



AGENDA

For the Council Meeting to be Held
At the Saanich Municipal Hall,
770 Vernon Avenue
MONDAY, AUGUST 22, 2016.

I 6:00 P.M., COMMITTEE ROOM NO. 2

Motion to close the meeting to the public in accordance with Section 90 (1) (e), (i) and 90 (2) (b) of the *Community Charter*.

II 7:30 P.M., COUNCIL CHAMBERS

A. ADOPTION OF MINUTES

1. Council meeting held August 15, 2016

B. PUBLIC INPUT (ON BUSINESS ITEMS C & D)

C. RECOMMENDATIONS FROM COMMITTEES

1. **COMMUNITY TASK FORCE ON HOUSING AFFORDABILITY AND HOMELESSNESS**
P. 3 Recommendation from the June 22, 2016 Healthy Saanich Advisory Committee meeting that Council establish a Community Task Force on homelessness and affordable housing by November 2016, with a mandate to develop and oversee a strategy to address these issues.

2. **SOCIAL PLANNER POSITION**
P. 14 Recommendation from the June 22, 2016 Healthy Saanich Advisory Committee meeting that Council fund the creation of a Social Planner position to work with the issue of homelessness and housing affordability in the 2017 fiscal year.

D. REPORTS FROM MEMBERS OF COUNCIL

1. **OPTIONS FOR DETACHED SECONDARY SUITES IN SAANICH**
P. 17 Report from Councillors Haynes and Wergeland dated August 17, 2016 recommending that Council request staff to build upon the existing survey from 2014 and move forward on developing strategies for Council to consider on options for detached secondary suites in Saanich.

2. **IMPACT OF THE "MCKENZIE" INTERCHANGE ON CUTHBERT HOLMES PARK**
P. 18 Report from Councillor Derman dated August 17, 2016 recommending that Council send a new letter to the Ministry of Transportation and Infrastructure incorporating the points outlined in the report.

* * * Adjournment * * *

AGENDA

For the Committee of the Whole Meeting

**** IMMEDIATELY FOLLOWING****

The Council Meeting in the Council Chambers

- P. 20** 1. **1516 MOUNT DOUGLAS CROSS ROAD – DEVELOPMENT VARIANCE PERMIT**
Report of the Director of Planning dated August 5, 2016 recommending that Council approve Development Variance Permit DVP00372 for a 16 lot subdivision. Variances are requested for the front setback for proposed Strata Lots 5 and 9 and the rear setback for proposed Strata Lot 5 and proposed Lot B.

- P. 33** 2. **4481 INTERURBAN ROAD – DEVELOPMENT PERMIT AMENDMENT**
Report of the Director of Planning dated August 8, 2016 recommending that Council approve Development Permit Amendment DPA00864 for the Centre for Trades Education and Innovation (CETI) building to vary the allowable building height by 0.23 m.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS



LEGISLATIVE SERVICES

Memo

To: Donna Dupas, Legislative Manager **File:** 1420-30

From: Elizabeth van den Hengel, Committee Clerk

Date: August 9, 2016

Subject: COMMUNITY TASK FORCE ON HOUSING AFFORDABILITY AND HOMELESSNESS

Mayor
Councillors
Administrator

Council
Administration
Media

At the June 22, 2016 Healthy Saanich Advisory Committee meeting the Committee heard a presentation on homelessness in Saanich. A discussion occurred and Committee members resolved as follows:

“That the Healthy Saanich Advisory Committee recommends Council establish a Community Task Force on homelessness and affordable housing by November 2016, with a mandate to develop and oversee a strategy to address these issues.”

An excerpt from the minutes and background information are attached for your information.

for: 
Elizabeth van den Hengel
Committee Clerk

/evdh

e-copy: Mayor Atwell
Paul Thorkelsson, CAO
Director of Finance
Director of Planning
Councillor Plant, Chair

Attachments (3)

POST TO	<i>Committees</i>	POSTED
COPY TO	_____	
INFORMATION	<input type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR	_____	
ACKNOWLEDGED	_____	

RECEIVED

AUG 09 2016

LEGISLATIVE DIVISION
DISTRICT OF SAANICH

CM
C.1

HOMELESSNESS IN SAANICH

The President of Gorge Tillicum Community Association along with Dr. Trevor Hancock presented the Committee with an overview of homelessness in Saanich and the highlights are noted:

- It is challenging to get an accurate picture of homelessness in Saanich.
- The CRD-wide annual 'one-night' counts from 2011 through 2014 (facilities only) have reported aggregate data rather than results reported by municipality.
- Researchers caution that facility counts underrepresent certain homeless populations.
- Saanich and other CRD municipalities often have homeless citizens camping in greenspaces.
- Housing is a right under Article 25 of the Universal Declaration of Human Rights.
- Homelessness is seldom a choice. Most often people end up becoming homeless for a variety of reasons including; poverty, unemployment, low-wage employment, mental health, disability and addiction issues.
- Saanich has a responsibility to support those who are homeless within the municipality.
- Saanich has laid out targets within the Strategic Plan, which includes as part of its Vision of Social Well-Being, that "Housing, public services and amenities are affordable, accessible and inclusive". As a municipality we should be actively pursuing these goals.
- Currently the police are the front line workers with the homeless population in Saanich. Homelessness is not a criminal activity and an alternative liaison with the vulnerable community should be considered.
- The GTCA recommends the following:
 - Strategies be developed to ensure a coordinated, comprehensive community response to homelessness.
 - Increase the supply of safe, decent, affordable, permanent housing, including supported housing.
 - Reduce the risk of homelessness and assist those who are homeless.
 - Build public and political support to end homelessness.
- Planning at Saanich should be done through a social lens.
- At present there does not appear to be a policy in place requiring developers to provide affordable housing units in multifamily residential units.
- The Official Community Plan for Salt Spring Island directs policy for affordable housing.
- Currently in the Saanich OCP there is no language around affordability in any of the policies.
- Creation of a position within the Saanich Planning Department to specifically work on homelessness, affordable housing and poverty reduction in Saanich. This person would conduct environmental scans, gap analysis and have general responsibility for coordinating the action plan's development and implementation
- Fund an outreach/social inclusion worker to engage with people who are homeless or at risk of homelessness in Saanich.

- Establish a Community Task Force on homelessness and housing affordability with a mandate to develop and oversee a strategy to address these issues.

MOTION: Moved by J. Hodgson and seconded by J. Jawanda: “That the Healthy Saanich Advisory Committee recommends Council fund the creation of a Social Planner position to work with the issue of homelessness and housing affordability in the 2017 fiscal year.”

CARRIED UNANIMOUSLY

MOTION: Moved by M. Henderson and seconded by D. Rosenberg: “That the Healthy Saanich Advisory Committee recommends Council establish a Community Task Force on homelessness and affordable housing by November 2016, with a mandate to develop and oversee a strategy to address these issues.”

CARRIED UNANIMOUSLY

DRAFT

Taking Action on Homelessness in Saanich

Discussion paper for Gorge Tillicum Community Association

The rationale for an action plan

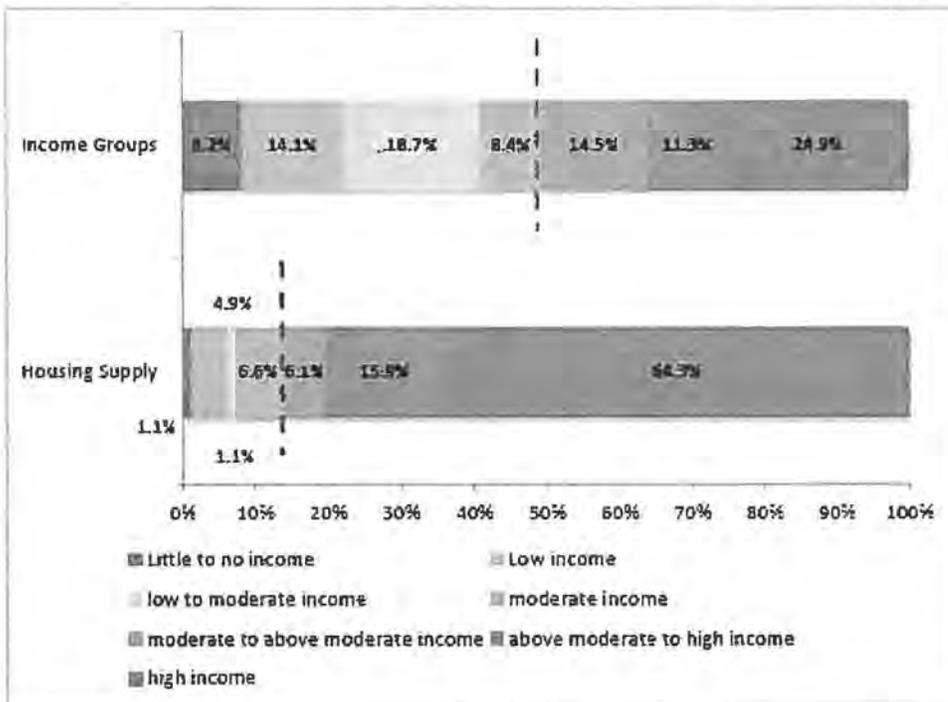
The Canadian Homelessness Research Network defines four types of homelessness: unsheltered, emergency sheltered, provisionally accommodated, and insecurely housed. People who are **unsheltered** are living outside or in a place not intended for human habitation (e.g., car, abandoned building). Individuals who are **emergency sheltered** are staying in crisis housing such as a homeless shelter or transition house. Those who are **provisionally accommodated** are staying in a temporary situation without their own housing or security of housing (e.g., couch surfing). People who are **insecurely housed** are living in housing that is overcrowded, in disrepair, or otherwise not meeting health and safety standards, or in housing that is economically precarious. In Canada, the Canada Mortgage and Housing Corporation considers housing economically precarious if a household spends more than 30% of its gross income on shelter costs.

Data on homelessness specific to Saanich is very limited. We know however from data pertaining to the Capital Regional District (CRD) as a whole and income and housing data specific to each municipality in the CRD that there is reason to be concerned about homelessness and affordable housing in Saanich.

Homelessness and affordable housing in the CRD

Figure 1 shows the discrepancy between income distribution in the CRD and housing supply in the CRD.⁷ The upper chart shows income groups, with the lower chart showing CRD housing supply by income required to afford shelter. The dashed red line indicates the divide between non-market (left of line) and market housing (right of line). As this figure shows there is an over-supply of high income market ownership housing in the CRD, with an insufficient supply of housing for the 41% of people in the CRD who have little to low-moderate income. Those with the lowest incomes have the fewest options, with 8.2% (13,095) of CRD households having annual incomes < \$14,999 but housing accessible at that income range comprising only 1.1% of housing in the CRD.

Figure 1: Income distribution and housing supply in the CRD⁷



In the lower 'Housing Supply' chart non-market housing is defined as emergency shelters (red), transitional housing (orange), social (rent-geared-to-income) housing (yellow), and below-market-rate rental housing, including units subsidized by rent supplement (green); market housing is classified as market rate rental housing (light blue, includes secondary suites), high market rental/lower cost home ownership (dark blue, includes rental condos and small unit ownership), and market home ownership (purple).

Consistent with the Canadian definitions, homelessness in the CRD includes not only individuals living in emergency shelters or transitional housing (red and orange bars in preceding figure), but also those living in overcrowded or insecure housing or spending more than 30% of gross income on housing (which may occur at any point in the housing spectrum). Homelessness also includes people who are sleeping outside or in a place not intended for human habitation.

Table 1: Homelessness in the CRD

Population	Prevalence (stats specific to CRD unless otherwise noted)
Unsheltered	<ul style="list-style-type: none"> Total number is unknown Ottawa study found 24% of people living on street did not use shelters at all in previous 12 months⁴ (in CRD 24% of shelter users = ~400/year) Some people won't use shelters (unsafe, etc.); some can't use shelters as they are full - in annual "one night" facility count, # turned away up from 35 (2012) to 78 (2014); from 86% of capacity in 2008/9 to 112% of capacity in 2014/15¹¹
Emergency sheltered	<ul style="list-style-type: none"> 4,332 people used emergency shelters 2010-14, ~1700/year¹ (1,725 in 2014)¹¹ Estimated minimum 367-479 shelter users in CRD episodically/persistently homeless and need housing + supports to be able to stay housed⁵
Provisionally accommodated	<ul style="list-style-type: none"> Total number is unknown Metro Vancouver study estimated 9,196 provisionally housed persons at point in time, with 23,543 over 1 year period; projected rate of 3.5 provisionally accommodated individuals for every one person living on the street or in an emergency shelter⁶ (which in CRD > 6,000/year)
Insecurely housed	<ul style="list-style-type: none"> In 2011, 48,863 (31%) of CRD households in insecure housing, up from 13% in 2006, with renters twice more likely to be at risk than home owners^{3,7} As of 2011, 20,870 households in core housing need (> 30% of gross income on shelter costs) and core housing need for renters projected to increase by 19-27% over the next 25 years, at average annual increase of 110-154 households per year^{3,7} As of 2015 there were 1,502 CRD households on the BC Housing Registry waitlist, an increase of 121 households from the previous year, with seniors comprising 40% of the waitlist^{7,11}

Homelessness in Saanich

It is difficult to get an accurate picture of homelessness in Saanich. The first official count in the CRD of people who were homeless (a one-night study in 2005 of people accessing sheltering facilities, plus walk-arounds in three municipalities, including Saanich, to include people sleeping outside) and subsequent CRD-wide annual 'one night' counts from 2011-2014 (facilities only) have reported aggregate data rather than reporting results by municipality.^{9, 10} Additionally researchers conducting facility counts have warned that such data should not be interpreted as a homeless census and that certain populations are likely to be underrepresented in these types of studies.

As in other CRD municipalities, Saanich greenspaces are used by people who are not otherwise sheltered. There are no definitive numbers but in 2015 there were anecdotal reports of people living in multiple parks in Saanich (including P'KOLS/Mount Doug, Cuthbert Holmes, Gorge, Cadboro-Gyro, Panama Flats and the forested area adjacent to Colquitz Creek). Saanich Police indicated at a November 2015 meeting with Gorge Tillicum Community Association that they were aware of "dozens" of people sleeping in parks and had recently located 16 tenting sites, some with multiple tents.

Although exact numbers of people in emergency or provisional housing in Saanich are not available and it is not known how many 'hidden homeless' are sheltering informally with family or friends rather than in a designated service, the multiple facilities in Saanich providing emergency or provisional sheltering services give some indication that there are significant numbers of individuals in Saanich who do not have stable permanent housing. In the 2014 'one night' CRD facility count, 12 multi-bed facilities in Saanich participated (including one emergency shelter, one extreme weather protocol shelter, four transitional housing facilities, one hotel/motel used for provisional sheltering, three drug treatment facilities, and two other facilities [the 'other' category included hospital emergency room beds, prison beds, police cells, halfway houses, and detox beds]).

Estimates of the numbers of people who are homeless show the downstream results of multiple causes and conditions creating vulnerability to homelessness. It is also possible to assess the upstream factors that create and perpetuate homelessness. The Greater Victoria Coalition to End Homelessness identifies three general driving forces: **structural factors**, including societal conditions leading to increased cost of living without increase in income as well as stigma and discrimination that create barriers to obtaining housing, employment, and health and social services; **systemic failures** in institutions such as those in the prison system, health care system, child welfare system and educational system, including gaps in social safety nets; and **personal circumstances** whereby individuals or families experience events such as job loss, relationship conflict, addiction, injury, illness, displacement, or incarceration of an income earner, leading to increased vulnerability to poverty and hence to homelessness.¹¹ In Saanich, as is the case elsewhere in the CRD, all three forces are important and to be effective an action plan must address all three levels; this discussion paper focuses on structural factors as those most directly related to action that can be taken at the municipal level.

Affordability of housing is a key structural issue. While no data are available specific to Saanich for people who are unsheltered, emergency sheltered, provisionally housed, or in overcrowded or unsafe housing, income and housing data provide some insight into the numbers of households in Saanich that are in economically precarious housing, also known as in “core housing need”. According to a Statistics Canada study conducted in 2011 (the most recent data available), 12,620 (28%) of the total 45,240 households in Saanich spend more than 30% of household income on housing, i.e., are insecurely housed; and 6,090 (13%) of households in Saanich spend more than 50% of household income on housing creating an extremely financially precarious situation.⁷ As the following table from that study shows, individuals renting are more than twice as likely to be insecurely housed as those owning their own homes.

Table 2: Economically precarious households in Saanich⁷

	Households in rental housing		Home-owner households	
Total in Saanich	12,145		33,095	
Spent > 30% household income on housing	5,440	45%	7,180	22%
Spent > 50% household income on housing	2,950	24%	3,140	9%

With 84.3% of the housing supply in the CRD found in the private market, i.e., housing as a commodity,⁷ economic precariousness in housing is directly linked to insufficient income. In Saanich 8,340 households (18% of total 45,390 households in Saanich) have gross household income under \$30,000, with 37% of renter households and 12% of owner households in this low income category.⁷ The most vulnerable are those with extremely low incomes, e.g., people who are receiving social assistance, those who are working for low wages, or those who are only able to work part-time. In the current housing market, low income households do not have sufficient income to obtain safe and adequate housing. To spend less than 30% of gross income on housing, an individual working at minimum wage would have to work a 54-hour work week or pay \$520/month for rent,¹¹ which is not possible to do in the CRD unless sharing housing with other people. The situation is more dire for people on income assistance. Table 3 compares average rental rates in Saanich (as of October 2015) against current provincial social assistance rates for one-adult families.

Table 3: Discrepancy between Saanich housing rental rate and income assistance^a

Unit size (# people)	Average rental rate (Saanich, inc Central Saanich)	Social assistance max shelter rate (BC)	Deficit
1	\$724 bachelor; \$870 1-bdr	\$375	\$349 bach; \$495 1-bdr
2	\$1,132 (2 bedrooms)	\$570	\$562
3	\$1,365 (3+ bedrooms)	\$660	\$705
4		\$700	\$665

To buffer against the lack of the affordability in the private market, government, not-for-profit organizations, and foundations provide a patchwork of assistance to subsidize housing costs. As of March 2015 there were 2,282 units of social housing provided for in Saanich through a combination of dedicated units for people in specific groups with high

vulnerability (69 units for people who were homeless prior to obtaining the unit, 90 for frail seniors and 594 for independent seniors, 259 for people with disabilities, 792 for low income families) and rent supplements to make it more possible for people with low incomes to obtain housing in the private rental market (providing rent supplements to 36 people who were homeless prior to receiving the supplement, 199 low income families, and 243 low income seniors).⁷ Although these individuals are currently sheltered they will be at high risk of homelessness if the funding supporting their housing is reduced or discontinued, or if landlords increase rental rates beyond the amount being subsidized.

Insufficient rental stock creates a further significant challenge in securing housing. In Saanich, as in the CRD generally, rental housing vacancy rates are extremely low. As of October 2015 vacancy rates in Saanich for purpose-built rental housing (excluding secondary suites) were 0.5% for bachelor units, 0.4% for one bedroom units, 0.3% for two bedroom units, and 0.0% for three or more bedroom units.⁸ In this environment, even if an individual has sufficient money to pay market rate they may not be able to find housing. It is unclear whether this extremely low vacancy rate has resulted in an increase of people in provisional accommodations such as couch surfing, living in overcrowded settings, etc. but in this tight market people in marginalized groups (Aboriginal people, people of colour, transgender individuals, people on social assistance, etc.) have reported experiencing greater landlord discrimination when seeking housing. The extremely low vacancy rate means that in addition to addressing affordability (e.g., through measures such as rental supplements) the availability of rental stock and discrimination in housing provision need to be addressed.

In the CRD, as is the case in other Canadian locations, specific populations are at higher risk for homelessness with specific structural, systemic, and interpersonal factors causing the increased vulnerability to homelessness. Of particular note, within the CRD disproportionate numbers of Aboriginal people are homeless: 3.4% of the general CRD population self-identifies as Aboriginal, but among shelter users 21.5% are Aboriginal and it is estimated that 30% of the overall homeless population is Aboriginal.¹² Saanich's action plan should include specific, meaningful and culturally safe and appropriate initiatives regarding homelessness and affordable housing for Aboriginal individuals and families living in Saanich, starting from recognition that all housing in Saanich is built on WSÁNEĆ and Lekwungen territories and colonization has resulted in displacement of WSÁNEĆ and Lekwungen people from their own homes and lands.

Saanich vision regarding homelessness and affordable housing

In November 2013 a 'Healthy Saanich Community Workshop' was attended by over 100 Saanich residents, and findings documented with the intention of the report acting "as an idea resource pool for Council, Staff, Committees of Council, Community Groups, and citizens when looking to undertake work or develop future project or policy initiatives in Saanich".¹³ Multiple issues, opportunities and solutions were identified specific to housing, including a need for more affordable housing and rental housing, more long-term planning, aligning planning and zoning to community needs, and calling on all levels of government to invest in social housing.

The Saanich Strategic Plan includes as part of its Vision of Social Well-Being that "Housing, public services and amenities are affordable, accessible and inclusive" and sets the following targets:

- Eliminate use of emergency shelters in Greater Victoria by 2018
- Eliminate backlog of households waitlisted on regional housing registry by 2018
- Increase percentage of supported housing units in 'centres' and 'villages' to > 13% by 2016
- Reduce numbers of renters paying > 30% on rent, from 44.5% (2006) to 35% by 2036
- Reduce number of home owners paying > 30% on mortgage, from 19.5% (2006) to 15% by 2036
- Increase affordable housing stock by legalizing secondary suites in defined areas

There is currently no specific plan on how to achieve these goals and aside from the Saanich Affordable Housing Fund no specific resources dedicated to this work. To achieve the goals of the Saanich Strategic Plan we need to come together as a community to make this happen.

Developing an action plan

In 2012 the Greater Victoria Coalition to End Homelessness published the report *Solving Homelessness in BC's Capital Region: A Community Plan* (the "Plan"). The Plan identifies five priorities for action: (a) Increase the supply of safe, decent, affordable, permanent housing, including supported housing, (b) Prevent individuals and families from becoming homeless and assist people who are at risk of homelessness, (c) Support people while they are experiencing homelessness, (d) Ensure a coordinated, comprehensive community response to homelessness, and (e) Build public and political support to end homelessness. The recommendations below reflect these five priority areas for action.

1. Ensure a coordinated, comprehensive community response to homelessness

- create a position titled "Senior Planner: Homelessness, Affordable Housing, and Poverty Reduction" that would be a Saanich employee under Planning who will conduct environmental scan and do gap analysis and generally be responsible for coordinating the action plan's development and implementation, and also have meaningful involvement in community area plans with respect to affordable housing (to correct current under-supply of affordable housing and over-supply of high-end homes for private ownership)
- fund an outreach/social inclusion worker to engage with people who are homeless in Saanich (either directly as a Saanich employee under Planning, or contracted through a not-for-profit agency) to build relationships, get input on priorities, and provide feedback on diverse needs within Saanich

2. Increase the supply of safe, decent, affordable, permanent housing, including supported housing

- take an active role in the Regional Housing First Strategy, through: supporting the CRD to create a mechanism to gather information about homelessness in Saanich to inform decisions regarding priorities for new social housing in Saanich, including input from people in Saanich who are homeless, to complement the (agency-driven) GVCEH PHPL; enhancing Saanich's participation in the GVCEH, as the GVCEH is identified by the CRD as a key partner in implementing the strategy; and identification of potential sites for new dedicated housing (including publicly owned assets as well as potentially suitable privately-owned assets that could be acquired).
- review Saanich's current infrastructure to determine whether Saanich is doing everything it can to increase the stock of affordable, safe, and decent market rental housing, based on findings from other jurisdictions about measures that can be taken at the municipal level (a library has already been developed by individuals working with the GTCA for this purpose)

3. Prevent homelessness and assist people at risk of homelessness

- Work with GVCEH staff to determine Saanich-specific utilization of Homelessness Prevention Fund (<http://victoriahomelessness.ca/community-resources/homelessness-prevention-fund>) and promote profile of HPF in Saanich (for donors as well as potential utilizers)
- conduct environmental scan of services being accessed by people with low incomes in Saanich and explore ways to strengthen interagency capacity
- identify early interventions available to people in Saanich who are at risk of homelessness, temporary emergency supports available to help people who are at imminent risk of losing housing, and supports to help people remain housed (gap analysis), and
- work with Aboriginal Coalition to End Homelessness, GVCEH and other stakeholder groups to identify strategies for populations in Saanich identified as disproportionately vulnerable to homelessness (e.g., Aboriginal people, LGBTQ youth, adults with cognitive disabilities, adults transitioning from institutions to the community, and children of at-risk parents).

4. Support people while they are experiencing homelessness

- determine outreach strategy to ensure that people who are currently shelterless in Saanich have access to essential services (e.g., food, clothing, sanitation/hygiene, health care) and work with GVCEH to create Saanich-specific street survival guide
- sheltering in parks - modify section 14 of Parks Management and Control Bylaw in light of recent court decision and create outreach worker position to work with people sleeping in parks to determine potential alternatives to sheltering in ecologically sensitive areas; work with police and parks and bylaw staff to coordinate response

regarding issues relating to sheltering in parks; and create decision tree for response to complaints about sheltering in parks that provide alternative to police intervention

- assess needs in Saanich for emergency shelter space and rapid re-housing assistance for people who are temporarily homeless (environmental scan/gap analysis)
- revise LIFE pass application process to create alternative for people who do not have a fixed address (social service vouching) and assess other Saanich benefits and programs to ensure homeless people can equitably access
- review Saanich "Ready to Rent" program

5. Build public and political support to end homelessness

- Publicly state Saanich's commitments and provide ways for Saanich residents to participate in ending homelessness and support people who are homeless, including web information, public education events (e.g., GVCEH Speakers Bureau member presentations, films, workshops on models from other jurisdictions), and outreach assistance volunteer positions
- Create a made-in-Saanich education program about homelessness that can be run as part of Saanich regular community programming (http://www.saanich.ca/services/safety/Community_Programs.html) and work with GVCEH to support general education campaigns throughout the CRD, including Saanich
- take a leadership role in the CRD, FCM, and other venues with respect to championing municipal, regional, provincial, and federal action on homelessness

Endnotes

1. Rabinovitch, H., Pauly, B., & Zhao, J. (2014). *Patterns of homelessness in Greater Victoria*. <http://victoriahomelessness.ca/wp-content/uploads/2014/09/PatternsofHomelessnessFINAL.pdf>
2. Pauly, B., Jackson, N., Wynn-Williams, A., & Stiles, K. (2012). *Quiet crisis: Homelessness and at risk in Greater Victoria*. http://victoriahomelessness.ca/wp-content/uploads/2012/09/GVCEH_ReportOnHousingSupports2011-12_FINALx.pdf
3. BC Non-Profit Housing Association. (2012). *Our home, our future: Projections of rental housing demand and core housing need – Capital Regional District to 2036*. http://bcnpha.ca/wp_bcnpha/wp-content/uploads/2012/09/17_Capital_1209211.pdf
4. Gaetz, S., Donaldson, J., Richter, T., & Gulliver, T. (2013). *The state of homelessness in Canada 2013*. <http://www.wellesleynstitute.com/wp-content/uploads/2013/06/SOHC2103.pdf>
5. Elliott, D. (2015). *Creating homes, enhancing communities*. http://victoriahomelessness.ca/wp-content/uploads/2015/04/GVCEH_CreatingHomesEnhancingCommunities_Apr2015.pdf
6. Eberle, M., Krauss, D., & Serge, L. (2009). *Results of the pilot study to estimate the size of the hidden homeless population in Metro Vancouver*. <http://homelesshub.ca/ResourceFiles/4qoegog5.pdf>
7. Community Social Planning Council of Greater Victoria (2015). *Capital Region housing data book & gap analysis*. <https://www.crd.bc.ca/docs/default-source/regional-planning-pdf/capital-region-housing-data-book-and-gap-analysis-2015.pdf>
8. Canadian Mortgage & Housing Commission (2015). *Rental market report: Victoria CMA*. http://www.cmhc-schl.gc.ca/odpub/esub/64471/64471_2015_A01.pdf
9. Victoria Cool Aid Society (2005). *Homeless count – 2005, Victoria, BC*. <http://homelesshub.ca/sites/default/files/curmnyfl.pdf>
10. Albert, M., Pauly, B., Cross, G., & Cooper, T. (2014). *One night only: Report of those staying in temporary accommodation in Greater Victoria*. http://victoriahomelessness.ca/wp-content/uploads/2014/09/FacilityCount2014_FINAL.pdf
11. Albert, M., & Penna, T. (2015). *Homelessness in Greater Victoria: 2014/15 report on housing and supports*. http://victoriahomelessness.ca/wp-content/uploads/2015/12/2014-15_RHS_FINAL.pdf
12. Greater Victoria Coalition to End Homelessness (2011). *Finding our path: Aboriginal housing and homelessness*. <http://victoriahomelessness.ca/wp-content/uploads/2012/07/Finding-Our-Path-3.pdf>
13. City of Saanich (2014). *Healthy Saanich community workshop*. <http://saanich.ca/services/docs/stratplan/documents/HealthySaanichCommunityWorkshop.pdf>



Addressing homelessness in Saanich
Position Paper, Gorge-Tillicum Community Association
April 2016

This Position Paper presents the views of the GTCA Board of Directors, to be communicated to our community, other Community Associations in Saanich and to the Saanich Mayor and Council. It draws heavily upon the attached discussion paper prepared by Eko Goldberg, but provides local context and the Board's view.

The GTCA has been concerned about homelessness in our community and more generally in Saanich and the Capital Region for some years. This fear was brought into sharp focus over the summer and fall of 2015 by numerous reports of campers in Cuthbert Holmes Park, and worries about this situation expressed by local residents. These concerns ranged from the wellbeing of the campers themselves to their interactions with other park users, issues of hygiene and sanitation and drug paraphernalia, and the campers' impact on environmentally sensitive areas of the park.

While we recognise these are real problems, and that it is reasonable to expect that issues of sanitation, public safety, environmental damage and illegal activity will be appropriately addressed, this Position Paper seeks to address the deeper underlying issues that contribute to homelessness in Saanich and the surrounding area.

Our concerns led to a series of meetings with local residents, Saanich police and Parks staff and other affected community organizations and individuals. We learned that there are campers in many Saanich parks – the police estimated about a dozen known campers in Cuthbert Holmes and Gorge Parks at the time, as well as campers in Mt. Doug Park, Mt. Tolmie Park, on beaches from Cadboro Bay to Cordova Bay, along the Galloping Goose and Lochside trails, around the Cedar Hill Golf Course/Rec. Centre, the land bordered by Blanshard St., Saanich Rd and Vernon Ave, at the McKenzie and Highway 17 overpass, highway underpasses, the southwest and northeast corners of TCH and McKenzie, and at a number of businesses, sheltering under the outside awnings and eaves. In his report, Eko Goldberg also references anecdotal reports of people living in Cadboro-Gyro Park, Panama Flats and the forested area adjacent to Colquitz Creek.

In addition to the more obvious homeless people who are camping or in shelters, there are many 'hidden homeless' in Saanich, as elsewhere in the CRD; people who are sheltering informally with family or friends or living in cars, garages and sheds.

We also learned that the police are doing the best they can, with limited resources, to handle the situation in a way that is helpful to the campers while responding to community concerns, and in the light of recent court rulings about the right of people who are homeless to shelter themselves in public parks. We appreciate and support their humane approach.

Clearly, homelessness is a significant but largely hidden problem in our community and across Saanich; the discussion paper by Eko Goldberg provides an excellent summary of what we do know about the numbers, the factors that lead to homelessness and the extent of the (inadequate) response thus far, as well as a number of recommendations for action. Here we lay out our position.

1. Housing is a right under Article 25 of the *Universal Declaration of Human Rights*.
2. Few people actually wish to be homeless; the vast majority become homeless for a variety of reasons, including poverty, unemployment or low-waged part-time employment, mental health, disability and addiction issues. Frequently, it is a combination of several of these issues (see the report by Eko Goldberg).
3. Those who are homeless, for whatever reason, are people who deserve our compassion and support; life is already tough, we should not make it tougher.
4. As the largest municipality in the CRD, we believe Saanich has a responsibility to support people who are homeless in our community; a basic principle should be 'we look after our own'.
5. In fact we should 'walk our own talk' as laid out in the Saanich Strategic Plan, which includes as part of its Vision of Social Well-Being that "Housing, public services and amenities are affordable, accessible and inclusive" and sets a number of targets (see the report by Eko Goldberg).
6. We support the recommendations in Eko Goldberg's report, which are:
 - Ensure a coordinated, comprehensive community response to homelessness
 - Increase the supply of safe, decent, affordable, permanent housing, including supported housing
 - Prevent homelessness and assist people at risk of homelessness
 - Support people while they are experiencing homelessness
 - Build public and political support to end homelessness
7. Specifically, we recommend:
 - Creation of a position titled "Senior Planner: Homelessness, Affordable Housing, and Poverty Reduction" that would be a Saanich employee under the Planning department. This person will conduct environmental scans, do gap analysis and generally be responsible for coordinating the action plan's development and implementation. This person would also have meaningful involvement in community area plans with respect to affordable housing (to correct current under-supply of affordable housing and over-supply of high-end homes for private ownership).
 - Funding an outreach/social inclusion worker to engage with people who are homeless in Saanich (either directly as a Saanich employee under Planning, or contracted through a not-for-profit agency) to build relationships, get input on priorities, and provide feedback on diverse needs within Saanich.
 - Establishment of a Community Task Force on homelessness and housing affordability, with a mandate to develop and oversee a strategy to address this issue.
8. We recognise that these recommendations require expenditure by Saanich Council, which as tax-payers we support. We believe this is a modest expenditure in a large and wealthy community such as Saanich, and is fully justified. As US Supreme Court Justice Oliver Wendell Holmes remarked a century ago, "taxes are the price we pay for a civilised society".
9. We call on other Community Associations, community organisations, faith communities and others in Saanich to review the report by Eko Goldberg and support this position paper.

For attachments please see pages 6-13 of the Agenda Package

Circul Aug 22 116



LEGISLATIVE SERVICES

Mayor
Councillors
Administrator
Council
Administrator
Media

Memo

To: Donna Dupas, Legislative Manager File: 1420-30
From: Elizabeth van den Hengel, Committee Clerk
Date: August 9, 2016
Subject: SOCIAL PLANNER POSITION

At the June 22, 2016 Healthy Saanich Advisory Committee meeting the Committee heard a presentation on homelessness in Saanich. A discussion occurred and Committee members resolved as follows:

“That the Healthy Saanich Advisory Committee recommends Council fund the creation of a Social Planner position to work with the issue of homelessness and housing affordability in the 2017 fiscal year.”

An excerpt from the minutes and background information are attached for your information.

for: *Deb Hopkins*
Elizabeth van den Hengel
Committee Clerk

/evdh

e-copy: Mayor Atwell
Paul Thorkelsson, CAO
Director of Finance
Director of Planning
Councillor Plant, Chair

Attachments (3)

POST TO	<i>Committees</i>	POSTED
COPY TO	_____	
INFORMATION	<input type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION	<input type="checkbox"/>	
REPORT	<input type="checkbox"/>	
FOR	_____	
ACKNOWLEDGED	_____	

RECEIVED
AUG 09 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

CM
C.2

HOMELESSNESS IN SAANICH

The President of Gorge Tillicum Community Association along with Dr. Trevor Hancock presented the Committee with an overview of homelessness in Saanich and the highlights are noted:

- It is challenging to get an accurate picture of homelessness in Saanich.
- The CRD-wide annual 'one-night' counts from 2011 through 2014 (facilities only) have reported aggregate data rather than results reported by municipality.
- Researchers caution that facility counts underrepresent certain homeless populations.
- Saanich and other CRD municipalities often have homeless citizens camping in greenspaces.
- Housing is a right under Article 25 of the Universal Declaration of Human Rights.
- Homelessness is seldom a choice. Most often people end up becoming homeless for a variety of reasons including; poverty, unemployment, low-wage employment, mental health, disability and addiction issues.
- Saanich has a responsibility to support those who are homeless within the municipality.
- Saanich has laid out targets within the Strategic Plan, which includes as part of its Vision of Social Well-Being, that "Housing, public services and amenities are affordable, accessible and inclusive". As a municipality we should be actively pursuing these goals.
- Currently the police are the front line workers with the homeless population in Saanich. Homelessness is not a criminal activity and an alternative liaison with the vulnerable community should be considered.
- The GTCA recommends the following:
 - Strategies be developed to ensure a coordinated, comprehensive community response to homelessness.
 - Increase the supply of safe, decent, affordable, permanent housing, including supported housing.
 - Reduce the risk of homelessness and assist those who are homeless.
 - Build public and political support to end homelessness.
- Planning at Saanich should be done through a social lens.
- At present there does not appear to be a policy in place requiring developers to provide affordable housing units in multifamily residential units.
- The Official Community Plan for Salt Spring Island directs policy for affordable housing.
- Currently in the Saanich OCP there is no language around affordability in any of the policies.
- Creation of a position within the Saanich Planning Department to specifically work on homelessness, affordable housing and poverty reduction in Saanich. This person would conduct environmental scans, gap analysis and have general responsibility for coordinating the action plan's development and implementation
- Fund an outreach/social inclusion worker to engage with people who are homeless or at risk of homelessness in Saanich.

- Establish a Community Task Force on homelessness and housing affordability with a mandate to develop and oversee a strategy to address these issues.

MOTION: Moved by J. Hodgson and seconded by J. Jawanda: “That the Healthy Saanich Advisory Committee recommends Council fund the creation of a Social Planner position to work with the issue of homelessness and housing affordability in the 2017 fiscal year.”

CARRIED UNANIMOUSLY

MOTION: Moved by M. Henderson and seconded by D. Rosenberg: “That the Healthy Saanich Advisory Committee recommends Council establish a Community Task Force on homelessness and affordable housing by November 2016, with a mandate to develop and oversee a strategy to address these issues.”

CARRIED UNANIMOUSLY

DRAFT

cncl Aug 22/16

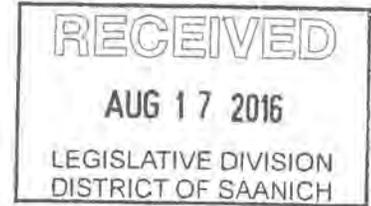
Mayor
Councillors
Administrato



Council
Administrato
Media

Report

To: Mayor and Councillors
From: Councillors Fred Haynes and Leif Wergeland
Date: August 17, 2016
Subject: Options for Detached Secondary Suites in Saanich



The growing difficulty in finding available rental housing in Saanich presents a crisis for the families and individuals seeking housing opportunities in our District. This lack of available and affordable accommodation reflects the limited supply of new rental options coming to the market. Enabling the legalization of detached secondary suites provides a possible solution. This report asks Council to request staff to accelerate the attention given to the motion passed by Council October 7, 2014. Moved by Councillor Dean Murdock the unanimous resolution was:

That: 2. Staff be directed to undertake a future study to explore the potential of legalization of secondary suites in accessory buildings in the areas south and north of McKenzie Avenue.

There are good reasons to believe the communities in Saanich are ready for this next step. The previous legalization of secondary suites within the Urban Containment Boundary has been consistently well supported. The May 2014 random telephone survey examining support for secondary suites in accessory buildings by R. A. Malatest and Associates Ltd., showed 52% in support, 22% neutral and 26% not in support. The online and paper survey results were 61% in support, 9% neutral and 30% not in support.

Housing availability is stated as a fundamental element in our Official Community Plan. 5.1.2 *Housing: The provision of a range of housing types that can accommodate people of different ages, incomes, family structures, and physical and social needs is one of the fundamental elements of creating and maintaining a healthy, inclusive, and sustainable community.*

At its 2015 annual meeting, the Federation of Canadian Municipalities approved the resolution: "That FCM urge all governments to work together to fix Canada's housing crunch, increase housing affordability and strengthen Canada's Housing system". It recognized the barriers created by tight supply. Enabling detached suites can help. The need for rental housing requires us to act now.

Items to consider in the public engagement on how to deliver options for detached suites include, lot size, percentage of lot coverage, setbacks to property lines, height, optimal unit size (500 to 800 sq ft.), and the application process.

RECOMMENDATION:

That Council request staff to build upon the existing survey from 2014 and move forward on developing strategies for Council to consider on options for detached secondary suites in Saanich.

Councillor Fred Haynes

Councillor Leif Wergeland

CM
D.1

Cnel Aug 22/16

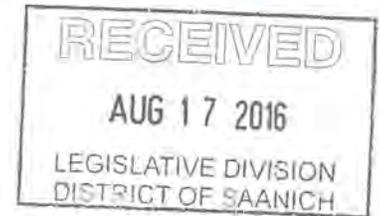
Mayor
Councillors
Administrator

Council
Administrator
Media



Report

To: Mayor and Councillors
From: Councillor Vic Derman
Date: August 16, 2016
Subject: **Impact of the "McKenzie" Interchange on Cuthbert Holmes Park**



RATIONALE

The Ministry of Transportation and Infrastructure (MOTI) has determined they will build a "partial cloverleaf" interchange at the intersection of McKenzie, Admirals and the Trans Canada Highway even though the District of Saanich, and others, have questioned the design choice. This decision is entirely within the ministry's power. However, it should remain necessary for the Ministry to insure that any potential environmental and community damage from the project be mitigated to the highest degree possible.

An environmental assessment of the project, dated April 2015, has been carried out by McElhanney Consulting Services. However, the consultant notes in the Project Description that:

"The Engineering design features are under continuing development and, until a final design has been tendered for construction, the final construction footprint and potential impacts on environmental resources will not be fully known" (Environmental Assessment p. 2).

The consultant further states in their conclusions that:

"The precise magnitude of environmental impacts are undetermined at this time and may require revisiting once a final detailed design has been completed" (Environmental Assessment p.32).

During public consultation, involved members of the public and at least one Saanich Councillor came to believe that the height of the partial cloverleaf, where it intrudes into Cuthbert Holmes Park, would be much lower than what it will actually be. The ministry has indicated that heights, apparently given out, were only preliminary estimates and that there was no intention to mislead. This is a reasonable explanation and can be accepted. Nevertheless, the partial cloverleaf will, in places, be 7 – 8 metres above existing grade with a much larger "toe" or slope next to remaining parkland than had been anticipated.

Given the very substantial height and toe, environmental impacts on remaining parkland may be considerably greater than had been anticipated. Noise from vehicles using the completed cloverleaf element may, for example, affect the park more substantially. This has the potential to disturb wildlife, particularly nesting birds, and reduce the quality of experience for park users. Noise could also be a problem for residents on the far side of nearby Colquitz Creek.

Light spillage from the partial cloverleaf into the park could also be problematic and have a detrimental effect on wildlife in remaining Parkland. Furthermore, it is unlikely that stormwater

CM
D.2

run-off from the large toe will be captured by a planned detention pond inside the cloverleaf loop. If it is not dealt with appropriately, this run-off could substantially change the hydrology of adjacent parkland with negative effects on vegetation.

The “elevated” partial cloverleaf supported by the large toe could also be problematic in that it will “loom” over remaining parkland. This is more of a social problem than an environmental problem but it could substantially impact the experience for park users. This impact could possibly be mitigated by landscaping the toe with trees and shrubs rather than leaving it simply as a grassy slope as well as by providing for noise mitigation and reducing light spillage.

Finally, it would be easier for the public at large to visualize the final project and its potential impacts if a physical 3D model and/or digital rendering were completed. To this date, the public has primarily been presented with engineering drawings or 2D representations. In addition, public consultation has largely taken place during early stages of engineering design. It is difficult for many members of the public to get a clear understanding of the project and its potential impacts using such an approach.

RECOMMENDATIONS

1. That Council send a new letter to MOTI requesting that a new environmental impact study for the project be created as soon as possible or that the existing study be updated.
2. That in the letter, Council specifically ask that issues, stemming from the partial cloverleaf, of noise, light spillage, toe runoff, and park hydrology be examined in detail with appropriate mitigation measure being suggested where necessary.
3. That in the letter, Council point out the issue of the partial cloverleaf “looming” over the park and request that MOTI mitigate this issue, possibly through enhanced landscaping of the toe as well as noise mitigation and control of light spillage.
4. That MOTI be requested to present their response to recommendations 1 – 4 above at a community meeting in the Gorge Tillicum area or at a meeting of Saanich Council.
5. That MOTI be requested to develop a 3d model of the project and its potential impacts and/or a digital rendering so that the public at large can be better informed.
6. That this report to Council be attached to the letter to MOTI.



Councillor Vic Derman



The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Council
Administrator
Media

Report

Report To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: August 5, 2016
Subject: Development Variance Permit Application
File: DVP00372 • 1516 Mount Douglas Cross Road

PROJECT DETAILS

Project Proposal: The applicant is requesting a Development Variance Permit to vary the front setback for proposed Strata Lots 5 and 9 and the rear setback for proposed Strata Lot 5 and proposed Lot B.

Address: 1516 Mt. Douglas Cross Rd

Legal Description: Lot 1, Section 54, Victoria District, Plan 5369

Owner: 1064950 BC Ltd., Inc. No. BC1064950

Applicant: Jawl Residential c/o Peter Jawl

Parcel Size: 1.64 ha

Existing Use of Parcel: Residential

Existing Use of Adjacent Parcels: North: RS-10 (Single Family Dwelling) Zone
South: RS-8 (Single Family Dwelling) Zone
East: RS-10 (Single Family Dwelling) Zone
West: RS-18 (Single Family Dwelling) Zone

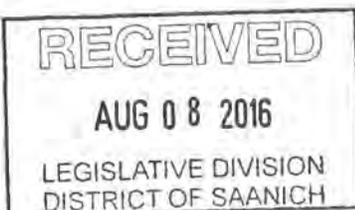
Current Zoning: RS-10 (Single Family Dwelling) Zone

Minimum Lot Size: 780 m²

Proposed Zoning: n/a

Local Area Plan: Gordon Head

LAP Designation: General Residential



CW
1

Community Assn Referral: The Gordon Head Residents' Association indicated no position in their April 18, 2016 response, although they recommend the applicant consult with neighbours adjacent to the affected lots.

PROPOSAL

The applicant is requesting a variance to setbacks for the principal building for three of 16 proposed lots. Specifically they are seeking a variance for the front setback for proposed Strata Lots 5 and 9 and the rear setback for proposed Strata Lot 5 and proposed Lot B.

The subject property received a Conditional Layout Approval for a 16 lot subdivision, which includes as a requirement the registration of a covenant to limit dwelling size to a Gross Floor Area of 280 m² and to protect a number of trees throughout property. A Statutory Building Scheme is also required based on the Building Scheme presented to Council during the rezoning application.

PLANNING POLICY

Official Community Plan (2008)

4.2.2.3. "Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties."

7.1.6.1. "Consider varying development control bylaws where the variance would contribute to a more appropriate site development having regard for the impact on adjoining lands."

Gordon Head Area Plan (1997)

4.1 "Protect indigenous vegetation, wildlife habitats, and landscapes when considering applications for change in land use."

5.1 "Maintain single family housing as the principle form of development."

5.3 "Consider applications to rezone to permit subdivision having due regard for the prevalent lot size in the area, site specific tree location information, and preservation of environmentally significant areas."

5.7 "Ensure new residential subdivisions respect environmental sensitivities within adjacent municipal parks through consideration of lot size, setbacks, building height, tree retention, and servicing."

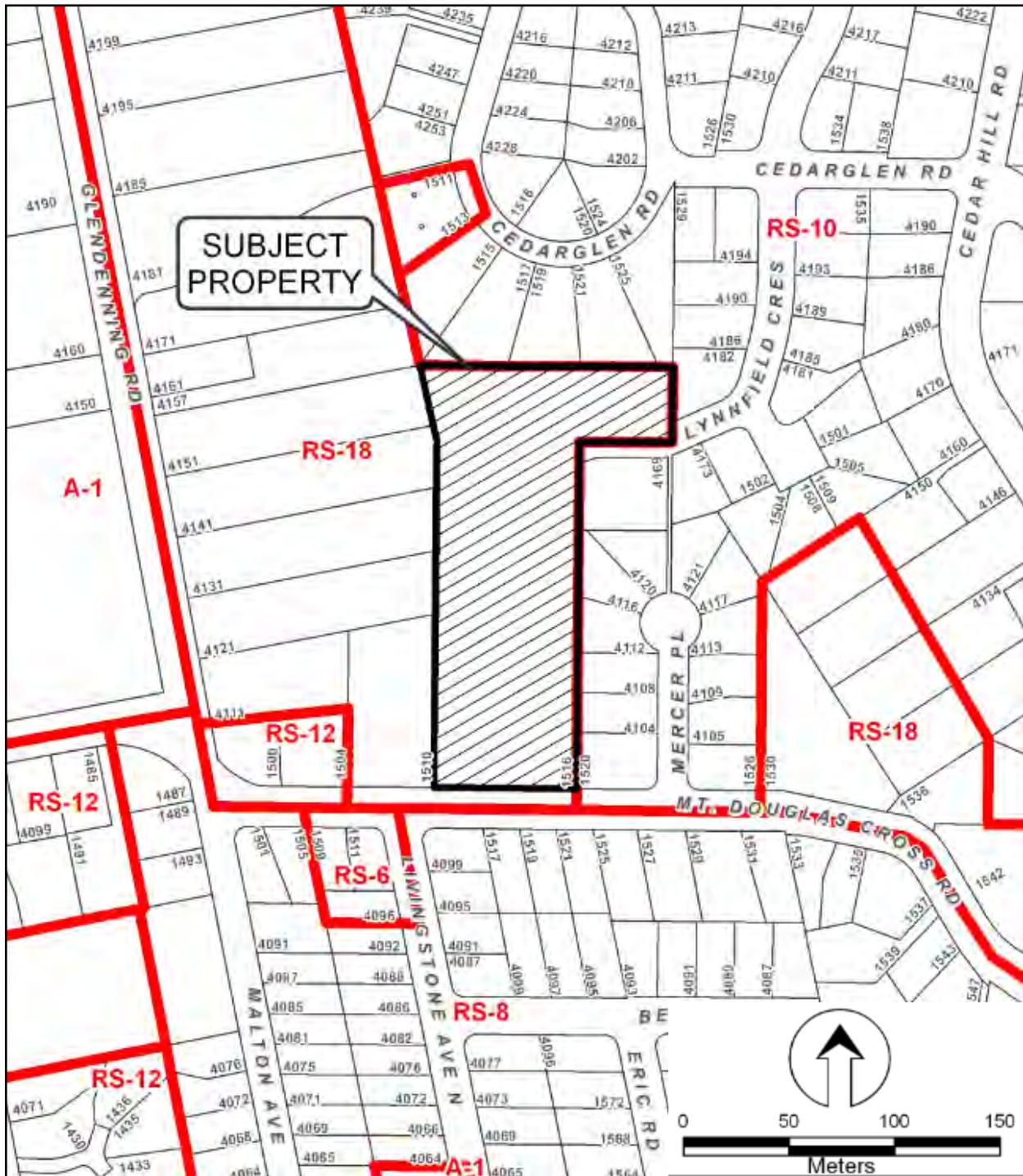


Figure 1: Neighbourhood Context

DISCUSSION

Neighbourhood Context

The 1.6 ha property located on the north side of Mount Douglas Cross Road was recently excluded from the Agricultural Land Reserve and rezoned to RS-10 to support a 16 lot subdivision. The surrounding area has been developed predominantly with single family dwellings. Most properties on the north side of Mount Douglas Cross Road are zoned RS-10 or RS-18, while south of Mount Douglas Cross Road RS-8 zoning is predominant. The property is within 1 km travel distance of Feltham Village and is located at the edge of the Urban Containment and Sewer Service Boundaries.

Land Use, Building Siting, and Design

The proposed land use is for single family dwellings, which is consistent with the pattern of development in the neighbourhood. The variance request applies to three of the 16 proposed lots.

Final approval of the subdivision will require registration of a covenant to protect trees (Garry Oaks) throughout the site. The exact location of the tree covenant areas will be based on an updated tree assessment to determine the condition of the trees and suitability for retention. Although this work is ongoing, the proposal to shift the building envelopes to protect the existing trees has merit regardless if there is a covenant in affect or not. The applicants have provided a letter from their arborist confirming the variances would help to protect three Garry Oaks on Strata Lot 5 and four on Lot B.

A Statutory Building Scheme is also a requirement of final approval of the subdivision, which would be based on the proposed house designs presented to Council during the rezoning process. House plans have not been prepared for the three lots subject to the requested variance. Dwellings in the 16 lot subdivision will be limited to a Gross Floor Area of 280 m² (3013 ft²) and prohibited from having a secondary suite by covenant.

The variance is requested to allow the building envelopes to be adjusted in order to mitigate impacts to existing trees resulting from house construction and servicing. Two of the three lots would be sited adjacent to the cul-de-sac, resulting in a lot configuration with a curved front lot line with a corresponding reduction to lot depth. If approved, the variance would provide a building envelope that increases flexibility in the house design so that they could be sited further away from the existing Garry Oak trees.

Requested Variances

The required setbacks and requested variances are summarized in the table below and are reflected on the site plan (see Figure 2).

Table 1: Setback Requirements and Proposed Variances

Setback	RS-10 Zone Regulations	Proposed Setback Lot B (Fee Simple)	Proposed Setback Strata Lot 5	Proposed Setback Strata Lot 9
Front Lot Line	7.5 m	-	6.0 m	6.0 m
Rear Lot Line	7.5 m	4.5 m	5.0 m	-
Exterior Side Lot Line	3.5 m	-	-	-
Interior Side Lot Line	1.5 m	-	-	-
Sum Interior Lot Lines	4.5 m	-	-	-

If approved, the setback variances would allow a building footprint to be moved further away from existing trees, while providing a building envelope where the size of home constructed would be more consistent with adjacent lots. A general reduction to the setback would allow more flexibility in house design.

The front yard setback would be reduced for two of the Strata Lots, however future houses constructed along the street would still have compatible building face alignment and a variance would not negatively affect the streetscape. Homes on the two subject lots would not be sited proud of adjacent homes due to those affected lots being located on the cul-de-sac bulb with the shallower lot depths.

The rear yard setback would be reduced for two of the proposed lots. Proposed Strata Lot 5 backs onto a deep (125 m+) residential lot accessed from Glendenning Road. Potential impacts would be mitigated by existing trees on the adjacent property to the west and due to the rear portion of the property being within an environmental Development Permit Area. The adjacent property has not been developed for single family dwelling use and the deep lot provides ample area for a future home to be constructed with a generous building separation.

The rear setback reduction is also requested for Proposed Lot B, which backs onto a residential lot that has been developed for single family use. The adjacent property has been developed with a rear yard/lawn area with limited trees along the rear property line. Although the adjacent dwelling was constructed with a generous rear yard setback (15 m+), new homes constructed on the subject property would be visible.

Given that the variance request would provide more flexibility to design new dwellings further away from the existing trees with minimal impacts, and that the size of dwellings are restricted to 280 m², the variances are supportable.

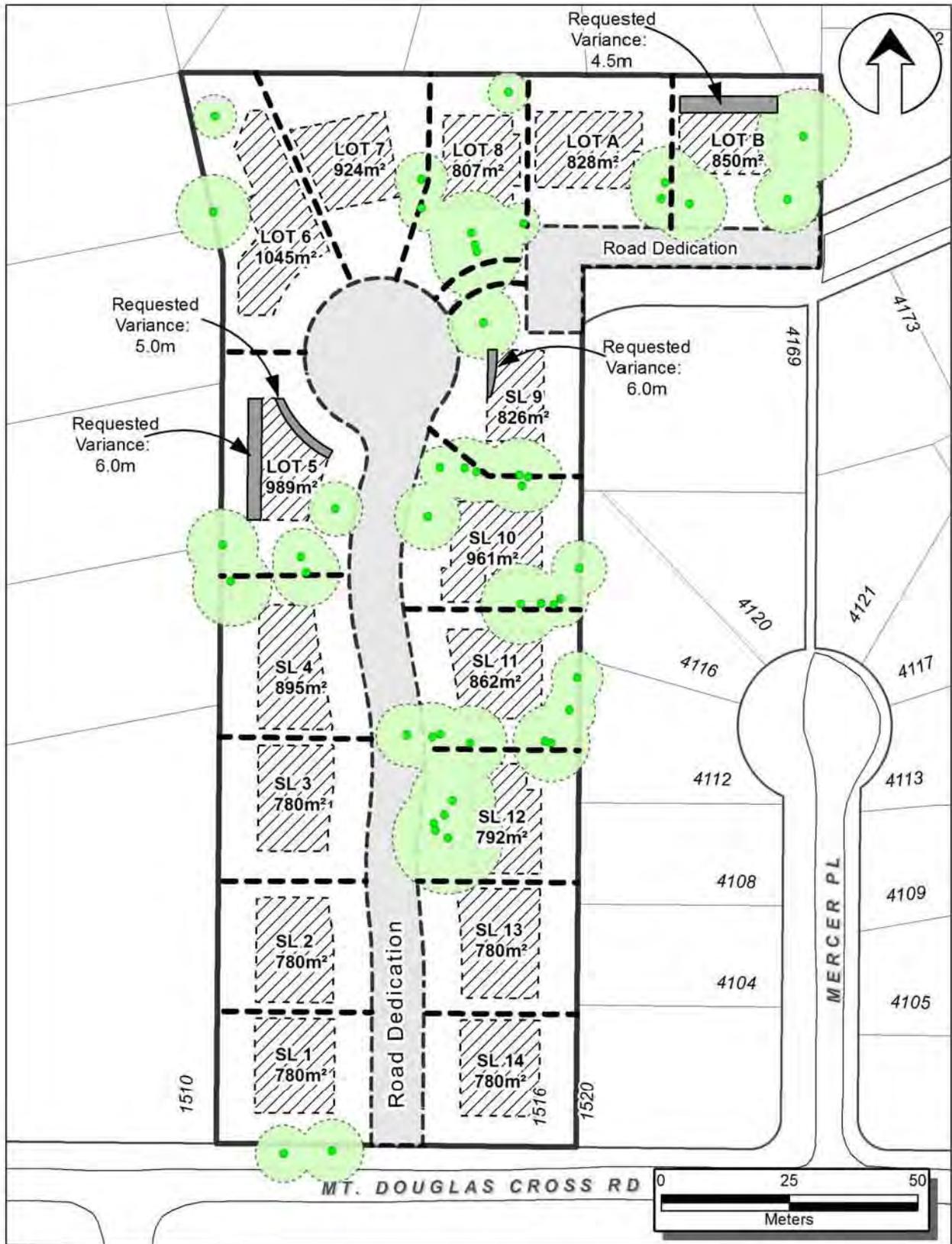


Figure 2: Site Plan

CONSULTATION**Gordon Head Residents' Association**

As part of the review process, the application was referred to the Gordon Head Residents' Association. The Association responded indicating they take no position on the variance request, however they noted the applicants should consult with the adjacent lots.

Neighbourhood

The applicants distributed an information package to the immediate neighbours highlighting the requested variances, as well as outlining their proposed project timeline and development plan for the property. No concerns were brought to their attention.

SUMMARY

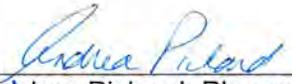
The 1.6 ha property located on the north side of Mount Douglas Cross Road was recently excluded from the Agricultural Land Reserve and rezoned to RS-10 to support a 16 lot subdivision.

The subject property has received a Conditional Layout Approval for the subdivision, which includes as a requirement the registration of a covenant to limit dwelling size to a Gross Floor Area of 280 m², to prohibit secondary suites, and to protect a number of trees throughout the property. A Statutory Building Scheme is also required based on the Building Scheme presented to Council during the rezoning application.

The applicant is requesting a variance to setbacks for the principal building for three of 16 proposed lots to either the front setback, rear setback, or both. Given that the variance request would provide more flexibility to design new dwellings further away from the existing trees with minimal impacts, the variances are supportable.

RECOMMENDATION

That Development Variance Permit DVP00372 be approved.

Report prepared by: 
Andrea Pickard, Planner

Report prepared & reviewed by: 
Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 
Sharon Hvezdanski, Director of Planning

CWB/ads
H:\TEMPEST\PROSPERO\ATTACHMENTS\DVP\DVP00372\REPORT.DVP.DOC

cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, CAO

DISTRICT OF SAANICH
DEVELOPMENT VARIANCE PERMIT

DVP00372

To: 1064950 BC Ltd., Inc. No. BC1064950
330- 4392 West Saanich Road
Victoria BC V8Z 3E9

(herein called "the Owner")

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to the lands known and described as:

Lot 1, Section 54, Victoria District, Plan 5369
1516 Mount Douglas Cross Road

(herein called "the lands")

3. This Development Variance Permit varies the provisions of the Zoning Bylaw 2003, Section 230.4 a) i) by permitting a single family dwelling to be constructed on:
 - Proposed Lot B with a rear yard setback of 4.5 m (7.5 m required);
 - Proposed Strata Lot 5 with a front yard setback of 6.0 m (7.5 m required) and a rear yard setback of 5.0 m (7.5 m required); and
 - Proposed Strata Lot 9 with a front yard setback of 6.0 m (7.5 m required),as shown on the plans prepared by Powell & Associates date stamped received August 5, 2016, copies of which are attached to and form part of this permit.
4. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
5. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

Mt. Doug Cross

Planning - Re: Saanich Referral: 1516 Mt Douglas X Road, Development Variance Application

From: Planning
To: Ray Travers
Subject: Re: Saanich Referral: 1516 Mt Douglas X Road, Development Variance Application
CC: Andrea Pickard; Liz Gudavicius

POST TO	gen	POSTED	2016-04-22
COPY TO			
INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED			

✓	ACKNOWLEDGED
✓	CLERKS
	REPLIED

Thank you for the referral Ray,
Gabi Vindisch
Planning Clerk

>>> Ray Travers <rtravers@islandnet.com> 4/18/2016 3:51 PM >>>
District of Saanich,
770 Vernon Street,
Victoria, BC, V8X 2X7
cc Andrea Pickard, All GHRA Directors

Dear Saanich Planning: Re: 1516 Mt Douglas X Road, Development Variance Permit Application

Thank you for the referral for DVP000372, involving proposed reductions to front and/or rear setbacks for three proposed dwellings on the former Alberg property. The Gordon Head Residents' Association (GHRA) discussed this application at our April 14 Board meeting. The GHRA takes no position on this application.

The GHRA does, however, request the applicant consult adjacent residents to 1516 Mt Douglas X Road on Lynnfield, Glendenning and possibly Mercer for their comments on this application, similar to conventional applications to the Board of Variance. (In particular, the proposed rear yard setback reduction for Lot B from 7.5 meters to 4.5 meters may have negative impacts on contiguous lots 12 and 11, Plan 9479.)

The GHRA supports the protection of healthy Garry Oak trees. We do not wish to see their removal, resulting from reductions in setbacks, as a way to maximize permitted floor areas.

Respectfully submitted,

Ray Travers, President,
Gordon Head Residents' Association

RECEIVED
APR 21 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

ENTERED
IN CASE

RECEIVED
APR 19 2016
PLANNING DEPT.
DISTRICT OF SAANICH

On Apr 14, 2016, at 9:15 AM, Planning Planning
<Planning.Mun.Hall.Saanich@saanich.ca> wrote:

April 14, 2016

Dear Gordon Head Residents Association:

Re: Application for Development:

Applicant: Jawl Residential 1064950 BC LTD
Site Address: 1516 Mt. Douglas Cross Rd
Legal: Lot 1 Section 54 Victoria District Plan 5369
Folder No.: DVP00372
Description: **DEVELOPMENT VARIANCE PERMIT TO VARY REAR SETBACK AND COMBINED FRONT/REAR SETBACK FOR PROPOSED LOT B.**

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that any requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments to the Planning Department indicating if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project (please provide reason).

We would appreciate receiving your comments by May 13, 2016, so that they can be included in the package that is forwarded to Council. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral.

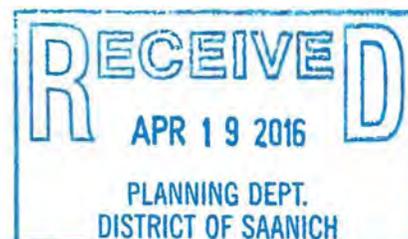
If you require further information about the proposed development please contact ANDREA PICKARD Local Area Planner at 250-475-5494 extension 3425.

It is suggested that you periodically check our website, www.saanich.ca *Active Planning Applications* as any revised site plans for this application will be posted there.

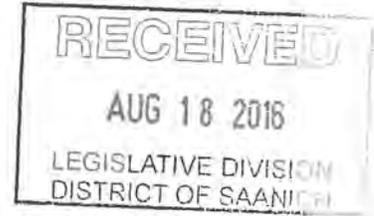
Sincerely,
Andrea Pickard
Planner

<COMMUNITY ASSN LETTER.pdf><PLAN_APRIL 5, 2016.pdf><LOCATION MAP.pdf><REFERRAL.pdf>

ENTERED
IN CASE



2860-40 Mt Doug X Rd



From: "J/G Bernhard" [redacted]
To: <clerksec@saanich.ca>
Date: 8/18/2016 8:51 AM
Subject: DVP00372 1516 Mt Doug X Road

Hello, We are just writing to say that we have no objections to the variance permit application for 1516 Mt Doug X Road lots.
 These variances are designed to save trees and that is a great idea.

Josie and Gene Bernhard
 [redacted] Glendenning Road

POST TO	Gen.	POSTED
COPY TO	SH	
INFORMATION	<input checked="" type="checkbox"/>	
REPLY TO WRITER	<input type="checkbox"/>	
COPY RESPONSE TO LEGISLATIVE DIVISION REPORT	<input type="checkbox"/>	
FOR	_____	
ACKNOWLEDGED	Blue Muel.	

Council
 Administrator
 Meria

The Corporation of the District of Saanich

Mayor
Councillors
Administrator

Council
Administrator
Media

Report

Report To: Mayor and Council
From: Sharon Hvozdanski, Director of Planning
Date: August 8, 2016
Subject: Development Permit Amendment Application
 File: DPA00864 • 4481 Interurban Road

PROJECT DETAILS

Project Proposal: The applicant is seeking to amend the existing Development Variance Permit (DVP00342) to vary the allowable building height by 0.23 m (max. 10.0 m allowed, 10.23 m proposed) for the recently completed Centre for Trades Education and Innovation (CTEI) building.

Address: 4481 Interurban Road

Legal Description: Lot 2, Section 96, Lake District, Plan VIP68477

Owner: Camosun College

Applicant: B+H Architects (Bruce Knapp)

Parcel Size: 61,512 m² (6.15 ha)

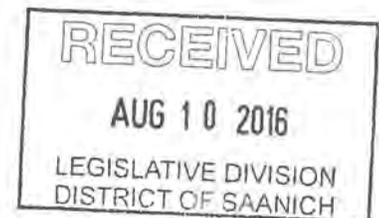
Existing Use of Parcel: Institutional

Existing Use of Adjacent Parcels:
 North: P-1 (Assembly) Zone - Horticultural Centre of the Pacific
 South: P-1 (Assembly) Zone - Camosun College (Interurban Campus)
 East: P-1 (Assembly) Zone
 West: A-1 (Rural) Zone – 2 ha lot

Current Zoning: P-11 (Public Institution) Zone

Minimum Lot Size: N/A

Proposed Zoning: P-11 (Public Institution) Zone



CW
2

Proposed Minimum**Lot Size:** N/A**Local Area Plan:** Rural Saanich**LAP Designation:** Institutional

PROPOSAL

The applicant is seeking to amend the existing Development Variance Permit (DVP00342) to vary the allowable building height by 0.23 m (max. 10.0 m allowed, 10.23 m proposed) for the recently completed Centre for Trades Education and Innovation (CTEI) building.

PLANNING POLICY**Official Community Plan (2008)**

4.2.2.3. “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”

7.1.6. “Consider varying development control bylaws where the variance would contribute to a more appropriate site development having regard for the impact on adjoining lands.”

Neighbourhood Context

Formerly the site of Tillicum Lodge, the site is now the location of Camosun College’s recently constructed Centre for Trades Education and Innovation (CTEI), which was considered and approved by Council on January 13, 2014 under Development Variance Permit No. DVP00342.

The 61,512 m² parcel is bounded by the Horticultural Centre of the Pacific (HCP) to the north, Camosun College Interurban Campus to the south and east (the Vancouver Island Tech Park is also to the east), and Interurban Road to the west. Further south are Layritz Park and the Pacific Institute of Sport Excellence (PISE).

Requested Variance

Variances for the number of parking stalls, their location and type of surfacing were previously approved under the existing Development Variance Permit (DVP00342). The applicant is now seeking to amend DVP00342 to vary the allowable building height by 0.23 m (max. 10.0 m allowed, 10.23 m proposed) for the recently completed CTEI building.

According to the applicant, the reason for the variance request is the change in approach to insulating the roof structure, to follow best practice building envelope construction. This conflict with respect to building height was not discovered until after the steel structure for the roof was already complete. As a result the roof is constructed 0.23 m above the allowable height of 10.0 m.

The affected roof in question is the “prow” feature in the centre of the building (see Figures 3 and 4). The remainder of the roof, covering the majority of the building, is lower than this section and is below the maximum height permitted under the Zoning Bylaw. The difference in height from what was approved is 0.23 m. As the difference only involves a small portion of the roof, and is essentially indistinguishable from what was approved by Council, the requested variance is supportable.

DISCUSSION

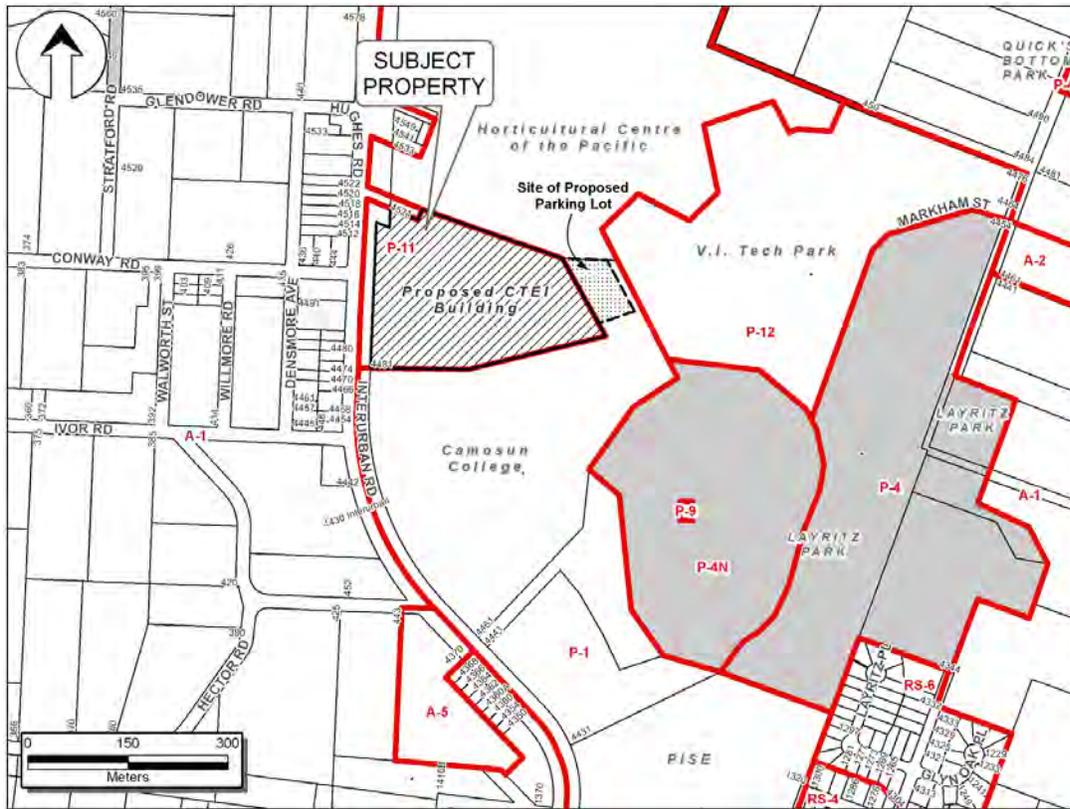


Figure 1: Neighbourhood Context



Figure 2: Site Plan (from plans by B+H Architects Inc.)

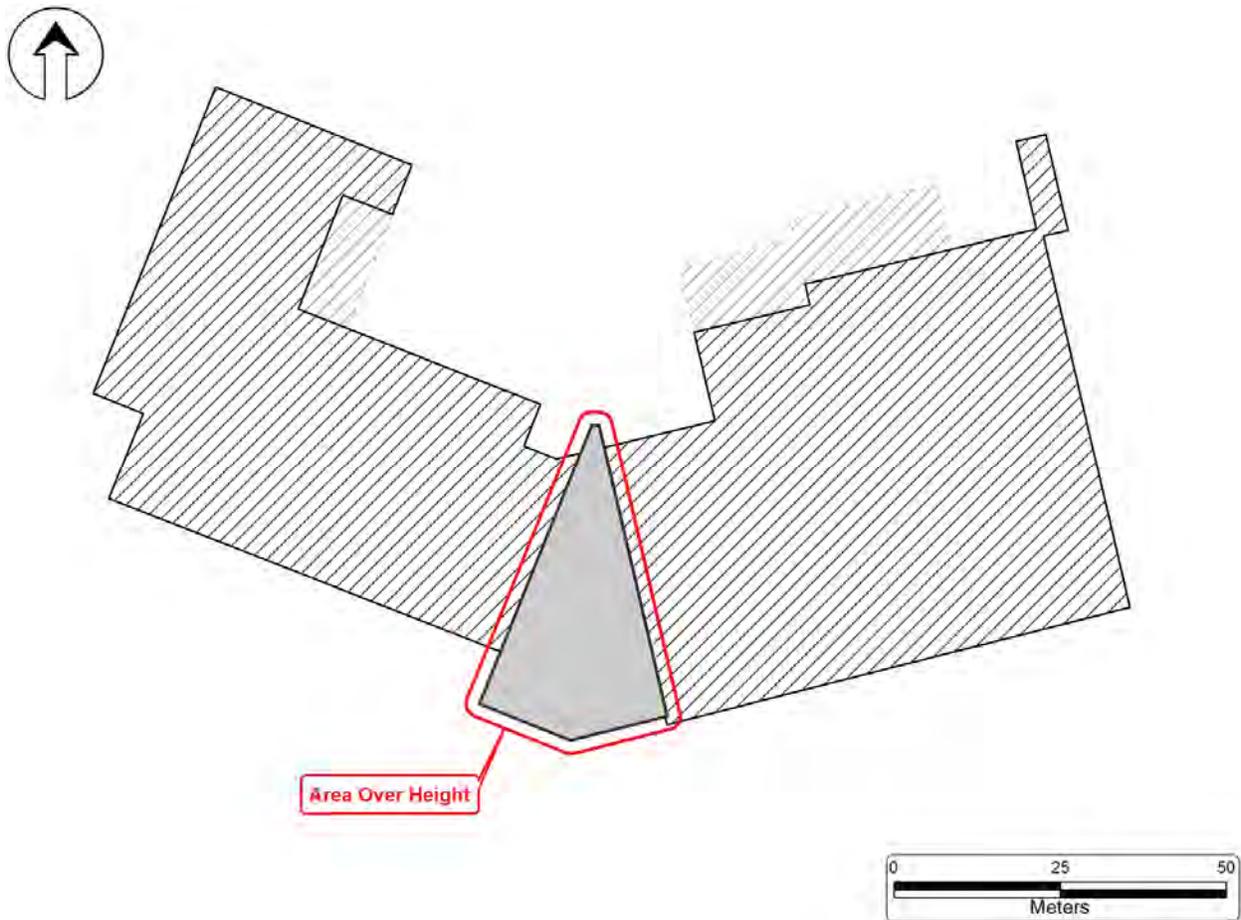


Figure 3: Roof Plan showing Roof Area requiring Variance



Figure 4: West Elevation showing Roof Area requiring Variance (from plans by B+H Architects Inc.)

SUMMARY

The applicant is seeking to amend the existing Development Variance Permit (DVP00342) to vary the allowable building height by 0.23 m (max. 10.0 m allowed, 10.23 m proposed) for the recently completed Centre for Trades Education and Innovation (CTEI) building.

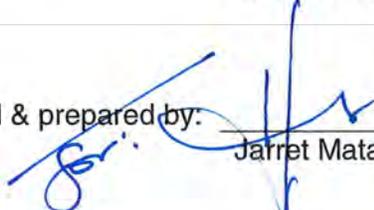
The requested height variance is minor in nature and is supportable.

RECOMMENDATION

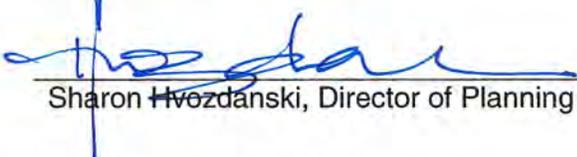
That Development Variance Permit DPA00864 be approved.

Report prepared by: 

Chuck Bell, Planner

Report reviewed & prepared by: 

Jarret Matanowitsch, Manager of Current Planning

Report reviewed by: 

Sharon Hvozdzanski, Director of Planning

CWB/ads
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPA\DPA00864\REPORT.DOC

cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


for Paul Thorkelsson, CAO

DISTRICT OF SAANICH

DPA00864
AMENDS DVP00342

AMENDMENT TO DEVELOPMENT PERMIT

To: Camosun College
3100 Foul Bay Road
Victoria BC V8P 5J2

(herein called "the Owner")

- 1. This Amended Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
- 2. This Amended Development Permit applies to the lands known and described as:

**Lot 2, Section 96, Lake District, Plan VIP68477
4481 Interurban Road**

(herein called "the lands")

- 3. This Amended Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of the Zoning Bylaw 2003, Section 1065.3 (b) to permit a building height of 10.23 m (10.0 m max. allowed).
- 4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
- 5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
- 6. The terms and conditions contained in this Permit shall enure to the benefit of an be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
- 7. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____
ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

