

# AGENDA

## HOUSING AFFORDABILITY STANDING COMMITTEE Monday, June 19, 2023 2 to 4 p.m. COMMITTEE ROOM 2

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*The District of Saanich lies within the territories of the lək̓ʷəŋən peoples represented by the Songhees and Esquimalt Nations and the WSÁNEĆ peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum and Malahat Nations.*

*We are committed to celebrating the rich diversity of people in our community. We are guided by the principle that embracing diversity enriches the lives of all people. We all share the responsibility for creating an equitable and inclusive community and for addressing discrimination in all forms.*

### **1. The Draft Official Community Plan**

- For Committee consideration and feedback.

… ADJOURNMENT …



# **Sustainable Saanich** | Strategic Update Official Community Plan

## **DRAFT PLAN + PHASE 2 ENGAGEMENT**

Housing Affordability Standing Committee

June 19, 2023





# Overview

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## Strategic OCP Update



# What is an OCP?

- Primary document that guides growth and change
- Long-term vision for a livable community based on shared values and sustainability
- Overarching framework for other District polices/plans
- Legally binding – decisions made within its scope are required to conform to its policy direction
- Consistent with CRD Regional Growth Strategy



# Why a “Strategic” Update

- Majority of plan content still relevant
- Build on recent processes and adopted policy/Council direction
- Effective use of limited resources
- Make priority updates in a short time frame



# Project Scope

- 1) Update OCP to incorporate recent Council work (e.g., **Housing Strategy**, **Climate Plan**)
- 2) Integrate new **demographics** data
- 3) Update land use framework to:
  - Incorporate policy direction on Corridors
  - Expand on “missing middle” **housing/infill policy**
  - Update guidance on parks for complete communities
  - Further enhance walkable neighbourhoods
- 4) Refine sustainability framework
- 5) Strengthen monitoring and implementation

# Project Phases





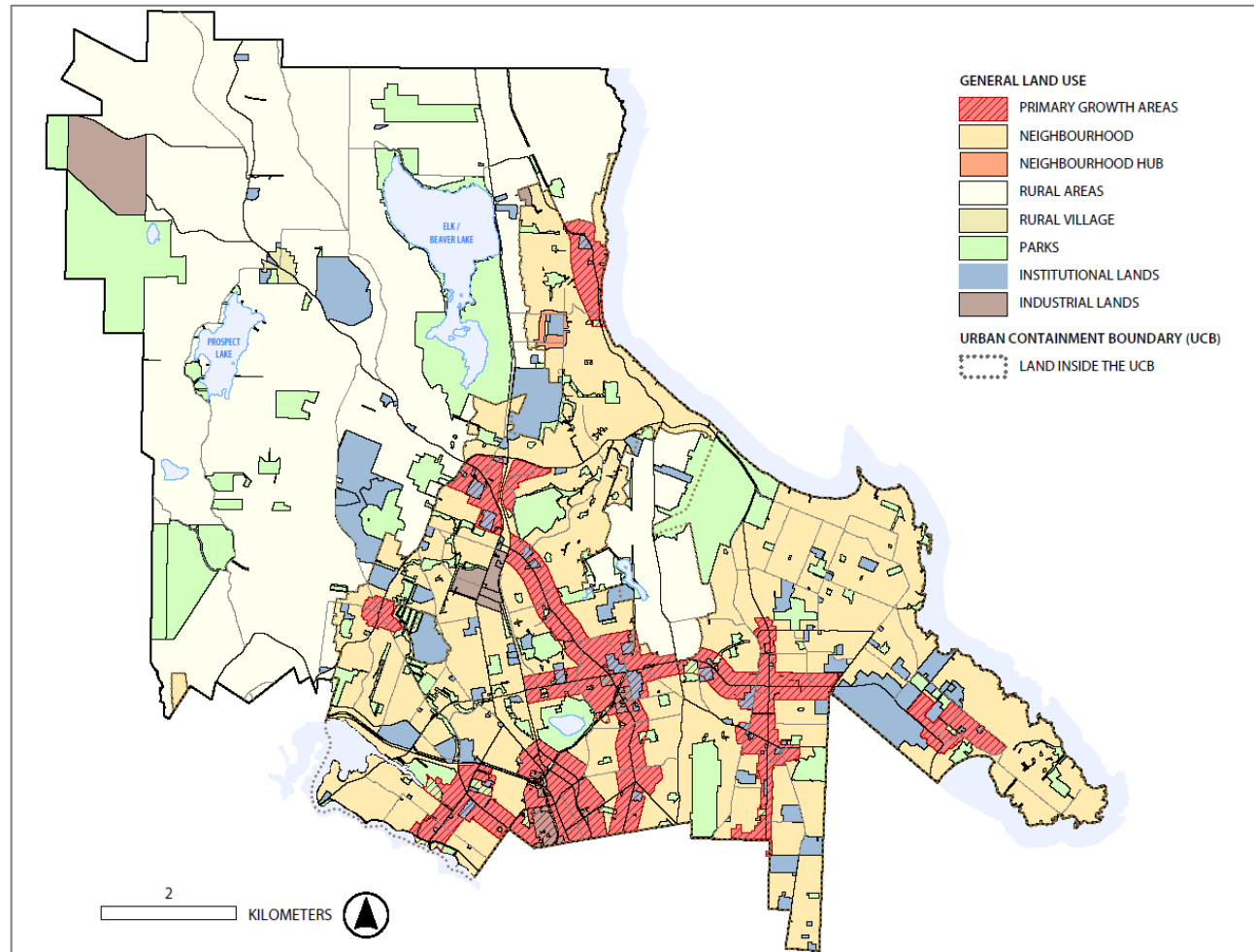
# Land Use Policy Highlights

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## Strategic OCP Update

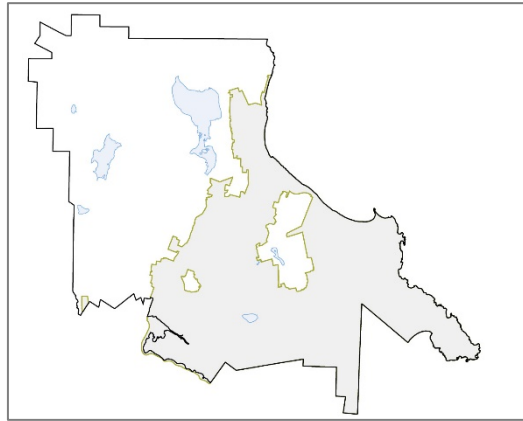


# Restructured Land Use Section

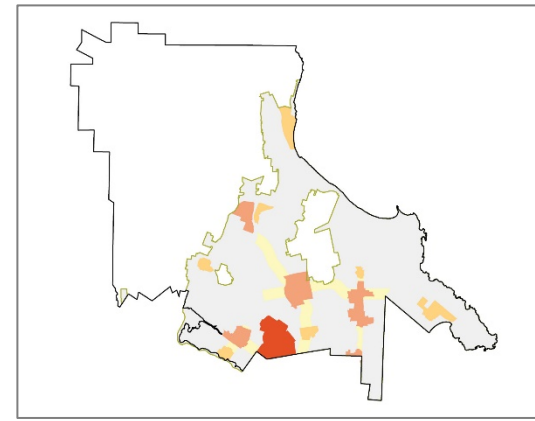


- 2008 > Centres + Villages
- Move to Primary Growth Areas
  - Corridors to connect areas
  - Integrate with transit
  - Clarify boundaries at the parcel-level
- Strengthen policy to increase options in Neighbourhoods
- Added “Hubs” to support 15-minute community concept

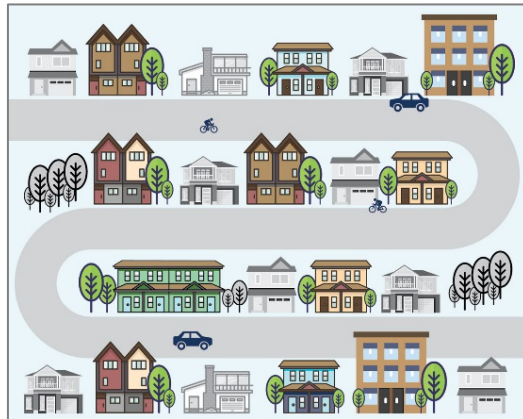
# Four Strategic Land Use Directions



**Maintain the Urban Containment Boundary**



**Accommodate most New Development in Primary Growth Areas**



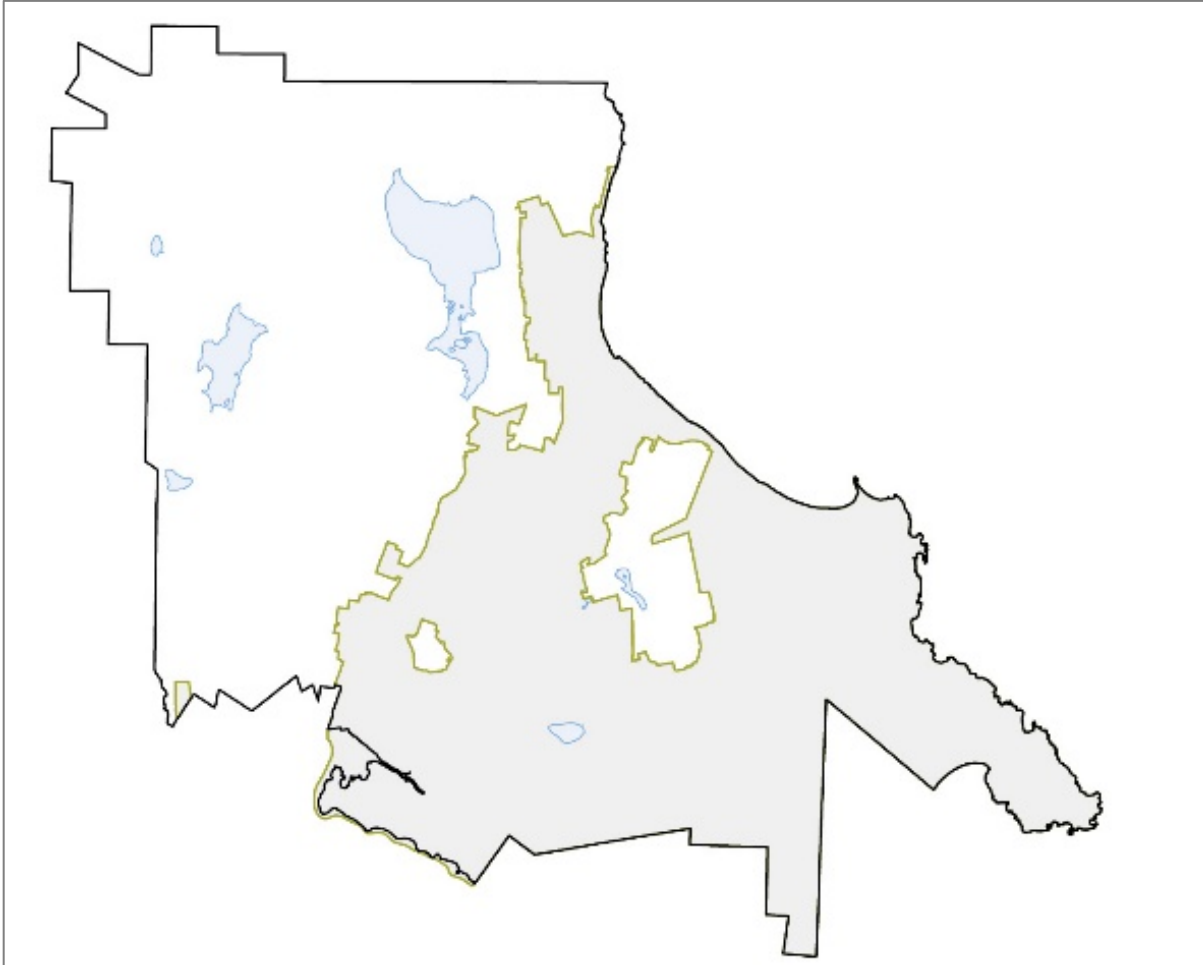
**Expand Housing Diversity in Neighbourhoods**



**Make Saanich a 15-minute Community**

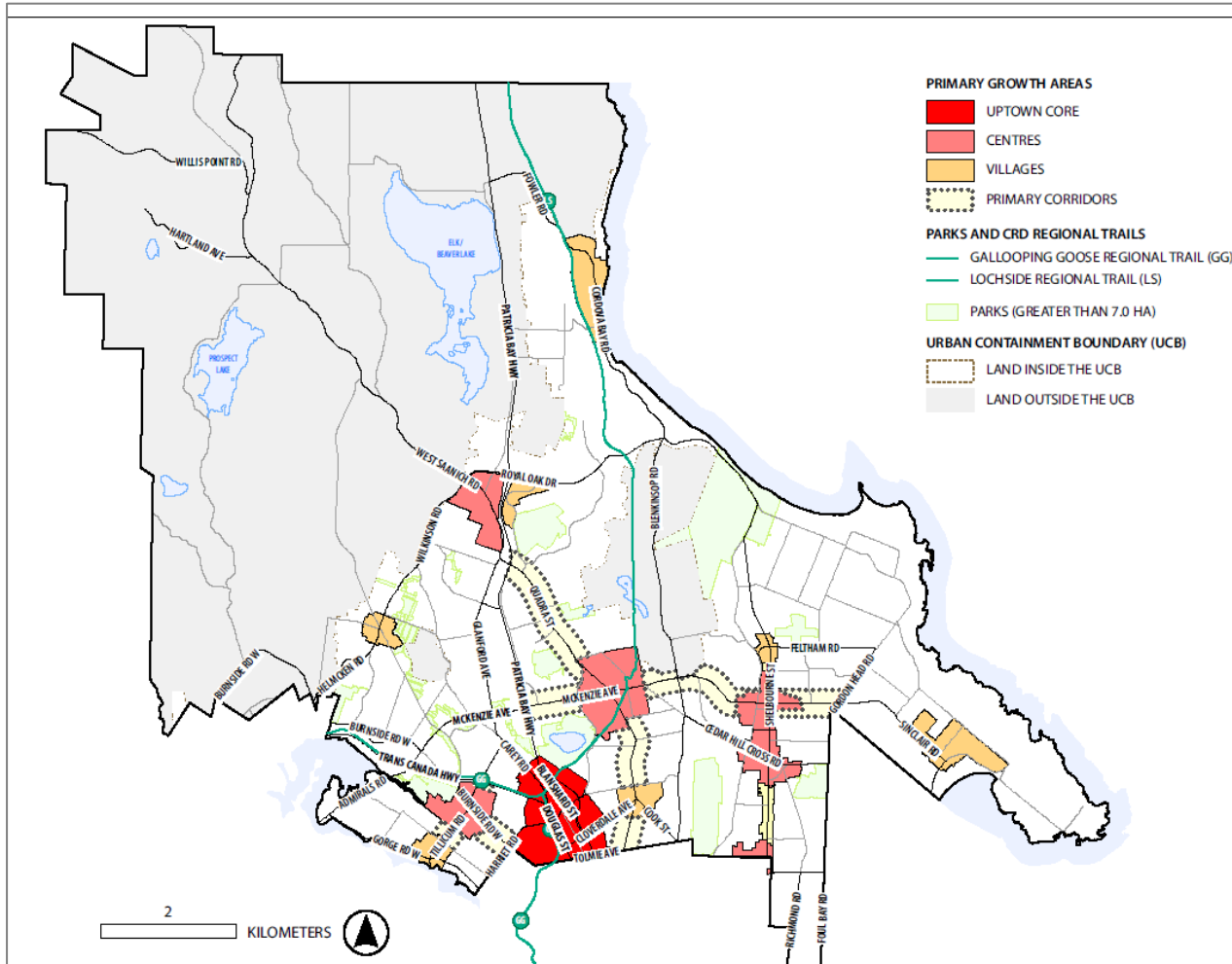
# 1. Maintain the Urban Containment Boundary

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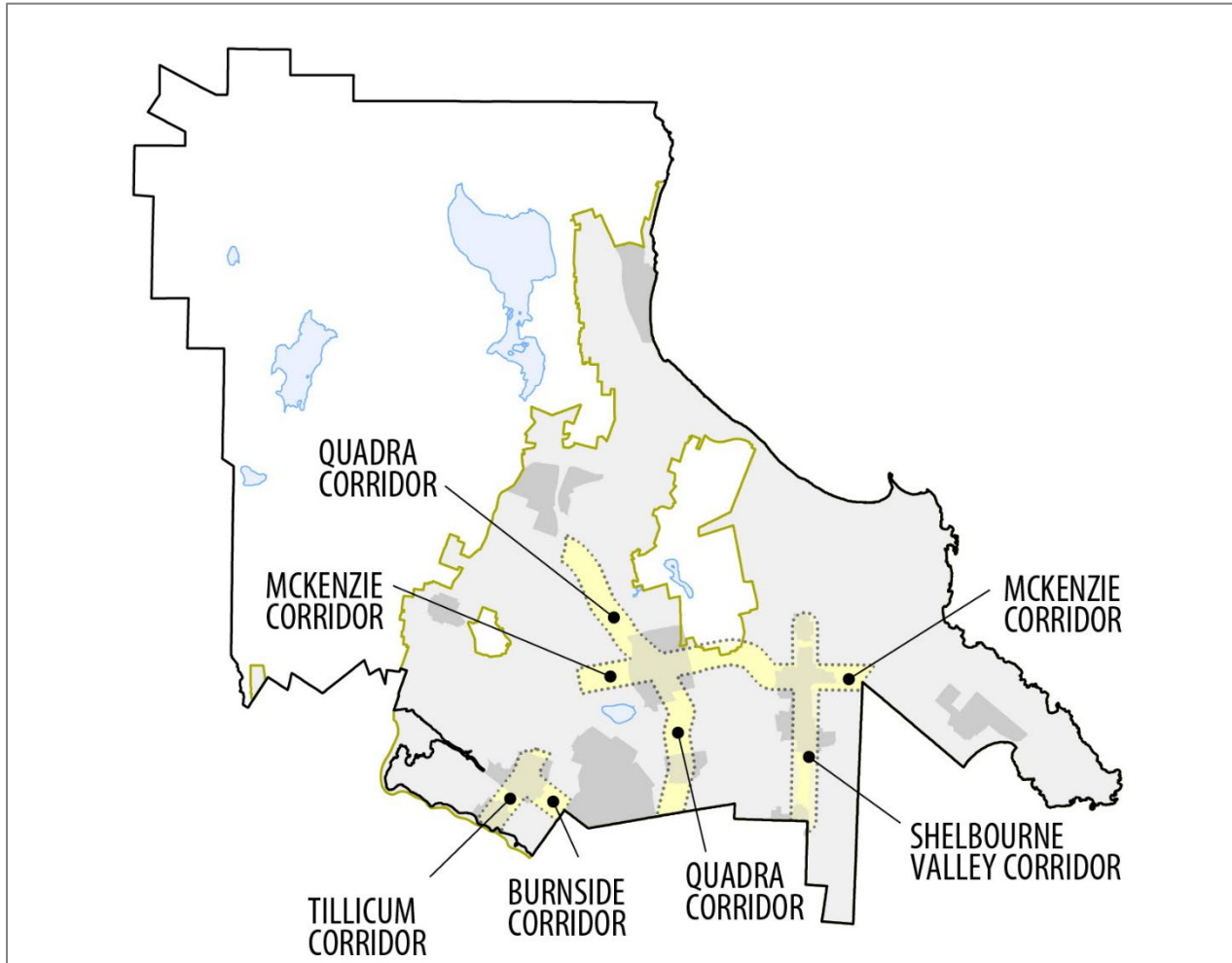
- Retain agricultural land and natural areas
- Reduce urban sprawl
- Support low/no carbon transportation modes
- Encourage efficient use of infrastructure and public investment.

## 2. Accommodate most New Development in Primary Growth Areas



- Plan for majority of new growth
- Create vibrant Centres and Villages supported by transit Corridors
- Expand the range of services, amenities, active transportation connections, higher density housing and employment opportunities.

## 2. Primary Growth Areas - Overview of Corridors



- Residential oriented, supported by limited mixed use
- Linked with sustainable transportation forms
- Primary Corridors mapped conceptually in OCP
- Secondary Corridors to be identified in area planning
- Higher heights considered where Primary Corridors overlap with Centres and Villages

# 3. Expand Housing Diversity in Neighbourhoods



- Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs
- Provide housing opportunities for all stages of life
- Include a mix of ground-oriented and low-rise houseplexes, apartments, and townhouses offering different tenure types and affordability levels

# 4. Make Saanich a 15-Minute Community

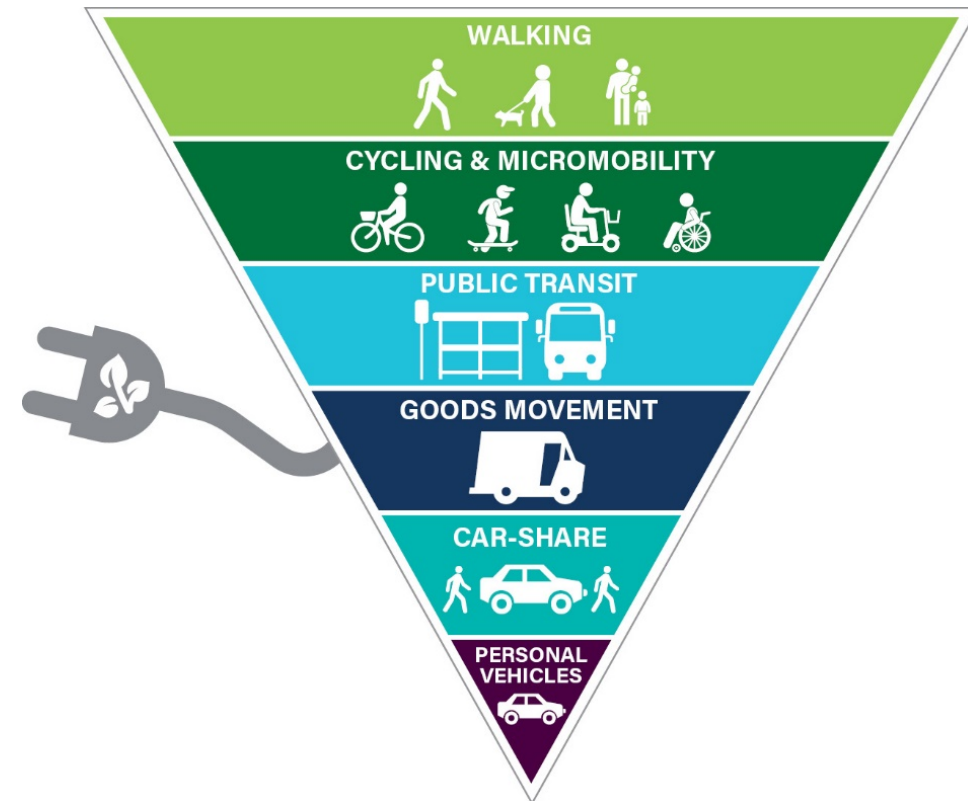


- Evolving “Complete Communities”
- Build on the existing network of Centres and Villages to make Saanich a walkable 15-minute community
- All households within the UCB are within a 15-minute (or 1.2km) walk of key amenities to support daily living
- Long-term planning will guide land use changes where gaps exist to better meet community needs



# Sustainable Transportation

- Plan reinforces sustainable transportation modes to achieve Climate Plan/ATP targets
- Integrating land use with transportation
- Prioritizing walking, cycling, and public transit infrastructure as well as goods movement
- Supporting multi-modal connections







# HASC Considerations

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## Strategic OCP Update



# Housing Section

- Major re-write that incorporated the Housing Strategy and supports future work
- All components in one place
- Strong language re: housing gap and links to the Housing Needs Report





# Housing Objectives

- A. Increase overall housing supply to meet Saanich's needs.
- B. Increase the supply of affordable and supportive housing.
- C. Expand the diversity of housing choice in terms of type, tenure, and price.
- D. Protect existing and increase new rental housing supply.
- E. Strengthen partnerships to improve housing strategies and outcomes.



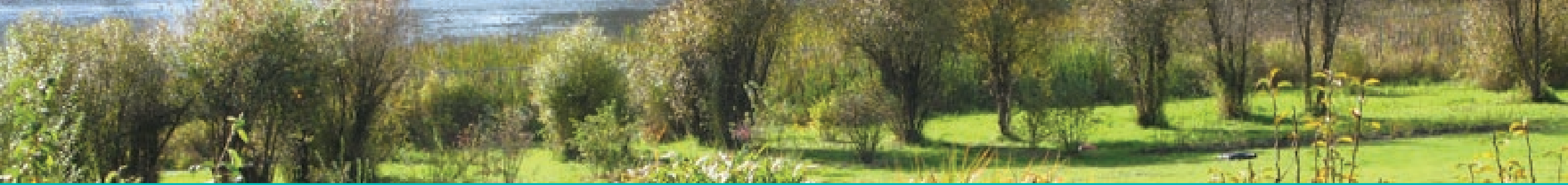
# Section Components

- Housing Supply
- Rental Housing
- Affordable and Supportive Housing
- Housing Diversity
- Partnerships and Strategies
- Source materials include:
  - Housing Strategy, Housing Needs Report, Regional Housing Affordability Strategy



# Relevant Concurrent Work

- Neighbourhood Homes
- Housing Needs Report Update
- Housing Strategy Implementation – Top 12
- Anticipating that OCP housekeeping amendment may be needed to reflect future updated data and/or Council direction on Housing



# Next Steps & Discussion

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## Strategic OCP Update



# We Want Your Feedback!

- Info video – [saanich.ca/ocp](https://saanich.ca/ocp)
- General public
  - Webinars/Q&A – May 30, June 7 - Posted on website
  - Open Houses – June 6, June 17 + online display boards
  - Digital Workshops – June 13, June 15
  - **Survey – Open until June 30**
- Targeted workshops
- Council Advisory Committees
- Formal stakeholder referrals/meetings, First Nations outreach



# Discussion / Feedback

- Discussion questions
  - Do the proposed objectives generally capture the key elements for housing?
  - Any gaps, concerns, or questions?
- Options for Feedback
  - Committee can provide feedback on document or if they wish, make a motion of support for the Draft Plan
  - Members can participate as an individual at events





# Thank-you!

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