50,000. The bylaw has been applied to this point **without exception**, which has included other non-profits such as churches.

SUSTAINABILITY PLAN IMPLICATIONS

6. Sustainable Community Growth and Development

STRATEGIC PLAN IMPLICATIONS

6. Fostering a Vibrant Downtown Core

FINANCIAL IMPLICATIONS

If Option 1 is adopted and the District funds a \$50,000 grant from interest earned during 2024, it would be from interest earned outside of what is budgeted in the 2024 – 2028 Five Year Financial Plan.

COMMUNICATIONS

Staff will inform Sechelt Legion Branch 140 of the decision.

Respectfully submitted,

David Douglas

Director of Financial Services

4. That an annual donation of \$100,000 be approved for a 10-year term to fund SCCSS Housing and Services Building debt payments; and
That the annual donation of \$100,000 be funded from:
 - a. The Affordable Housing Reserve Fund; or
 - b. The Sunshine Coast Community Forest Legacy Fund.
5. Do not provide funding to SCCSS for the Housing and Services Building.

DISCUSSION

Summary

At the May 15, 2024 Regular Council Meeting, members of SCCSS requested \$1,000,000 in funding from Council for the SCCSS Housing and Services Building. The District is not obligated to provide funds for this project, however staff have identified two potential funding sources: the Sunshine Coast Community Forest Legacy Fund and the Affordable Housing Reserve Fund, should Council consider proceeding with a donation. The Sunshine Coast Community Forest Legacy Fund held \$1,902,734 at 2023 year end, and the Affordable Housing Reserve Fund held \$509,264.

Background

SCCSS is a not-for-profit organization dedicated to strengthening the community by providing crisis response programs, housing and advocacy for residents and the unhoused population. They aim to build new affordable housing specifically for women and children along with the redevelopment space for their support programs that the entire community will access. The SCCSS is planning 35 units of affordable housing, a community hub and a space to provide services to the vulnerable population. To date they have raised \$30.6 million of funds for the \$34 million project and are very close to having the funds they need to build.

The District of Sechelt's Sunshine Coast Community Forest Legacy Fund Bylaw No. 529, 2014 includes language that permits "special projects that have the potential to offer long lasting benefits to the community." Provision 4 from the bylaw specifies the intended use of the funds:

Provision 4

"The funds in the "Sunshine Coast Community Forest Legacy Fund" will be used for special projects that have the potential to offer lasting benefits to the community. The Legacy Fund is not to be used for routine District operational expenses or capital Expenditures".

POLICY AND BYLAW IMPLICATIONS

Although there is no District policy for spending Sunshine Coast Community Forest Legacy funds, the intention is that the funds be used for special projects that provide lasting benefits to the community.

SUSTAINABILITY PLAN IMPLICATIONS

1. Social Sustainability and Community Well Being

STRATEGIC PLAN IMPLICATIONS

2. Housing

FINANCIAL IMPLICATIONS

At year end of 2023, the Community Forest Legacy Reserve Fund held a balance of \$1,902,734 and the Affordable Housing Reserve Fund held a balance of \$509,264.

Allocating funding to SCCSS will impact the District's ability to invest in other community housing projects or special projects due to opportunity costs. Council has previously agreed to waive District of Sechelt Development Cost Charges for the 34 proposed residential units.

COMMUNICATIONS

Staff will inform Sunshine Coast Community Services of the decision.

Respectfully submitted,

David Douglas

Director of Financial Services

Attachments:

- 1 – District of Sechelt Sunshine Coast Community Forest Legacy Fund Bylaw No. 529, 2014

DISTRICT OF SECHELT

Sunshine Coast Community Forest Legacy Fund No. 529, 2014

A bylaw to establish a Community Forest Legacy Fund

WHEREAS Sechelt Community Projects Inc. (dba Sunshine Coast Community Forest) is wholly owned by the District of Sechelt; and

WHEREAS pursuant to Section 188 of the *Community Charter, SBC, c.26*, Council may establish a legacy reserve fund to hold monies received from the Sunshine Coast Community Forest;

NOW THEREFORE the Council of the District of Sechelt in open meeting assembled hereby enacts as follows:

Title

1. This bylaw may be cited as “District of Sechelt Sunshine Coast Community Forest Legacy Fund Bylaw No. 529, 2014”.

Provisions

2. A legacy fund shall and is hereby established, in accordance with Section 188 of the *Community Charter*, to be known as the “Sunshine Coast Community Forest Legacy Fund”.
3. Dividends received from the Sunshine Coast Community Forest and interest earned on the fund balance shall be segregated and held in an account known as the “Sunshine Coast Community Forest Legacy Fund”.
4. The funds in the “Sunshine Coast Community Forest Legacy Fund” will be used for special projects that have the potential to offer lasting benefits to the community. The Legacy Fund is not to be used for routine District operational expenses or capital expenditures.
5. Council will seek input regarding possible funding opportunities from the Board of Directors of the Sunshine Coast Community Forest on, at least, an annual basis.

READ A FIRST TIME THIS 12th DAY OF February, 2014

READ A SECOND TIME THIS 12th DAY OF February, 2014

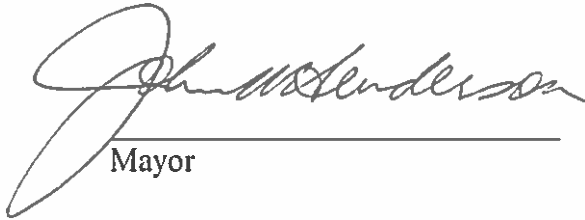
READ A THIRD TIME THIS 12th DAY OF February, 2014

ADOPTED THIS

19th

DAY OF

February, 2014



Mayor



Corporate Officer