

AGENDA

HOUSING AFFORDABILITY STANDING COMMITTEE Friday, May 12, 2023 1:30 to 3:30 p.m. COMMITTEE ROOM 1

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. Greater Victoria Rent Bank**
 - For Committee consideration and recommendation to Council.
- 2. Terms of Reference for the Neighbourhood Homes Project**
 - For Committee information.
- 3. Rapid Deployment of Non-Market Housing**
 - For Committee information.

*** ADJOURNMENT ***



Community Social Planning Council



About the Community Council



Housing Affordability



Economic Justice



Community Innovation



Climate Equity



Regional Housing and Prosperity (RHAP)

This project builds on the existing base of housing needs reports, recovery and prosperity strategies and indexes to bring the focus onto housing poverty and to affordability.

- Supports economic development
- Community of practice around municipal action for housing affordability.
- Profile local challenges around housing poverty and housing affordability solutions.



How we are Making a Difference

Lead and Host: City of Colwood
Municipal partners Phase 1: Victoria,
Saanich Phase 2 Additions: Esquimalt,
Langford, Oak Bay



Increasing Community engagement with municipal, business, community partners & members



Compiling local policy practices & shared learnings.



Sharing local & global best practices



Profiling housing poverty & vulnerability

We are moving to phase 2



Greater Victoria Coordinated ID Services



Identification is necessary to access vital services and supports such as housing, health care, income security and other social services.

- Client - based
- Pro- active
- Respectful ID services
- In partnership with local community organizations
- Serve both indigenous and non indigenous clients



Identification is **necessary** to access vital services and supports such as housing, health care, income security and other social services.

How we are Making a Difference

More than
750
Successful ID Cases

28
Partner
organizations and
clinic hosts

148
ID Cases submitted
to government
agencies

115
Open ID Cases
currently being
worked on



In budget sustaining funding is needed to continue ID Service operations



Low Income Transit Assistance (LITA)

Improving access to affordable transportation, the program helps share prosperity and build a healthy, caring and inclusive economy. Used for health/medical/counselling, basic needs, children/family and employment related issues.

- 70 partner agencies
- 2000 adult, and senior/youth monthly passes per year
- 215,000 individual tickets per year



Climate Equity

Working at the space where climate action and social equity meet, our climate work seeks solutions that ensure everyone has the opportunity to participate in climate action and to protect themselves and the planet we all share.

- Heat Vulnerability infographic
- Low Income Transit Assistance
- Saanich E-bike Equity
- CRD Gendered Trail Use
- BC Carbon Pricing Review





Greater Victoria Rent Bank

Short term financial assistance to households at risk of eviction for reasons such as non-payment of rent or essential utilities (max \$3000 per household).

- Interest-free, low-fee loans
- Advocacy and referral services
- Support in a time of crisis



How we are Making a Difference

600 people were given loans while over 4,400 individuals received service navigation, housing stability, and landlord liaison by a trained social work team.



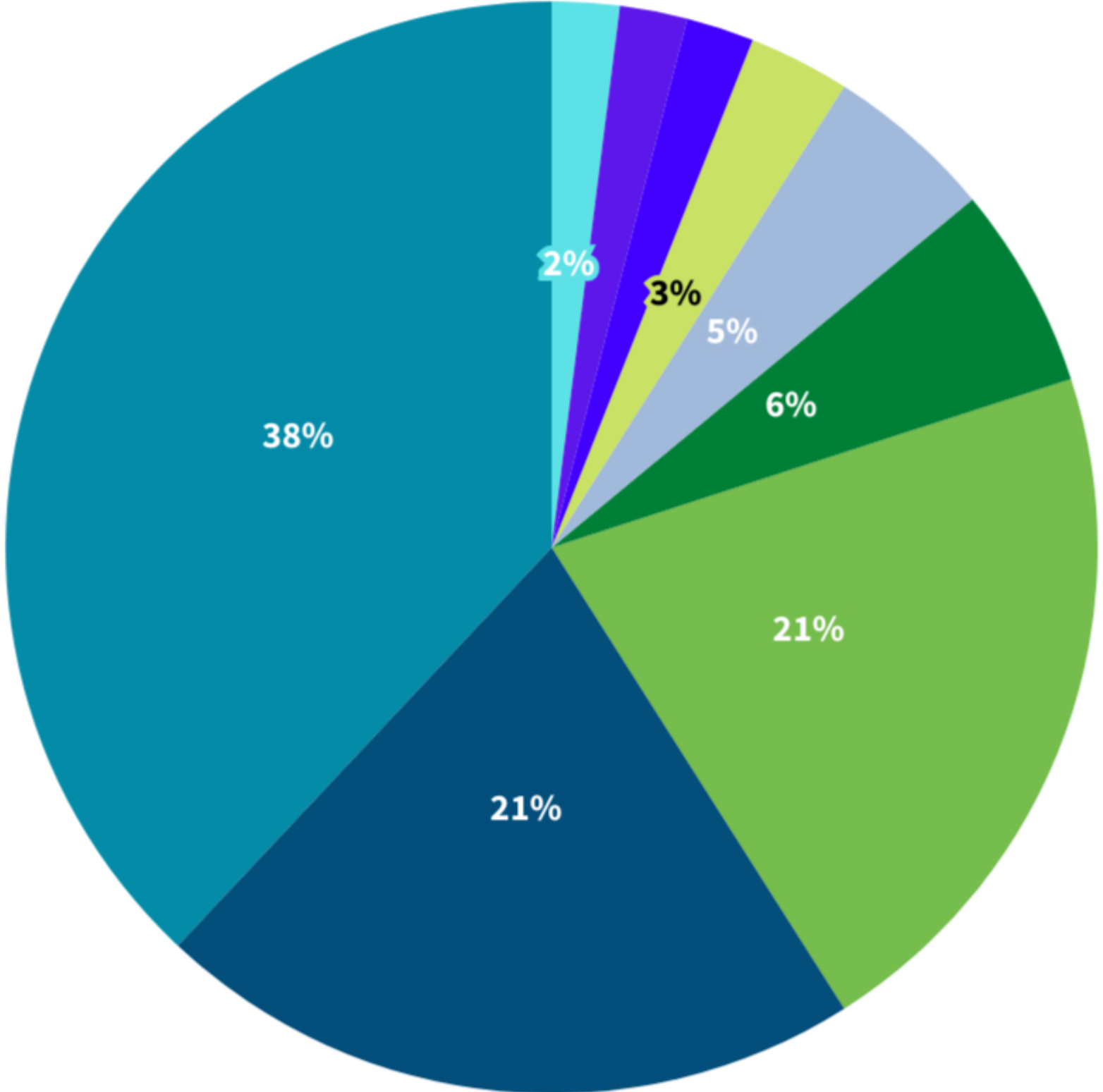
COMMUNITY SOCIAL PLANNING COUNCIL
Insights · Dialogue · Solutions

On average, applicants were spending over 60% of their income on rent and basic utilities



Which Municipalities Accessed The Rent Bank?

Victoria Saanich Langford North Saanich Colwood Oak Bay Sooke
Sidney Salt Spring





Facebook: [@CommunitySocialPlanningCouncilVictoria](#)

LinkedIn: [Community Social Planning Council of Greater Victoria](#)

Twitter: [@CSPC Victoria](#)

Instagram: [@cspcvictoria](#)



Community Social Planning Council
Insights • Dialogue • Solutions

Neighbourhood Homes Terms of Reference

May 12, 2023

Housing Affordability Standing Committee

Carley Friesen, Senior Planner - Housing

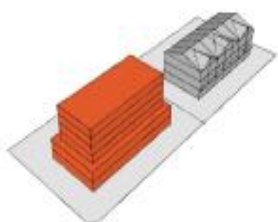
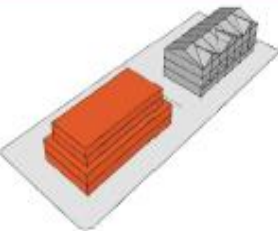
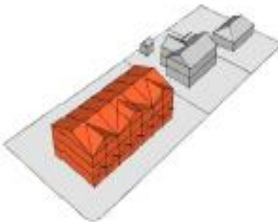
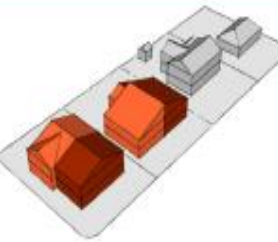


Context

- Saanich Housing Needs identify significant need for family units and senior's looking to downsize
- There is policy support for infill housing
- There are significant plan and regulatory barriers to constructing infill housing



Infill Housing



- Increase the number of units allowed on a single detached lot
- Typically ground-oriented housing forms

- Provincial legislation in fall 2023 to allow 3-4 units per lot
- Victoria – pre-zoned to allow 6 to 12 units
- Kelowna – pre-zoned to allow up to 4 units
- Coquitlam – pre-zoned infill and multiplex residential
- Saanich – pre-zoned for garden suites, and delegated DP

Neighbourhood Homes Study

Study Objectives

- Assess the opportunities and trade-offs for infill housing
- Examine zoning options, regulations, and pre-zoning
- Review approval process options
- Integrate existing infill policies and design guidelines
- Align with Provincial legislation
- Address considerations/additional outcomes



Scope

Phase 1: Opportunities and goals

- Guiding principles, typology and lot review, municipal servicing study
- Engagement #1
 - To seek input on the opportunities, and develop the guiding principles for the study



Phase 2: Design and Development

- Draft site analysis, draft regulations, testing
- Engagement #2
 - To generate ideas for good infill design, including the trade-offs



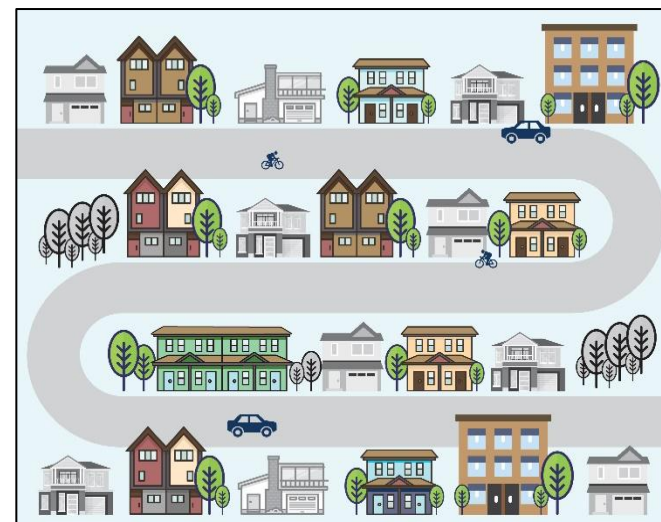
Scope

Phase 3: Refinement

- Final site analysis/schematic designs, refined zoning & regulations, uptake projections
- Engagement #3
 - To refine ideas and generate solutions to outstanding concerns
 - To identify any outstanding barriers to implementation

Phase 4: Finalization and Implementation

- Bylaw amendments, approval process amendments
- Public Hearing



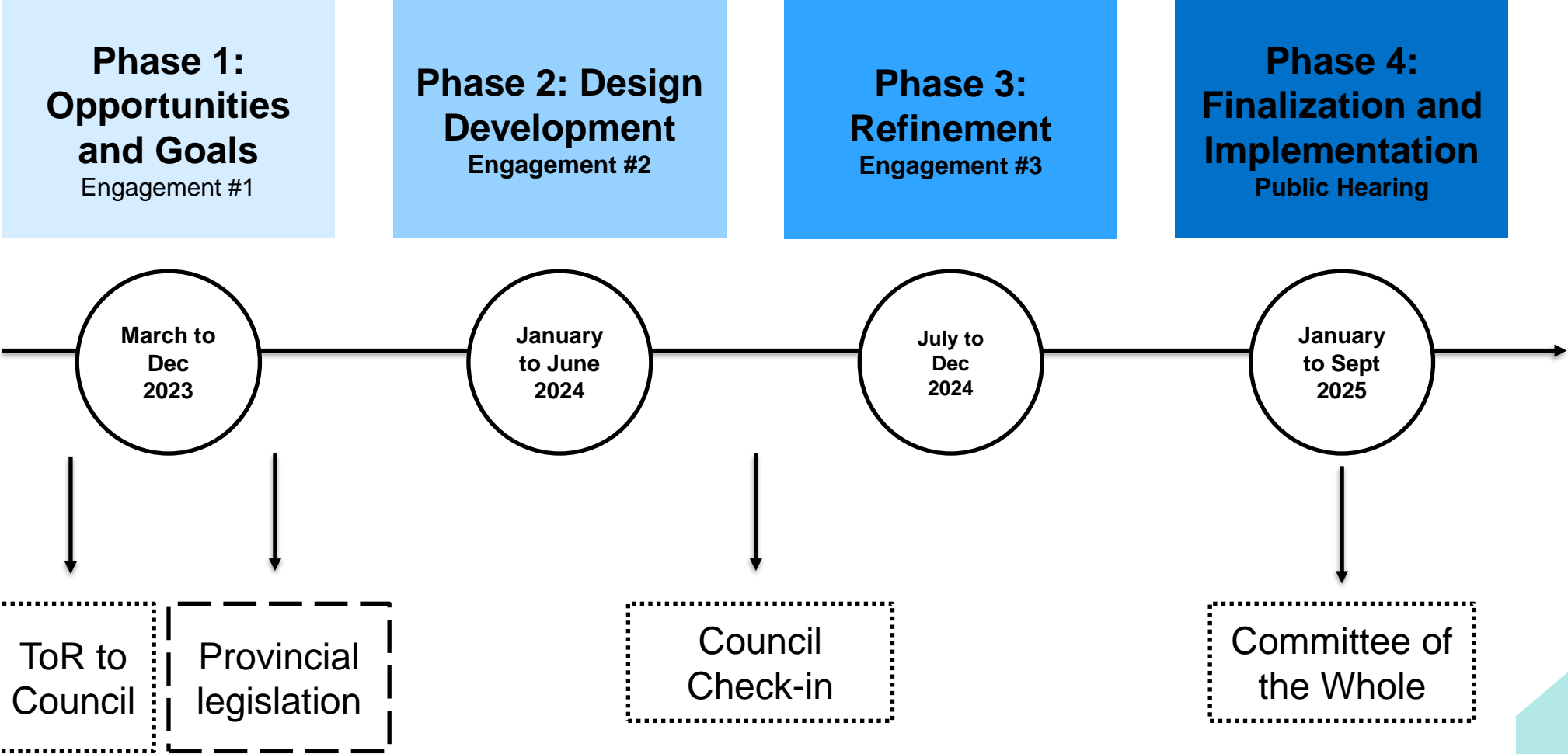
Engagement

Two main objectives:

- Involve current and future residents in considering infill form, design and trade-offs
 - Ensure resulting policies are feasible and ready to implement
-
- Engagement tools will include community open houses, stakeholder focus groups, design workshops, and online surveys
 - Three rounds of public and stakeholder engagement



Timeline



Relationship to other initiatives

- Official Community Plan
 - Housing Strategy
 - Housing Needs Report
 - Land Capacity Analysis
 - Climate Plan
-
- Active Transportation Plan
 - CCV plans/LAPs
 - Development permit area guidelines
 - Garden Suites regulations



Budget

Saanich Housing Strategy – Approved Funding - \$242,500

The budget is anticipated to be allocated as follows:

Technical studies	\$52,000
Site analysis/schematic designs	\$55,000
Regulatory amendments	\$30,000
Engagement and communications	\$85,000
Contingency	\$20,500

Summary

- build on existing infill policy in Saanich
- engage residents and stakeholders in determining the benefits and trade-offs for infill housing design
- propose a policy and regulatory framework to reduce barriers to increase the supply of ground-oriented housing types

Carley Friesen, Senior Planner
Carley.Friesen@saanich.ca

Rapid Deployment of Non-Market Housing



HSAC May 12, 2023

**Pam Hartling
Housing Planning and Policy Manager**

Key Issue

- One of the biggest hurdles for non-market housing providers is the rezoning process
 - Timelines are long, adding cost and risk
 - Adds to financing / funding challenges
 - Losses to affordability
- eliminate the rezoning process



Background

- Council motion April 25, 2022:
 - “That Council direct staff to examine the Rapid Deployment of Affordable Housing plan in the City of Victoria and bring recommendations that would see Saanich make the necessary amendments to achieve the expedited application timeline for not-for-profit, government and co-op housing agencies with the same requirements as established in Victoria”
- Action 1.2 A of Housing Strategy
 - Consider pre-zoning to facilitate NM housing

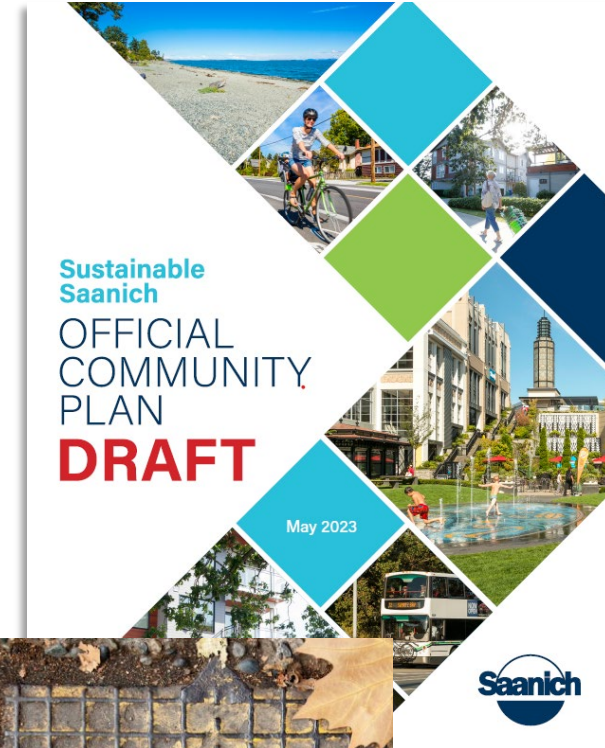
Purpose

- Provide an overview of the City of Victoria's Rapid Deployment Program for non-market and co-op housing
- Identify how Saanich aligns with Victoria's approach
- Provide alternatives for action
- Seek direction from Council on next steps



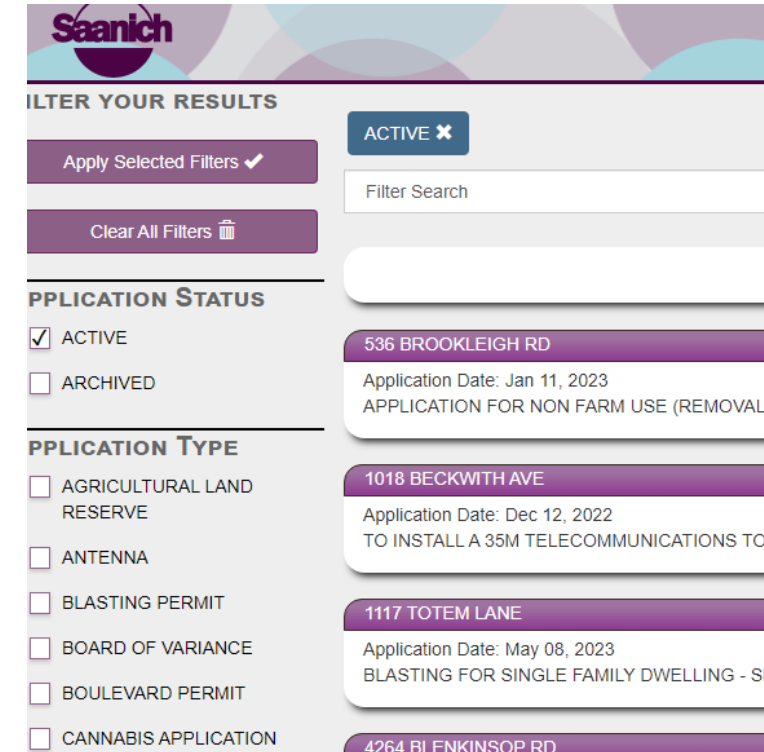
Saanich's Existing Supports

- OCP and Strategic Plan policies
- Staff prioritization
- 50% DCC reduction
- CAC exemption
- Parking variances
- Permissive tax exemptions (supportive housing)
- Housing Fund grants
- CRD Housing Trust Fund grants



In the works...

- Reaching out to the sector
- Permissive tax exemptions for affordable housing
- Examining other fees/costs
- Considering process time savings



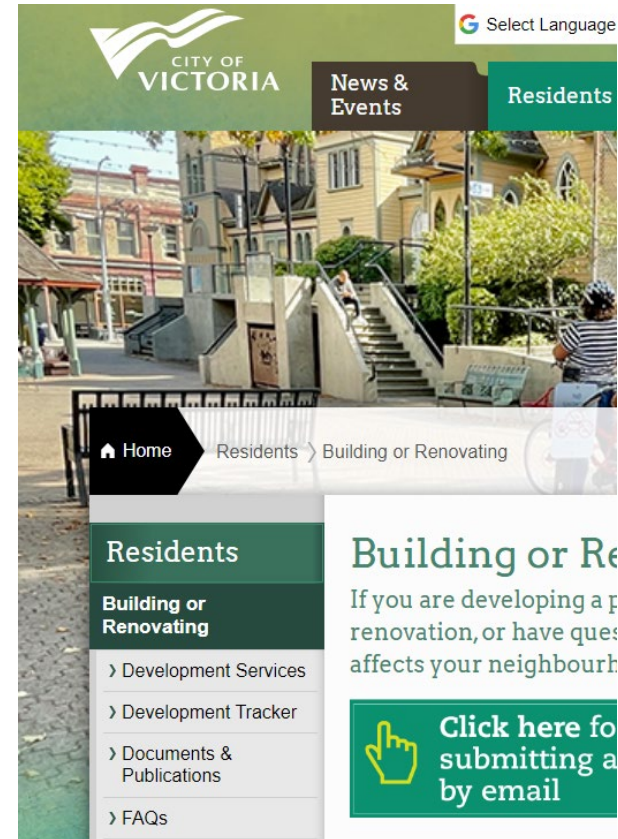
The screenshot shows the Saanich website's application filter interface. At the top left is the Saanich logo. Below it is the heading "FILTER YOUR RESULTS". There are two buttons: "Apply Selected Filters" with a checkmark icon and "Clear All Filters" with a trash can icon. To the right of these buttons is a filter selection area with a blue "ACTIVE" button and a search box labeled "Filter Search". Below the filter area are three application cards. Each card has a purple header with the address, followed by the application date and a brief description of the application type.

Application Status	Application Type
<input checked="" type="checkbox"/> ACTIVE	<input type="checkbox"/> AGRICULTURAL LAND RESERVE
<input type="checkbox"/> ARCHIVED	<input type="checkbox"/> ANTENNA
	<input type="checkbox"/> BLASTING PERMIT
	<input type="checkbox"/> BOARD OF VARIANCE
	<input type="checkbox"/> BOULEVARD PERMIT
	<input type="checkbox"/> CANNABIS APPLICATION

Address	Application Date	Description
536 BROOKLEIGH RD	Jan 11, 2023	APPLICATION FOR NON FARM USE (REMOVAL)
1018 BECKWITH AVE	Dec 12, 2022	TO INSTALL A 35M TELECOMMUNICATIONS TO
1117 TOTEM LANE	May 08, 2023	BLASTING FOR SINGLE FAMILY DWELLING - S
4264 BLENKINSOP RD		

City of Victoria approach

1. Eliminate the need for a rezoning by allowing NM housing providers to build to the maximum density permitted in the OCP
2. Eliminate the need for Council approval of the development permit by delegating the authority to staff



1. Eliminating Rezoning

- Changes made to the Zoning Bylaw
- Allows increased density up to the maximum for residential uses identified in the OCP
- Functions as a density bonus
- Qualifying projects must:
 - Meet the definition for “affordable housing development”
 - Be consistent with design guidelines
 - Be a “permitted use” under existing zoning

2. Delegation of DPs

- Must meet relevant design guidelines
- DP approval delegated to staff
- With and without variances

Alignment to Victoria's process...

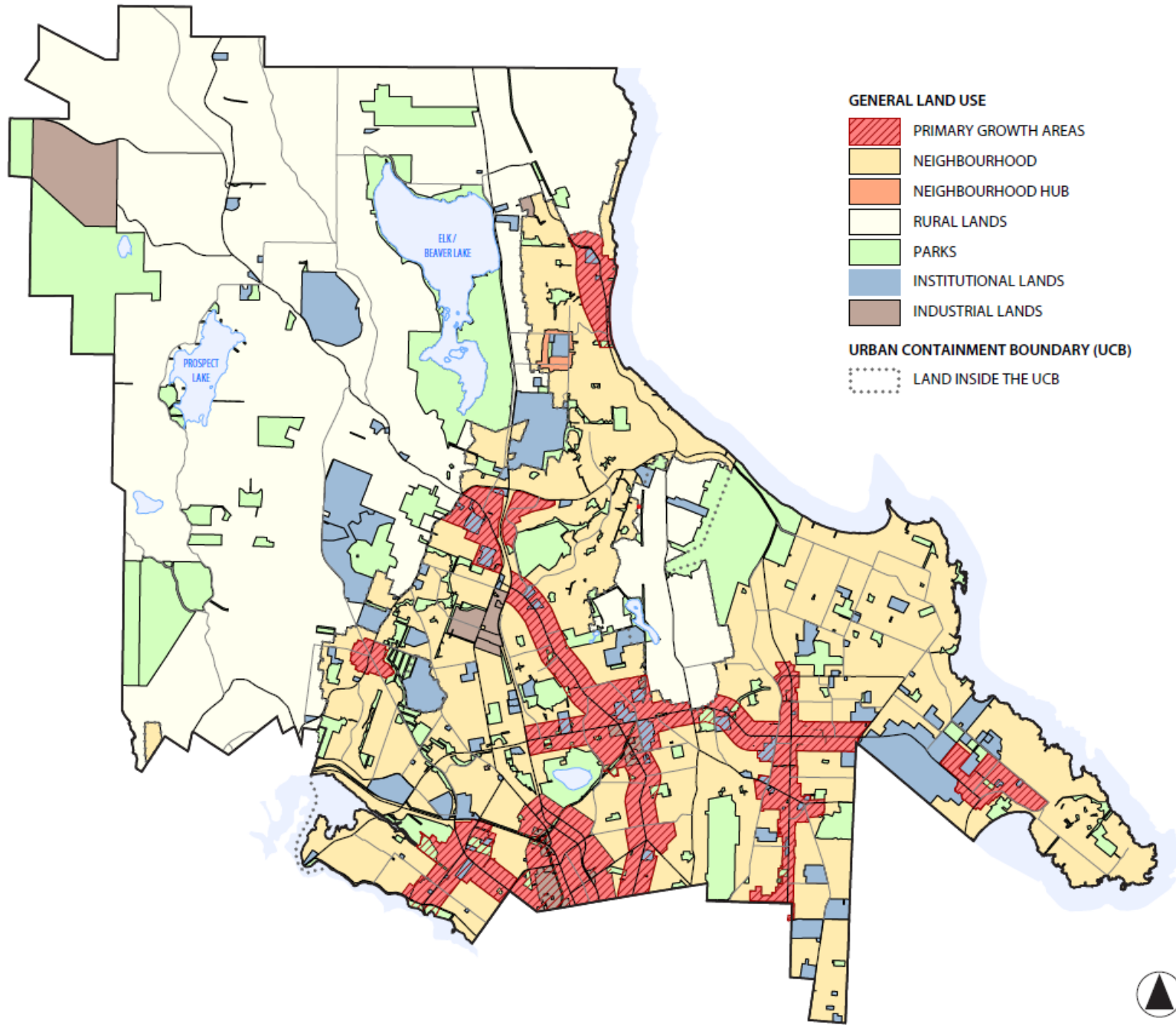
1. Eliminating rezoning process
 - Saanich OCP does not include maximum densities
 - District-wide planning still in progress
 - Victoria's approach missing many projects
2. Delegating development permit approval
 - can be accomplished (e.g., garden suites)
 - requires bylaw amendments
 - Saanich's design guidelines update in progress (Q3)



Options for Moving Forward

Seek Council direction:

1. Draft Zoning Bylaw changes to permit **NM housing providers** to build to upper limit in OCP (pre-zone):
 - a) **within primary growth areas (PGAs); OR**
 - b) **within PGAs and Neighbourhood areas; OR**
 - c) **other option?**
 - maximum densities (FSR) would likely need to be developed



Options for Moving Forward

2. Look at other ways (other than pre-zoning) to reduce development approvals timelines such as dedicated staff
3. Draft necessary bylaw changes to delegate DP approval for NM housing projects to staff (with pre-zoning)

Report will include process:

- Legal review
- Internal engagement (staff)
- Engagement (stakeholders, Council committees, etc.)
- Draft bylaws

Feedback and Discussion

