

**MINUTES
PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE**

Held at Saanich Municipal Hall, Committee Room #2

FEBRUARY 12, 2015

Present: Chair: Councillor Haynes

Members: Bill Mumford, Suzanne Bartel, Blair Echlin, June Klassen, Travis Lee, John Schmuck

Staff: Elizabeth van den Hengel, Committee Clerk

Guests: Henry Kamphof, CRD Secretariat; Jim Bennett, Former Government Relations Coordinator at the Victoria Real Estate Board and Founding Chair of the CRD Housing Action Team

Absent: Jeremy Krogh, Andrea Mercer

MINUTES

MOVED by J. Schmuck and seconded by B. Mumford, "That the minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held January 8, 2015 be adopted as circulated."

CARRIED

CRD HOUSING PRESENTATIONS

The Chair introduced Mr. Jim Bennett and Mr. Henry Kamphof. Both Mr. Kamphof and Mr. Bennett have been involved with the recently announced Rosalie Village project. Mr. Kamphof was joined by Mr. Bennett as a volunteer at the Victoria Real Estate Board in 2005 and then later with the CRD Housing Action Team to help promote affordable housing. Mr. Kamphof and Mr. Bennett provided the committee with an overview of affordable housing in Saanich. The following was noted:

- Current process is favourable to non-profits building non-market housing.
- The private sector could deliver non-market housing given the proper incentives.
- Working more closely with landlords to create more non-market housing.
- More non-market housing can be developed by municipalities being proactive.
- Determination of what the housing needs within the community are (sector of seniors, student, and mental health) is necessary. Council should be encouraged to investigate what the specific housing needs are within the municipality.

- Saanich has significant affordability issues to households under a median income of \$68,393 (2011) and \$41,000 for rental households.
- Core housing needs to be increased significantly with emphasis on seniors and singles.
- Rental housing production was severely curtailed after the 1970's.
- Currently private housing industry can only focus on the top 20% of household incomes.
- Regional Housing Affordability Strategy was adopted in 2007.
- Secondary suites approved in 11 of the 13 municipalities.
- Attitudes towards secondary suits has changed dramatically in neighbourhoods and within municipalities.
- Saanich has more unused bedrooms than used bedrooms.
- Secondary suites have a positive impact to homeownership achievement, better use of municipal services, extended family/senior partnerships and improved housing utilization and has revitalized older neighbourhoods where empty nesters prevail.
- Regional Housing Trust Fund was created in March 2005.
 - Began with 6 municipalities in 2005 and currently 11 of the 13 municipalities participate.
 - Original funding leverage target was 5 to 1 and the actual achieved is 15 to 1.
 - Currently annual requisition target is approximately \$940,000 with full participation this would reach \$1 million.
 - Private sector funding approaches government funding.
 - To date approximately 700 units have been created, through the provision of \$8.7 million in grants creating over \$135 million in additional community affordable housing assets.
- Affordable housing is identified as one of the Regional Sustainability Strategy priorities.
- Densification and development of housing within villages on major transportation routes will be pursued.
- Expansion of the Regional Housing Trust Fund to take advantage of senior levels of government, community and private sector funding.
- Completion of Regional Housing affordability Strategy, Regional Housing Data Book and Housing Gap Analysis.
- Creating policies that will facilitate residents to be able to live closer to where they work.
- Improving secondary suite and other policies to facilitate higher performance use of present housing stock, homeownership, condominium and rental.
- Establishment of inclusive housing policies as a cornerstone for creating sustainable healthy and affordable housing in all community areas.
- Regional housing trust fund was created in March 2014.
- Secondary suites have a more positive impact to homeownership achievement.

Committee discussion occurred and the following was noted:

- Market is naturally assisting with non-market housing, creation of rental units that will in the future be converted to condominiums.
- Effort to allow residential space to be built above commercial space. Municipalities need to push for residential units in shopping mall parking lots
- Impediments to affordability from the local government level need to be address, for example parking bylaws.
- Approval time needs to be shortened as developers are concerned with the timeliness of the development approval process.
- The “California” model could be explored for some of the larger future developments.

COMMITTEE REVIEW OF THE JANUARY MEETING INVENTORY

The Chair facilitated a discussion of the meeting inventory that was generated from the January 8, 2015 PTED Advisory Committee meeting. S. Bartel provided the committee with a review of the work done by the Greater Victoria Development Agency (GVDA) and the following was noted:

- The Greater Victoria region supports 19,000 businesses, and is the second slowest growing metropolitan city in 2013.
- The GVDA has provided regional economic development services for the past 8 years.
- The GVDA is requesting a funding increase for 2015 from Saanich. GVDA operational funding partners (2014):
 - City of Victoria - \$50,000
 - Greater Victoria Chamber of Commerce - \$50,000
 - Saanich - \$30,000
 - University of Victoria - \$10,000
- The per capita average investment made by Canadian cities into economic development is \$5.50. The GVDA service are per capita investment is \$0.40.
- The GVDA Board consists of 23 organizations, institutions and private-sector individuals. There are two GVDA staff.
- Saanich has provided \$30,000 in annually to the GVDA since 2012.
- Leveraged impact of Saanich’s \$1.00 investment results in \$3.30 raised from other governments
- Estimated value of direct investment, which does not include induced economic impact, is \$3,385,000. New jobs linked to these investments is 29.
- Value of Saanich based company retention is \$151,800,000 in revenue.

- Return of Saanich's investment is 40:1. For every \$1.00 Saanich has invested into economic development over the last 3 years, Saanich has garnered \$40.00 in direct value.

Committee discussion occurred however overall consensus was not met.

MOTION: Moved by J. Schmuck and seconded by S. Bartel: "That the Planning, Transportation and Economic Development Advisory Committee recommends that Council consider matching the contribution given by the City of Victoria to the Greater Victoria Development Agency."

CARRIED

J. Klassen and B. Echlin OPPOSED

ADJOURNMENT

The meeting adjourned at 6:20 pm

NEXT MEETING

The next meeting is scheduled for March 12, 2015.

Chair

I hereby certify these minutes are accurate.

Committee Secretary